



4904 Willow Pond Rd,
Clover, SC 29710

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Premier | **Sotheby's**
INTERNATIONAL REALTY





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Move-in ready and waiting for you and your animals, this four acre horse and hobby farm offers a picture perfect setting designed for country living. The three-bedroom, 3.5-bath home features a spacious great room with a wood burning fireplace, a main-level primary suite, and multiple outdoor living spaces overlooking the pastures, private backyard, and pond. The property is appropriate for horses, goats, donkeys, chickens, or your next hobby farm venture. Equestrian amenities include a four-stall barn with 12' x 12' foot stalls, stall mats, windows, industrial fans, an automatic fly spray system, loft storage with stair access, and a tack room/workshop with cabinetry and a refrigerator. Four interconnected pastures, a 70' x 130' riding arena, and full perimeter fencing make it easy to bring your animals home and settle right in. The farm infrastructure is already in place for day-to-day operations, with dedicated tractor storage, separate manure and shaving storage areas, and an additional equipment shed for tools, feed, and farm essentials. A detached oversized two-car garage provides additional flexibility with a spacious private apartment above featuring a full kitchen, bath, and screened porch. Start the morning with coffee on the porch overlooking the property, spend the afternoon gardening, riding in the arena, or relaxing in the swim spa, and end the day making s'mores by the pond. This property offers the freedom to enjoy the land the way you have imagined, all within convenient reach of Lake Wylie, Charlotte, and the surrounding region.



