

Breedlove®

FARMS | ESTATES | LAND

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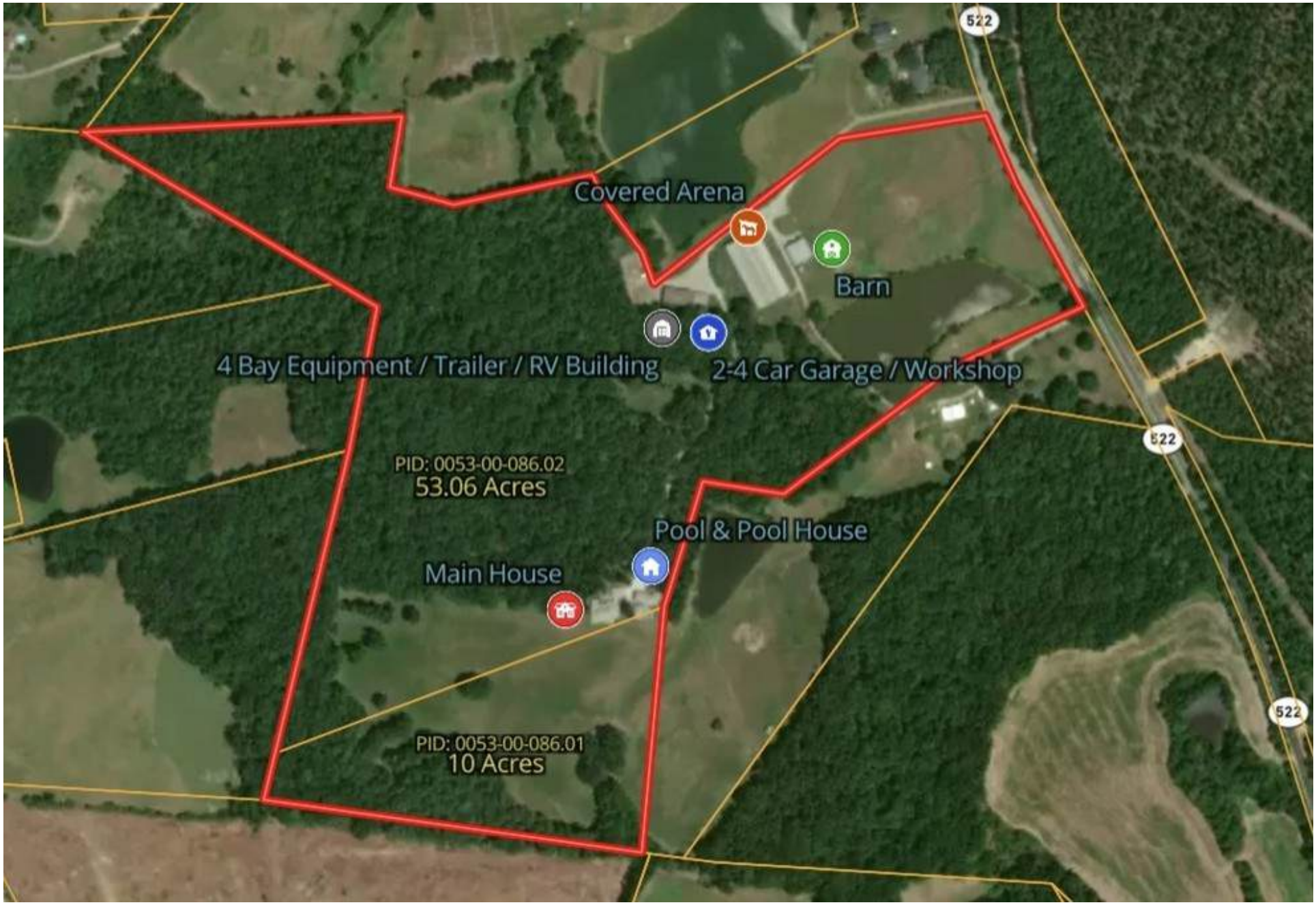
Premier | Sotheby's
INTERNATIONAL REALTY



