



Breedlove[®]
FARMS | ESTATES | LAND

2807 Valley Farm Road
Waxhaw, NC 28173

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BreedloveFarmsEstatesandLand.com

Premier | **Sotheby's**
INTERNATIONAL REALTY





2807 Valley Farm Road, Waxhaw, NC 28173

Located in the Valley Farm Equestrian Community near Waxhaw, Monroe and Wesley Chapel, North Carolina, this peaceful setting is a turnkey equestrian property and an excellent hobby farm. The thoughtful care and stewardship of the estate are evident throughout the property, from the attractive, well-kept home to the efficient barn and lush pastures. Mature hardwoods, manicured landscaping, and dedicated garden spots surround the home, reflecting a true appreciation for nature. Conveniently situated just minutes from the charming village of Waxhaw, the property also offers easy access to nearby Cane Creek Park and its abundance of riding trails.

Property

5.27 Acres

Equestrian Community

Gated Entrance

Excellent Hobby Farm Potential

Park-Like Setting w/Pastures and Wooded Areas

Two Separate Property Entrances



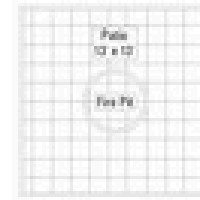
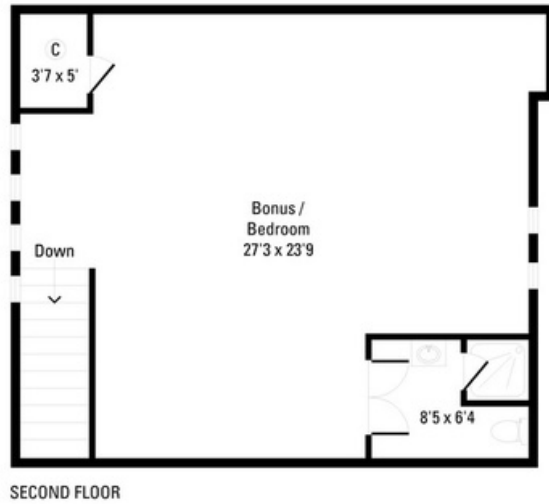
Aerial

Property Available:
Home and 5.27 Acres



Floor Plans

First Floor 2,072 *sf*
 Second Floor 707 *sf*
Total HLA 2,779 *sf*



Interior Features

2,741 sf

Main Floor Living w/2nd Floor Guest Suite

3 Bedrooms | 3 Bathrooms

Split Bedroom Floor Plan

Custom Trim Work including...

Chair Rail & Crown Molding

Windows w/Transoms

Updated Lighting Fixtures

Coat Closet

Attic Storage Access Through Murphy Doors

Foyer

Tile Floor

Wood and 6-Pane Glass Door w/Matching Sidelights

Office (Currently Configured as Reading Room)

Located Off Dining Area

Hardwood Floors

Windows Overlooking Back Yard and Pasture

Laundry Room/Half Bath

Pocket Door

Tile Floor

Stainless Steel Sink

Cabinets and Built-in Desk

Water Closet

Large Linen Closet



Kitchen

Hardwood Floor

Custom Cabinets w/Wall Pantry

Granite Countertops & Tile Backsplash

Stainless Steel Farmhouse Sink

Can Lighting w/Dimmers

Breakfast Bar w/Pendant Lights

Stainless Steel Appliances

KitchenAid Refrigerator

Cabinet Faced Kenmore Elite Dishwasher

Kenmore Wall Oven

Kenmore Microwave

Kenmore Gas Range w/Wood Paneled

Exhaust Hood

Cookie Sheet Drawer

French Door to Screened Porch



Dining Room

Bay Windows

Updated Chandelier

French Door to Screened Porch



Great Room

- Hardwood Floor
- Vaulted Ceiling
- Ceiling Fan
- Propane Fireplace Marble Surround & Hearth w/Wood Mantle
- Wall Sconces Above Fireplace
- Wall of Custom Cabinets
 - Display Shelving & A/V Cabinet
- Wet Bar Room
 - Tile Countertop, Sink, Upper Glass Display Cabinets & Lower Cabinets

Sitting Room (Game Room)

- Hardwood Floor
- Ceiling Fan
- Overlooks Front Yard
- Chair Rail



Primary Suite

Bedroom

Hardwood Floors
Vaulted Ceiling w/Ceiling Fan
Glass French Doors Open to Large Walk-in
Closet w/Shelving
Plantation Shutters

Bathroom

Tile Floor
Tiled Dual Vanity w/Upper Center Cabinet
Tiled Shower w/Frameless Glass Door
Water Closet
Walk-in Closet