Aerial

SC Parcel ID: 566-00-00-163

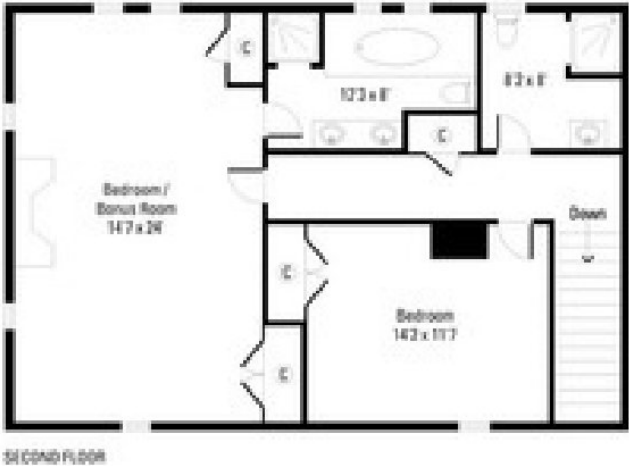
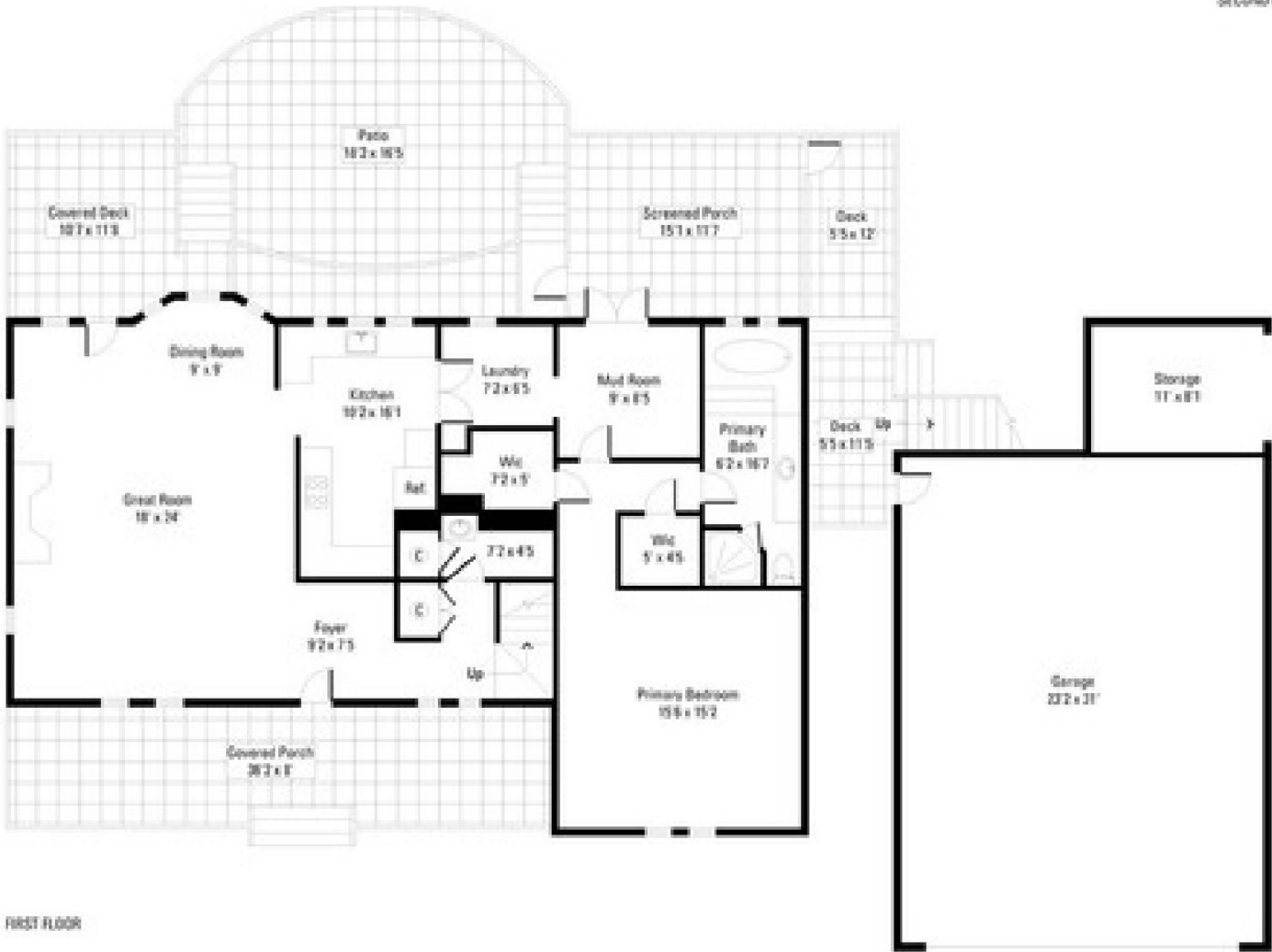
NC Parcel ID: 194456

- NC and SC state line runs through the property
- Home, barn, and 1.78 acres are in SC and 2.23 acres are in NC
- 4.01 acres



Floor Plans

First Floor	1,487 sq ft
Second Floor	912.5 sq ft
Total HLA	2,400 sq ft
2-Car Garage	779.2 sq ft
Additional Living Quarters	
Apartment	779.2 sq ft



Interior Features

- 1981 farmhouse
- 3 bedrooms, 2.5 baths + guest apartment
- 2,400 sq ft
- Main level primary suite
- Hardwood floors
- Ceiling fans in every room
- Powder room w/ pedestal sink
- Coat closet and additional storage
- Laundry room with LG washer/dryer, granite countertops, & cabinet storage
- Mud room area with cubbies, drop station, and coat hooks
- Partially floored attic with attic fan & hatch



Kitchen

- Granite countertops
- Tile backsplash
- Stainless steel sink
- Whirlpool double oven range
- Five-burner cooktop
- Whirlpool fridge w/ freezer drawer
- GE microwave
- Frigidaire dishwasher
- Pantry closet
- Lazy Susan cabinet
- Under cabinet lighting
- Cookie sheet storage rack
- Saloon door entry



Dining Area

- Dining area adjacent to kitchen
- Hardwood flooring
- Convenient access to back porch
- Oversized picture windows with property views



