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Ferguson, NC 28624*



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The **Blue Ridge Mountains** are a part of the larger Appalachian Mountains range, located in the eastern United States, and extends 550 miles southwest from southern Pennsylvania through Maryland, West Virginia, North Carolina, South Carolina, Tennessee and Georgia. The **Brushy Mountains** are a “spur” range of the Blue Ridge Mountains that moves from the southwest to the northeast, crossing five (5) counties in North Carolina and divide, for much of their courses, the waters of the Yadkin River and the Catawba River. The range is approximately 45 miles (72 km) long, and 4 to 8 miles wide.

Here in Wilkes County the community of Ferguson is tucked in this picturesque section of the Blue Ridge. The region has a “colorful” history, from the hanging of “Tom Dooley” (Tom Dula), a former Confederate soldier, in 1868 for the murder of Laura Foster in Ferguson, to its reputation as the “Moonshine Capital of the World”. That infamous heritage led to the first NASCAR race and, according to Tom Wolfe, “The Last American Hero”, Junior Johnson, one of the early superstars of NASCAR.

Such folklore adds to the appeal of this area, but it is the natural beauty that defines this scenic spot...and nowhere can that beauty be more appreciated than from 2876 Elk Ridge Road. A 20+ acre immaculately groomed equestrian estate set against a backdrop of the beauty and majesty of the oldest mountains in the world; an incomparable home for you and your horse(s). Located in the gated Residential Community of Leatherwood Mountains Resort with access to 80+ miles of trails, fly fishing, tennis, restaurant, pool, and breathe-taking views; it is a special place. Enter your private utopia through stone column gates to a view that will immediately capture you; split rail lined drive down a ridgeline between two mountain pastures to a Bradley Dowdy designed home and beyond to the barn and supporting buildings.

Enter the home through the oversized alder wood door to the dramatic great room with cathedral tongue & groove ceiling, stacked Tennessee Crab Orchard Fieldstone floor-to-ceiling fireplace with flanking built-in cabinets/shelves, and wall of glass open to the deck providing sightlines to the mountain range beyond. This is the heart of the home, opening to the kitchen and dining area, a private office and a carpeted loft area accessed via commanding 6-foot wide stairs with walnut and alabaster inlaid panels, offering solitude and indescribable views. The kitchen that anchors one end of this space is as efficient as attractive, with a Wolf gas range, custom cabinets with granite tops and tile backsplash, side-by-side refrigerator with cabinet front and breakfast island. A constant indoor-outdoor living theme continues here with a glass door to a screen porch that connects to the great room deck and to a covered porch that wraps the home from the front. A luxurious main floor master anchors the opposite end of the home. The master bedroom offers a stone fireplace, wool Berber carpet and large walk-in closet with custom shelving/cabinets, and, of course wonderful views. With a heated stone floor, two vanities, garden tub, heat lamps and a frameless glass shower with multiple shower heads, the

master bath compliments the bedroom. A large laundry/mud room with cabinets, washer/dryer, sink, refrigerator, and closet completes the main floor space. The oversized two-car garage is accessible from this area. A full walk-out basement lower level offers a large family/billiards room, 2 bedrooms 2 full bathrooms, mud room with dog shower. The mud room opens to an outdoor corridor, providing transition from outside to the mud room. The family room has a stone fireplace, maple tongue and groove tray ceiling, wet bar with Sub-Zero beverage refrigerator and glass accent cabinets, and again, continuing easy outdoor access/living, a wall of French doors to a covered patio. A large storage closet, AV room and mechanical room complete the lower level.

To state this home has “extras” is an understatement; lighting fixtures by Lightology, imported from Italy, specifically the chandelier and other fixtures in the dining and great room areas are made of hand blown Scavo Murano glass; character grade maple floors with walnut accents; alder wood doors; closet with automatic lights; Asko dishwasher and washer & dryer; security system; upgraded plumbing fixtures, and much more.

