



Breedlove®

FARMS | ESTATES | LAND

McElroy House

10915 Beatties Ford Road
Huntersville, North Carolina 28078

Julie R. Breedlove
704.661.9619

julie@breedlovecarolinas.com
breedlovecarolinas.com

Premier

Sotheby's
INTERNATIONAL REALTY





McElroy House, c. 1883. An architecturally significant example of the vernacular two-story Victorian farm houses built in Mecklenburg County following the Civil War. Dr. Richard S. Mattson & D. William H. Huffman of the Historic Landmarks Commission documents that the asymmetrical form (*T-Shaped*) stands in contrast to the typical facades of the I-house that predominated in rural Mecklenburg during the 19th century reflecting the emerging preference among well-to-do farmers in the area seeking up-to-date picturesque domestic architecture.

Contributing Elements to Historic Designation Include:

Interior and Exterior of the Home ca. 1883

Smokehouse Attached to the Back Porch ca. 1883

Tack House ca. 1885 (*Frame Gable-Front Building Standing on Granite Slabs*)

The home has several defining characteristics buyers of historic homes appreciate:

Symmetrical farmhouse massing

Tall vertical historic windows

Decorative Victorian porch trim/brackets

Deep covered front porch

White clapboard siding

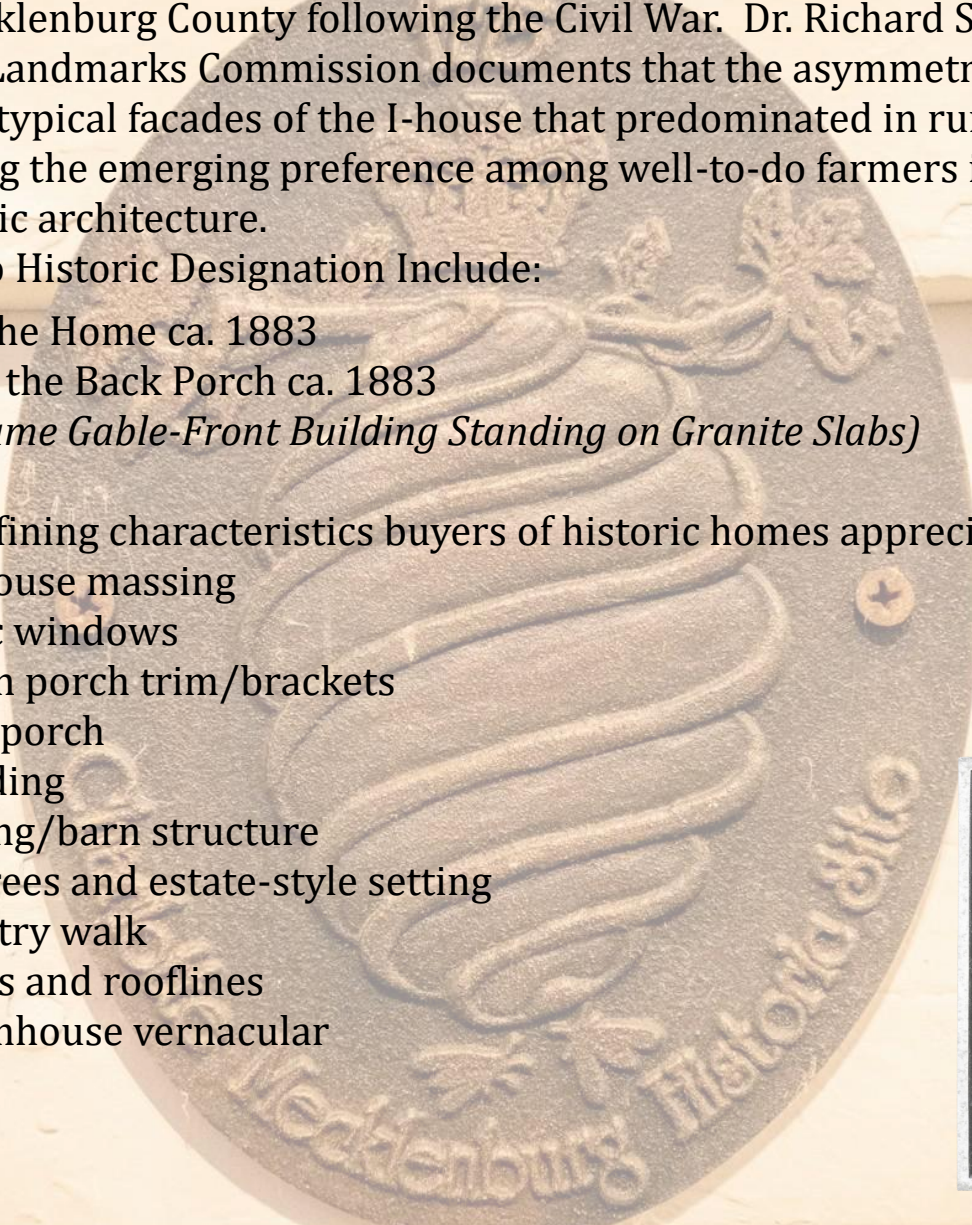
Detached outbuilding/barn structure

Mature canopy of trees and estate-style setting

Lantern-lit brick entry walk

Historic proportions and rooflines

Rural Southern farmhouse vernacular



THIS PROPERTY
HAS BEEN PLACED ON THE
**NATIONAL REGISTER
OF HISTORIC PLACES**
BY THE UNITED STATES
DEPARTMENT OF THE INTERIOR

The Samuel J. McElroy House | *A Modern Heritage Home*

A Blend of Historic and Modern Elements. Step into a rare, historically significant home at 10915 Beatties Ford Road, Huntersville, NC. This extraordinary Victorian-era farmhouse, known as the McElroy House (c. 1883), seamlessly combines historic charm with modern luxury on 5 acres of pristine land. The restored home bridges the gap between period significance and modern, functional living. Situated in the Lake Norman area, the property is near Latta Nature Preserve, offering easy access to 16 miles of equestrian, hiking, and biking trails. Enjoy peaceful country living just minutes from Birkdale Village, I-77/I-485, and a short drive to Charlotte and Douglas International Airport. The grounds feature curated landscaping, a saltwater in-ground gunite pool, and hobby farm amenities built to accommodate farm animals of your choice with fencing, pastures, and a barn. The home has been renovated over time; most recently the creation of a designer gourmet kitchen ideal for entertaining. The incremental renovation occurred while preserving character, the 4-bedroom home boasts original hardwoods, ornate woodwork, and a stunning staircase, complemented by the new chef's kitchen featuring a large marble island. This is a true "rare find" that pairs storied history with modern, sophisticated living.

