

# *310 Bridle Path Farm Road Cleveland, NC 27013*

*Julie R. Breedlove*  
Realtor®/Broker  
(704) 661-9619  
[julie@breedlovecarolinas.com](mailto:julie@breedlovecarolinas.com)  
[www.breedlovefarmsestatesandland.com](http://www.breedlovefarmsestatesandland.com)



*Breedlove™*  
FARMS ★ ESTATES ★ LAND





Hudson Torres



**Inspiration** can be defined as the act or power of arousing the mind or the emotions; an unconscious burst of creativity in a literary, musical, or visual art and other artistic endeavors; the act or power of arousing the mind or the emotions. The concept has origins in both Hellenism and Hebraism. In a culture obsessed with measuring talent and ability, we often overlook the important role of inspiration. Inspiration awakens us to new possibilities by allowing us to transcend our ordinary experiences and limitations. For eons mankind has been inspired by the natural world around us; shouldn't our home provide that emotional awakening? Such is the case for 310 Bridle Path Farm Road in Cleveland, NC. Located in an equestrian estate community, this 25-acre home estate is an oasis for you and your animals. Anchored by a 4,438sf brick home with split bedroom floor plan and large lower-level bonus space, the home is both inviting and efficient. Enter the community down a tree lined street to the home with large front yard; the back nestled in hardwood shade. Main floor living spaces include a formal dining room; a great room with cathedral ceiling and stone gas fireplace flanked by custom built-in cabinets/shelving opening to a warm kitchen, well-designed for the chef and as a gathering spot. This extended space beckons you to enjoy inside/outside living with access to both the large deck and a sunroom with cathedral ceiling and three (3) walls of windows. The main floor also includes a large master and on the opposite side two (2) guest bedrooms with guest bath. The primary bedroom has hardwood floors, tray ceiling with fan and a French door opening to the deck. The in-suite bathroom offers two (2) vanities, shower, whirlpool garden tub, walk-in closet, and water closet. Both guest rooms have hardwood floors and ceiling fans; one with cathedral ceiling and large arch picture window. Completing the main level is a mud room/laundry with outside door as well as access to the large side-loading, 2-car garage. Over the garage, with access from the kitchen is a bonus room. The lower level provides its own open concept living space with a large multi-purpose room opening to a covered patio, family room with fireplace and French doors to the patio and kitchenette. There is a guest suite with bedroom and bathroom, and a large storage room/safe room on this level. If there are any questions regarding the inspiration provided by this enchanting home, one need only look at the artist studio currently occupying the lower-level multi-purpose room. The owner is a well-known artist with a love for horses. Some of the artists' work is shown in this brochure. Also, the custom designed "barn quilts" will remain, part of the fabric of the estate. Moving outside heightens the awareness of this special home. Mature landscaping and lighting accents the home, and a lamp post lined pathway leads you from the lower-level patio to the barn. A dog kennel with concrete pad is located along the way. The property has 3+ acres of invisible dog fence. The 2013 Amish-built barn has sliding end doors, concrete aisleway, three (3) 12' x 12' stalls with room for additional stalls. All stalls access a 17' attached covered shelter. Additionally, the barn has a walk-up hay loft hot & cold water, tack room with half bath and a front covered concrete patio. There is a separate gated drive to the barn, providing easy access and room for parking trailers. There are 3 pastures and a 10-acre hay field. Community riding trails eliminate the need to trailer your horse to a different site. This property offers so much, truly an inspiration. Come be inspired at **310 Bridle Path Farm Road, Cleveland, NC 27013**.

