

*708 Mills Garden Road
Statesville, NC 28625*



Breedlove
FARMS ★ ESTATES ★ LAND

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Country Roads

The heart, the soul of America is found down country roads. A home, a piece of property on which to raise your family and enjoy nature's bounty; a place for animals, a place to be free. This was our forefathers dream, and that dream never died, in fact it is growing stronger each day. Unlike our ancestors, today we can find our dream property in less remote settings and with current communication technology, be as connected as we choose. There is a piece of the American dream waiting for you outside Statesville, NC at 708 Mills Garden Road. 21+ acres with a 3,339sf home awaits. The home has a wrap-around porch/deck and offers lots of living space on the main floor and in the walk-out finished basement. With kitchen, bedroom and bathroom up and down, there are effectively two living spaces, ideal for extended families or space for the kids. Built in 1975, the home has been well kept and has had numerous upgrades. In 2012 the kitchen was renovated and new appliances added. The main floor offers a large family room with separate heat and air, a keeping/dining room with brick floor-to-ceiling fireplace that opens to the kitchen, a guest bedroom and bathroom and a large master bedroom. A covered rocking chair front porch spans the entire front of the house, wrapping around to become a covered deck down the west side of the home. The keeping room, kitchen and master bedroom all access this special outdoor living space. The lower level has a large living space with yet another brick fireplace, this one with a wood stove insert. A kitchen, bedroom, bathroom, laundry room, and a multi-use room with a garage door finishes the basement level. In addition to the garage door, there are 2 additional outside doors on this level. The property has a garden shed, dog run, wood shed, equipment/storage buildings, hay barn, compost shed, 7-stall barn, multiple paddocks, some with run-in sheds and automatic waterers, high tensile fencing, 2 round pens and riding arena; all in place for your use. This is an ideal horse farm but easily adaptable to the animal(s) of your choice. Frost-free water spigots are located throughout the property and an underground drainage system are additions that make this farm unique. However, the property is more than just efficient, it is beautiful. With rolling fields and a large stream that meanders along one boundary line and eventually crossing the property, clusters of hardwoods, and well-maintained access roads throughout; this property is Rockwell-like. All with easy access to major highways and a few minutes from historic Statesville. Come find your piece of America at 708 Mills Garden Road.

AERIAL

PID: 2 Parcels (4774-80-9805.000/4773-99-1839.000)

21.6 Acres (3.31 & 18.29)



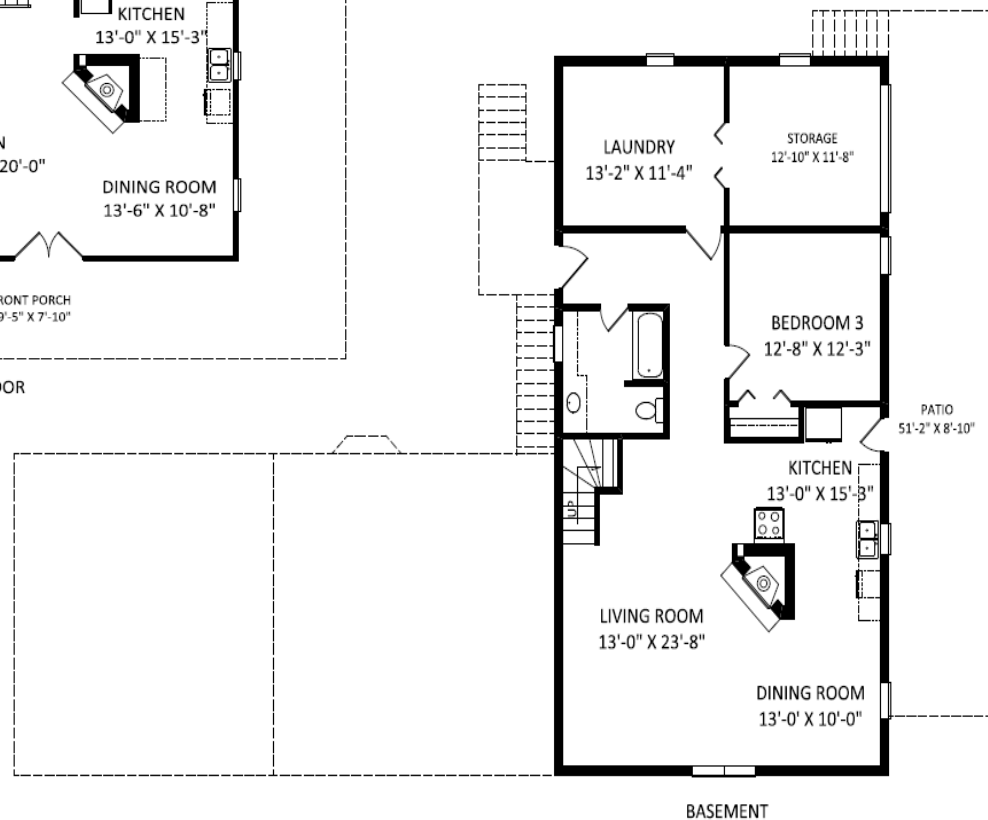
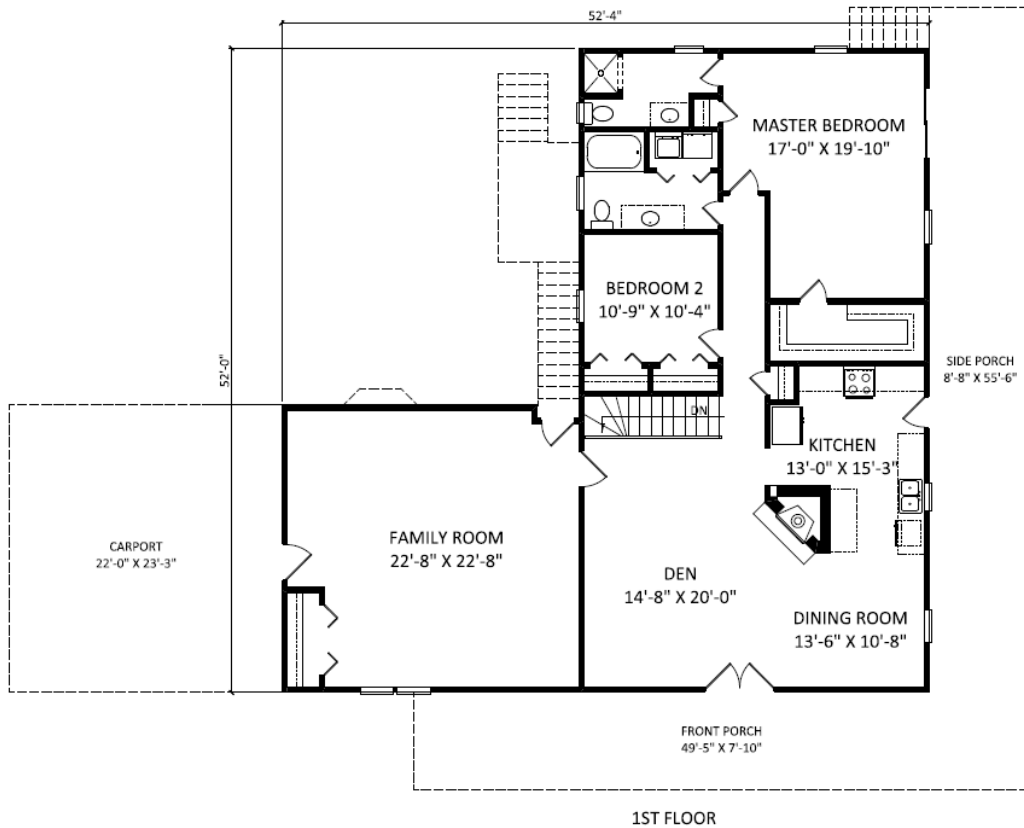
FLOOR PLAN

