



Breedlove
FARMS | ESTATES | LAND

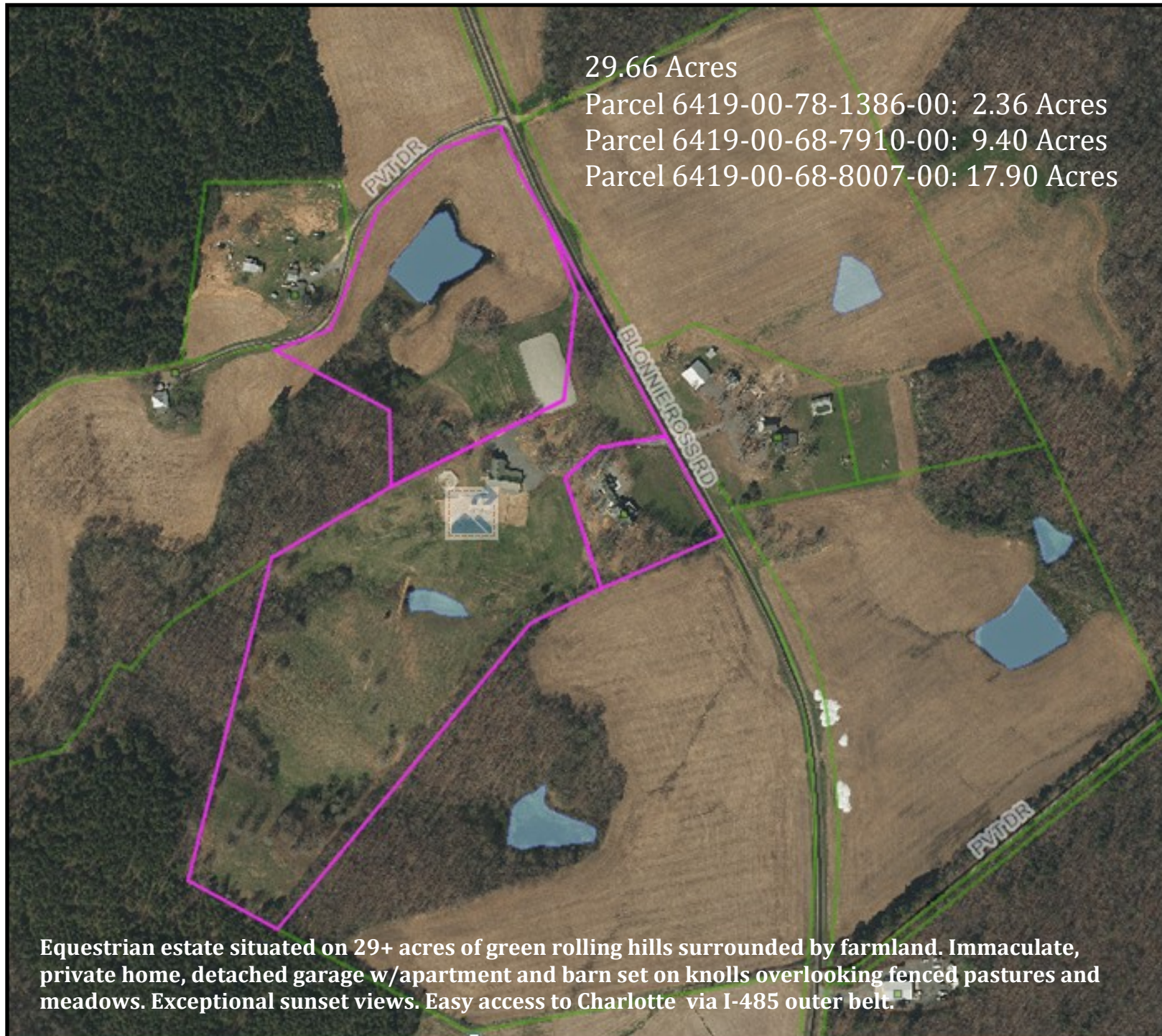
533 Blonnie Ross Road
Polkton, North Carolina 28135

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Premier | Sotheby's
INTERNATIONAL REALTY