Living Room

- Living room with hardwood floors
- Coffered timber beam ceiling
- Wood-burning fireplace w/ brick surround
- Double vented chimney
- 2 ceiling fans



Primary Suite

- Carpet flooring
- Ceiling fan
- Two walk in closets

Full Bath

- En-suite full bath
- Jacuzzi tub w/ tile surround
- Shower w/ shatterproof glass surround
- Tile flooring
- Bathroom cabinetry



Second Floor

Bedroom/Office

- Full-wall closet
- Hardwood floors
- Ceiling fan
- Flexible space for home office or additional bedroom

Full Bathroom

- Shower/tub combo
- Ceiling fan
- Hardwood floors
- Linen hall closet



Second Floor Cont.

Bedroom

- Vaulted ceilings
- Hardwood floors
- Brick surround wood burning fireplace
- Ceiling fan
- Sitting area
- 2 large wall closets

En Suite Full Bathroom

- Tile surround soaking tub
- Tile floor
- Double sink vanities
- Tile surround shower



Above Garage Apartment

- Detached garage and above apartment constructed in 2014
- Exterior staircase access
- Bonus room, living area, or flex space
- Large wall closet with ample storage
- Ceiling fan
- Vaulted ceiling
- Screened porch w/ vaulted ceiling & ceiling fan



Apartment Kitchen

- GE refrigerator & microwave
- GE electric range
- Frigidaire dishwasher
- Granite countertops
- Stainless steel sink
- 2 chair breakfast bar



Full Bath

- Frosted glass shower
- Tile flooring
- Laundry closet
- LG Washer/Samsung Dryer



Outdoor Living

- Rocking chair front porch with two ceiling fans
- Back porch w/ french door access to the living room, ceiling fan, and farm views
- Screened porch w/ vaulted ceilings and storage area beneath
- Paver patio with built-in retaining wall and steps
- Established landscaping surrounding the patio
- Fire pit overlooking pond



Exterior Features

- 4 acres
- Vinyl exterior
- Shutters
- Metal roof
- Home and barn leaf guard system warranty (transferable)
- SwimSpa w/ fountains and jets
- Gated gravel driveway (solar powered, currently not in use)
- Circular driveway
- Separate driveway/entrance for barn
- Entirely fenced backyard
- Privacy fencing

2-Car Oversized Garage

- Detached garage constructed in 2014
- Concrete flooring
- Two garage bays
- Automatic garage doors
- 779 sq ft





