



7812 Highway 742
Marshville, NC 28103

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Premier | **Sotheby's**
INTERNATIONAL REALTY





7812 Highway 742, Marshville, NC 28103

Set on nearly 44 acres, this equestrian and recreational property blends a traditional brick home with exceptional land and outbuildings, creating a property that works just as good for everyday living as it does for larger-scale hobbies and outdoor pursuits. The 1,897-square-foot home offers three bedrooms and two full bathrooms, with LVP flooring throughout the main living areas. It has an updated kitchen featuring granite countertops and Samsung appliances, a comfortable great room with a gas log fireplace, and a practical mudroom with direct backyard access. From the covered front porch, you'll enjoy open views across fenced pastures and rolling acreage, offering a peaceful setting and a perfect place to enjoy your morning cup of coffee.

Beyond the home, the property opens into multiple fenced pastures, including a 2.5-acre pasture directly connected to the barn and an additional 2.25-acre pasture visible from the house, making it ideal for horses or livestock. The horse barn is thoughtfully laid out with three large stalls, tack and storage rooms, a hay loft, a 42-foot lean-to, and direct access to a gated riding and training area that flows seamlessly into the larger pasture system. Well suited for farming, mechanical work, and large-scale storage needs, the property includes multiple accessory buildings, highlighted by two large 40' x 40' shops, a smaller shop, a pole barn, and additional storage structures, along with a car lift and a whole-home generator. The acreage is enrolled in the Present-Use Value (PUV) program under timber forestry and offers hunting and recreational opportunities, with wooded areas providing privacy, wildlife habitat, and long-term value. Whether your vision includes horses, farming, hunting, classic cars, equipment, or recreational toys, this property offers the space, flexibility, and infrastructure to support it all. Just minutes from Oakboro, under 30 minutes to Monroe, about 45 minutes to Matthews, and within an hour of Charlotte, the property offers privacy and seclusion without sacrificing convenient access to city amenities.

Aerial

Parcel ID #01-009-006

43.98 Acres



Property Features

Private 43.98 Acres

Gravel Driveway

Enrolled In The Timber Forestry Program

2.5-acre Fenced Pasture Connected Directly To The Barn

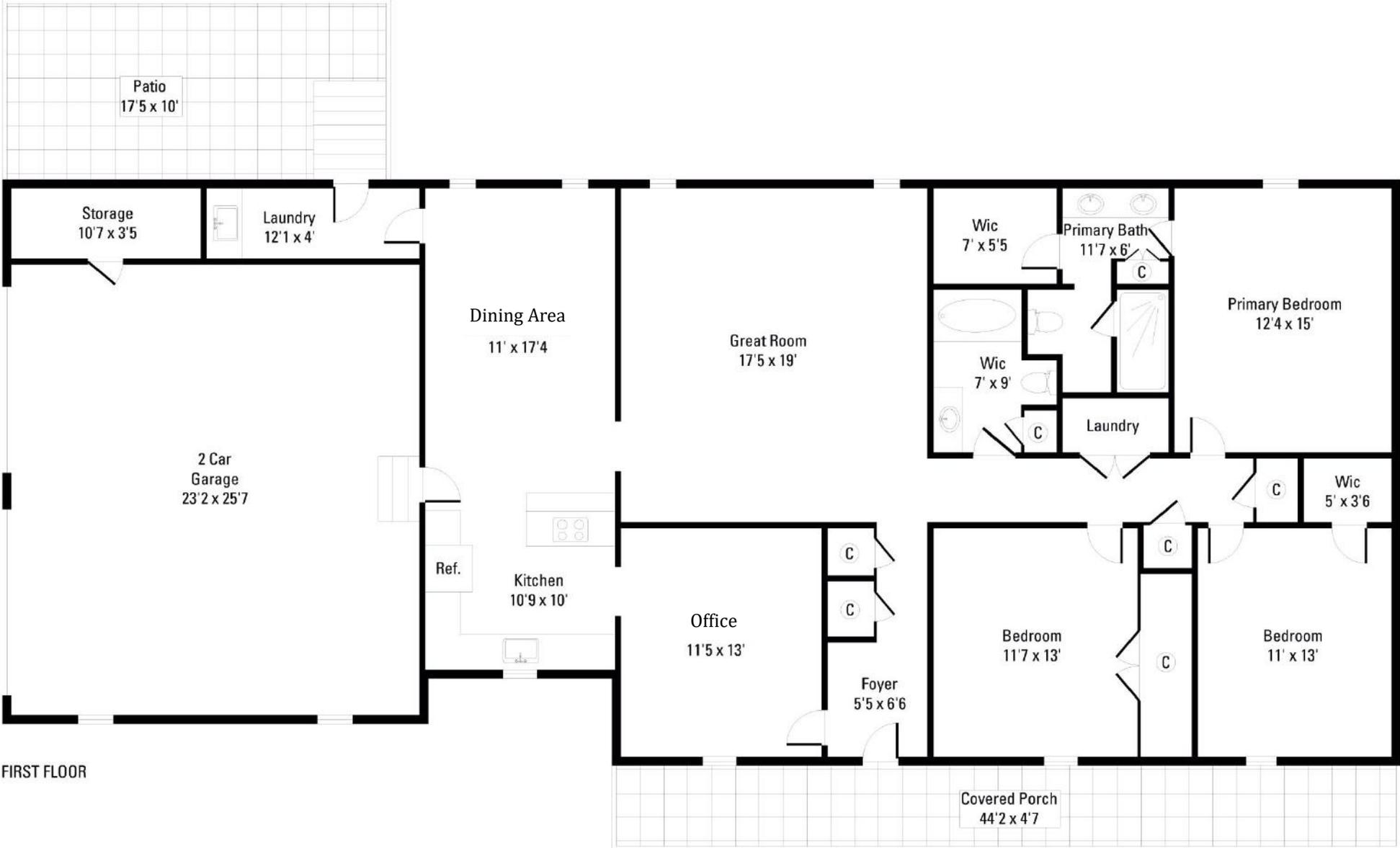
2.25-acre Fenced Pasture Overlooked By The Home