Whether envisioned as an equestrian estate, multigenerational retreat, or sporting property, this is the kind of place where generations can gather, spread out and make lasting memories. Hidden behind an automatic gate and tucked away on more than 63 private acres, this remarkable estate offers a rare combination of privacy, recreation, and equestrian amenities, conveniently located between Waxhaw, Monroe, Lancaster and Wesley Chapel. Long before reaching the home, the outside world begins to disappear. Trails wind through the woods, pastures stretch toward the horizon and a stocked pond provides the backdrop for a lifestyle that feels increasingly rare. No matter your passion, horses, fishing, hunting, riding ATVs or simply enjoying the outdoors, this property was designed to accommodate. The custom one-level residence offers nearly 3,300 square feet with a split-bedroom design and wheelchair accessibility. At the center of the home, the kitchen, dining area and great room flow together beneath vaulted tongue-and-groove ceilings accented by exposed wood beams, skylights and a floor-to-ceiling stone fireplace. Granite countertops, custom cabinetry, Bosch appliances, gas range and an oversized island create spaces equally suited for everyday living and entertaining. Multiple glass doors connect the interior to covered patios, pergola and built-in gas grill overlooking the surrounding landscape. The primary suite features a custom closet completed in 2025, spacious bath with wheel-in shower and garden tub, while the guest suite includes a private bath and adjoining flex room ideal for an office or sitting room. Outdoor living is every bit as impressive as the interior. The gunite saltwater pool was resurfaced with Pebble Tec in 2024 and is complemented by paver patios, outdoor shower and fire pit gathering area. The approximately 2.85-acre stocked pond offers bass, catfish, crappie and bream fishing, while trails throughout the acreage invite horseback riding, hiking and ATV adventures. The separate 1,000-square-foot pool and guest house includes a kitchen, recreation room, two flex/bedrooms, full bath and covered porch, providing ideal accommodations for guests. An apartment above the barn offers additional flexibility. Equestrians will appreciate the exceptional facilities including an eight-stall barn with automatic waterers, wash stall, tack room, feed room and hay loft. A covered 100' x 200' arena, large turf Grand Prix field, board-fenced pastures, trailer parking and riding trails create a setting equally suited for pleasure riding, or training. Outdoor enthusiasts will appreciate the abundant wildlife, and wooded acreage. Hunting, ATV trails and excellent fishing create a year-round playground. Multiple support buildings include a workshop and four-bay steel building for tractors, trailers and recreational vehicles. Recent improvements include the automatic gate, pool resurfacing, HVAC systems, water filtration, well upgrades and a Generac generator installed in 2026. Properties combining this level of privacy, recreation and functionality are becoming increasingly difficult to find. More than simply a horse farm, this is the kind of place where holidays become traditions, memories are made and everyone eventually finds their way back home. Because some places are more than where you live.

Aerial PID #0053-00-086.02 53.06 Acres & PID #0053-00-086.01 10 Acres
Total Acres 63.06 Acres



Property Features

63.06 Acres
40 Acres Wooded, 8-Acre Hay Field
600’ +/- Road Frontage
2.5 +/- Acre Stocked Pond *(Catfish/Bream/Crappie/ Largemouth Bass)*
Multiple Trails Throughout the Woods
Seasonal Creek
Pond Pump for Irrigation *(Easement)*
Frost-Free Water Spigots in Several Locations



