



*821 Lester Davis Road
Waxhaw, NC 28173*



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Breedlove Farms Estates and Land

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Aerial

Parcel 06-102-004-B; 13 Acres

Equestrian estate situated on 13 acres; private country manor home and barn located in highly desirable Waxhaw & Wesley Chapel



821 Lester Davis Road, Waxhaw, NC. With apologies for a shameless reference to a saying by a 2,000-year old philosopher, and the king of rock and roll, “home is where the heart is”; follow your heart to 821 Lester Davis Road and find your home. This 13-acre equestrian estate offers all we seek in a home, both physically and emotionally. Here, nestled in shade of large hardwoods sits a French Country home designed by well-known Charlotte architect, Don Duffy. As you enter the home, if you listen closely you can hear the happiness and feel the warmth of family and friends. Stroll to the barn, through the paddocks and pastures; sense the companionship and unconditional love of animals. There are special places that do not need an explanation as to their eminence, this is such a place. Leave Lester Davis road and follow the driveway beneath a canopy of oaks to the 5,209sf home, a blend of comfort, efficiency, and luxury. Enter the house through the solid mahogany front door to the flagstone slate floor foyer. Sightlines take you to the great room with a large bay window and fireplace with wood-burning insert and custom mantel surround. From this serene room two glass doors guide you to the large patio with fireplace or you can turn into the dining room with French half-lite doors accessing the same outside living space. From the foyer a hardwood floored hallway directs you to the true living space center, the spacious eat-in kitchen. Along the way pass the entrance to the dining room, across the hall from the study w/double oak doors, custom built-in bookshelves, and wainscoting, as well as the powder room w/antique vanity cabinet. The oversized epicurean kitchen is surely the gathering place for family and friends; efficiency giving way to warmth. Abundant cabinets w/soapstone counter tops, center breakfast bar with Thermador gas cook-top, Sub-Zero refrigerator/freezer w/cabinet panel front, KitchenAid wall oven and microwave, KitchenAid dishwasher and walk-in pantry provide all that is needed for the earnest gourmet. The dining space and built-in desk add to the draw of this extraordinary space. There is also an added feature; a butler’s pantry with access to a large screened porch adjoining the patio. Perfect for a farm, the large mud/laundry room has floor-to-ceiling cabinets, tile floor and deep sink. The second level offers a master suite wing down a private hallway, two (2) guest bedrooms, each with a full bath and hobby/workroom. The extra-large master bedroom has three (3) exterior walls with windows, sitting area, and built-in cabinets. The master bathroom has a corner Jacuzzi whirlpool tub framed by two (2) corner windows, custom Corian double vanity, and walk-in shower w/tile surround. The master suite wing has an abundance of walk-in closets/storage. A spacious walk-out lower level completes the home. Characterized by copious storage space and a 1-car garage, this level also has a bedroom with access to a patio, full- bath and a recreation room with wet bar. Outside living is a way of life here with a large patio w/fireplace adjacent to a screen porch. Mature landscaping and a water feature add to the setting; accessed from the great room, dining room and butler’s pantry off the kitchen. A second patio with fire pit is located off the lower level. Your animals are not ignored here, a 3-stall barn with all the amenities, including an upstairs bunk room, is located a short walk from the home. Exterior barn lights can be turned on from the residence. With 12’ x 12’ stalls w/Dutch doors, concrete center aisle, wash stall, feed room and a lounge/tack room w/bathroom, washer/dryer, and kitchenette w/hot and cold water, this barn is every bit as functional for its purpose as the main home. The barn also has a shed roof down one side for extra storage. Several other utility buildings are available to support the land and animals, including an equipment shed w/storage room, hay storage shed, sawdust/shaving storage, 3-stall shed barn and run-in shed. Multiple board fenced paddocks and two large fenced pastures (both with shade) provide ample space for your animals. For training, an oversized professional standard riding arena is located near the barn. A 13-acre home for you and your animals, private yet located close to all the urban amenities. **821 Lester Davis Road, Waxhaw, NC;** let your heart take you home.

Garage: 388sf



Interior Features

Foyer-Hallway w/Built-In Bookshelves & Cabinets

Powder Room w/Antique Vanity Cabinet

Oak Flooring, Crown Molding and 8" Baseboards Throughout

Solid Wood Panel Doors Throughout

10' Ceilings Main Level — 9' 2nd Level and Lower Level

Detailed Relief Casework on Doors & Windows

Speaker System w/Individual Rm Volume Controls — Main Level
(Patio, Screen Porch, Kitchen, Dining Rm, Great Rm)

Individual Room Ceiling Speaker Controls

Automatic Light for Closets & China/Silver Room

Light Control Switches for Front & Back
Christmas Window Lights

Oak Stair Treads w/Carpet Runners

Oak Stair Banisters w/ Iron Balusters

Central Vacuum — 2 Systems w/Tools

Water Filtration & Softener System
(Currently Not In Use)

Tankless H₂O System — 2016

Security System

UV Air Filtration — Lower Level HVAC



Main Level

Primary Living Space Including Foyer, Study, Great Room, Dining Room, China Pantry, Large Eat-in Kitchen, Laundry, Butler's Pantry and Powder Bath

Foyer

Solid Mahogany Front Door

Flagstone Slate Floor

Double Foyer Windows for Natural Light

Dining Room (Currently Used as Billiards Room)

