



Breedlove®
FARMS | ESTATES | LAND

3225 Cal Bost Road
Midland, NC 28107
Pattrino Farm

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BreedloveFarmsEstatesandLand.com

Premier

Sotheby's
INTERNATIONAL REALTY





3225 Cal Bost Road, Midland, NC 28107

Behind the gated entrance, 20 beautiful, perimeter-fenced acres unfold to reveal a perfect blend of creeks, meadows, mature woods, and private trails. A tree-lined, paved driveway leads you up to the hillcrest home. While retaining its classic charm, this 1990s-era farmhouse has undergone extensive, modern renovations throughout. Resort-style outdoor living awaits with a pool, expansive decking, and an adjacent, large, screened porch perfect for entertaining. The equestrian facilities are equally exceptional, featuring a state-of-the-art arena, board-fenced pastures, and two well-designed barns. Tailored to its history as a therapeutic riding program, one of the barns is fully ADA-compliant.

Property

20+ Acres (Two 10-Acre Parcels)

Private Setting

Perimeter Fence

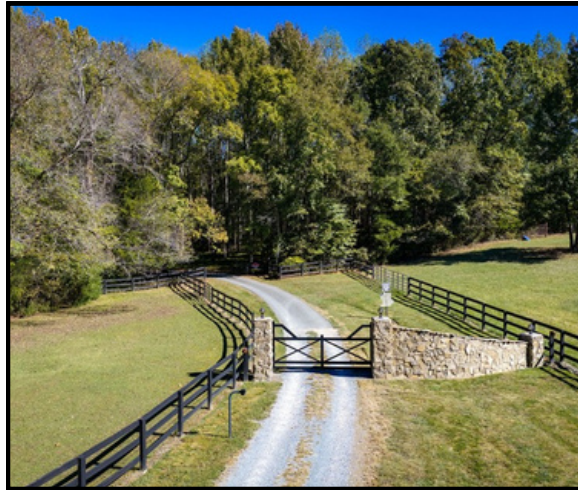
Gated Entrance w/Stone Wall & Powered Gate