Built 1883 by Samuel Jefferson McElroy of Scots Irish ancestry, part of the family that settled in Cumberland County, PA in 1729 before moving south. McElroy was a Confederate volunteer during the Civil War and fought at Gettysburg where he lost a finger and was taken prisoner. After the war he married Margaret Janet Sample in January 1866. Margaret was a descendant of the Sample family who purchased and owned the Latta Plantation in northern Mecklenburg County for several decades in the mid-19th century. She was the great granddaughter of one of the signers of the Mecklenburg Declaration of Independence, Richard Barry Sr. The McElroy House is located just north of the historic Hopewell Presbyterian Church and the ca. 1800 Latta Plantation.

Unlike the typical, and conservative I-house architecture of the time, the McElroy House is a outstanding example of the T-shaped two-story farmhouses built after the Civil War. *"The McElroy House is among the finest and most intact of a collection of vernacular Victorian, two-story, T-shaped farmhouses to appear in Mecklenburg County (including five along Beatties Ford Road) after the Civil War."*¹

The grounds are shaded by mature oaks and like the home, have a mixture of historical and modern elements. Adjacent to the home is a garage equipped to charge electric vehicles. A fieldstone chimney stands behind the home (perhaps the remains of a summer kitchen). Nearby a tack house (now used as an tool/pool shed) stands on granite slabs. Both stand watch over the large pool/decking and adjacent bocce ball court. In the background an 8-stall traditional barn with 2nd floor hay loft and adjoining chicken coop is available, complemented by a round pen and 3 cross-fenced pastures, ideal for equestrian use.

For generations the McElroy Home has been occupied by the family and direct descendants. Only the third non-family owners, the current owner as well as the previous, were outstanding stewards of this historical gem. They understood that they were more than the "owner", but rather the "temporary keeper" of a property focused on long-term preservation for future generations. Such a relationship involves balancing the preservation of home's original character with the need for modern functionality. Both accomplished this responsibility admirably.

¹ Dr. Richard S. Mattson and Dr. William H. Huffman, "Survey and Research Report on the McElroy House" (Charlotte, NC: Historic Landmarks Commission, 1998), 4.