Guest Room 1

Guest Bedrooms 1

Upgraded Carpet
Wall Closet w/Shelves
Ceiling Fan
Plantation Shutters

Full Bath

Tile Floor
Solid Surface Countertop Vanity Cabinet
Tub/Shower Combination



2nd Floor Guest Suite/Bonus Room

Glass Pocket Door Entrance Main Level

LVP Flooring

Propane Fireplace w/Marble Surround & Hearth

Built-In Bookcases

Ceiling Fans

Walk-In Storage Closet/Shelving

Levolor Wood Blinds

Walls of Windows Overlooking the Farm and Barn



Full Bathroom

Tile Floor

Tile Shower w/Frameless Glass Door

Pedestal Sink

Mechanicals

Reverse Osmosis Water Filtration

UV System

Water Softener

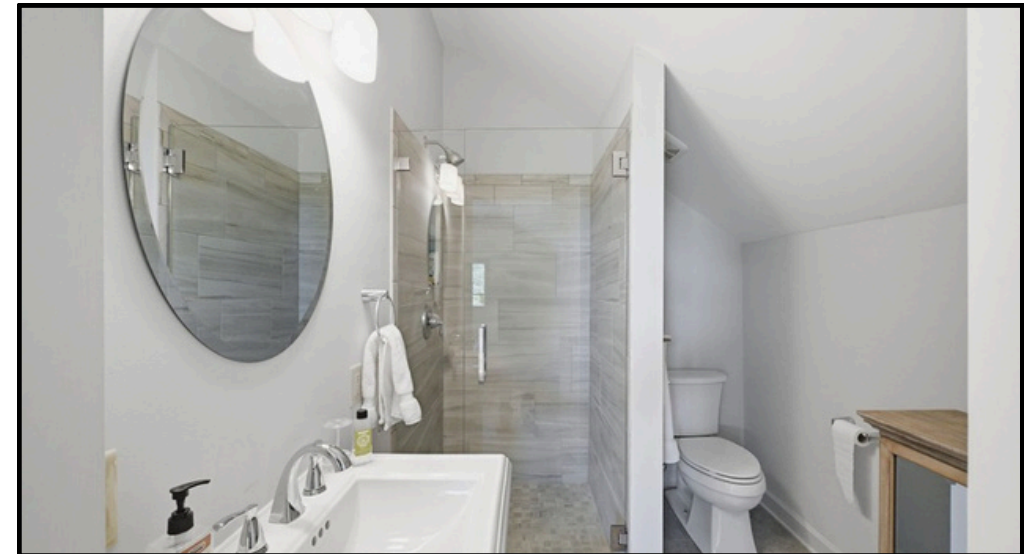
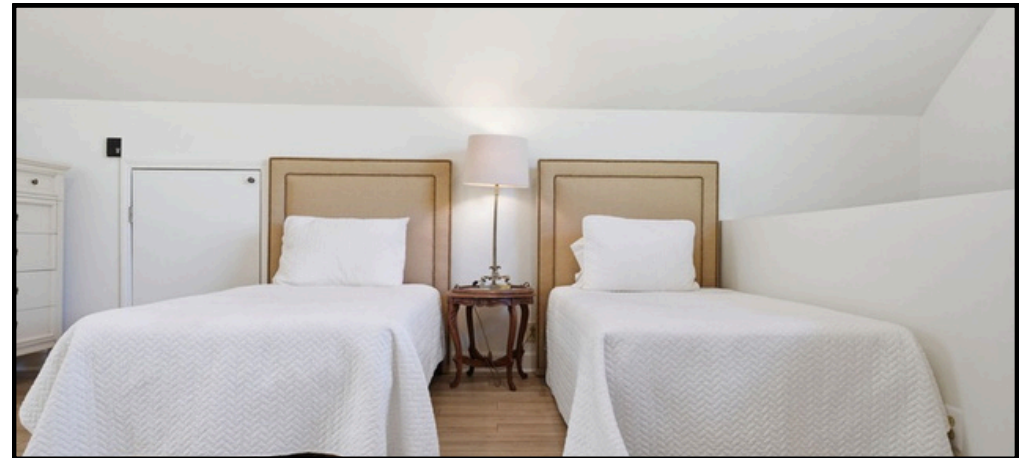
Above Ground Propane Tank

