

*15510 Hubbard Road  
Huntersville, NC 28078*



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**Your Personal Walden.** With a nod to Henry David Thoreau, more and more of us seek a simpler, healthier lifestyle and perhaps our own private land to aid in our personal declaration of independence. The challenge is finding the ideal property to match our lifestyle aspirations and still accommodate the demands of our fast-paced world. The aspiration to “have it all” is possible at 15510 Hubbard Road in Huntersville, NC. A beautiful property with a stunning and efficient home, in the highly desirable Lake Norman Area; 7 acres with perimeter fencing, home and manicured lawn, outdoor living spaces, garden area, pasture and barn, woods and large meadow bordering a stream, all pristine and immaculately maintained. At the first sight of this special home/property, one is immediately impressed with the order and obvious planning involved; wood fence and tree lined road frontage, concrete drive leading to a gated entrance to the motor court and 3-car garage. Entering the 4-bedroom custom home via the Calla Lilly lined paver walk leading to a covered front porch and the custom mahogany double leaded glass front door with transom further reinforces the fact that this is a special place. One floor living with sightlines and easy access to a screened porch and expansive patio make it difficult to select a special spot. However, special spots abound, beginning with the great room, connecting to the breakfast room, keeping room and epicurean kitchen, all with views and access to outdoor living. A large owners suite anchors one side of the home offering a bedroom with tray ceiling, dressing/sitting room, large custom closets and bathroom with free-standing claw foot tub, 2 vanities, and frameless glass and tile shower. Two (2) guest suites with en suite bathrooms complete the main floor living space. Efficiency coexists with beauty in this floorplan with a large laundry/mud room, office, large walk-in pantry, and powder room located near the kitchen. Special touches are prevalent, oversized windows, rounded corners, 5” oak hardwood floors, crown molding, sound system, keeping room with cathedral ceiling, built-in entertainment center and stone gas fireplace. But nowhere is quality more evident than in the kitchen. Designed and built around a love for food and preparation of same, the gourmet kitchen features custom cabinets with Brazilian granite tops, double Wolf ovens and cooktop, Sub-Zero refrigerator, breakfast counter with prep sink, appliance cabinet and much more. The home also has a large 2<sup>nd</sup> level bonus/bedroom with full bath.

Indoor/outdoor living is a focus with a screened porch leading to a large paver patio featuring a firepit with bench as well as an outdoor kitchen. True to form, this area is tastefully landscaped, and if so inclined, the space is ideally suited for the addition of a pool.

Each area of this property is easily accessed by a long drive that borders one side. Adjacent to the current garden space is a pasture with a 30’ x 48’ metal barn, ideal for equipment and/or animals of choice. At rear of the property, a meadow/crop field is enclosed by a stand of hardwoods and a stream. Just minutes from all the amenities of Lake Norman area, including Birkdale Village, this inimitable property offers the best of the best and a lifestyle virtually impossible to find.





# *Aerial*

Parcel ID: 013-191-04

7 Acres





# ***Exterior Features***

Brick  
3-Car Garage  
Irrigation System  
Calla Lily Lined Paver Walk  
Extensive Landscaping

## ***Mechanicals***

Central Vacuum  
Heat Pump with Gas Assist  
2 Propane Tanks (in-ground owned/above ground leased)  
Greenhouse & Home  
Sealed Crawl Space w/Dehumidifier  
Annual Termite Inspection—Rid-A-Bug Exterminating  
Well/25 *gpm* (H<sub>2</sub>O Tested Annually)  
City H<sub>2</sub>O Available  
Septic



