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Waxhaw, NC 28173*



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FARMS ★ ESTATES ★ LAND

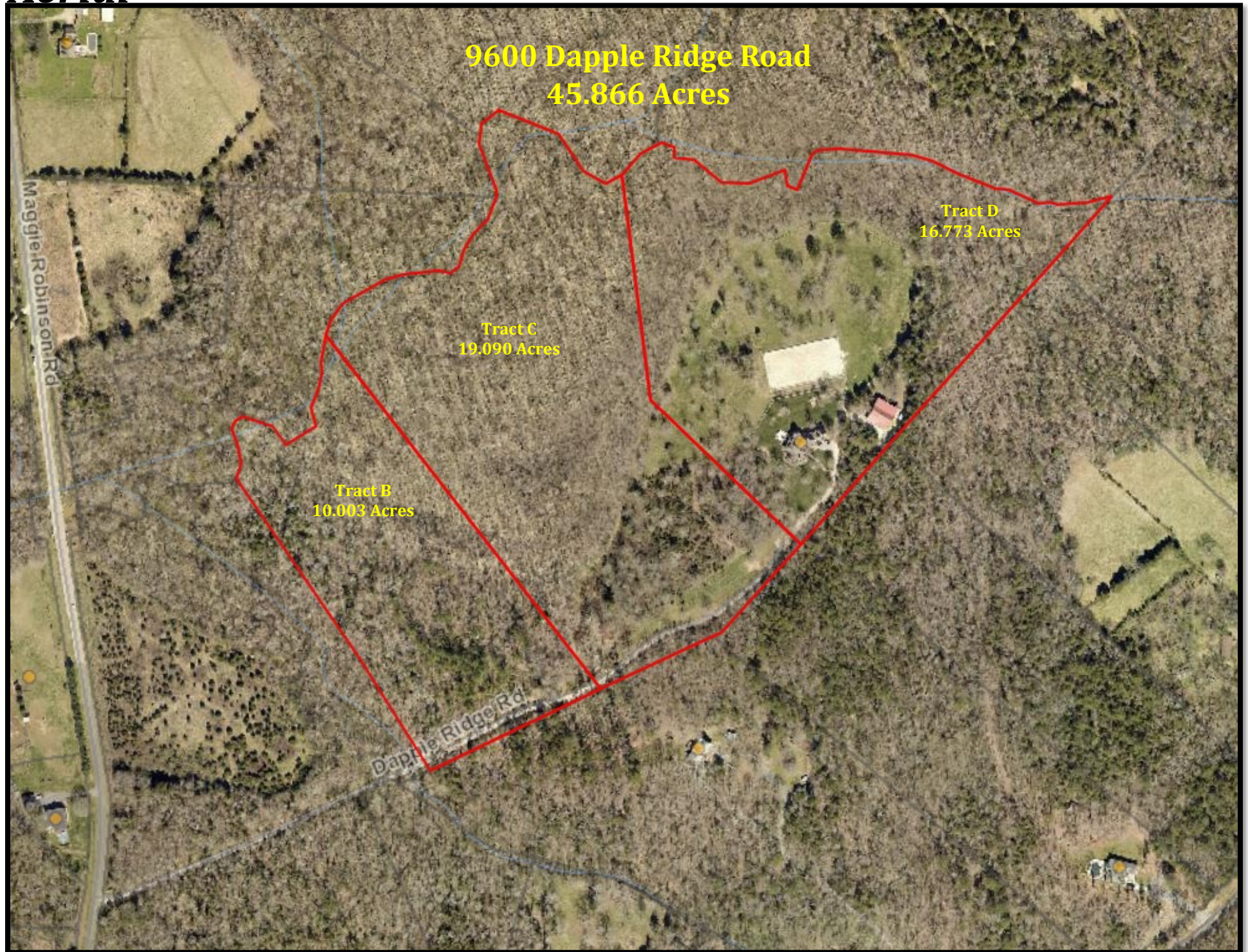


# *Trinity Ridge Farm*





# Aerial





**Trinity Ridge Farm.** Today, there is a trend to find homes that provide quality of life; homes that provide space, privacy yet accessibility to amenities; homes that allow — encourage, a closer bond to nature, family, and animals; homes with enough property to sanction “family communities”. This growth of this trend has become increasingly evident in recent years; the current pandemic serving to accelerate that trend. One such property is located just outside the village of Waxhaw, NC; a small town, rich in history, with the creativity to maintain that history while encouraging growth and prosperity. Located on nearly 46 acres of pristine property with a French county manor house and full equestrian facilities, Trinity Ridge Farm offers privacy and safety for you and your animals yet located close to numerous shopping/dining venues and less than one hour from Douglas International Airport. Bordered by Waxhaw creek, the property has lush pastures surrounded by woods. Located down a private drive, the gated estate features a custom-built home, constructed with forethought and quality, and maintained/improved by the owners. The stewardship of this estate is evident in the excellent condition of the 2007 home and the many improvements since its construction. That stewardship extends to the grounds and farm amenities. The brick and stone home greets you with elegance and comfort, featuring arched windows, columns, paver sidewalk and driveway/motor court fronting three (3) attached garages; all in combination with mature, well-placed landscaping. Entering the foyer through a double arched mahogany & lead glass front door to a rich 4” black walnut hardwood floor, suspended wood beams, and sightlines that direct you to the pastoral property surrounding the house encourages the sense of belonging to this place. Quality is evident in all the living spaces and each room soothes and draws you to nature. The epicurean kitchen embodies efficiency and style with custom cherry & walnut