



# Heartland Springs Farm

1619 Ellis Belk Road  
Monroe, North Carolina 28112

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# The Estate

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39+/- Private Acres (*3 Parcels*) — Diverse Terrain

Estate Home

Guest House

Barn

Timber Areas

Area 1 (*Approx. 8.90 Acres*) Loblolly Pine 15+/- Year Growth

Area 2 (*Approx. 11 Acres*) Mixed Upland Hardwood w/Scattered Pine 55+/- Year Growth

Area 3 (*Approx. 8 Acres*) Loblolly Pine 30+/- Year Growth

3 Ponds (*One is stocked with Bass, Brim & Sunfish*)

House Pond (*2 Aeration Fountains*)

Great Fishing

2 Observation Decks (*40' x 16' and 10' x 8.5"*)

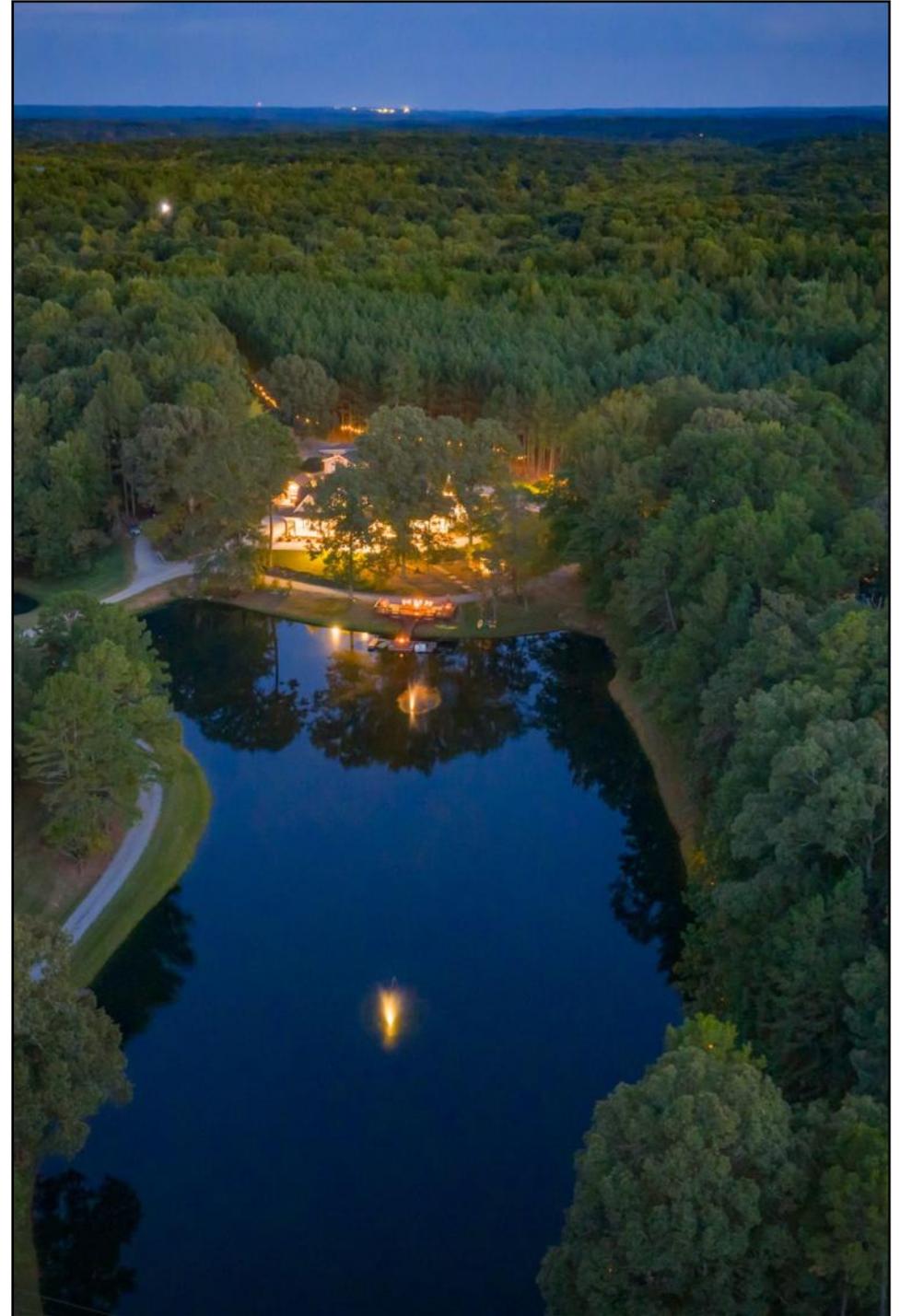
Floating Dock/Slip Attached to Larger Deck

