



Breedlove

FARMS | ESTATES | LAND

9717 Lancaster Highway
Waxhaw, North Carolina 28173

*A Private Resort-Style Estate on
21 Wooded Acres*

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Hidden at the End of a Quarter-Mile Paved Drive



Where the Outside World Disappears

There are properties designed simply to live in... and there are properties designed for the way people truly want to live. Hidden beyond a winding quarter-mile paved driveway, tucked deep within 21 private wooded acres between Waxhaw, Monroe, and Lancaster, this remarkable estate was created as a place to gather, retreat, celebrate, and reconnect.

Long before you reach the home, the outside world begins to disappear. Towering hardwoods line the drive, creating a sense of arrival that feels increasingly rare in this rapidly growing region where finding 20+ private acres has become almost impossible. As the trees open, the home emerges; warm, inviting, and intentionally designed to blend luxury with comfort rather than formality.

The current owners reimaged the home in 2024, thoughtfully transforming it into a destination for everyday living and unforgettable moments of entertaining. Their vision was not simply to renovate rooms, but to create spaces where people naturally gather; where holidays spill from the kitchen into the great room, where conversations continue long after dinner on the screened porch, and where summer weekends revolve around swimming, grilling, games, and laughter under the lights of the backyard retreat.

At the center of the home is the stunning Sara Lynn Brennan designer kitchen and scullery, equal parts showpiece and workspace. Custom cabinetry, premium Thermador appliances, handcrafted finishes, quartz surfaces, layered lighting, and furniture-style islands create a space that feels sophisticated yet welcoming. Open sightlines into the great room and outdoor living areas allow the cook to remain part of every conversation, football game, birthday celebration, or quiet evening by the fire.

Walls of windows and sliding glass doors blur the line between indoors and out, drawing your attention to the backyard oasis that feels more like a private resort tucked into the woods. Designed for connection and entertaining, the outdoor spaces include a heated saltwater gunite pool, travertine terraces, outdoor kitchen, pergola lounge, firepit gathering area, giant chess board, game spaces, and winding trails through the trees. Whether hosting large celebrations or enjoying peaceful mornings with coffee overlooking the pool, every space was designed to be experienced and shared.

The home itself balances openness with privacy. The main-level primary suite offers tranquil views of the backyard and pool, while guest bedrooms, flexible living spaces, and a private upper-level office and retreat provide room for work, wellness, hobbies, or quiet escape. The walk-out basement with separate entrance and additional unfinished heated space offers incredible flexibility for multi-generational living, recreation, future expansion, or guest accommodations.

What makes this property special is not simply the acreage, the renovations, or the amenities; it is the feeling the property creates. It is the kind of place where children spend summers outdoors instead of inside, where friends linger late into the evening around the firepit, where holidays become traditions, and where privacy, nature, and luxury coexist in a way that is becoming increasingly difficult to find.

This is more than a home. It is a retreat, a gathering place, and a legacy property designed for the moments that matter most.