Tree-Lined Paved Drive

Mature Landscaping

Creek

Wooded Acreage Ideal for Trails and/or Second Home



Aerial

Property Available:
Home and 20.08 Acres

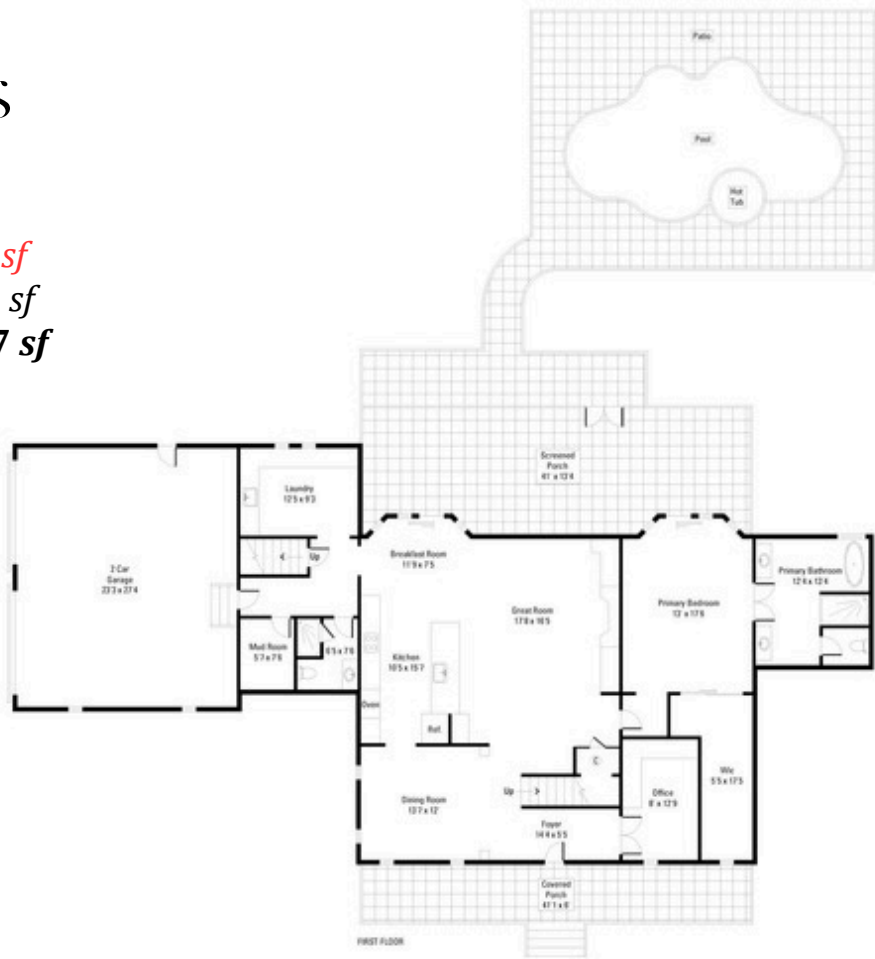
Parcel
5546-62-1986-0000
10.00 Acres

Parcel
5546-52-8906-0000
10.08 Acres



1st Floor

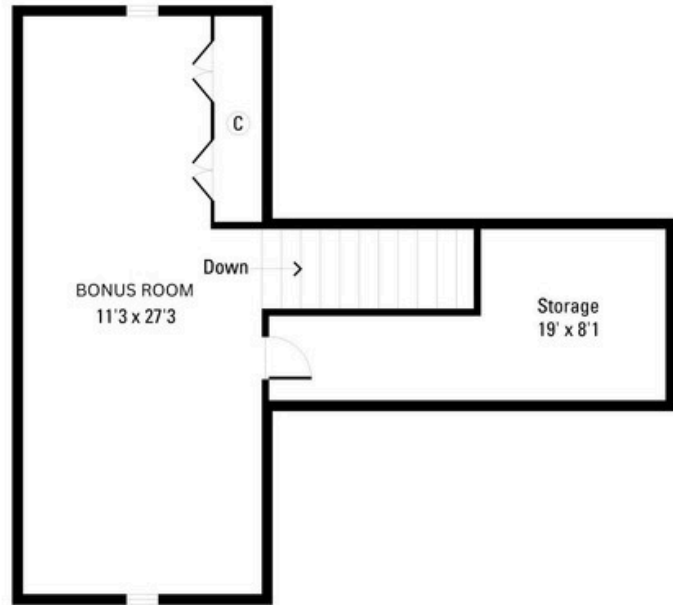
1 st Floor	2,033 <i>sf</i>
2 nd Floor	1,084 <i>sf</i>
Total HLA	3,117 <i>sf</i>



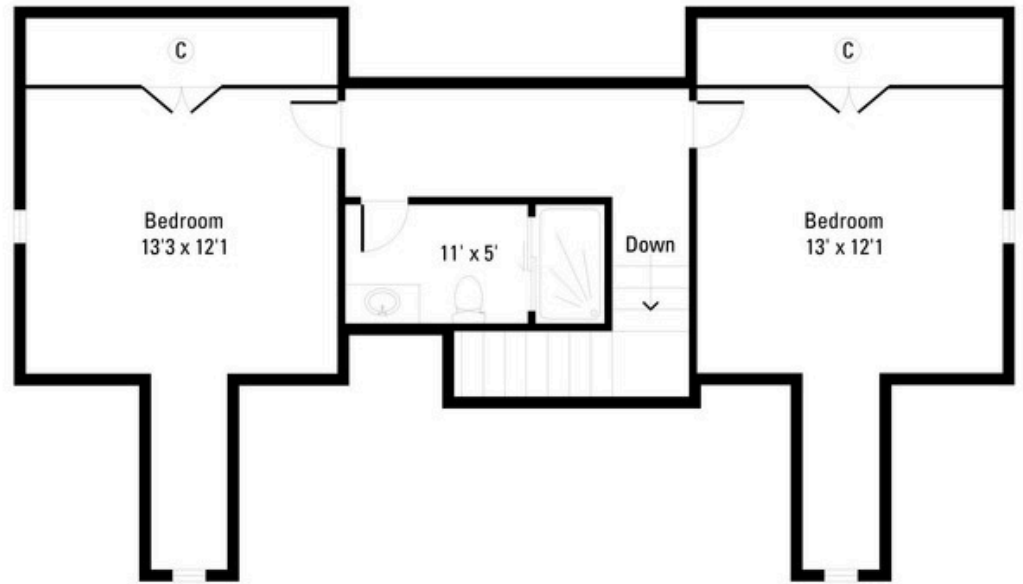
Floor Plans

2nd Floor

1st Floor 2,033 *sf*
2nd Floor 1,084 *sf*
Total HLA 3,117 *sf*



SECOND FLOOR



SECOND FLOOR

Interior Features

3,117 sf

3 Bedrooms | 3 Bathrooms

Main Level Primary Suite

Foyer

Hardwood Floor

High Ceiling — 2-Story w/2nd Level Walkway Overlooking Great Room

Sightlines to Great Room and Beyond to Screened Porch

Coat Closet

Office

Built-In Desks

Quartz Countertops

Bookshelves

Murphy Door Bookcase (*Rotates to Primary Suite*)

Carpet

Ceiling Fan



Interior Features

Utility Core

Multi-purpose space connecting garage to main living area including a mudroom, bathroom and scullery vestibule w/laundry room. The space also contains the stairway to the above garage bonus room.