The Estate

Land: Five (5) Acres; a Combination of Mature Hardwoods, Established Landscaping and Pastures

Home: 3,629 Sq Ft Restored Victorian Farmhouse

4 Bedrooms

2½ Bathrooms

Main Floor Primary Suite

Newly Renovated, Large Kitchen and Bathrooms

Outdoor Living Spaces: Numerous Private Spots, Surrounded by Large Oaks and Cottage Landscaping

Covered Front Porch

Large Patio off the Dining Room & Great Room

Large Patio in the Back off the Great Room, Adjacent to the Covered Deck

Covered Back Deck w/Portable Fire Pit

Large Pool and Pool Patio

Bocce Ball Court Adjacent to the Pool

Detached 1.5 Car Garage w/2nd Floor Storage

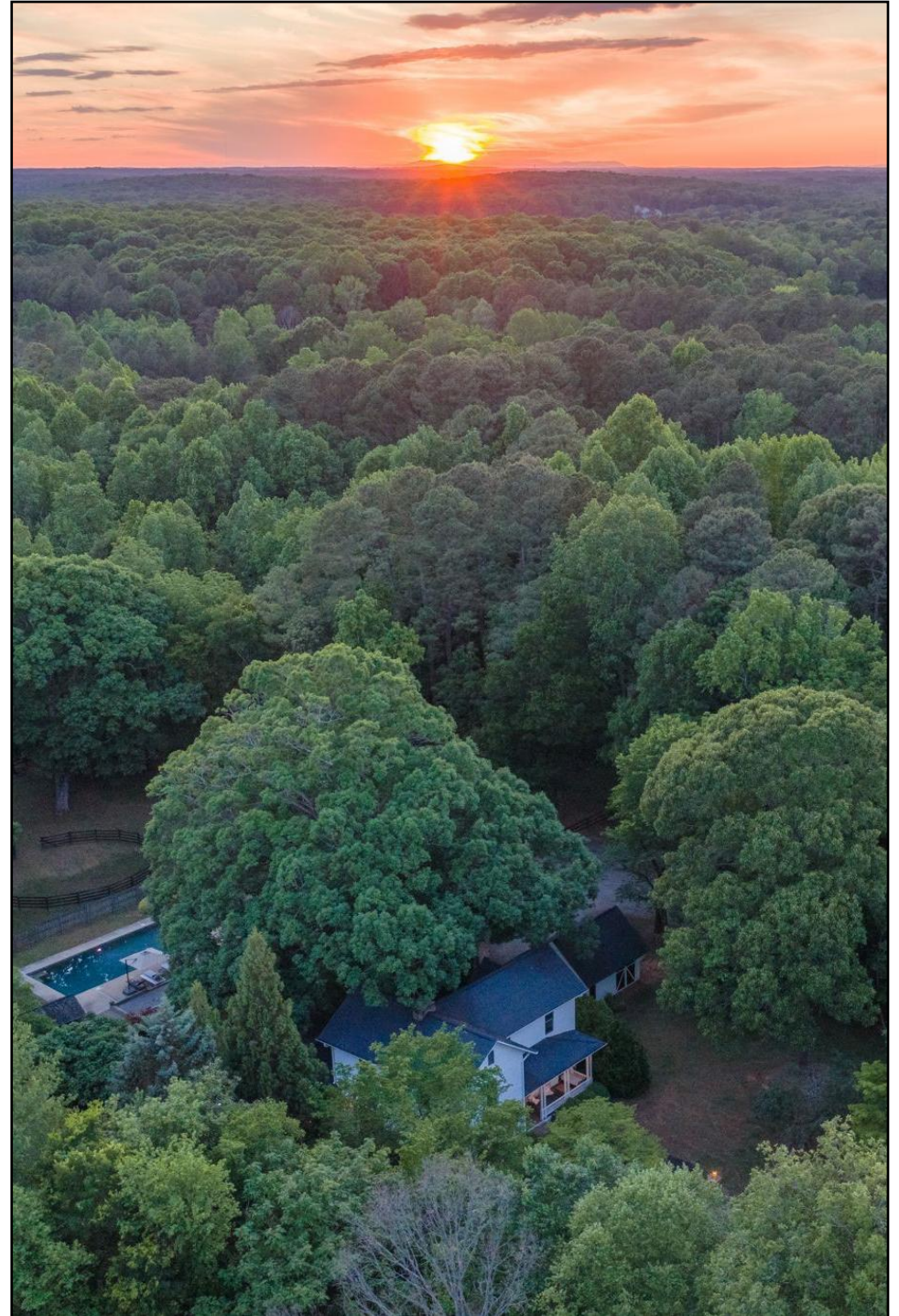
Outbuildings: Two (2) Repurposed Structures

Storage Shed (Former Smokehouse)

Tool/Pool Shed (Former Tack House)

Farm: 8-Stall Barn w/Hayloft, Chicken Coop & Power

The Estate also has 3 Fenced Pastures and a Round Pen.



