

*330 East Monbo Road
Statesville, North Carolina 28677
Cedar Run Farm — An Equestrian Estate*





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AN EQUESTRIAN DREAM COME TRUE

Whether you are a professional equestrian or hobby equestrian you will appreciate the thought to detail this equestrian estate was given. The elegant, yet country charm of the custom built farm house coupled with the equestrian facilities, guest house, pool house and beautiful grounds make this an estate you will be proud to call your own. Then you will smile with you see the stone and hardi-board farm house with the rocking chair front porch nestled under the Pecan and Oak trees. While not overbearing the home has a presence that says it belongs right where it is. The home offers all the modern conveniences and upgrades along with some special modern country touches. A two story tiled foyer opens to the office with custom built barn doors, built-in cabinets and book shelves on either side of the fireplace. The formal dining room catches your eye on the other side of the foyer. It offers wainscoting trim work, built-in lighted china cabinets, a fireplace with a refinished antique mantle and a graceful chandelier. You walk under two cat walks past sitting areas and the staircase into the bright great room. Floor to ceiling windows, two story ceilings, hickory hard wood floors and the third fireplace make this a warm and inviting room to entertain friends and family. Prepare beverages in the wine cellar/wet bar. Wine racks, bar sink, cabinets, icemaker and wine cooler allow you to offer any variety of drinks. Prepare meals while family and friends relax at the breakfast bar or sitting area in the kitchen. Even a gourmet would appreciate the custom built cabinets with their soft returns, spice drawers and racks, pull out shelves, bread drawer, knife drawer and large walk-in pantry. Stainless steel appliances include a 48" refrigerator, double oven/convection microwave, Thermador 5-burner gas range, dish washer and trash compactor. Under counter lighting and rope lighting only provide more ambiance to the meal preparation. In keeping with the country feel a farm house sink, pounded metal backsplash and honed granite counters are a perfect complement to the wood beams and tongue and groove ceilings. The large laundry room was set up for keeping the outside elements contained and providing a place to feed the pets. Cathedral ceilings with wood beams, French doors to the outside and a large master bath with heated floors, custom cabinets, cast iron tub and two generous walk-in closets are only a few of the feature the master suite offer. Upstairs, both guest bedrooms have their own private baths and walk-in closets. The cat walk that overlooks the kitchen area takes to the reading loft with built-in bookcases. Just in case the pool house and guest house don't provide enough space to play and have house guests, there is an additional 800 square feet on the third floor waiting to be finished. Enough about the house, everyone wants to know more about the grounds and equestrian facilities. An incredible pool house graces one side of the pool and patio area while the guest house, stone outdoor fireplace and English garden grace the other. Quality is carried throughout the guest house and pool house with every thought to details. The main 3,500 square foot barn can accommodate 6 to 9 horses. Industrial strength ceiling fans, concrete, drains, stall mats and windows make this barn a bright, clean environment for rider and horse. A climate controlled tack room and full bath, a laundry/feed room, wash stall and tack up stall make this barn a very functional barn. The lower barn and indoor arena provide an additional five stalls of the same quality, tack room, laundry room and wash stall. Excellent footing is maintained with a sprinkler system. Enjoy working your horse to music with the satellite music system in the arena. A multifunctional shop/hay/shavings building offers plenty of space for any work or additional hobbies. All the pastures have three sided run-in sheds and water. With access to trails and additional land you will never run out of space. If you are serious about your horses and like the good life, this is an estate you will want to visit. Also available with additional 13.43 acres for total combined acres of 27.39.

