

Hollymead Farm
675 Oxford School Road
Taylorsville, NC 28681



Breedlove
FARMS ★ ESTATES ★ LAND

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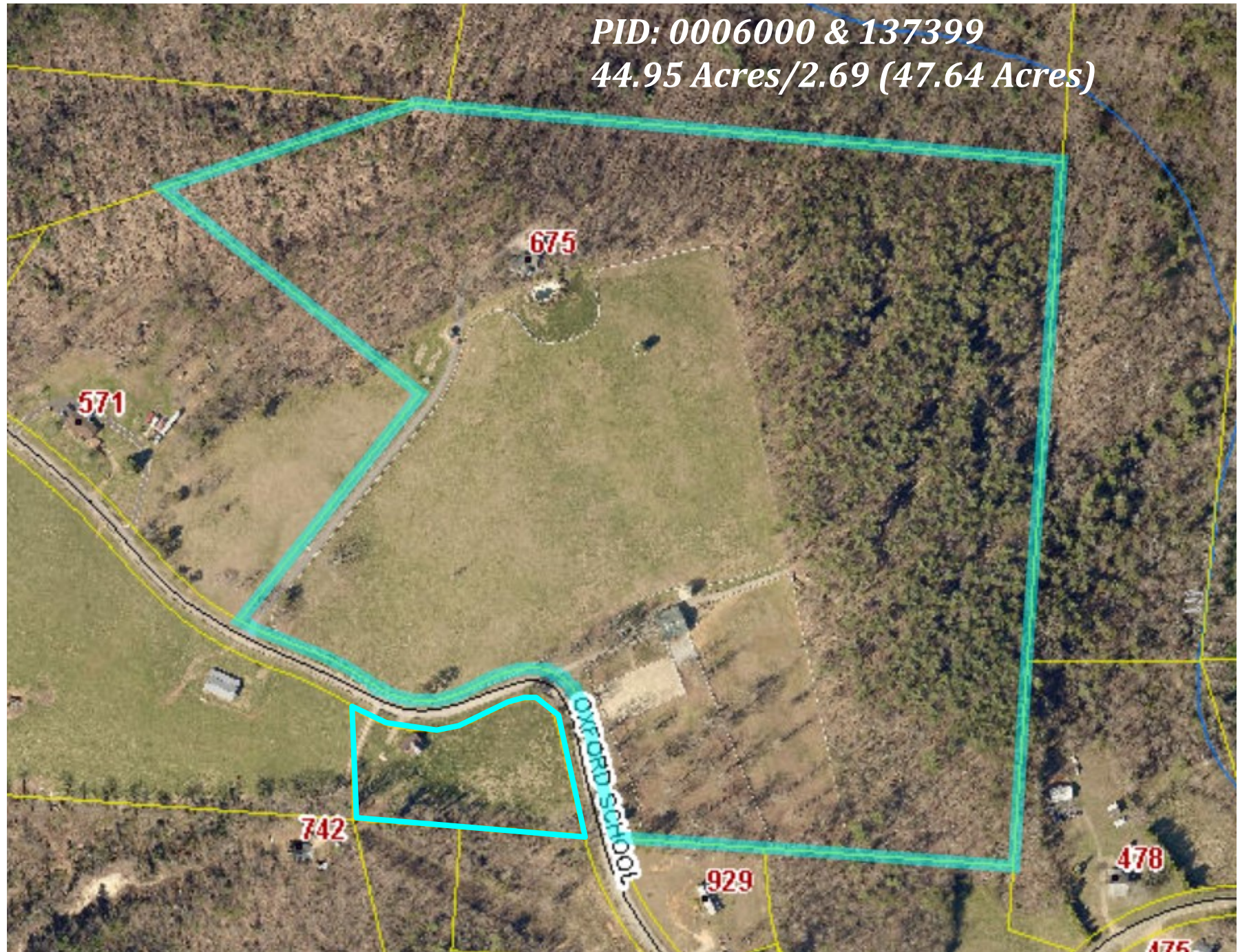
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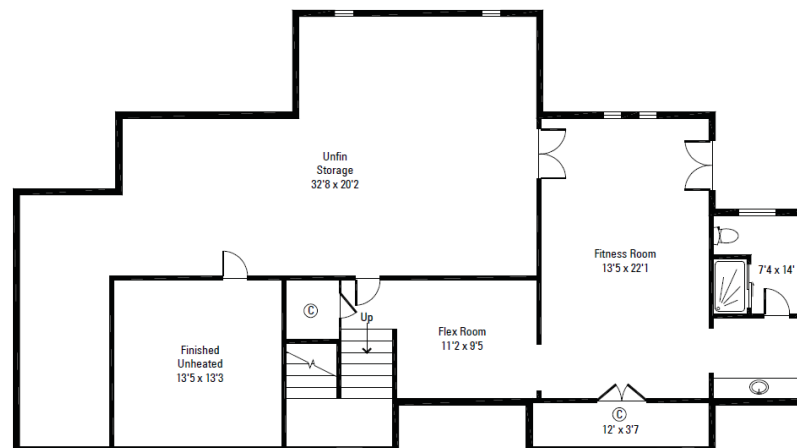
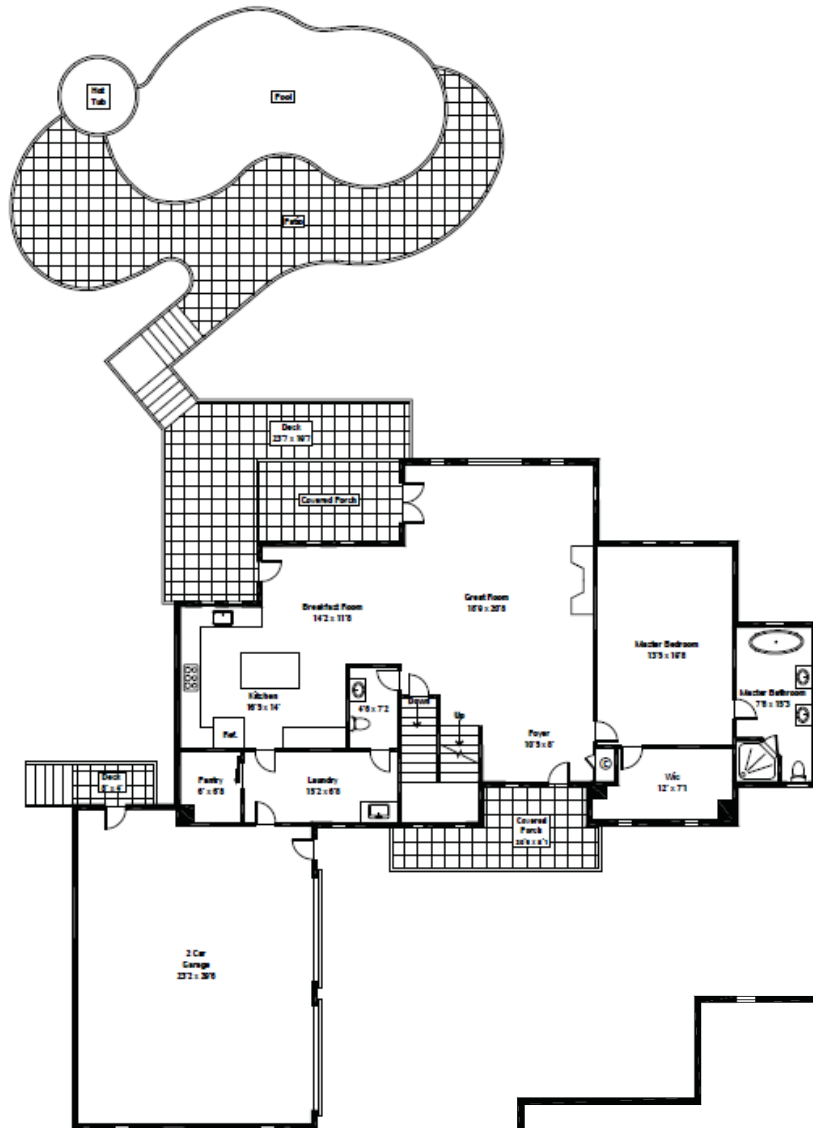
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675 Oxford School Road, Taylorsville, NC 28681. We have all experienced moments of wonder, a rainbow, sunrise, sunset, a butterfly, hummingbird, a horse galloping across a green meadow; nature's creations, large and small. Sometimes that moment is the result of nature's majesty and man's imagination and effort coming together. Why not live in that moment, in a home that epitomizes the best of nature with the inspiration of man? A home designed to whisper to the awe of nature and still accommodate your needs and comfort; a property that both pleases the senses and accommodates the environment. 675 Oxford School Road in Taylorsville is such a location. 47+ acres of rolling pastures and hardwood forest, and a custom designed 3,459 sf home overlooking white-fenced pastures with sweeping majestic mountain views. Built in 2005 the home has a walk-out basement/lower level, and numerous extras; solid doors throughout, main level Australian Cypress hardwood floors, wired for sound, large efficient laundry room and