Aerial Map

**10915 Beatties Ford Road,
Huntersville, NC 28078**

PID # 02303101

GIS/POLARIS Aerial

McElroy House

GARAGE

HOME

SMOKE
HOUSE

BOCCE
BALL

POOL

TACK
HOUSE

ROUND
PEN

BARN

CHICKEN
COOP

The Estate Home

Built 1883 (*Additions & Renovations*)

3,629 Sq Ft

2nd Floor Loft Areas

4 Bedrooms 2.5 Bathrooms

Main Floor Primary Suite

Renovated Powder Room

Original Wide-Plank Hardwood Floors

Original Four-Panel Doors w/Moulded Door Surrounds & Hardware

Wide Plank Hardwood Floors in Renovated Areas and Additions

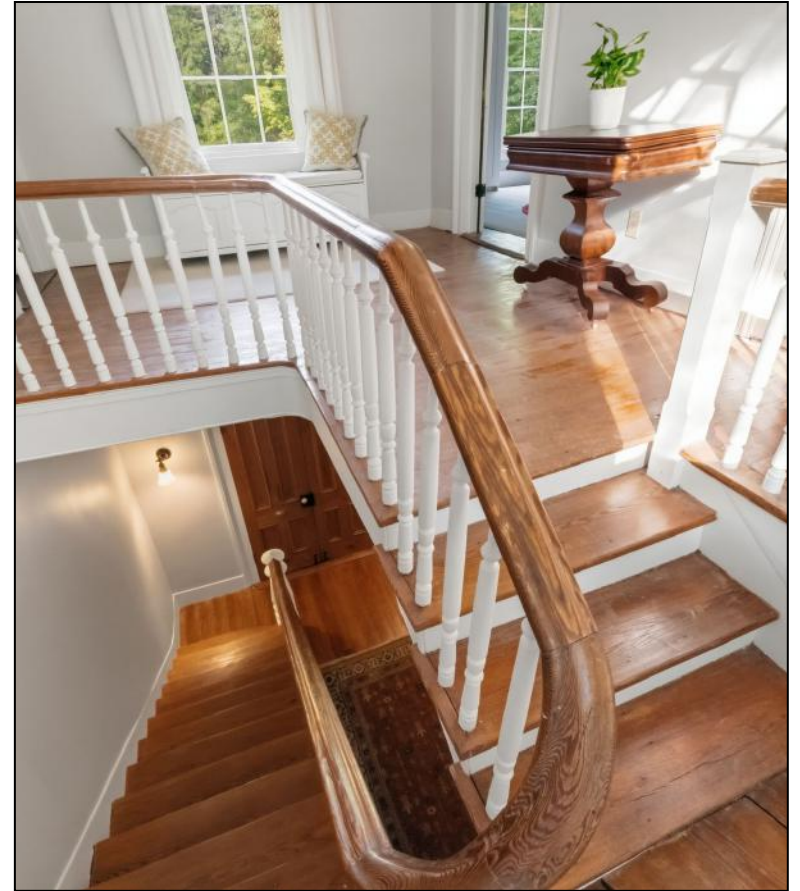
Board-and-Batten Ceilings in Much of Original Portions of the Home

