

*863 US Highway 21
Thurmond, NC 28683*



*Julie Breedlove
Realtor®/Broker*

julie@breedlovecarolinas.com

704-661-9619 cell • 704-528-5575 office

<https://www.BreedloveFarmsEstatesandLand>





Craignair Farm



Breedlove Farms Estates and Land has made every effort to obtain the information contained herein from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors and omissions. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.

See MLS “attachments” for any possible disclosures, permits, aerials, sqft/flr plans, Restrictions & Covenants (if apply).

This publication may not be reproduced or quoted in whole or in part by any means whatsoever without express written permission from Breedlove Farms Estates and Land.

Breedlove Farms Estates and Land

Office: 704.528.5575

<https://www.breedlovefarmsestatesandland.com>

863 US Highway 21, Thurmond, NC. While nature is the ultimate architect, occasionally there is a confluence of nature and man's handiwork. Such is the case with Craginair Farm in Thurmond, NC. A private estate set in the foothills of the Blue Ridge Mountains; nearly 10 acres of pristine property with equestrian amenities accessed by a tree-lined circular asphalt drive with lighted key code entrance. (Gate phone for visitors and cell phone remote open also.) The one-owner custom home built in 1999 has been meticulously cared for and maintained. If there is a single word to describe the personality of the 2-story, open floor plan brick home, it is warm. Upon entering the 2-story foyer with large arched window, the special touches are immediately obvious. Dental crown molding, high base boards, 6" window casings, chair railing throughout, main level hardwood floors, main level wheelchair accessibility with 36" doors, plantation shutters and custom cornice boards with Roman shades are just some of the extras present. The main level includes a living room, office, dining/billiards room, kitchen with breakfast area, great room, master suite, laundry room and mud room/hallway to the oversized 2-car side-loading garage. The open floor plan offers excellent space for family gatherings and entertaining with the heart of the main level living space from the kitchen to the great room. The spacious and efficient kitchen has a tile floor and tile counter tops and back splash, custom handmade oak cabinets with under cabinet lights and crown molding, breakfast bar/island, Jenn-Air cooktop and side-by-side refrigerator, Bosch dishwasher, GE profile wall oven and microwave. A cathedral ceiling and floor-to-ceiling stone fireplace flanked by windows, and French doors open to a screened porch are the centerpieces of the great room. Enjoy the master with large carpeted bedroom with chair railing, plantation shutters and large walk-in closet. The Master bathroom has a jacuzzi tub and separate shower and cultured marble counter vanity. The 2nd level offers two bedrooms, full bathroom, and a 2nd level master with private bathroom. With the natural beauty of the area, outdoor living is a premium. The home has an updated screened back porch with gas grill line and ceiling fan, and a large brick patio that adjoins the screen porch. Extensive landscaping adds to nature's touches and brick walkways lead to both home entrances. Practicality was considered also; the house is wired for a generator, has 2 H₂O heaters, a security system, leased above ground propane tank, 2 HVAC units, commercial grade water purification system, annual Terminix termite treatment, walk-in attic storage, and DirecTV prewired with an attic booster. Craginair is also well suited for your animals. The property perimeter has a no-climb fence with board top. 2 large pastures with split rail fencing and frost-free water spigots provide ideal grazing. All gates are large enough to accommodate trucks. The attractive cinderblock barn has mature landscaping, cupola with horse weathervane, flood lights and a separate power meter and is easily accessible with ample trailer parking. With wide concrete center aisle and sliding end doors (ground & loft) the barn has numerous features; 6 stalls with mats and windows, power to all stalls, each wired for a fan, metal grate doors, blanket bars, and double tongue & groove capped walls. Additionally, there is a wash bay with hot H₂O, heated tack room, half bath with washer/dryer, tool/feed room with hay loft stairs, and a hay elevator. Come see Craginair Farm, a partner with the area's natural beauty.

