



Honey Trout Farm
5432 E Highway 218,
Monroe, NC 28110

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Premier | **Sotheby's**
INTERNATIONAL REALTY

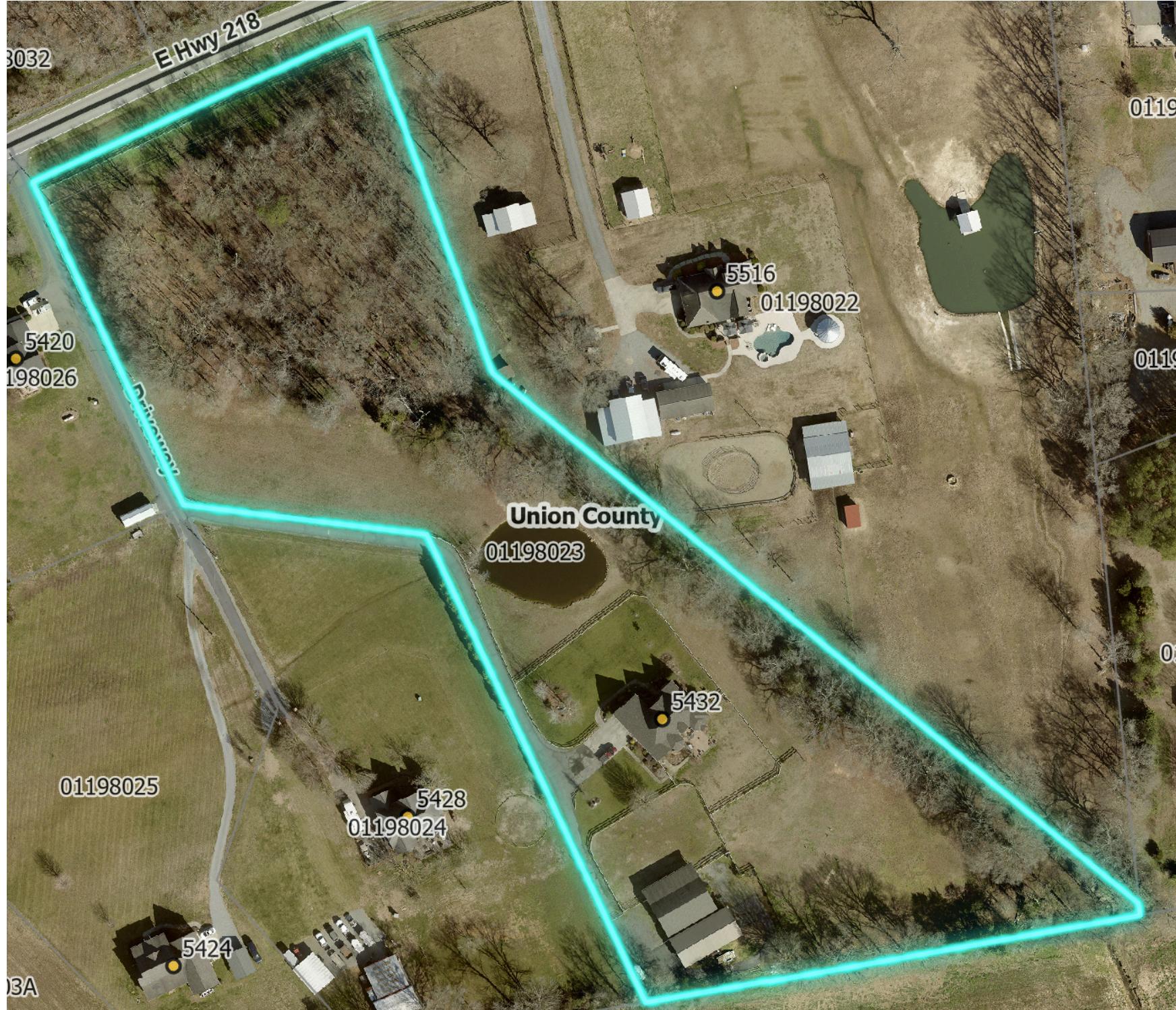




Aerial

Parcel ID #:
01-198-023

7.04 Acres



Honey Trout Farm | 5432 E Highway 218, Monroe, NC 28110

Set well back from Highway 218, this private equestrian estate spans 7.04 acres, offering a combination of open pasture, wooded areas, and established equestrian infrastructure. The 2,869-square-foot brick home features four bedrooms, three and a half bathrooms, a split floor plan, and a second-floor bonus room, with updates completed between 2015 and 2025.