7 Fireplaces w/Original Mantles (*See Disclosures*)

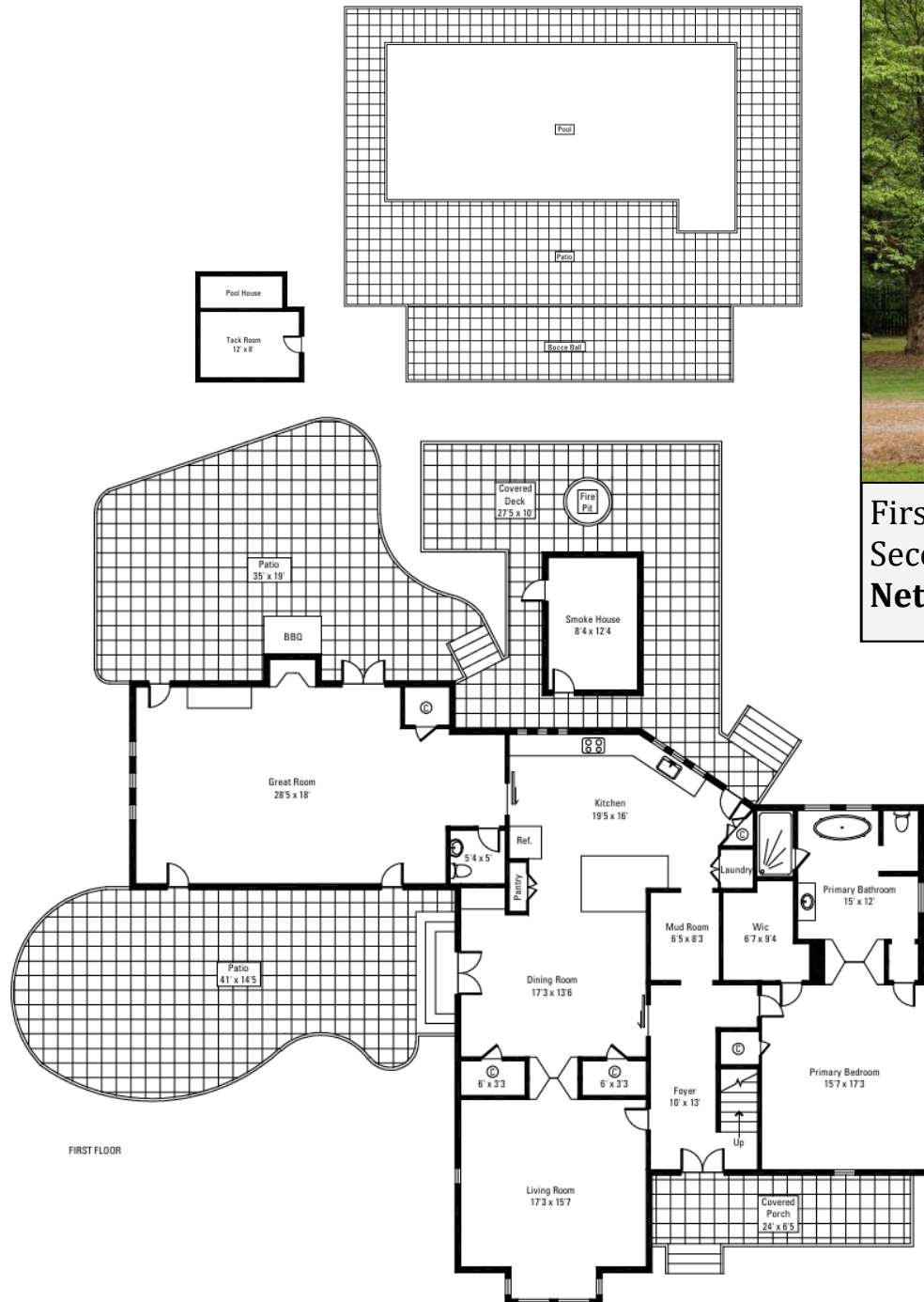
8th Fireplace has operable Wood Stove Insert

Antique Six-over-Six Pane Windows in Original Sections of the Home
See Disclosures)

Toilets Upgraded to Toto Drake



The Estate Home



First Floor Living Spaces

Foyer
 Living Room "Parlor"
 Dining Room
 Kitchen
 Great Room "Family Room"
 Powder Bath
 Central Hall w/Drop Station
 Laundry
 Primary Suite

Foyer & Central Hallway

Original Wide-Plank Hardwood Floors

Open Staircase w/Turned Balusters Anchored by a Turned Newel

Opens to Living Room “Front Parlor”

Central Hallway w/Drop Station Niche w/Coat Hooks

Opens to Dining Room



Living Room “Parlor”

Large Bay Window w/Sash Windows w/Six Panes

Fireplace w/Decorative Mantle (*Frieze has a Curvilinear Motive w/Raised Curved Panels and Three Heavy Wood Corbels*)

Ceiling and Walls Sheetrocked Creating a More Formal Ambiance



Kitchen (Renovated 2016)

Open to Dining Room

Honed Marble Countertops

Countertop-to-Ceiling Tiled Accent Wall/Backsplash

Large Dining & Entertaining Island w/Built-In Bookcase

Custom Cabinets to Include Inset Deep Soft Return

Dovetail Drawers

Wall Pantry w/Pull Out Shelves and Small Appliance Plug-In

Glass Display Cabinets w/Undercounter Lights

Canning Wood Shelves

Stainless Steel Appliances

36" Bertazonni Italian Gas Range w/Matching Exhaust Hood

Frigidaire Gallery Microwave

Samsung Bespoke French Door Refrigerator and Freezer w/Icemaker

Bosch Cabinet Faced Dishwasher

Wall-of-Windows Over the Countertops

Pantry Closet

Laundry Closet Stackable Washer & Dryer Included



Dinning Room

Marble Surround Fireplace w/Original Mantle

Two Original China Closets

Barn Door Closes Off the Hallway

Built-In Coffee and Wine Bar

Wine Bottle Cubbies

Glass Display Upper Cabinets

Lower Cabinets

Miele Built-In Coffee Maker

Glass French Doors Open to Side Courtyard

(Ideal for Meals & Entertaining)

Board-and-Batten Ceilings

Glass and Metal Dining Chandelier

Chair Railing



Great Room

(The Great Room is an Addition by Previous Owners)