Fire Pit on Larger Deck

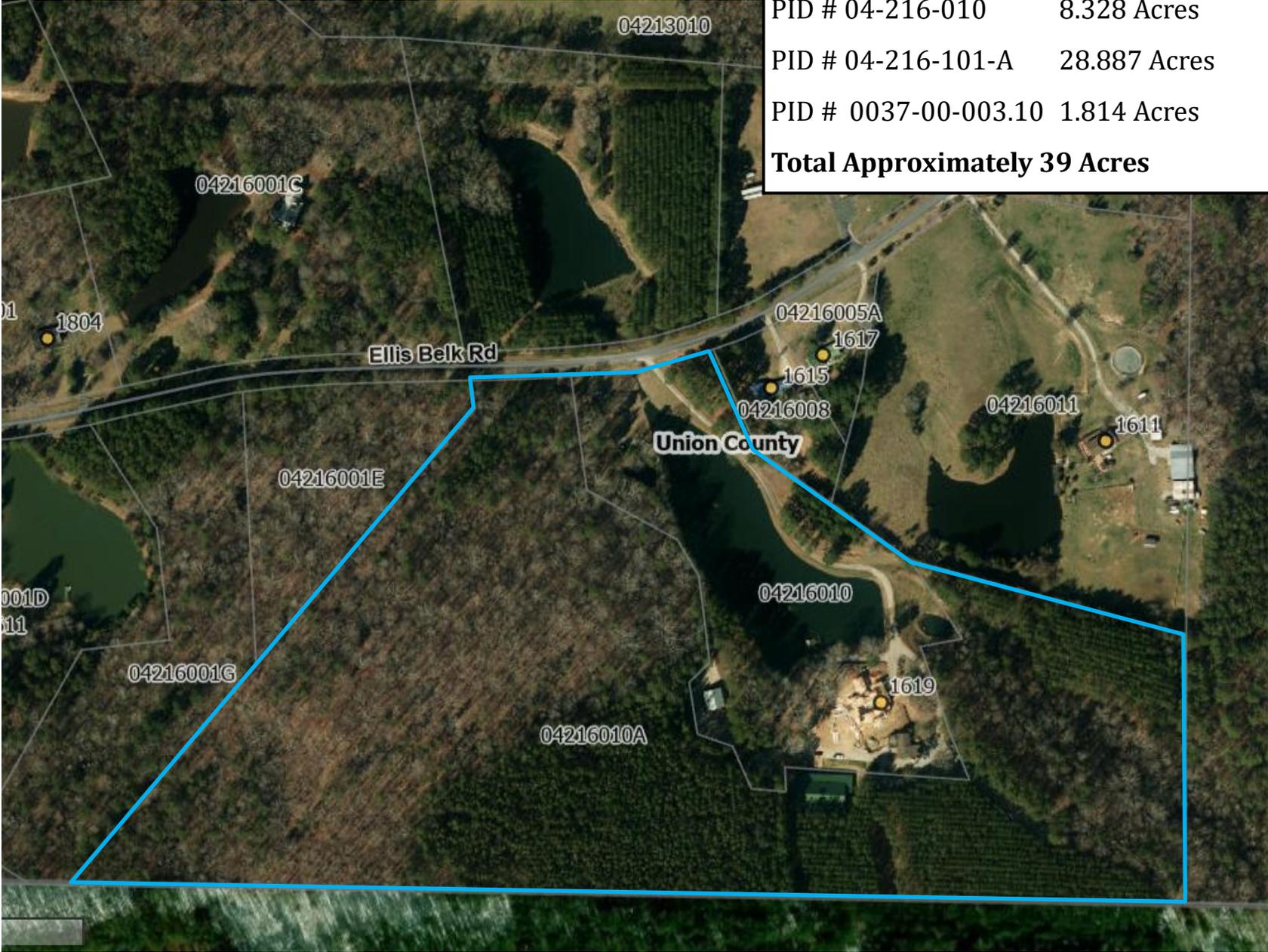
Creek

Miles of Private Named Trails (*Hiking, ATV'ing, Hunting*)

Numerous Outdoor Facilities



# Aerial Map



**1619 Ellis Belk Road, Monroe, NC 28112**  
PID # 04-216-010      8.328 Acres  
PID # 04-216-101-A    28.887 Acres  
PID # 0037-00-003.10 1.814 Acres  
**Total Approximately 39 Acres**



**Heartland Springs Farm: An estate designed for enduring connection.** In an era increasingly defined by the glow of screens and the fleeting, unreliable nature of digital contact, we risk losing the essential components of our humanity: face-to-face conversations, shared laughter, and the warmth of genuine presence. Heartland Springs was designed and built as a powerful antidote to this trend...a sanctuary where personal contact and social bonds could be nurtured and celebrated.

Heartland Springs is not merely a residence; it is an intention brought to life. Completed in the spring of 2024 after a five-year project, this one-of-a-kind luxury estate was envisioned as a family refuge, a timeless gathering place, and a space to share the essential fabric of our community. The property blends the thoughtful, deliberate touch of man with the untamed beauty of its natural surroundings to create a unique offering designed to help form the rich tapestry of human existence.





# The Estate Home

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Custom Built 2024 (<https://www.mangerbuildersllc.com/>)

6,830 sq ft

6 Bedrooms/6 Full Bathrooms & 2 Half-Bathrooms

3 Bedrooms Main Floor/3 Bedrooms Second Floor

Large Walk-In Storage Attic 2<sup>nd</sup> Floor

Split Floor Plan Main Floor

Main Floor Powder Room

Antique Gold Plumbing Fixtures

Furniture Vanity w/Quartz Countertop

Antique Gold Round Mirror

Luxury Vinyl Plank Throughout

Crown Molding Throughout

Oak Fireplace Mantles Custom Made w/Wood Harvested  
from Estate

Main Floor 10'-12' Ceilings

2<sup>nd</sup> Floor 9' Ceilings

8' Doors Main Floor

Oak Tread Split Front Staircase

Oak Tread Back Staircase

Large Under Stairs Storage Closet

Remote Control & Voice Activated Roller Blinds

Walk-In Attic w/Laminate Flooring

Storage Shelves Convey

2 Access Doors



# Main Level

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Arriving at the impressive front door via the porta cochere, one expects to be stunned by what waits inside. The main level of the estate home does not disappoint. Opening to an impressive foyer, the open concept sight lines in the main living areas immediately speak to the “clean” design of the home. The heart of the main level includes the Dining Room, Great Room with floor-to-cathedral ceiling rock fireplace bordered by built-in cabinets and shelves, and the chef’s delight Kitchen. The Great Room accesses the All Seasons Room and on to the pool courtyard. The split floor plan places the large Primary Suite opposite a main floor Guest Room Ensuite. The Kitchen area features a fully-equipped Scullery and Butler’s Pantry. A second main floor Guest Room and the Powder Room are adjacent to the Primary Suite. The Mudroom/Drop Station/Laundry w/full bathroom connects the main level to a 4-car garage.