The interior is defined by cathedral ceilings, arched windows, detailed trim work, and hickory hardwood floors, with an open layout connecting the kitchen, great room, and breakfast area. The kitchen includes granite countertops, a breakfast bar, and decorative tile backsplash. The primary suite offers a private retreat with a gas fireplace, floor-to-ceiling windows, a spacious bath, and a large walk-in closet.

Designed with functionality in mind, the property is well suited for equestrian use. Board, vinyl, and solar electric fenced pastures provide multiple turnout options, along with a dry lot and shaded grazing areas. The five-stall barn features a vinyl exterior with brick foundation, concrete center aisle, large sliding doors, fly mist system, wash and grooming stalls with interior and exterior access, tack room, hay loft, and storage space. Stalls are equipped with mats, fans, and Dutch doors opening to an overhang.

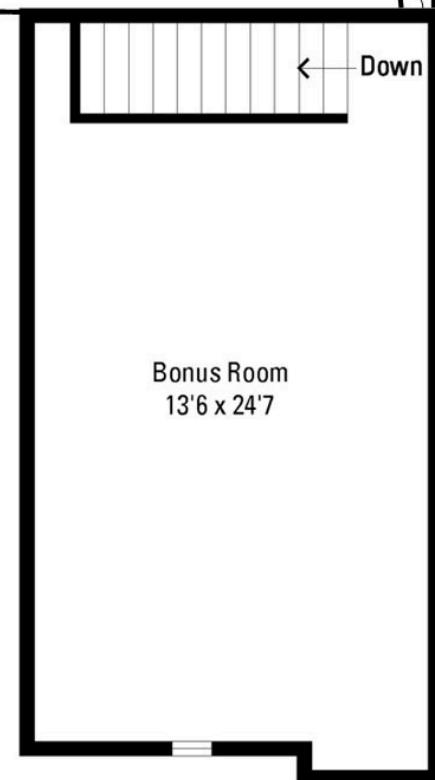
A separate insulated 27' x 60' shop adds flexibility for equipment storage, workshop use, or recreation, including a 656 sq ft climate-controlled space and 1,631 sq ft garage area. With a pond, creek, and balance of open and wooded land, the property offers privacy, acreage, and turn-key farm amenities. Located approximately 30 miles from Uptown Charlotte, it provides a rare opportunity to enjoy space and functionality while remaining within convenient reach of Monroe amenities and the greater Charlotte area and is located within the highly regarded Piedmont school system.

FLOOR PLAN

Main Floor 2,486 Sq Ft
 Second Floor 383 Sq Ft
Total HLA 2,869 Sq Ft
 Garage 639 Sq Ft



FLOORED STORAGE ATTIC SPACE
APPROXIMATE LAY OUT



SECOND FLOOR

Exterior Features

Brick Exterior

30 Year Architectural Shingle Roof (2023)

Copper Accents

Two Car Side Load Garage (Lifts Don't Convey)