cabinets, quartz countertops, stainless appliances, and a natural gathering spot around the NC black walnut center island. The informal dining area offers a wall of windows with views of the pastures. For holidays and those special events there is a formal dining room featuring wainscoting and again, an unobstructed view of the outside through the large arched picture window. The kitchen merges into the 2-story great room with an imposing floor-to-ceiling stone fireplace flanked by built-in walnut cabinetry and the 2<sup>nd</sup> level Juliet balcony and catwalk overlooking the room. In keeping with the current working space trends, custom walnut and glass French doors lead to an executive’s work-from-home sanctuary. The office has a gas fireplace, cathedral ceiling with beams, built-in cabinetry, and easy access to the primary bedroom suite. This main level suite combines elegance and practicality offering view of the pastures from the bedroom. From the carpeted bedroom with tray ceiling and accent lighting, one moves to a bathroom with two granite vanities, jacuzzi tub, frameless glass and tile shower with body jets and rain head, large closet with extensive custom built-in shelving and cabinets, as well as a 2<sup>nd</sup> walk-in closet. Two sizeable bedrooms along with a large bonus/bedroom with ensuite bathroom are located on the 2<sup>nd</sup> floor. Outdoor living at Trinity Ridge Farm is a given and the estate offers sunsets from the multi-level covered back porch melding to a travertine patio with Hot Springs hot tub. Currently the home for three (3) horses, the 36’ x 60’ barn has five (5) stalls, all with mats and large windows to the outside. The barn has room for 2-3 more stalls, sliding end doors, concrete center aisle, tack room, workshop area, large hay loft with access stairs and end doors, and equipment overhand shed roof. There are three (3) pastures totaling approximately eight (8) acres and a 100’ x 200’ arena with triple C sand footing over a crush and run base. It is an ideal equestrian estate with lots of room for other animals. Describing Trinity Ridge Farm is possible but inadequate, it must be experienced. Experience this rare estate at **9600 Dapple Ridge Road, Waxhaw, NC.**