# Aerial

Parcel ID: 255-021  
25 Acres









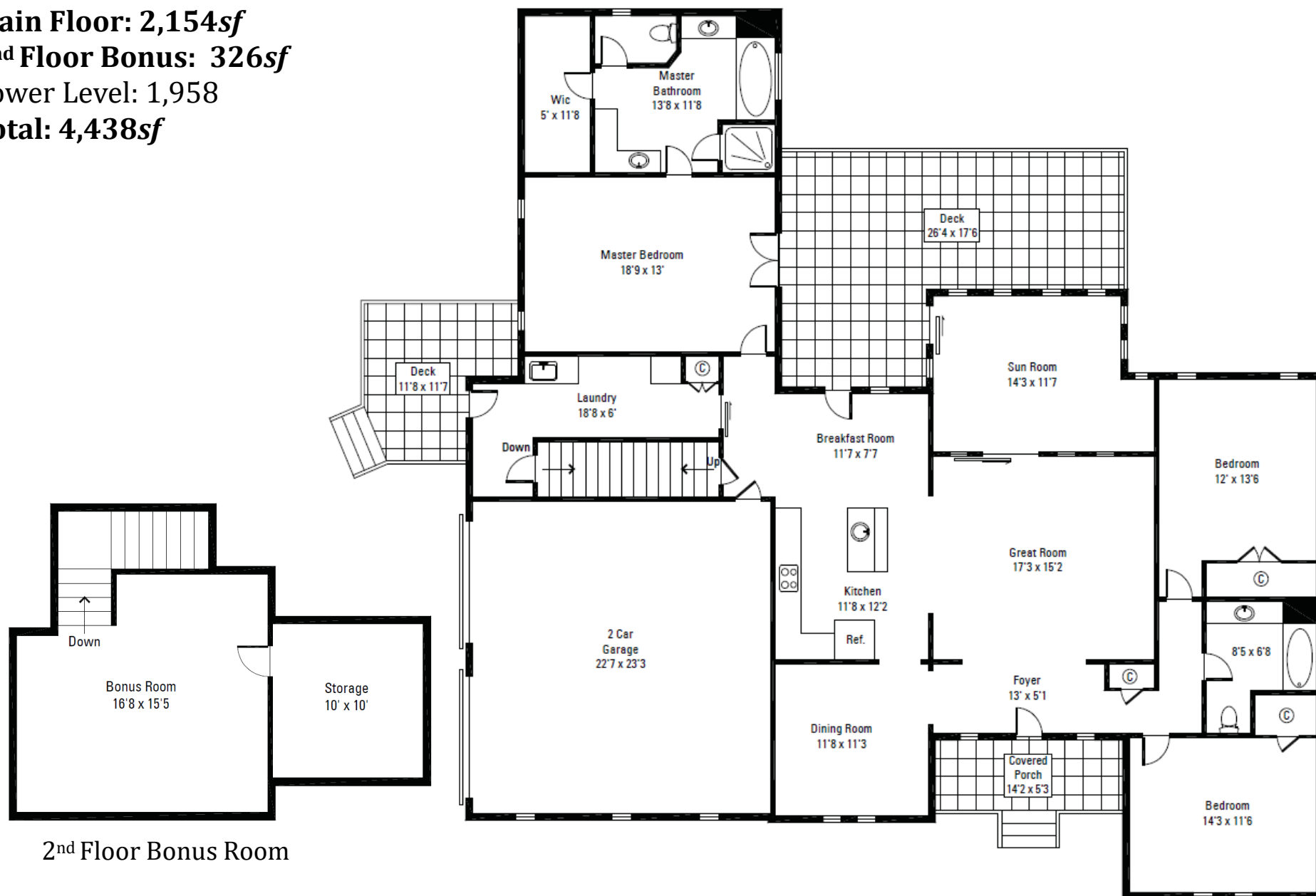
# Floor Plan—Main Level

Main Floor: 2,154sf

2<sup>nd</sup> Floor Bonus: 326sf

Lower Level: 1,958

Total: 4,438sf



2<sup>nd</sup> Floor Bonus Room



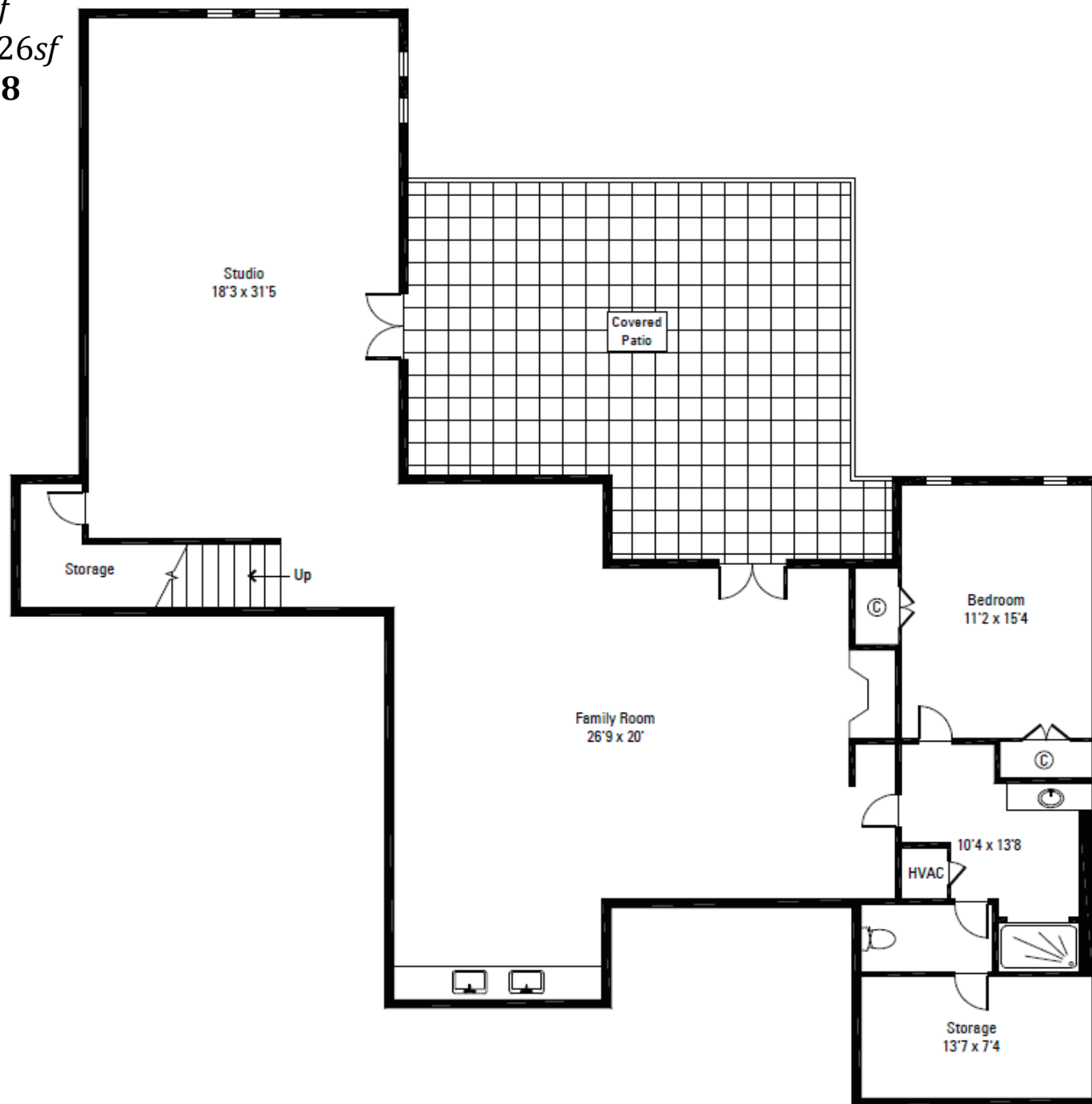
# ***Floor Plan—Lower Level***

Main Floor: 2,154sf

2<sup>nd</sup> Floor Bonus: 326sf

**Lower Level: 1,958**

**Total: 4,438sf**





# Interior Features

Built 2001

4,438 +/- Sq Ft

4 Bedrooms — 3 Bathrooms

Split Bedroom—Open Floor Plan

2<sup>nd</sup> Floor Bonus Room

Full Finished Basement w/Kitchenette

2 Fireplaces (Great Room & Lower Level Family Room)

Sunroom

Lead Glass Front Door w/Sidelights & Transom

Coat Closet

Crown Molding/Chair Railing & Rounded Corners

Main Floor Painted 2018

**Large Laundry Room/Pantry/Mudroom**

Granite Countertop Cabinets Below & Above  
Sink

Tile Floor

Door to Side of Home

**2<sup>nd</sup> Level Bonus Room**

Sky Lights

Carpet





# ***Living Spaces***

Hardwood/Tile (Laundry/Bathroom) Floors on Main Floor

## ***Formal Dining Room***

Cathedral Ceiling

Wainscoting/Chair Rail

Large Arched Picture Window



## ***Great Room***

Cathedral Ceiling

Stone Gas Fireplace w/Kiln Dried Walnut Mantle

Cherry Built-In Cabinets on Either Side of Fireplace

Ceiling Fan & Wall Sconces

New Sliding Glass Door to Sunroom





# ***Sunroom***

Champion Manufacturer

Cathedral Ceiling

Electric Ceramic Hologram Heater

Ceiling Fan

Brick Accent Wall

3 Walls of Windows (Can be Fully Opened)

Insulated Pergo Laminate Wood Floor





# Kitchen

Cherry Cabinets

Granite Countertops

Tile Backsplash w/Art Deco Tiles

Breakfast Bar

Glass Display Cabinet

Stainless Steel Appliances

Whirlpool Side-by-Side Refrigerator w/Ice & Water Dispenser  
(2018)