Exterior Entry Doors Replaced In 2023

Backyard Paver Patio

Concrete Sidewalk

Tasteful Landscaping & Flower Beds



Interior Features

Built In 1999 w/Updates Completed Between 2015 & 2025

2,869 Square Feet

4 Bed/3.5 Bath

Split Floor Plan

Hickory Hardwood Floors

Newer Carpet In The Great Room, Bedrooms, & Bonus Room

Trim Work Including Crown Molding & Chair Railing

Most Light Fixtures & Ceiling Fans Have Been Updated

Second-floor Bonus Room w/Separate Heating & Air

Walk-in Attic Storage

Dedicated Laundry Room

Main-level Powder Room



Foyer

Front Door w/Arched Transom & Sidelights

Chair Railing & Detailed Trim Work

Open To The Dining Room & Great Room



Dining Room

Cathedral Ceiling

Large Arched Windows

Architectural Columns

Chair Railing & Refined Trim Details

Located Off The Foyer & Open To Main Living Areas



Great Room

Cathedral Ceiling

Ceiling Fan

Electric Fireplace w/Stone Surround & Wood Mantle

Wall Of Windows Overlooking The Farm

Open To Kitchen & Breakfast Room



Kitchen

Granite Countertops w/ Tile Backsplash

Breakfast Bar w/Wood Panel Front

Under Counter Lights

Stainless Steel Appliances

 Samsung Refrigerator

 Maytag Dishwasher

 Kenmore Microwave

 Kenmore Double Wall Oven

 New Frigidaire Gas Cooktop

Pantry

Ceiling Fan

Breakfast Area w/Bay Window & Patio Door



Primary Suite

Primary Bedroom

Tray Ceiling

Gas Fireplace w/Tile Surround

Wall w/Floor to Ceiling Windows

Sitting Area

Carpet

Ceiling Fan



Primary Bathroom

French Door Access

Tile Floor

Tile Dual Vanity w/Make-Up Vanity

Decorative Tile Surround Mirror

Tile Surround Garden Tub w/Picture Window

Glass Block & Tile Shower w/Frameless Glass Door

Vaulted Ceiling w/Display Shelves

Water Closet

Large Walk-In Closet w/Shelving

Guest Bedrooms

Guest Bedroom One/Office

Bay Window

Carpet

Ceiling Fan

Wall Closet

French Door Entrance

Located Off Foyer



Guest Bedroom Two

Carpet

Ceiling Fan

Wall Closet

Private Bathroom

Dual Quartz Top Vanity

Tile Floor

Tub / Shower Combination



Guest Bedrooms Continued

Guest Bedroom Three

Wall Closet

Ceiling Fan

Private Bathroom
Tile Flooring
Shower
Quartz Countertop

Exterior Access Door
(Future Pool Bath or Farm Bath)



Second Floor Bonus Room

Carpet

Ceiling Fan

Separate Heat & Air

Walk-In Attic Access



Property Features

7.04 Acres

Paved Driveway

Pond

Seasonal Creek

Partially Wooded & Partially Cleared

Perimeter Fenced

Irrigation System (Front/Side Yard - 2024)

