

*6220 Snow White Field Road  
Waxhaw, NC 28173*



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**Breedlove Farms Estates and Land**

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**6220 Snow White Field Road, Waxhaw, NC.** The Brothers Grimm were German academics, cultural researchers and authors who together collected and published folklore during the 19th century. They were among the first and best-known collectors of German and European folk tales, and popularized traditional oral tales such as *Cinderella*, *The Frog Prince*, *The Goose Girl*, *Hansel and Gretel*, *Rapunzel*, *Sleeping Beauty* and *Snow White*. These folk tales have enjoyed enduring popularity and are available in more than 100 languages and have been adopted by filmmakers. So, when the developer of Waxhaw Meadows Plantation, a gated equestrian community in highly desirable Waxhaw, NC, named the development streets, he gave a nod to his German heritage. Located in this special community, 6220 Snow White Field Road is no fairy tale. This private 9.45 estate with custom built farmhouse offers a beautiful and serene setting for you and your animals. The well-designed home has all the special touches and quality found in a builder's home. Upon entering the gated community, one is introduced to this special property as you drive by your horse grazing in their pasture. Entering the estate through stone columns and the crushed stone drive takes you to the stone and cedar shake home positioned among mature hardwoods. An oversized Brazilian walnut front door welcomes you to the open concept home with crown molding, hardwood floors, upgraded plumbing and lighting fixtures, mudroom/laundry down and laundry up, columns, and more; all in an efficient and appealing design. Sightlines from the front door direct you from the formal dining area accented by columns to the living room and beyond to the mature landscaped back yard. An epicurean kitchen and adjoining keeping room is the gathering place for family and friends. A large island/breakfast bar is surrounded by handcrafted cherry cabinets with granite countertops & tile backsplash, professional appliances including a Viking 6-burner gas range and double GE Monogram refrigerator with cabinet front. The focus of the adjoining keeping room is a floor to ceiling stone fireplace flanked by French doors leading to the patio. The main floor master suite occupies the opposing side of the home. A "wall of windows" with plantation shutters, tray ceiling and hardwood floors bring character to the master bedroom. The spa-like bathroom offers dual vanity and cabinets with granite, large tile shower with handheld as well as rain head and body jets, whirlpool tub, windows above tub with plantation shutters, water closet and 2 walk-in closets with shelving. The 2<sup>nd</sup> level has a large office accessed through double French doors, a large bonus room with surround sound and adjoining full bath. 2 large guest bedrooms with private full bathrooms complete this floor. There is walk-in access to a floored attic, perfect storage space and easily accessible. But this home is not totally defined by its interior. The back yard has a patio with large wood-burning stone fireplace. Access to the keeping room from the patio adds to indoor/outdoor living. There is a black aluminum fence for the little ones, those with two or four legs. For large animal friends there is a new 4-stall Hemlock board & batten barn with power and water, wash stall, feed room, 2 sliding end doors, concrete center aisle and an overhang for storage. Also, in the 4.8-acre pasture there is a 24' x 24' run-in shed with 12' x 12' stall attached. 4-board fencing with 2" x 6" boards and 6" posts and 5-strand high tensile with 3 "hot" wires enclose the pasture. Lest we forget our feathered friends, the property has a chicken coop. So many features, so much planning and quality, it may seem like a fairy tale, but 6220 Snow White Field Road in Waxhaw, NC is a special home waiting for you and your animals.