The Estate

21.04 Private Wooded Acres

Quarter-Mile Paved Driveway

Conveniently Located Between Waxhaw, Monroe & Lancaster

Main Level Living w/Flexible Secondary Spaces

Extensive 2024 Sara Lynn Brennan Designer Renovations

Heated Saltwater Gunitite Pool

Resort-Style Outdoor Entertaining Areas

Finished Walk-Out Basement Living Quarters

2,228 *sf* Heated Unfinished Expansion Space in Basement

Office/Sanctuary Retreat Above Garage

Kinetic Fiberoptic Internet

3-Car Garage

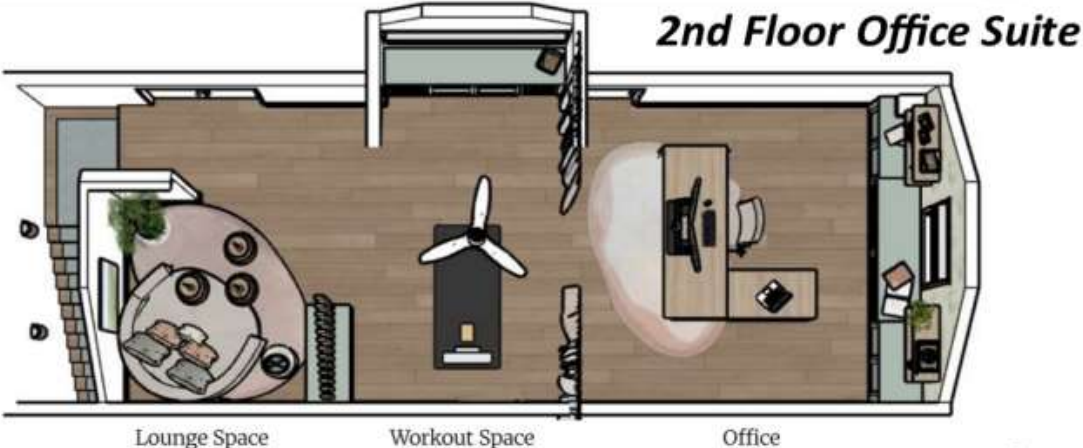
Greenhouse, She-Shed & He-Shed

Trails, Mature Hardwoods & Landscaped Grounds



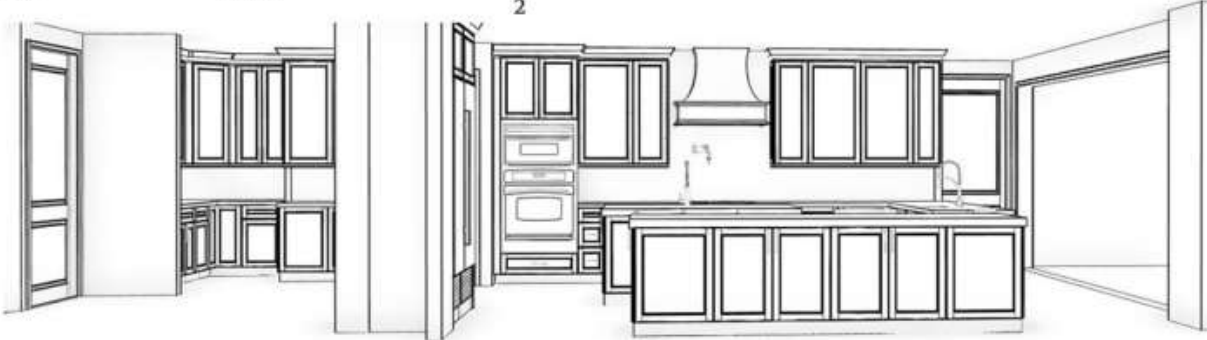


2024 Renovations



SARA LYNN BRENNAN
INTERIORS

Kitchen/Scullery



Great Room Cabinetry & Fireplace



Screened-in Porch



Main Level Floor Plan

General Features

Built 2007 (*Kitchen, Scullery, Great Room, 2nd Floor Office/Sanctuary and Screened-in Porch Remodeled 2024*)

