

174 Prelude Drive Mooresville, NC 28115



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Breedlove™
FARMS ★ ESTATES ★ LAND



Aerial

31.20 Acres

Parcel ID: 4679-35-8169
10.78 Acres

Parcel ID: 4679-33-7885
10.21 Acres

Parcel ID: 4679-34-7578
10.21 Acres

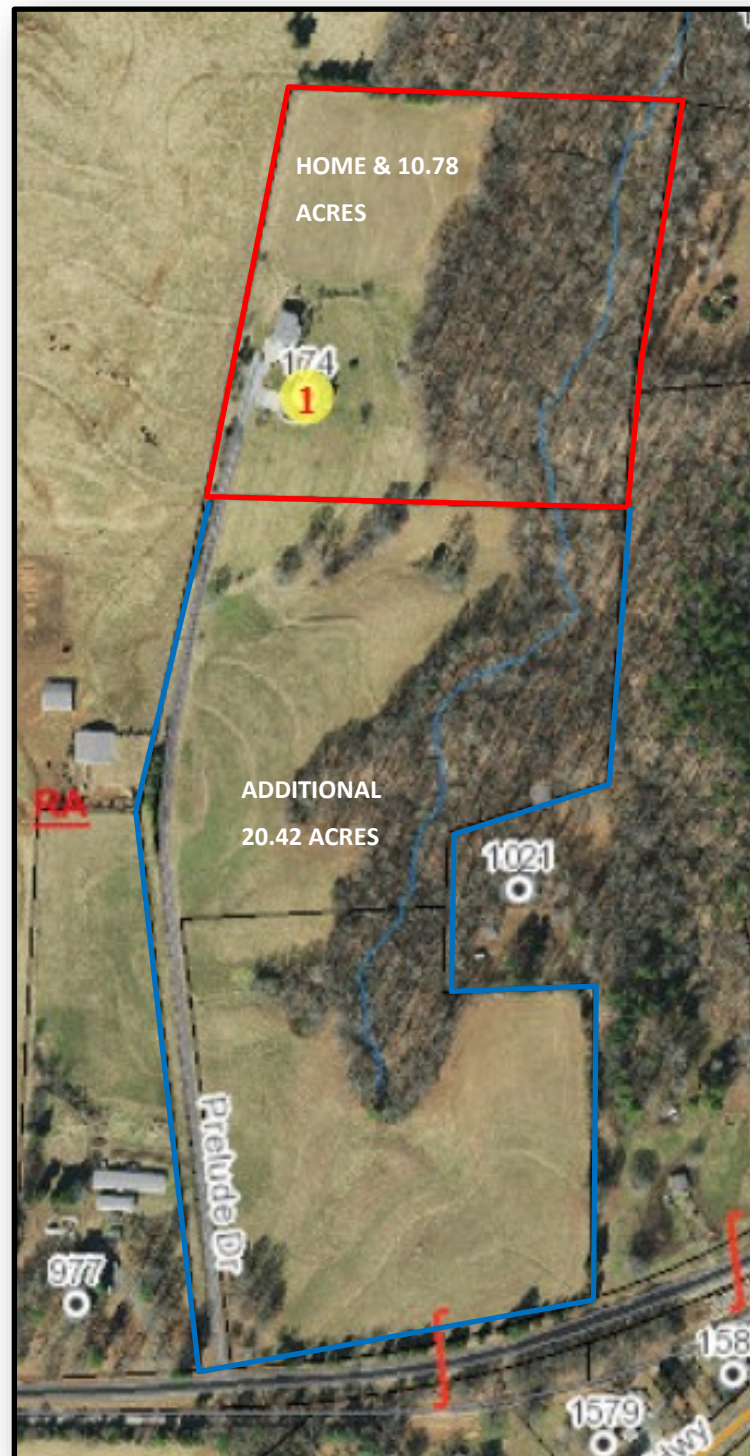
*Private estate surrounded by
31+ acres of rolling fields
and woodland with stream.*

Estate presented as:

(1) Home & 10.78 acres (4
cleared acres)

(2) Home & 31.20 aces (16
cleared acres)

