

*155 Calloway Lane
Union Grove, NC 28689*



Julie R. Breedlove
Realtor®/Broker
(704) 661-9619

julie@breedlovecarolinas.com
www.breedlovefarmsestatesandland.com





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Breedlove Farms Estates and Land

Office: 704.528.5575

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155 Calloway Lane, Union Grove, NC. “Buy land, they’re not making it anymore.” - Mark Twain (Samuel Langhorne Clemens). Mark Twain is widely considered the father of American literature (Ernest Hemingway once said, “All modern literature comes from one book by Mark Twain called Huckleberry Finn...there was nothing before.”) and well known for his humorous, yet pragmatic quotes. From humble beginnings he lived a full life and counted among his friends such icons as P.T. Barnum, Nikola Tesla, Helen Keller, Frederick Douglass, Harriet Beecher Stowe, Ulysses S. Grant, and Thomas Edison, who filmed Clemens in 1909. Perhaps among his other talents he was also an authority on real estate. When you find that special spot, that special land ...don’t pass it by. Such is the case at 155 Calloway Lane in historic Union Grove, NC. 14.64 acres that cannot be duplicated; mature trees, pasture, large stocked pond w/pier, wildlife, a 3,876sf home, and so much more await you. Enter the pristine property down a long, paved drive, by a large stocked pond to the home branded by a wrap-around covered front porch and a large deck in the back. The feature-rich 3-bedroom, 3.5-bathroom home has oak hardwood floors on the main level, solid wood doors throughout, tongue & groove walls w/beadboard wainscoting accents, large mud/laundry room, walkout basement and numerous other features. From the covered wrap-around porch enter the foyer with sightlines to the dining room, office and into the great room. The spacious great room has a stone fireplace and a “wall of windows” as well as a glass door opening to the expansive deck. Adjacent to the great room the kitchen welcomes family and friends w/tray ceiling, track lighting, oak cabinets, granite countertops, breakfast counter, stainless steel appliances, and a breakfast nook w/bay window. The second floor has a large master suite with two closets. The bathroom has two vanities w/granite countertops, a corner whirlpool garden tub and separate shower. Also located on this floor are two large guest rooms and a full bath. For additional space, perhaps a guest apartment, there is a full basement including a 2-car garage. This separate living space has a family room, office/hobby room, full bath, washer/dryer hook-up, kitchen area w/cabinets and sink, stove hook-up, and refrigerator ice maker hook-up. There is plenty of storage space with a safe room/storage room and a utility room. The level has a propane wall heater and a chimney hook-up appropriate for a wood stove. Glass French door access to a large covered patio is just one more added attraction to this valuable space. The uses are limited only by your imagination and needs. Outdoor living is a given here with a wrap-around covered porch that is found on 3 sides of the home. A large deck covers the entire back of the house and an identical patio on the lower level. Multiple accessory buildings offer numerous opportunities for farm needs, the car enthusiast, or care of your favorite animals. Four (4) separate buildings include: 2,235 sf metal livestock/horse barn w/loft and a side overhang run-in; detached 2-car garage w/concrete floor and 100 amp service; 18’ x 21’ storage & RV building w/concrete floor; 4-bay metal building w/roll-up doors. There is also a large run-in shed. The land is timeless, and the current owners are good stewards of the property. To insure the man-made structures match the natural beauty the owners have made numerous significant upgrades and renovations to the home and structure. To state the home was built in 1994 could be a bit distorted because of all the improvements during the past few years. So, take Mark Twain’s sage advice; come to 155 Calloway Lane, Union Grove, NC. They aren’t making any more land, and they did not make much like this beautiful spot.

