



Breedlove[®]

FARMS | ESTATES | LAND

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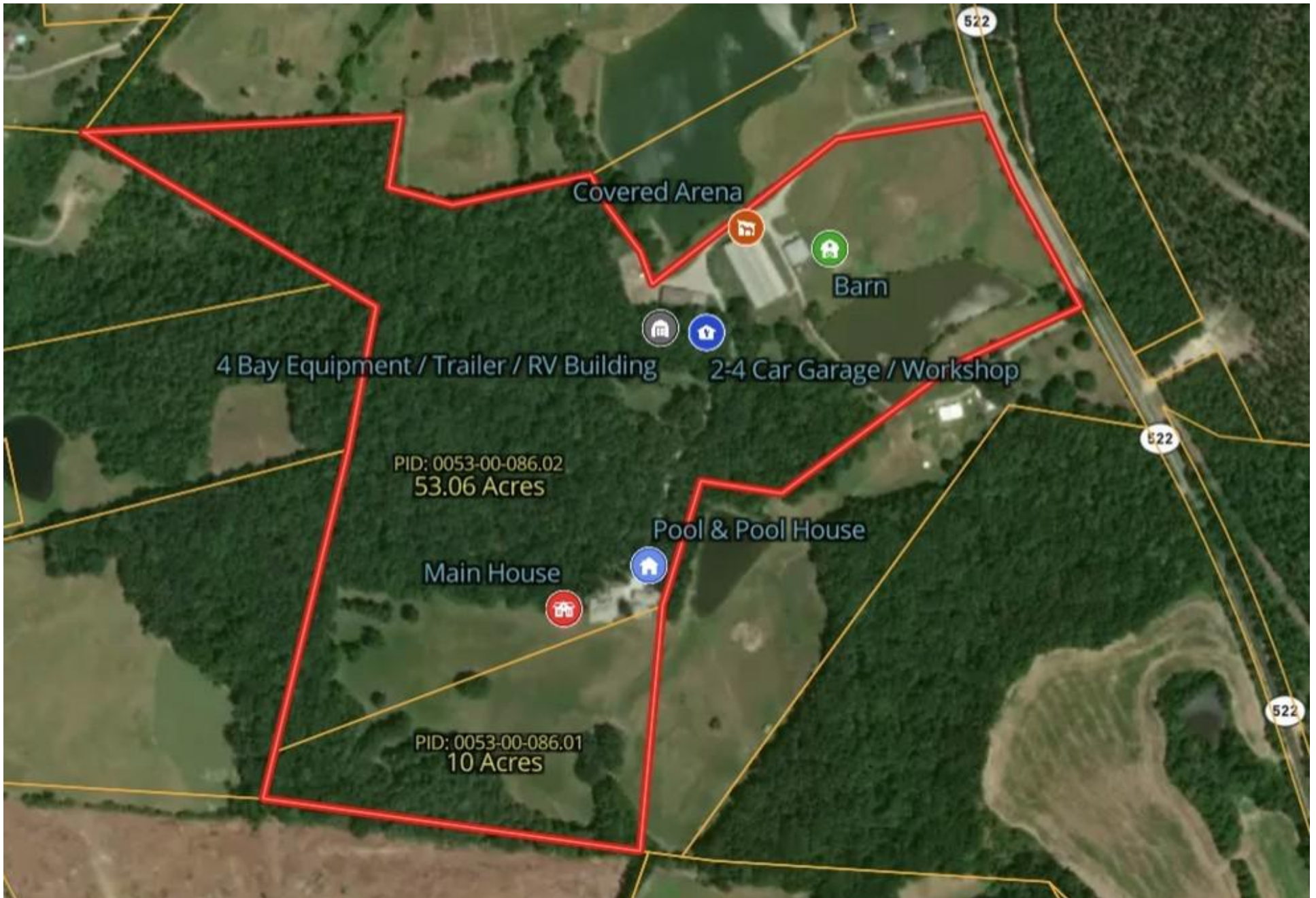
Premier | Sotheby's
INTERNATIONAL REALTY



