



Sorrel Sky Farm

217 Sunrise Vista Lane
Banner Elk, North Carolina 28604

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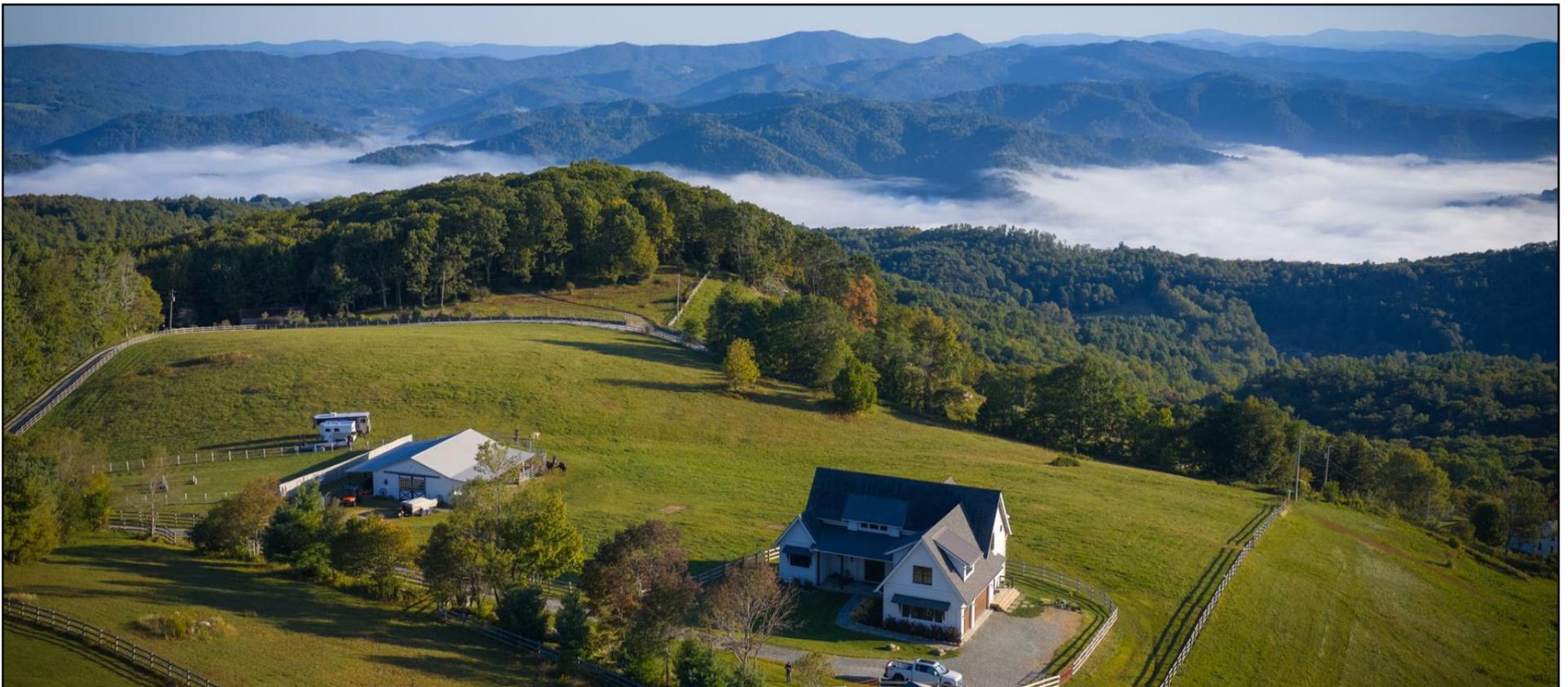
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INTERNATIONAL REALTY



The Estate

Sorrel Sky Farm is rightfully named, at an elevation of 4,350 feet, the farm overlooks three states, including North Carolina, Virginia and Tennessee. Mountain ranges, Grandfather Mountain and Mount Rodgers have never been more impressive. Hard to imagine finding such an amazing property with 10 acres of rolling board fenced pastures and close to so many amenities; only 10 minutes to Banner Elk, 15 mins. to Sugar Mountain, 20 mins. to Beech Mountain, 25 mins. to Boone and 35 mins. to Blowing Rock. Any equestrian wanting a cool, safe, comfortable and beautiful setting to bring your horses either during hot summer months or year round would be remiss in not visiting. For those looking for privacy, room to spread your wings or a family compound, Sorrel Sky Farm also offers those opportunities.