Mudroom

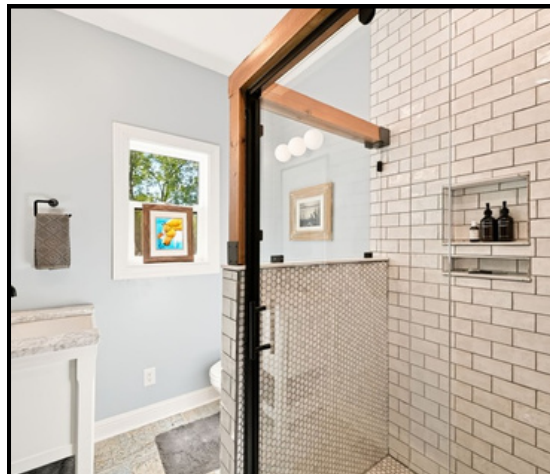
Cabinet
Coat Hooks
Tile Floor
Stairs to Garage Bonus Room

Full Bathroom

Glass Shower w/Tile Surround
Tile Floor

Scullery w/Laundry Room

Heated Tile Floor
Cabinets w/Dovetail & Soft Return
Quartz Countertops
Wine Cooler
2 Undercounter Refrigerator Drawers
Farmhouse Sink w/Tile Backsplash & Disposal
Washer/Dryer Hookups
Service Window to Screened Porch
Property Views



Bonus Room (Above Garage)

LVP Hardwood Floor
Ceiling Fan
Wall Closet
2 Attic Storage Doors

Kitchen

Custom Cabinets w/Dovetail & Soft Return

Granite Countertops

Oversized Farmhouse Sink w/Disposal

Tile Backsplash

Under Cabinet Lighting

Upper Lighted Glass Display Cabinets

Breakfast Bar w/3 Chairs

Stainless Steel KitchenAid Appliances

36" Gas Range w/ Hood

Electric Wall Oven

Wall Microwave

French Door Refrigerator

Freezer Drawers

H2O/Ice Door Dispenser

Dishwasher (*Ultra Quiet Noise Level*)