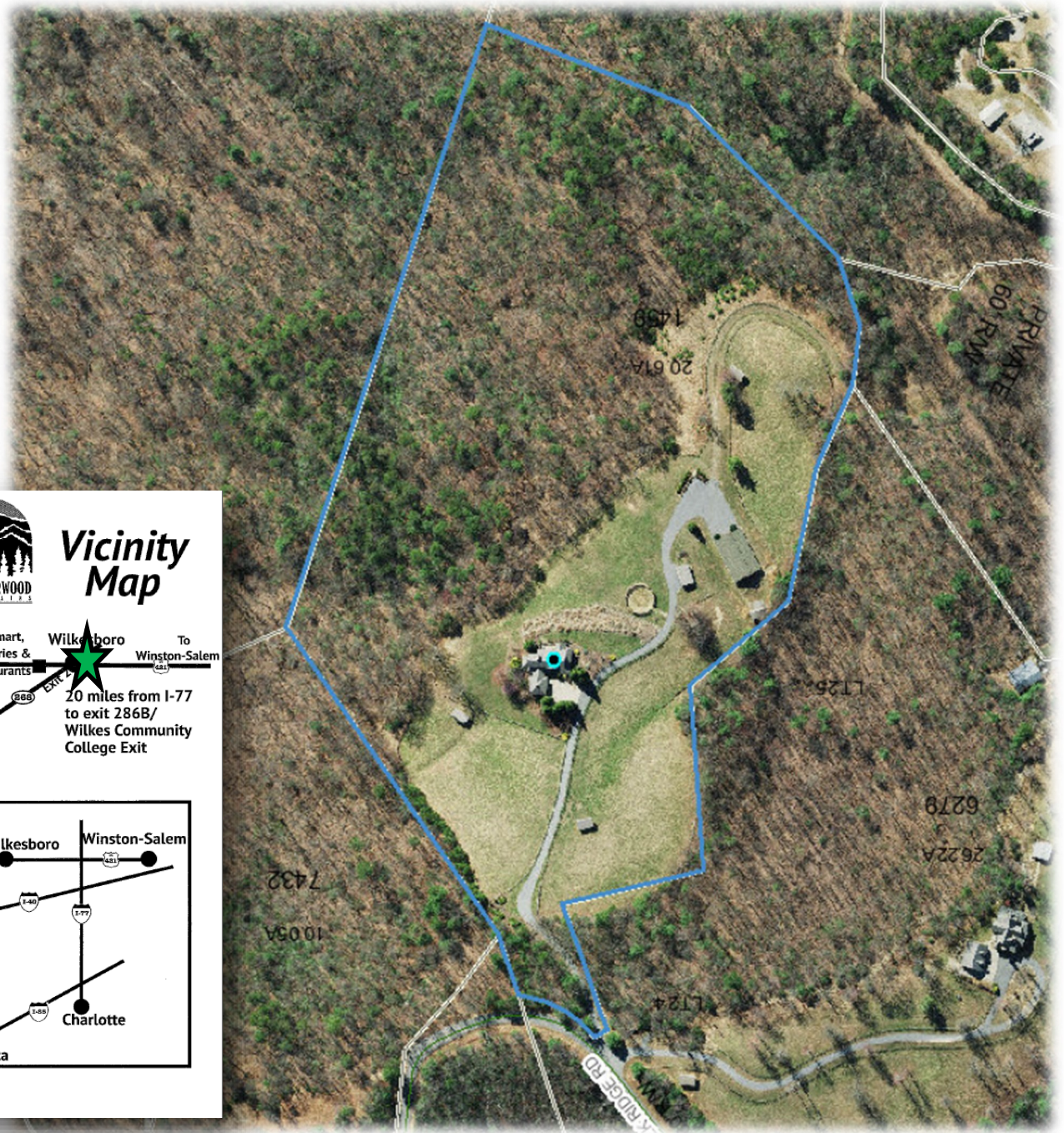
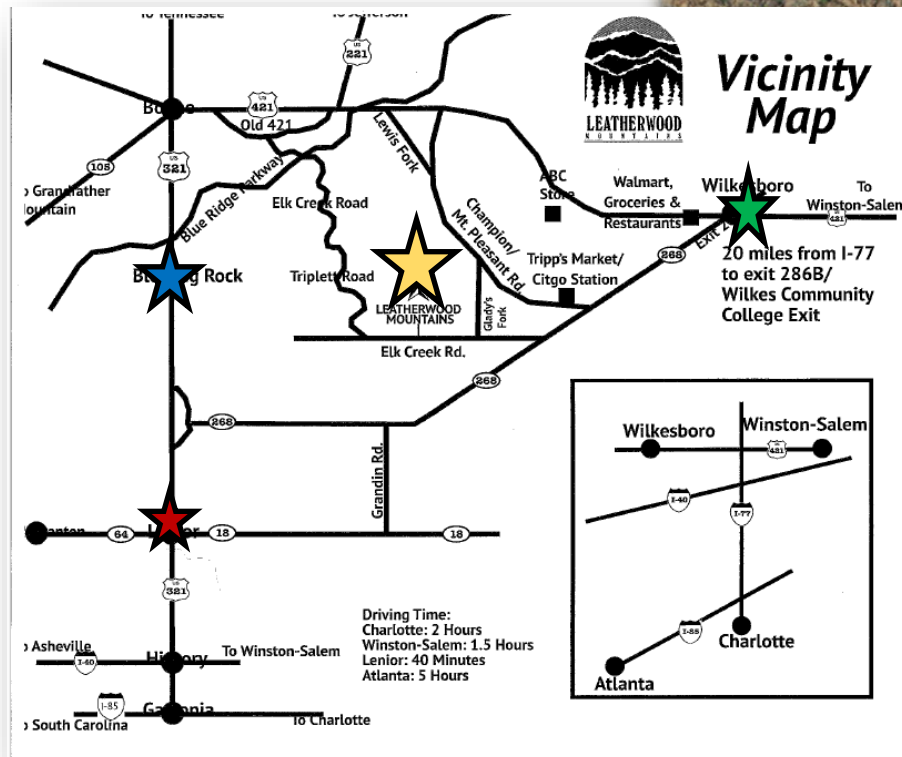
The owners/builders of the home were thoughtful when designing and decorating the home. That attention to detail is true of the estate also. From the hillside retaining system, landscaping, and extensive property drainage system, all the details were considered and addressed. They have been excellent stewards of the estate. Nowhere is this more evident than planning for the care of horses. A large round pen is conveniently located near the barn. Three pastures with split rail fencing, each with barn or run-in, all with automatic waterers border the paved drive leading to the home and barn. The 8-stall barn is certainly attractive but also designed for easy and complete care. End sliding doors, concrete center aisle, tack room, mechanical room, hay loft with walk-up stairs, and open to a dry paddock. The barn also has a studio apartment with a large covered porch. Ample paved parking around the barn provides room for trailers and other vehicles and equipment. For additional farm support there is a 3-car garage and a storage building with garage door. Rarely do all the elements come together in perfect symmetry; the estate at 2876 Elk Ridge Road is that exception. Dramatic natural beauty and the responsible, efficient use of the land combine to defy the odds here.

