

*2250 Summer Oak Drive
Salisbury, NC 28146*

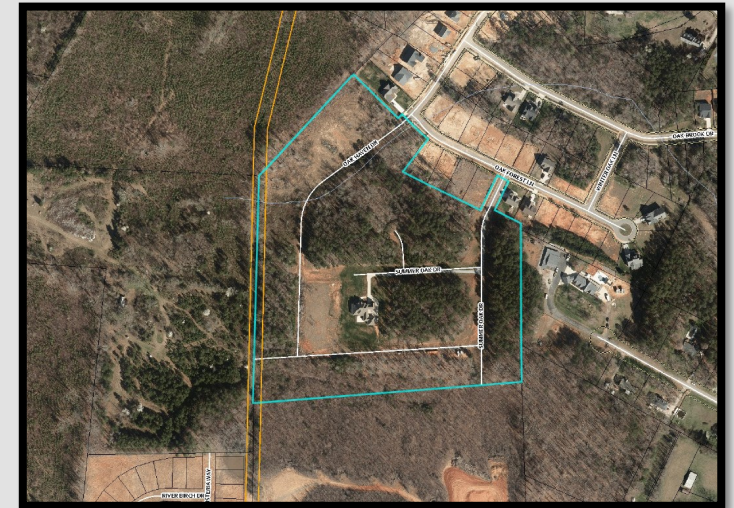


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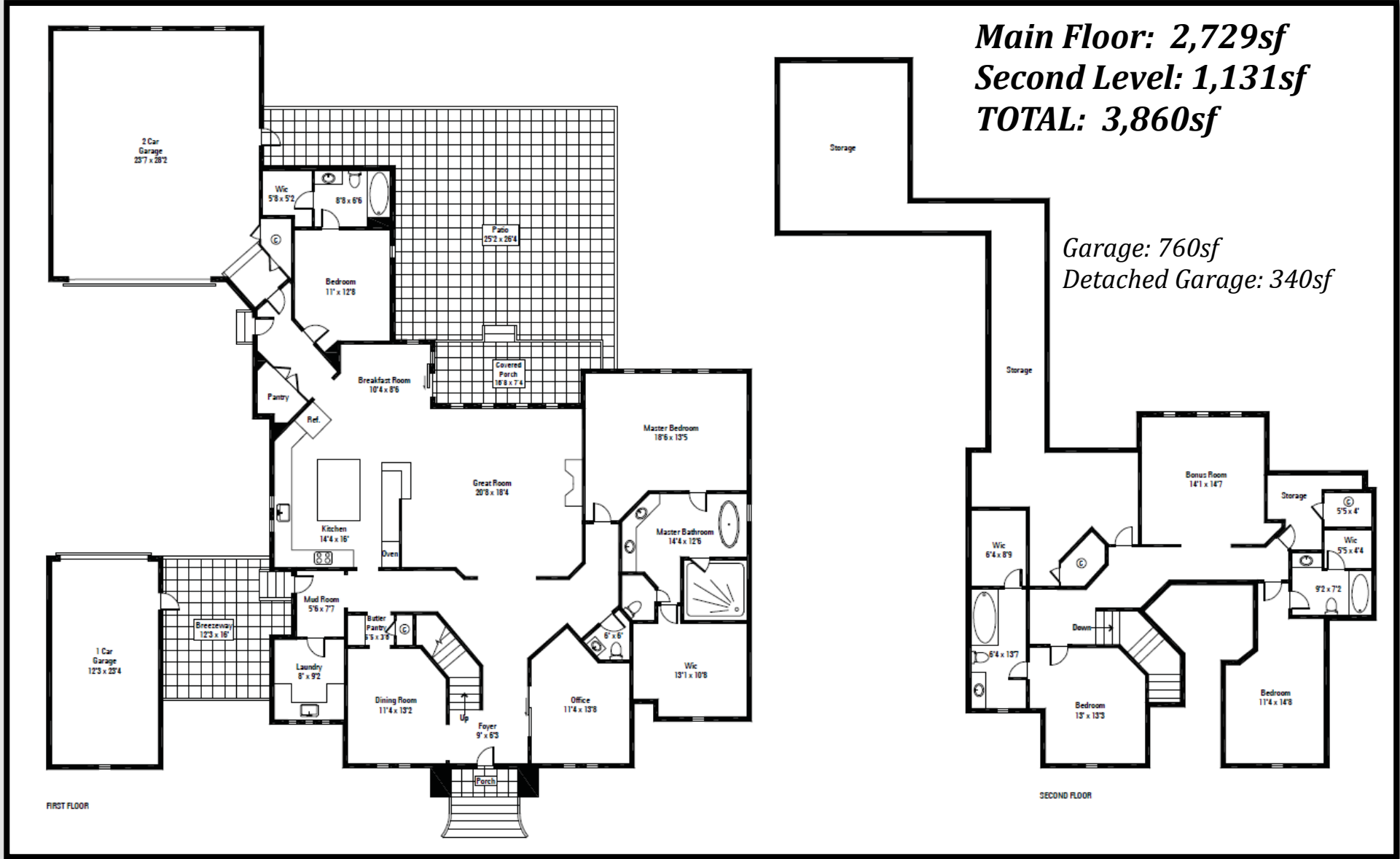
2250 Summer Oak Drive, Salisbury, NC 28146. An improbable, if not, impossible home. In our world today, we would ideally find a home with land, space for hobbies/pets, treasured privacy, nature and of course, safety. That home would be near enough to neighbors for children to play, and friends to enjoy, and at the same time have easy and fast access to all amenities. Shopping, restaurants, medical facilities and access to major highways would be conveniently located to your ideal home. Of course, the home would be well designed and built with character, comfortable and efficient. A dream, too expensive — just not practical, perhaps impossible. That improbable home exists, situated on 20.78 acres in Salisbury, NC, just a few miles from a major interstate highway, in the middle of all amenities, adjacent to a highly desirable community. The quality, 3,860 sf, 4 bedroom custom brick and stone home offers all the internal extras like crown molding, central vacuum, window blinds, hardwood and designer kitchen. Build-in efficiency includes 2 heat pumps w/gas pack. 2 tankless water heaters, natural gas and city water and sewer. Approach the home, down the long drive and through a porte-cochere to the large auto court, bounded by an oversized 2-car garage and a 1-car detached garage. The covered entrance into the mud room is ideal for loading/unloading in inclement weather. Practicality gives way to grandness when entering the front door; sweeping brick steps and stone covered entrance direct you to the mahogany door with side lights and arched transom window. A large 2-story foyer with views of the impressive stairwell to the 2nd floor catwalk, greets you. From here one has sight lines into the great room and beyond through a wall of windows to the covered porch and large patio. Main level living space includes the office, formal dining room with butler pantry, powder room, gourmet kitchen and breakfast room, mud room and laundry, great room with fireplace. The main level split floor plan also provides a guest suite located opposite the large primary suite with spa-like bathroom. This oversized bathroom features a tile shower with built-in bench, 3 rain head shower heads, handheld, and body jets, freestanding deep tub, dual vanity, water closet and impressive walk-in closet with custom shelving/cabinets including a center island with drawers. Numerous locations to relax or work in comfort define the main level, but the heart of the living space is the large kitchen/breakfast space opening into the great room. Here, friends and family can relax and access the covered porch and attached patio. Any chef would revel in the design of the kitchen, with top-of-the-line stainless steel appliances including a 5-burner gas cooktop with hood and pot filler. Custom cabinets with granite are both functional and attractive and the 2-tier island/breakfast bar in a natural gathering spot. The 2nd level includes 2 guest suites, each with full bath and large walk-in closets and a bonus room suitable for numerous uses. An abundance of storage space is also available on this level. Outdoor living at this home is at a premium. Surrounded by a large yard with plenty of space for a hobby farm the property has endless possibilities. Improbable means something is statistically unlikely to happen. Impossible is something incapable of being or of occurring. Obviously, 2250 Summer Oak Drive is not impossible, but surely improbable. Perhaps it is luck or perseverance that draws you to this inimitable home, whatever the reason, you can make it your “improbable” dream.

