

*533 Blonnie Ross Road
Polkton, NC 28135*



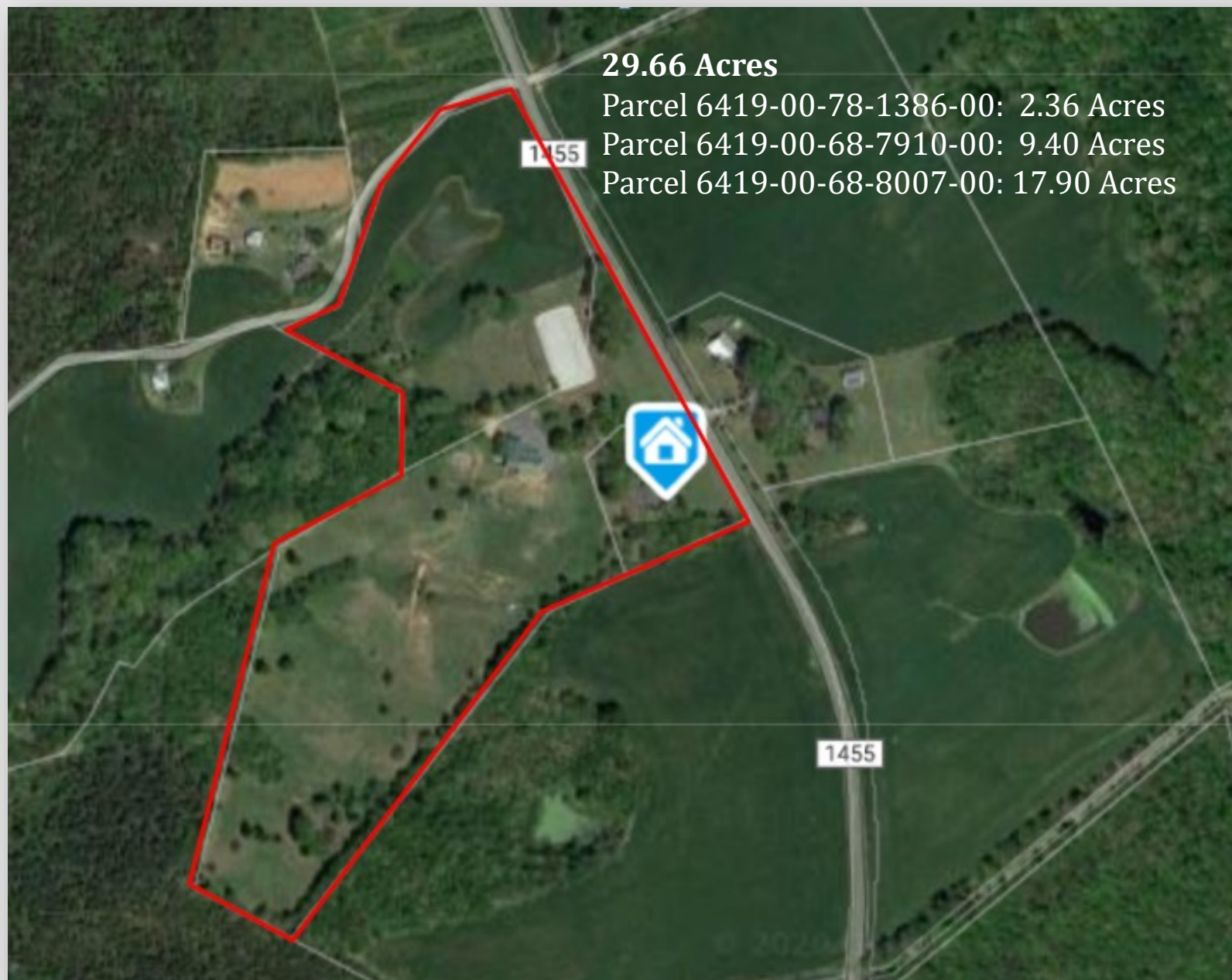
Breedlove[™]
FARMS ★ ESTATES ★ LAND

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Aerial

Equestrian estate situated on 29+ acres of green rolling hills, surrounded by farmland. Immaculate, private home and barn set on knolls overlooking soft meadows. Exceptional sunset views. Easy access to Charlotte I-485 outer belt.