Privacy Trees Line Drive



Farm Features

Board & Vinyl Fenced Pastures

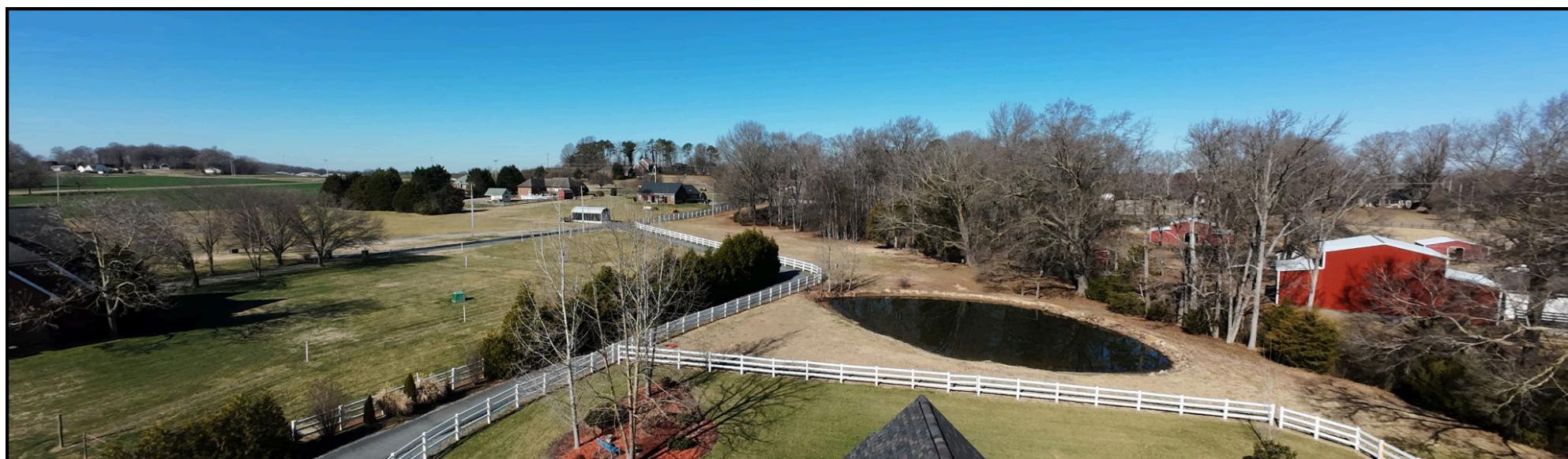
Solar Electric Supplemental Fencing

Large Front Pasture w/Shade Trees

Dry Lot/Riding Area Off Barn

Back Pasture

Pastures All Interconnect



5 Stall Barn

Vinyl Exterior w/Brick Foundation

Concrete Center Aisle

Large Sliding End Doors

Fly Mist System

Hay Loft

Tack Room w/Saddle & Bridle Hooks

Blanket Bars

Wash Stall & Grooming Stall w/Exterior & Interior Doors

12' x 12' Stalls

Stall Mats

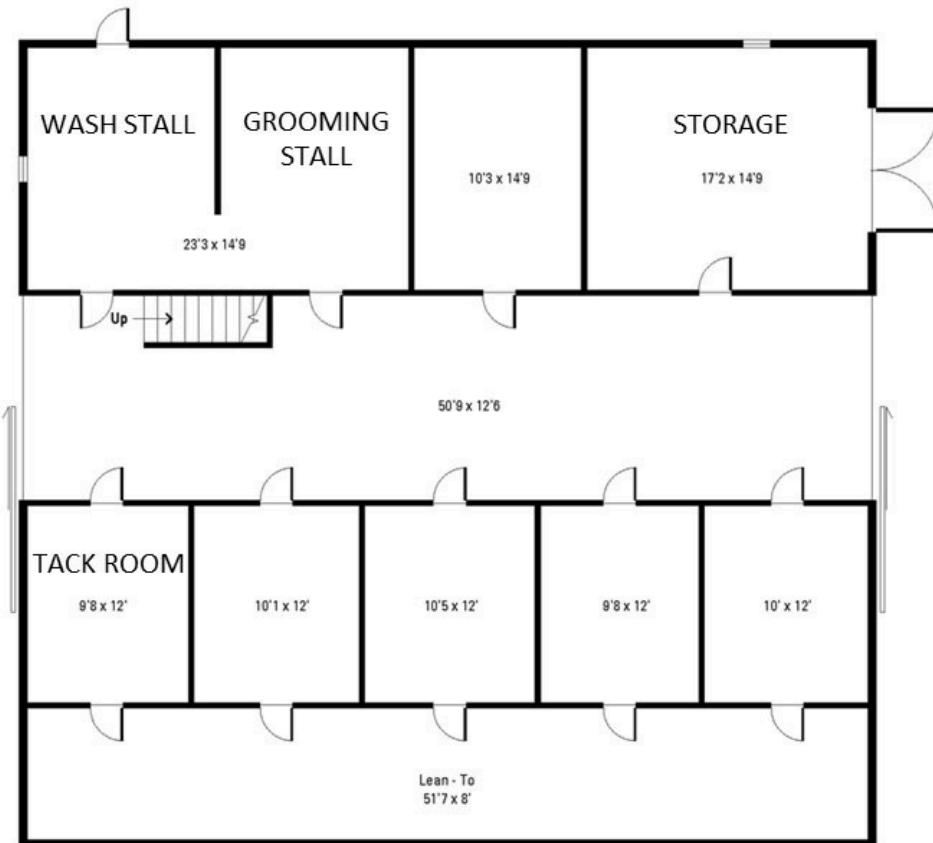
Fans

Exterior Dutch Doors Open To Overhang

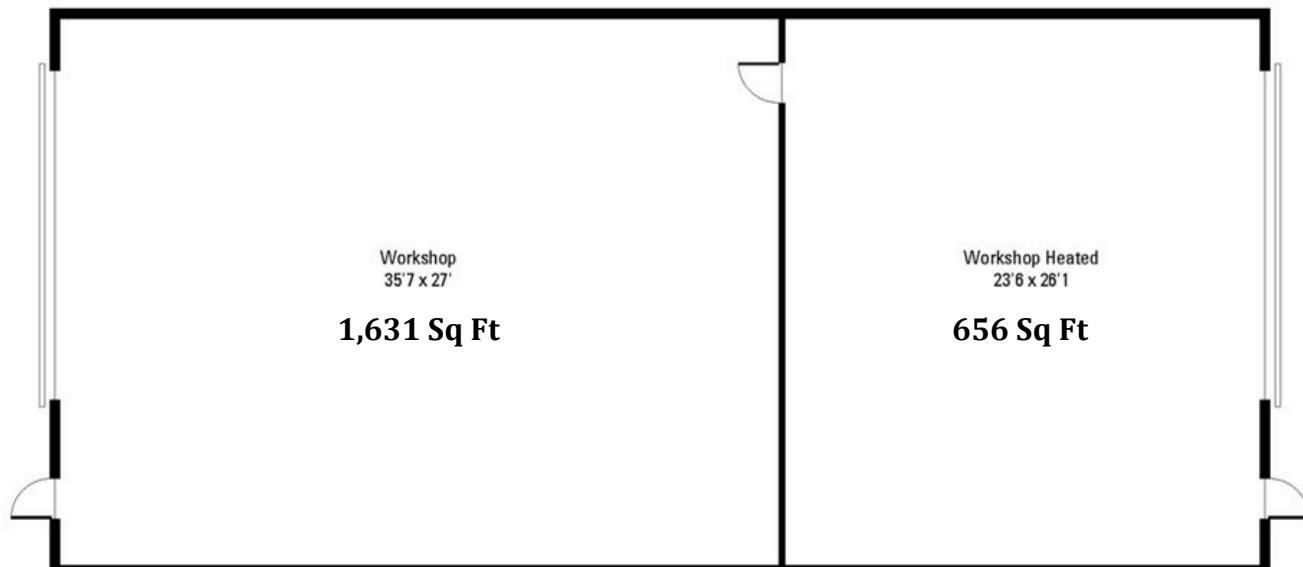