First Floor HLA 3,370 sf

Second Floor Office/Sanctuary HLA 513 sf

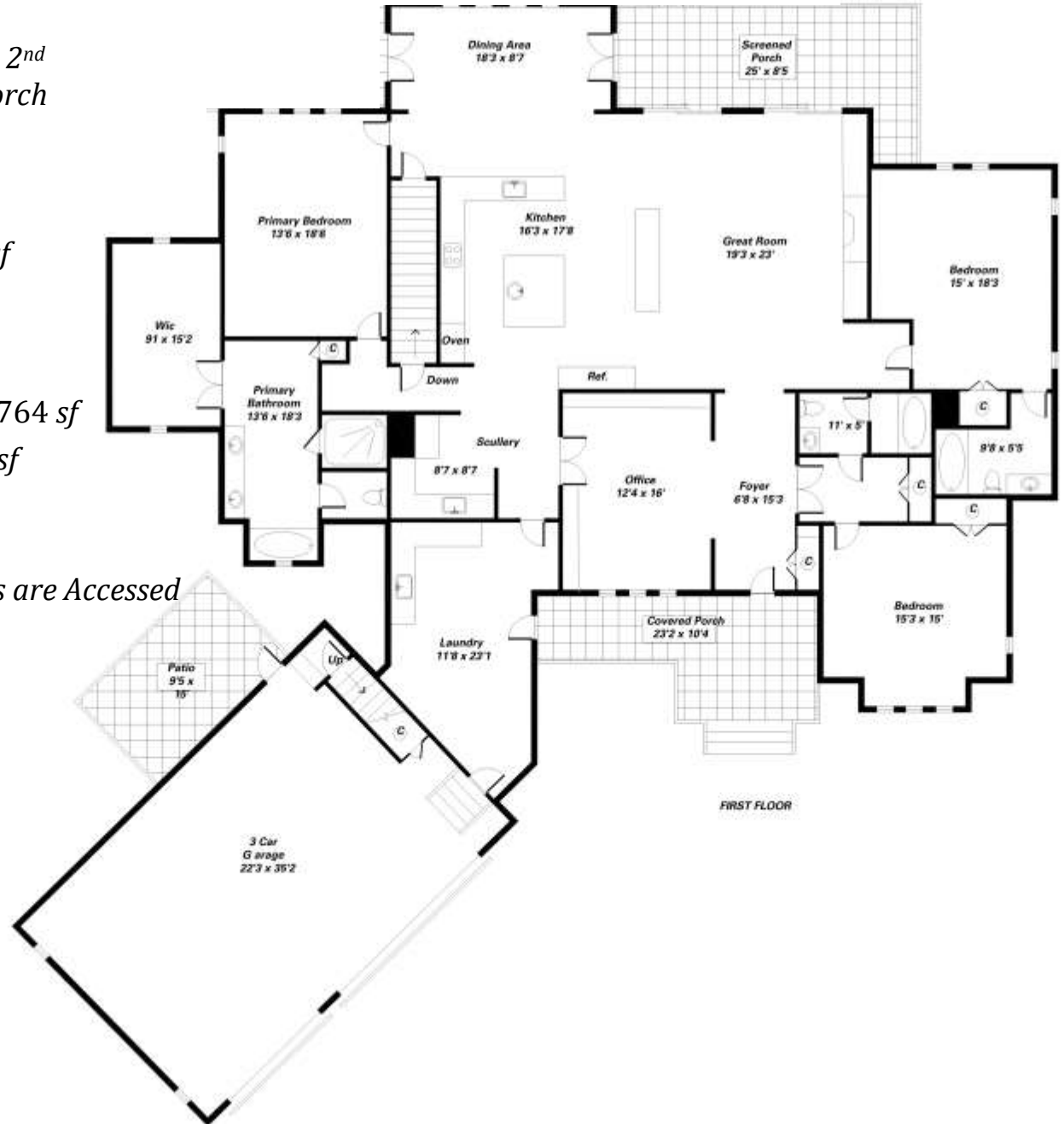
Garage 850 sf

Basement 2nd Living Qtrs Finished HLA 764 sf

Basement Unfinished Heated Area 2,228 sf

Total Building 7,725 Sq Ft

(The finished 2nd floor and Basement Areas are Accessed Through Unfinished Areas)



Interior Features

Built with uncompromising craftsmanship, the home's interior features elevated ceilings, extensive custom millwork, and wide-plank hardwood flooring. Layered with designer lighting and customized architectural accents, every room creates an atmosphere that is as welcoming as it is sophisticated.

Four Bedrooms/Four Bathrooms

Split Floor Plan

Full Walk-Out Basement w/Interior Access

Second Living Qtrs w/Full Bathroom and Plumbed for Kitchen

Large Separate Heated Unfinished Areas

Large Laundry/Mud Room w/Garage Entrance and Front Porch Entrance

Tile Floors

Solid Surface Countertops

Working Island w/Cabinets

Two Walls of Cabinets and Countertops

Sink

Refrigerator

Oversized glass-paneled wood door and matching sidelights that flood the foyer with natural light, Second Glass-Paneled Wood Door to Laundry

Sliding Glass and Glass Doors Great Room and Dining Area

Detailed Crown Molding, Layered Trim Work, Substantial Baseboards, and

Custom Door Casings Continue Throughout the Home

Main Floor Wide Plank Hardwood Floors in Living, Office and Kitchen Areas *(Refinished in 2024)*

Vinyl Plank Flooring in 2nd Floor Office Suite and 2nd Floor Living Areas

New *(2026)* Carpet in Bedrooms

10' Ceilings Main Floor

Surround Sound *(Speakers replaced in 2024)*

Large Front Hall Closet



Kitchen

2024 Sara Lynn Brennan Interiors Designed Renovations

Renovations included complete redesign of the kitchen, incorporating an adjoining open designed Scullery, new cabinetry in Great Room, Fireplace Updates, Screened-in Porch and 2nd Floor Office/Sanctuary.

Transitional Luxury Design

Modern Farmhouse Influences

Furniture-Inspired Cabinetry Craftsmanship

High-Function Chef's Kitchen Storage Solutions

Entertaining-Focused Layout



Kitchen

Fully Renovated Designer Kitchen Featuring Premium Luxury Appliances, Integrated Refrigeration, Custom Cabinetry, and High-End Plumbing Fixtures Throughout

Thermador Freedom Column Refrigerator and Freezer System w/Custom Panel-Ready Integration

Thermador 36" Freedom Induction Cooktop for Precision Cooking and Sleek Modern Design w/Custom Wood Vent Hood Surround w/Layered Trim Detailing

Dual Thermador Professional Wall Ovens Including Rotisserie Functionality

Thermador Sapphire Smart Dishwasher w/Home Connect Technology

U-Line Compact Beverage Refrigerator w/Glass Door and Digital Temperature Controls Integrated into the Island Beverage Station, as well as, a Undercounter Refrigerator Drawers.

