



322 Low Bridge Road
Iron Station, NC 28080

3 Bedrooms ♦ 3 Bathrooms ♦ 2 Barns ♦ Round Pen ♦ 4.6 Acres
Multiple Buildings for Autos & Storage



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322 Low Bridge Road

Iron Station, NC

Barn-red barns and outbuildings, a total brick home with full front porch, on a slight knoll with 4.6 acres of pure horse farm pleasure awaits you minutes from Lake Norman. This totally fenced property with a remote-controlled gated drive protects you, your dogs, and your horses. It is easy on the eyes, functional and could easily have secondary living quarters with some minor changes. It is located on a peaceful road with almost no traffic two minutes from Highway 73 and 27. The view from the front porch is relaxing and quiet to the ears.

The home is master down, with two guest bedrooms, and a private bonus up. The first floor is hardwood or tile with carpet in the guest bedrooms. The view from the rear is a sparkly white vinyl fence for the dogs, a composite wood deck and at the far property line fencing and privacy trees. A private home on 22 acres is the rear neighbor. A whole house generator and solar panels assist with electricity and with the hot water tank saving approximately 1/3 of power bills monthly. The well is electric with a hand pump or 12 volt solar.

The daylight basement has a full bath, a mini-kitchen with sink and refrigerator and counters. A fireplace and comfortable living area with access to the outdoors could easily be converted to a second living quarters. The unfinished area next to finished space has its own garage and work area which with minimal expense could be turned into a bedroom. Basement has a separate thermostat, and storage area is also cooled and heated.

The equestrian and farm details are so desirable for function and ease. Main barn has 3 stalls and overhang and its own pasture with run-in shed and carport for shade. A second one stall barn with overhang and paddock is on the other side of the driveway. The tack-room is a cottage-like building for tack and feed. Immediately adjacent is the chicken or goat pen with multiple chicken housing, and "egging" areas.

In addition, a car/auto enthusiast would love to reside here with the horse/animal folks. There are numerous outbuildings, all matching in color and all used for varying purposes. The 20 x 30' haybarn will hold a season's worth of hay. The double garage type structure holds two vehicles end- to- end and has a huge overhang for "hiding" of various equipment. Another carport at the far rear of the property houses extra equipment or vehicles. A workshop with shelving is utilized for lawn and gardening supplies.

Sellers hate to leave this long term fulfilling property. It is just a fine example of hard work, and dedication to living the rural life minutes from Charlotte, Gastonia, Hickory and large box stores, shopping, medical, horse organizations, and nearby schools.

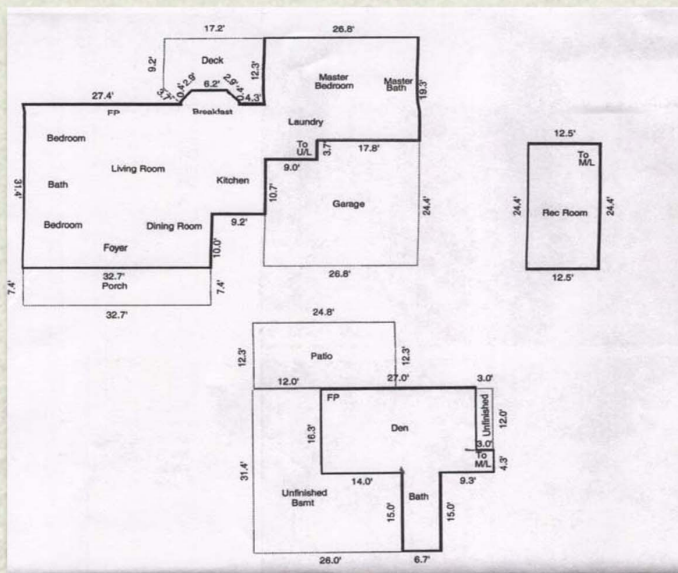
With all the emphasis on the property and its overall excellence, if you ask the sellers what they will miss, they will say the enrichment of living near the best of neighbors. What more can I add? All of this for \$549,000.