abundant storage space. From the paver auto court enter the front door into a foyer that immediately opens to a great room with towering ceilings, cedar beams and trim, floor-to-ceiling cultured stone fireplace, and stunning views via wall of windows. The center of this home unfolds here, opening to the dinning space and gourmet kitchen, while maintaining easy access to the patio and pool, encouraging an easy transition to outdoor living. The chef's kitchen is a natural gathering place, featuring center island w/wine cooler, large walk-in pantry, Spanish cedar custom cabinets, granite countertops and stone backsplash, and stainless steel appliances including a Thermador gas range, side-by-side refrigerator and microwave, and Bosch dishwasher. The main level master includes large walk-in closet with built-in cabinetry and shelving, and an abundance of windows from which to enjoy the view. The master bath features marble floor, wainscoting, claw foot tub, two pedestal sinks and a frameless glass and marble shower with handheld. Upstairs, connected by a catwalk are two en suite guest bedrooms. The lower level, walk-out basement, has a bonus room (possible bedroom), full bath, shop with storage and a hobby room (wine making/brew room). Outdoor living is well planned with a large partially covered deck overlooking the pool and pool deck, perfect for meals and refreshments while enjoying the view. A few steps below a large pool with built-in hot tub and boulder waterfall, surrounded by extensive landscaping and flower beds. A private, introspective space with sweeping views to soothe the soul, or an exceptional entertainment venue for friends and family. Travel down the 1,000 ft paved driveway, past the charming garden shed, raised garden beds and orchard to the equestrian center. With a separate entrance, this efficient and well-groomed facility is ready for your horses. A 5-stall Morton barn with sliding end doors and paver aisleway is self-contained and well designed. Features include separate septic system, generator, full barn fly system, tiled tack room with beverage cooler, utility sink, half-bath and stairs to hay loft, wash stall with on-demand hot water, 4 12' x 12' stalls and a foaling stall with mats and heated auto waterers and exterior Dutch doors with protective overhand open to dry lot. On the opposing side there is a 48' x 12' equipment overhang. The barn also has thermostatic ridgeline vents. Adjacent to the barn is an 80' x 168' arena with excellent footing. Three vinyl fenced pastures (1 acre/2.5 acres/14 acres) with auto waterers offer ample grazing. The property has marked walking & riding trails throughout with cross country jumps. Truly, man and nature collaborated to create this exceptional property and home; Hollymead Farm is a wonder to behold.