Wet Bar w/Porcelain Farmhouse Sink

Beverage Refrigerator

Tile Countertop

Glass Display Cabinets

Fireplace w/Original Mantle and Osburn Wood Burning
Stove Insert

Built-In Bookcases and Cabinets

Natural Wood Accent Wall

Two Single Glass Patio Door w/
Transom

French Glass Patio Doors w/Transom
Wall-of-Windows



Main Level Primary Suite

Primary Bedroom

Large Walk-In Closet

Linen Closet

Tile Surround Fireplace w/Original Mantle

Board-and-Batten Ceiling

Primary Bathroom (Renovated 2025)

Tile Floor

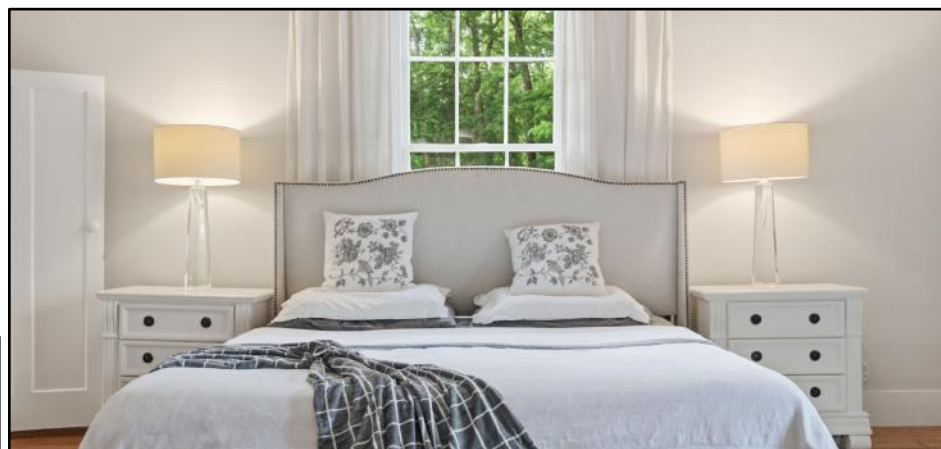
Soaking Tub w/Windows

Floor to Ceiling Tile and Frameless Shower w/Hansgrohe

Raindance Shower Head

Kohler Malin Studio Modern Vanity

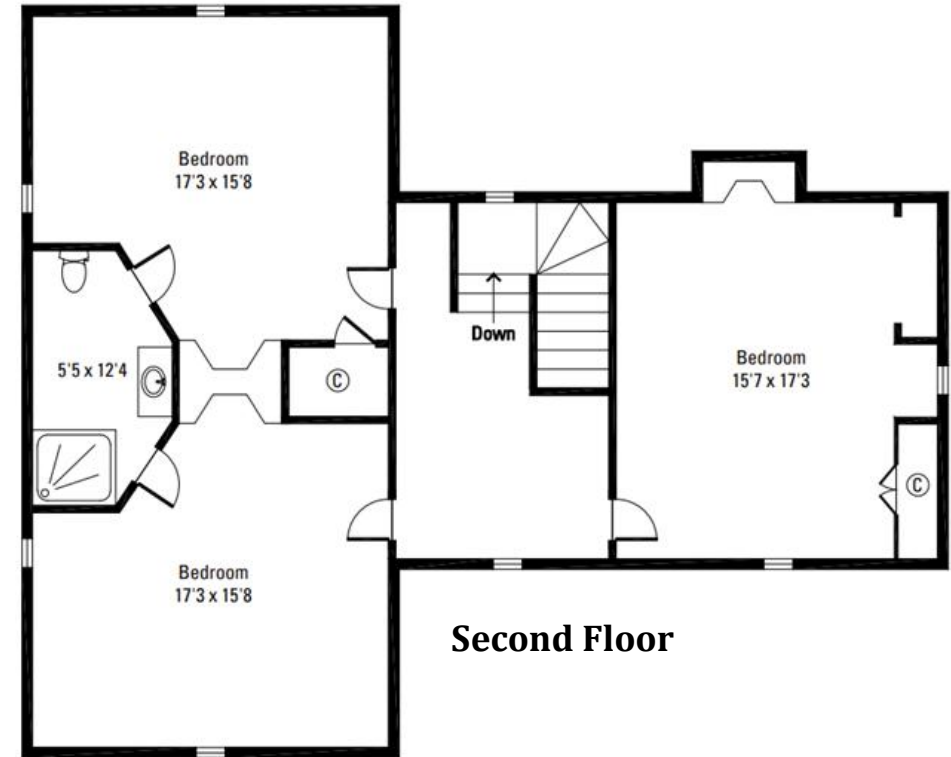
Brick Surround Fireplace w/Original Mantle



2nd Floor



A beautifully preserved 1883 staircase showcases the home's historic craftsmanship with its winding switchback design, original wood treads, painted balusters, curved plaster walls, and substantial hand-rail. Flooded with natural light from oversized windows, the stair hall serves as both a functional architectural feature and a striking focal point within the house.