*Ideal for animals—several
highly desirable building
sites.*



174 PRELUDE DRIVE MOORESVILLE, NC

We all search for our individual Nirvana, it is a place of perfect peace and happiness, an ideal condition of rest, harmony, stability, or joy. In our search for a home, we seek our own Nirvana, a place or state of being in peace or complete happiness. Perhaps your Nirvana can be found at 174 Prelude Drive, Mooresville, NC 28115. This private estate home has all the elements for your complete happiness. A custom home, situated on 31+ acres of woods and rolling fields, located down a long private drive, serene seclusion, yet only minutes from old town Mooresville, I-77 and all the attractions/conveniences of Lake Norman. The manicured landscaping, multiple flower beds and rolling open fields all provide endless enjoyment. The open concept home provides sightlines to much of the main floor living space from the lead glass front door. The foyer is flanked by the office and dining room, each with expansive windows, providing front yard views. Straight ahead, the great room opens to the sitting room, breakfast space and kitchen, providing unrestricted space for entertaining friends and family. The great room opens to a covered composite deck, adding an indoor/outdoor opportunity to enjoy the surrounding beauty. A main floor master suite offers one-level living with a spa-like bath, as well as access to the back deck and office with fireplace. The second level has three (3) large bedrooms, one with a private bath and the other two share a bath. Each bedroom offers walk-in closets and ceiling fans. The lower level has 2,249sf of heated/cooled unfinished space waiting to be personalized; room for another living space with walk-out including double doors to a covered patio. Plumbed for a bathroom. A large (30' x 45') Morton building with concrete floor and parking pad answers all the needs for equipment, shop facilities and storage. Stubbed out for a full bathroom. As special as the home and shop are, it is impossible to match the natural beauty of this property. It has a combination of open space and wooded areas. Rolling fields bordered by hardwood forest make for ideal home-sites. Enjoy warmer summer days down by the creek in the shade of the trees. With three (3) 10+ acre parcels, it is an ideal place for a family community. Properties with these attributes are rarely found, particularly close to amenities. Dare we say, it is Nirvana.



Floor Plan

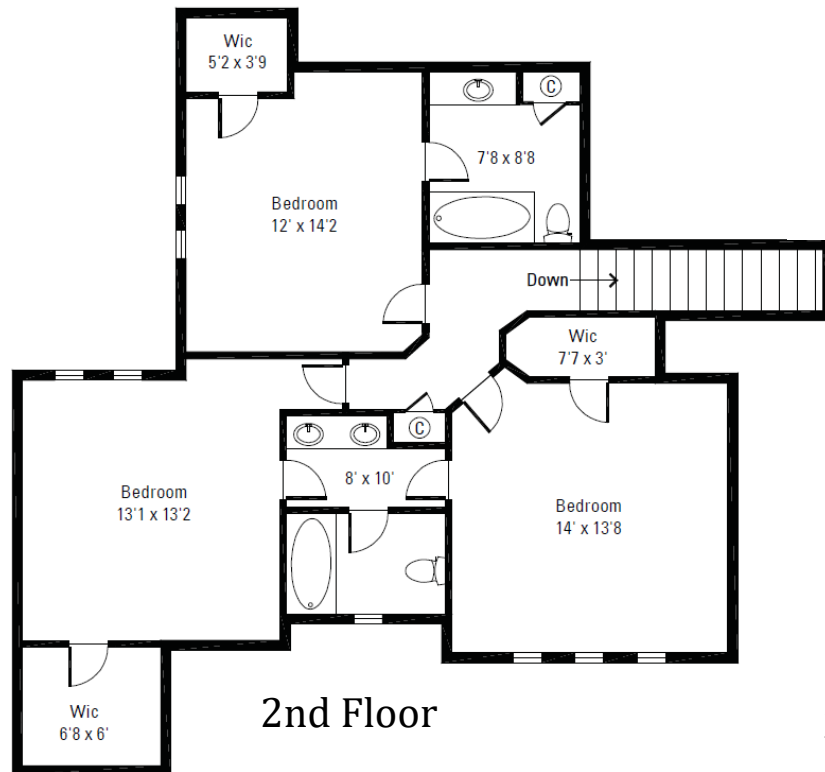
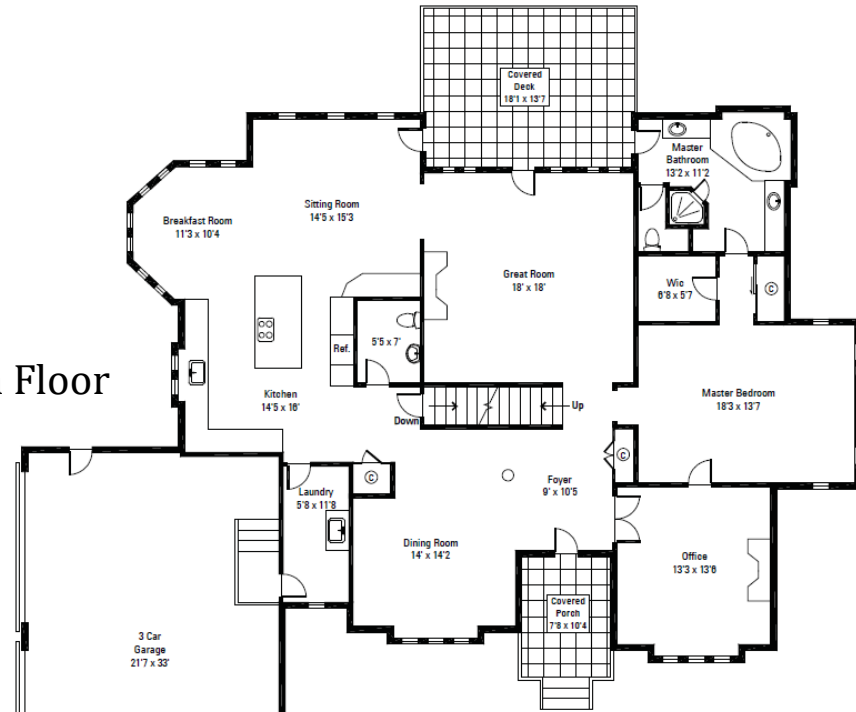
Main Floor: 2,279sf

