

*3203 Paul Payne Store Road
Taylorsville, North Carolina 28681
A Touch of Tuscany*



Breedlove
FARMS ★ ESTATES ★ LAND

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3203 Paul Payne Store Road, Taylorsville, NC 28681: "A Touch of Tuscany". From the Etruscans to the Romans, and to the Renaissance, Tuscany is possibly the greatest repository of art in the world, from extraordinary paintings and sculpture to frescoes and architectural masterpieces. Visitors to Tuscany come for many reasons. Many come in search of fine art, others to explore the extraordinary countryside. The Tuscan landscape is a blend of bucolic countryside and gently rolling hills leading to sharply peaked mountains. Tuscan architecture is an Old World-style of design, inspired by the rolling hills, vineyards, farmhouses, tile roofs, cypress trees & sunflowers. The raw textures and rich colors of nature guide the Tuscan style. Nestled in the foothills of the Brushy Mountains and in the shadow of the Blue Ridge Mountains in western North Carolina, Taylorsville has the perfect combination of small-town friendliness with the amenities of a progressive town. Here you will find a "Touch of Tuscany" and a true Tuscan Estate. This private 9,981sf estate home is located among rolling hills, dotted with hardwood and evergreen copses, large meadows and agricultural fields surrounding a private pond and a tree-clustered creek forming one border. With over 200 acres available the estate is offered in several ways with the home and accompanying land ranging from 58 acres to 146+ acres. Additionally, there are two separate tracts totaling 67.2 acres available. From a gated entrance, a long Yoshino cherry tree-lined paved driveway winds to the estate home, and from the second the gate opens, you are transported to Tuscany. Built on two levels with a main floor and finished walk-out basement, this home has too many features to enumerate, but true to its heritage, features terra cotta roof, hard stucco, copper gutters, columns, textured & faux walls with rounded corners, wide use of wrought iron, including the double front doors, tile and hardwood floors, granite countertops, high ceilings (14' main floor/10' lower level), ceiling fans and chandeliers, an abundance of windows for natural light and views, accent lighting, stone wall accents, fireplaces and numerous indoor-outdoor living spaces. The primary living spaces are found on the main floor with great room, kitchen, breakfast room, dining room, master suite, 2 guest suites and laundry with a large 3-car garage. The open concept is accentuated as the foyer flows into the great room, dining room, epicurean kitchen and breakfast space. A custom wrought iron curved staircase directs you to the lower level, with two guest suites, office, single-car garage, storage space and utilities room; but this space is really a haven of entertainment. Here there is a second kitchen with dining area, family room with see-through fireplace, wine cellar, billiards and games area, all-season play-room with rubber floors and high steel ceiling, and access to a large patio with covered area. The patio circles the pool with a pool cabana with fireplace, grill and sink and has a pickleball court, putting green and lots of space to enjoy the outside. The home has extensive, mature landscaping and hardscape including a large auto courtyard and numerous retaining walls. The property includes a stocked, spring-fed pond with dock and pavilion, 15 ± acre fenced pasture and a multi-purpose barn with 2 large end doors/water and electric. A special home located in the beautiful North Carolina foothills with a Tuscan heart.

Offered w/Home and

(1) 58 Acres [A, C, D & E]

(2) 107.37 Acres

(3) 146.79 Acres

Additional 67+ Acres Available (35.5 & 31.7)

1. 58 Acres [A,C,D,E]

2. 107.37 Acres [A-E]

3. 146.79 Acres [A-F]