Pantry Cabinet w/Pull Out Drawers



Dining Room

Hardwood Floor

Property Views

Breakfast Area

Vaulted Shiplap Ceiling

Sliding Glass Doors

Adjacent Windows to Screened Porch

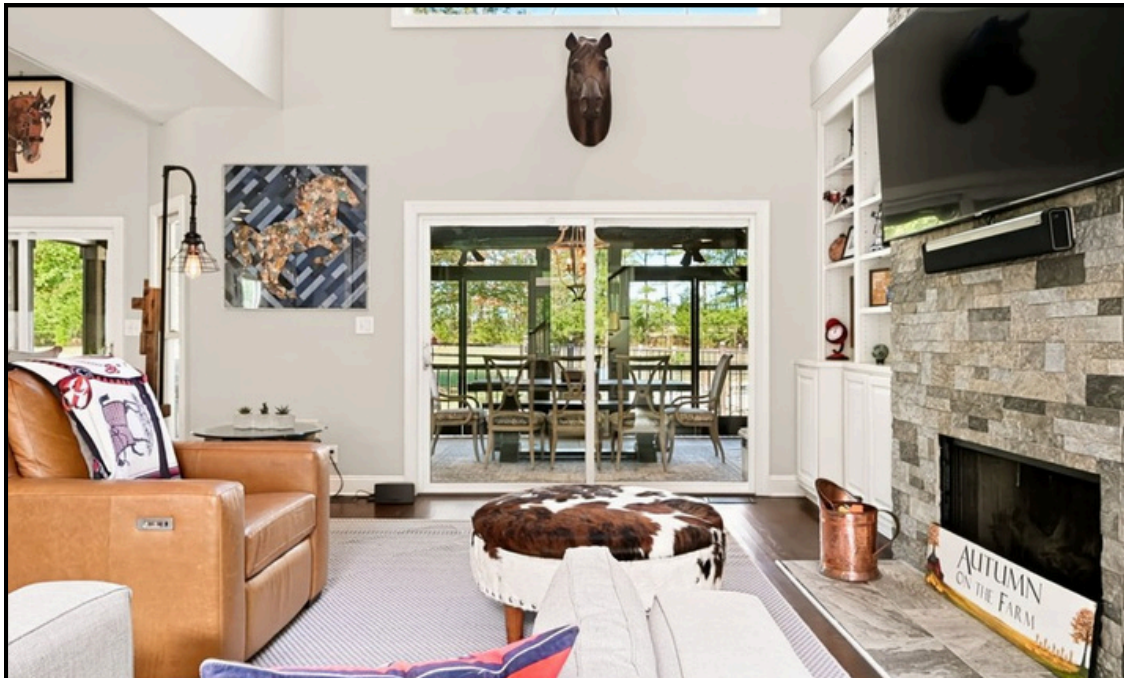


Great Room

Hardwood Floor
2-Story Ceiling w/Propeller Fan
Oversized Sliding Glass Door to Screened Porch
Floor-to-Ceiling Stone Gas Fireplace w/Tile Surround
Built-In Cabinets and Shelves

Coffee/Wine Bar

Custom Cabinets w/Dovetail & Soft Return
Quartz Countertop & Tile Backsplash
Undercounter Refrigerator
Upper Lighted Glass Display Cabinets



Main Floor Primary Suite

Bedroom

Carpet
Tray Ceiling w/Ceiling Fan
Sliding Glass Door to Screened Porch
Walk-In Closet w/Built-Ins & Barn Doors



Bathroom

Water Closet
Heated Tile Floor
Roman Tiled Walk-In Shower
Oversized Helix Soaking Tub w/2 Large Windows
2 Custom Vanities
Vaulted Shiplap Ceiling



2nd Level

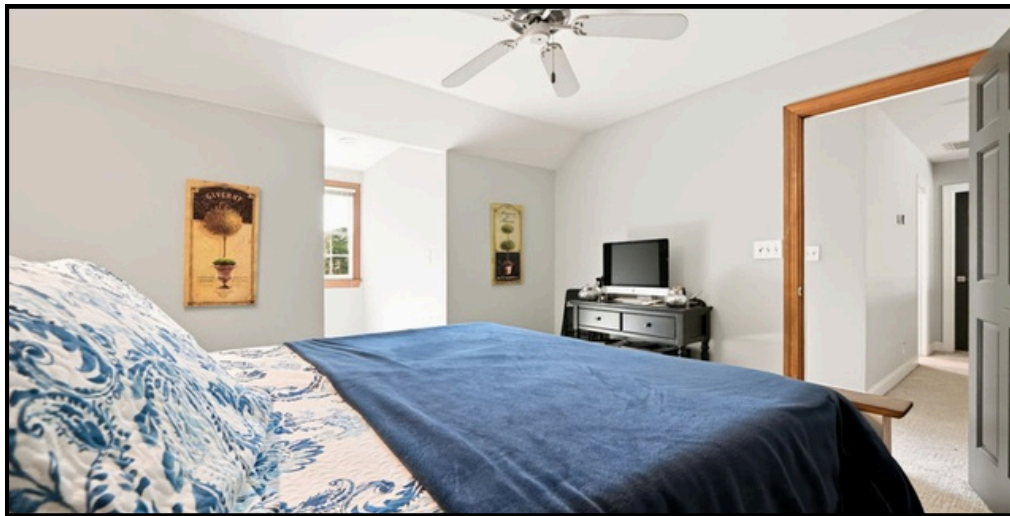
Bedrooms 1 & 2

Ceiling Fans

Carpet

Wall Closets

Each w/Dormer Window Alcove



Bathroom

Tiled Walk-In Shower w/Glass Door

Vintage Vanity w/Cut Glass Vessel Sink

Tile Floor

Outdoor Living

Screened Porch

600 sf Stamped Concrete
3 Ceiling Fans
Vintage Chandelier
Techo-Bloc Grill Area

Pool

PebbleTec Pool w/Hot Tub
Propane Pool Heater
Salt Water
Waterfall Feature
Techo-Bloc Paver Decking
Fenced

Front Porch

Large Covered Front Porch





Exterior Features

Roof 2014

2-Car Garage w/Epoxy Floor & Insulated Doors

Large Covered Front Porch

Hard Board Siding

Stamped Concrete Sidewalk



Mechanicals

Well (*New Pump 2021*)

Septic (*Replaced Septic Pump and Pumped Tank July 2026*)