East Monbo Road



PID # 4731187145 13.96 ACRES

PID # 4731088184 13.43 ACRES

TOTAL ROAD FRONTAGE 1,385 ft

TOTAL ACRES 27.38

*330 East Monbo Road
Statesville, North Carolina 28677*



WORK SHOP, HAY STORAGE,
SHAVINGS STORAGE &
OFFICE W/KITCHEN & BATH

70' x 50' BARN W/6-9
STALLS, WASH STALL,
GROOMING STALL, BATH,
LAUNDRY/FEED, TACK RM

1,024 SQ FT 1 BED / 1 BATH
APARTMENT W/OFFICE

140' x 70' INDOOR ARENA, 5
STALLS, WASH STALL, TACK
RM, LAUNDRY/FEED RM,
EQUIPMENT STORAGE

792 SQ FT POOL HOUSE
W/KITCHEN & BATH & 2 CAR
GARAGE

4,632 SQ FT 2008 3 BED/3.5
BATH HOME

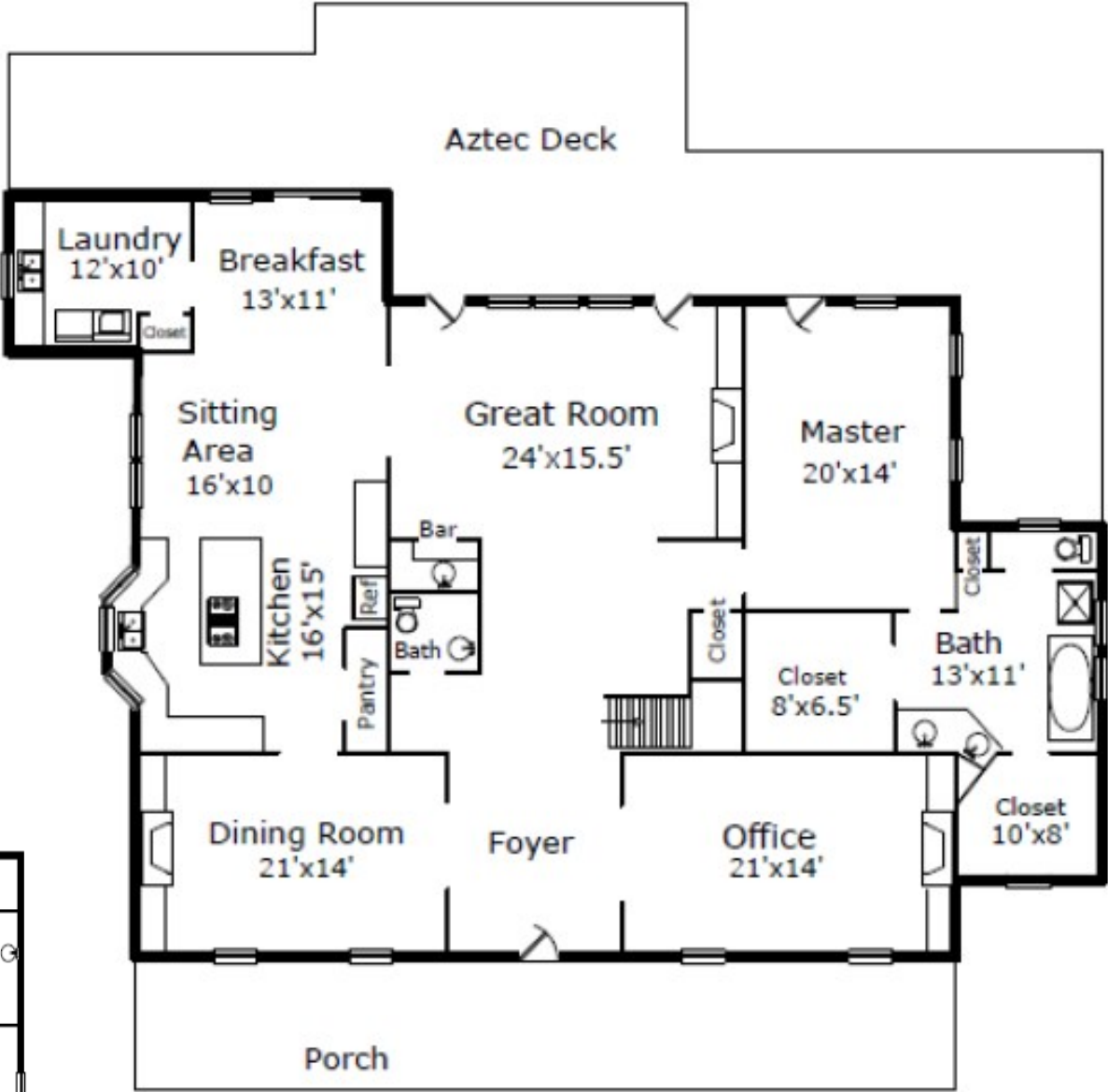
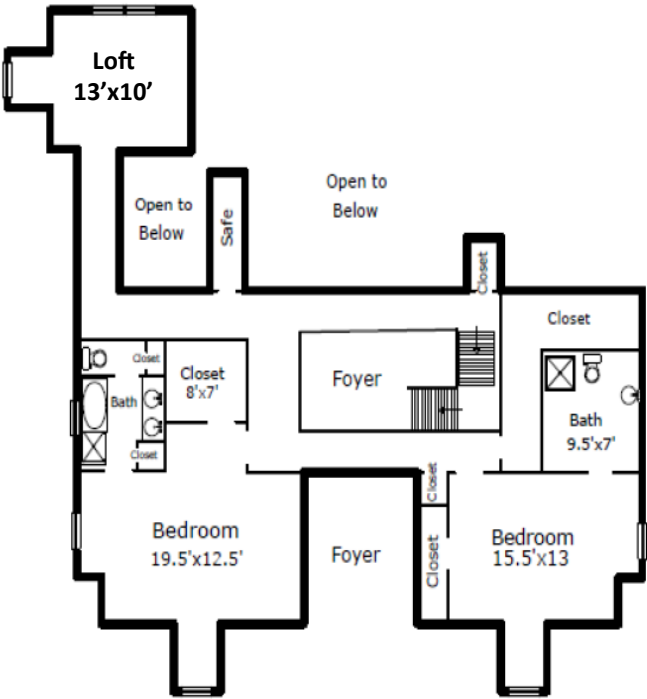
The Home