Large 39" Ruvati Workstation-Style Undermount Stainless Sink w/Integrated Brizo Artesso SmartTouch Pull-Down Kitchen Faucet in Luxe Gold Finish, Brizo Instant Hot Water Dispenser, Brizo Cup Wash and Drying Rack System
Island 18" Ruvati Undermount Stainless Sink w/Brizo Artesso SmartTouch Pull-Down Kitchen Faucet in Luxe Gold Finish

Brizo Artesso Wall-Mounted Pot Filler Over Cooktop

Dual Moen Disposal Systems Installed for Enhanced Kitchen Functionality

Cambria Ironbridge Quartz Countertops w/Mitered-Edge Island Detailing and Waterfall-Style Appearance

Integrated Ice Storage and Beverage Prep Features Ideal for Entertaining

Custom Herringbone Tile Backsplash w/Designer Grout Selections and Architectural Schluter Edging



Kitchen

Designer Two-Tone Custom Cabinetry Featuring Alabaster Perimeter Cabinetry and Caldwell Green Island Cabinetry w/Warm Brushed Brass Hardware Throughout

Undercabinet Lighting

Soft-Close Doors and Drawers Throughout

Integrated Decorative End Panels and Finished Cabinetry Backs for a Furniture-Quality Appearance

Mixed Pull Sizing Thoughtfully Scaled to Drawer and Cabinet Proportions

Coordinating Brass Plumbing Fixtures Creating Cohesive Finish Continuity

Tall Pantry-Style Storage Cabinets w/Oversized Brass Pulls

Extensive Custom Storage Enhancements Including

Full Custom Inset/Shaker-Style Cabinetry w/Clean Transitional Lines

Two-Tone Cabinet Palette w/Painted White Perimeter Cabinetry and Deep Green Statement Island

Extensive Ceiling-Height Cabinetry Maximizing Storage and Visual Scale

Oversized Furniture-Style Island Design w/Recessed Panel Detailing on all Exposed Sides Offering Prep, Serving, and Seating Functionality

Waterfall-Look Quartz Edge Detailing w/Substantial Countertop Thickness

Prep Sink Integrated into Primary Island — Teardrop Seeded glass Chandelier Suspended on Fine Chains,

Finished in a Rich Antique Bright Silver Leaf

Seating Island Designed for Entertaining and Casual Dining

Integrated Pop-Up Outlet Access on Island End Panel

Built-In Spice Pull-Outs Adjacent to Cooking Area

Vertical Tray/Divider Storage System for Cookware and Baking Sheets

Roll-Out Shelving Inside Lower Cabinetry

Corner Cabinet Pull-Out System for Optimized Storage Access

Appliance Garage/Mixer Lift System w/Heavy-Duty Pull-Out Platform

Built-In Trash/Recycling Pull-Out Integrated into Island

Deep Drawer Storage for Cookware and Kitchen Essentials



Scullery/Prep Kitchen

Designed as a Functional Extension of the Kitchen for Entertaining, Catering Support, Concealed Prep Space, and Additional Storage

Professionally Designed Secondary Scullery and Prep Kitchen Created to Complement the Main Kitchen While Providing Additional Functionality, Storage, and Entertaining Space

Custom Cabinetry in Painted Alabaster Finish w/Extensive Upper and Lower Storage

Designer Brass Hardware Carried Throughout For a Cohesive Luxury Aesthetic

Cambria Ironbridge Quartz Countertops Continued Into the Scullery For Seamless Flow With the Main Kitchen

Custom Daymon Collection Diamond Mosaic Backsplash w/Vertically Installed Patterned Tile and Designer Grout

Secondary Prep Sink w/Brizo Artesso Pull-Down Faucet in Luxe Gold Finish

Kitchenaid Refrigerator/Freezer Drawers Integrated Into the Scullery For Overflow Refrigeration and Beverage Storage

Built-In Produce Storage Cabinetry w/Decorative Mesh-Front Cabinet Doors and Display Shelving

Custom Appliance Station/Coffee Bar Area Designed For Entertaining Convenience and Hidden Countertop Appliance Storage

Dedicated Beverage and Coffee Preparation Area Separate From the Main Kitchen Workspace

Soft-Close Cabinetry and Custom Organizational Storage Systems Throughout

Integrated Pull-Out Waste Storage System

Custom Pull-Out Bottle and Tumbler Organization Drawers

Premium Corner Pull-Out Storage Maximizing Cabinet Accessibility and Function

Under-Cabinet Lighting Enhancing Both Task Lighting and Ambiance

Extensive Custom Millwork and Trim Detailing Throughout The Scullery





The Kitchen and Great Room Were Thoughtfully Designed for Connection, Comfort, and Entertaining, Creating a Seamless Open-Concept Living Experience Centered Around Gathering Spaces and Outdoor Access. One of the Oversized Breakfast Bars Faces Directly Into The Great Room, Allowing the Cook to Remain Part of the Conversation While Guests Relax by The Fire or Enjoy Sporting Events and Movie Nights Together.