Second Floor

2nd Floor Living Spaces

Second Floor: 1,155 Sq Ft
3 Guest Bedrooms
Bathroom
Spacious Landing/Loft
Original Decorative Windows

Guest Rooms

Guest Bedrooms 1 & 2

Wide Plank Original Hardwood Floors
All Have Fireplaces w/Original Mantles

Two Bedrooms Share Adjoining Bathroom (*One Bedroom Does not have a Closet Due to Historic Home*)

Bathroom (*Renovated 2022*)

Tile Floor
Music and Colored Lighting
Tile and Frameless Shower
Board-and-Batten Ceiling
Shiplap Walls
Pedestal Sink w/Shelf



Guest Bedroom 3

Wall Closet w/Bifold Doors
Built-In Window Seat and Desk Niche



Outdoor Spaces



The outdoor living spaces of the home are tucked beneath a private canopy of mature hardwoods, creating a setting that is both peaceful and timeless. Meandering gravel and brick pathways connect the home's covered porches, patios, and gathering spaces, while the landscape's established trees and layered greenery provide shade, privacy, and a sense of historic permanence.

A large covered rear porch offers a relaxed extension of the home with rustic wood decking and open-air entertaining space overlooking the grounds. Nearby, the masonry fireplace and stone patio create a natural focal point for evenings outdoors, blending the character of the original farmhouse with functional outdoor living.



Outdoor Living

Covered Porches

Flagstone Patios

Brick Grilling Station (Wood or Charcoal)

Fieldstone Chimney Ideal for Marshmallow & Hotdog Roasts

Bocce Ball Court

Renovated Salt-Water Pool w/Large Patio Surround

Pebble Sheen Finish

Ledges



Outdoor Living – Gardens

Created by Previous Owner — Master Gardener

Blooms and Color Year Round

Extensive Rose Gardens Including Imported David Austin Roses

Orange Trumpet Vine Covered Trellis

Hedges Lining Pathways and Creating Privacy

Flagstone, Brick and Pebble Pathways

Greenhouse

Large Canopy Hardwood Trees Providing Shade and Privacy

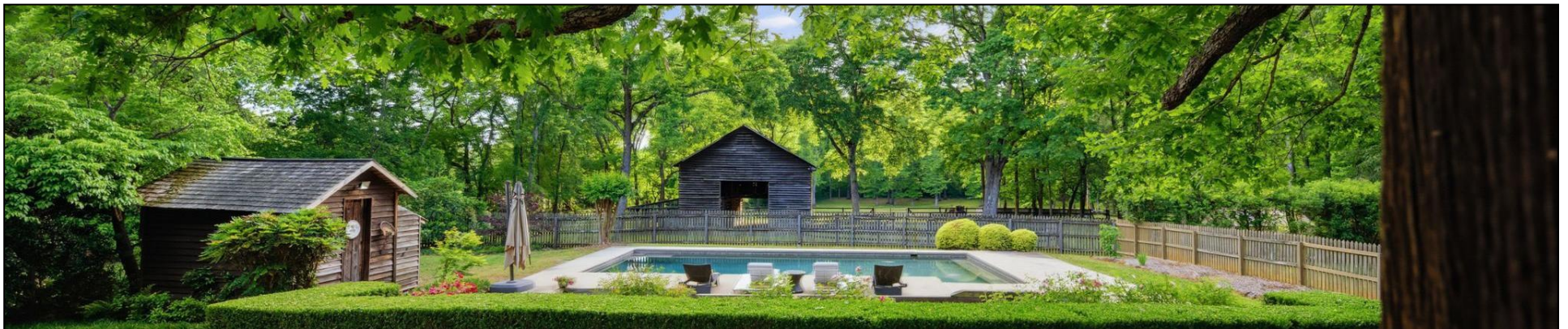
Blueberry Bushes

Fig, Mulberry, Pear and Fuyu Persimmon Trees



A Few of the Garden Features

Harry Lauder's Walking Stick, David Austin roses, Lenten-roses, Edgeworthia Chrysantha, Japanese Maples, Iris, Jonquils, Flowering quince, Peonies, Lilies of the Valley, Vitex, Hostas (variegated and not), Cryptomeria Japonica, Purple Pixie Loropetalum, Forsythia



Exterior Features



Detached Oversized One Car Garage w/Pull Through
Garage Door and Walk-Up Storage
Wired w/Breaker Box and Plug for a Level 2
(240V, 50-amp) Charger
Side Walk-In Door

Roof 2017

Wood Siding Painted 2025

Front Brick Walkway Bordered by Brick and Stone Columns w/
Coach Lights

Front Porch Extensive Repairs Offer:
Pairs of Slender Wooden Chamfered Supports w/Victorian
Decorative Sawn Brackets w/Connected Sawnwork
Balustrade