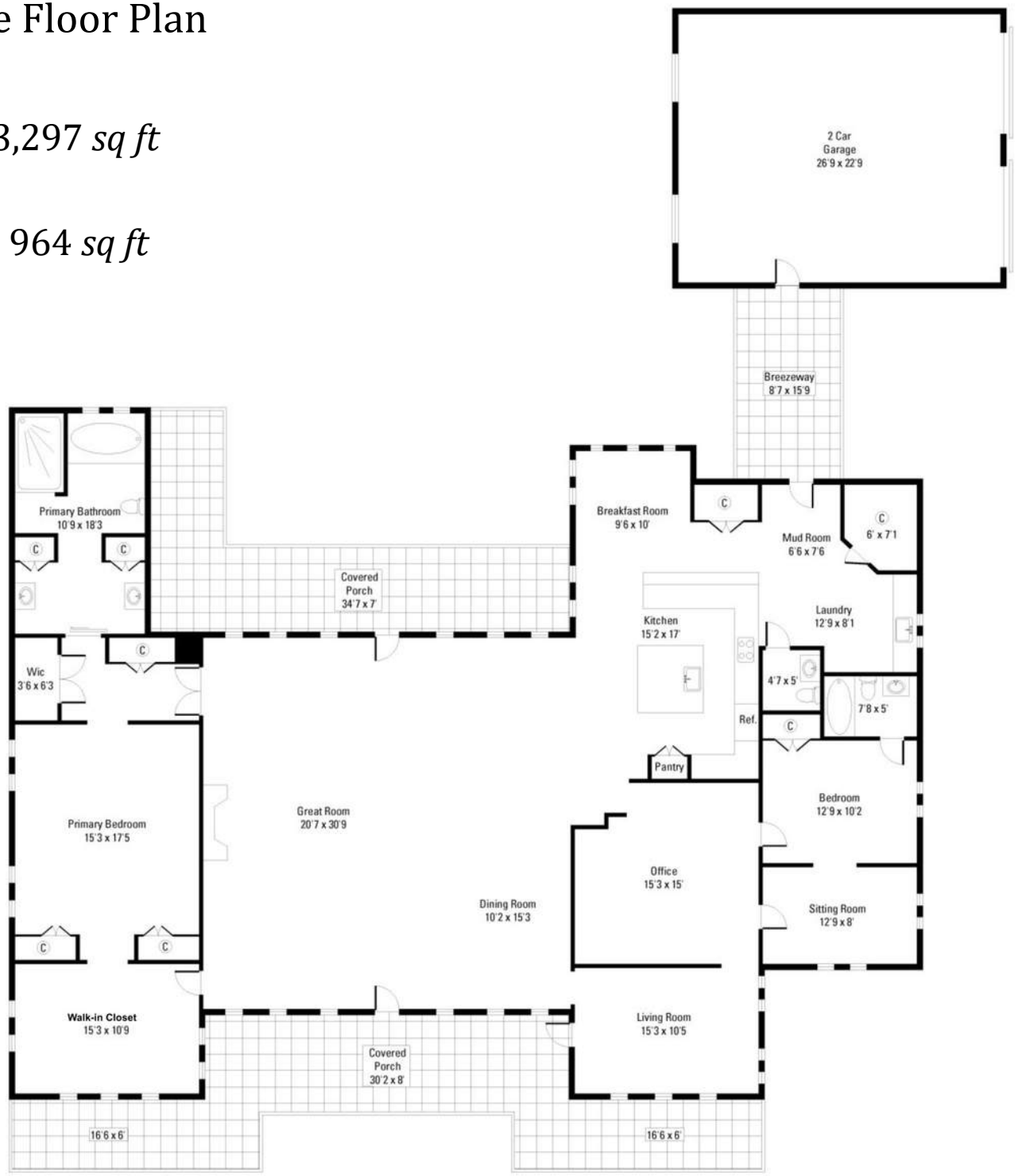






Main Residence Floor Plan

Main Residence 3,297 *sq ft*
Garage 682 *sq ft*
Covered Porches 964 *sq ft*





Exterior Features

Jeld-Wen Casement Windows

Standing Seam Metal Roof

Hardie Plank Siding w/Stone

Drip Lines to Gravel French Drain *(No Gutters)*

Detached 2-Car Garage w/Breezeway to Home

Garage Attic Storage

Overhang Roof & Covered Patios w/Views of Pastures & Wood Line

8”x 8” Cedar Wood Columns on Covered Patios

Paver Patio and Walkways — 2024

Extensive Landscaping — Additional Pool Landscaping 2024

Concrete Parking Pad for Home & Guest House 2024 Pergola, Built-in Grill and Fire Pit







Interior Features

Slab-on-Grade
Split Floor Plan
Wheelchair Accessible
Custom Doors w/Egg-Shaped Hardware
Mudroom w/Granite Countertops and Slate Tile Flooring
Laundry w/Utility Closet/Stainless Steel Utility Sink
Pantry w/Solar Tube
- Pull-Out Shelves
- Stainless Steel Sink
- Tile Floor
- ½ Bath w/Pedestal Sink