Glass Doors Lined With Custom Designer Drapery Open Effortlessly to the Screened Porch, Extending the Living Space Outdoors and Creating Easy Flow for Entertaining. Natural Light Fills the Space While Maintaining Warmth and Sophistication Through Rich Hardwood Flooring, Extensive Millwork, and Detailed Architectural Finishes.



Great Room

The Great Room is Anchored by a Renovated Striking Floor-to-Ceiling Stacked Stone Fireplace w/Substantial Reclaimed Wood Mantel, Creating a Dramatic Focal Point Beneath the Custom Coffered Ceiling w/Exposed Wood Beam Detailing.

Newly Installed Custom Built-In Cabinetry Flanking the Fireplace Adds Both Functionality and Visual Balance, Featuring Designer Paint Finishes, Display Shelving, Storage Cabinetry, and Decorative Metal Mesh Accents That Elevate the Room's Custom Character.

Highlights Include:

Open-Concept Kitchen and Great Room Layout Ideal for Entertaining
Breakfast Bar Oriented Toward the Living Area for Social Cooking and Viewing
French Doors Leading to the Screened Porch and Outdoor Living Spaces
Custom Designer Draperies Framing the Doors And Windows
Coffered Ceiling w/Rich Stained Beam Detail
Floor-to-Ceiling Stacked Stone Fireplace w/Substantial Wood Mantel
Newly Added Custom Built-In Cabinetry and Shelving
Hardwood Flooring and Extensive Crown Molding Throughout
Indoor-Outdoor Flow Designed For Everyday Living And Entertaining



Dining Area

The Dining Area Continues the Home's Elevated Custom Design With a Seamless Connection to the Kitchen and Outdoor Living Spaces. Positioned Beneath a Dramatic Vaulted Tongue-and-Groove Wood Ceiling, the Space Feels Warm, Architectural, and Inviting While Still Maintaining an Open-Concept Flow Ideal for Entertaining and Everyday Living.

Natural Light Pours Through Expansive Windows and Two Sets of Glass Doors Leading Directly to the Screened Porch or Back Travertine Deck and Resort-Style Outdoor Living Areas, Creating Effortless Indoor-Outdoor Connectivity and Tranquil Views of the Pool and Landscaped Grounds.

A Standout Design Element is the Statement Chandelier — A Sculptural Capiz Shell-Inspired Fixture That Adds Texture, Softness, and an Organic Coastal-Luxury Feel to the Room. Illuminated in the Evening, the Fixture Creates a Warm Ambient Glow and Serves as Both Lighting and Functional Artwork.



Other Features Include:

Cathedral Tongue-and-Groove Stained Wood Ceiling

Open-Concept Connection to the Chef's Kitchen

Direct Access to Screened Porch and Outdoor Spaces

Expansive Windows Overlooking The Pool and Backyard

Designer Chandelier w/Layered Organic Detailing

Warm Hardwood Flooring and Neutral Designer Palette

Spacious Dining Area Suited for Both Intimate Dinners and Larger Gatherings



Office/Library

Built-In Custom Floor to Ceiling Cabinetry w/Crown Molding

Display Shelves

Lower Cabinets

File Drawers

Built-in Desk

Wall-of-Windows

French Doors to Back Hallway



Main Level Primary Suite

Primary Bedroom

Two Entrances

Tray Ceiling

Wall-of-Windows Overlooking Back Yard/Pool Area

Ceiling Fan

French Doors Open to En-Suite Bathroom

New Carpet



Primary Bathroom

Tile Floor

Dual Granite Top Custom Vanity W/Center Shelving

Tile Surround Claw Foot Soaking Tub Under Lead Glass Window

Walk-In Tile and Glass Shower

Water Closet

French Doors Opening Into Large Walk-In Closet w/Shelving and Drawer System



Main Level Guest Rooms

Two Guest Rooms on the Main Level including an ensuite

Guest Bedroom 1

New Carpet

Ceiling Fan

Wall Closet

Windows Overlooking Front Yard

Immediate Access to Bathroom



Main Floor Bathroom

Tile Floor

Granite Countertop Vanity

Private Tub/Shower Combo w/Tile Surround

Guest Bedroom 2 (Ensuite)