Well

Septic

Electric Water Heater 2021

Two HVAC Units 2022 & Unknown



Outdoor Living

Large Screened Porch

2 Ceiling Fans

Access to Patio, Dining Room & Kitchen

Back Courtyard Fenced — Wrought Iron Arbor

Mature Landscaping

Fig Tree

Blueberry Bush

Eastern Redbud Tree

Hydrangeas

Brick Fire Pit

Paver Tiles Surround

Raised Garden Bed

Greenhouse

Garden Shed

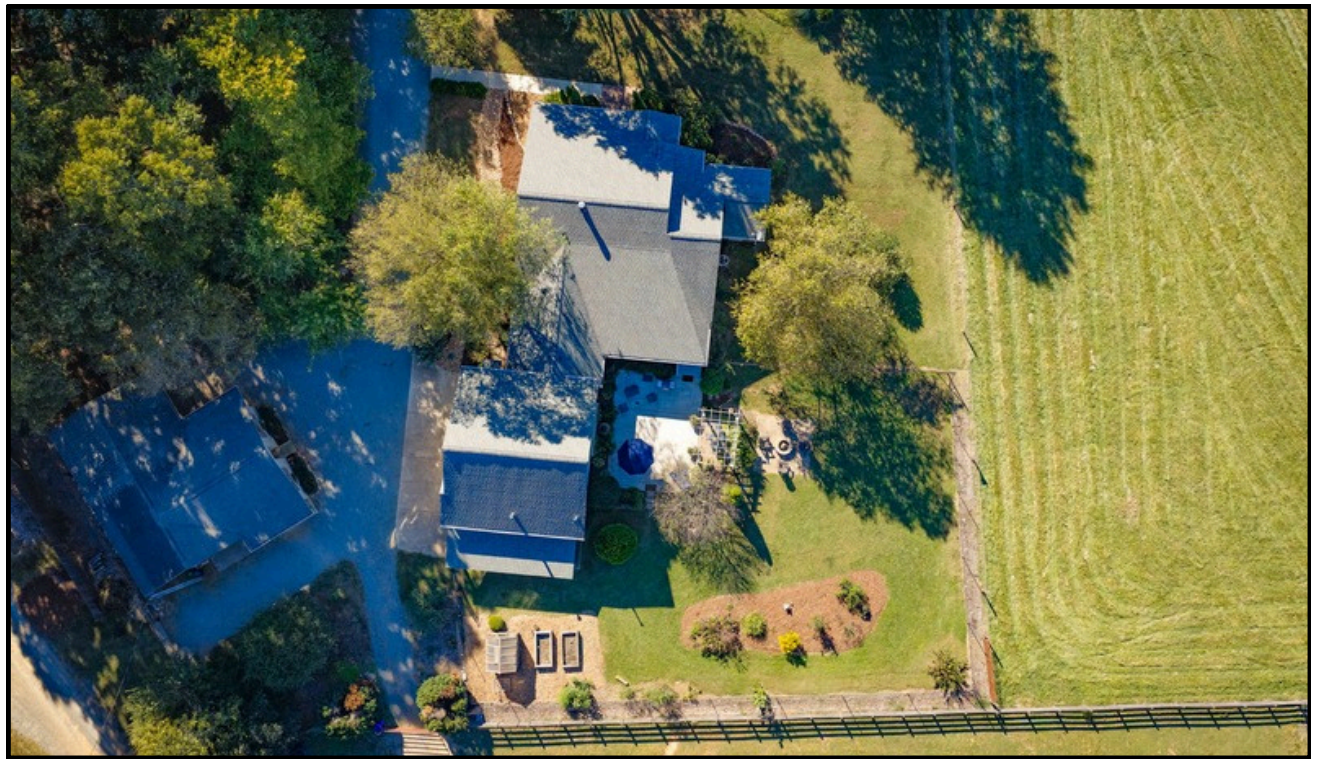
Potting Tables (*Negotiable*)

Shaded Trellis Nestled In Woods



Exterior Features

2022 Roof
Fiber Cement Siding
Shutters
2.5 Car Garage w/Workroom
Concrete Parking Pad
Screened Back Porch
Covered Side Patio
Concrete Sidewalk
Covered Front Porch Stoop





Equestrian Features

Barn

2 Stalls — 10' x 15'

Fans

Feed Windows

Windows

Sliding Doors

Mats

Tack Room

Saddle Racks

Hot & Cold H2O

Stainless Steel Sink

Workshop

Shelving

Pegboard

Garage/Storage Room

Barn Patio

Covered Storage

Shutters

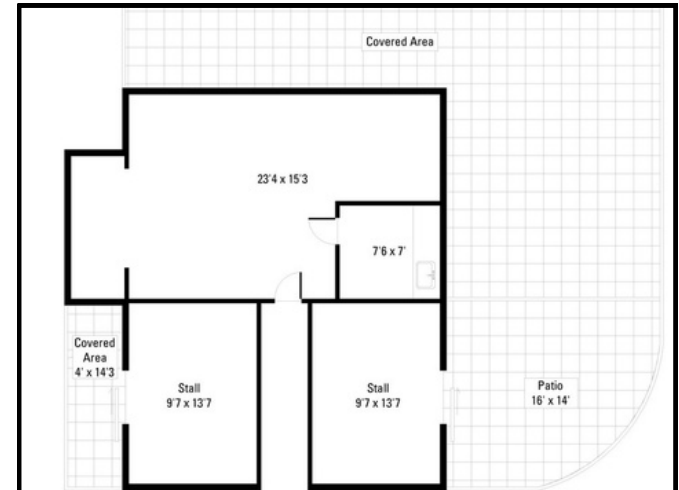
Frost-Free Water Spigots

2 Pastures

Board Fencing and Electric Tape

Shaded Wooded Areas

Two-Sided Run-in Shed





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