

*15205 Ramah Church Road
Huntersville, NC 28078*



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Breedlove
FARMS ★ ESTATES ★ LAND



Aerial

15 Acres

2 Parcels:

PID# 011-261-24 (7 Acres)

PID# 011-261-25 (8 Acres)

BRIDLE PATH



Pine Meadow Farm

A True Equestrian Estate

It is obvious the instant you pass through the gated front entrance and follow the drive bordered with horses grazing in pristine pastures, this estate farm was designed and is maintained by a knowledgeable equestrian. It is essentially impossible to find fifteen (15) acres in the desirable Lake Norman area, especially when you consider the breadth of this special farm. Six (6) vinyl fenced pastures, two (2) with run-in shelters, allow for rotation and separation as needed. An elegant and immaculate 10-stall barn is ideal for boarding or for a private facility. The large, tiled tack room is designed as a lounge with laundry area and half bath. The 12' x 12' stalls have stall mats, fans, and automatic Nelson waterers and feeders. Sliding inside doors and outside Dutch doors allow the horses freedom to hang their heads outside without risking unwanted nips or biting in the aisle way. The feed room utility sink provides a place to clean tack or water down feed if needed. In addition to the indoor wash stall, there is an outside wash stall as well. Breezeways and large sliding doors create comfortable breezes and circulation in the warm summer months. Store up to 250 bales of hay at the end of the barn in the designated storage area. Built in 2007, the 100' x 225' covered arena ensures the owner that their horse(s) can get daily exercise. The combination of rubber, sand, and blue stone footings, along with a sprinkler system, allows those same horses to be exercised safely. Mirrors, dressage fencing, a sound system and slanted sides will accommodate most any discipline. Warm your horses or train young horses in the round pen. An apartment above the barn and attached by a breezeway to the home, is perfect for a caretaker, groom, in-law or working student. While near Birkdale Village and in the middle of all the Lake Norman area amenities, the estate is very private, nestled under mature hardwoods and set back off the road. However, the proximity of three (3) Interstate highways insures easy access and simple travel in all directions. It is a short drive to Uptown Charlotte and Charlotte Douglas International Airport. While at home, enjoy watching the equestrian activities from either the wrap around covered front porch or from one of two screened porches in back. The three-bedroom home has a formal living/music room just waiting for your baby grand, an office that overlooks the back pastures, and a dining room and breakfast area on the main floor. The kitchen opens to the breakfast area and Great Room with a floor-to-ceiling stone fireplace and stone surround entertainment center. There are custom cabinets in the kitchen with granite counter tops and a center island. Large guest bedrooms, a master suite and bonus room are all located on the second floor. The master bath has a Jacuzzi tub that takes advantage of the views, a separate tiled shower and two walk-in closets. A highly desirable estate, designed for humans and horses to coexist and flourish, private yet located in one of the most desirable areas in the region. A comfortable home perfect for entertaining; you will be the envy of your equestrian friends and your professional acquaintances. An elegant home and property, a true equestrian estate; Pine Meadows Farm, 15205 Ramah Church Road, Huntersville, NC 28078.

Pine Meadow Farm

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Equestrian Amenities

Farm Features

- 6 Vinyl Fence Pastures
- 2 Run-In Sheds
- Shavings Barn
- Outdoor Wash Stall
- Large Parking Area/Trailer Parking
- Wooded Perimeter Bridal Path
- Equipment/Storage Barn
- Shavings Storage w/Large Garage Door for Trucks

Covered Arena

- Built 2007
- 95' x 225'
- Rubber, Sand & Blue Stone Footings
- Mirrors
- Sprinkler System
- Lights
- Surround Sound
- Dressage Fencing
- Angled Walls