Aerial



Floor Plan



Heated Living Space

Main Floor — 1,790 sf

2nd Floor — 879 sf

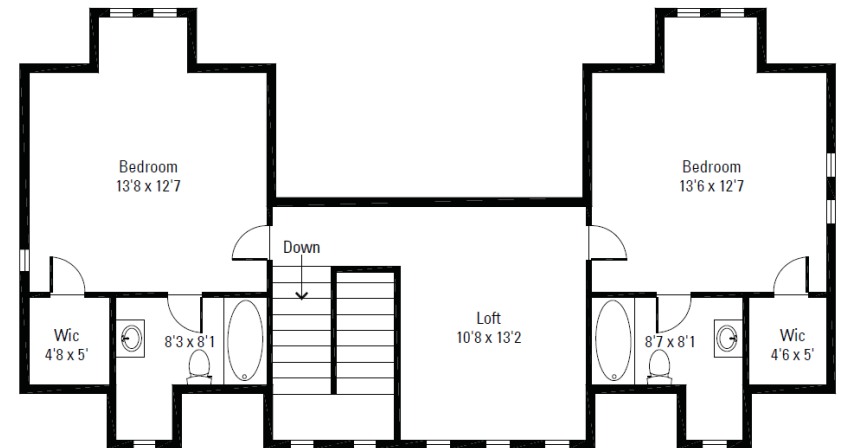
Finished Heated Basement — 790 sf

TOTAL — 3,459 sf

Unfinished Basement — 789 sf

Finished/Unheated — 211 sf

Garage — 749 sf Unheated



Interior Features

Designs Unlimited Architect & Popular Builder Ed Spivey

Built 2005

3,459 *sf*

2 Story w/Full Walk-out Basement

3 Bedrooms w/Potential 4th

4.5 Bathrooms

2nd Floor Loft w/Sky Lights & Track Accent Lighting

Australian Cypress Hardwood Floors Main Floor & Loft

Wired for Sound — Speakers Throughout Home

Many Lights w/Dimmers

Foyer Opens to Great Room w/Grand Piano Niche

Numerous Coat & Linen Closets

Solid Wood Doors

Main Floor Powder Room w/Pedestal Sink, Bead Board Wainscoting & 2nd Access Door From Laundry

Large Laundry Room w/Tile Flooring, Dutch Door, Cabinets, Drop Down Clothes Rack & Large Sink



Great Room

Two-Story Room w/Towering Ceilings

Wall of Windows Overlooking Long Range Mountain Views

Cedar Beams & Trim Work

Custom Built Distressed Spanish Cedar Built-in Cabinets & Book Shelves

Floor to Ceiling Cultured Stone Gas Fireplace W/Cedar Mantle

Oversized Ceiling Fan

Extra Lighting Provided by Wall Accent Up-lighting

Catwalk w/Cedar and Wrought Iron Railing

Cupola w/Electric Window Openers and Rain Sensors

Access to Covered Deck



Kitchen/Dining

South American Granite & Stone Tile Back Splash

Under Counter Lights

Extra Outlets for Convenience

Island w/Built-In Edge Star Wine Cooler

Stainless Steel Farmhouse Sink

Stainless Steel Appliances

Thermador Gas Range w/Exhaust Hood and Warming Lights
& Shelf

Bosch Dishwasher (2020)

Side-By-Side Thermador 48" Refrigerator

Thermador Built-In Microwave

Spanish Cedar Custom Cabinets w/Lighted Glass Display Cabinets

Access to Deck

Built-In Desk

Sky Light

Large Walk-In Pantry w/Solid
Shelving



Master Suite

Main Level Master Suite

Wall of Windows Overlooking Mountains and Pastures

Large Walk-in Closet w/Built-in Shelving & Cabinetry

Wall Sconces On Either Side of Bed

Ceiling Fan



Master Bathroom

Marble Floor

Two Pedestal Sinks

Claw Foot Tub Under Wall of Windows w/Views

Frameless Glass and Marble Shower w/Hand Held Rain Head

Wainscoting



Guest Bedrooms

**Two 2nd Floor
En suite Guest Bedrooms**

Generous Sized
Carpet
Fans
Alcoves w/Built-In Book Shelves



Bathrooms w/Tile Floor,
Pedestal Sinks, Combo Tub/
Showers



Lower Level

Full walk-out basement lower level; finished/heated bonus room, (possible bedroom), full bath, shop w/storage space, hobby room (wine making/brew room).