High Tensile Fencing w/Wood Posts



Floor Plan

1,897 Sq Ft



FIRST FLOOR

Exterior Features

Brick Exterior

14± Year Old Roof

Two-Car Attached Garage
w/Interior Access To The Home

Concrete Parking Pad

Stamped Concrete Sidewalk

Tasteful Front Landscaping

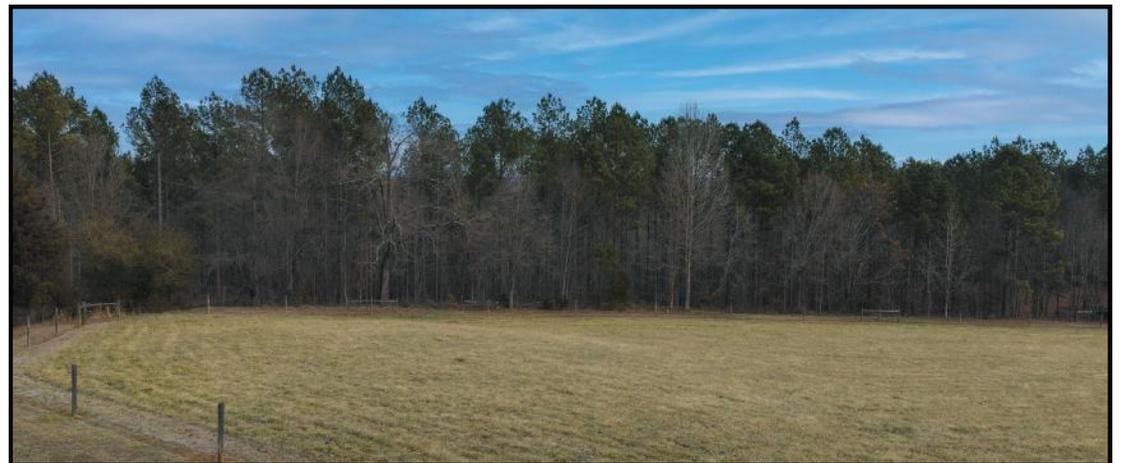
Covered Front Porch

Shutters

Front Storm Door

Fully Fenced Backyard w/Gated Access

Backyard Access Door From Mudroom
w/Storm Door & Dog Door



Interior Features

3 Bedrooms & 2 Full Bathrooms

1,897 Sq Ft

Built In 1998

LVP Flooring

Two Linen Closets

Mudroom w/Utility Sink & Backyard Access

Laundry Closet w/Wooden Shelf Storage



Great Room

LVP Flooring

Ceiling Fan

Gas Log Fireplace w/Tile Hearth & Wood Mantel



Image generated by Artificial Intelligence

Foyer

Foyer Hallway w/ Two Coat Closets



Image generated by Artificial Intelligence

Kitchen

Granite Countertops

Decorative Backsplash
w/Black Accent Tile

Stainless Steel Kitchen Sink
w/Goose Neck Faucet Overlooking Front Pasture

Samsung Kitchen Appliances
Electric Oven & Cooktop w/Warming Center
Samsung Microwave
Samsung Refrigerator w/Water & Ice Dispenser
Refrigerator Drawer & Freezer Drawer