**6220 Snow White Field Road**  
**Waxhaw, NC 28173**

*Waxhaw Meadows — Gated Equestrian Community*

9.45 Acres  
PID # 05-084-034  
MLS: 3594063





# ***PROPERTY FEATURES***

9.45 Acres

Gated Equestrian Community

Located in Highly Desirable Waxhaw, NC

Parcel ID: 05-084-034

Custom Built Farmhouse

Home Positioned Among Mature Hardwoods

Barn & Pasture w/Run-In Shelter

Private w/Wooded Areas





# HOME FLOOR PLAN

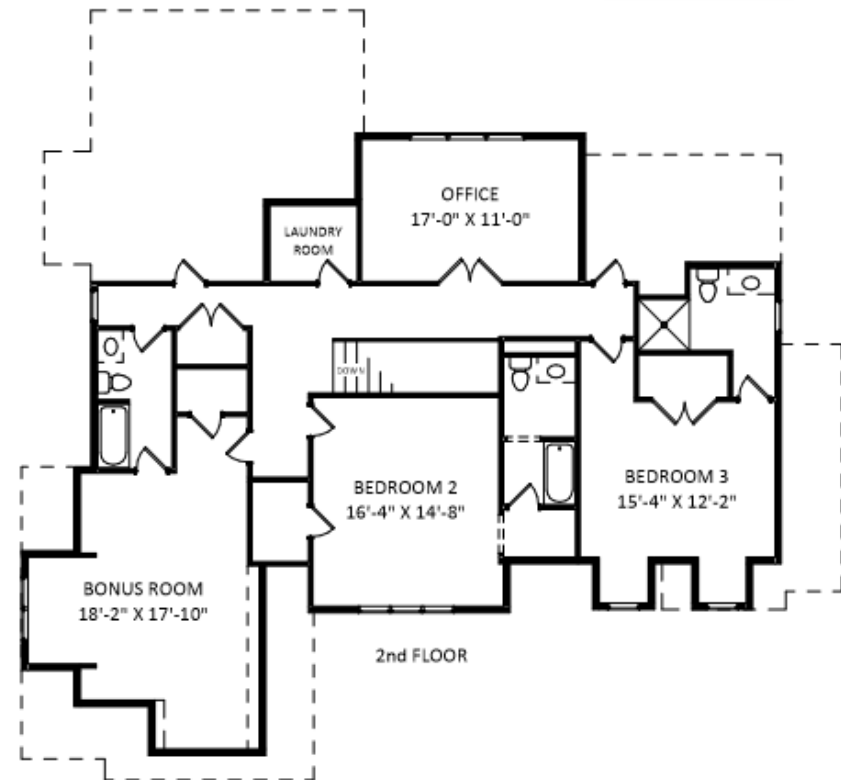
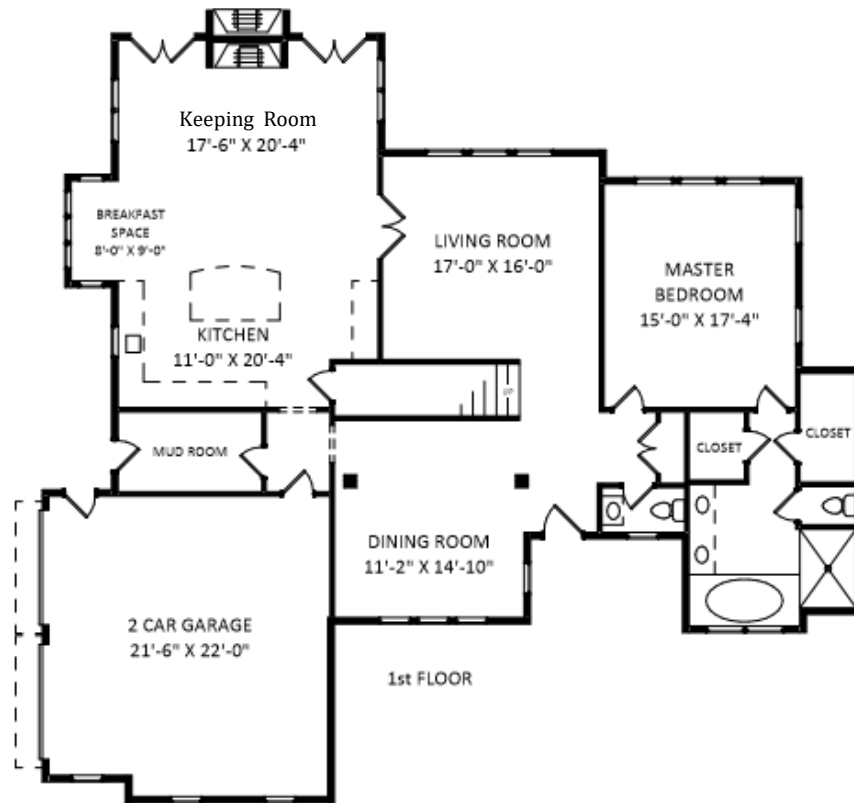
## Heated Living Space