Equestrian Amenities

Barn

10 12' x 12' Stalls

Nelson Automatic Waterers & Nelson Feeders

Stall Mats

Sliding Inside Doors

Dutch Doors Outside w/Overhang

Electrical Each Stall for Fans

Wide Concrete Center Aisle

2 Sliding End Doors

Large Sliding End Doors & Wide Side Entrances

Tiled Tack Room/Lounge

Laundry

Half-Bath/Changing Room

Washer/Dryer

Windows

Tiled Feed Room w/Utility Sink & Counter

Matted Wash Stall w/Hot & Cold H₂O

Grooming Areas

Hay Storage — 250 Bales

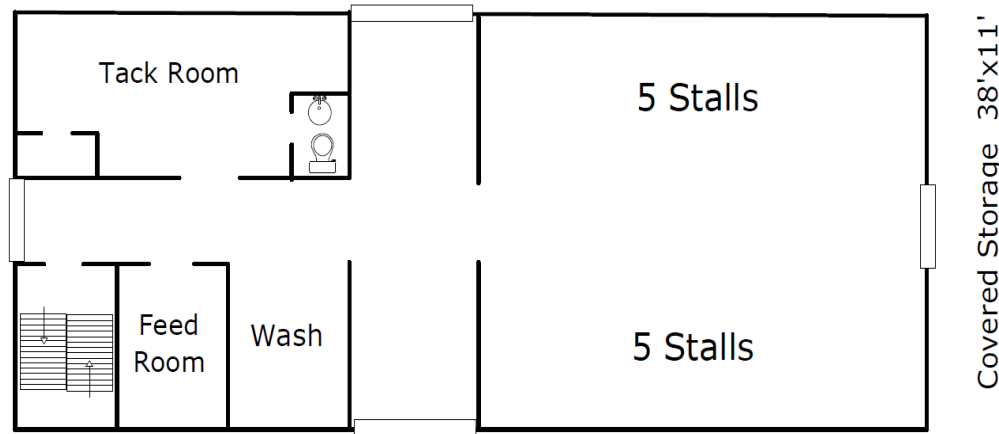
Varnished Tongue & Grove Pine Walls

Halogen Lights

Stairs to Upstairs Apartment — Perfect for Caretaker, Groom

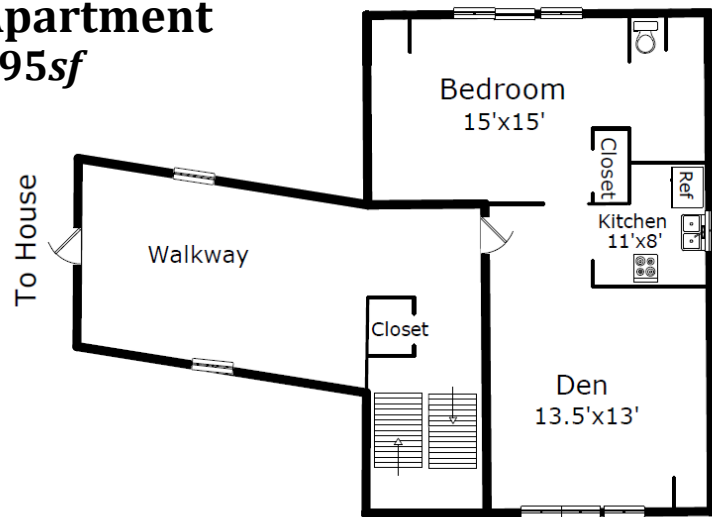


Barn 96'x38'