2nd Floor: 1,037sf

Total Livable: 3,316sf

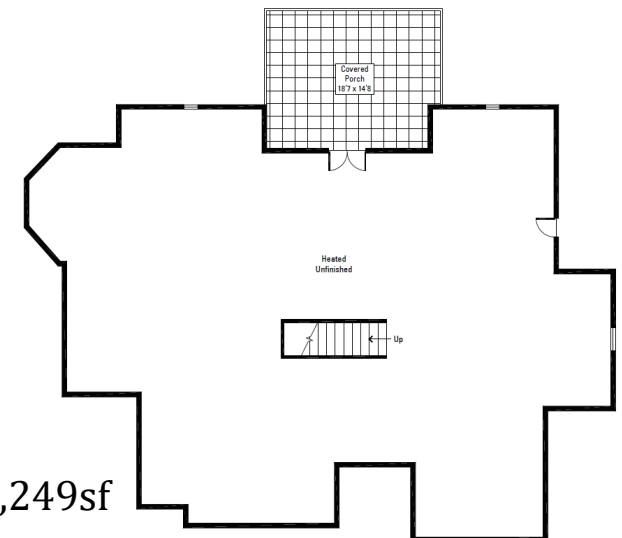
Heated/Unfinished Basement: 2,249

Main Floor



2nd Floor

Heated/Cooled
Unfinished Basement: 2,249sf



Interior Features

Built 1999

3,316sf—4 Bedrooms/3.5 Bathrooms

Central Vacuum

1st Floor Speakers/2nd Floor Wired

Intercom System

Security System

9' Ceilings — Great Room Ceiling 12'

Walkout Basement—2,249sf Heated/Unfinished

Heat & AC

Plumbed for Bathroom

French Door to Covered Patio

Side Door

Personalize to Needs

Black Walnut Staircase to 2nd Floor

Crown Molding

Laundry Room

Cabinets w/Corian Countertop

Tile Floor

Washer & Dryer

Refrigerator

Access to Garage

Foyer

Lead Glass Front Door w/Glass Sidelights

Brazilian Cherry Floor

Coat Closet

Chandelier



Office

French Door to Foyer
Gas Fireplace w/Granite Surround
Ceiling Fan/Light
Silhouette Shades
Door to Master Suite
Brazilian Cherry Hardwood Floor



Dining Room

Large Picture Window
Silhouette Shades
Tray Ceiling
Chandelier
Brazilian Cherry Hardwood Floor