Equestrian Features

70' x 130' Riding Arena

- Clay Base w/ Tru Tex Fiber & Sandstone Footing

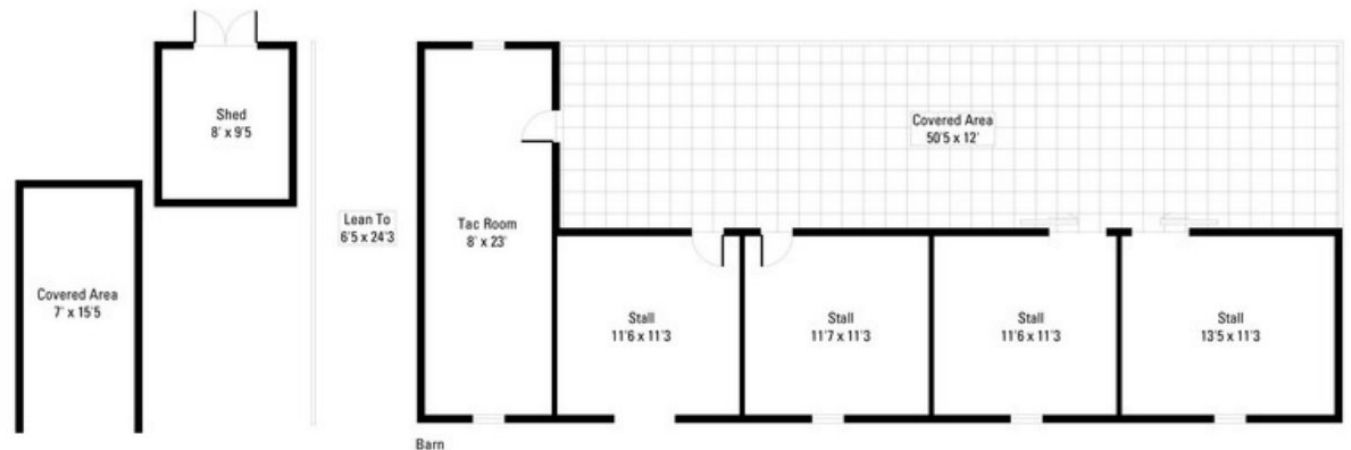
Farm Features

- 4 acres
- Four total pastures
- Interconnected pasture layout
- Electric strand fencing along top
- Separate barn driveway
- Gates have wheels
- Covered shavings storage
- 11' x 15' landscape/tool shed
- Scenic pond with dock and firepit



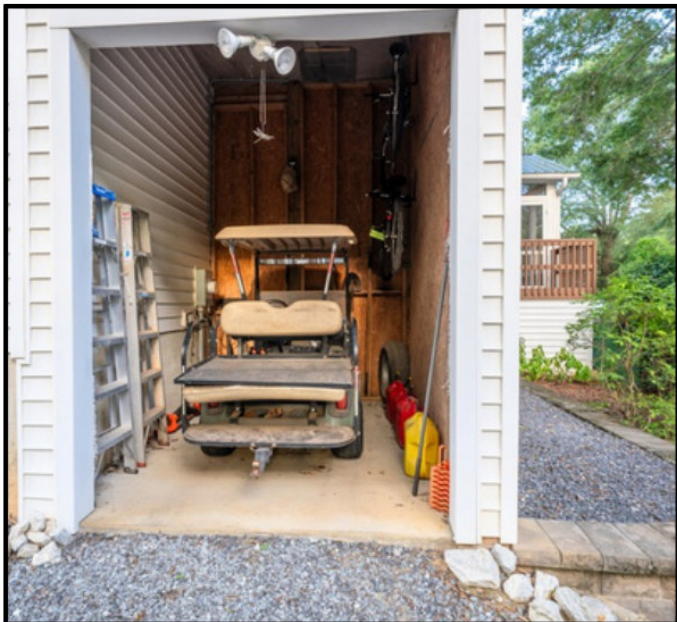
4-Stall Barn

- Metal roof
- Four stalls w/ mats, windows, & industrial fans
- Automatic fly-spray system (transferrable warranty)
- One stall with direct paddock access
- Hay/storage loft with stairs
- Tack room/workshop w/ built-in cabinetry and storage
- Refrigerator in tack room conveys
- Hot and cold water
- AC in the tack room
- Covered manure storage
- Covered tractor storage



Mechanicals

- World of Windows lifetime window warranty (transferable)
- HVAC serving main home (2012)
- HVAC serving garage apartment (2022)
- Water UV light filtration system and softner
- York electric company
- Separate garage/apartment meter
- Spectrum cable/internet
- 3 bedroom septic system w/ Septic Genie aeration system
- Private well
- Quarterly pest treatment (Home Pest Defense)
- Waste mgmnt service(Signature Waste Removal)