1st Floor—2,044 sf

2nd Floor—1,775 sf

TOTAL—3,819 sf

Garage—537 sf (Unheated)





# HOME INTERIOR FEATURES

Open Floor Plan

Large Laundry/Mud Room w/Cabinets (Outside Door)

Columns

Crown Molding

Hardwood Floors

Upgraded Plumbing/Lighting Fixtures

Can Lighting

Keeping Room w/Fireplace

Powder Room w/Antique Vanity/Marble Top

Walk-In Attic (Floor w/Storage Space)





## ***FOYER/ENTRANCE***

Great Sight Lines to Living Room & Dining Area



## ***LIVING ROOM***

Open to Kitchen-French Doors

Triple Windows w/Views to Back Yard

Hardwood Floor

Crown Molding



## ***FORMAL DINING AREA***

Open Space Accented by Columns

"Wall of Windows" w/Views to Front Yard

Hardwood Floor

Crown Molding





# KITCHEN

Large Island/Breakfast Bar

Granite Top

Drawers

Built-In Viking SS Microwave

Pendant Lights

Hardwood Floor

Cherry Cabinets

Granite Countertops w/Tile Backsplash

Undercounter Lighting

Glass Door Display Cabinets

Hidden Spice Drawers

Walk-In Pantry

Double GE Monogram Refrigerator w/Cabinet Front

Viking 6-Burner Gas Range

Grill

Double Oven

Custom Hood w/Cabinets

Bosch Dishwasher

Double Windows at Sink

Pendant Lights Over Sink

Breakfast Space





# KEEPING ROOM

Open to Kitchen

Bright Space w/Windows and French Doors

Floor-to-Ceiling Stone Fireplace

Wood Burning w/Gas Starter

Wood Mantel/Stone Hearth

2 Double French Doors Flanking Fireplace to Patio

Beams/Ceiling Fan

Hardwood Floor

Informal Dining Space w/Windows on 3 Sides





# ***MAIN LEVEL MASTER***

## **Bedroom**

“Wall of Windows”

Plantation Shutters

Tray Ceiling

Hardwood Floor

## **Bathroom**

Tile Floor

Dual Vanity; Cabinets w/Granite

Large Tile Shower w/Frameless Door

Handheld Shower

Rain Head & Body Jets

Whirlpool Garden Tub

Windows Above Tub/Plantation Shutters

Water Closet

2 Walk-In Closets w/Shelving



## **2<sup>ND</sup> LEVEL**

**2 Guest Rooms; Full Bath & Office; Laundry Room**

Open Stairway to 2<sup>nd</sup> Level

Wood Banisters; Iron Balusters; Wood Treads

Large, Open Landing Space

Hardwood Floor

### ***Office***

French Doors

Hardwood Floor



### ***Bonus/Bedroom***

Carpet

Surround Sound





## ***GUEST BEDROOMS***



**Guest Room 1**  
Carpet  
Walk-In Closet  
Triple Windows  
w/Plantation Shutters  
***Private Bathroom***  
Tile Floor  
Tub/Shower



**Guest Room 2**  
Carpet  
Walk-In Closet  
2 Built-In Window Seats  
***Private Bathroom***  
Tile Floor  
Tile Shower  
Cultured Marble





# ***HOME EXTERIOR FEATURES***

Crushed Stone Drive with Stone Columns

Stone & Cedar Shake

Stone Front Porch w/Columns

Large Brazilian Walnut Front Door w/Glass Insets

Covered Front Porch

Concrete Sidewalk

Side-Garage 2-Car Garage

Black Aluminum Back Yard Fence

Mature Landscaping

In Ground 1,000 Gal Propane Tank (Lease-Heritage Propane)

Jeld-wen Windows Throughout (Warranty)