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Breedlove Farms Estates and Land

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533 Blonnie Ross Road, Polkton, NC 28135. Many believe the land, and nature in general, to be part of them and they part of the land. The land is something that is used, but with reverence, respect and humility. This respect is obvious when one enters the equestrian estate at 533 Blonnie Ross Road in Polkton, NC. Current and previous owners have been excellent stewards of this land and established an exceptional home for them and their animals. Situated on 29+ acres of green rolling hills and soft meadows, surrounded by farmland, this property is clearly part of those that live here. Enter the gated drive up to the Southern Living home set on a knoll and you have an immediate appreciation for the planning and work that went into this estate. The home is inviting and warm with open interior spaces and lots of outdoor living space. You are greeted by a covered “rocking chair” front porch that connects with alternating decking and covered porches wrapping around three sides of the home. This decking/porch system opens to the kitchen/breakfast area, keeping room and great room, providing stunning views of the property and offering indoor-outdoor living opportunities. Stepping into the foyer, a formal dining room is to the right, but it is the sightlines to the great room and beyond to the covered porch overlooking pastures that commands your attention. Designed with primary living spaces on the main level and inviting flow from room to room, the home offers many special features; 10’ ceilings and hardwood floors on the main level, extensive trim & molding, solid doors with transoms throughout, 2 fireplaces and copious attic storage with full door accessibility from each 2nd floor room. But the striking feature of this home is the numerous windows and doors, particularly in the great room, keeping room and kitchen/breakfast area. Not only does this provide an abundance of natural light but also views of the property. A floor-to-ceiling stacked stone fireplace is but one of several highlights of the great room with cathedral ceiling and 3 double French doors to a covered porch. The home flows from this gracious room to the inviting keeping room with coffered ceiling, brick surround fireplace with custom knotty pine floor-to-ceiling mantel, 2 “walls of windows”, and access to the deck and covered porch and then on to the kitchen and breakfast area. The kitchen has custom knotty pine cabinetry, stainless appliances, computer desk and a large pantry. This large, warm, open space draws family and friends. On the opposite side of the home, the main floor master has a large bedroom with plantation shutters and a spa-like bathroom with soaking tub, large frameless shower, oversized walk-in closet with shelving and a water closet. Accessed by a wide stairway, with landing open to the great room, the 2nd level has two guest suites with private bathrooms and walk-in closets and a multi-use rec/bonus room. The European influenced barn sits on a neighboring knoll, connected to the main drive by a separate, gated drive. The L-shaped barn has 3 double end doors, metal roof with cupolas and a walk-up hay loft. The interior walls and ceilings are all tongue & groove, including the stalls. 14 matted 12’ x 12’ stalls and 2 large stalls that can convert to broodmare foaling stalls line the concrete and paver center aisles with halogen lighting and overhead fans. There is a wash stall with hot & cold water and a Corton drying heat lamps. Other spaces include a heated tack room with saddle racks, half-bath, refrigerator and utility sink; office/storage room with portable heat & air and a feed room with utility sink. Externally there is a large overhand for equipment storage and a covered run-in attached. The spacious stone parking area is well lighted with 2 pole mounted lights. 5 fenced pastures/paddocks adjoin the barn, each with split rail and electric braid fencing. For training, there is a round pen and a professional 125’ x 225’ arena with gravel and crush & run. This land speaks to the reverence exhibited; a special home for you and your animals.

Property Features

3 Parcels — 29.68 Acres

Home Positioned on High Point Knoll w/Vista

Rolling Terrain — Open Meadows

Mature Landscaping

Gated Entrance

Rock Lined Circular Drive

Separate Gated Drive to Barn w/Parking

Split Rail Fencing w/No Climb Around Home (Dog Friendly)

Mature Hardwood Perimeter

Flagpole Front of Home

Pond



Exterior Features

Covered “Rocking Chair” Front Porch
40 Yr. Architectural Roof (20+ Bundles Available)
Tall Crawl Space for Easy Access & Storage
Brick Paver Pathway to Front Porch
Generator (Power Well & Electric)
Propane Tank (Leased)
Hardie Board Exterior w/Shutters
Large Covered Front Porch
Wraparound Deck and Covered Porches
Trex-Like Flooring Boards
Railings Recently Renewed
Crawl Space w/Vapor Barrier & Humidifier
Annual maintenance by Dry Pro