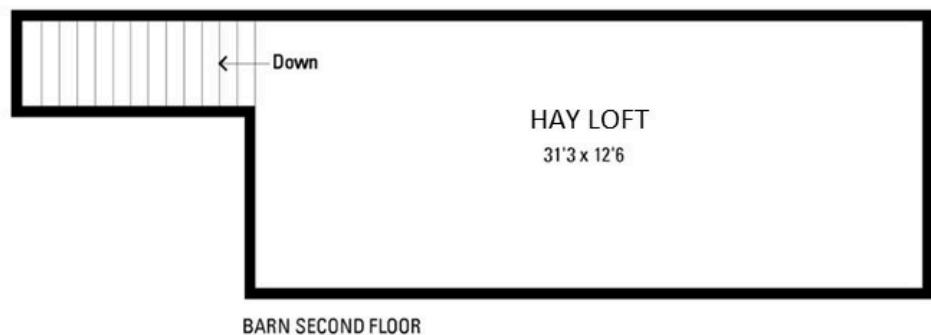
Workshop/Storage Room

Large Exterior Entrance Doors





Accessory Building Floor Plans



Shop/Garage

Built 2015

Metal Exterior

Insulated

Two Separate Sections

Play Room

Climate Controlled w/Mini Split

Electric Garage Door

Walk-In Entrance

Entrance Door To Garage Section

Wood Walls

Epoxy Concrete Floor

LED Lighting

Garage/Workshop Section

Large Garage Door

Concrete Floor



Mechanicals

CPI Alarm System & Smoke Detectors (2019)

Furnace & Central Air System Main Floor (2023)

Heat Pump & Central Air System Bonus Room (Age Unknown)

Sump Pump In Crawl Space (2021)