LVP Flooring (2025)

Oak Cabinets



Image generated by Artificial Intelligence

Dining Area

Open To The Kitchen

Access To The Mud Room

Black Wrought Iron Light Fixture

Access Door To Garage

Oak Chair Railing



Image generated by Artificial Intelligence

Office

Located Directly Off The Kitchen (currently used as the dining room)

Ceiling Fan & Light Fixture



Image generated by Artificial Intelligence

Primary Suite

Primary Bedroom

Carpet

Ceiling Fan/Light



Image generated by Artificial Intelligence



Primary Bathroom

En Suite Bathroom

Granite Countertop Dual Vanity

Two Additional Linen Storage Cabinets

Frameless Glass Shower w/Built-In Bench

Tile Flooring

Two Shower Cubbies

Rainhead and Handheld Shower Head

Large Walk-In Closet w/Wooden Shelving



Guest Bedrooms

Guest Bedroom One

Ceiling Fan & Light Fixture

Window Overlooking The Front Pasture

Large French Door Wall Closet
w/Wooden Shelving



Image generated by Artificial Intelligence

Guest Bedroom Two

Ceiling Fan & Light Fixture

Window Overlooking The Front Pasture

Walk-in Closet w/ Wooden Shelving



Image generated by Artificial Intelligence

Horse Barn

Metal Barn w/Metal Roof

Barn Directly Connected To a Dry Lot
Also Used As A Riding/Training Area
Connected To A 2.5 Acre Pasture