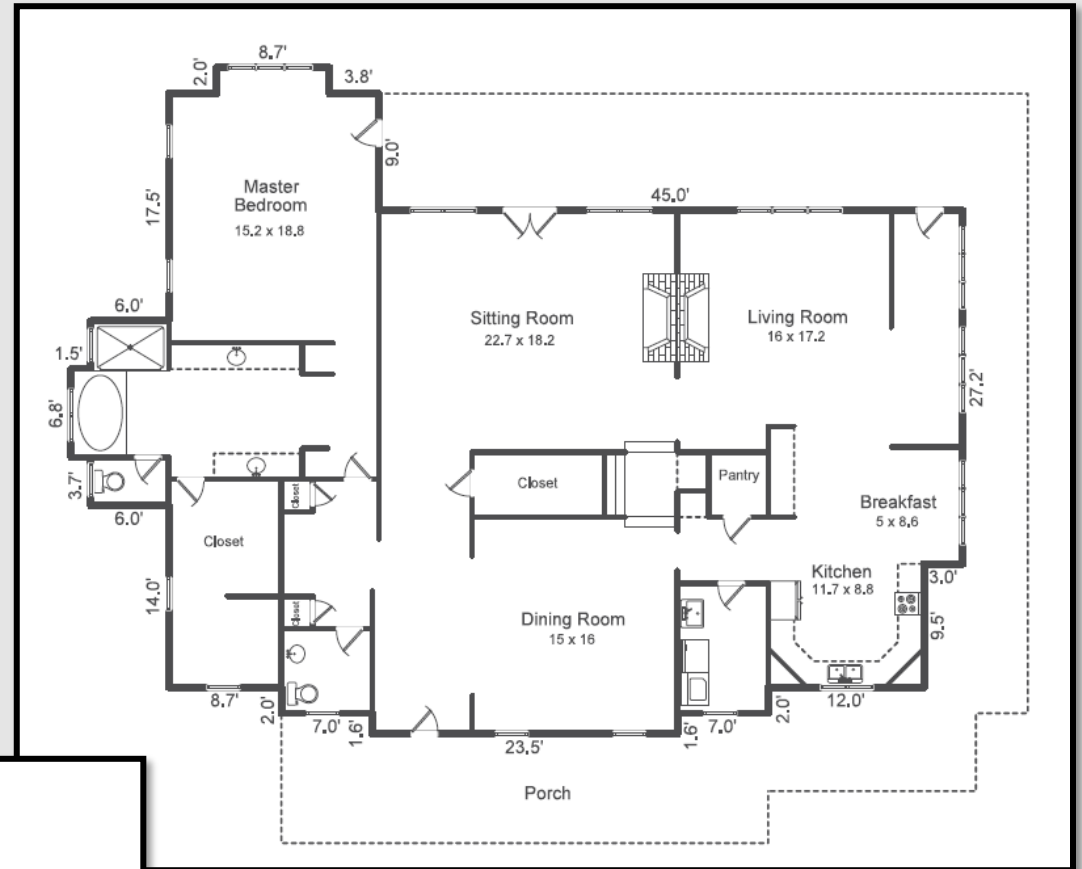


Floor Plan

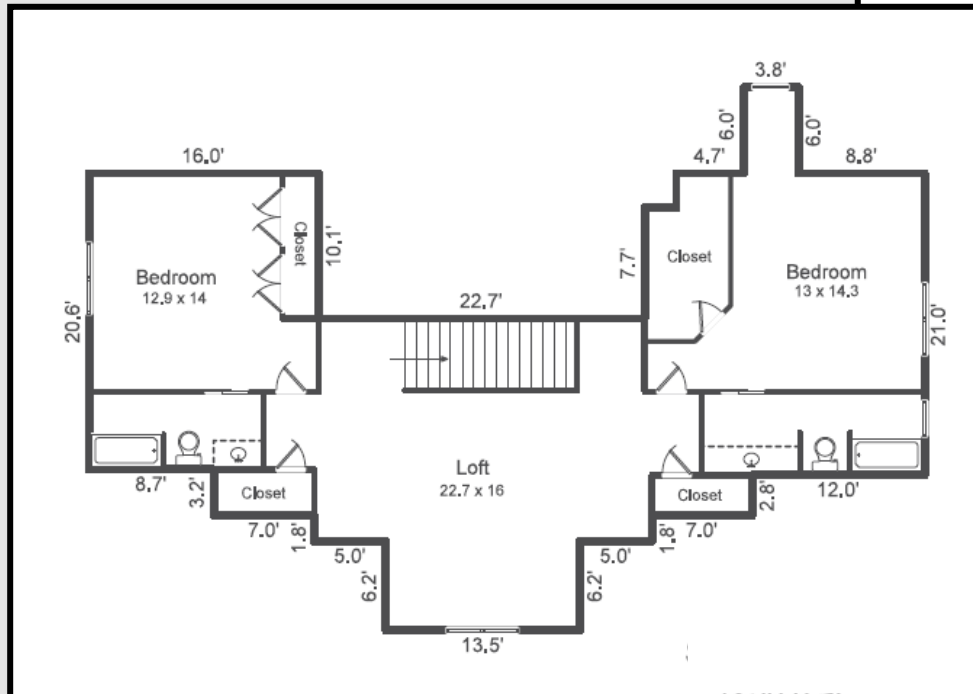
Main Floor: 2,588 sf

2nd Floor: 1,238 sf

Total Heated: 3,826 sf



Main Floor



2nd Floor

Interior Features

Southern Living Plan

Built 1996

3,826 sf

3 Bedrooms/3.5 Baths

4" Hardwood Floors Throughout Main Level

10' Ceilings on Main

Extensive Trim & Molding

Solid Doors w/Transoms Throughout

Abundant Attic Storage — Full Door Access Each 2nd Floor Room

Recessed Lighting

Powder Room w/Pedestal Sink

Formal Dining Room w/Chandelier

Tile Foyer w/Governors Paneling

Laundry Room

2 Coat Closets

2 H₂O Heaters

Kinetic DSL Internet



Great Room

Cathedral Ceiling
Stacked Stone Fireplace w/Raised Hearth
3 Double French Doors to Covered Porch
Open to 2nd Level



Keeping Room

Coffered Ceiling
Fireplace (Gas/Wood)—Brick Surround & Hearth
Custom Knotty Pine Floor to Ceiling Mantel
“Wall of Windows” Overlooking Farm and Sunsets



Kitchen

Custom Knotty Pine Cabinetry

Under Cabinet Lighting

Corian Counter Tops

Glass Cook Top w/Exhaust Fan