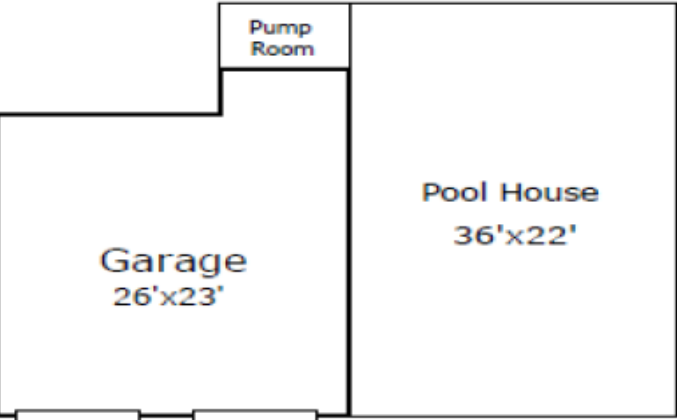
MAIN LEVEL 2,971 sf
SECOND LEVEL 1,661 sf

TOTAL 4,632 sf

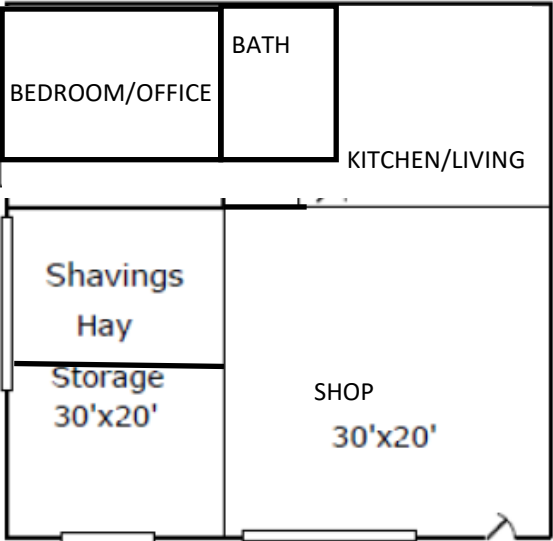
SECOND LEVEL