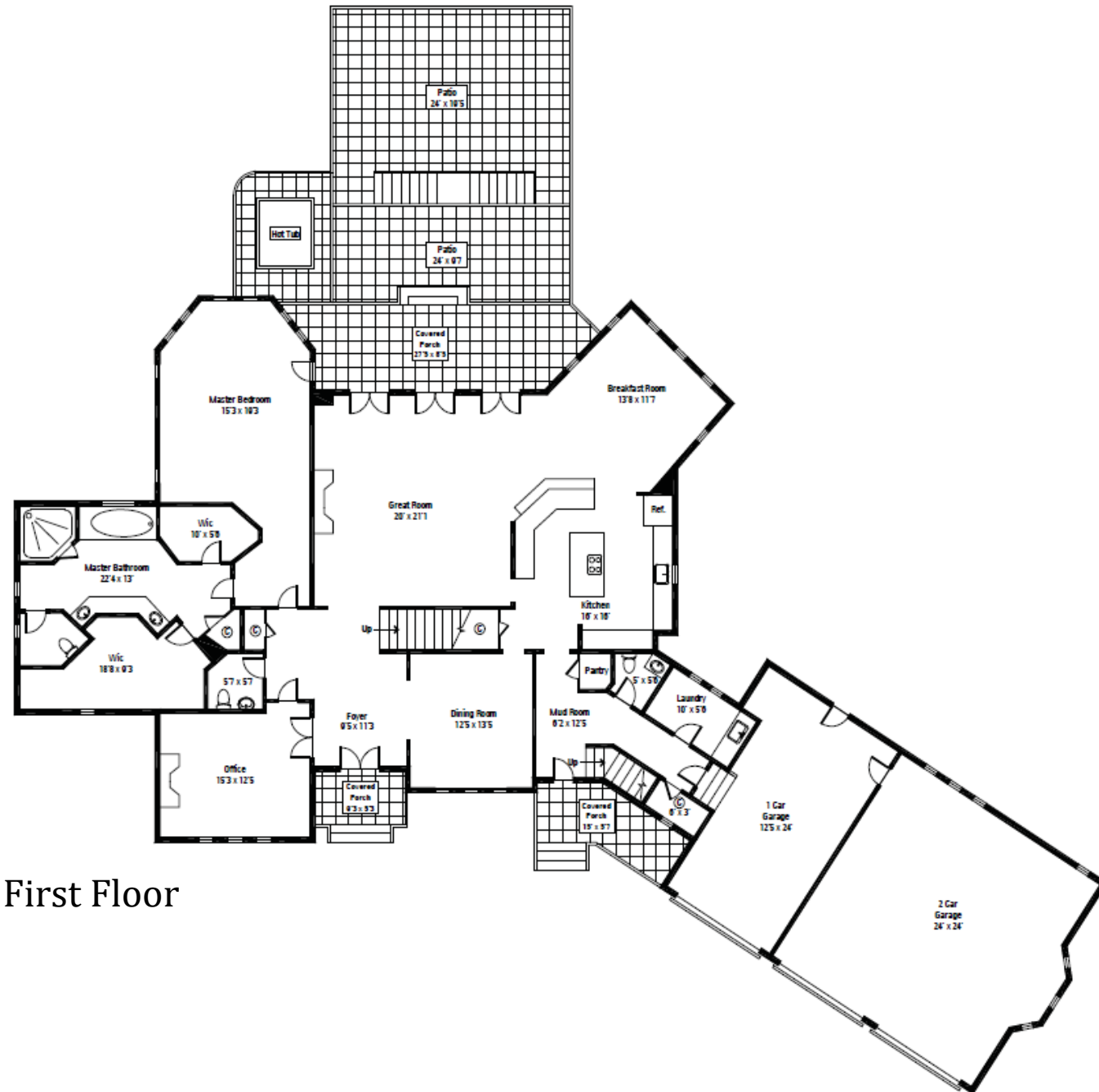


# Floor Plan—First Floor

Main Floor: 2,847sf

2<sup>nd</sup> Floor: 2,005sf

Total: 4,852sf



First Floor

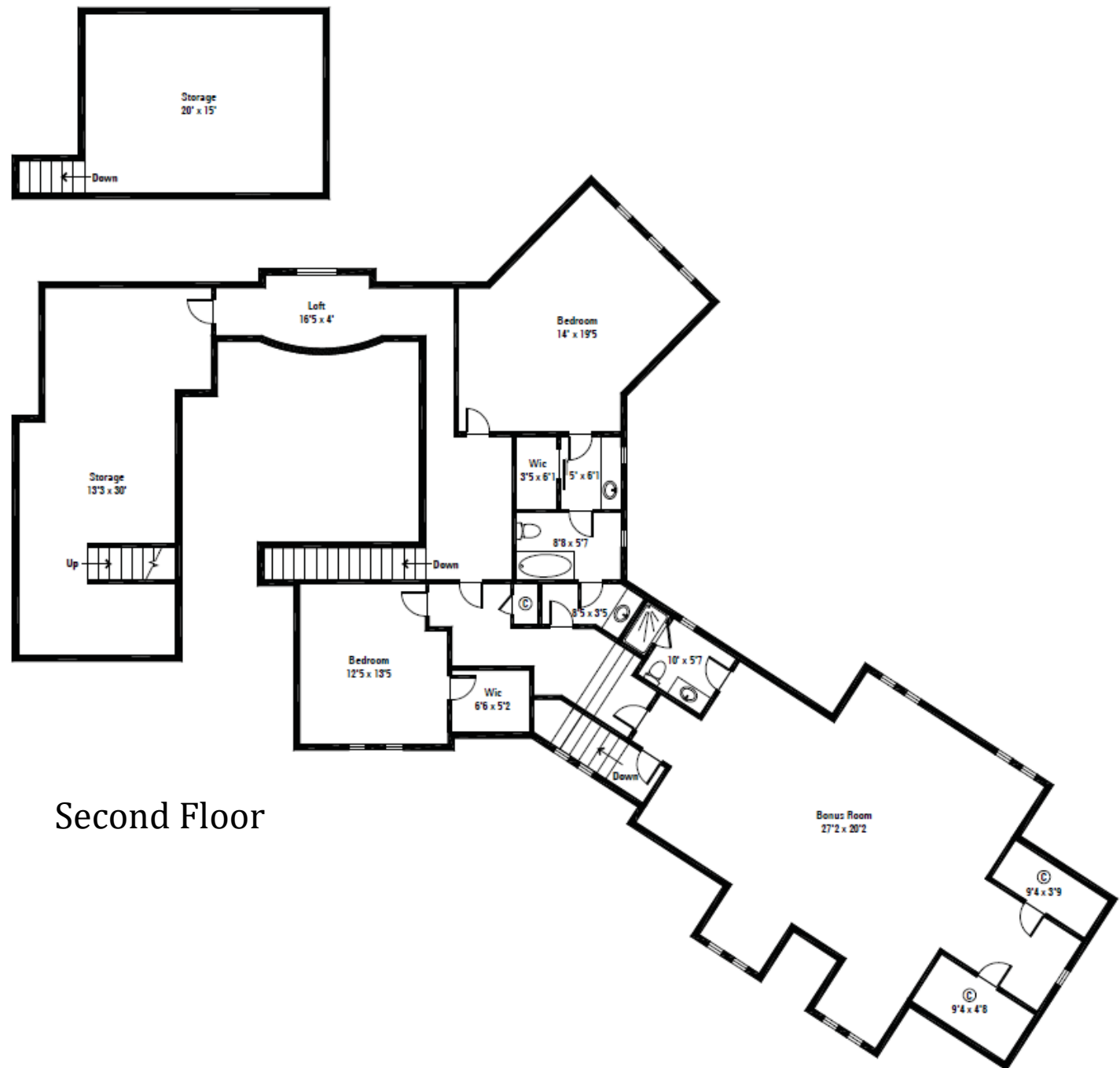


# Floor Plan—Second Floor

Main Floor: 2,847sf

2<sup>nd</sup> Floor: 2,005sf

Total: 4,852sf



Second Floor



# ***Interior Features***

Built 2007

4 Bedrooms/3 Full & 2 Half Bathrooms

4,852sf

Rounded Corners

Extensive Trim Work

Arched Doorways

Wood Beams

Oak Handrails w/Wrought Iron Spindles Staircase

Casement Windows

Window Treatments

Coat Closet

Powder Bath w/Bead Board Wainscoting

Subway Tile Floor

Side Entrance to Mud Room & 2<sup>nd</sup> 1/2 Bath w/Granite

Countertop Vanity