Stainless Steel Appliances

KitchenAid Wall Oven and Convection Microwave

Frigidaire Gallery Side-by-Side Refrigerator w/Dispenser

KitchenAid Dishwasher

Double Basin Stainless Sink

Computer Desk

Glass Display Cabinets

Large Pantry

Breakfast Nook (Bench & Table Included)

Access to Wraparound Deck

Numerous Windows — Great Farm Views & Lighting



Master Suite

Main Level Master Suite

Bedroom

Plantation Shutters

Chair Rail

Hardwood Floor

Single French Door Access to Rear Covered Porch

Bathroom

Dual Vanities — Corian Counter Tops

Tile Floor

Soaking Tub w/Tile Surround

Tile, Frameless Shower w/Overhead & Handheld

Oversized Dual Walk-In Closet w/Shelves & Shoe Rack

Water Closet



2Nd Floor

2 Spacious Bedrooms w/Individual Full Baths
Large Walk-In Closets
Rec/Bonus Room



Indoor/Outdoor Living

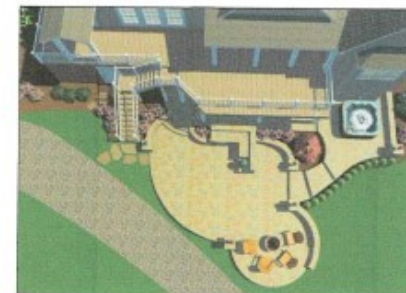


Large Covered Front Porch Wrap Around Deck and Covered Porches



Indoor/Outdoor Living

Proposed outdoor living space (patio). Submitted by Sunmar Construction, Matthews, NC.