# Main Level Floor Plan

**Main Level: 3,492 sf**

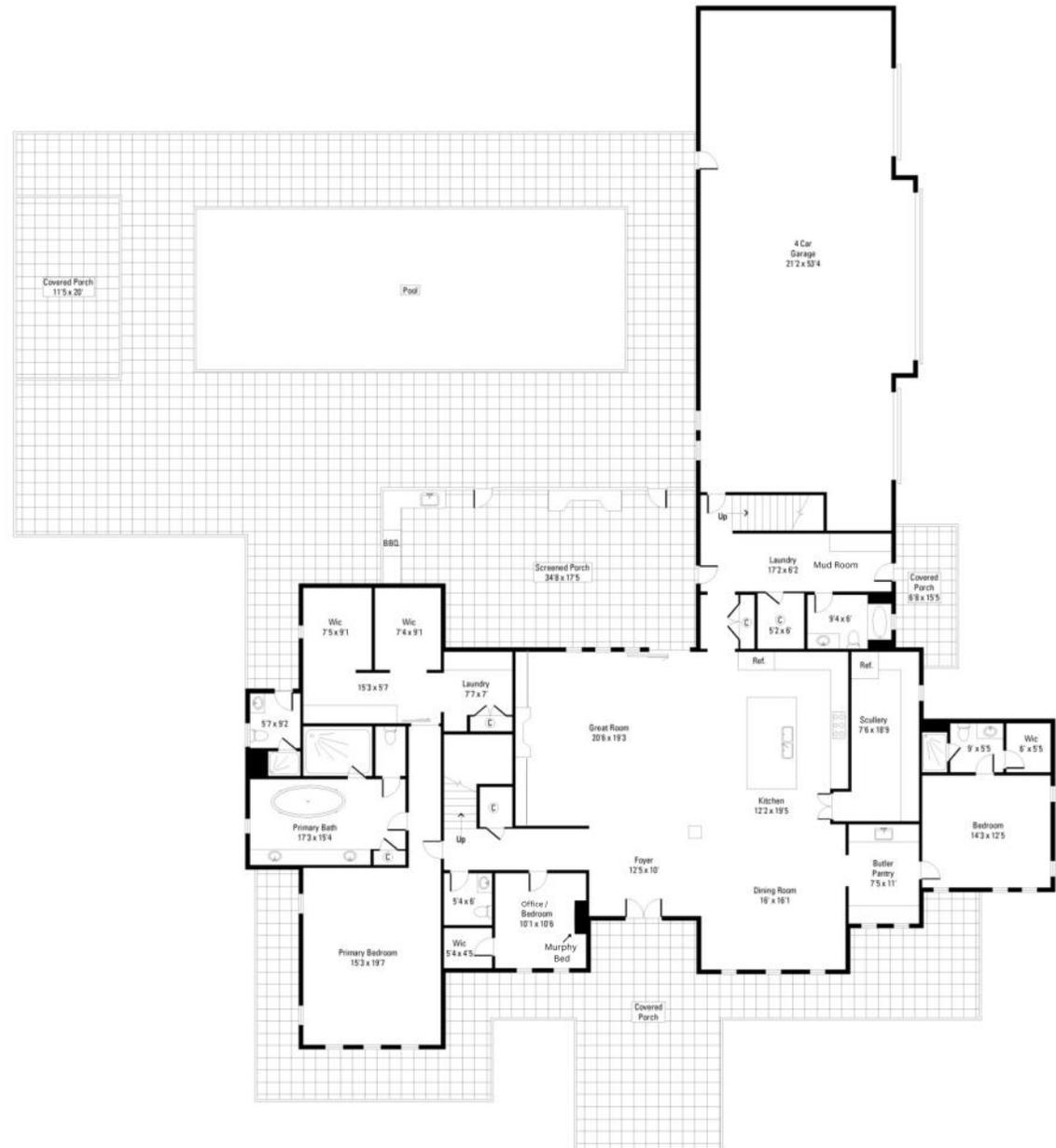
2nd Floor: 3,338 sf

**Net Livable: 6,830 sf**

## Main Level Spaces

- Foyer
- Dining Room
- Kitchen
  - Scullery
  - Butler's Pantry
- Great Room
- Powder Bath
- Main Level Primary Suite
  - Primary Bedroom
  - Primary Bathroom
  - 2 Walk-In Closets
  - Private Laundry Room
- Main Level Guest Suite (*Ensuite*)
- Main Level Guest Bedroom/Office
- Mudroom/Drop Station
  - Laundry
  - Closet
  - Full Bathroom
- Pool Bathroom (*Open to Patio*)

1619 ELLIS BELK RD. MONROE



# Foyer

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Double Low Maintenance Fiberglass 6 Lite—2 Panel  
Wood Style

10' Ceiling

Wrought Iron Chandelier

Open to Great Room, Kitchen & Dining Room

Columns



# Dining Room

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Coffered Ceiling w/Wood Beams

Wall-of-Windows Overlooking Ponds

Black Metal Candle Chandeliers



# Kitchen

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10' x 6' Island w/Breakfast Counter

4 Black Metal & Glass Frosted Light Pendants

Quartz Countertops

Custom Cabinets — 10' Floor-to-Ceiling

Top Row Frosted Glass

Dovetail/Soft Return

Deep Drawers

Spice Drawers

Wolf Steam Wall Oven

Wolf Convection Wall Oven

Wolf 48" 4-Burner Gas Cooktop w/Griddle

Custom-Built Cabinet Surround High Powered Exhaust Hood

Pot Filler

Sub-Zero 48" Refrigerator/Freezer w/Ice & Water Dispenser (*Interior*)

Kohler Double-Bowl Porcelain Farmhouse Sink

Cove Dishwasher (*Wolf Series*)

Sharp Microwave Drawer



## Butler's Pantry

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- Two-Sided
- Quartz Countertops
- Tile Backsplash
- Display Cabinets
- Lower Cabinets/Drawers
- Stainless Steel Sink
- Undercounter Beverage Refrigerator



## Scullery

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- Faux Cabinet Wall Pantry Opens to Large Scullery/Pantry
- Quartz Counter & Walk-In Pantry
- Wall of Cabinets & Shelves
- Quartz Counter & Walk-In Pantry
- Wall of Cabinets & Shelves
- 2nd Stainless Refrigerator w/Freezer Drawers (*Whirlpool*)
- Tile Backsplash
- Window



# Great Room

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2-Story Cathedral Ceiling (20' at Peak) w/Wood Beams