Aerial

Parcel ID #: 4814-82-6830

14.64 Acres



Floor Plan

Main Floor: 1,388 sf

2nd Floor: 1,218 sf

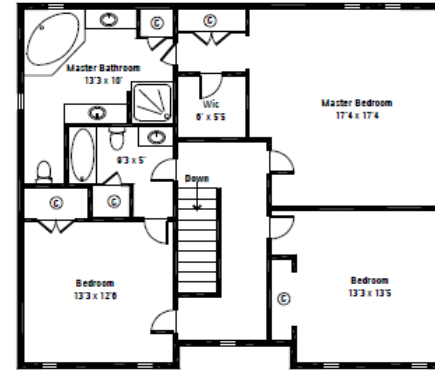
Basement: 1,270 sf

Total: 3,876 sf

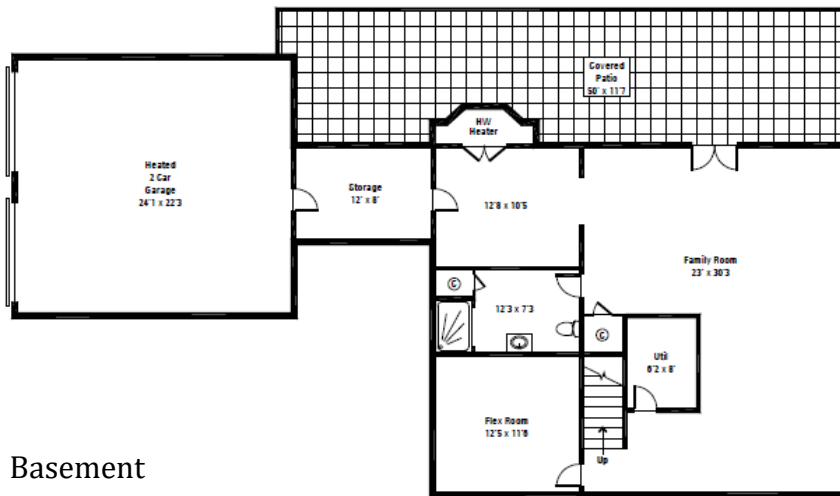
Garage (Main Level): 642 sf

Basement Garage (Heated): 639 sf

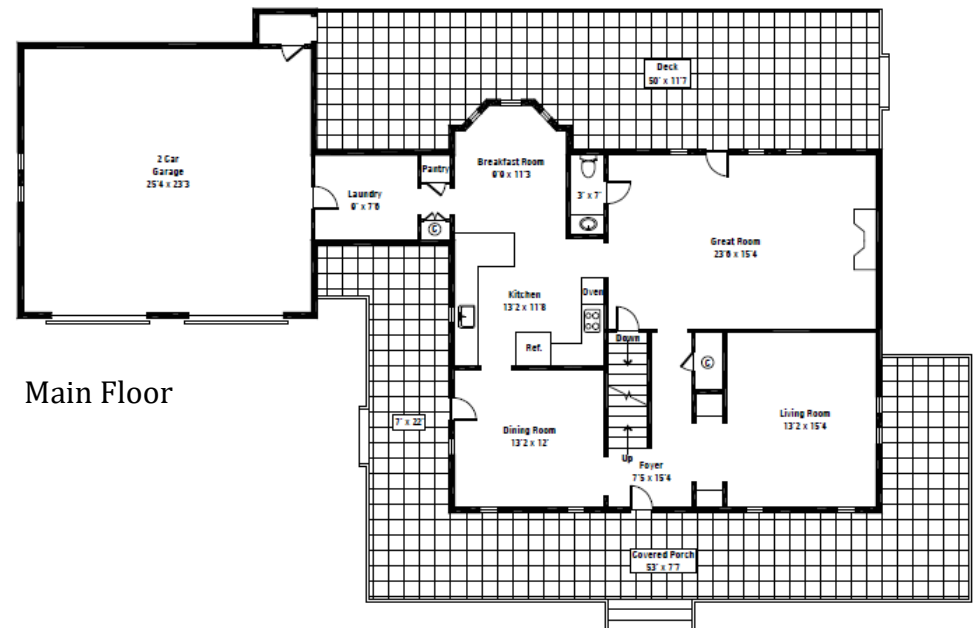
Unfinished Basement: 115 sf



2nd Floor



Basement



Main Floor

Interior Features

Built 1994

3,876 Sq Ft

Finished Walk-out Basement

3 Bedrooms/3 Bathrooms/1 Half-Bath

Oak Hardwood Floors (Main Level/2nd Floor Hall)