Large Formal Dining Room

Chair Railing

French Half Glass Doors with Matching Screen Doors

Open to Patio

Adjacent China/Silver Closet w/Protective Cloth

Lined Shelving



Laundry Room

Wall of Floor-To-Ceiling Cabinets

Tile Floor & Granite Counters

Hanging Shirt Rack

Under Counter Lighting

Deep Sink



Butler's Pantry

Located Between Kitchen & Dining Room w/

Access to Screened Porch

Cabinets w/Glass Display Fronts

Tile Backsplash

Under Counter Refrigerator w/Cabinet Front

Great Room

Built-In Bookshelves & Entertainment Cabinets

Wood Stove w/ Custom Mantel Surround

Recessed Lighting

Flush Mount Floor Receptacles for Lamps

2 Single Glass Doors to Patio



Study

Custom Built-In Bookshelves & Cabinets

Oak Panel Wainscoting

Double Oak Doors

Windows for Light & 180° Views



Kitchen

Crème Glazed Cabinets w/Rollout Drawers

Soapstone Counter Tops w/Tile Backsplash

Center Island w/Thermador 5-Burner Range/Oven (2019)

KitchenAid Stainless Steel Wall Oven & Microwave (2019)

Sub-Zero Side-By-Side Refrigerator/Freezer
w/Cabinet Panel Front

KitchenAid Dishwasher (2017)

Under Counter Lighting

Recessed Ceiling Lighting & Hanging Fixtures

Large Breakfast Area

Oversized Walk-In Pantry with Shelving

Built-In Desk w/Shelving, Cabinets, Drawers & Files

Side Entrance to Covered Porch and Walk-way to Barn Yard



Master Suite

***Extra Large Second Level Bedroom & Bathroom;
Private Setting w/Entrance Hall***

Bedroom

Carpet

3 Exterior Walls w/Bank of Windows

Sitting Area

Overlooks Patio, Front Entrance & Back Yard

Crown Molding

Built-In Cabinets & Pullout Drawer

Oversized Walk-In Closets w/California Closets

Bathroom

Custom Corian Vanities w/Full Mirrors & Light
Sconces

Corner Jacuzzi Whirlpool Tub w/2 Double
Corner Windows & Wood Shutters

Walk-In Tile Shower

Built-In Linen Cabinets

Water Closet

Individual "Toe Warmer" Kick Space Heaters
Under Vanity



2nd Level

**2 Guest Bedrooms, each w/Full Bath & Walk-In Closet;
Craft/Work Room**

Guest Bedrooms

2 Large Bedrooms

Carpet

9' Ceilings

Crown Molding

Each Guest Room Has...

Full Bath w/Shower/Tub
Combo

Individual "Toe Warmer"
Kick Space Heater
Under Vanity

Linen Closet

Walk-In California Closet

Storage Space



Workroom/Crafts Room

Carpet

Built-In California Closet Cabinets & Drawers

Recessed Lighting

Unfinished Storage Space

Lower Level

Walk-Out Lower Level w/Bedroom Open to Patio, Full Bath, Recreation/Family Room w/Wet Bar, Mechanical Room, Large Unfinished Storage Room and 1-car Garage w/Unfinished Storage Room

Bedroom

Ceiling Fan

Glass Door to Patio

“Wall of Windows” For Outside Light

Walk-in Closet



Bathroom

Shower/Tub Combo

Tile Floor

“Toe Warmer” Kick Space Heater

Floor-to-Ceiling Cabinets w/Sink

Closet w/Shelves



Recreation/Family Room

Custom Colored Concrete Floor

w/Contrasting Border

Grooved Wood Panel Walls w/

Matching Crown Molding

Drop Relief Acoustical Tile Ceiling

Wet Bar



Exterior Features

Front Entry Porch

Tongue & Groove Flooring & Ceiling

Perimeter Ceiling Vents

Crown Molding

Wall Light Sconces

Ceiling Fan

Pathway — Parking to Front Porch

Stamped Concrete Patio w/Outdoor Brick Fireplace

Large Screened Porch w/Flagstone Slate Floor

Tongue & Groove Ceiling and Crown Molding

Removable Screen Panels

Ceiling Fan

Covered Side Porch/Entry with Stamped Concrete

Circular Driveway

Backyard Basement Level Has Stamped Concrete Patio

Basement One Car Garage

Well & County Water and Septic System



Main Barn

3-Stalls

12' x 12' Stalls with Half Dutch Doors Interior & Exterior

12' Wide Concrete Middle Aisle

Wash Stall with Hot & Cold Water

Feed Room

Climate Controlled Lounge/Tack Room

Full Bath, Washer/Dryer, Kitchenette

14' x 12' Bunk Room Upstairs w/Bunk Beds — Heat & AC

Large (14' x 22') Storage Rm

Shed Roof (8' x 42') Extends Down Stall Side

Exterior Flood Lights — Can be Turned On From Residence



Property Features

Pebble & Steppingstone Pathways Throughout Natural
Landscaped Areas

Waterfall/Pond Feature

Mature Hardwood Shade Trees

2nd Driveway Entrance to Barn

Trailer Parking Area

20' x 30' Tractor & Equipment Shed w/Storage Room

16' x 20' Hay Storage Shed w/Sliding Entry Door

Sawdust/Shavings Storage

Multiple Board Fenced Paddocks

Approximate 4 Acre Grass Pasture & 2 Acre Shaded Dry Lots



Buyer's Notes

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