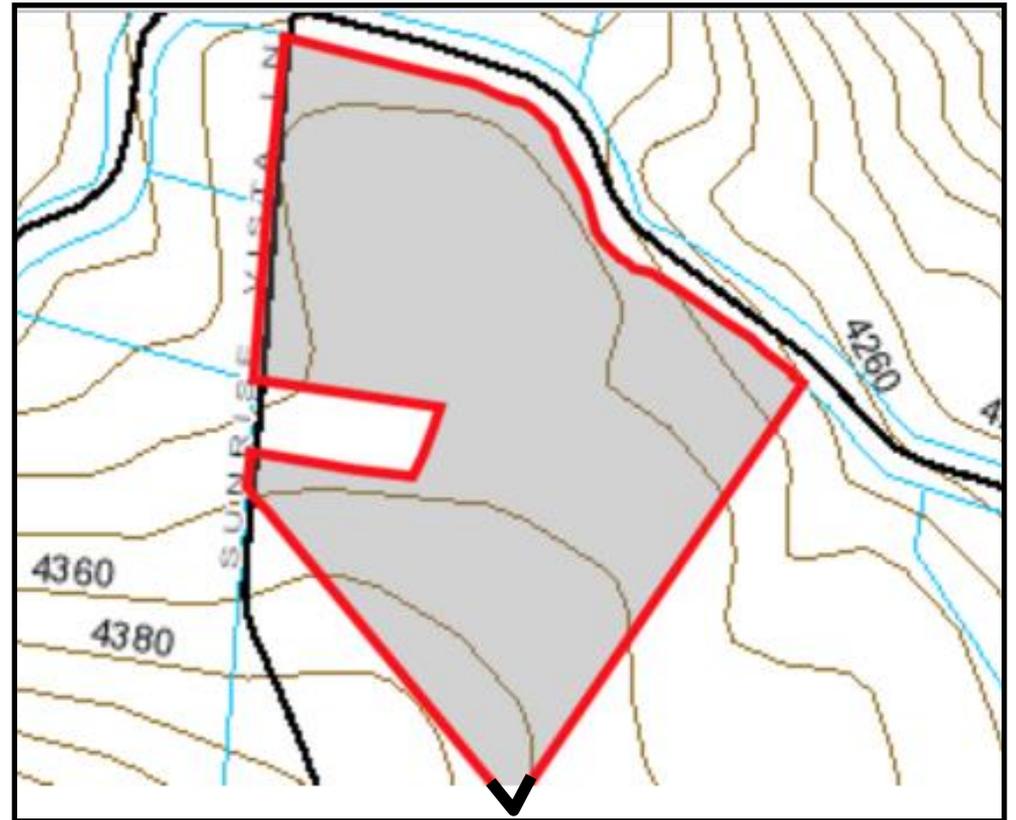
Aerial Map



217 Sunrise Vista Lane • Banner Elk, NC 28604

PID # 1960-18-4059-000

10 Acres





The North Carolina High Country

Nestled in the breathtaking Blue Ridge Mountains, North Carolina's High Country is a destination for outdoor adventures, charming towns, and wonderful cultural experiences. With the Blue Ridge Parkway, Grand Father Mountain and numerous “cool” towns like Banner Elk, Beech Mountain, Blowing Rock, Boone, Sugar Mountain and Valle Crucis the area is truly a national treasure and unlike any place in the continental United States. Located in Avery County, Banner Elk is a charming High Country town that blends small-town charm with upscale mountain amenities. Known as the “Ski Capital of the South”, Banner Elk is a four-season destination with opportunities for skiing, hiking, fishing, and boating on Wildcat Lake. (*Wildcat Lake offers a white sand beach, swimming areas, two docks for fishing and wildlife observation, and several shelters.*) In addition to its outdoor appeal, the town has become a regional culinary hot spot and is home to Lees-McRae College (*the highest elevation of any college east of the Mississippi*). With scenic views, award-winning wineries, and a thriving arts and culture scene, Banner Elk continues to attract homebuyers seeking a vibrant and peaceful mountain lifestyle.