Whirlpool Dishwasher (2018)

KitchenAid Gas Range & Convection Oven

GE Microwave

Breakfast Area w/Glass Door to Deck





# ***Primary Suite***

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

### ***Bedroom***

Hardwood Floors

French Door w/Transom Window to Deck

Tray Ceiling

Crown Molding

Ceiling Fan

### ***Bathroom***

Tile Floor

Whirlpool Garden Tub

Separate Shower

2 Vanities w/Cultured Marble

Water Closet

Ceiling Fan

Built-In Ironing Board

Walk-In Closet w/Shelving





# ***Guest Bedrooms***

## ***Guest Bedroom 1***

Hardwood Floor  
Large Arch Picture Window  
Cathedral Ceiling  
Ceiling Fan  
Wall Closet



## ***Guest Bedroom 2***

Hardwood Floor  
Ceiling Fan  
Wall Closet



## ***Guest Bathroom***

Tile Floor  
Cultured Marble Vanity Countertop  
Tub/Shower Combination w/Transom Window





# Lower Level

Walk Out —2 Sets of Glass French Doors

Large Hobby/Game Area (Currently Artist Studio)

French Doors to Covered Patio

Stainmaster Linoleum

Bead Board Accent Walls

Kitchenette

Under Counter Refrigerator

Two Sinks

Cabinets

Breakfast Bar/Island

Family Room

Gas Fireplace

French Doors to Covered Patio

Large Storage Room (Safe Room)

Guest Bedroom Suite

Vanity w/Granite Countertop

2 Closets

Bead Board Walls

Ceiling Fan

Floating Laminate Textured Wood-Type Flooring

4' Handicap Accessible Shower (*may double as a dog shower*)

Water Closet





# ***Mechanicals***

2 HVAC Systems

HVAC Main Floor (2018)

Air Scrubber (2019)

High Efficient Electric Hot H<sub>2</sub>O System (2018)

Water Softener

Full Security w/Glass Break Detectors

Gas Dryer Connection

Washer & Dryer Included



## ***Exterior***

Full Brick

Covered Front Porch & Side Pordh

Concrete Sidewalk

Mature Landscaping

Large Front Yard

Side Load 2-Car Garage

Back Deck (Composite Material)

Lower Patio Area (Decorative Stamped & Stained)





# ***Equestrian Amenities***

## ***Farm Features***

Board Fence & Electric Tape  
Round Pen (Negotiable)/Sand Footings & Drain Pad  
Multiple Interlocking Gates Allows Car Access w/o Escape

## ***Barn***

Separate Driveway From Street—Drive Around Barn for Easy Access—Trailer Parking

Amish Built (2013)