Berber Carpet in Finished Area

Family Room or Exercise Room

Alcove Area Guest Area

Full Bathroom w/Tile Floor, Custom Vanity & Shower

French Doors to Exterior

Work Shop (Gladiator Cabinetry Negotiable)

Hobbies, Wine Making or Brewing Room w/Utility Sink, Garage Works System & Flooring

Storage Room

Wainscoting



Outdoor Living

Salt Water Gunitite Pool w/Built-In Hot Tub and Boulder Waterfall
Fiberoptic Lighting, Tanning/Wading Deck

Travertine Patio & Powder Coated Aluminum Surround Fencing
Covered Back Deck/Porch w/Textured Tile Flooring; Resembles
Wood Decking

Sweeping Views



Exterior Features

Premium Asphalt Shingle Roof (2019)

Cultured Stone & Fiber Cement Siding w/Cedar Trim & Columns

Reinforced Construction w/Steel I-Beams

Whole House Poured Concrete Foundation

Covered Front Porch w/Cedar Columns, Bead Board Ceiling & Slate Flooring

Wine Barrels Used at Downspouts as Decorative Rain Barrel Accents

Paver Parking Court (on concrete) w/Stacked Rock Retaining Walls

2.5 (30') Car Garage with Epoxy Flooring, Wainscoting ¼ Walls & Floored Attic Space

Stone Pathways Meander Through Extensive Landscaping & Flower Beds

Wisteria Covered Wrought Iron Trellis on Deck & Pathway Arbors

Whole House Surround Spot Lights

Lightening Arrestor System "Lightening Rods"



Mechanicals/Utilities

Wired for Generator

Furnace x 2; Central Air x 2 (Service Contract)

Everhart Tankless Propane Hot Water Heater w/Back-up Tank

Energy United Propane & Electric — Leased Propane Tank

Well — 42 GPM

All Utilities Buried

Septic (Pumped 12/2019)

Verizon Wi-fi Internet

Direct TV

Radon Mitigation System

Dodson Pest Control Contract



Property Features

Two Parcels 44.95 Acres & 2.689 Acres

180 Degrees of Long Range Valley & Mountain Views

Cooling Breezes

Landscaped Entrance

1,000'+ Paved Driveway to Home

Separate Gated Entrance to Barn & Arena

27+/- Acres of Mature Hardwood Trees

Extensive Maintained Drainage Systems Throughout

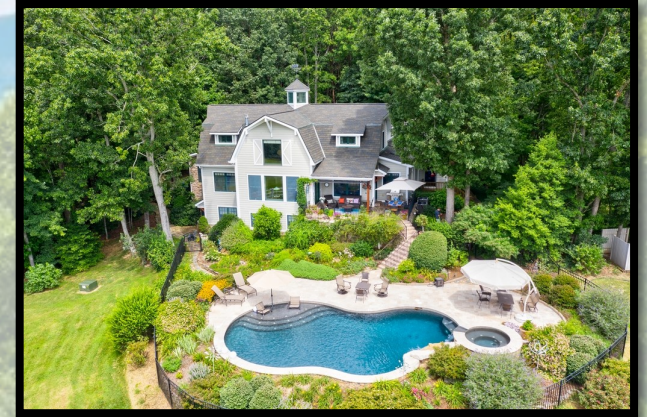
Orchard w/ Plum, Peach and Pear Trees

Solar Landscape Lighting

Raised Garden Beds w/Frost Free Spigots

New, Charming Garden Shed w/Shelving; Hanging Wall System

Separate Parcel with Original Dr. Oxford Homestead (Currently Used for Dry Storage and Trailer Parking)



Equestrian/Farm Amenities

Separate Gated Entrance w/Lighted Metal Sign

5-Stall Morton Barn

Full Barn Pyranha Fly Mist System

Paver Entrance & Aisleway, Sliding End Doors w/Windows

Tiled Tack Room w/Beverage Cooler, Utility Sink, ½ Bath, Stairs to Hay Loft

Wash Stall w/On-Demand Hot Water (2020)