House Floor Plan

Main Level 1,750 sq ft
 Second Floor 1,316 sq ft
TOTAL HLA 3,066 sq ft

Garage 816 sq ft

* Rounded



Interior Features

Custom Built 2021 by Tom Eggers Construction

Modern Farmhouse Style

3,066 Sq Ft

4 Bedrooms/3.5 Bathrooms

Reclaimed Hemlock Floors

Sierra Pacific Windows & Glass Doors

Open Floor Plan

Every Room Has Mountain and Pastural Views

Main Floor Primary Suite

Large Mud Room Combined with Laundry
w/Side Door and Access to Garage

Refrigerator Included in Mud Room

Solid Wood 5-Panel Hemlock Interior Doors 8'
Main Floor

Double Glass and Mahogany Front Doors
w/Matching Transom

Mahogany Side Entrance Door

Wood Trim Throughout

Wood Beams

9' Main Floor Ceilings

Shiplap Accents







Kitchen

Stainless Steel KitchenAid Appliances

Refrigerator w/Freezer Drawer

Dishwasher

Microwave

Bertazzoni Dual Fuel Range w/Stainless
Steel Exhaust Hood

Large Island/Breakfast Bar Fronted w/
Reclaimed Barn Tin and Cookbook Shelves

Lantern Pendant Lights

Quartz Countertops

Stone Tile Back Splash

Custom Wellborn Maple Cabinets w/Soft
Return Drawers

Glass Display Cabinets

Shaws Porcelain Farmhouse Sink w/Newport
Brass Faucet

Large Dining Area w/Glass Doors to Deck

Walk-In Pantry Room w/Cabinetry/Shelving &
Quartz Countertops
5' 4" x 10' 6"

Dining Area

Wall-of-Glass Doors Opening Onto Deck
Mountain & Pasture Views
Open to Kitchen and Great Room



Great Room

Ceiling Wood Beams

Wall of Glass Doors w/Transoms

Ceiling Fan

Rock Empire Propane Fireplace w/Hearth,
Wood Beam Mantle & Shiplap Accents





Primary Suite

Primary Bedroom

Private Hall Entrance

Cathedral Ceiling

Wood Beam

Wall-of-Windows Overlooking Views

Ceiling Fan

Primary Bathroom

2 Maple Vanities

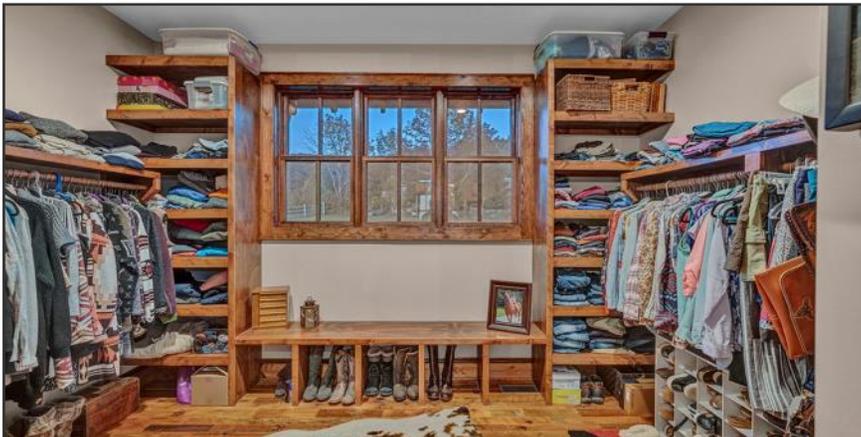
Quartz Countertops

Undermount Sinks

Water Closet

2 Walk-In Closets

Built-In Wood Bench and Shelving



Second Level

3 Bedrooms/2 Bathrooms
Bonus Room
2 Linen Closets

Guest Bedroom 1 & 2

Wall Closets w/Double Doors and Shelving
Ceiling Fans

Shared Bathroom

Antique Cabinet Vanity w/ Copper Sink
Tile & Frameless Glass Shower w/Pebble Floor
Built-In Cubbies
Handheld Rain Head Type Shower



Second Level (*cont.*)