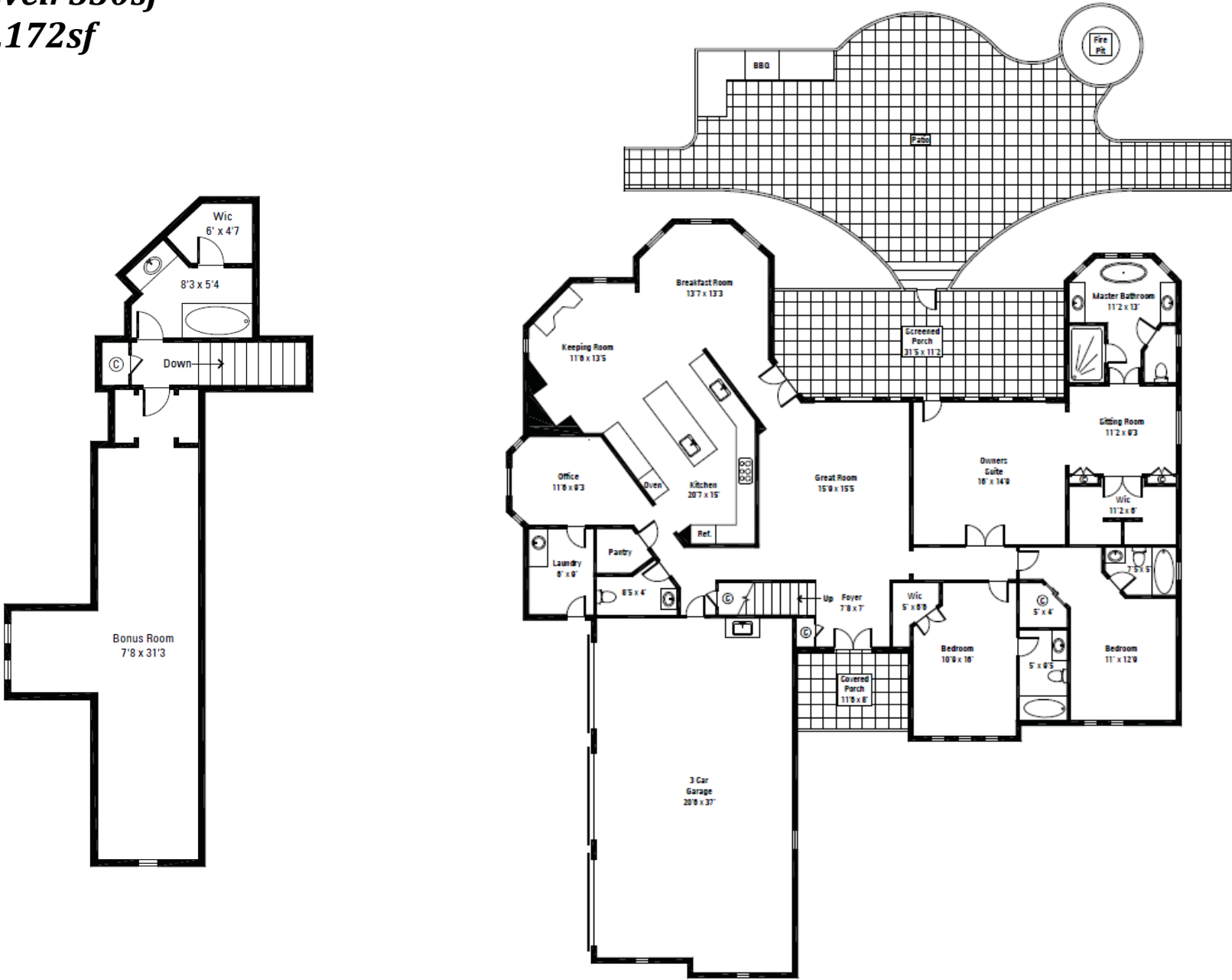


# Floor Plan

Main Floor: 2,642sf

Second Level: 530sf

TOTAL: 3,172sf





# ***Interior Features***

Built 2013

Encore Building Group—Steve Waters

4 Bedrooms/4.5 Bathrooms

Main Floor Primary Suite & 2 Main Floor Guest Rooms

Windows/Doors by Morrison Mill Works

Solid Doors/Oversized Windows

High-End Hardware & Plumbing Fixtures

Rounded Corners

Crown Molding

Sound System

Wrought Iron Stair Railing to Bonus Room

Powder Bath

Silhouette Shades

## ***Foyer***

Custom Mahogany Double Leaded Glass Front Door w/Transom

5" Oak Hardwood Floor

Coat Closet

## ***Laundry/Mud Room***

Tile Floor

Glass Door to Parking Pad W/Internal Blinds

Cabinets w/Granite Top

Large Laundry Sink

Storage Cabinets & Clothes Hanging Space

Bench





# Main Level Spaces

## Living Room

Built-In Hutch w/Lighting

Hardwood Floor

Ceiling Fan

Double Glass French Doors to Screen Porch

Views to Porch/Patio/Gardens





# ***Main Level Spaces***

## ***Keeping Room***

Stone Gas Fireplace

Cathedral Ceiling w/Ceiling Fan

Built-In Entertainment Center

Hardwood Floor



## ***Dining Area***

Bay window

Hardwood Floor

Chandelier

Open to Kitchen

Double Glass French Doors to Screen Porch

Views to Porch/Patio/Gardens





# Kitchen

Wolf Steam Oven  
Double Wolf Ovens  
48" Wolf Gas Cooktop  
Hood Exhaust  
Pot Filler  
Custom Cabinets w/Soft Return  
Brazilian Granite Countertop  
Glass Backsplash  
Farm House Sink  
Appliance Cabinet  
Sub-Zero Ice Maker  
Cabinet Front Sub-Zero Refrigerator  
Wine Cooler  
Breakfast Counter Island w/Prep Sink  
Undercounter Microwave  
Cabinet Front Bosch Dishwasher  
Walk-In Pantry w/Solid Shelves  
Built-In Desk





# ***Primary Bedroom Suite***

## ***Main Floor Primary Suite***

### ***Bedroom***

Double Tray Ceiling w/Ceiling Fan & Accent Lighting