Large 10-Blade Ceiling Fan

Rock Floor-to-Ceiling Propane Fireplace

Fireplace Flanked by Shelves & Cabinets

Wall-of-Sliding-Doors Opening to All Seasons Room



# Main Level Primary Suite

## **Primary Bedroom**

Tongue & Groove Tray Ceiling w/Wood Beams

Ship Lap Accent Wall

Wall-of-Windows Overlooking the Pond

Ceiling Fan

Oversized Double-Sided Walk-in Closet

Pocket Door

Built-In Dressers, Shoe Shelves & Cabinets w/Quartz  
Countertop

Laundry Area w/Folding Counter/Cabinets & Clothes  
Drying Hanger

Safe Closet



## **Primary Bathroom**

Stone Tile Floor

Tongue & Groove Ceiling w/Wood Beams

13' Double Quartz Vanity w/Makeup Vanity

Oversized Freestanding Oval Soaking Tub

Shiplap Accent Wall, Chandelier

Water Closet

Walk-In Tiled Frameless Steam Shower w/Bench, Body Jets  
Rain Head and Handheld Shower



# Main Level Guest Rooms

*Two Guest Rooms on the Main Level. Guest Room 2 near the Primary Suite and Guest 1 (Ensuite) on the opposing side of the Main Level*

## ***Guest Bedroom 1 (Ensuite)***

Wall-of-Windows Overlooking Pond  
Walk-In closet w/Solid Shelving  
Ceiling Fan  
Voice Activated Roller Blinds

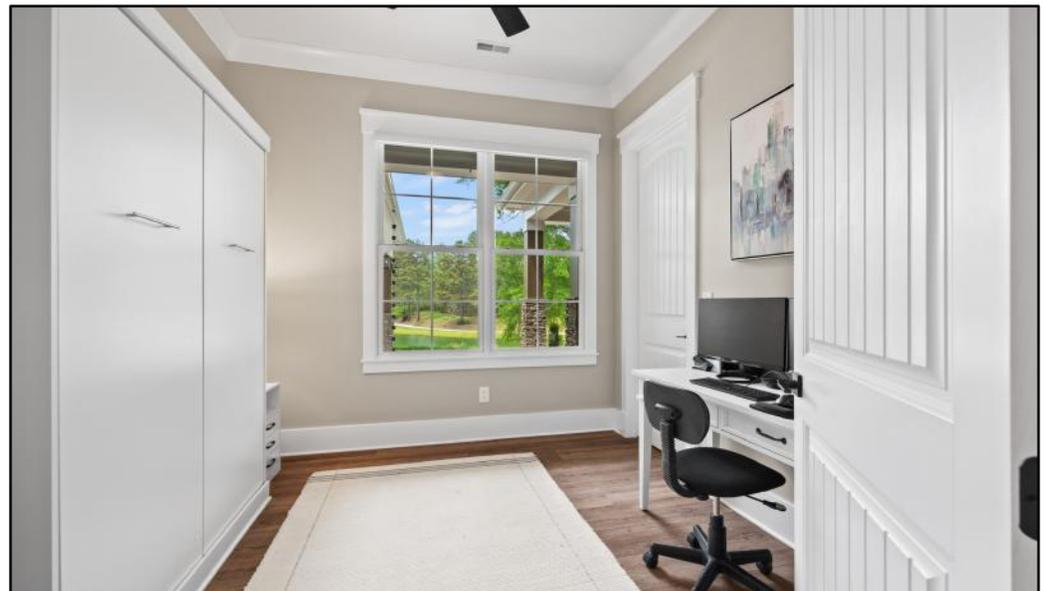


## **Bathroom**

Wall and Ceiling Tiled Frameless Glass Shower  
Quartz Topped Vanity

## ***Guest Bedroom 2/Office***

Murphy Bed  
Ceiling Fan  
Walk-In Closet





Mudroom/Drop Station



**Mudroom/Drop Station/Laundry Room**

- Built-In Bench w/Shiplap Walled Coat Hanging
- Cabinets w/Quartz Countertop
- Walk-In Closet
- Side Entrance Door

**Mud Room Full Bathroom**

- Tile Surround Tub/Shower Combo
- Tile Floor
- Quartz Countertop

## 2<sup>nd</sup> Floor

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The Estate Home second floor can be accessed by a front stairway located near the entrance to the Main Level Primary Suite or by rear stairs located in the Mudroom. To accommodate the soaring Great Room ceiling, the 2nd floor is designed around that space and efficiently grouped into 3 area spaces. The private Guest Room Wing is situated along a wide hallway and accessed via a pocket door. There are 3 bedrooms on this wing, one an ensuite room and 2 identically designed bedrooms share a bath. Beginning with the Loft/Game room located at the rear stairs, the primary living spaces are adjacent to each other, to include a large Family Room with a fireplace, Powder Room, closet and Flex/Play Room. A large unfinished storage room with laminate floors is located near the front stairs. Three rooms comprise the office space area; the Office/Library, Fitness Room and the hidden Bunk Room.



# 2<sup>nd</sup> Level Floor Plan

## 2<sup>nd</sup> Level Spaces

### Guest Room Wing

- Guest Room 4
- Guest Room 5
- Bathroom (*Shared by Guest 4 & 5*)
- Bedroom 6 (*Ensuite*)