En Suite Guest Bedroom 3

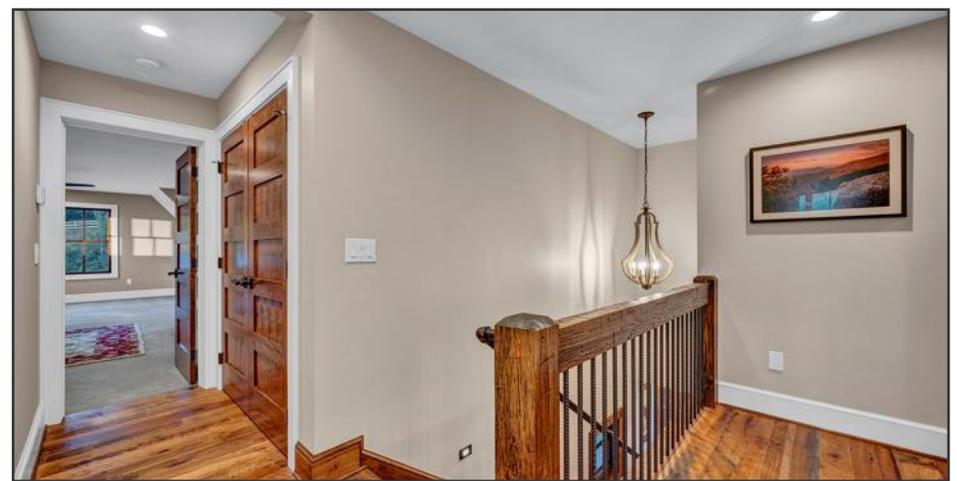
Walk-In Closet w/Shelving
Ceiling Fan

Bathroom

Granite Top Vanity
Subway Tile Surround Tub/Shower Combo
Rain Head Type Handheld Shower

Bonus Room

26' x 21'
Carpet
Arched Ceiling
Alcove
Walk-in Closet



Exterior Features

Large Flagstone Covered Front Porch w/Tongue & Groove Ceilings & Wood Columns
Hard Board (*Board & Batten*)

3-Car Side-Entry Garage w/Clopay Carriage Doors
Grilling Deck

30-Year Roof w/Metal Porches, Awnings & Dormers
Covered Back Deck w/No-View Blocking Cabling and
Tongue & Groove Ceiling



Farm Features

10 Acres

2 Interconnecting 3-Board Fenced Pastures

Frost Free Water Hydrants

7-Stall Barn

12' x 20' Run-In Shed

Stall Mats

Feed Room w/Window

Trailer Parking



Barn Features

60' x 48' Hard Board Siding/Metal Roof

Stall Works Sliding End Doors w/Windows

12' x 24' Equipment Lean-to

12' x 48' Lean-to (*Brushed Concrete*) Opening to 4 Stalls

7 Stalls (*Including 12' x24' Foaling Stall*) or Additional Lean-to Can be Enclosed — Accesses 2 Interior Stalls

12' x 12' Stalls w/ Exterior Dutch Doors

Ramm Designer Stall Fronts w/Grill Doors for Ventilation

Tack Room w/Stainless Utility Sink/Shelves/Window

Both Tack Room & Feed Room Insulated

2 Frost Free Water Hydrants

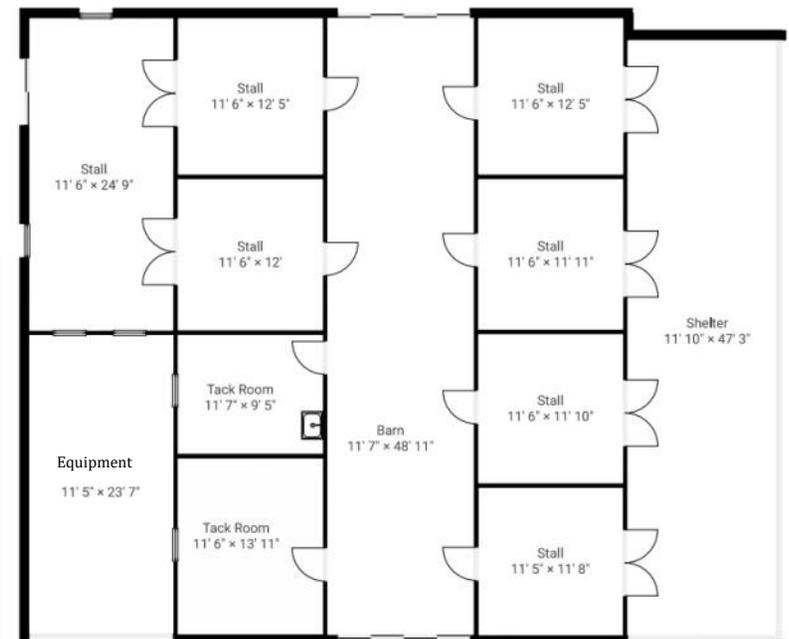
Brushed Concrete Center Aisle w/Drain

Stall Mats

Hot & Cold H₂O

Feed Room w/Window

CCTV Camera Security System



Mechanicals

Whole House Generac Generator (*Propane*)