Aerial

Parcel ID: 1901974/4935-74-5176

9.55 Acres



Floor Plan

Heated Living Space

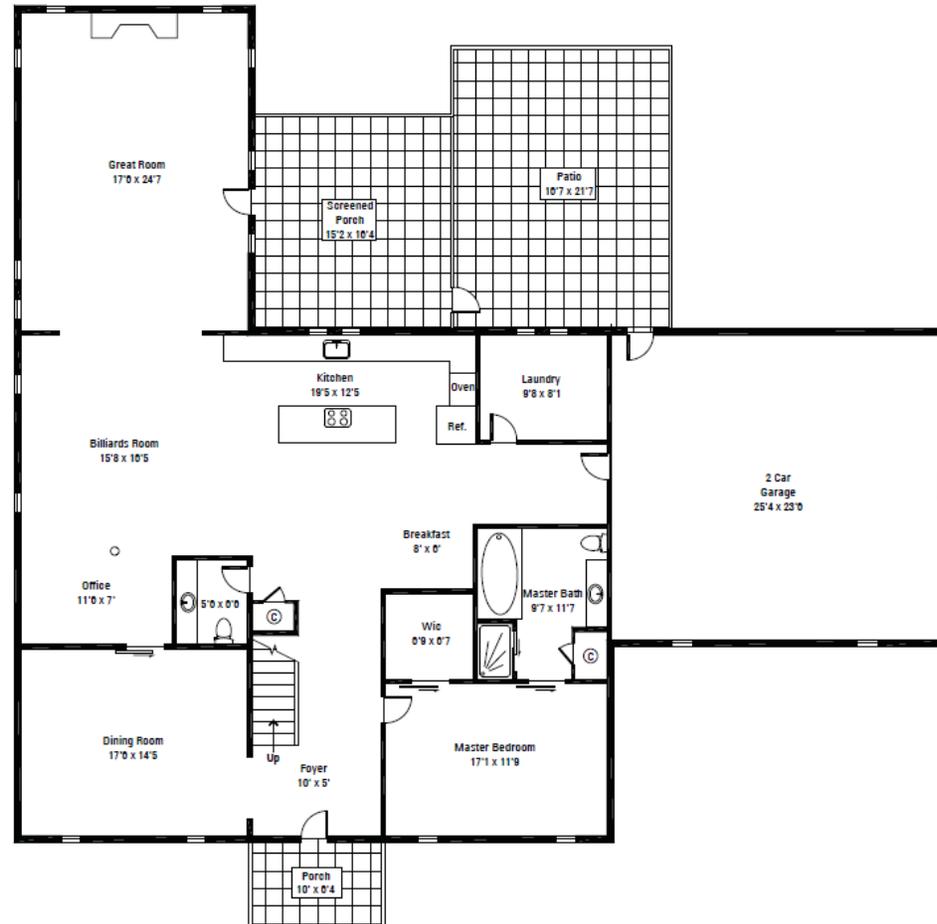
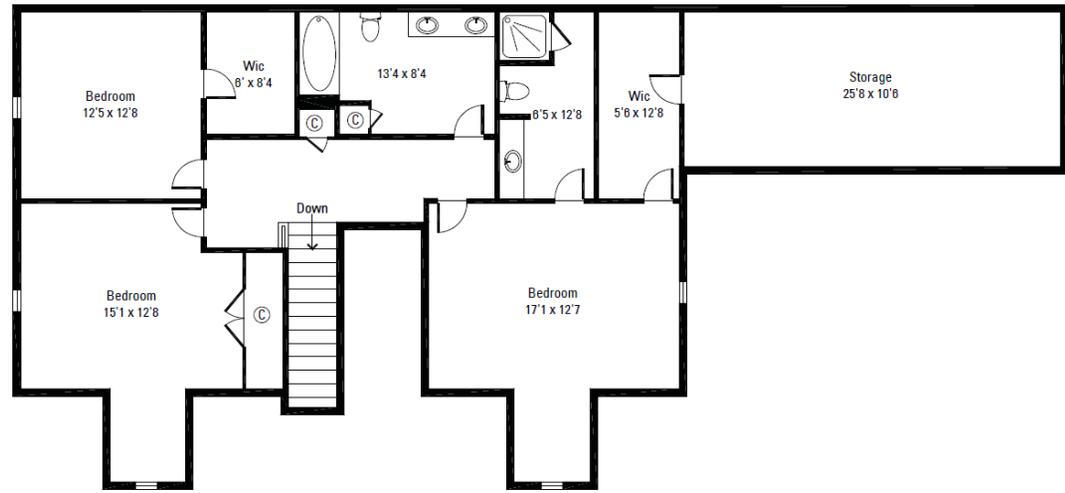
Main Floor 2,372 sf

2nd Floor 1,298 sf

Total 3,671 sf

Garage — 652 sf Unheated

Storage — 275 sf Unfinished



Interior Features

Custom Home Built 1999 (Builders Jack Sloop & Wayne Swift)

3,671 Heated Sq Ft

4 Bedrooms

3.5 Bathrooms

Open Floor Plan

Two-Story Foyer w/Tile Floor & Large Arched Window

Main Level Hardwood Floors

Dental Crown Molding

High Base Boards

6" Window Casings

Chair Railing Throughout

Plantation Shutters, Custom Cornice Boards w/Roman Shades

Hallway Coat Closet

Powder Room w/Hardwood Floors & Light Sconces

Large Laundry Room (Washer/Dryer Conveys)