Aerial

PID: 0701836

20.61 Acres

Elevation: 2,000' — 2,180'





Floor Plan

Heated Living Space

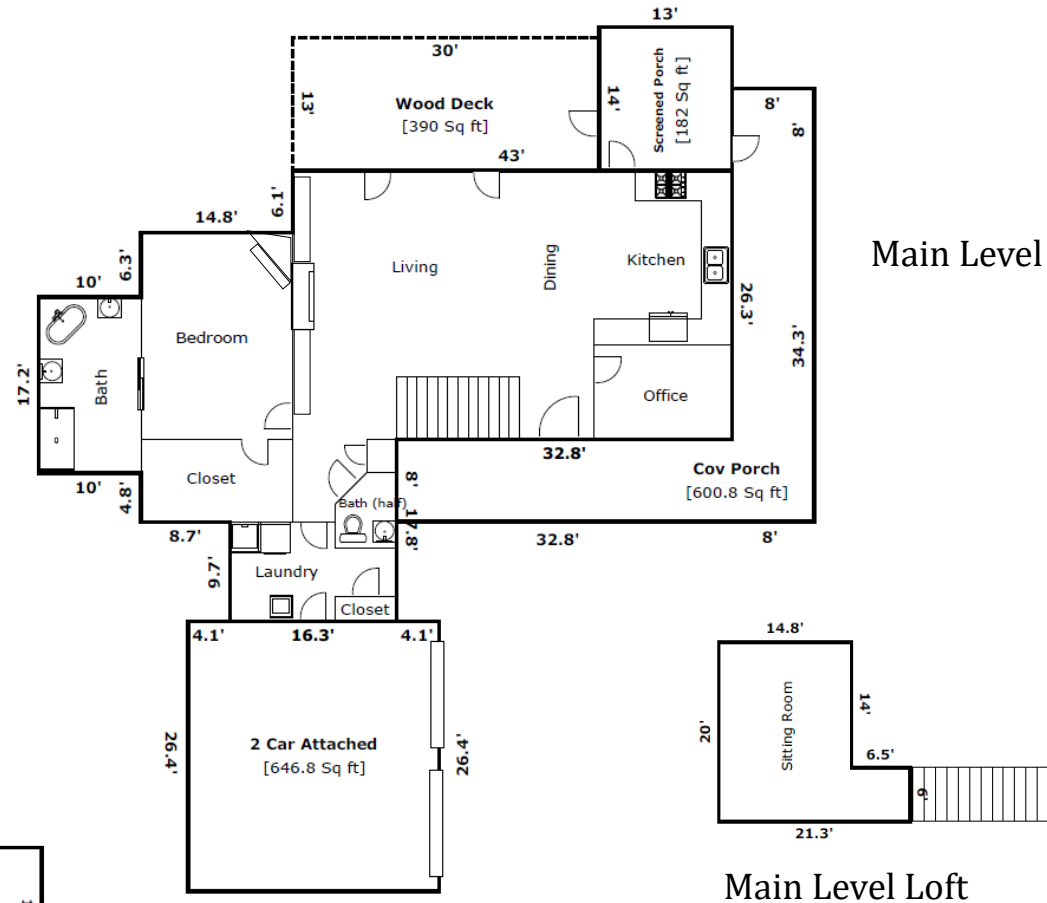
Main Floor — 1,962 sf

Main Floor Loft — 335 sf

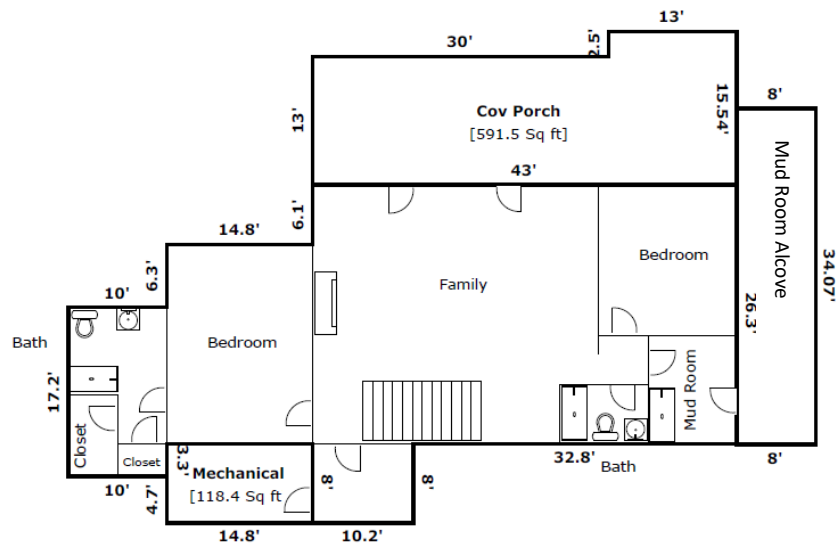
Lower Level — 1,683 sf

TOTAL — 3,980 sf

Garage — 647 sf Unheated



Lower Level



Main Level Loft

Interior Features

3,980 sf

Built 2003

3 Bedrooms/3.5 Bathrooms

Custom Designed & Built:

Bradley Dowdy, Architect

Larry Church Construction, Builder

Reinforced Metal Beam Construction

Office w/Maple Cabinets/Bookshelves

Great Room and Loft

Pebble Wall Water Feature, Maple Tongue &

Grove Cathedral Ceiling

Walnut Book Cases, Stone Wall — Mountain &

Farm Views

Large Laundry/Mud Room

Maple Cabinets

Asko Washer & Dryer

Refrigerator/Sink/Built-In Ironing Board

Coat/Broom Closet

Garage & Interior Doors — Alderwood by Wood Creations

Bird Decorative Hardware & Bath Plumbing Fixtures

Powder Room w/Glass Vessel Sink

Lighting by Lightology

Fireplaces — Stacked Tennessee Crab Orchard Fieldstone

Whole House A/V System

Wool Berber Carpet in Bedrooms

Closets w/Automatic Lights

Radon System

Security Alarm System

2 Gas Hot H₂O Heaters

Well & Spring H₂O Sources (Valve Selection) Septic System

Water Filtration System — Softener

Main Floor & Lower Level Furnace & Central Air (with Humidifier) 2003

Loft HVAC 2019



Great Room

Front Door Opens to Dramatic Great Room w/Loft
“Wall of Glass” w/Doors to Deck — Sweeping Views
Character Grade Maple Floors w/ Walnut Accents
Cathedral Ceiling — Tongue & Groove Maple w/Walnut Beams
Stacked Stone Floor-to-Ceiling Fireplace w/Walnut Mantel
Built-In Cabinets/Shelves & Entertainment Center
Open to Kitchen/Dining
6' Wide Walnut Stairs to Carpeted Loft
Walnut w/Alabaster Inlaid Panels



Kitchen/Dining

Brookhaven Custom Distressed Maple Cabinets w/Black Accent Cabinetry

Built-In Buffet Hutch

KitchenAid Side-By-Side Refrigerator w/Cabinet Front

Granite w/Tile Backsplash

Wolf 4-Burner Gas Range w/Griddle

Stainless Hood w/Warming Lights & Shelf

Pot Filler

Cabinet Front Asko Dishwasher

Breakfast Bar Island

Glass Door to Screened-In Porch

Italian Hand Blown Scavo Murano Glass Chandelier



Master Suite

Main Level Master Suite

Tennessee Crab Apple Orchard Stone Gas Fireplace w/Stone Hearth & Walnut Mantle

Mountain & Farm Views

Wool Berber Carpet

Oversized Walk-In Closet

Custom Built-In Shelving/Cabinets

Master Bathroom

Heated Lavender Harvest Stone Floor

2 Brookhaven Vanities w/Duravit Vessel Sinks

Air-Jet Ultra Garden Tub

Frameless Glass & Lavender Harvest Stone Shower
w/Rain Head, Hand Held & 2nd Shower Head

Heat Lamps



Lower Level

Full walk-out basement lower level; 2 bedrooms, 2 full bathrooms, Family/billiards room w/stone gas fireplace (access to covered patio), mud room, AV room, large storage closet and mechanical room. Mud room opens to outdoor corridor, providing transition from outside to mud room.

Family/Billiards Room

Stairs to Lower Level w/Tongue & Groove Maple Walls, Light Sconces
Wool Berber Carpet

Stone Gas Fireplace w/Walnut Mantle

Built-In Cabinets & Book Shelves

Wet Bar w/Sub-Zero Beverage Refrigerator & Glass Accent Cabinets

Tray Ceiling w/Tongue & Groove Maple

Wall of French Doors to Covered Patio Overlooking Vista Views

Billiards Stained Glass Light

Lighted Art Display Wall



Guest Bedrooms

*Two lower level guest bedrooms (one w/private bathroom).
Both bedrooms have wool Berber carpet, large walk-in closets
w/custom built-in cabinetry.*