Sliding End Doors

Concrete Aisleway

(3) 12' x12' Stalls w/Room for 4<sup>th</sup> Stall

Dutch Doors to 17' Covered Attached Shelter

Sliding Stall Fronts

Interlocking Stall Mats

Walk-Up Hay Loft

Aisleway Sink

Equipment Storage

Hot & Cold H<sub>2</sub>O

Tack Room/Sliding Barn Door

Half Bath

Tongue & Groove Walls

Ceiling Fan

Cabinets

Front Covered Concrete Patio

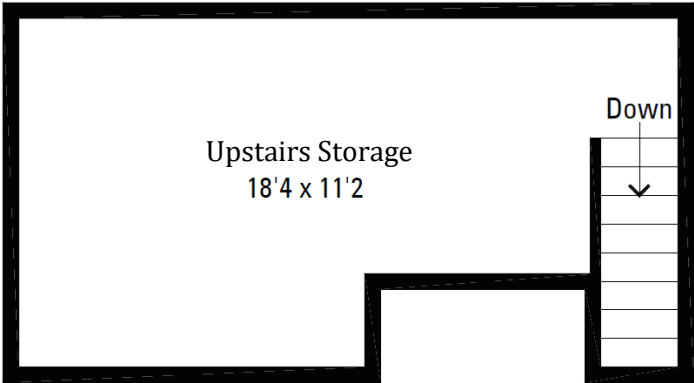
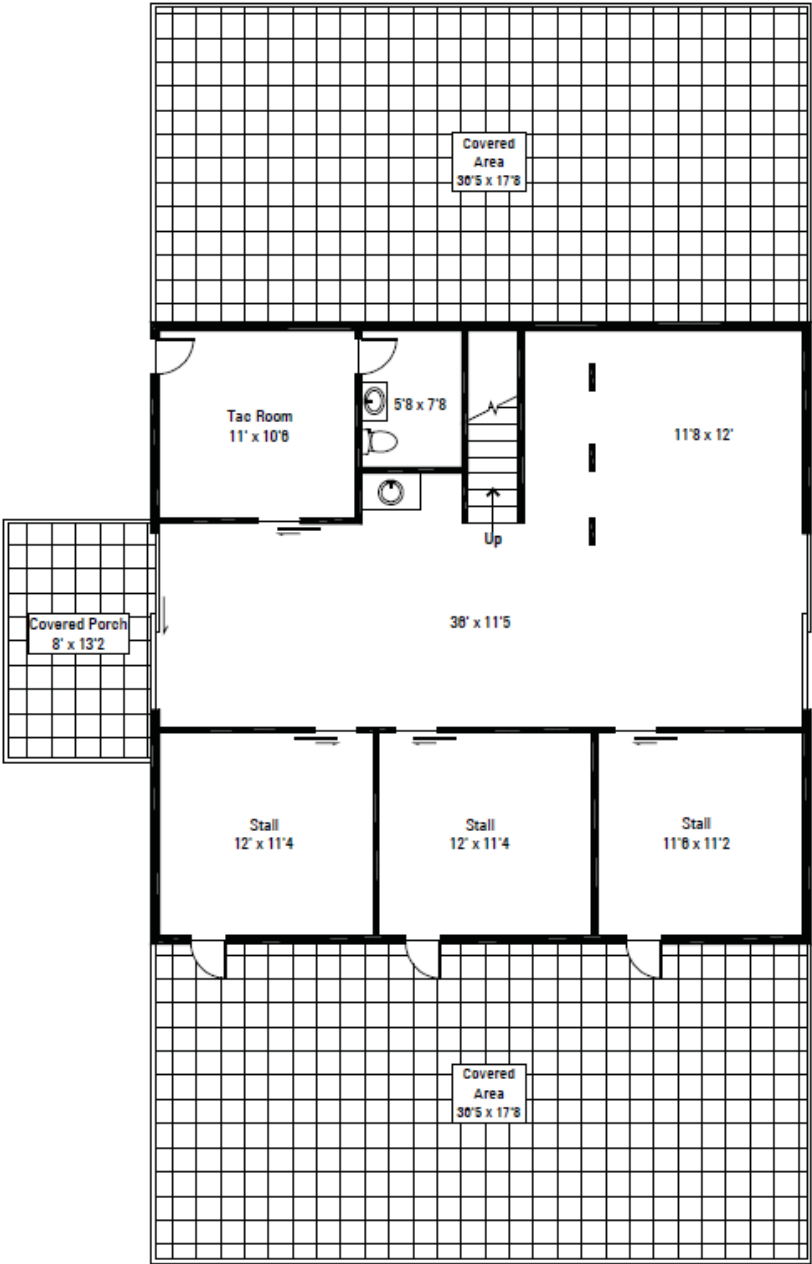
Metal Roof w/Cupola

Barn Quilt





# Barn Floor Plan





# *Property Features*

25 Acres

3 Pastures & Hardwoods

10-Acre Hay Field (Yield 600 Bales)

Seasonal Creek

Riding Trails (Community)

Landscape Lighting (Pathways Lighted w/Lamp Posts)

Storage/Garden Shed — Electric & Water

Frost Free Water Pumps

Garden Area

Dog Kennel w/Concrete Pad

3 Acres of Invisible Dog Fence

Well House











*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).*

*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>***