New Carpet

Ceiling Fan

Walk-In Closet

Windows Overlooking Back Yard

Room for Sitting Area

Bathroom

Tile Floor

Granite Countertop Vanity

Tub/Shower Combo w/Tile Surround



Second Floor Office/Retreat

Accessed From the Garage, This Additional Heated Living Area was Thoughtfully Designed as a Private Retreat Offering Flexibility for Work, Wellness, and Relaxation. Created to Provide Separation From the Main Living Spaces While Still Remaining Connected to the Home, the Suite Functions Beautifully as a Luxury Home Office, Creative Studio, Fitness Space, Media Room, or Private Lounge. Features Include:

Custom Built-Ins w/Designer Finishes

Polished and Functional Workspace w/Ample Storage and Organization

Architectural Wood Slat Detailing Adds Texture and a Modern Custom Feel While Subtly Defining Separate Spaces Within the Room

Large Windows Provide Natural Light and Peaceful Wooded Views, Creating an Inspiring Environment for Working From Home or Unwinding at the End of the Day

Highlights Include:

Additional Heated Living Area Accessed From the Garage

Designed as a Private Work-From-Home and Wellness Retreat

The Office Area Features Custom Cabinetry, Floating Wood Shelving, Designer Wallpaper Accents, and Abundant Work space Designed for Productivity While Maintaining Warmth and Style.

Custom Privacy Drapes

Custom Built-In Cabinetry w/Quartz Countertops

Beverage Refrigerator and Microwave Station

Designer Wallpaper and Floating Wood Shelving

Architectural Wood Slat Feature Wall/Divider

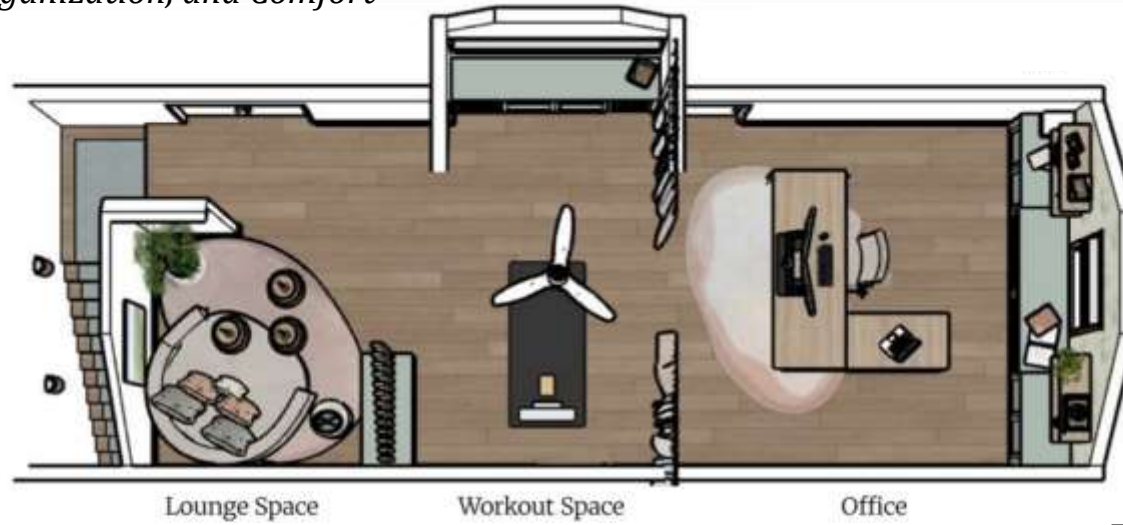
Flexible Space for Office, Fitness, Hobbies, or Lounge Use

Large Windows w/Natural Light and Wooded Views

Luxury Finishes Carried Consistently Throughout the Space

Second Floor Office/Retreat

The Result is a Highly Functional Yet Beautifully Finished Retreat Space That Reflects Modern Lifestyle Needs for Privacy, Flexibility, Organization, and Comfort

