



**1754 Buffalo Shoals Road
Statesville, NC 28677**

**3 Bedrooms ♦ 3 Bathrooms ♦ 7.87 Acres ♦ 4+ Stall Barn ♦ Covered Arena
Outdoor Arena ♦ Equipment Storage Building ♦ Detached Garage**



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1754 Buffalo Shoals Rd., Statesville, NC 28677

What makes this nearly 8-acre horse-farm so unique, besides comprehensive equestrian facilities, including an arena? You are a short 7-minutes to Lake Norman State Park for boating, swimming, and hiking, and a little more than 30 minutes to Charlotte International Airport. Like to shop? There are two good-sized cities minutes away, as well as excellent hospitals and health care. If you also love to pass time in the mountains, or even trail ride, South Mountain State Park - an unbelievable horse-riding opportunity with miles of trails, waterfalls and hikers - is under an hour away!

This farm was bought simply for horse-owners to have a safe place for their horses, yet they ended up boarding others' horses, as well. The owners have never lived on the premises but have a tenant who has called it home for 4 years, tending the horses and the farm. The business-potential here is only limited by one's vision. With a covered arena, outdoor arena, pastures that have never had pesticides since owner purchased, and many outbuildings for equipment, hay, chickens, and storage, it is quite the perfect package for only \$289,000...and might even work as an event venue.

The home, built in 1926, has a large open floor plan on first floor, and all new windows (except for the front porch). The ceilings are reminiscent of the period and at least 11' in height throughout the first floor. The home could use some renovating but maintains charm, and many attributes that a new homeowner will enjoy. Mature trees, a private driveway, multiple outbuildings, and a very peaceful setting are what many look for when seeking property with acreage, and struggle to find in this price range.

The main level, with two bedrooms, three full bathrooms, and an expansive-feeling living area, can be heated by the woodstove and is supplemented by a heat pump. There is a third bedroom or bonus room on the upper floor with its own bath, as well.

Take a tour of this useful property, and quickly!

Aerial View



PID # 4722-06-0515 ♦ 7.87 Acres

Floor Plan



2,044 Sq.ft.



Aerial View



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Floor Plan



2,044 Sq. ft.

House Features

Open Floor Plan

11' Ceilings on Main Level

Neutral Paint Throughout

Extensive Trimwork & Moldings

Living Room with Brick Fireplace
with Raised Hearth & Wood
Burning Stove Insert

Heated by Wood Stove & Heat Pump

Large Dining Room Opens to Living Room
with Arched Entryways

Kitchen with Double Basin Cast Iron Sink,
Smooth Counter Tops, Appliances
& Eat-In Breakfast Area

Laundry Room with Cabinetry

Flex Area with French Door Access
to Outside



House Features

2 Main Floor Bedrooms with Spacious Closets

2 Main Floor Full Bathrooms
1 with Soaking Tub
1 with Stand-Up Shower

Upper Level Bonus/ Flex Room with Full Bathroom

Hardwoods in Many Areas

Attic Storage

Partial Basement - Perfect for Root Cellar

Enclosed Front Porch

Rear Porch

New Windows Except for Front Porch



Barn Features

4 Stall Barn with Dutch Doors to Paddock
from Each Stall

Room for Additional Stalls at Rear
of Barn

Matted Center Aisle

Tack Room

Feed Room

Water & Electricity

Hay Loft

Overhangs on 2 Sides of Barn



Property Features

7.87 Acres ♦ Peaceful Setting

Long Private Driveway ♦ Mature Trees

No Chemicals Used on Property

Fenced Pastures with Solar and/or
Hardwire Fencing

50' x 72' Covered Arena with
Sand Footing

Outdoor Arena

Chicken Coop

Equipment Storage Building

Detached Garage with Overhang
& Carport

Close Proximity to LKN State Park,
I-40, I-77, Shopping, Dining
& Hospitals