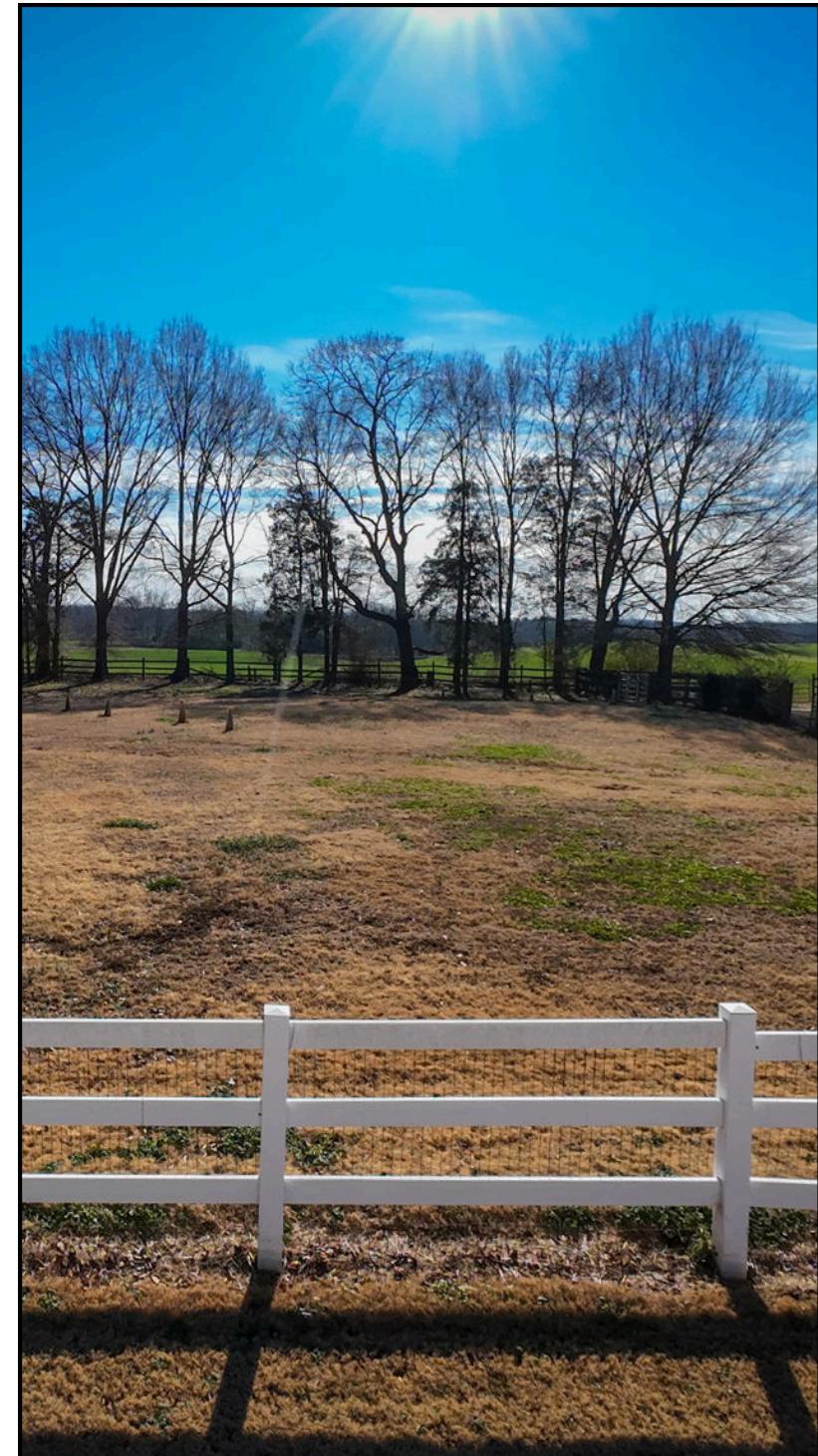
Water Filtration / Softener System (2015)

Well w/Pressure Tank Replaced 2023

Water Heater Replaced 2023

Spectrum Cable

Dish Network





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