Three 12x12 Stalls w/ Ventilation Windows

Tack Room w/Bridle Hooks

Feed Room

Hay Loft For Additional Storage

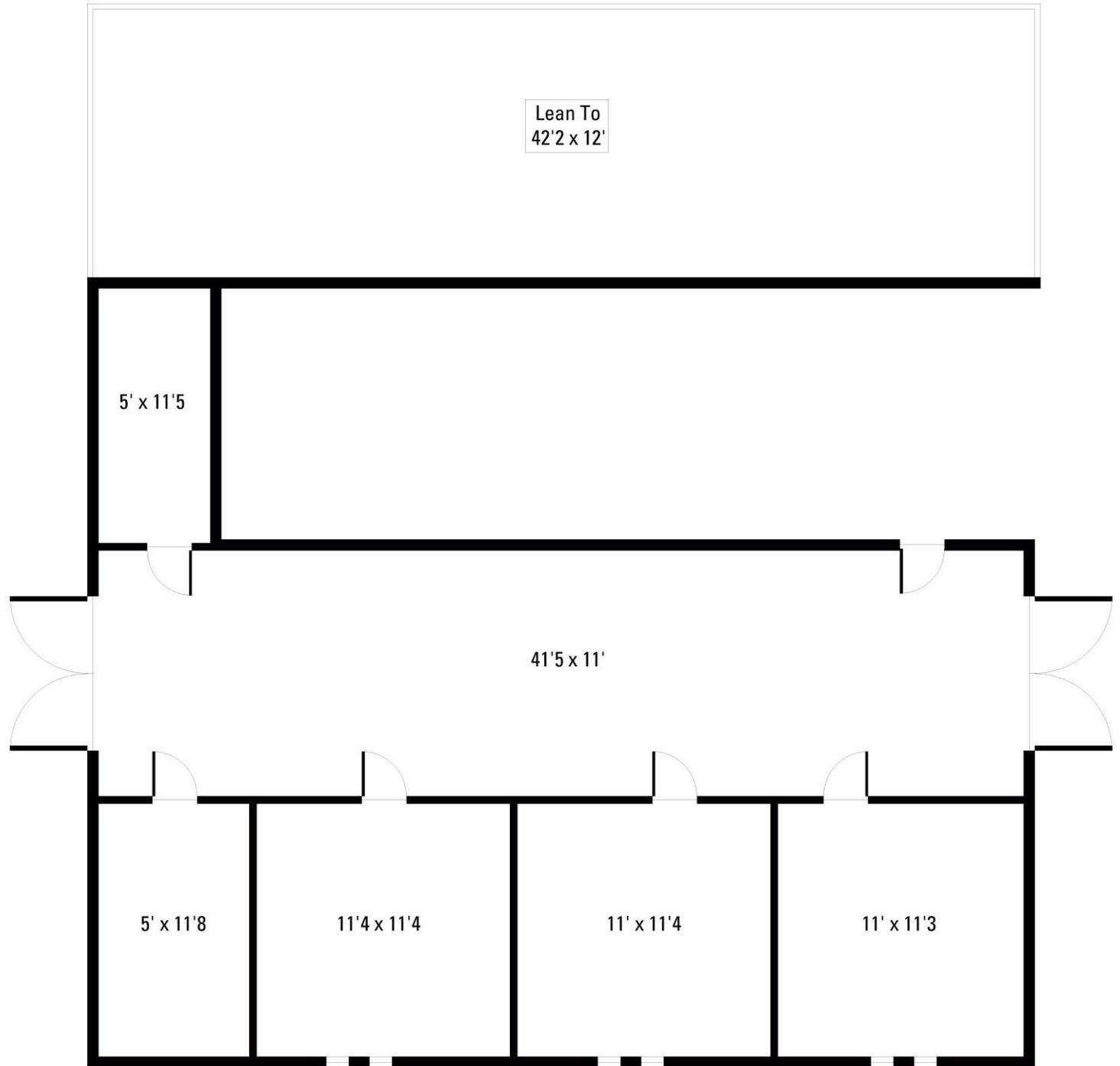
Concreted 41'5 x 11' Storage Area

42'2 x 12' Lean-To

Large Barn Doors On Both Sides For Easy Access



Barn Floor Plan



BARN

Accessory Buildings

Equipment Building (Approximately 30'6 x 23' 10)

Insulated Large Shop (Approximately 40' x 40')
2 Electric Garage Doors
Steel Framed
Concrete Flooring

Insulated Large Shop (Approximately 40' x 40'
w/14'10 x 38' Lean-To)
Steel Framed
Electric Garage Door
Concrete Flooring
Car Lift Conveys
Generator Conveys

12' x 14' Storage Building

30' x 36' Pole Barn w/12' x 30' Lean-To



Mechanicals

Private Well

Three-Bedroom Septic System

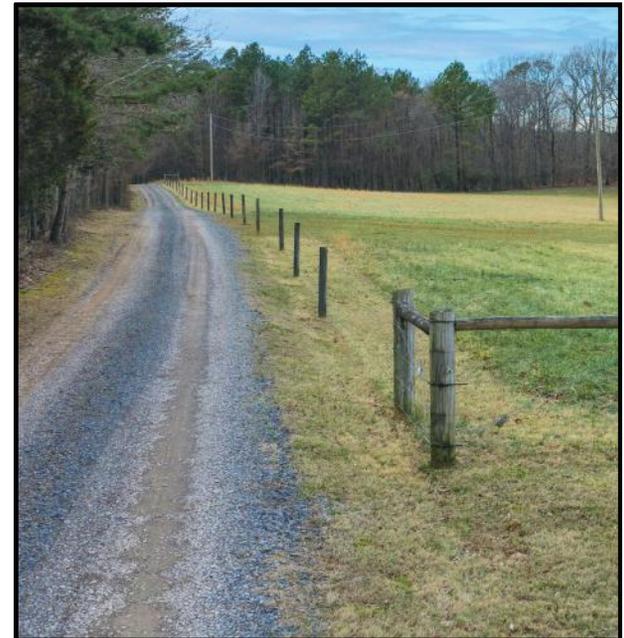
Gas Hot Water Heater (1999)

Hybrid Heat Pump & Furnace System

Pull-Down Attic Access

Water Purification System

Full-House Generator



Convenient Country Living

Restaurants

Penny's Restaurant – Local favorite offering pizza, sandwiches, burgers & more in Oakboro

Los Jacubes Family Mexican Restaurant – Warm, relaxed eatery providing enchiladas, fajitas, tacos, and chips

Hot Diggity Dog – Variety of hot dogs, burgers, and sandwiches, catering to diverse tastes