Solid Wood Doors Throughout

Tongue & Groove Walls with Beadboard Wainscoting Accents

Powder Bath w/Granite Counter Top Vanity

Hall Coat Closet

Lead Glass Front Door w/Side Panels

Large Laundry/Mud Room with Cabinets

Blinds Throughout

Ceiling Fans

Fresh Paint

Attic Fan



Great Room

9' ceilings w/ Tongue & Groove Walls

Stone Fire Place w/Gas Logs

Wall of Windows & Glass Doors



Dining Room & Office

Tongue & Groove Wainscoting

Built-in Cabinets off Office

Glass Door to Front Porch from Dining Room



Kitchen

Granite Countertops w/Tile Backsplash

Oak Cabinets

Breakfast Counter

Glass Top Built-In Cooktop

SS Appliances

Samsung French Door w/Freezer Drawer &
H₂O & Ice Dispenser

GE Microwave, Whirlpool Gold Wall Oven

Glass Cook Top

Built-In Kalamera Beverage Cooler

Tray Ceiling w/Track Lighting

Breakfast Area w/Bay Window



2nd Floor

Master Bedroom

Two Closets (One Walk-in), Carpet & Ceiling Fan

Master Bath

Hardwood Floors

Two Vanities w/Granite Countertops & Framed Mirrors

Large Corner Whirlpool Garden Tub

Separate Shower

Two Generous Guest Bedrooms (1 w/Access to Bathroom)