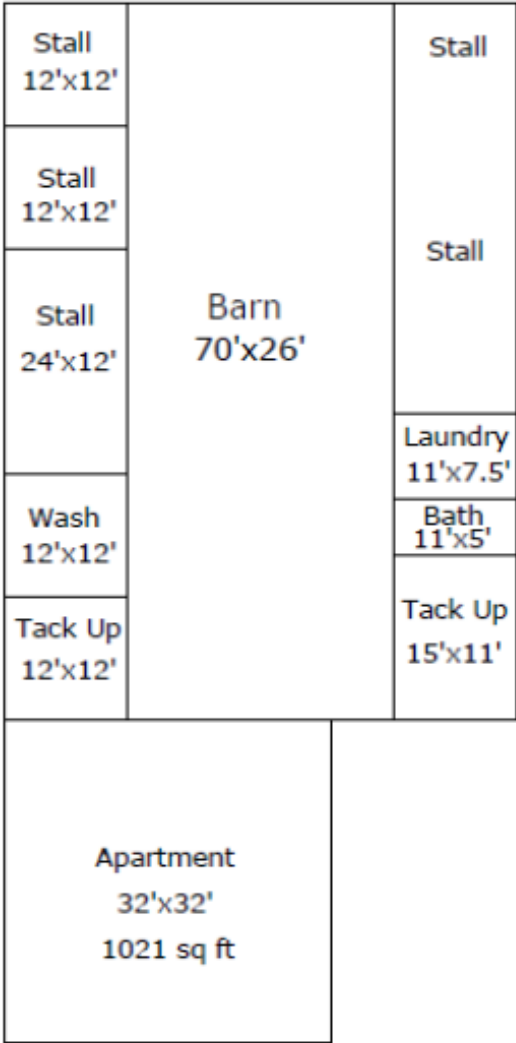
GARAGE/POOL HOUSE



SHOP/HAY STORAGE/OFFICES/APT

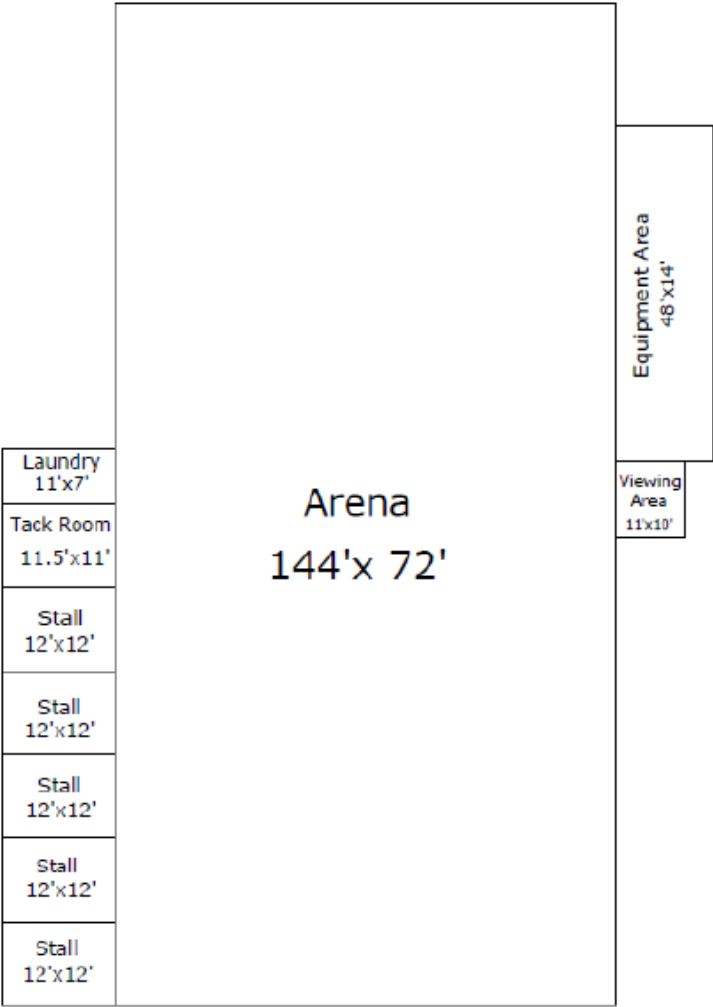


MAIN BARN/GUEST HOUSE



Covered Patio 32'x16'