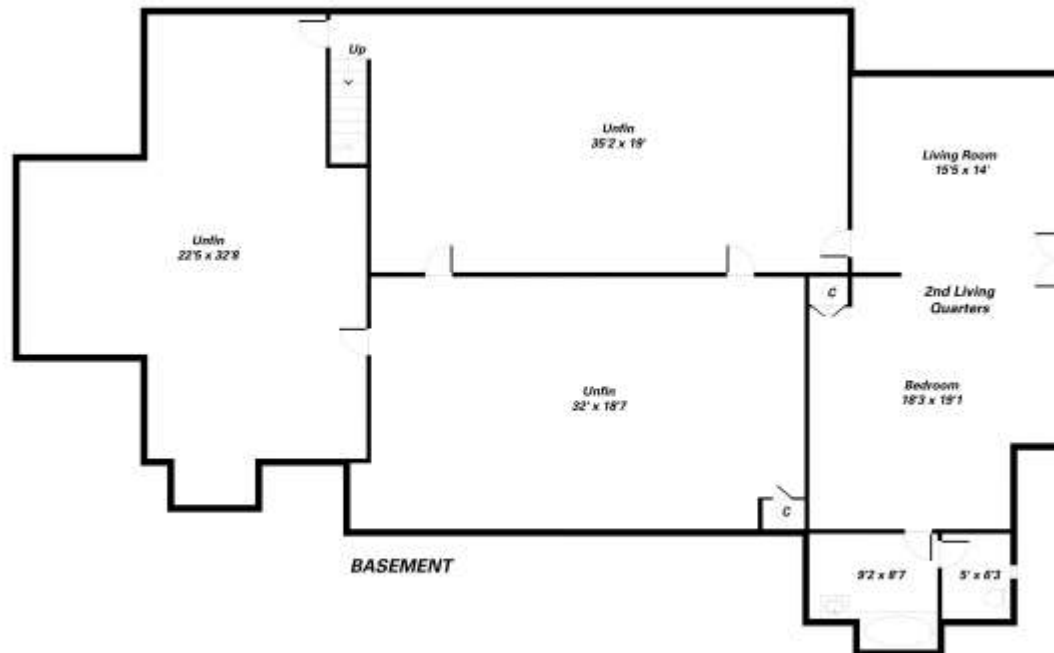


Second Living Quarters

In Addition to the Beautifully Finished Main Living Areas, the Home Offers Exceptional Flexibility with a Partially Finished Basement Designed for Everyday Functionality and Future Expansion. A Finished Bedroom Suite with Adjoining Living Area and Full Bathroom Creates an Ideal Setup for Guests, Multi-Generational Living, Private Office Space, Fitness Area, Recreation Room, or Extended Stay Accommodations. With Both Interior and Exterior Entrances, the Space Offers Privacy and Convenient Independent Access.

Beyond the Finished Areas, Approximately 2,228 Square Feet of Unfinished Basement Space Presents an Outstanding Opportunity for Customization and Future Value. The Expansive Footprint Includes Multiple Large Open Areas with Concrete Floors, High Ceilings, Utility Access, Workshop Space, and Abundant Storage Capacity. Whether Envisioned as Additional Living Quarters, a Home Gym, Theater Room, Wine Cellar, Hobby Space, Workshop, Golf Simulator, or Entertainment Area, the Unfinished Basement Provides the Scale and Infrastructure to Support a Wide Range Of Uses.

Additional Basement Features Include Dedicated Mechanical Areas, Multiple HVAC Systems, Organized Storage Rooms, Utility Sink and Workbench Areas, Durable Shelving Systems, and Extensive Workspace Ideal For Hobbies, Projects, Equipment Storage, or Home-Based Business Needs. A Separate Staircase Leads to a Finished Heated Flex Room Above the Garage, Further Expanding the Home's Versatility for Office Space, Media Room, Studio, or Guest Overflow Accommodations.



Second Living Quarters

Luxury Vinyl Plank Flooring

Accessed by Interior Stairs Through Unfinished (*Heated*) Basement Area or French Exterior Doors

Bedroom Suite W/Closet

Living Room

En-Suite Bathroom

Tile Floor

Granite Topped Vanity

Tub/Shower Combo Tile Surround

Large Water Closet

Wall of Cabinets

Three Large Unfinished Rooms w/Interconnecting Doors (*All Heated*)

Ideal for Building-Out a Game Room/Movie Theater/Workshop

Plumbed for a 2nd Kitchen



Exterior Features

Craftsman Style Home

Architectural Shingle Roof (2025)

Hardboard Siding Accented w/Shakes, Stone and Wood Walls

Wood Front Porch Columns

Flagstone Front Walk Steps

Front Porch w/Wood and Glass Front Door w/Matching Sidelights

Tongue and Groove Ceiling

Side Entry Glass And Wood Door Opening To The Laundry/
Mud Room

3-Car Garage W/Large Concrete Parking Pad and Hot & Cold Water

Parking Pad — Center Landscape/Flower Bed

Basement Level Patio w/Access To Finished Basement 2nd Living
Quarters Through French Doors

Greenhouse

She-Shed and He-Shed



Outdoor Spaces

21.04 Private Acres With Mature Hardwoods and Rolling Terrain. Extensive Irrigated Landscaped Areas Accent a Variety of Relaxing, Dining And Game Areas. (Hydrangeas, Day Lillies, Azeleas, Elephant Ears, Magnolia, Blueberries)

Pergola w/Deck and Propane Fire Pit Table

Speakers
Landscape Lighting
Giant Ground Chess Set & Board
Corn Hole Court
Dart Boards
Paver Walkways
Paver Surround Stone Firepit