Electric Heat Pump

New HVAC Downstairs (*2026*)

Rinnai Tankless Hot H₂O Heater (*New Gas Lines & Piping*)

Crawl Space w/Vapor Barrier & Sump Pump

Water Filtration System w/Softener





Equestrian Amenities

Patrino Farm is a premier turnkey equestrian facility perfectly tailored for the modern horse person. This exceptional property features 2 functional barns, a dedicated riding arena, and 9 pristine acres of fenced pasture and riding trails. Horses are safe within a secure combination of electrobraid hot wire and recently replaced 3-board wood fencing. Seamlessly designed and completely move-in ready, this farm is primed for a private homestead or a professional equine boarding operation.

Barn 1

2 Stalls 12' x 12'
Wood Siding
Screened Porch
Storage Room
ADA Compliant Bathroom
Fans
Stall Mats
Hay/Grain Feeders



Equestrian Amenities

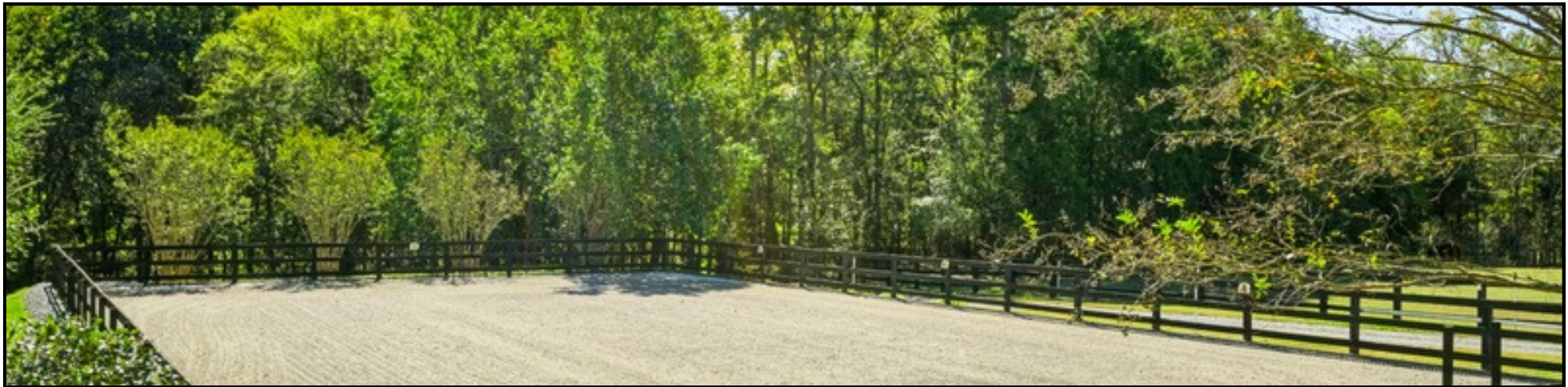
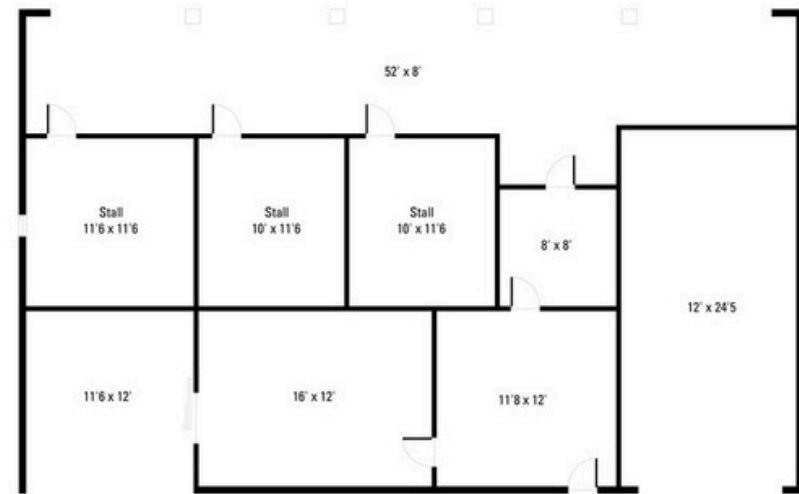
Barn 2

3 Stalls 12' x 12'
Storage Area Fans
Stall Mats
Tack Room w/Shelving Wash Stall
Hay/Grain Feeders



Arena

125' x 70'
Clay Base Dustless Footings (*By SCF Siteworks—2025*)
Laser Graded
Sprinklers
New Fencing







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