Shopping

Food Lion

Walmart Supercenter in Monroe – Open early to late, includes pharmacy & auto care

Lowe's Home Improvement in Monroe

Medical / Health

Atrium Health Union – Full-service hospital located in Monroe

Schools

Fairview Elementary School

Piedmont Middle School

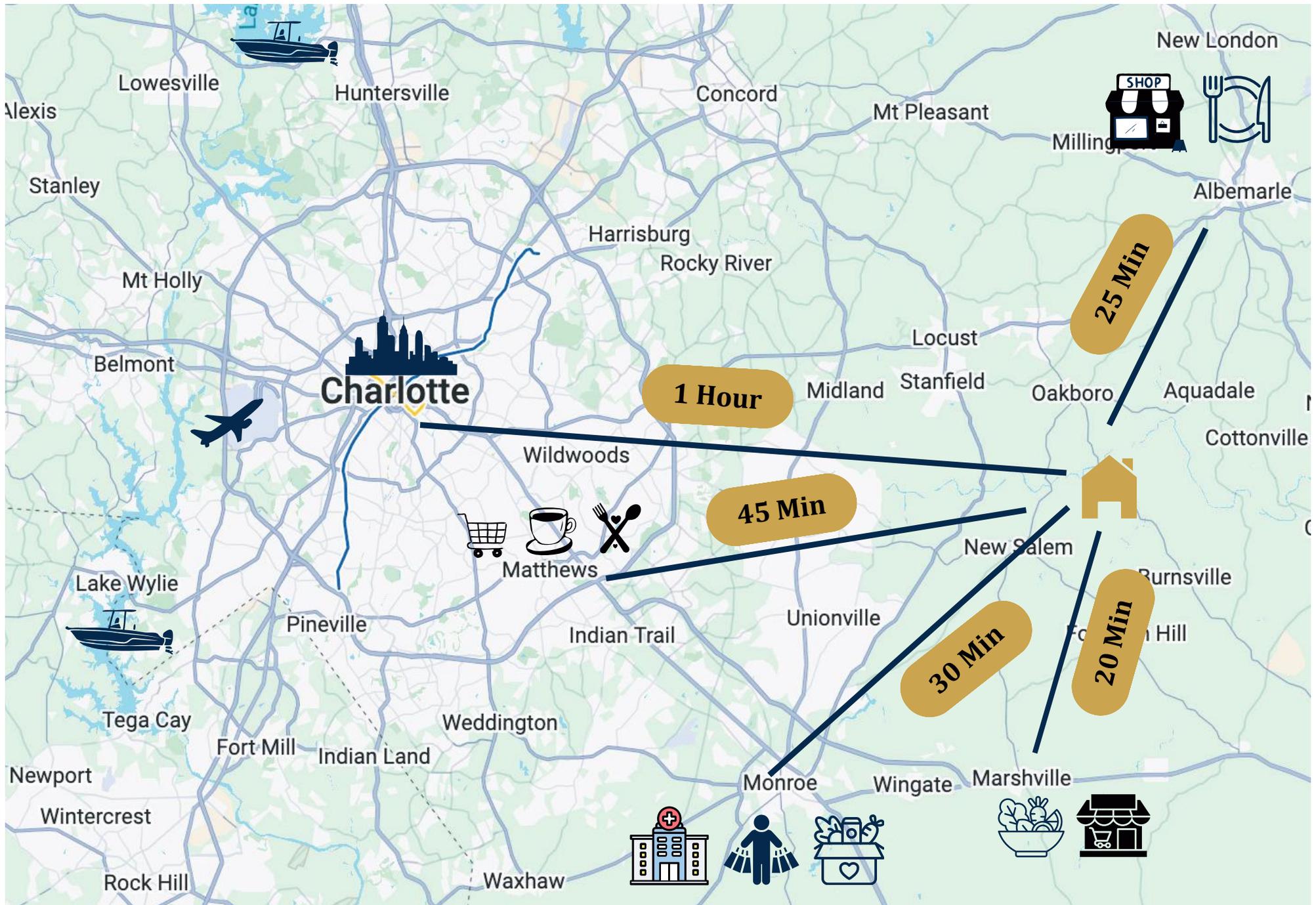
Piedmont High School

Location & Access

Quick access to major routes and about 1 hour to Charlotte, making both city and country easy to reach



Get To Know The Area





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