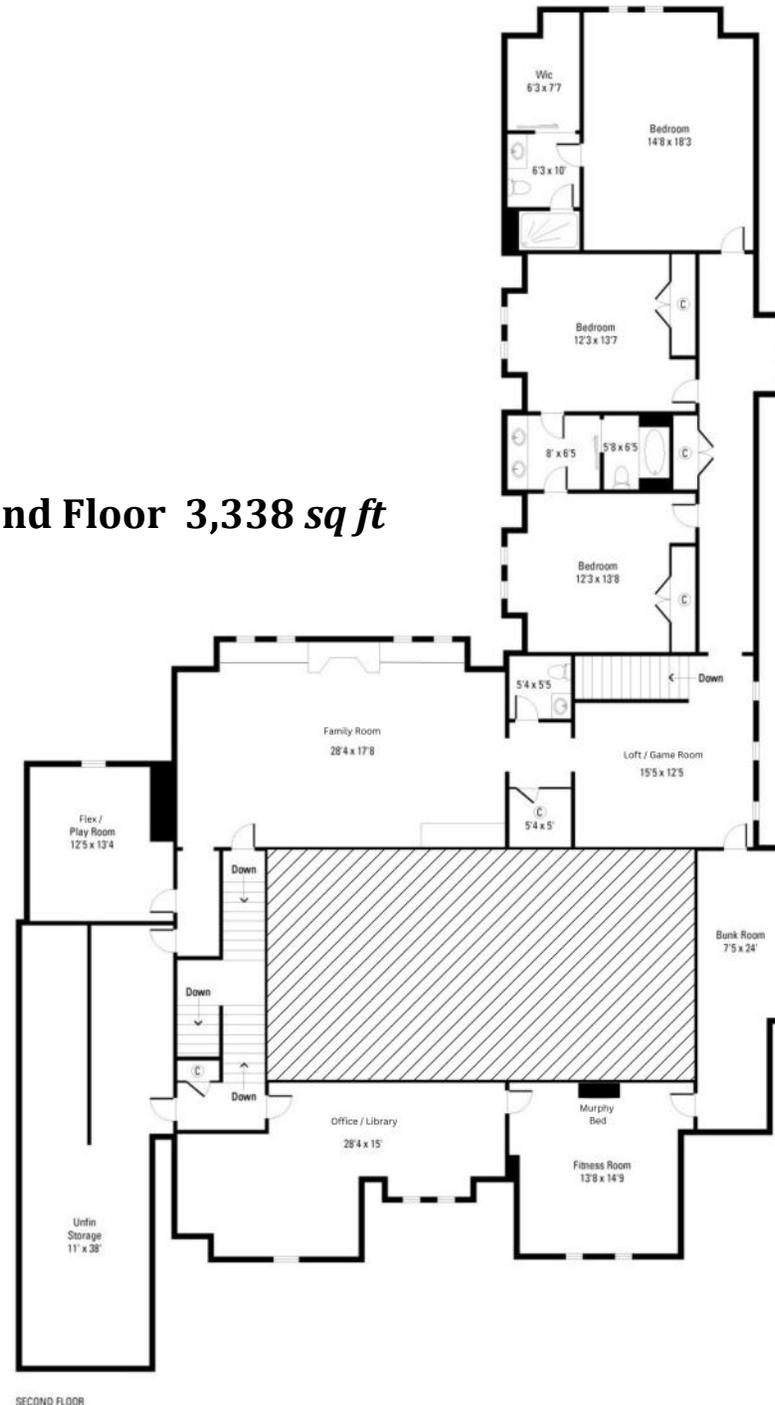
### Living Spaces

- Loft/Game Room
- Powder Bath
- Closet
- Family Room
- Flex/Play Room

### Office Area

- Office/Library
- Fitness Room
- Hidden Bunk Room (*Accessed from Loft*)
- Unfinished Storage w/Laminate Floors
- 2 Access Doors  
(*Shelving to Convey*)
- Front (*Foyer*) & Rear (*Mudroom*) Stairs

2nd Floor 3,338 sq ft



SECOND FLOOR

## 2<sup>nd</sup> Floor (*Bedroom Wing*)

*Private Guest Bedroom Wing w/Pocket Door Access to Wide Hallway*

### Guest Rooms 4 & 5

**Guest 4 & 5 Have an Identical Design — Share a Bathroom**

Window Seat/Ceiling Fan/Wall Closet w/Shelving

Double Door Linen Closet

Window Seat

Wall of Windows



**Shared Bathroom**

Dual Quartz Top Vanity/Water Closet

Tiled Surround/Tub/Shower Combo



### Guest Room 6 (*Ensuite*)



Large Bedroom w/Ceiling Fan

Floor-to-Ceiling Tile and Frameless Glass Shower

Walk-In Closet w/Solid Shelving

## 2<sup>nd</sup> Floor (*Family Wing*)

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### Family Room

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- Stone Surround Propane Fireplace
- Shiplap Accents and Custom Made Wood Mantel
- Lower Game Cabinets w/Quartz Countertop
- Dry Bar w/Undercounter Beverage Refrigerator
- 2 Ceiling Fans
- Walk-In Closet
- Adjoining Half Bath
- Adjoining Play Room/Flex Room
- Adjoining Game Room/Loft Area w/Access to Back Staircase
- Glass Dome & Black Metal Card Table Chandelier



### Flex/Play Room

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### Loft/Game Room

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## Second Floor (*Office Area*)

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### Fitness Room/Guest Room

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- Murphy Bed
- Ceiling Fan
- No Closet
- Rotating Book Shelf (*Opens to Hidden Bunk Room*)

## Bunk Room

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- 2 Bunk Beds
- 2 Hidden Rotating Bookcases to Enter



## Office/Library

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# All Seasons Room

Floor-to-Ceiling Rock Gas Fireplace w/Custom Wood Mantel  
Eze-Breeze Windows & 2 Doors Flanking Fireplace Opening to Pool Patio/  
Courtyard

Tongue & Groove Stained Ceiling

2 Large 10-Blade Ceiling Fans

Travertine Floor

## ***Indoor/Outdoor Kitchen Space***

Stone Cabinetry w/Honed Granite Countertop

Stainless Sink

Stone Wall Backdrop for Cooking Space

Coyote Grill w/Lower Cabinet

Large Stainless Exhaust Hood

Built-In Kegerator

Undercounter Refrigerator

Stainless Sink & Drawers

Pass Through Window



# Pool Courtyard

Saltwater Pool 48'x 18' w/Code Protected—Motorized  
Retractable Cover, Hot Tub and Tanning Ledge

Travertine Pool Patio

Stone Courtyard Wall

Wall Uplighting/Lights in Patio

Aluminum Fencing w/Wood Privacy Fence Enclosing the Pool Patio

Pavilion w/Stone Wall, Timber Columns and Large Picnic Table

Cathedral Ceiling (*Tongue & Groove Stained*)

Large Propane Fireplace (*Stainless/Lighted Crystal Nuggets*)

Dual Stained Concrete Stairs to Guest House Terraced Patio



# Exterior Features

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Hardboard and Stone Exterior

Porta-Cochere w/Large Entrance/Sitting Porch

Concrete Parking Pad

Stone, Travertine Wraparound Porch

Stone Columns

10' Tongue & Groove Stained Ceilings

Coach Lights/Lanterns

Ceiling Fans

Security Cameras

Rain Chains

Landscape Lights

Exit Lights

4-Car Side Load Garage

Side Entrance Door

Concrete Circular Drive

Large Concrete Parking Pad (*Ideal Area for Pickleball*)