Coat Closet
Engineered Hardwood Floors or Tile
Sunroom/Sitting Room w/ Covered Patio Access
Central Office Area w/Slate Tile Floor
Multiple Exterior Glass Doors to Patios
Attic









Kitchen

Granite Countertops

Under Cabinet Lights

Custom Cabinetry w/Wall Pantry

Tile Backsplash

Breakfast Area

Large Island w/Pendant Lights

- Cabinets Underneath Island

Stainless Steel Appliances

- Gas Range w/Stainless Steel Exhaust Hood
- Dishwasher

Sharp Microwave Drawer

Additional Pantry Closet





Great Room & Dining Area

Open to Kitchen

Tongue & Groove Vaulted Ceiling

- Tray Surround w/Rope Lighting
- Wood Beams

Skylights

Walls of Windows

Floor-to-Ceiling Stone Gas Fireplace

Access to Both North and South Facing Patios

Ceiling Fans — New 3-Light LED Light Kits Added 2023











Primary Suite

Adjoining Flex Room Converted 2025 to Primary Suite Closet *(Closet by Design)*

Engineered Hardwood Floors
Two Closets w/Board Shelving
Blinds
Large Linen Closet
Cathedral Ceiling

En-Suite Bathroom

Tile Floor
Custom Cabinet Dividers Used for Privacy
Two Pedestal Sinks
Walk-In/Roll-In Tile and Frameless Glass Shower
Large Garden Tub w/Tile Surround





Guest Room

Ceiling Fan

Wall Closet

En-Suite Bathroom w/Tile Floor

- Pedestal Sink
- Tub/Shower Combo w/Tile Surround

Attached Playroom/Nursery/Office/Sitting Room









Pool Area

Gunite Saltwater Pool —Pool Resurfaced 2024

(Pebble Tec)

New Pool Filter Housing 2026

Paver Patio
Aluminum Fencing
Outdoor Shower

Other Outdoor Living Areas

Pergola w/Paver Patio Area

Built-in Grill and Stone Fire Pit









Pond

Pond Approximately 2.85 Acres

(Catfish/Bream/Crappie/Largemouth Bass)

Pond Fountain Installed 2025





Pool House/Bunk House

1,000 Sq Ft
Kitchen w/Breakfast Area
Tile Floors Kitchen & Rec Room
Community/Recreation Room
2 Flex/Bedrooms
Full Bath
Blinds
Casement Windows
Ceiling Fans
Covered Porch
Attached Carport