INDOOR ARENA/STALLS/TACK RM



The Main House



4,362 sf — Built 2008

William Poole Design

3 Bedrooms & 3 ½ Baths

Hardie-Board & Stone Exterior

30-Year Architectural Shingle & Metal Roof

Radiant Barrier Installation

Jeld-Wen Double Hung Windows

3 HVAC Systems (Dedicated Master System)

Smart House Lighting System

Home A/V System—Built-In Speakers

Throughout/Outdoor

Security System



The Home



10' x 60' Rocking Chair Front Porch w/Ceiling

Fans, Speakers/Music

Extensive Azek® Wrap Around Back Deck

Hot Tub Installed in Deck Outside Master

Suite

2-Car Detached Garage w/Floored Attic

Space



The Home



3 Fireplaces — Office, Dining Room & Great Room

*Custom Mantels Including Refinished
Antique Oak Mantel*

*Ceiling Fans and Recessed Lighting Throughout
Extensive Trim Work and Wooden Beams*

5" Hickory Hardwood & Tile Floors

Central Vacuum

Wet Bar w/Icemaker & Wine Cooler

Large Laundry Room

Built-In Cabinets

Granite Countertops

Cubbies

Sink

Coat Rack w/Bench

Dutch Door To Breakfast Area



Office

*Built-In Cabinets/Bookshelves
Tongue & Groove Ceiling
Fireplace
Custom Made Sliding Barn Doors*

Dining Room

*Governor's Paneling
Built-In Lighted China Cabinets
Fireplace w/Refinished Antique Mantel*

Great Room

*2-Story Vaulted Ceiling
Open to Large Foyer & Kitchen
Catwalks Overlooking Great Room,
Foyer & Kitchen
"Wall of Windows" Overlooking Deck &
2 Single French Doors to Deck
Surround Sound*

The Home



The Home

Second Level

*2 Large Guest Suites w/Private
Bathrooms & Walk-In Closets
Reading Loft w/Built-In Book Shelves
Safe/Gun Room
Environmental Controlled Mechanical
Room
2 Linen Closets — Extra Storage Rooms*





Kitchen/Breakfast

Custom Cabinets — Soft Return

*Spice Drawer/Racks, Knife Drawer,
Bread Drawer, Plate Rack, Pull-
Out Shelves*

Under Counter Lights & Rope Lighting

Thermador 5-Burner Gas Range

Honed Granite Counter Tops

Pounded Metal Back Splash

Farm House Sink

Stainless Appliances Include 48" Side-By-

Side Refrigerator, Dishwasher, Trash

Compactor & Double Oven/Convection

Microwave

Breakfast Counter

Sitting Area w/Cookbook Window Shelf



Master Bedroom Suite



Cathedral Ceiling w/Wood Beams
French Doors to Deck & Hot Tub
French Doors to Master Bath
2 Large Walk-In Closets w/Custom Built-In
Cabinets & Drawers including Pull Out
Hamper, Jewelry Drawer & Shoes
Shelves
Tiled Bathroom
Heated Floor
Cast Iron Free-Standing Tub w/Bead Board
Surround
Separate Shower w/Grohe™ Rain Head &
Hand Held
Double Vanity
Glass Cabinets w/Lighting
Linen Closet
Separate Water Closet
Wired for Towel Warmer



The Pool House



792 sf

*Covered Patio w/Ceilings Fans & Speakers
2 Glass Garage Doors Opening to Pool/Patio
Tile Floor*

Cathedral Ceiling w/Wood Beams

*Custom Cabinets w/Under Counter & Rope
Lighting*

*Stainless Appliances Including Ice Maker,
Refrigerator, Dishwasher & Microwave*

Honed Granite Counter Tops

Large Bar and Island

Wine Glass Holder

Large Flat Screen TV

A/V Music Inside and Outside

*Full Bathroom w/Built-In Bench & Towel
Rack, Granite Counter Tops, Tile Shower,
Pool Equipment Room*