Flood Lights

Landscape Lighting

Irrigation



# Beyond The Estate House

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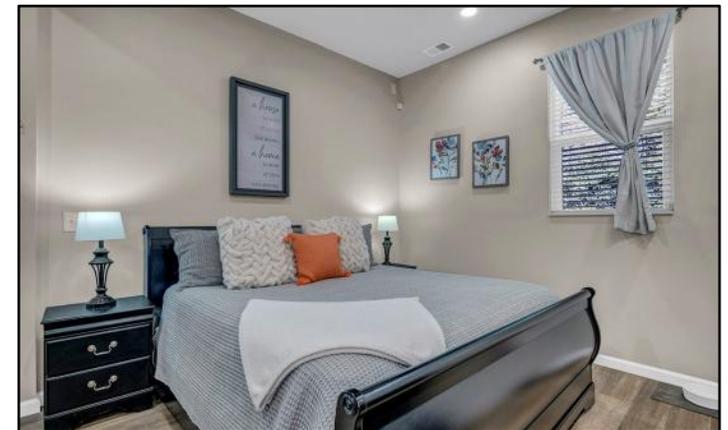
The estate is more than a home; it is a canvas for community. Expansive common areas encourage spontaneous gathering. Imagine evenings spent in the great room, a space anchored by a colossal stone fireplace, where stories are shared and connections are deepened. The professional-grade chef's kitchen serves as the estate's true heart, where food becomes the centerpiece for conversation and communal cooking.

Heartland Springs embraces both lively social events and quiet, personal reflection. The property features a large, covered veranda with sweeping views of the grounds, allowing gatherings to continue in any weather. A dedicated, "social barn" offers a rustic-chic setting for celebrations, while secluded walking paths lead to a tranquil, spring-fed ponds providing a peaceful escape for one-on-one conversations.



# Guest House

- 940 sq ft, Hard Board Siding
- Studio Plan w/Separate Office w/Private Entrance
- 2-Car Carport
- Stamped, Stained Concrete Patio & Sidewalk  
Overlooking Pool Courtyard
- Storage Room
- Shutters
- Open Concept
- Laminate Floor
- Wood Beams & Ceiling Fans
- Laundry/Bathroom
  - Quartz Countertop, Shower/Tub Combo Insert
  - Stackable Washer/Dryer Units, Linen Cabinets
- Kitchen
  - Cabinets-to-Ceiling, Tile Backsplash, Quartz Countertop
  - LG Stainless Glass Top Stove/Oven, LG Microwave, LG Dishwasher,
  - GE Refrigerator w/Water/Ice Dispenser, Stainless Undermount Sink
- 9' Ceilings
- Pull-Down Attic, Back Door
- Walk-In Closet w/Shelving