GET TO KNOW CLOVER, SC

*Lake life, equestrian living, and
convenient access to Charlotte*



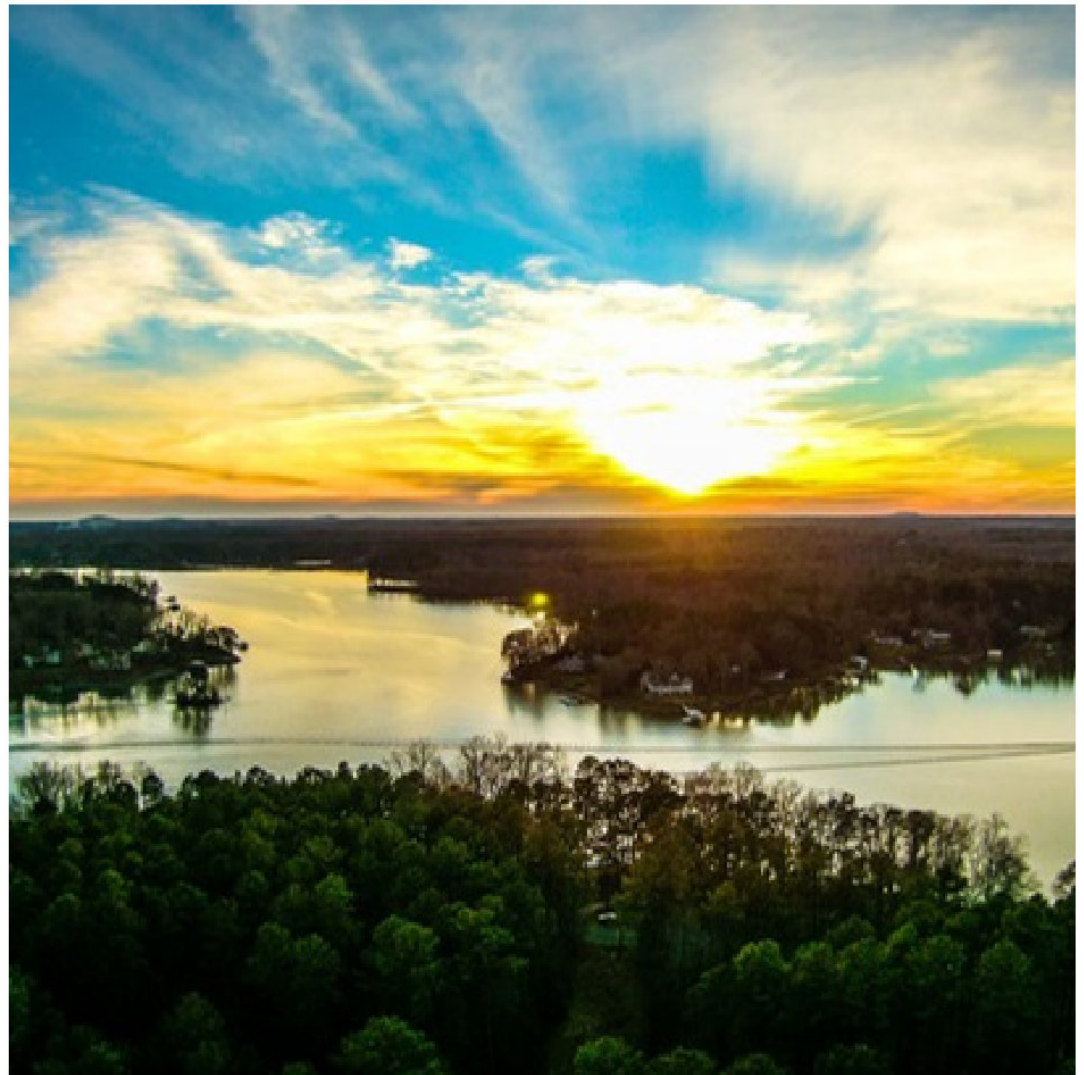
EASY ACCESS

- Charlotte Douglas International Airport | 30 minutes
- Crowders Mountain hiking | 45 minutes
- Charlotte | 35 minutes



LAKE LIFE

- Morningstar Marina | 1.1 miles
- Boating, fishing, & lake recreation right next door
- Nearby marinas offer convenient access to Lake Wylie,
with carefree boat clubs and wet and dry slip options



Town of Clover
— SOUTH CAROLINA —



Oakridge
Elementary School



Oakridge
Middle School



Lake Wylie
High School

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