533 Blonnie Ross Road, Polkton, North Carolina. An exceptional home on 29+ rolling acres, this equestrian estate is a testament to thoughtful land stewardship. Entering the property, one has an immediate appreciation for the planning and work that went into this estate. Meticulously cared for by its owners, this property offers a profound connection to the surrounding farmland and a lifestyle defined by a deep respect for the land and its animals. The Southern Living home sits on a knoll at the end of a gated drive. The home is inviting and warm with open interior spaces and lots of outdoor living space. Wraparound porches and an expansive decking system invite you to enjoy stunning property views from a classic rocking chair setting. This decking/porch system opens to the kitchen/breakfast area, keeping room and great room. A breezeway connects the home to a 2-car detached garage with apartment.

Stepping into the main house foyer, a formal dining room is to the right, but it is the sightlines to the great room and beyond to the covered porch overlooking pastures that command your attention. A floor-to-ceiling, custom-designed stacked stone fireplace anchors the cathedral ceiling great room with 3 sets of French doors to a covered porch. Designed with primary living spaces on the main level and inviting flow from room to room, the home offers many special, custom features; 10' ceilings and hardwood floors on the main level, extensive trim & molding, solid doors with transoms throughout, 2 fireplaces and copious attic storage with full door accessibility from each 2nd floor room. Abundant windows and French doors flood the living spaces with natural light and frame serene pasture views. The home flows from the gracious great room to the inviting keeping room with coffered ceiling, brick surround fireplace with custom knotty pine floor-to-ceiling mantel, 2 "walls of windows", and access to the deck and covered porch and then on to the kitchen and breakfast area. The chef's kitchen features custom knotty pine cabinetry, a full suite of stainless steel appliances, and a large walk-in pantry, with a built-in computer desk for managing the household. On the opposite side of the home, the main floor primary suite has a spacious bedroom with plantation shutters and a spa-like bathroom with soaking tub, large frameless shower, oversized walk-in closet and a water closet. Accessed by a wide stairway, with landing open to the great room, the 2nd level has two guest suites with private bathrooms and walk-in closets and a multi-use rec/bonus room.

The European influenced barn sits on a neighboring knoll, connected to the main drive by a separate, gated drive. The L-shaped barn has 3 double end doors, a metal roof with cupolas and a walk-up hay loft. The interior walls and ceilings are all tongue & groove, including the stalls. 14 matted 12' x 12' stalls and 2 large stalls that can convert to broodmare foaling stalls line the concrete and paver center aisles with halogen lighting and overhead fans. There is a wash stall with hot & cold water and Corton drying heat lamps. Other spaces include a heated tack room with saddle racks, half-bath, refrigerator and utility sink; office/storage room with portable heat & air and a feed room with utility sink. Externally there is a large overhang for equipment storage and a covered run-in attached. The spacious stone parking area is well lit with 2 pole mounted lights. 5 fenced pastures/paddocks adjoin the barn, each with split rail and electric braid fencing. For training, there is a round pen and a professional 125' x 225' arena with gravel and crush & run.

A special opportunity for the discerning equestrian, this estate offers an unparalleled blend of country living and modern amenities. Schedule your private showing today and begin your new chapter on this revered land.

Property Features

3 Parcels — 29.68 Acres

Home Positioned on High Point Knoll w/Vista

Rolling Terrain — Fenced Pastures

Mature Landscaping

Gated Entrance

Circular Drive

Separate Gated Drive to Barn w/Parking

Mature Hardwood Perimeter

Pond

Split Rail Fencing w/No Climb Around Home
(*Dog Friendly*)

Agriculture Fields (*Farmer Leased*)



Exterior Features

Covered “Rocking Chair” Front Porch

45-Yr. Architectural Roof (2023)