Aerial



MAP ABOVE SHOWS **PROPOSED** ROADS
WHEN THIS PARCEL WAS INTENDED
TO BE PHASE TWO OF OAKVIEW COM-

Floor Plan



Interior Features

Built 2016

3,860sf

4 Bedrooms — 4.5 Bathrooms

Main Level Split Floor Plan

Crown Molding

Blinds

Central Vacuum

Granite Countertops Throughout

Hardwood Floor (Prefinished/
Varying Widths) in Common Area



Exterior/Property Features

Exterior Features

Brick & Stone

Covered Patio W/Columns & Concrete Floor

40 Year Architectural Shingles

Property Features

20.78 Acres

Parcel ID: 064004

50' x 50' Woven Wire Dog Yard

Seasonal Creek

Partially Cleared/Wooded Area

Access to 2 Streets



Garages/Motor Court

2 Opposing Garages & Motor Court

Oversized Double Garage (Depth-32')

Single Garage w/Porta-Cochere

Concrete Drive & Motor Court

Storage & Shelving



Mechanicals

Nest Temperature Controls

2 Heat Pumps w/Gas Pack

2 Tankless Hot H₂O Systems

Natural Gas

City H₂O/Sewer

Great Room

Hardwood Floor

Brick Fireplace w/High Valley Wood Stove Insert
(Not Removable)