Whether envisioned as an equestrian estate, multigenerational retreat, sporting property or income-producing farm, this is the kind of place where generations can gather, spread out and make lasting memories. Hidden behind an automatic gate and tucked away on more than 63 private acres, this remarkable estate offers a rare combination of privacy, recreation, equestrian amenities and income-producing potential, conveniently located between Waxhaw, Monroe, Lancaster and Wesley Chapel. Long before reaching the home, the outside world begins to disappear. Trails wind through the woods, pastures stretch toward the horizon and a stocked pond provides the backdrop for a lifestyle that feels increasingly rare. No matter your passion, horses, fishing, hunting, riding ATVs or simply enjoying the outdoors, this property was designed to accommodate. The custom one-level residence offers nearly 3,300 square feet with a split-bedroom design and wheelchair accessibility. At the center of the home, the kitchen, dining area and great room flow together beneath vaulted tongue-and-groove ceilings accented by exposed wood beams, skylights and a floor-to-ceiling stone fireplace. Granite countertops, custom cabinetry, Bosch appliances, gas range and an oversized island create spaces equally suited for everyday living and entertaining. Multiple glass doors connect the interior to covered patios, pergola and built-in gas grill overlooking the surrounding landscape. The primary suite features a custom closet completed in 2025, spacious bath with wheel-in shower and garden tub, while the guest suite includes a private bath and adjoining flex room ideal for an office or sitting room. Outdoor living is every bit as impressive as the interior. The gunite saltwater pool was resurfaced with Pebble Tec in 2024 and is complemented by paver patios, outdoor shower and fire pit gathering area. The approximately 2.85-acre stocked pond offers bass, catfish, crappie and bream fishing, while trails throughout the acreage invite horseback riding, hiking and ATV adventures. The separate 1,000-square-foot pool and guest house includes a kitchen, recreation room, two flex/bedrooms, full bath and covered porch, providing ideal accommodations for guests, extended stays or income-producing opportunities. An apartment above the barn offers additional flexibility. Equestrians will appreciate the exceptional facilities including an eight-stall barn with automatic waterers, wash stall, tack room, feed room and hay loft. A covered 100' x 200' arena, large turf Grand Prix field, board-fenced pastures, trailer parking and riding trails create a setting equally suited for pleasure riding, training or boarding. Outdoor enthusiasts will appreciate the abundant wildlife, wooded acreage and private shooting range. Hunting, ATV trails and excellent fishing create a year-round playground, while hay production and existing infrastructure provide additional income opportunities. Multiple support buildings include a workshop and four-bay steel building for tractors, trailers and recreational vehicles. Recent improvements include the automatic gate, pool resurfacing, HVAC systems, water filtration, well upgrades and a Generac generator installed in 2026. Properties combining this level of privacy, recreation and functionality are becoming increasingly difficult to find. More than simply a horse farm, this is the kind of place where holidays become traditions, memories are made and everyone eventually finds their way back home. Because some places are more than where you live.

Aerial

PID #0053-00-086.02 53.06 Acres & PID #0053-00-086.01 10 Acres
Total Acres 63.06 Acres



Property Features

63.06+ Acres

40 Acres Wooded, 8-Acre Hay Field

600'+/- Road Frontage

2.5+/- Acre Stocked Pond (*Catfish/Bream/Crappie/Largemouth Bass*)