Built-In Stone Outdoor Kitchen

Raised L-Shaped Bar
Built-In Stainless Steel Grill
Granite Countertop
Stainless Steel Sink & Storage Door
Fronts

Outdoor Spaces

In-Ground Salt Water/Heated Gunite Pool

Travertine Patio and Pool Decking

Above Ground Hot Tub

Raised Travertine Deck off Dining Area

Aluminum Fenced Back Yard



Screened-In Back Porch 24' X 10' W/Access To Dining & Great Room

Ceiling Fans, Roller Shades
Beadboard Ceiling





Mechanicals

Well

Septic (*Two 3-Bedroom Systems*) Last Pumped 2026

Two Heat Pump/Central Air Units 2007

Second Floor Heat Pump/Central Air 2025

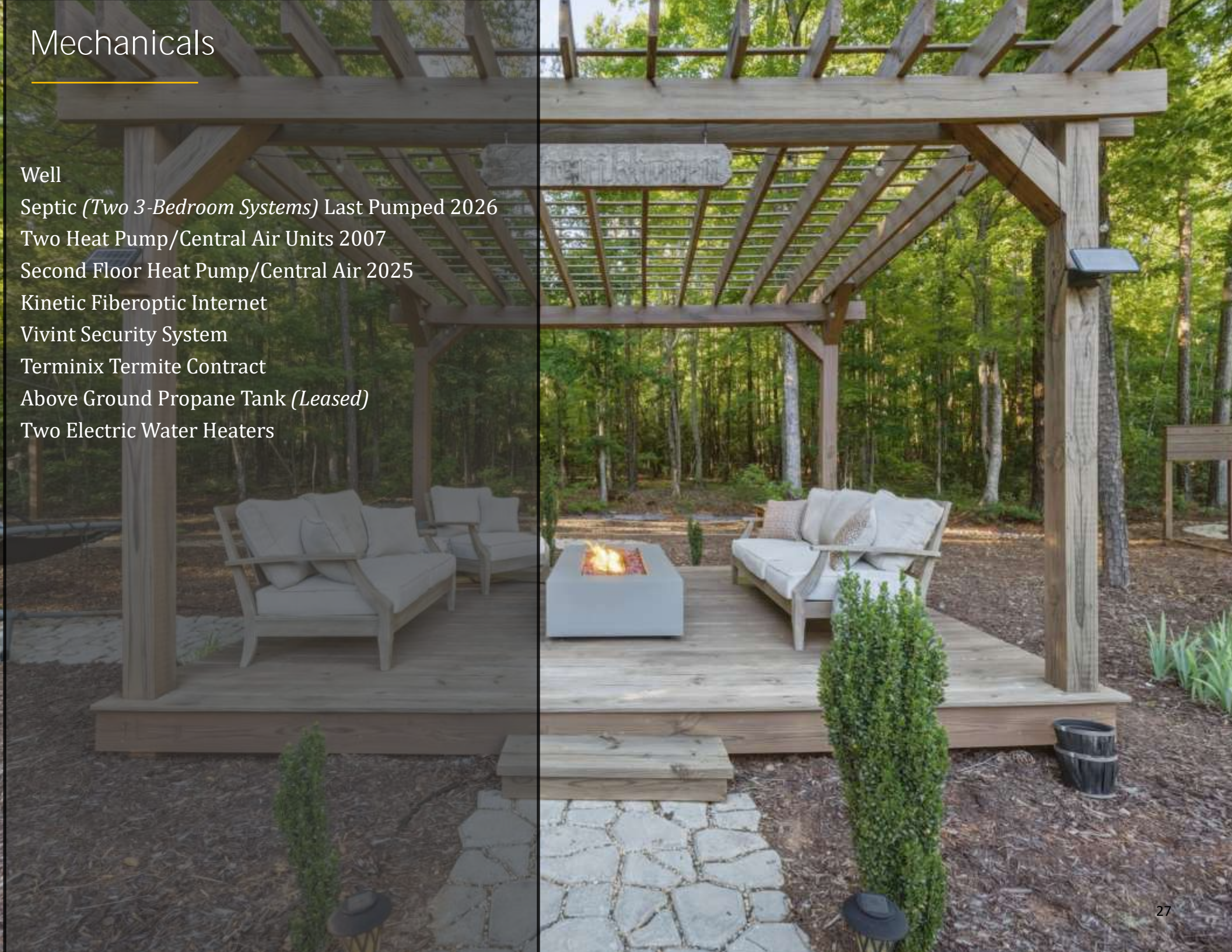
Kinetic Fiberoptic Internet

Vivint Security System

Terminix Termite Contract

Above Ground Propane Tank (*Leased*)

Two Electric Water Heaters



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