Guest Bedroom Bathroom

Bathroom w/Heated Pueblo Tumbled Marble Floor

Marble Vanity

Linen Closet

Tub Shower — Frameless w/Tile Surround



Guest Bathroom 2 (Family Room & Guest Bedroom 2)

Earth Slate Stone Floor

Frameless & Slate Stone Shower

Granite Vanity w/Copper Sink



Exterior Features

Stained Cedar Siding with Tennessee Crab Orchard Fieldstone

2-Car Garage (extra depth for Trucks)

Hot & Cold Water for Vehicle Wash & Attic Access

Covered Front Porch w/Heavy Cedar Beams, Stone Columns &
Flag Stone Flooring

Porch Wraps Around to Screened-In Porch and Opens to Deck (3 Sides)

Metal Roof

Large Lower Level Exterior Storage Room w/Concrete Floor

Alderwood Garage Doors & Front Door

Pebble Stone Motor Court

Mature Landscaping

Landscape Lights

Hillside Retaining System — Buried Concrete w/Rebar

Buried Propane Tank

Generator



Outdoor Living

Main level covered porch/screened porch/deck wraps home on 3 sides, providing breathe-taking views. Lower level covered patio with access to family/billiards room.

Screened Porch Connecting Covered Porch & Deck

13' x 14' (182 sf)

Access From Kitchen/Dining

Tongue & Groove Cathedral Ceiling w/Ceiling Fan

Speaker System

Back Deck (13' x 30') w/Propane Line for Gas Grill

Covered Front Porch (8' x 32.8') & (8' x 34.3')

Lower Level Covered Patio (13' x 15.5') & (13' x 30')



Property Features

20.16 Acres

Leatherwood Gated Residential Community

Original Homestead ("The Flags") Fireplace Still Present

Access to 80+ Miles of Trails (Walking & Horse Only)

Expansive Brushy Mountains Views & World Class Sunsets

Rolling Terrain

New Property Wrought Iron & Stone Column Front Gates
w/Key Pad — Just needs Final Mechanicals

Paved Drive & Barn Access Road w/Curbs (2008)

Extensive Property Drainage System

Buried Power



Equestrian/Farm Amenities

8-Stall Barn w/Studio Apartment (1993)

Concrete Center Aisle

Six 12' x 12' Stalls & Two 12' x 15' Foaling Stalls (Dry Lot Access)

Mats/Drains/Waterers/Feed Bins/Electrical Outlet

End Sliding Doors

Tack Room

Hay Loft w/Walk-up Stairs

Mechanical Room

Dry paddock

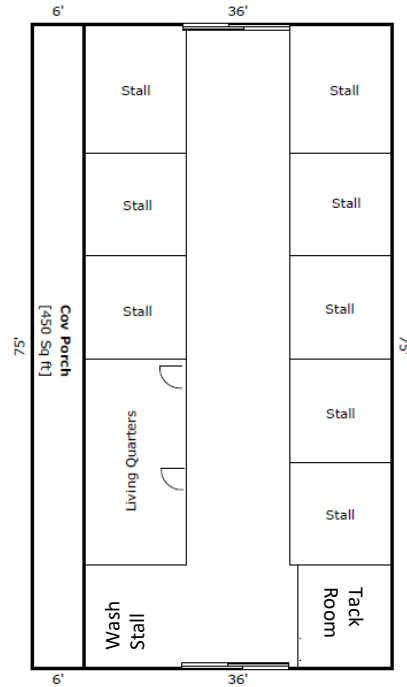
Studio Apartment

75' x 6' Covered Porch

Bath w/Shower

Refrigerator & Cabinets

Wall Heater



Equestrian/Farm Amenities (cont.)