Kitchen

Cherry Cabinets

Granite Countertops

Cookbook Shelves

Built-In Desk w/Corian Top & File Drawer

Display Cabinets Above w/Glass Front & Shelves

Island Wine Rack

Pantry Cabinet w/Door Shelves

Breakfast Bar w/Granite Top

Double Stainless Sink w/Window Overlooking Farm

Microwave Shelf

GE Profile SS Side-By-Side Refrigerator w/Dispenser

Kitchenaid SS Trash Compactor

Thermador SS Glass Cooktop Range

Bosch SS Dishwasher

Breakfast Area

Bay Windows

Tiffany Light

Silhouette Shades



Great Room

Hardwood Floor

Gas Fireplace w/Granite Surround

Recessed Lights

French Door w/Arch Transoms to Covered Back Porch

Open to Sitting Room/Breakfast Area & Kitchen

Ceiling Fan



Primary Suite

Main Level Primary Suite

Bedroom

Tray Ceiling w/Fan

Berber Carpet

Silhouette Shades

2 Closets—Walk-In & Wall

Access to Office

Bathroom

2 Vanities w/Cultured Marble

Large Corner Whirlpool Tub

Glass Block Window

Shower

Water Closet

Linen Niche

Glass Door to Back Deck



Guest Bedrooms

Guest Bedroom 1

Walk-In Closet

Ceiling Fan

Private Bath

Cultured Marble

Shower/Tub Combo

Linen Closet

Attic Access Door



Guest Bedroom 2

Cathedral Ceiling

Walk-In Closet

Arched Window

Silhouette Shades

Jack-n-Jill Bath w/Guest Room 3

Double Vanity

Shower/Tub Combo

Water Closet



Guest Bedroom 3

Ceiling Fan

Walk-In Closet



Exterior Features

Brick

Roof (2021)

Covered Front Porch

Covered Deck & Patio

Composite Deck

Tree-Lined Drive

Mature/Extensive

Landscaping—Beds/Retaining Wall

Flower-Lined Concrete Sidewalk

Side-Load; 3-Car Garage w/Epoxy Floor

Speakers in Garage

Overhead Quiet Door Opener

Key Pad

Windows w/Blinds

Recessed Lights

Concrete Parking Pad



Irrigation

Morton Building Garage—30' x 45'

10' x 24' Covered Porch

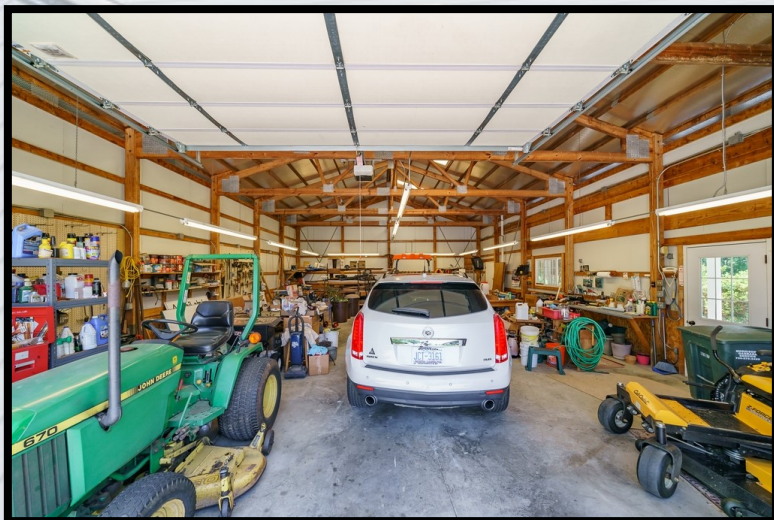
10' Garage Door

Large Paved Parking Pad

Power & Water, Stubbed for a Full Bath

Well Lighted

Work Benches



Mechanicals

Windstream Internet
3 HVAC Systems (2018)
Air Cleaners on HVAC
2 Hot H₂O Heaters
Well
Septic System
2" x 8" Rafter System
Security System
Buried Propane Tank (Own)



Property Features

31.20 Acres (3 Parcels)
Home & 10.78 Acres (4 Cleared Acres)
Home & 31.20 Acres (16 Acres Pastureland)
Rolling Terrain
Mature Woods
Hayfield
Stream





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, sq ft/floor plans, Restrictions & Covenants (if apply).

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