Hardwood Floors

Wall of Windows & Glass Door to Screen Porch

Sitting Room w/Cathedral Ceiling w/2 Closets

Large Walk-In Closet w/Built-In Drawers/Shelves

### ***Bathroom***

Tile Floor

Free-Standing Claw Foot Tub

Bay Window

Custom Cabinets

2 Vanities w/Granite Tops

Glass & Tile Frameless Shower

Rain Head & Handheld





# ***Guest Suites***

## ***Guest Suite 1***

Cathedral Ceiling w/Ceiling Fan

Hardwood Floor

Walk-In Closet

## ***Bathroom***

Tile Floor

Vanity w/Granite Top

Custom Mirror

Shower/Tub



## ***Guest Suite 2***

Ceiling Fan

Hardwood Floor

Walk-In Closet

Double Window

## ***Bathroom***

Vanity w/Granite Top

Custom Mirror

Shower/Tub





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



Berber Carpet  
Ceiling Fans  
Access to Attic Storage (3 doors)  
Full Bath









# ***Indoor/Outdoor Living***

Screened Porch

Tongue & Groove Ceiling

Flagstone Floor

Large Paver Patio

Firepit w/Bench

Outdoor Kitchen

Stone Counter w/Lynx Grill w/2 Burners

Refrigerator

Large Backyard — Ideal For Pool





*Backyard is ideal for a pool — see artist rendering below.*





# Property Features

Parcel ID: 013-191-04

7 Acres

Perimeter Fence

30' x 48' Metal Barn w/11' x 48' Overhang

New Gravel on Barn Drive

Fence Around Home Lined w/Maple Trees

Stream





# Garden Area

*If so inclined there is a well-organized garden space. This fenced space has the potential to serve a number of uses, based on your preference and lifestyle. If you have horses it can easily be a riding arena, or a soccer field for budding athletes...*



*Or, perhaps just a beautiful extension of the back lawn with a number of fruit trees, grapevines and blackberry bushes to add to the natural serenity of this property.*









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