3 Large Pastures w/Split Rail & Electric Fencing

Pasture 1

2-Stall Shed Row Barn/Dutch Doors
H₂O Hydrant & Power
Pasture Automatic Waterer

Pasture 2

12' x 24' Run-In Shed
2 Pasture Automatic Waterers

Pasture 3

12' x 24' Run-In Shed
Pasture Automatic Waterer

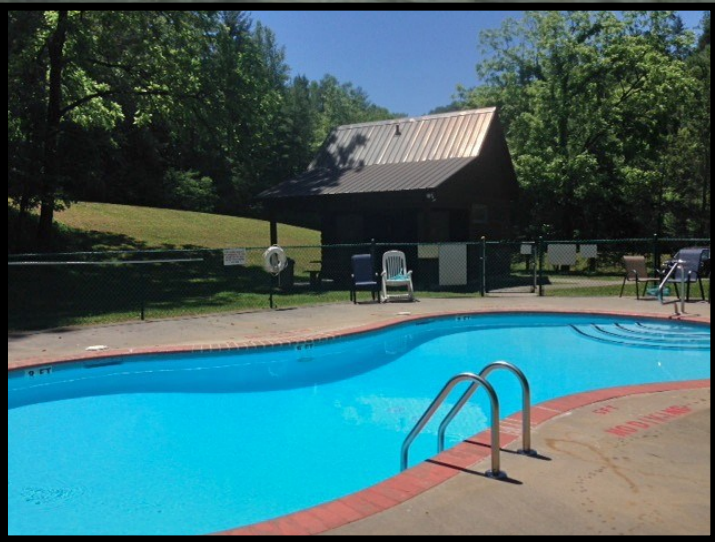
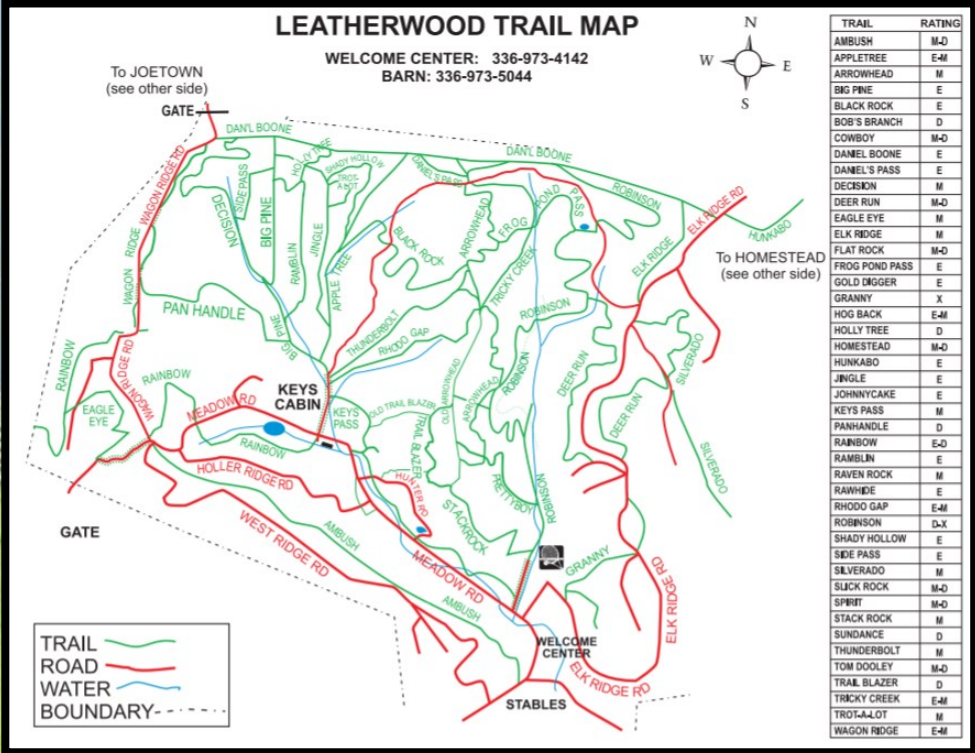
6' High/50'+ Round Pen

3-Car Garage w/Concrete Floor & Power

Storage Building w/Garage Door & Workshop



Leatherwood Mountains Resort Community



Buyer's Notes

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