1,000 Gallon Propane Tank (Leased)

Well — 25 gpm

Whole House Water Filter System

Dual Fuel Heat Pump

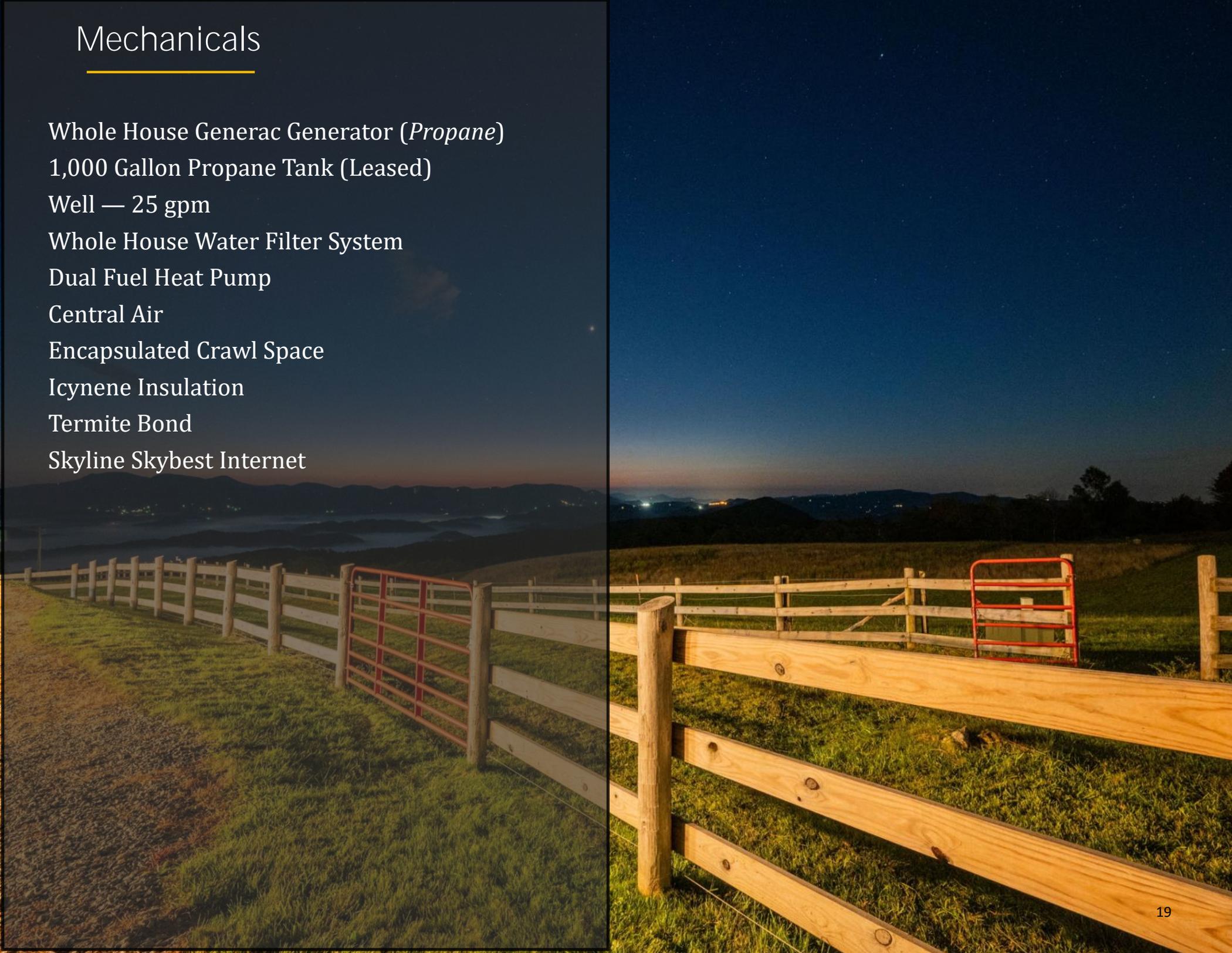
Central Air

Encapsulated Crawl Space

Icynene Insulation

Termite Bond

Skyline Skybest Internet



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