A. 10 Acres w/Home

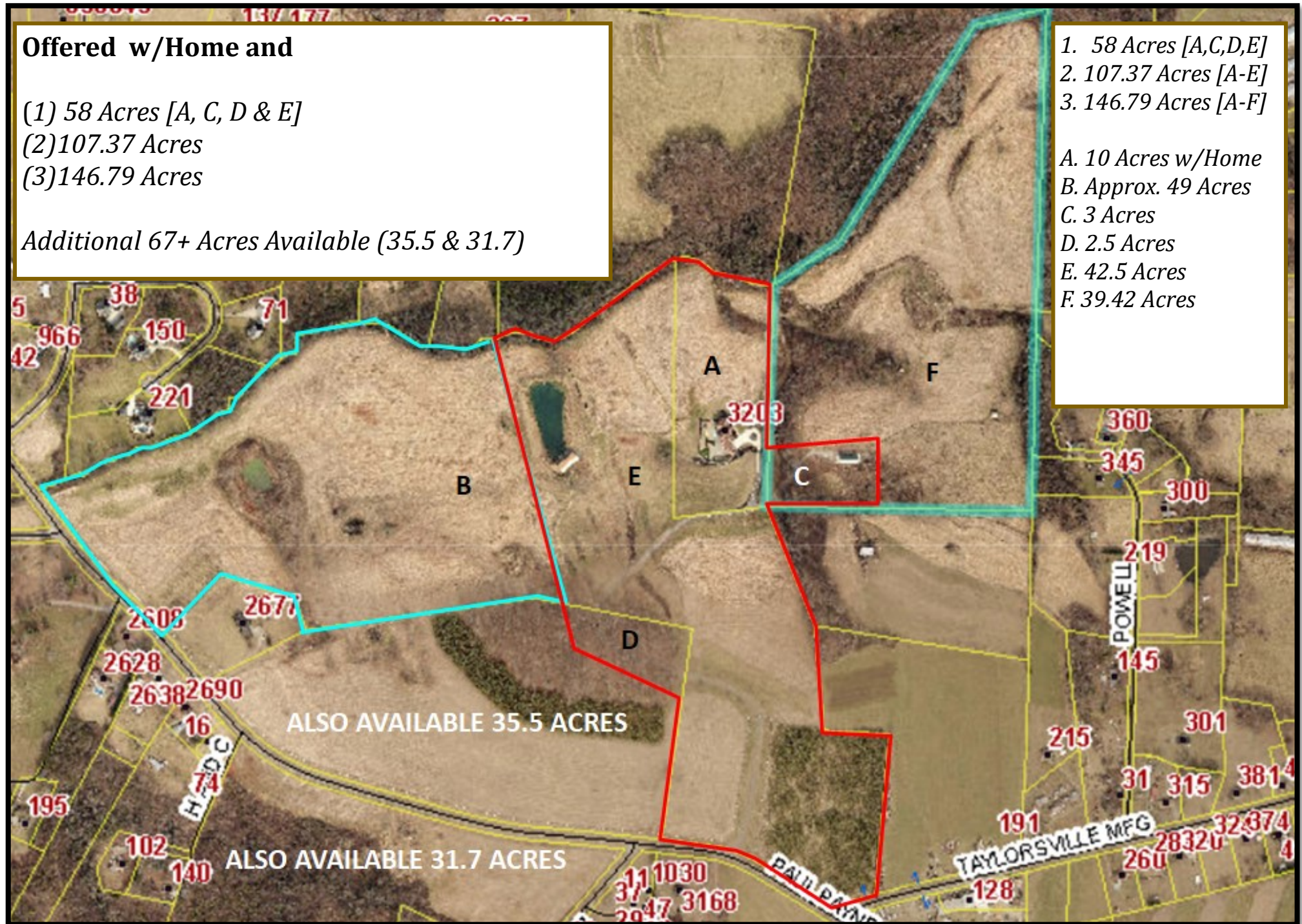
B. Approx. 49 Acres

C. 3 Acres

D. 2.5 Acres

E. 42.5 Acres

F. 39.42 Acres



Floor Plan – Main Level

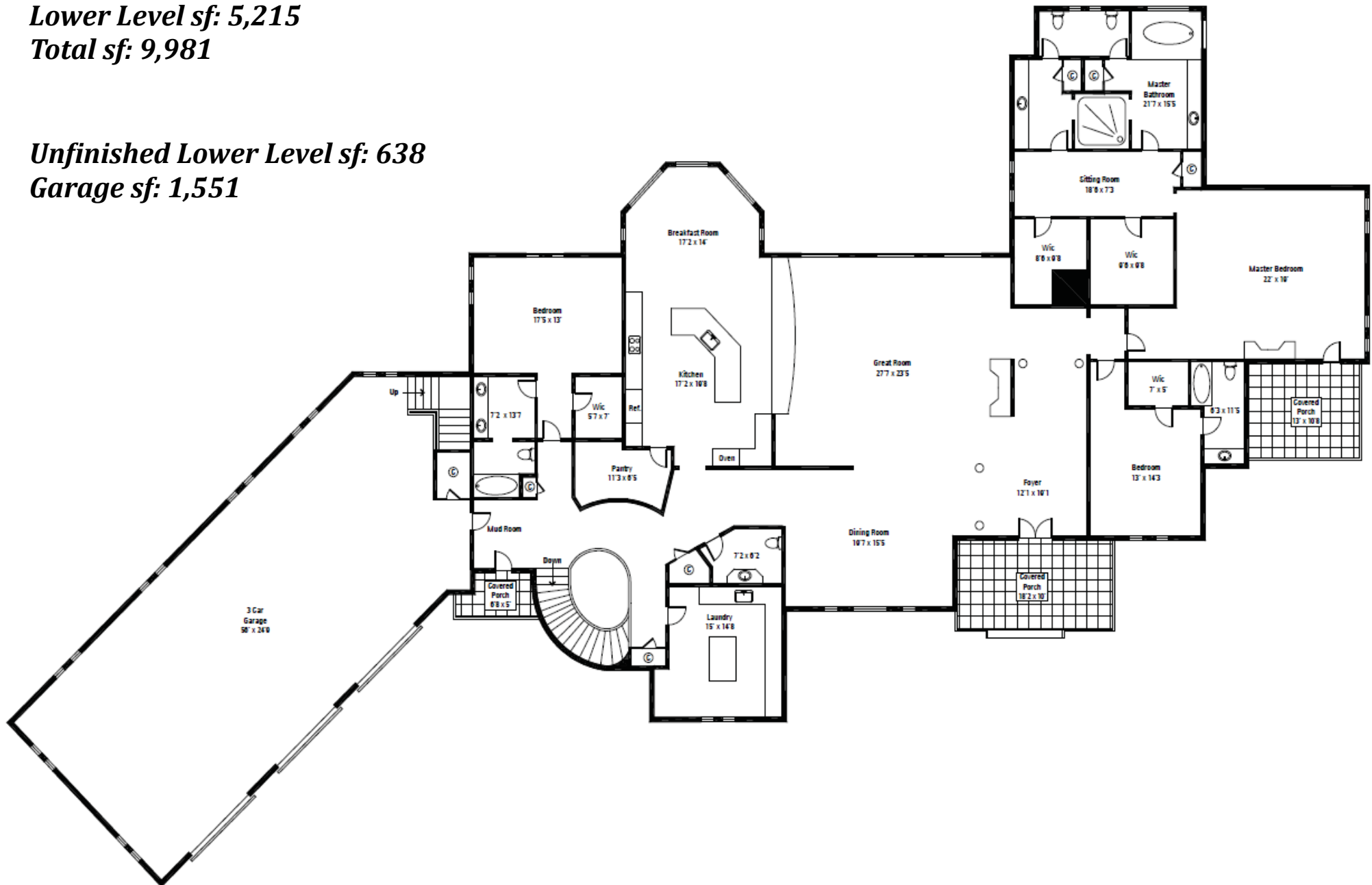
Main Level sf: 4,766

Lower Level sf: 5,215

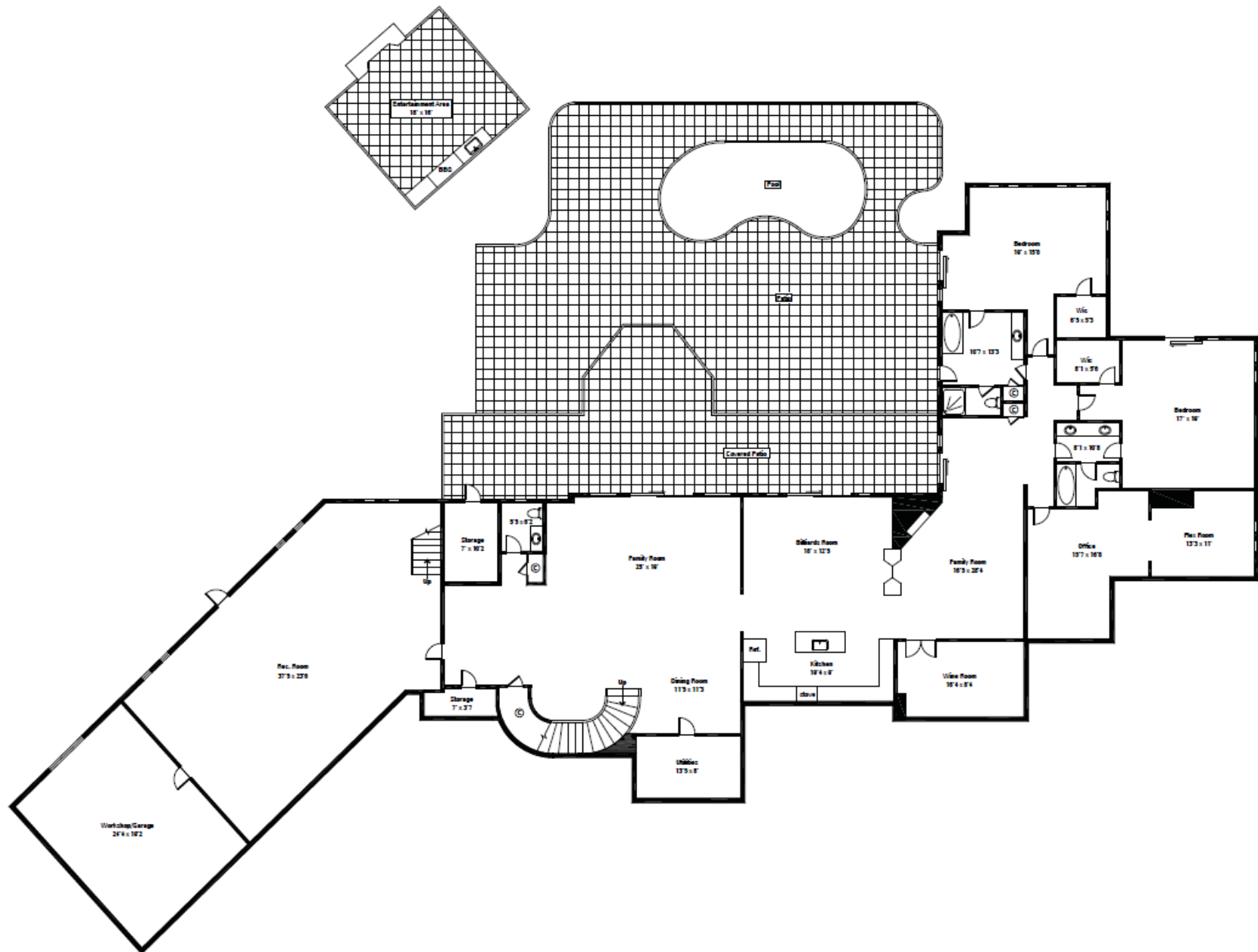
Total sf: 9,981

Unfinished Lower Level sf: 638

Garage sf: 1,551



Floor Plan - Lower Level





The Home

Built 2006

*Custom Designed by Mark North & Built by Owner
9,981sf*

One Story w/Full Finished Basement

5 Bedrooms 5 Full & 2 Half Baths

Open Floor Plan

*Custom Decorative Steel Front Door
w/Glass Window*

Large Foyer w/Columns and Stone Wall Accents

*Main Floor Powder Room w/Glass Vessel Sink &
Granite Countertop*

Oversized Laundry Room

Two Washer/Dryer Hook-ups

Folding Built-In Ironing Board

Granite Island Folding Space

Extensive Cabinetry

Cleaning/Broom Closet

Sink

5" Oak Hardwood Floors





The Home