Apartment

**Apartment
695sf**



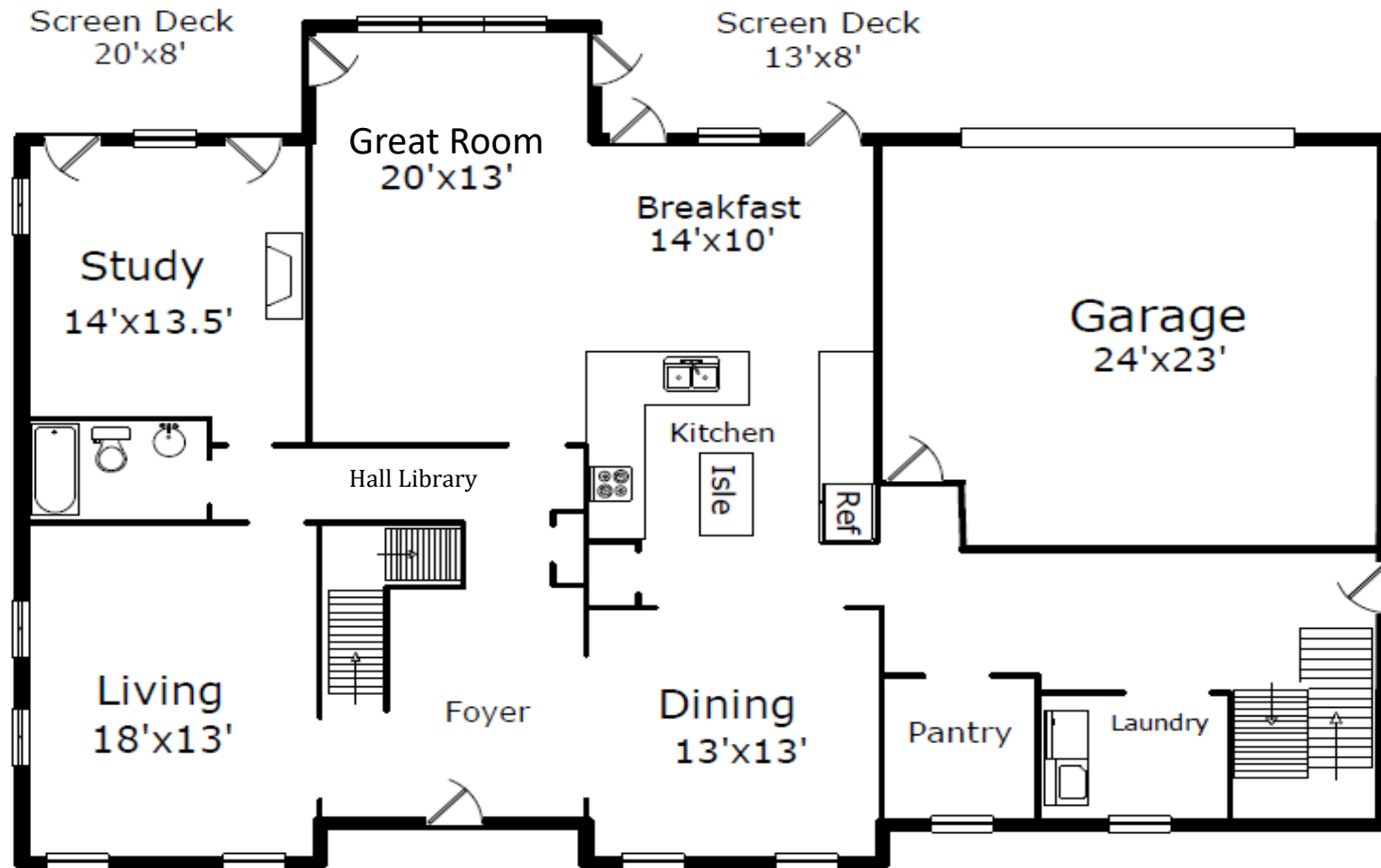


The Home Floor Plan—First Floor

First Floor: 1,946sf

2nd Floor: 2,028sf

Total: 3,974sf



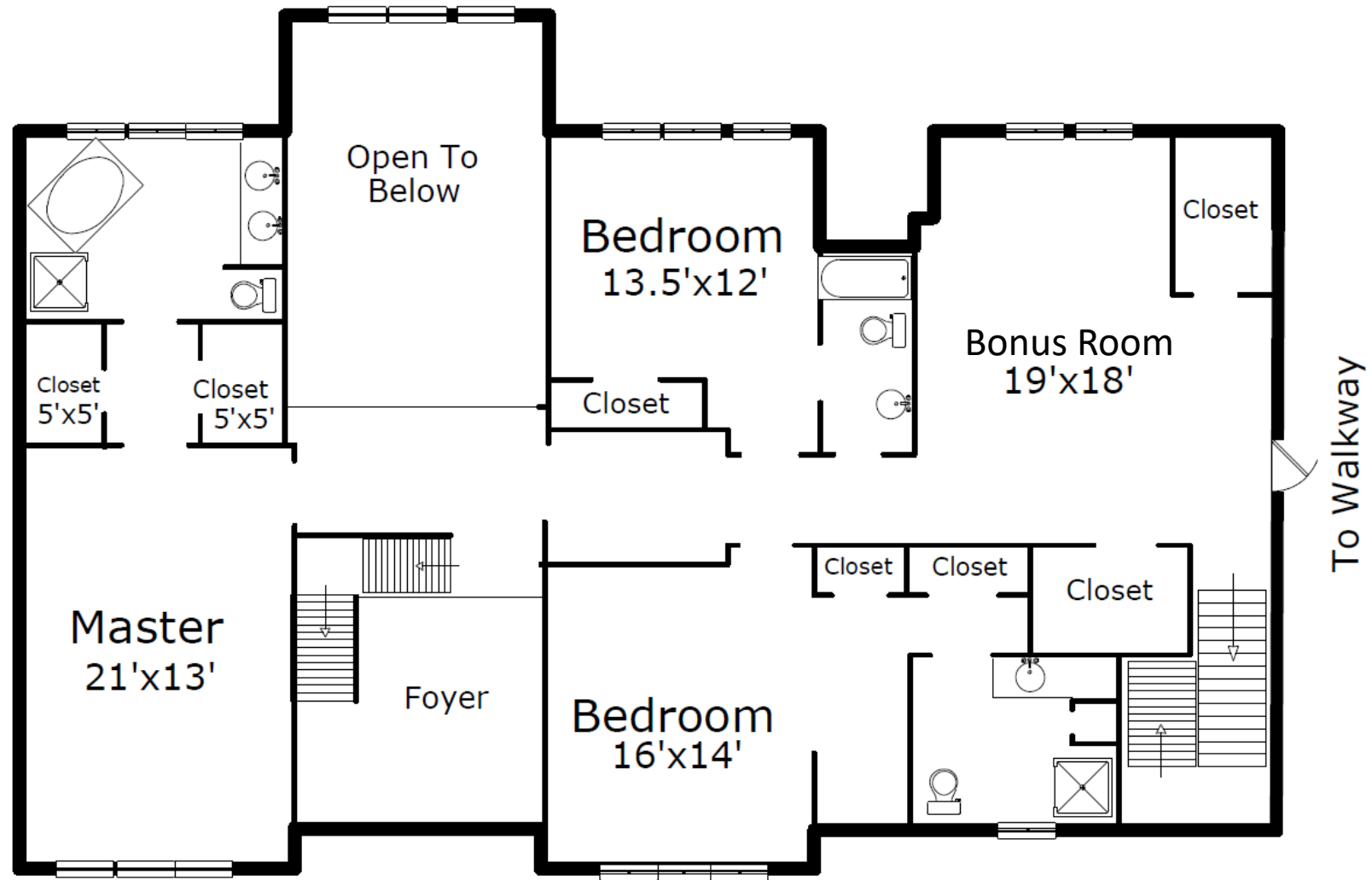
8' Wrap Around Porch

The Home Floor Plan—Second Floor

Main Floor: 1,946sf

2nd Floor: 2,028sf

Total: 3,974sf



Interior Features

Custom Home — Built 2000

3,974 Sq Ft

3 Bedrooms/4 Bathrooms

Main Floor

Hardwood Floors Except in Music/Living Room (New Carpet)

Two-Story Foyer (Open to 2nd Floor Landing)

Leaded Glass Front Door w/Glass Sidelights

Sightlines to Great Room & Pasture Beyond

Coat Closet

Front and Back Staircase to 2nd Floor

Formal Living Room

Two Story Great Room w/Stone Fireplace

Several Sets of French Doors

Arched Doorways

Chair Railing & Extensive Trim Work

Built-In Bookcases

Hall Library w/2 Storage Closets

Full Bathroom w/Tile Shower Adjacent to Study

Office w/Fireplace

Large Breakfast Area

Oversized Pantry w/Shelving

Laundry/Mud Room w/Cabinets & Window

Recessed Lights & Ceiling Fans



Interior Features

Second Floor

Primary Suite anchors one side and 2nd level loft w/ hallway leads to 2 guest suites, bonus room, large storage closet and enclosed walkway to barn apartment