Tall Crawl Space for Easy Access & Storage
Vapor Barrier & Humidifier

Brick Paver Pathway to Front Porch

Hardie Board Exterior w/Shutters

Large Covered Front Porch

Wraparound Deck and Covered Porches
Trex-Like Flooring Boards

Breezeway From Home to Garage



Floor Plan

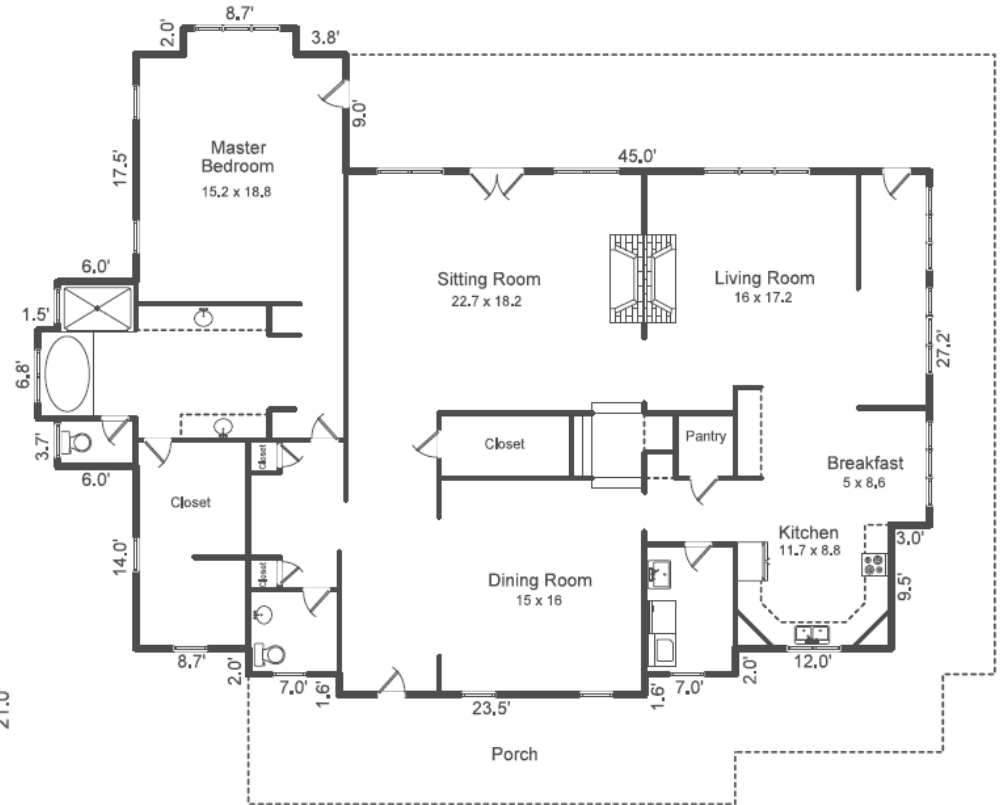
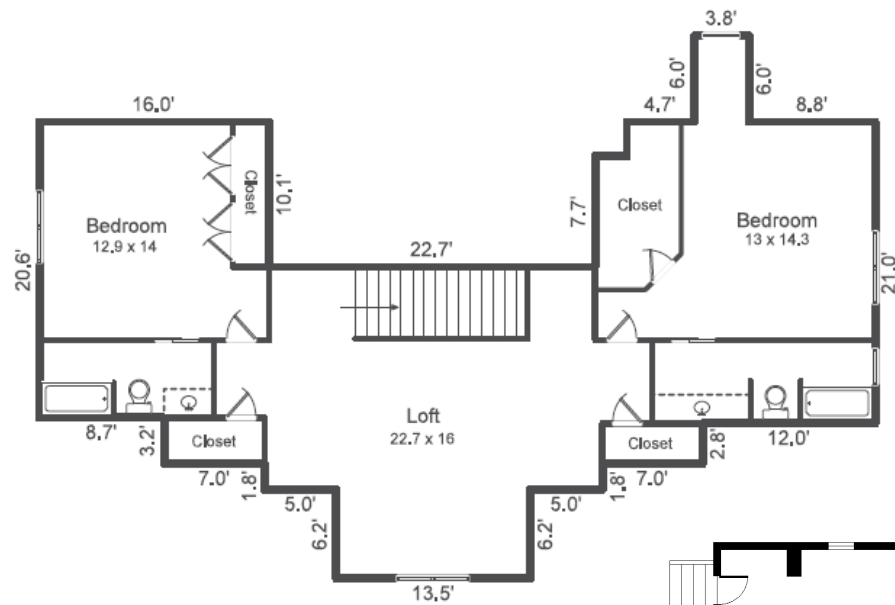
Main Floor: 2,588 *sf*