Extensive Crown Molding & Trim Work
14' Ceilings Main Floor
Professionally Textured & Faux Walls & Ceilings in Living Spaces
Security System
Surround Sound Throughout
Central Vacuum
Rinnai Hot Water Heaters (2)
Pella Windows
8' Interior Doors
High End Lighting Throughout
Custom Cabinetry Throughout
High End Door Hardware
Curved Corners
2 HVAC Systems on Main Level
Garage — 1 HVAC ; Basement — 3 HVAC
Lots of Storage Space/Closets
Secondary Door Front of Home
Poured Concrete Foundation/Basement





The Home

- Terra Cotta Roof*
- Copper Gutters/Downspouts*
- Hard Coat Stucco Exterior w/Rounded Stone Columns*
- Landscape/Stone Wall LED Lighting w/Timers*
- Paver Sidewalk*
- Front Porch w/Columns and Tongue & Groove Cathedral Ceiling*
- Three-Car Oversized Climate Controlled Garage*
- Walk-up Attic Over Garage*
- Stained Concrete Floor*
- Extensive Retaining Walls*
- Large Covered Patio*
- Pool Cabana*
 - Wood Burning Fireplace*
 - Granite Countertop Bar*
 - Built-in Grill & Sink*
 - Putting Green*
 - Pickleball Court*
 - In-Ground Salt-Water Pool*
 - Waterfall*
- Mature Landscaping*
- Irrigation Around Home, Pond & 5-Acre Vineyard (vineyard not in use)*



Living Spaces

Great Room

*Gas Fireplace w/Floor-to-Ceiling Stone & Stone Hearth
Walls of Windows Overlooking Pond, Fields & Horizon
Wall of Built-In Bookcases*

Dining Room

Open, Larch Arched Window

Office

Private Lower Level Office w/Sitting Area



Kitchen/Breakfast



*Step-Up to Kitchen & Breakfast Room
Completely Open to Great Room
Stone Tile Floors
Granite Countertops & Tile Backsplash
Large Breakfast Counter
Extensive Cabinetry w/Undercounter Lights,
Rope Lighting & Over Cabinet Lighting
Ceiling Fans
Viking Glass Cooktop w/Downdraft
KitchenAid Stainless Steel Dishwasher
Sub-Zero Refrigerator
2018 Viking Stainless Steel Microwave
Stainless Steel Convection Wall Oven & Warming
Drawer
Walk-In Pantry w/Shelving
Built-in Computer/Work Desk
Breakfast Dining Area w/Floor to Ceiling Bay
Windows Overlooking Property & Sunsets*



Master Bedroom Suite



Two Ceiling Fans & Chandelier

Gas Fireplace

Glass Door to Patio

Whirlpool Garden Tub

His & Her Bath w/Walk-Through Tile Shower

Her Side

Granite Vanity & Make-up Vanity

Sitting Room/Dressing Room

Walk-In Closet w/Shelving

Bidet & Commode

Linen Closet

His Side

Granite Vanity

Commode

Walk-In Closet w/Shelving



Main Floor Guest Suites



Guest Bedroom 1

Close to Master

Carpet

Arch Windows

Ceiling Fan

Walk-In Closet

Private Bathroom

Tile Floor

Granite Countertop

Tub/Shower Combo w/Tile Surround

Guest Bedroom 2

Ceiling Fan

Carpet

Walk-In Closet

Private Bathroom

Tile Floor

Granite Countertop Double Vanity

Tub/Shower Combo w/Tile Surround





Custom Wrought Iron Curved Staircase to Basement
(Grape Vines Interwoven Between Posts)