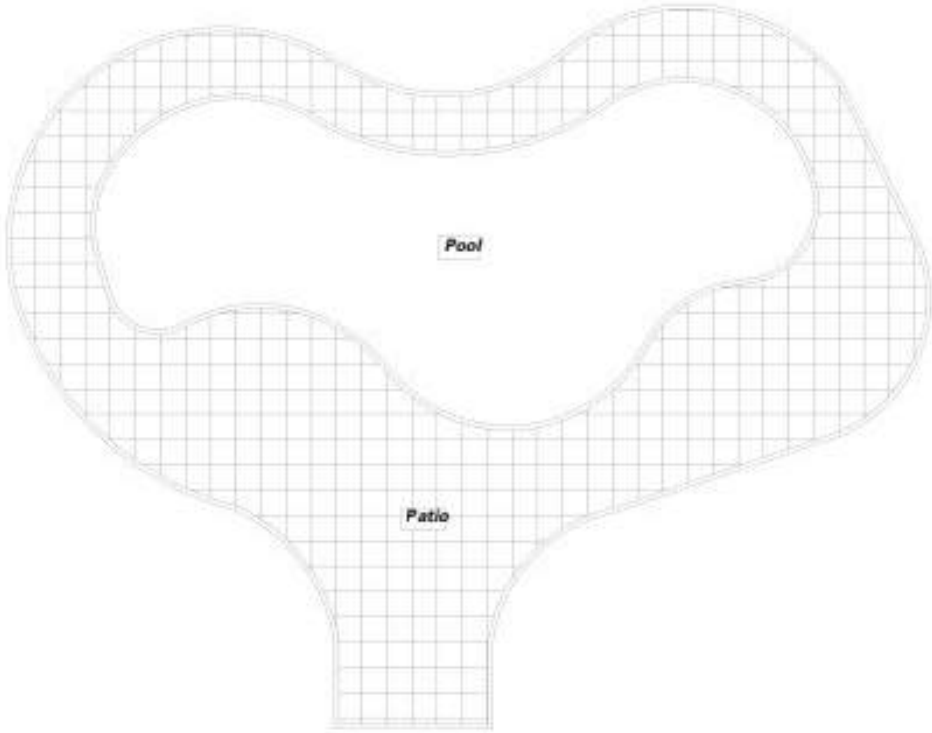






Pool House Floor Plan

Bunk/Pool House 1,000 *sq ft*
Attached Carport 364 *sq ft*
Covered Porch 85 *sq ft*





Equestrian Features

Barn

8 Stalls *(12' x 12')*
Stall Mats & Automatic Waterers
Dutch Doors to Exterior
Sliding Front Doors w/Roll-Out Hay Feeder & Blanket Bars
Concrete Center Aisle
Tack Room w/Half Bath
Wash Stall *(Hot & Cold H_2O)*
Feed Room
Hay Loft *(290 Sq Ft)*
Laundry
Covered Patio Area
Small Equipment Storage
Garage Door Opening to Shavings Storage
Sliding End Doors
Painted 2024



Barn Apartment

Full Bath/Kitchenette w/Breakfast Bar
Tongue & Groove Raised Ceiling
Hardwood Floors





Equestrian Features *(cont'd)*

Covered Arena w/Steel Framing
- 100' x 200'
- Lights and Ridge Vents

Large Turf Grand Prix Field

Board-Fenced Pastures

Hay Field *(800 square bales — spring cut)*

Designated Gravel Trailer Parking

Trails



Auxiliary Buildings

Workshop/Equipment Building w/2 Garage Doors

Large 4-Bay Steel Framed Equipment Building





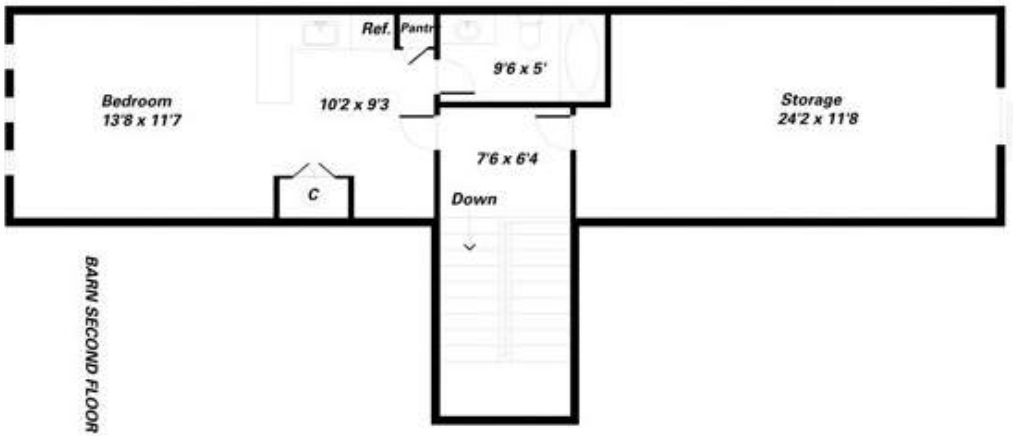


Barn and Apartment Floor Plans









Mechanicals

Propane *(Leased tank — Southern Gas)*

Rinnai Tankless H_20 Heater *(2 — Main House)*

Duke Energy

DirecTV

Kinetics Internet

3 Wells

- Home — New Bladder & Pentair Intake Well Drive 2024
- Barn — New Pump/Bladder & Pipe 2025
- Arena/Shop

2 Septic Systems

Generac Generator *(May 2026)*

HVAC (Heat Pump) w/3 Zones in Main House

- 2 New Units 2025

Main House Water Filtration System 2025



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