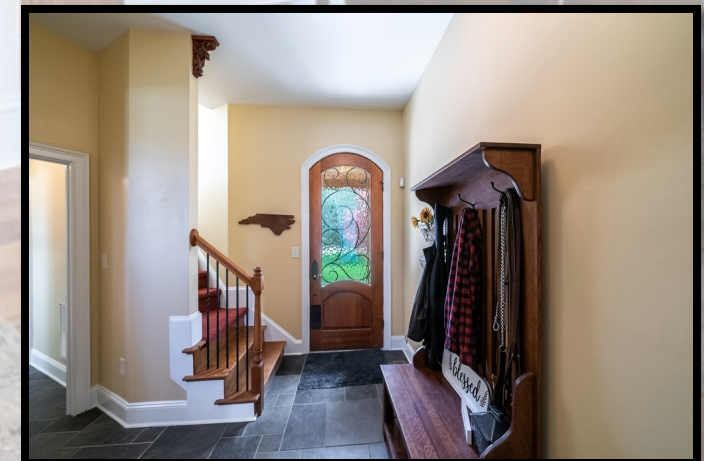
Slate Floor

Laundry Room w/Slate Floor,

Cabinets w/Granite Countertop

Large Sink, Clothes Hanger

Maytag Washer & Dryer Convey





# *Office*

Renovated 2018

Custom Walnut & Glass French Doors Open to Foyer

Glass Door Opens to Primary Bedroom Suite  
Walnut Cabinetry

Gas Fireplace w/Soapstone & Shiplap  
Surround & Wood Beam Mantle

Large Arch Picture Window

Cathedral Ceiling w/Wood Beams



# *Dining Room*

Wainscoting w/Chair Railing

Large Arched Picture Window

10' Ceiling w/Decorative Medallion





# Kitchen

Complete Renovation 2016

Custom Cherry & Walnut Cabinets

Several Organizing Inserts

Soft Return

Deep Drawers

Spice Drawers

Black Walnut Island

Appliance Cabinet

Pantry Wall w/Full Extend Pullouts & Frosted

Glass Fronts

Wine Rack w/Stem Glass Holder

Cookie Sheet Cabinet

Glass Display Cabinets

Cookbook Shelves

Quartz Countertops

White Subway Tile Backsplash

KitchenAid Stainless Steel Appliances

Gas Range w/4 Burners & Griddle

Refrigerator

Dishwasher

Trash Compactor

Oversized Stainless Steel Sink w/Large Picture Window

Granite Top Breakfast Counter

Informal Dining Area w/Walls of Windows

Suspended Display Shelves Over Windows





# ***Great Room***

2-Story w/Wood Beams

Floor-to-Ceiling Stone Gas Oversized Fireplace

Built-In Lighted Walnut Cabinetry Flanking Fireplace (2018)