The Pool Area



Pool House Patio, Pool Decking, Guest House Patio

20' x 40' Salt Water Gunitite Pool

Paver Patio/Pool Decking

Croquet Lawn

Retaining Walls

Landscape & Patio Lighting

Water Feature (Pond & Waterfall)

Stone Outdoor Fireplace w/Gas Starter

Wood Box & Benches

Built-In Grill w/Burner

English Garden



The Guest House



*Covered Patio Area
Stained Concrete Floor
Hand Hewed Wood Trim
Glass Sliding Door & French Door
Bedroom w/2nd Bedroom/Office w/Access
To Main Barn*

*High Ceilings w/Wood Beams
Recessed Lighting & Ceiling Fans
Old Farmhouse Interior Doors & Hardware
Custom Cabinets w/Under Counter & Rope
Lighting*

Granite Counter Tops

Stone Backsplash

Walk-In Pantry

*Stainless Appliances: Side-By-Side Refrigerator,
Dishwasher, Microwave, Smooth Surface
Range, Icemaker*

*Built-In Cabinets/Book Shelves & AV Cabinet
Bathroom w/Tile Floor, Granite Counters,
Custom Cabinets, Linen Closet, Separate
Tile Shower & Water Closet*





Main Barn

Positioned on high ground overlooking pastures. Wide aisleway for equipment; Extra windows for light; Excellent drainage, all downspouts connected to underground drain line. Mature landscaping and hard-scapes add to the beauty of this functional building.

- 3,500 sf*
- 26' Concrete Aisleway For Easy Access*
- Laundry Room/Feed Room*
- LED Lighting*
- Climate Controlled Bathroom*
- Tile Floor & Large Tile Walk-In Shower*
- 15' x 11' Climate Controlled Tack Room*
- Large Storage Closet*
- Grooming Stall*
- Wash Stall*
- Overhead Rotating Hose Arm*
- Hot/Cold H₂O*
- Stalls:*
- Mats & Drains*
- Sliding Stall Doors*
- Industrial Ceiling Fans*
- Windows*
- Choice Of:*
- (9) 10' x 12' Stalls, or*
- (3) 12' x 10' & (3) 12' x 20' Foaling Stalls*





144' x 72' Indoor Arena

Observation Alcove

Sprinkler System

Music System w/Speakers

Hard Clay Base w/Packed Blue

Stone & River Sand Top Layer

LED Lighting

(5) 12' x 12' Stalls

Industrial Ceiling Fans

Concrete Floor w/Drains

Mats

Led Lighting

Covered Walk Way

11.5' x 11' Tack Room w/Utility Sink

11' x 7' Laundry/Feed Room

Outdoor Concrete Wash Stall

Overhead Rotating Hose Arm

Hot & Cold H₂O

4 Bay Equipment Shelter



Shop & Hay/Shavings Storage



30' x 20' Shop

High Auto Garage Door

Large Walk-Up Storage Loft

Concrete Floor

Gas Stove

Utility Sink

Concrete Pad At Garage Door

Hot & Cold H₂O

Large Hay Storage w/Sliding Door

Shavings Storage Area w/Loft





Office/Apartment

Built 2015 — 980 sf

Kitchenette w/Refrigerator, DW,

Convection Microwave/Oven

Wired For Drop-In Cooktop

Laundry Hook-Up

Bathroom w/Shower Framed & Plumbed

Bedroom (no closet)

High Ceilings

Tile & Laminate/Pergo Flooring

2 Split Unit HVAC

Patio



The Property



Offered as 27.39 Acres or 13.95 Acres

Extensive Landscaping

*Hardscape To Include Retaining Walls,
Walkways, Patios*

2 Wells

Irrigation

*4 Pastures/Paddocks Have Separation Or
Aisle Way, Board Fencing & Run-Ins*

Mare & Foaling Paddock

Freeze Proof Spigots At Each Pasture

Incredible Views Of Farm From All Locations





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