Multiple Trails Throughout the Woods

Seasonal Creek

Ideal Target Practice Range Location

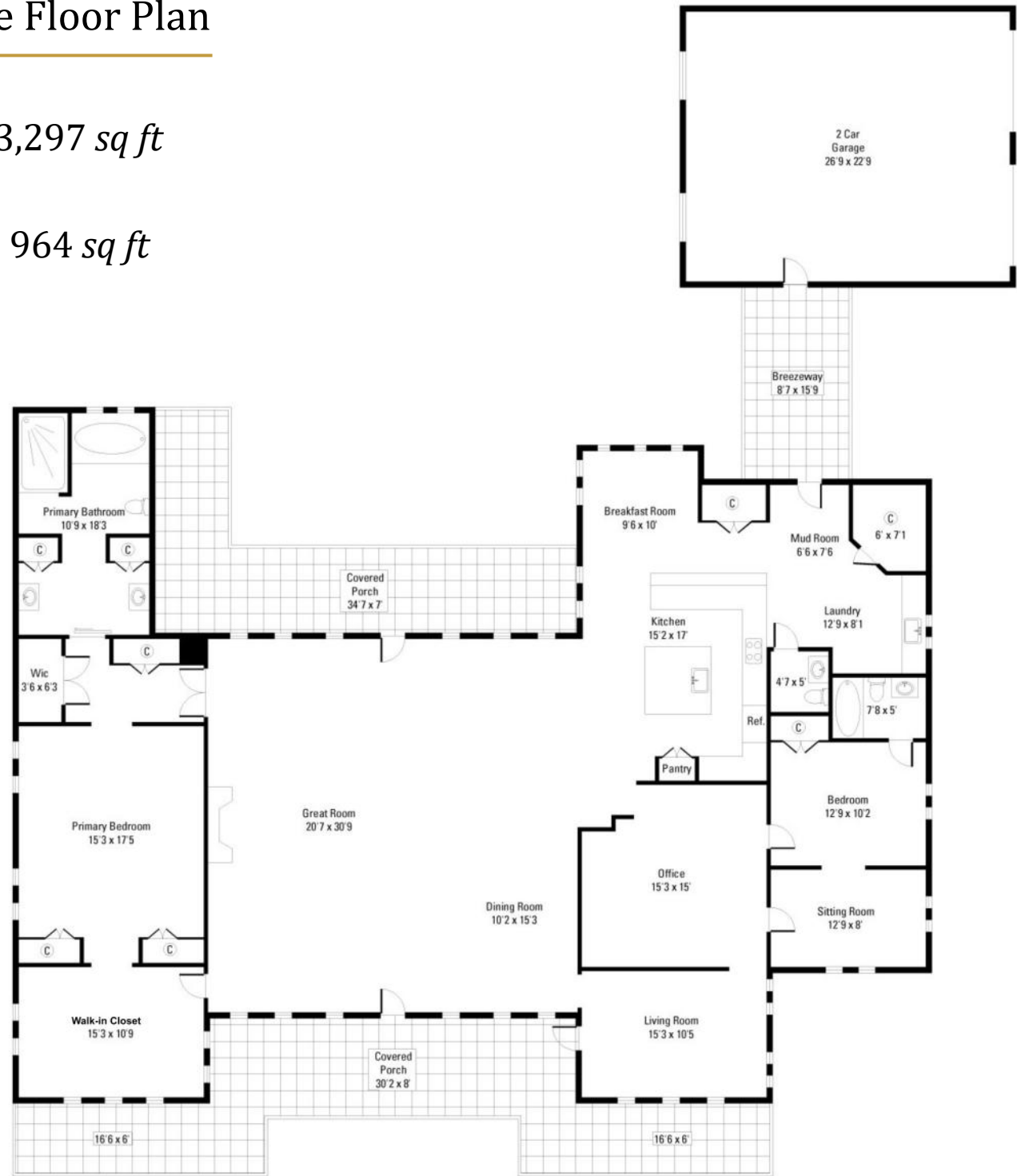
Pond Pump for Irrigation (*Easement*)

Frost Free Water Spigots in Several Locations



Main Residence Floor Plan

Main Residence 3,297 *sq ft*
Garage 682 *sq ft*
Covered Porches 964 *sq ft*



Exterior Features

Jeld-Wen Casement Windows

Standing Seam Metal Roof

Hardie Plank Siding w/Stone

Drip Lines to Gravel French Drain (*No Gutters*)

Detached 2-Car Garage w/Breezeway to Home

Garage Attic Storage

Overhang Roof Lines & Covered Patios w/Views of Pastures & Wood Line

8" x 8" Cedar Wood Columns on Covered Patios

Paver Patio and Walkways — 2024

Extensive Landscaping — Additional Pool Landscaping 2024

Concrete Parking Pad for Home & Guest House 2024

Pergola, Built-in Grill and Firepit



Interior Features

Slab-on-Grade
Split Floor Plan
Wheelchair Accessible
Custom Doors w/Egg-Shape Hardware
Mudroom w/Granite Countertops and Slate Tile Flooring
Laundry w/Utility Closet/Stainless Steel Utility Sink
Pantry w/Solar Tube
Pull-Out Shelves
Stainless Steel Sink
Tile Floor
½ Bath w/Pedestal Sink
Coat Closet
Engineered Hardwood Floors or Tile
Sunroom/Sitting Room w/ Covered Patio Access
Central Office Area w/Slate Tile Floor
Multiple Exterior Glass Doors to Patios
Attic





Kitchen

- Granite Countertops
- Under Counter Lights
- Custom Cabinetry w/Wall Pantry
- Tile Backsplash
- Breakfast Area
- Large Island w/Pendent Lights
- Cabinets Underneath Island
- Stainless Steel Appliances
- Gas Range w/Stainless Steel Exhaust Hood
- Dishwasher
- Refrigerator w/Dispenser & Freezer Drawer
- Sharp Microwave Drawer
- Additional Pantry Closet