Heated Living Space

1st Floor: 2,030sf

Basement: 1,309sf

TOTAL: 3,339sf



INTERIOR FEATURES

Built 1975 — 3,339sf — Numerous Upgrades

3 Bedrooms/3 Bathrooms

Separate Living Space Downstairs

Separate Heat & Air in Family Rm

Tankless H₂O Heater (2017)

HVAC — 2 Systems

Lower Level Garage

2 Laundry Rooms

2 Kitchens

Storage Space



EXTERIOR FEATURES

Brick & Vinyl Siding

2-Car Attached Carport

Septic

Well (New Pump 2018)

Circular Drive

Wrap Around Porch/Deck

Shutters

Roof (2004)

Brick Foundation



PROPERTY FEATURES

2 Parcels (4774-80-9805.000/4773-99-1839.000)

21.6 Acres (3.31 & 18.29)

Large Creek — 4th Creek Fork Borders/Crosses Property

Property Drainage System

Garden Shed w/Hot & Cold H₂O

3-Bay Compost Shed

Frost-Free H₂O Spigots Throughout Property

Dog Run

Wood Shed

Hay Field



FAMILY ROOM



*Separate Heat & Air
Bay Window
Silhouette Shades
Opens to Carport
Laminate Floor
Bead Board Wainscoting
Ceiling Fans
Door to Back*



DINING/KEEPING ROOM

*Floor-to-Ceiling Brick Wall Fireplace w/Gas Logs
French Door to Porch
Hardwood Floors
Ceiling Fan
Paneling Walls
Stairs to Lower Level*





KITCHEN



*Recently Renovated (2012)
Granite Countertops
Tile Floor & Back Splash
Brick Accent Wall
Built-In Hutch/Display Cabinet
Pull-Out Shelves*

*GE Profile Gas Stove
GE Profile Microwave
Bosch Dishwasher
Door to Side Porch/Deck*



MASTER SUITE



*Main Level Master
Large Bedroom
2 Walk-In Closets
Sliding Glass Door to Deck
Bathroom
Shower & Jacuzzi Tub
Vanity*



MAIN FLOOR GUEST ROOM & Bath

Carpet

Paneling

Walk-In Closet

2nd Closet/Linen

Shelves

Bath

Walk-In Jacuzzi Tub

Vanity

Bathroom Wall Heater



BASEMENT LEVEL

Living Room, Kitchen, Bedroom, Bathroom, Laundry Room/Workshop/Craft Room & Garage. (Garage Door & 2 Separate Outside Doors)

Living Room

*Floor-to-Ceiling Fireplace w/Wood Stove Insert
Carpet*

Kitchen

*Built-In Cabinets
Pantry
Door to Covered Patio
Formica Countertops
Dishwasher
Gas Stove*

Bedroom

*Carpet
Bathroom w/Tub/Shower*



FARM/EQUESTRIAN AMENITIES

2 Equipment Sheds

Hay/Equipment Storage Barn

Barn

Climate Controlled Tack Rm (Sink/Cabinets)

Feed Room

7 stalls /2 Foaling

Hay loft

Storage Lean-To

Multiple Paddocks (Some w/Auto H₂O) & Large Pasture

Covered Observation Deck Overlooking Arena

4 Run-In Sheds

Riding Arena

High Tensile Fencing

2 Round Pens

Hay Fields



708 Mills Garden Road