Laundry Shoot, Cabinets

Main Level Handicap Accessible w/36" Doors & Accessible Door Handles

Library w/Built-In Book Cases & Cabinets

Hardwood Stairs w/Carpet Runner

Walk-in Attic Storage



Living Room

Hardwood Floors

Plantation Shutters

Chair Railing

Open to Foyer & Library



Great Room

Cathedral Ceiling

Floor-to-Ceiling Dry Stack Stone Gas Fireplace

Flanked by Windows

French Doors Open to Screened Porch

Open to Dining/Billiard Area



Kitchen

Tile Floor & Counter Tops w/Tile Back Splash

Custom Handmade Oak Cabinets w/Under Cabinet Lights & Crown

Molding Matching Wall Crown Molding

Pull Out Shelves

Breakfast Bar/Island

Jenn-Air Glass Cook Top w/Griddle

Stainless Steel Jenn-Air Side-by-Side Refrigerator

Stainless Steel Bosch Dishwasher

GE Profile Stainless Steel Wall Oven

Stainless Steel Microwave

Window Over Kitchen Sink Overlooking Screen Porch

Wall Pantry w/Pull Out Shelves

Breakfast Nook w/Chair Railing & Hardwood Floors



Primary Bedroom/Bathroom

Main Level Master

Bedroom

- Large Bedroom on Main
- Walk-in Closet with Shelving
- Carpet
- Plantation Shutters
- Chair Railing

Bathroom

- Tile Floor
- Jacuzzi Bathtub w/Tile Surround
- Separate Shower
- Cultured Marble Counter Vanity
- Linen Closet



2nd Level Guest Bedrooms

Second Level—Carpet , Chair Railing in Hall, Hall Linen Closet

Full Bathroom

Bath/Shower Combo, Linen Closet, Tile Floor & Double Vanity

Guest Bedroom 1

Carpet, Blinds and Wall Closet w/Double Doors

Guest Bedroom 2

Carpet, Blinds, Walk-in Closet & Built-in Display Shelves



2nd Level Master

Bedroom

Carpet

Blinds

Large Walk-in Closet w/Shelving &

Laundry Drop

Bathroom

Tile Floor

Long Vanity w/Make-Up Vanity

Shower



Property/Exterior Features

9.5 Acres

Tree Lined Asphalt Drive w/Lighted Security Gate Entrance —Key Code/Phone/Remote Open w/Cell Phone

Circle Drive

Property Perimeter — No Climb Fencing w/Board Top

2-Story Brick

Roof Partially Replaced 2012, Balance Replaced 2015

Window Shutters & Flower Baskets Under Windows

Sideload Oversized 2-Car Garage

Extensive Landscaping

Brick Walkway & Sidewalk to Both Home Entrances

Annual Termite Treatment (Terminix)

Updated Screened Back Porch w/Gas Line for Grill & Decorative Hood

Brick Patio

Storm Doors



Mechanicals/Utilities

House Wired For Generator

Two H₂O Heaters (2013)

Security System

Above Ground Propane Tank — Leased

Two HVAC Units (New Compressor within
10 yrs and one 1999)

DirecTV (All Bedrooms Wired/Attic Booster)

Commercial Grade Water Purification System (2020)

Well & Septic



Equestrian/Farm Amenities

2 Large Pastures w/Split Rail Fencing/Frost Free Spigots

Pasture Gates Will Accommodate Trucks

(Gates Currently Off, But Available)

100' x 150' Arena w/Hydrant & Wiring for Lights, Crush & Run Base w/Sand Top Layer

Trailer Parking

Cinderblock Barn

Power to All Stalls

Wide Concrete Center Aisle (Accommodates Truck)

Sliding End Doors (Ground & Loft)

6 Stalls w/Mats & Windows

(3) 14' x 14' & (3) 12' x 14'

Each Wired For Fan

Metal Grate Doors

Double Tongue & Groove Capped Walls

1 Stall Possible Run-In w/Back Door

Blanket Bars

Wash Bay w/Hot H₂O

Heated Tack Room w/Saddle & Bridle Racks

Half Bath w/Washer & Dryer & Heater

Tool/Feed Room w/Hay Loft Stairs

Separate Power Meter—Lights Can Be Placed On Timer

Flood Lights

Landscaping

Cupola w/Horse Weather Vane

Hay Elevator



Equestrian/Farm Amenities



Buyer's Notes

Julie Breedlove

Realtor®/Broker

julie@breedlovecarolinas.com

704-661-9619 cell • 704-528-5575 office

<https://www.BreedloveFarmsEstatesandLand>