Great Room & Dining Area

Open to Kitchen

Tongue & Groove Vaulted Ceiling

Tray Surround w/Rope Lighting

Wood Beams

Skylights

Walls of Windows

Floor-to-Ceiling Stone Gas Fireplace

Access to Both North and South Facing Patios

Ceiling Fans — New 3-Light LED Light Kits Added 2023





Primary Suite

Adjoining Flex Room Converted 2025 to Primary Suite Closet (*Closet by Design*)

Engineered Hardwood Floors

Two Closets w/Board Shelving

Blinds

Large Linen Closet

Cathedral Ceiling

En Suite Bathroom

Tile Floor

Custom Cabinets Dividers Used for Privacy

Two Pedestal Sinks

Walk-In/Roll-In Tile and Frameless Glass

Shower

Large Garden Tub w/Tile Surround



Guest Room

Ceiling Fan

Wall Closet

On-Suite Bathroom w/Tile Floor

Pedestal Sink

Tub/Shower Combo w/Tile Surround

Attached Playroom/Nursery/Office/Sitting Room



Pool Area

Gunite Salt-Water Pool — Pool Resurfaced 2024
(*PebbleTec*)

New Pool Filter Housing 2026

Paver Patio

Aluminum Fencing

Outdoor Shower

Other Outdoor Living Areas

Pergola w/Paver Patio Area

Built-in Grill and Stone Fire Pit



Pond

Pond Approximately 2.85 Acres

(*Catfish/Bream/Crappie/Largemouth Bass*)

Pond Fountain Installed 2025



Pool House/Bunk House

1,000 Sq Ft

Kitchen w/Breakfast Area

Tile Floors Kitchen & Rec Room

Community/Recreation Room

2 Flex/Bedrooms

Full Bath

Blinds

Casement Windows

Ceiling Fans

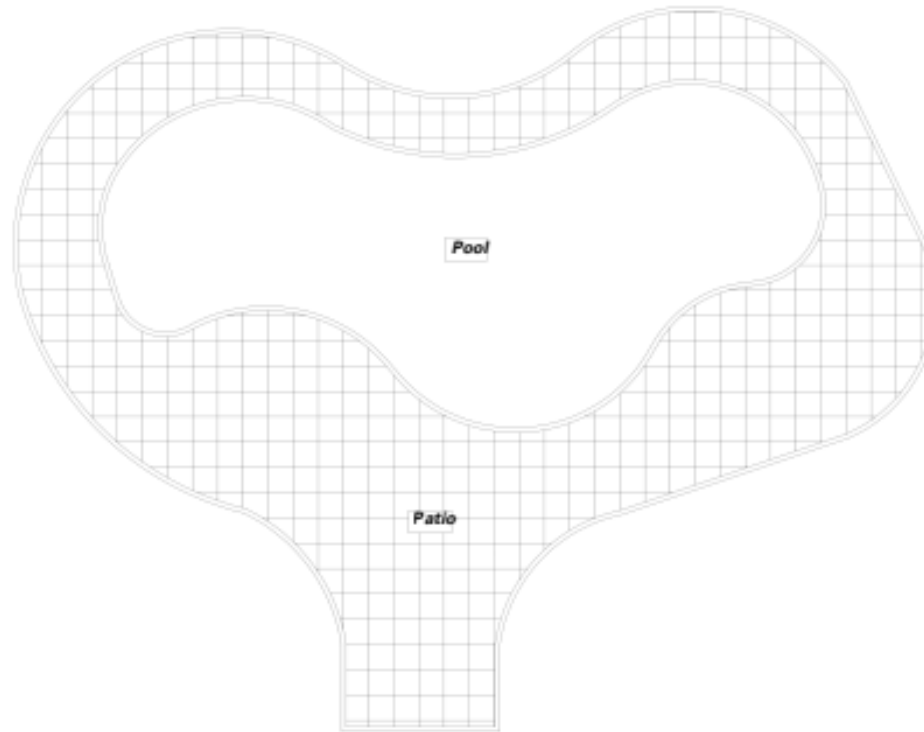
Covered Porch

Attached Carport



Pool House Floor Plan

Bunk/Pool House 1,000 *sq ft*
Attached Carport 364 *sq ft*
Covered Porch 85 *sq ft*



Equestrian Features

Barn

- 8 Stalls (12' x 12')
- Stall Mats & Automatic Waterers
- Dutch Doors to Exterior
- Sliding Front Doors w/Roll-Out Hay Feeder & Blanket Bars
- Concrete Center Aisle
- Tack Room w/Half Bath
- Wash Stall (Hot & Cold H₂O)
- Feed Room
- Hay Loft (290 Sq Ft)
- Laundry
- Covered Patio Area
- Small Equipment Storage
- Garage Door Opening to Shavings Storage
- Sliding End Doors
- Painted 2024