Four Stalls with Escape Free Sliding Front Doors w/Aluminum Powder Coated Bars

Ground Master Mats

Exterior Dutch Doors w/Yokes Open to Overhang and Dry Lot

One Large Foaling Stall

Commercial Grade Ceiling Fans, Nelson Heated Automatic Waterers

Interior Safety Water Valves

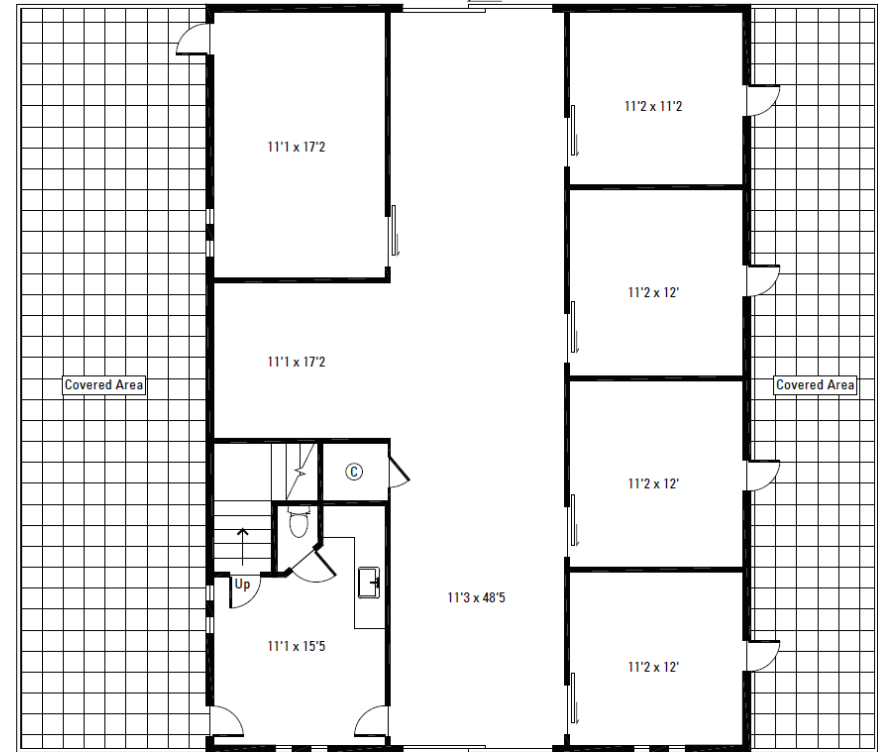
Generator

Thermostatic Ridgeline Vents

Hay Loft w/Ability to Drop Hay Into Stalls

48' x 12' Equipment Overhang

Separate Septic System

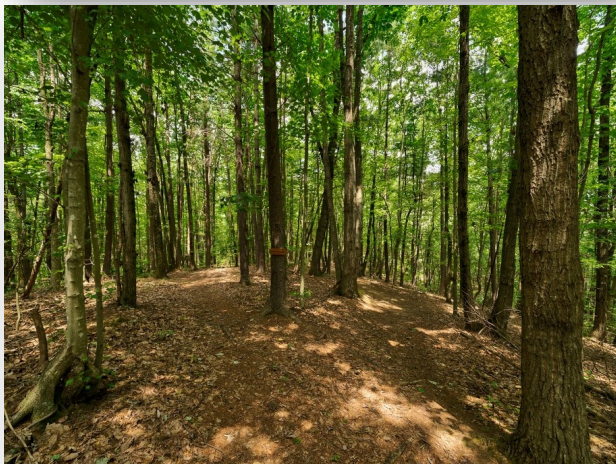


Equestrian/Farm Amenities (cont.)

Three Vinyl Fenced Pastures w/Automatic Waterers
1 Acre, 2.5 Acre and 14 Acres

80' x 168' Arena w/Drainage System, Clay Base, Layer of Crush & Run, Screenings & Sand

Marked Walking & Riding Trails Throughout w/Cross Country Jumps





Hollymead
Farm

Buyer's Notes

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