Crosstetted Surround Solid Wood Double Doors
Four Panels and Antique Hardware
Window Transom

French Doors Open to Side Flagstone Courtyard

A Second Set of French Doors Open to Back Flagstone Patio

Built-In Brick Grill

Back Porch w/Chamfered Supports and Stone Foundation (*See
Disclosures*)

Wrap Around ca. Original Smokehouse (*Now Storage Room*)

Portable Firepit Conveys

Brick Walkway to Back/Side Porch Entrance

Koi Pond (*Currently Home to Goldfish*)

Greenhouse



Mechanicals

Whole House Water Filtration System
Well (*County Water Available w/Tap Fee*)
Septic System (*4 Bedrooms*)
Natural Gas
Main Floor Amana/Gas Pack (*3.5 Ton*)
Main Floor Addition Trane/Gas Furnace
(*40,000 BTU*)
2nd Floor Rheem/Air Handler & Heat Pump
(*2 Ton*)
Gas Water Heater
Spectrum Internet



Farm Amenities

5 Acres

Ramm Fenced Pastures

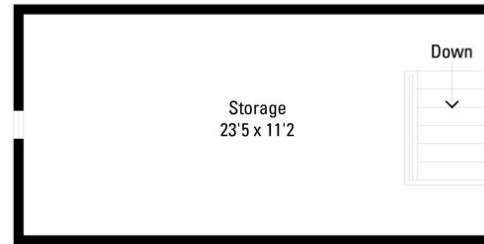
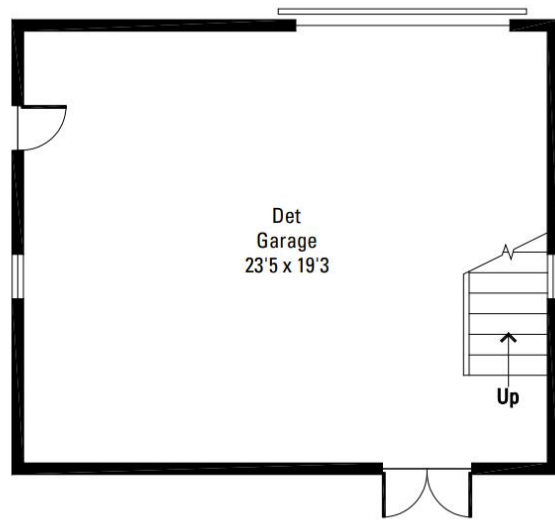
Ramm Fenced Round Pen

8-Stall Pole Barn (Electrical Updated)

Adjoining Large Chicken Pen w/One Stall Used as Chicken Coop
Automatic Chicken Door for Free Ranging Activities and
Safety at Night



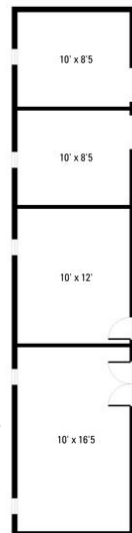
Accessory Buildings – Floor Plans



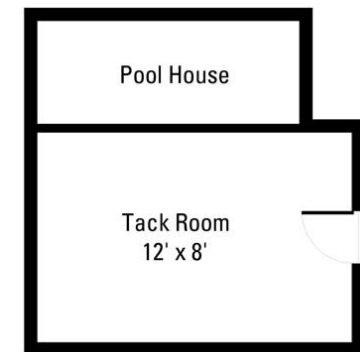
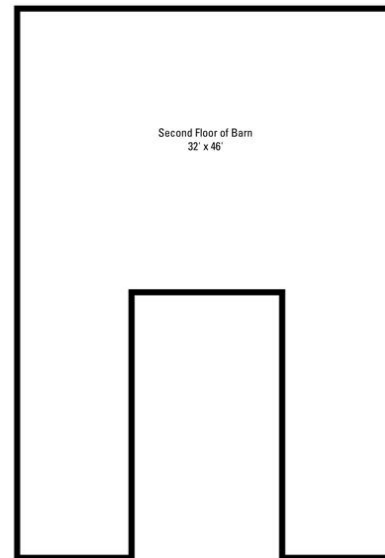
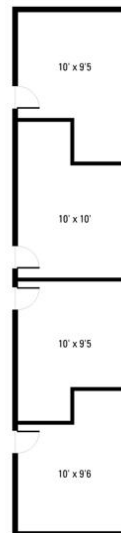
Detached Garage w/2nd Level Storage



8-Stall Barn w/2nd Level Storage



11'8" x 46"



Equipment Room (Tack Room) /Pool House

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Julie R. Breedlove
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Charlotte Office
532 Governor Morrison Street
#C110
Charlotte, NC 28211

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