Full Bath

Vanity w/Granite Countertop

Bathtub/Shower Combo

Hardwood Floor

Linen Closet



Basement

Large Family Room

Office/Hobby Room

Glass Door Access To Covered Patio

Full Bath W/New Vanity and Shower

Washer & Dryer Hook-Up

Safe Room/Storage

Two-Car Lower Level Heated Garage

H₂O Filtration System

Kitchen Area

Cabinets & Sink

Stove Hook-Up

Refrigerator Ice Maker Hook-Up

Woodstove Chimney Hook-up

Wall Propane Heater

Utility Room



Exterior Features

Wood Siding Freshly Stained 2018

Stone Retaining Walls w/Wrought Iron Fencing

Large Rocking Chair, Wrap-Around Front Porch w/Fans

2-Car Garage — Main Level w/Key Pad Entry
& Electric Opener

2-Car Garage — Basement Level Heated & Cooled

Large Back Deck

Fiberoptic Cable

Heat Pump,

Owned Propane Tank Conveys

Well and Septic



Accessory Buildings

4-Bay Metal Storage Building w/Roll-Up Doors

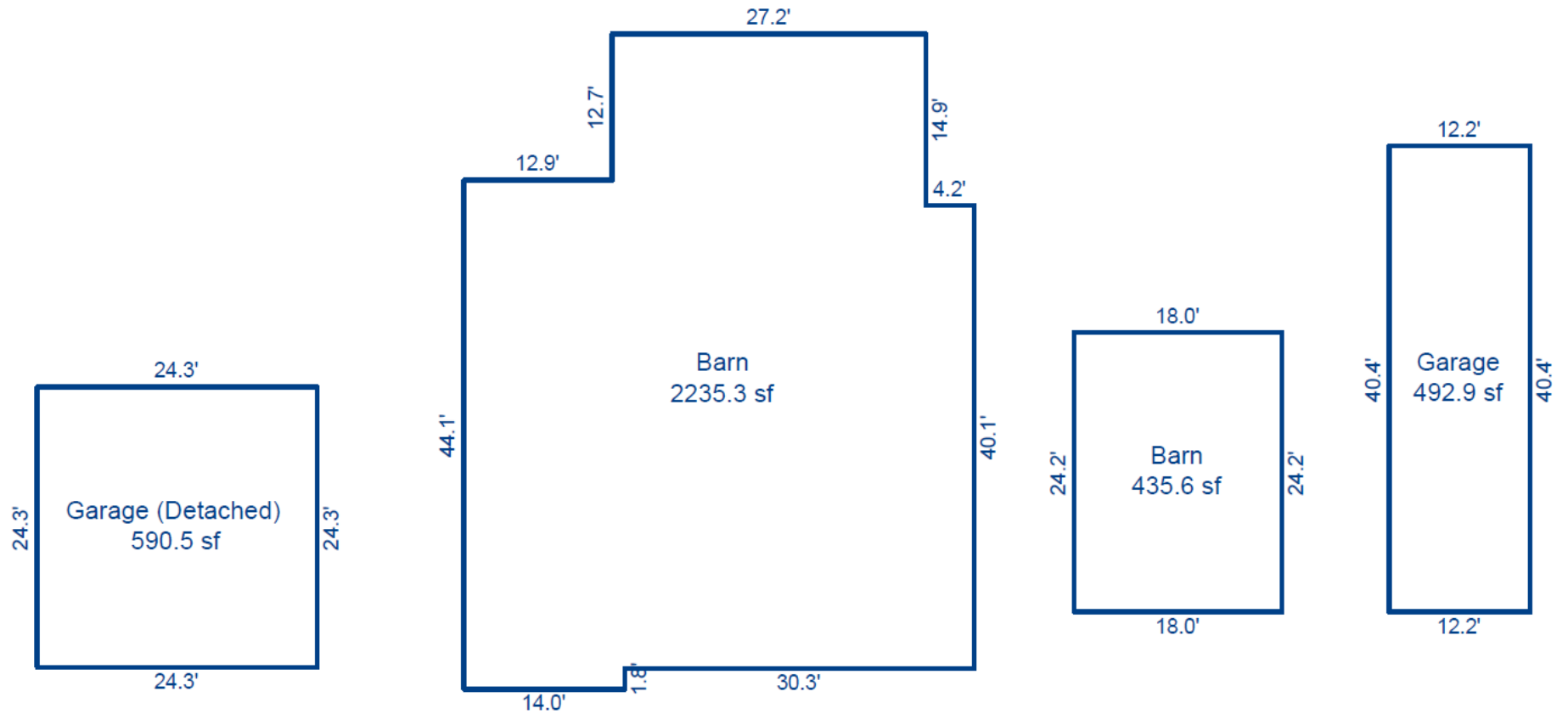
18' x 21' Storage & RV Building w/Concrete Floor
& Attached Run-In

Detached 2-Car Garage w/Concrete Floor
100 Amp — Separate Power Meter

Metal Livestock/Horse Barn
Roll-Up End Door
Designed for 3-Stalls
Tack Room
Hay/Shaving Storage
Loft
Overhang Sided Run-In
Shelter
Large Run-In Shed



Barn & Accessory Buildings



Home Improvements

Recent Home Improvements (2019-2020)

New Rear Deck Railing (Welded Wire Farm Panels)
New Windows On West & South Sides Of Home
New French Door To Basement (Rear)
Sound Dampening Drop Ceiling Tiles Installed In Basement
Home Interior Painted
Master Bathroom Partially Updated
New Exterior Door Hardware
New Interior Door Hardware
Outlet & Light Switch Covers Replaced w/Metal Covers

Improvements (2016-2018)

2 New HVAC Units (2016-2017)
New Rear Deck (2016)
New 30-Year Roof (2016)
New Carpet/Pad In All Bedrooms (2016)
All Wallpaper Removed (2016)
Popcorn Ceilings Removed (2016)
New Ceiling Fans & Lighting Throughout (2016-2020)
New Kitchen Appliances (2016)
Granite Counter Tops & New Toilets Installed In Bathrooms (2017)
Home Exterior Stained (2018)
Granite Counter Tops Installed In Kitchen (2016)



Property Features

14.64 Acres

Long Asphalt Drive

Tree Lined Creek

Chicken Coop & Yard

Electric Fence

Pasture Run-In Shed

Ideal Space For Arena — Level & Accessible w/Power/Water

Possible Trail Ride To Love Valley

Large Stocked Pond w/Pier — Bass & Catfish

Pond Fed From Neighbors Spring-Fed Pond

Children's Play House (Amish Building) & Matching Picnic Table

Mature Landscaping

Japanese Maples & Crepe Myrtles

Cherry & Peach Trees

Fire Pit

Wildlife; Deer & Turkey



Buyer's Notes

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