



6118 Austin Grove Church Road
Marshville, NC 28103

3 Bedrooms ♦ 2½ Bathrooms ♦ Main Barn ♦ Secondary Barn
Apartment ♦ Workshop ♦ 2nd Living Quarters
Pond ♦ 8 Acres



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6118 Austin Grove Church Rd

Marshville NC 28103

8 acres of flat horse friendly land is what you will find at Austin Grove Church Rd. It is 3 minutes from the ready to open Monroe Expressway which will subtract time for a person commuting to Charlotte. It is an educated guess, but approximately 15-20 minutes shorter meaning you could reach the center of downtown within 40 min or less. The airport currently is 58 minutes away where travel time will also be reduced. Wingate University is 3.5 miles door to door.

Unique is the best adjective to describe a hidden jewel with main house, secondary almost completed guest house, large auto/work shop with a new fully equipped lounge or apartment above. In addition, there are fenced pastures, main and secondary barns, craft building, storage buildings and a large equipment building which could double as an outdoor event area.

A winding and circular driveway leads you from main road and first thoughts to many would be “WOW” this is a horse farm but could be an event venue. With the many outbuildings and the lounge over the enormous work shop, one could imagine a wedding venue, petting zoo, educational center, retreat for serenity for clients, or a therapeutic academy of some sorts. It can also be a wonderful horse farm with pastures and trail riding surrounding the entire property. The choices are varied, and the infrastructure ready to fit your imagination.

Main home has 2-3 bedrooms (one currently an office) with an expansive rear deck overlooking the pastures, and a full front porch for rocking in your favorite chair. Floors are entirely hardwood tile or brick, kitchen has porcelain tile counters, and a faux granite sink and faucet that are entirely both unique and expensive. The ceilings are whitewashed pine.

Main barn has 5 stalls including Dutch doors, mats, electricity and water with washer, dryer and refrigerator. Secondary barn has 3 stalls, including one for brood mares with an attached paddock of triangular mesh, foal safe fencing and two large storage areas. Fencing in main pasture is twisted wire and at main barn, triangular no climb. A newly redone spring-fed pond has been dredged and stocked with fish.

Enjoy the life on a farm that can meet many different needs for different buyers. A breath of fresh air, with a glass of lemonade or ice tea while sitting on your expansive rear porch watching your animals, is enough to make a dream come true.

Aerial View

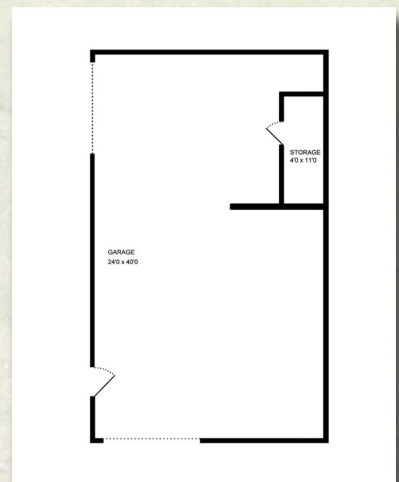


PID # 02-208-009-A ♦ 8 Acres

Floor Plan



Main House ♦ 1,489 Sq ft.



Workshop ♦ 24' x 40'

Main House

3 Bedrooms ♦ 2½ Bathrooms

Hardwood, Tile & Brick Flooring Throughout

Living Room with Remote Controlled Gas
Logs Fireplace & Custom Built-Ins

Kitchen with Porcelain Tile Counter Tops
& Backsplash, Faux Granite Sink with
High End Faucet & Breakfast Bar

Breakfast Area with New Sliding Glass
Door to Back Deck

Neutral Paint Throughout

Extensive Trimwork & Moldings

Laundry Room with Cabinets, Sink & Access
to Carport

All Plumbing in Sinks New Within Last
12 Months

Some New Windows

White Washed Pine Ceilings



Main House

Master Bedroom with Ceiling Fan, Spacious
Closets & New Sliding Glass Door
with Access to Back Deck

Master Bathroom with Stand-Up Shower

2 Guest Bedrooms with Ceiling Fans
& Large Closets

Guest Bathroom with Shower/Tub Combo

Office Area with Built-In Desk, Cabinets
& Shelving

Windstream Internet



Main House



Bungalow Style Home



Newly Painted Wood Siding
Exterior



Covered Front Porch with Ramp
& Deck Area



Attached Carport



Expansive Covered Back Deck
with Built-In Seating
& Hot Tub



Main Barn

5 Stall Metal Barn with Dutch
Doors & Mats

Center Aisle with Mats

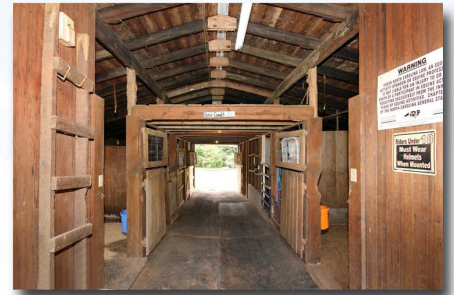
Water, Electricity & Fans

Hay Loft

Feed & Tack Room

Washer, Dryer & Refrigerator

End Doors for Cross Breeze



Secondary Barn

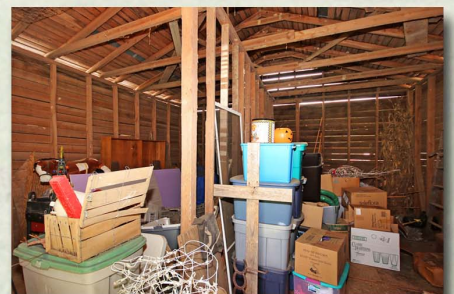
2 Stall Barn with Tin Roof

Brood Mare Stall with Access to
Paddock

Electricity

2 Rooms for Storage Behind
Stalls

Workshop Area



Apartment

Located Above Workshop

1 Bedroom ♦ 1 Bathroom

Full Kitchen

Wood Ceilings with Exposed Beams

Deck Off Bedroom Overlooking Pastures

Front Porch Sitting Area

Perfect Set-Up for Venue



Workshop

1st Floor of Metal Building

2 Sets of Doors

Heated with Gas Pack

Cooled with Wall Unit Air Conditioner

Can Be Used to Store Cars or Boats

Cedar Closet for Storage



2nd Living Quarters

This Home Has Everything Purchased
Except Counters & Flooring

1 Bedroom ♦ 1 Bathroom

Living Room ♦ Kitchen

Kitchen Cabinets Purchased But Not
Installed

Local Builder Ready to Complete at
Buyer's Direction

Handicap Accessible

Perfect In-Law Home



Metal Storage Building

Open on 3 Sides

Can Be used to Store Equipment or Hay



Outbuilding

2 Overhangs ♦ Electricity
Closed Storage Room with Loft



Acreage

8 Flat Acres

Main Pasture Fenced with Twisted Wire

Paddock Near Secondary Barn is Foal Safe
Fence with Triangles to Prevent Hoof
Entanglement

Newly Redug Pond in Pasture Stocked
with Fish

Hours of Trail Riding with Introduction of
Buyers to Neighbors

360' Well in 8' x8' Insulated Building
with Stainless Steel 1 HP Pump

Surrounded by Nearby Horse Farms,
Acreage & Therapeutic Riding
Ranch

3 Minutes to Monroe Expressway Giving
Quick Access to Charlotte

Could be Wedding Venue, Petting Zoo,
Training Facility, Rescue Facility or
Therapeutic Riding Center