Brick Hearth & Wood Beam Mantel

Built-In Cabinets/Shelves

Ceiling Fan w/Remote

Wall of Windows Overlooking Covered
Patio/Back Yard



Main Level Spaces

Foyer/Gallery

Hardwood Floor

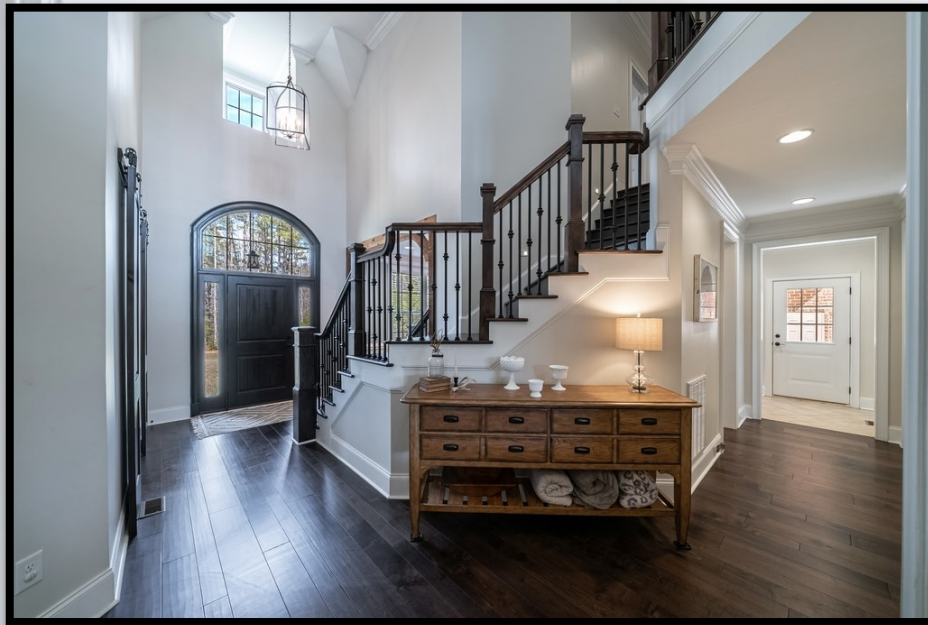
Powder Room w/Pedestal Sink

2-Story Foyer

2nd Level Lighted Staircase w/Wrought Iron Spindles

Mahogany Front Door w/Sidelights & Arched Glass Transom

Display Niches



Study/Office

Sliding Barn Doors

Hardwood Floor

Crown Molding

Wainscoting

Ceiling Fan

Custom Desk Built For Room (Negotiable)



Main Level Spaces

Mud Room/Laundry

Tile Floor

Mud Room w/Bench & Cabinets

Laundry

Cabinets w/Granite Countertop

Clothes Hanging Space

Broom Closet



Dining Room

Rough-Cut Cedar Beam Accents

Hardwood Floor

Crown Molding

Wainscoting

Built-In Desk/Butler Pantry



Kitchen/Breakfast Area

Hardwood Floor

Island/Breakfast Bar w/Granite

2 Levels

Built-In Shelves

Pendent Lights

Custom Cabinets

Soft Close Drawers

Appliance Garage

Deep Drawers

Glass Display Cabinets

Cookbook Case

Granite Countertop w/Tile Backsplash

3-Tub Stainless Sink

Large Double Windows Over Sink

Motion Sensor Faucet

SS Electrolux 5-Burner Gas Cooktop & Hood

5-Door Whirlpool French Door Refrigerator w/H₂O & Ice Dispenser

Whirlpool Double Oven

Whirlpool Microwave (Convection)

Whirlpool Icemaker

Bosch Dishwasher (2020)

Pot Filler

Walk-In Pantry w/Auto Light

Breakfast Area

Sliding Glass Door to Covered Patio



Primary Bedroom Suite

Bedroom

Hardwood Floor

Tray Ceiling w/Beadboard

Ceiling Fan

Wall of Windows



Bathroom

Oversized Bathroom

Walk-In Oversized, Frameless Tile Shower

Built-In Bench

Body Jets

3 Rain Head Shower Heads

Handheld Shower Head

Dual Vanity w/Granite Countertops

Free Standing Deep Tub

Water Closet

Large Walk-In Closet

Built-In Shelves/Cabinets

Center Island w/Drawers

Window



Main Level Guest Suite

Bedroom

Carpet

Ceiling Fan w/Remote

Walk-In Closet

Bathroom

Tub/Shower

Vanity w/Granite Countertop

Child "Potty" (Full Size Available)



2nd Level

2 Guest Suites, Game Room, Walk-In Attic Storage, 2nd Floor Hardwood Landing & Catwalk

Game Room

Carpet

Fans w/Remote

Wall of Windows



2nd Level (Guest Suites)

Guest Suite 2

Bedroom

Carpet

Ceiling Fan

Bathroom

Tile Floor

Vanity w/Granite Countertop

Tub/Shower

Walk-In Closet



Guest Suite 3

Bedroom

Carpet

Ceiling Fan

Bathroom

Tile Floor

Vanity w/Granite Countertop

Tub/Shower

Walk-In Closet





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, square footage, plans, Restrictions & Covenants (if apply).

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