Equestrian Amenities

Barn

Large L Shaped Barn w/Metal Roof & 4 Cupolas

Many Imported European Components

Double End Doors

Concrete & Paver Center Aisles

Halogen Lights/Overhead Aisle Fans/Blanket Bars

Interior Tongue & Groove Interior Walls & Ceiling — Including Stalls

14 Matted Stalls — 12' x 12' Minimum w/Sliding Stall Doors

European Style, Opening Exterior Windows

Yoke Bars — Break Resistant Glass

2 Stalls Can Convert to Broodmare Foaling Stalls

Large Fans — Access to Overhang & Paddocks

Wash Stall Hot & Cold H₂O & Corton Drying Heat Lamp

Heated Tack Room

Half-Bathroom, Refrigerator, Utility Sink, Saddle Racks

Office/Storage Room w/Portable Heat & Air

Feed Room w/Utility Sink

Walkup Hay Loft (approx. 600 Bales) — Drop to Stalls

Large Parking Area—RVs, Trailers, Guests

Overhang — Equipment Storage

Covered Run-In Attached

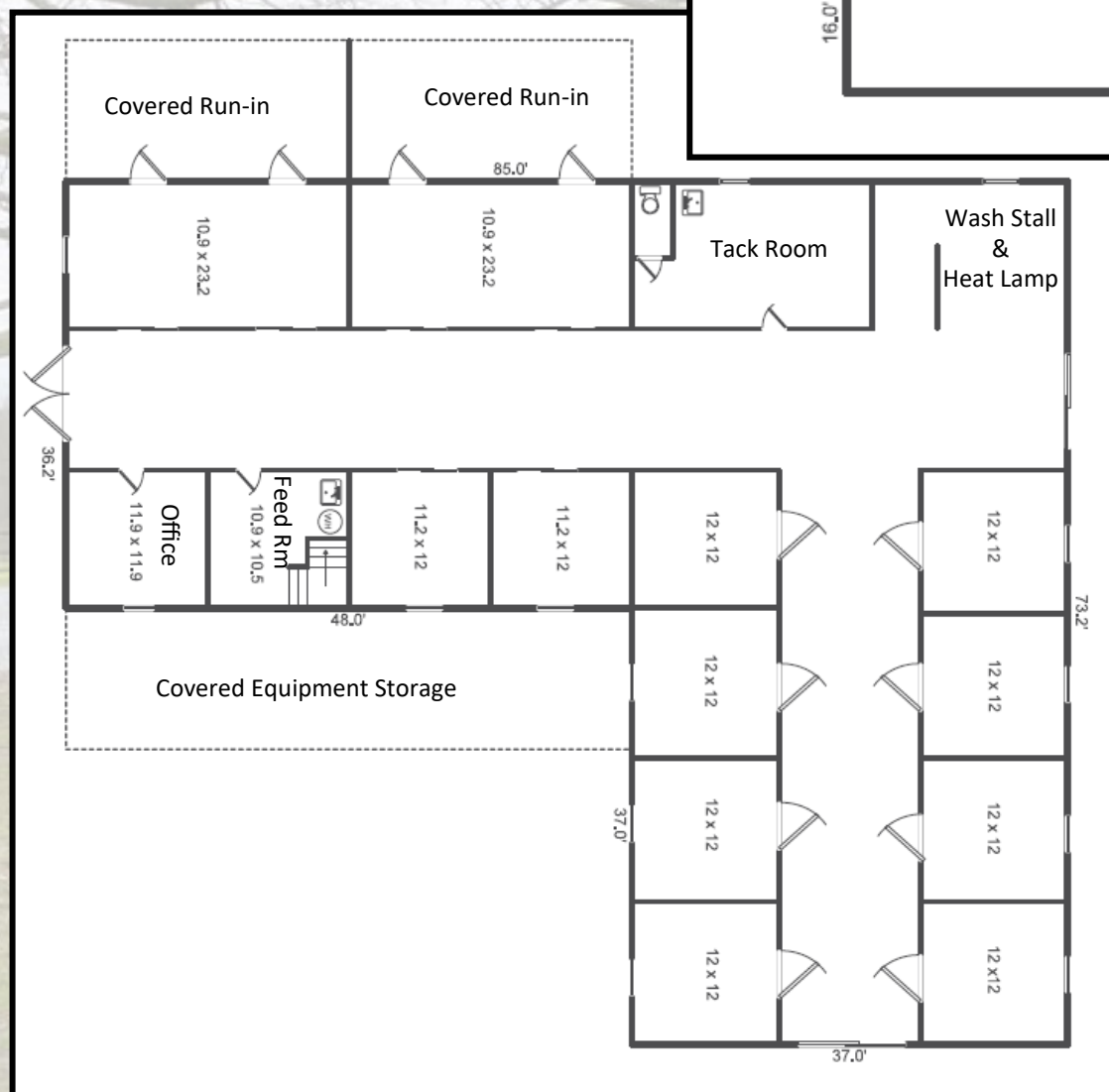
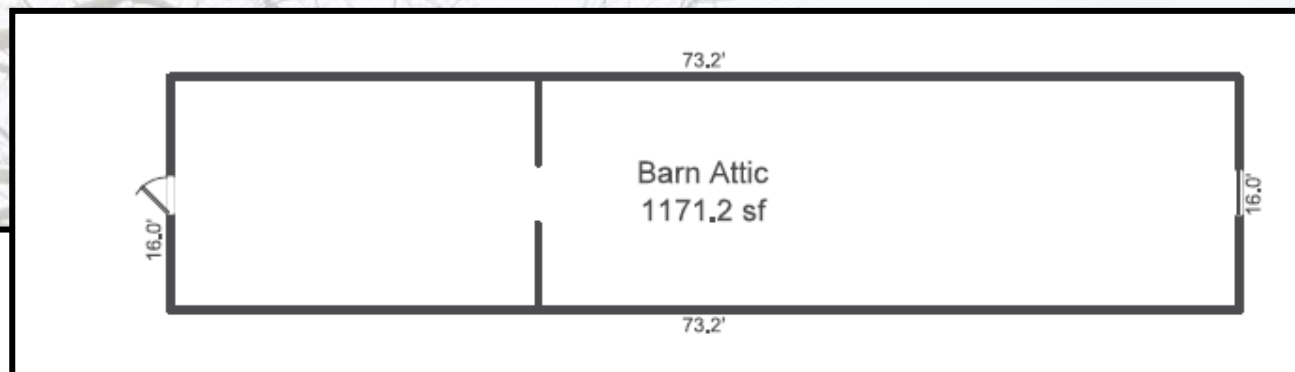
Separate Gated Drive to Barn & Parking Area