Barn Apartment

- Full Bath/Kitchenette w/Breakfast Bar
- Tongue & Groove Raised Ceiling
- Hardwood Floors



Equestrian Features (*cont'd*)

Covered Arena w/Steel Framing
100' x 200'

Lights and Ridge Vents

Large Turf Grand Prix Field

Board Fenced Pastures

Hay Field (*800 square bales — spring cut*)

Designated Gravel Trailer Parking

Trails

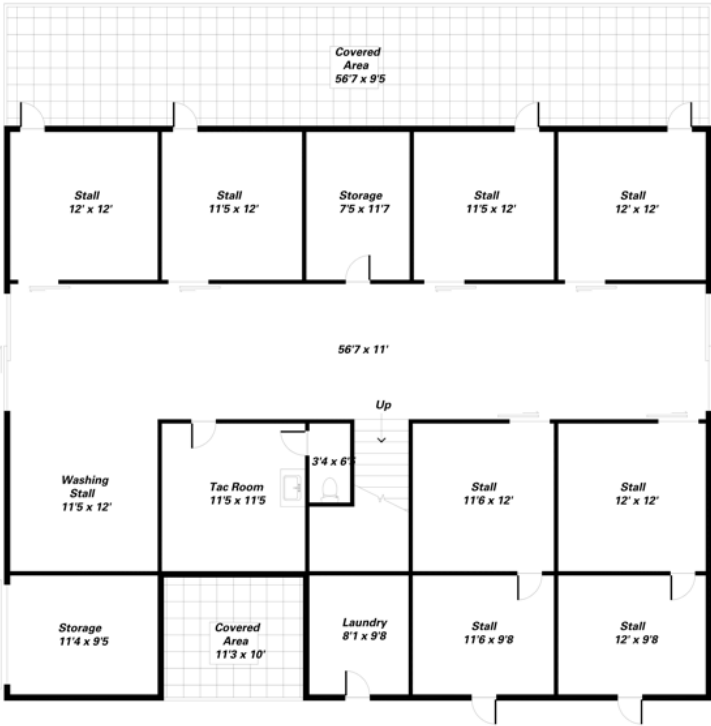
Auxiliary Buildings

Workshop/Equipment Building w/2 Garage Doors

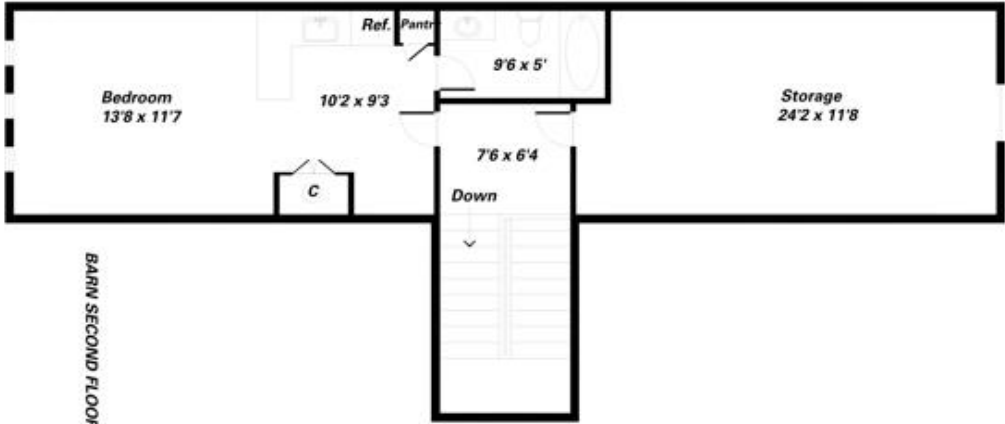
4-Bay Steel Framed Large Equipment Building



Barn and Apartment Floor Plans



BARN FIRST FLOOR



BARN SECOND FLOOR

Mechanicals

Propane (*Leased tank — Southern Gas*)

Rinnai Tankless H₂O Heater (*2 — Main House*)

Duke Energy

DirecTV

Kinetics Internet

3 Wells

Home — New Bladder & Pentair Intake
Well Drive 2024

Barn — New Pump/Bladder & Pipe 2025
Arena/Shop

2 Septic Systems

Generac Generator (*May 2026*)

HVAC (Heat Pump) w/3 Zones in Main House
2 New Units 2025

Main House Water Filtration System 2025



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