3 Sets of French Doors w/Retractable Screens

Juliet Balcony & Catwalk Overlooking Great Room



# ***Foyer***

2-Story Foyer

Black Walnut Wide (4") Plank Floor

Suspended Wood Beams

Double Mahogany & Lead Glass Front Door





# ***Primary Suite***

## ***Main Level Primary Suite***

### ***Bedroom***

Carpet

French Door to Covered Porch

Tray Ceiling w/Accent Lighting

Ceiling Fan

Walk-in Closet w/ Built-in Shelving

Extensive 2<sup>nd</sup> Walk-In Closet w/Custom Built-Ins

### ***Bathroom***

Two Granite Top Vanities w/Cabinets Below & Above

Tile Floor

Grand Jacuzzi Whirlpool Tub

Suspended Glass Display Shelves

Frameless Glass & Tile Shower w/Rain Head,

Handheld & Body Jets

Large Walk-In Closet w/Custom Cabinets & Window

Linen Closet

Electric Comfort Wall Heater

Water Closet





## 2<sup>nd</sup> Floor

Loft w/Window Seat

Oak Handrail w/Wrought Iron Spindles

Linen Closet

Large Bonus Room w/Hobby & Craft Walk-in Closets

Back Staircase Access

Full Bathroom w/Tile Floor, Granite Top Vanity & Tile Shower

Custom Window Treatments

Attic Storage Closets

Oversized Walk-In Attic Storage w/Stairs to 2<sup>nd</sup> Level of Storage





# ***Guest Bedrooms***

## ***Guest Bedroom 1***

Generous Size

Carpet

Window w/Shades Overlooking Farm

Cathedral Ceiling

Walk-In Closet with Pocket Door

Shared Jack & Jill Bath (Shared w/Guest Bedroom 2)

Tile Floor, Granite Top Make-up Vanity

Tub/Shower Combo w/Tile Surround

## ***Guest Bedroom 2***

Carpet

Walk-In Closet

Shared Bathroom





# ***Exterior Features***

Roof 2011

Stone & Brick

Shutters

Arched Windows

3 Attached Garages

Oversized 2-Car Garage w/Bay Window

1-Car Climate Controlled Garage w/Built-In  
Cabinetry/Work Bench

Cupola

Paver Driveway/Motor Court

Paver Sidewalk

Covered Front Door Landing

2<sup>nd</sup> Front Entrance w/Covered Porch & Cedar  
Columns

Landscape Beds Throughout Front & Back Yard

Numerous Flood Lights

Comprehensive Drainage Systems Throughout





# *Outdoor Living*



Multi-Level Covered Concrete & Brick Back Porch  
Travertine Patio w/Knee Wall Bench w/LED lights  
Hot Springs Hot Tub









# ***Mechanicals***

Windstream High-Speed Internet

2 Rinnai Tankless H<sub>2</sub>O Heaters

Water Softener System

Generac Whole House Generator

Security System

Trane High Efficiency HVAC Systems

1,000 Gallon Propane Tank-Underground/  
Leased





# ***Property Features***

45.86 Acres (3 Parcels)

Community Gate Brick Columns w/Wrought  
Iron Gate

Gravel Drive

Estate Gated Entry — Brick Columns w/  
Custom Aluminum Gate/Keypad

Creek

Mature Hardwoods

Fenced Pastures

Circular Drive





# ***Equestrian Amenities***

## ***Farm Features***

3 Pastures — Approximate 8 Acres of Fenced Pasture  
Fencing Includes Vinyl PVC & Wide Vinyl 3 Stand'  
Built-In People Walk-Through Entrances to Pastures  
100' x 200' Arena w/Triple C Sand Footing & Crush & Run Base

## ***Barn***

Five Stall 36' x 60' Metal & Cinderblock Barn  
Sliding End Doors  
Cupola  
Equipment Overhang Shed Roof  
Stalls w/Mats & Large Windows to Outside  
Room for 2-3 More Stalls  
Concrete Center Aisle  
Tack Room (Insulated) w/Large Windows  
Workshop Area  
Large Hay Loft  
Stairs Access  
Ability to Drop Hay to Stalls  
2 End Doors