2nd Floor: 1,238 *sf*

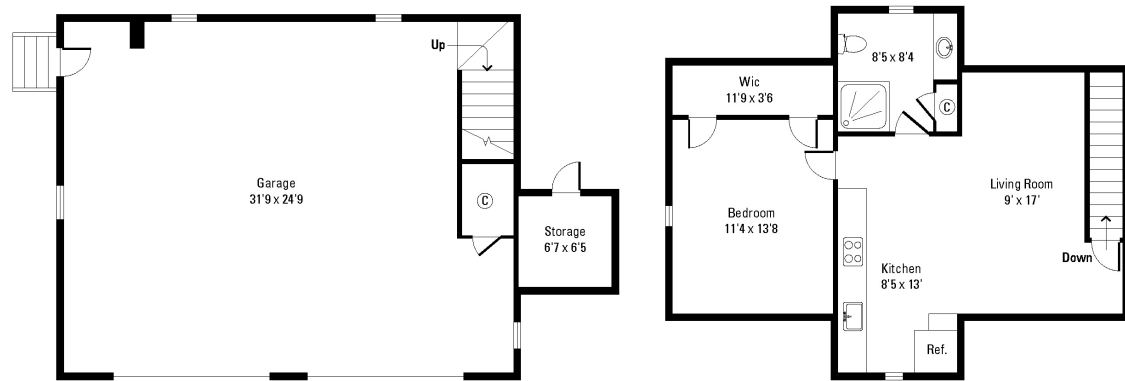
Total Home: 3,826 *sf*

Garage Apartment: 671 *sf*

Garage: 879 *sf*



Main Floor



Detached Garage & Apartment

Interior Features

Southern Living Plan

Built 1996

3,826 sf

3 Bedrooms/3.5 Baths

4" Hardwood Floors Throughout Main Level

10' Ceilings on Main

Extensive Trim & Molding

Solid Doors w/Transoms Throughout

Abundant Attic Storage — Full Door Access Each 2nd Floor Room

Recessed Lighting

Powder Room w/Pedestal Sink

Formal Dining Room w/Chandelier

Tile Foyer

2 Coat Closets

Laundry Room

Cabinets & Sink



Great Room

Cathedral Ceiling

Custom Designed Stacked Stone Fireplace

3 Sets of French Doors to Covered Porch

Open to 2nd Level



Keeping Room

Coffered Ceiling

Fireplace (*Gas/Wood*)—Brick Surround & Hearth
Custom Knotty Pine Floor to Ceiling Mantel

“Wall of Windows” Overlooking Farm and Sunsets



Dining Room

Chandelier

Chair Railing

Entrance to Kitchen

Kitchen

Custom Knotty Pine Cabinetry

Under Cabinet Lighting

Quartz Counter Tops

Stainless Steel Appliances

LG Glass Cook Top w/Exhaust Fan (2024)

KitchenAid Wall Oven and Convection Microwave (2024)

Frigidaire Gallery Side-by-Side Refrigerator w/Dispenser

Maytag Dishwasher (2021)

Double Basin Stainless Sink

Computer Desk

Glass Display Cabinets

Large Pantry

Breakfast Nook (*Bench & Table Included*)

Access to Wraparound Deck

Numerous Windows — Great Farm Views & Lighting



Main Level Primary Suite

Bedroom

Private Hallway Entrance

Plantation Shutters

Chair Rail

Hardwood Floor

Single French Door Access to Rear Covered Porch

Niche (*Desk/Sitting Area*)

Bathroom

Dual Vanities — Corian Counter Tops

Tile Floor

Soaking Tub w/Tile Surround

Tile, Frameless Shower w/Overhead & Handheld

Oversized Dual Walk-In Closet w/Shelves & Shoe Rack

Water Closet



2nd Floor

2 Spacious Bedrooms w/Individual Full Baths

Large Walk-In Closets

Rec/Bonus Room (*Over Looking Great Room*)

Walk-In Attic Storage Space



Indoor/Outdoor Living



*Large Covered Front Porch
Wrap Around Deck and Covered Porches*



Indoor/Outdoor Living

Proposed outdoor living space (patio). Submitted by Sunmar Construction, Matthews, NC.