2nd Floor Master Suite

Bonus/Rec Room

Large Walk-In Storage Closets

Enclosed Breezeway to Barn Apartment

1 Bedroom/1 Bathroom Apartment

3rd Guest Bedroom

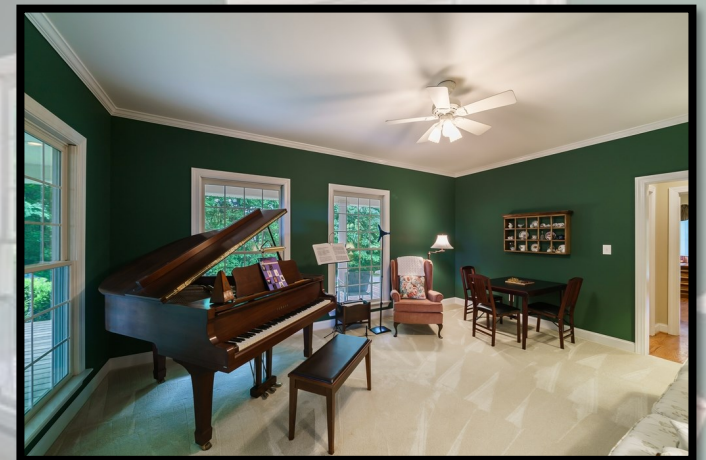
Music Room/Living Room

2 Walls of Windows

New Carpet

Ceiling Fan

Arch Entry to Foyer



Study

Wall of Windows Overlooking Pastures
2 Glass Doors to Private Screen Porch
Ceiling Fan
Gas Fireplace (2-sided—Great Room)



Dining Room

Double Pocket Doors to Kitchen
Crystal Chandelier
Arch Entry to Foyer
Chair Rail
Large Windows

Kitchen

Hardwood Floors

Granite Countertops

Custom Cabinets

Tile Backsplash

Wine Rack/Glass Doors

Center Island

Glass Cook Top

2 pantries (1 large walk-in w/window)

Recessed Lights

Breakfast Counter

Breakfast Room Overlooking the Farm

Access to Private Screen Porch



Great Room

2-Story

Floor-to-Ceiling Rock Fireplace
Gas-Double Fireplace (Study)

Ceiling Fan

Open to Breakfast Space & Kitchen

French Doors to Patio

Open to 2nd Level



Primary Suite

Bedroom

Hardwood Floors

Ceiling Fan

Sitting Area

Lots of Windows

2 Walk-In Closets



Bathroom

Wall of Windows Overlooking Farm

Dual Cultural Marble Vanities

Jacuzzi Tub w/Tile Surround

Tile Floor

Tile Shower



Guest Suites

Guest Suite 1

Carpet

Ceiling Fan

2 Closets

Wall of Windows Overlooking Farm

Bathroom w/Tub/Shower



Guest Suite 2

Large Bedroom

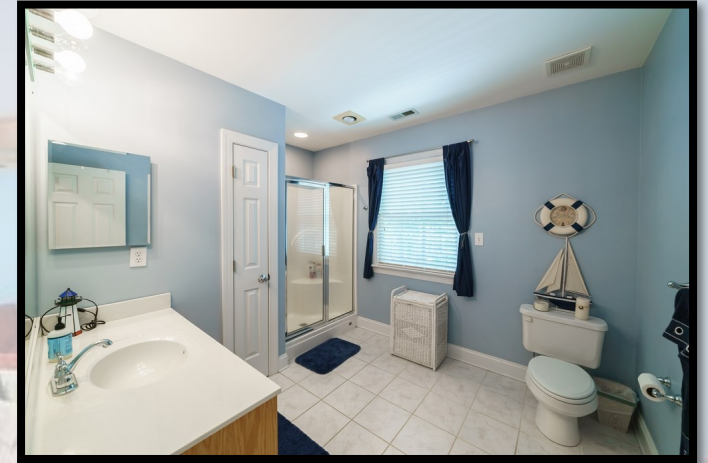
Carpet

Ceiling Fan

Wall of Windows

2 Closets

Bathroom w/Shower



Exterior Features

Hardboard Siding

Brick Foundation

“Rocking Chair” Wrap-Around Front Porch

2 Screened Back Porches

Raised Patio

Breezeway Connects Home & Barn

Oversize 2-Car Garage



Property Features

15 Acres

Gated Entrance

Extensive Landscaping

Mature Hardwoods



Mechanicals

2 Wells

Septic System

Propane Furnace — Main Floor

HVAC Second Floor & Apartment

Termite Bond









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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