Second Kitchen w/Dining Area

Granite Countertops & Tile Backsplash

KitchenAid Refrigerator

Bosch Dishwasher

JennAir Oven

KitchenAid Glass Cooktop

JennAir Microwave

Breakfast/Drink Bar with Pendant Lights

Family Room w/See-Through Fireplace

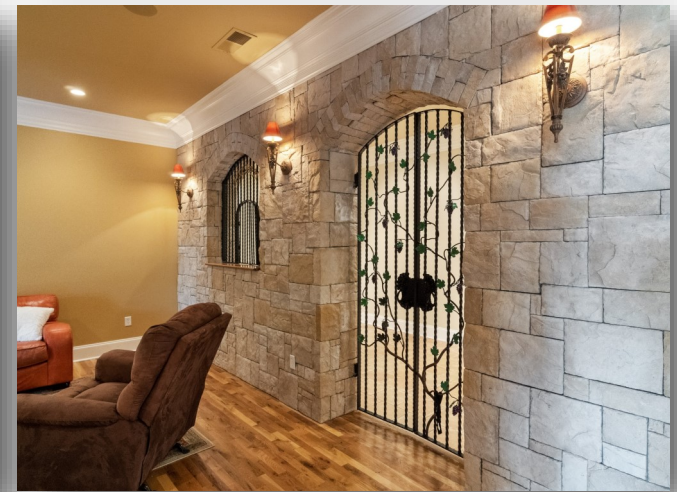
Wine Cellar w/Stone Exterior w/Wall Sconces

Serving Bar w/Wrought Iron Window

Wrought Iron Gate w/Grape Vines Interwoven

Stone Tile Floor

The Lower Level





Billiards Area
 Games Area
 Office w/Built-in Bookcases
 All Season Play Room/Exercise Room
 High Steel Ceilings
 Rubber Floors
 Hardwood Floors
 10' Ceilings
 Storage Closet
 Powder Bath w/Granite Countertop & Vessel Sink
 Mechanical Room
 Single Car Garage/Storage Room

The Lower Level



Lower Level Guest Suites



Guest Bedroom 3

Glass Door to Patio & Pool

Ceiling Fan

Walk-In Closet w/Shelving

Full Bathroom (Guest & Pool Bath)

Slate Floor

½ Slate Wall Tile/Tile Floor

Granite Countertop

Shower and Separate Tub w/Tile Surround

Linen Closet

Guest Bedroom 4

Ceiling Fan

Walk-In Closet

Private Bath w/Granite Countertop Dual Vanity

Tub/Shower



The Property



Offered w/Home &

(1) 58 Acres

(2) 107.37 Acres

(3) 146.79 Acres

Additional 67+ Acres Also Available

Current Agricultural Deferment Program

Gated Entrance Electric w/Keypad

Long Range Views — Private

Yoshino Cherry Tree Lined Paved Driveway

3-Rail White Vinyl Fencing Along Road Frontage
& Driveway

2,167 Feet Road Frontage

Large Stocked Spring Fed Pond w/Dock (Blue Gill
& Large Mouth Bass)
Pond Pavilion

Creek

Two Story Tree Condo/House





The Property



Soccer (Multi-Purpose Use) Barn
Astro Turf Interior Floor & Sides
4,000 Sq Ft
2 Large End Doors
Metal Siding
Water & Electric
Gutters & Downspouts

Dog Yard

Old Tobacco Barn (Log and Chinking) w/New
Metal Roof & Rock Foundation

Century Old Log Homestead House w/New Rock
Foundation & Metal Roof

Fenced Pasture (15+/- Acres) with Automatic
Waterer (Field Fence w/Barb Wire on Top)

Small Unused Runway

Blueberry Bushes

Agricultural Fields





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.

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