# Guest House Floor Plan

## Guest House Spaces

Office

Walk-In Closet

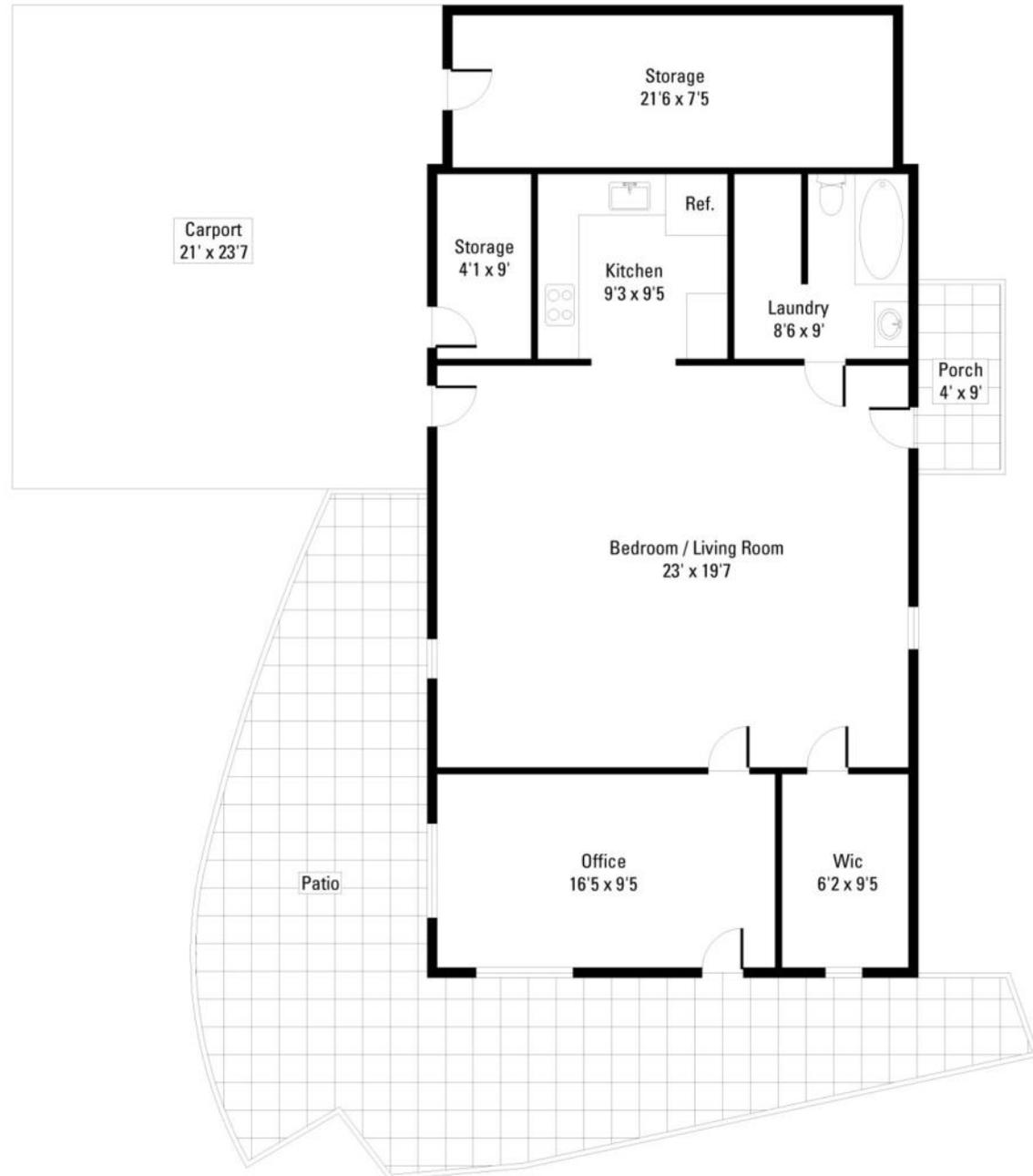
Bedroom/Living Room

Kitchen

Laundry/Bathroom

2 Storage Rooms Opening to Carport

Carport/Patio/Porch





# Barn

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## Exterior

Metal Roof

Cupola

Multiple Exterior Entrances

114' x 14' Concrete/Paver Wrap Around Covered Patio

Picnic/Beer Garden Side Patio Area

35' x 10' Covered Gravel Porch/Equipment Storage

Board & Batten Exterior

Porch Ceiling Fans x 8

8 Coach lights

## ***Interior***

Cathedral Beadboard Ceiling

Multiple Fans/Lights, Coach Lights and Recessed Lights

Concrete Floor w/Sealer ("*Wet Look*")

Large Double Door

Knotty Pine Shiplap Walls Throughout

Extra Outlets Throughout

Exit Light Signs

Stage

Projector & Screen (150")

Speaker System — Wired (*Ethernet Wireless*)

A/V Control Room

Bathroom (*Permitted for 1 Bathroom*)

## ***Kitchen***

Barn Door to Kitchen

Stove, Fridge, Glass Cooktop

Stainless Steel Tables, Cabinets, Drawers

Commercial Stainless Sink w/Sprayer

2 Frigidaire Refrigerators

Stainless Ice Maker

Bathroom

Double Vanity w/Quartz Countertop

Water Closet

Shower Room

Large Storage Room

Walk-In Storage Closet

Under Stairs Closet

## ***2<sup>nd</sup> Floor***

Group Room/Loft

Cathedral Ceiling

Wall-of-Windows

Wood Laminate Floor

2 Multi-Purpose Rooms Each w/Barn Doors

## ***Equipment Building 38' x 35.5"***

Board & Batten, Electricity and Water



# Outdoor Spaces

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Large Flagstone Sitting Area w/Benches Around Fire Pit  
12 Volt Remote Controlled Lighting  
Barn Wood Pile (Conveys)  
Accent Boulders

Hot Chocolate Shack  
Loft  
Barn Doors  
Swing

Pond Gazebo

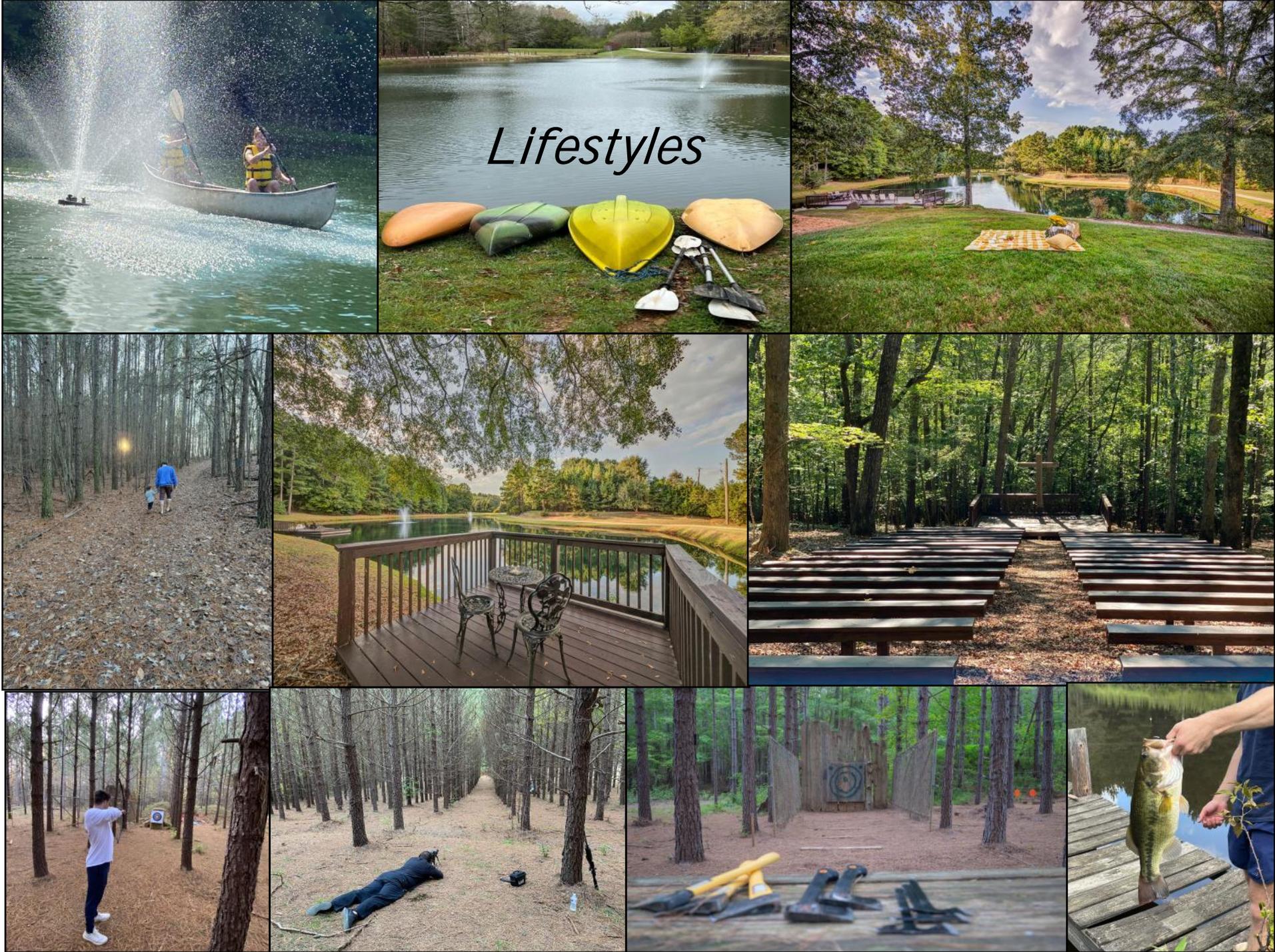
Hallelujah Hill  
Meditation/Worship Hill  
Built-In Benches  
Stage