2 Pole Mounted Exterior Lights — Parking Area



12-14 Stall Barn

Barn Floorplan
4,446 Sq Ft

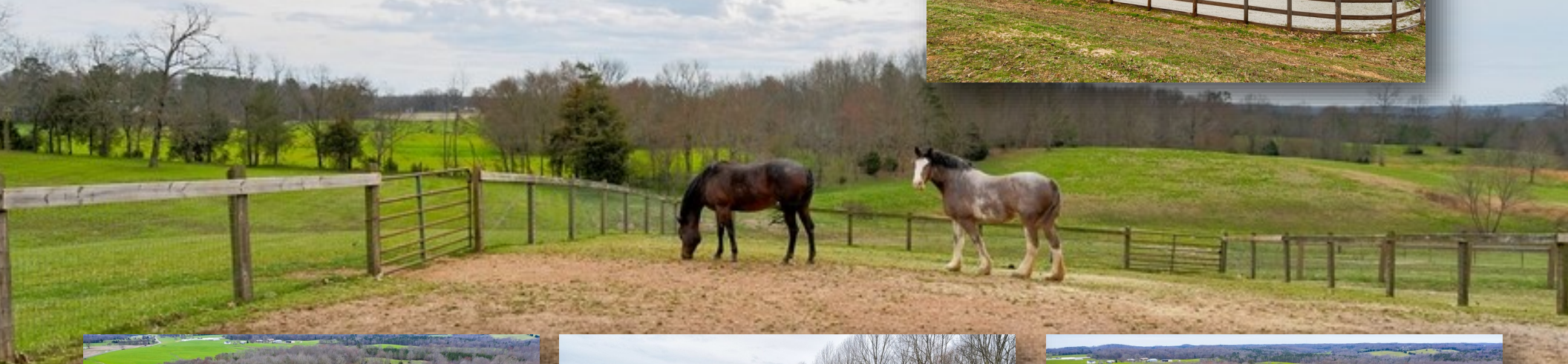


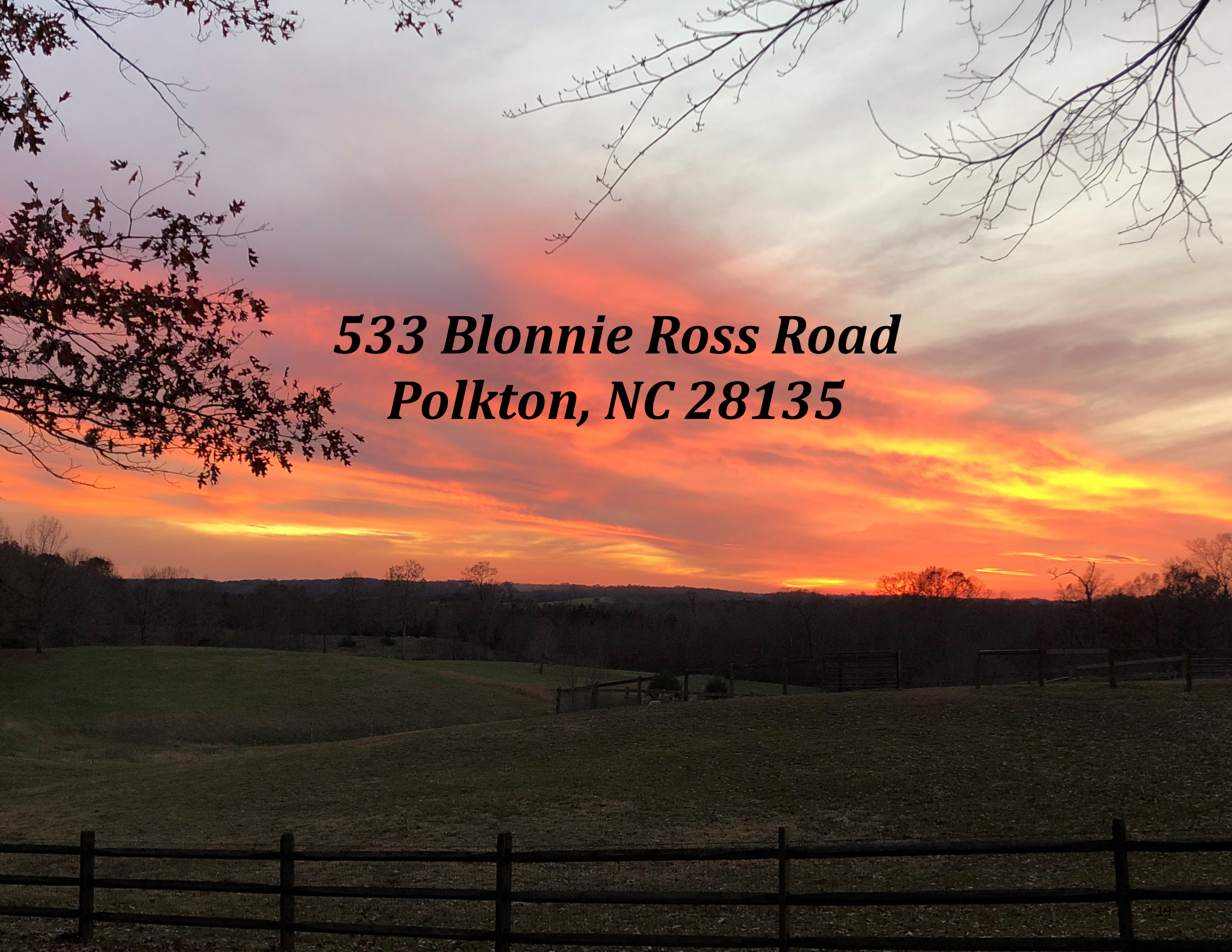
Equestrian Amenities (cont.)

5 Fenced Pastures/Paddocks—Split Rail w/Electric Braid (Solar)

Round Pen

125' x 225' Arena w/Gravel and Crush & Run





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Buyer's Notes

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