Detached Garage w/Additional HLA

Two-Car Garage w/Adjoining Breezeway (2021)

Vinyl Siding (*Color Match w/Home Hard Board*)

Side Door

Storage Closet

Garage Additional Heated Living Area (Permitted as Office w/Bathroom)

Built 2021-671 sf

Separate Entrance

Laminate Wood Plank Floors

2 Mini Splits

Living Room

Septic Permit Tying To Home Septic

Full Bathroom w/Granite Countertop & Tile
Shower

Kitchen

Granite Countertops

GE & Whirlpool Appliances

Dish Washer

Oven w/Glass Cooktop

Refrigerator

Microwave

Office/Bedroom w/Walk-In Closet

Attic Storage



Equestrian Amenities

5 Fenced Pastures/Paddocks — Split Rail w/Electric Braid (*Solar*)

Round Pen

12' x 20' Run-In Shed w/Storage

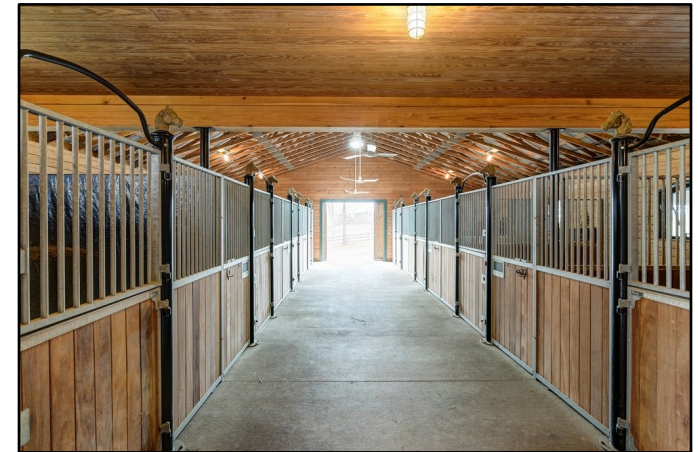
125' x 225' Arena w/Gravel and Crush & Run

14-Stall “L-Shaped” Barn (2 *Barn Cats Convey*)



Barn

Large L-Shaped Barn w/Metal Roof & 4 Cupolas
Many Imported European Components
Double End Doors
Concrete & Paver Center Aisles
Halogen Lights/Overhead Aisle Fans/Blanket Bars
Interior Tongue & Groove Interior Walls & Ceiling — Including Stalls
14 Matted Stalls — 12' x 12' Minimum w/Sliding Stall Doors
European Style, Opening Exterior Windows
Yoke Bars — Break Resistant Glass
2 Stalls Can Convert to Broodmare Foaling Stalls
Large Fans — Access to Overhang & Paddocks
Wash Stall Hot & Cold H₂O & Corton Drying Heat Lamp
Heated Tack Room
Half-Bathroom, Refrigerator, Utility Sink, Saddle Racks
Office/Storage Room w/Portable Heat & Air
Feed Room w/Utility Sink
Walkup Hay Loft (*approx. 600 Bales*) — Drop to Stalls
Large Parking Area — RVs, Trailers, Guests
Overhang — Equipment Storage
Covered Run-In Attached
Separate Gated Drive to Barn & Parking Area
2 Pole Mounted Exterior Lights — Parking Area



Barn Floorplan

4,446 sf



Mechanicals

Well (*New Well House*)

New Well Pump (2022) w/2 Pressure Tanks

Septic

HVAC

2 Home Heat Pumps (2019,2015)

2 Apt-Office Mini-Splits (2022)

Full-House Cummins Generator

(Remote Service Capability)

Barn Wired For Portable Generator (Included)

Propane Tanks

Below Ground Tank Owned

Above Ground Tank Leased with Blossman

2 H2O Heaters

Gas (2022)

Electric (2019)

Utilities

Pee Dee Electric

Blossman Gas — Propane

Kinetic DSL Internet

Simplisafe Security

Carolina Pest Mgt — Termite Bond



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