## ***Outdoor Living***

Large Concrete Patio

Two Sets of French Doors Access — Keeping Room

Wood-Burning Stone Fireplace





# ***FARM AMENITIES***

## **Main Barn**

Hemlock Board & Batten

Four 12' x 12' Stalls

Mats & Dutch Doors

2 Sliding End Doors

Overhang

Power & H<sub>2</sub>O

## **Run-In Shed**

24' x 24' Run-In w/12' x 12' Stall Attached

Power & H<sub>2</sub>O

Hay Feeder

4.8 Acre Pasture Surrounded by Woods

4-Board Wood Fencing

6" Hemlock Posts

1" x 6" Boards

5 Strand High Tensile w/3 "Hot" Wires

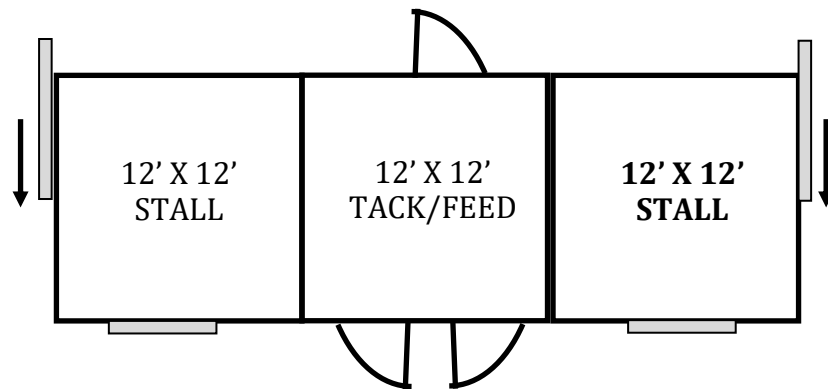
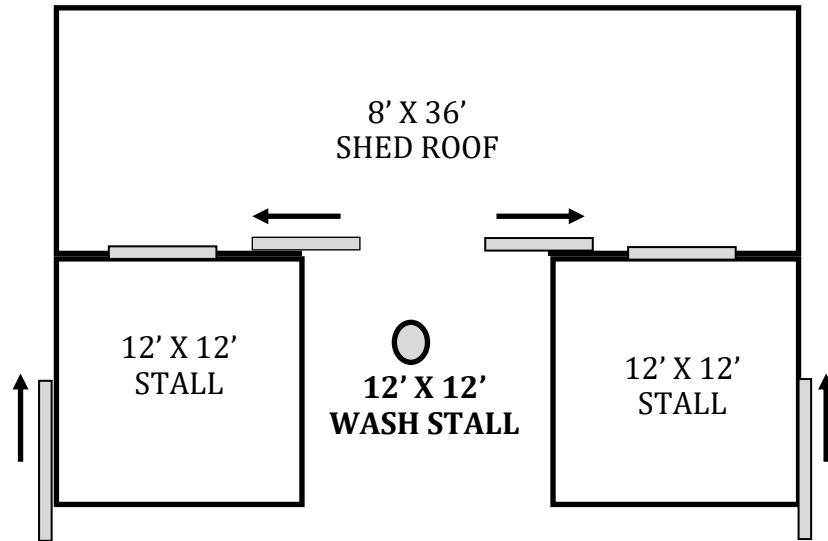
Walk-in Chicken Coop

Woodshed

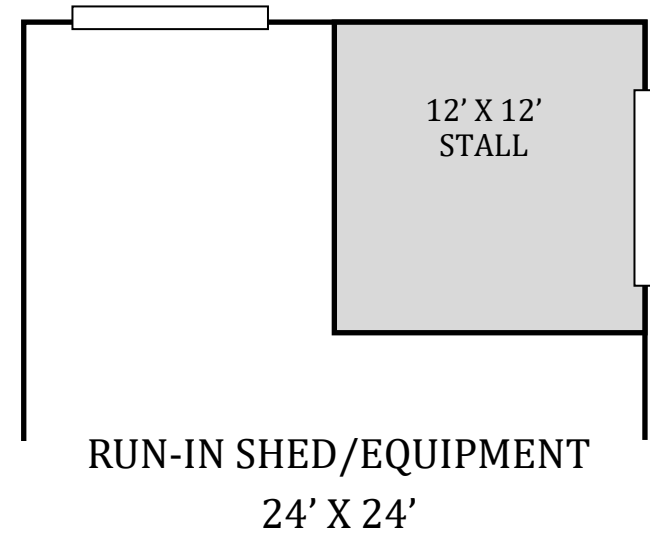




# ***BARN FLOOR PLAN***



**MAIN BARN  
36' X 36'**





# Buyer's Notes





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