Archery/Dart Boards

Shooting Range

Knife/Hatchet Throwing Area

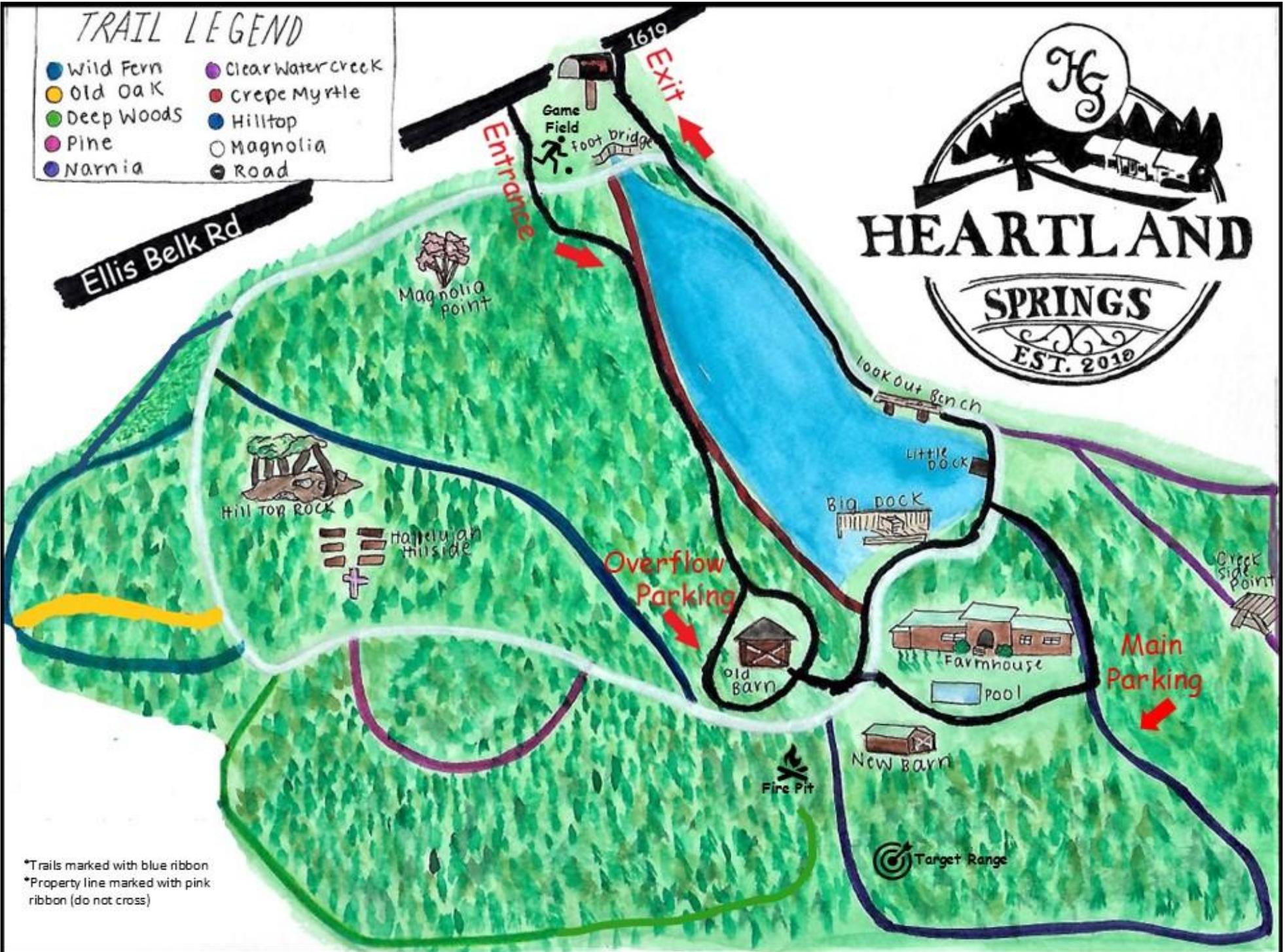




*Lifestyles*

# TRAIL LEGEND

- |              |                     |
|--------------|---------------------|
| ● Wild Fern  | ● Clear Water Creek |
| ● Old Oak    | ● Crepe Myrtle      |
| ● Deep Woods | ● Hilltop           |
| ● Pine       | ○ Magnolia          |
| ● Narnia     | ● Road              |



\*Trails marked with blue ribbon  
 \*Property line marked with pink ribbon (do not cross)

# Nature's Bounty

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The estate's design intentionally blurs the lines between indoor comfort and natural splendor. Floor-to-ceiling windows immerse interiors in the natural landscape, bringing the shifting seasons inside. The handcrafted details, from reclaimed wood accents to locally sourced stone, ground the modern design in the authenticity of its pastoral setting. The 40-acre property, with its wooded expanses, three ponds and creek, ensures privacy while providing a boundless playground for outdoor activities.

Heartland Springs is a legacy of hospitality. It is a space where generations can come together, friends can reconnect, and new acquaintances can become cherished companions. Every design choice, every architectural detail, serves a single, powerful purpose: to provide a backdrop for the most meaningful moments of our lives, ensuring that in a world of digital noise, the essential art of personal connection is never lost.



# Mechanicals

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## Well

Main Home—Pentair Whole House Water Filtration/Water Softener and UV Light

Guest House—Blue Onyx Water Filtration System and Blue Light

Barn—Blue Onyx Water Filtration System and Blue Light

## Two Septic Systems (2 Bedroom & 6 Bedroom)

Main Home—2 Rinnai Tankless Water Heaters

Guest House—Electric Water Heater

Barn—Electric Water Heater

## HVAC

Main Home—4 Ducane Dual Fuel Heat Pumps

Guest House—1 Heat Pump

Barn— Two 5 Ton Goodman Heat Pumps  
One 2.5 Ton Goodman Heat Pump

Security Cameras Throughout (*Ring*)

Whole-House Generac Generator

Above Ground Propane Tank—Leased

Spectrum Internet

Wireless Controlled Gate



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Premier

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