Aerial View



PID # 3663-00-0271 ♦ 4.6 Acres

Floor Plan



Main Level ~ 1,797 Sq ft.
Bonus Room ~ 305 Sq ft.
Finished Basement ~ 554 Sq ft.
Total ~ 2,656 Sq ft.

Interior Features

Gleaming Hardwoods Throughout
Main Floor with the Exception
of 2 Carpeted Guest
Bedrooms

Great Room with Gas Logs Fireplace

Kitchen with Granite Counter Tops,
Under Cabinet Lighting &
Stainless Steel Appliances

Breakfast Area with Access to
Back Deck

Formal Dining Room with Trey
Ceiling & Decorative
Columns

Security System

At&T Internet

DirecTV or Dish TV



Interior Features

Split Bedroom Floor Plan

Master Bedroom with Trey Ceiling
& Walk-In Closet



Master Bathroom with Dual Sink
Vanity, Jetted Tub, Separate
Stand-Up Shower, Two Glass
Block Windows &
Tile Flooring



2 Main Level Guest Bedrooms
with Spacious Closets



Guest Bathroom with Shower/Tub
Combo



Bonus Room with Hardwood Stairs



Main Floor Laundry Room with
Cabinets & Utility Sink



Interior Features

Finished Walk-Out Basement

Could be Second Living Quarters

Den with Gas Logs Fireplace

Mini Kitchen with Refrigerator & Sink

Full Bathroom with Shower/Tub Combo

Separate Entrance to Outside

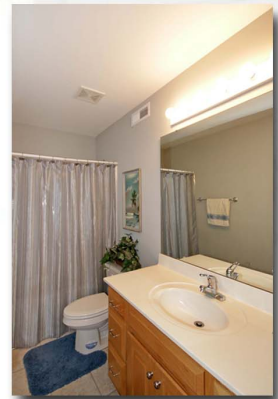
Separate Thermostat

Lenox Dehumidifer

Storage Room with Double Doors to Outside

Could Become 4th Bedroom

Side Load Garage Bay with Workbench,
Sink, Heat & Air, & Power Drop
for Welding



Exterior Features

All Brick Exterior

Rocking Chair Front Porch with Swing
& Two Ceiling Fans

Solar Panels on Roof for Hot Water Heater

Rear Concrete Patio

Composite Rear Deck with Hot Tub

Whole House 8W Generator

Main Level 2 Car Side Load Garage

Lower Level Side Load Garage



Main Barn

3 Stall Barn

Front Overhang

Fans

Dutch Doors

Corner Feeders

Mats

Opens to Paddock



Small Barn

1 Stall Barn

Front Overhang

Dutch Door

Opens to Its Own Paddock
with Round Bale Feeder
& Light Pole



Tack Building

Free Standing Building

Front Porch

Rear Bay for Equipment Storage



Outbuildings

Two 11' x 32' Storage Buildings

One Can House 2 Cars Back to Back
& Has a Ramp

20' x 30' Hay Barn with Side Overhang
Can Store a Year's Worth of Hay

Shipping Container Perfect for Extra Storage



Property Features



Remote Controlled Gate

Two 16' Metal Gates

One 12' Metal Gate

Round Bale Holders

Solar Panels for Electricity
Saves up to 1/3 of
Monthly Cost

Round Pen

In-Ground Fire Pit/Grill

3 Board Electric Fencing

Run-In Shed

Carport

Chicken Coop

Garden Shed

In-Ground Flag Pole

Two 90 lb Propane Tanks



Acreage



4.6 Acres

Flat Open Pastures



3 Paddocks

Frost Free Spigots in
Pastures



Completely Fenced

No Climb & 3 Board
Electric Fence



Dog Yard Fenced with
White Vinyl Fencing

Garden Ready for Planting
Already Tilled