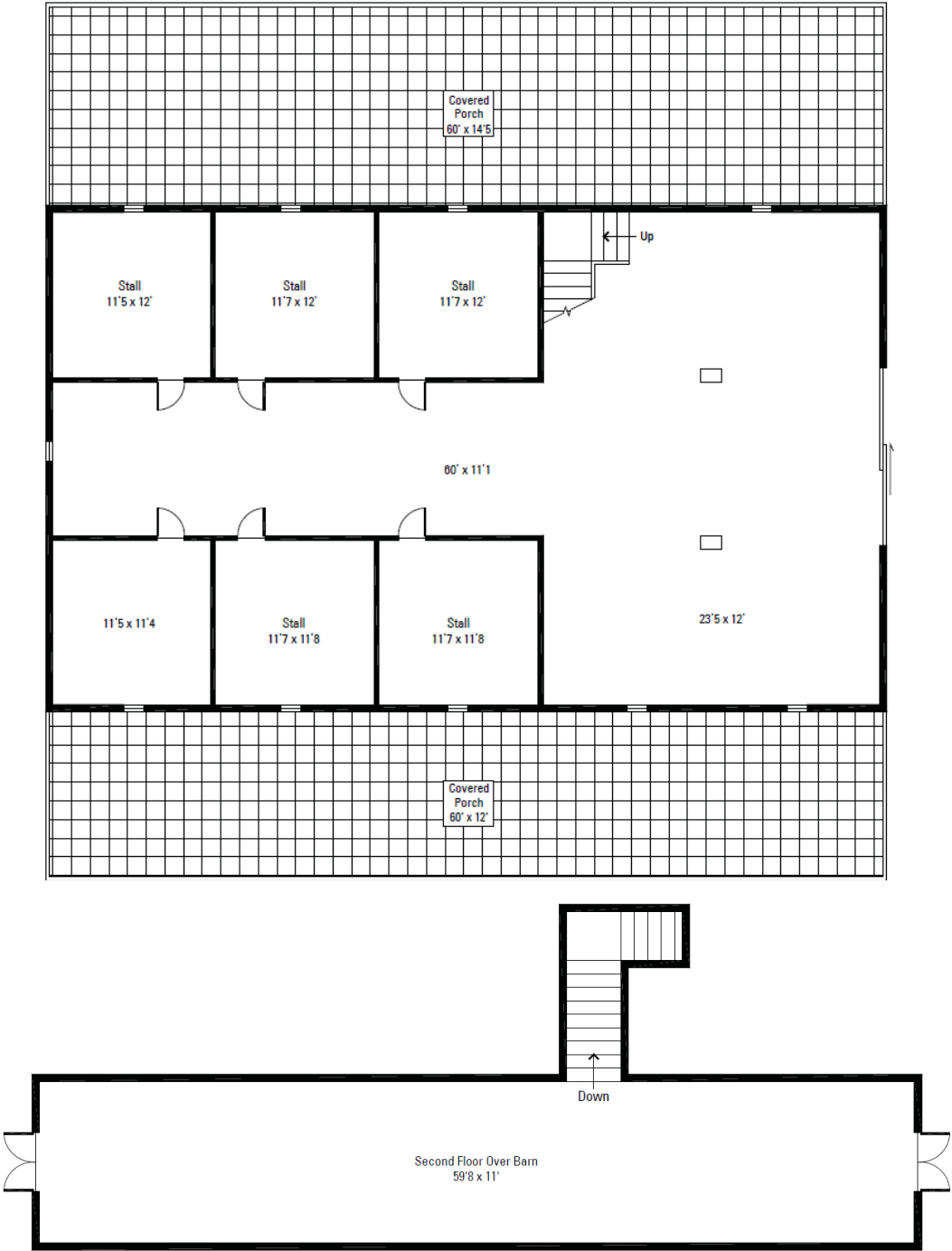


# Floor Plan—Barn

Main Level 2,167sf

2<sup>nd</sup> Level: 722sf

Total: 2,889sf





## **Improvements Made by Current Owners (Built 2007)**

### **2011**

Entry Gate  
Riding Arena

### **2014**

Water Softener System

### **2015**

Master Closet  
Re-Stoned Driveway  
New Chimney—Large  
Laundry Room—Cabinets/Sink  
Pasture Fences

### **2016**

Renovate Kitchens  
Back Door Screens

### **2017**

Patio & Hot Tub  
New Chimney Cap—Office  
Refinish Porch Ceiling Beams  
Paint Back Porch  
Landscaping  
Trim Trees

### **2018**

Stain Columns/Paint Master  
Replace Chimney  
Renovate Office/Great Room Shelves  
Roof Work  
Paint Office/Bedroom  
Replace Well Pump

### **2019**

Driveway Trees

### **2020**

Paint Kitchen/Stain Columns









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