

*12910 Mayes Road  
Huntersville, NC 28078*

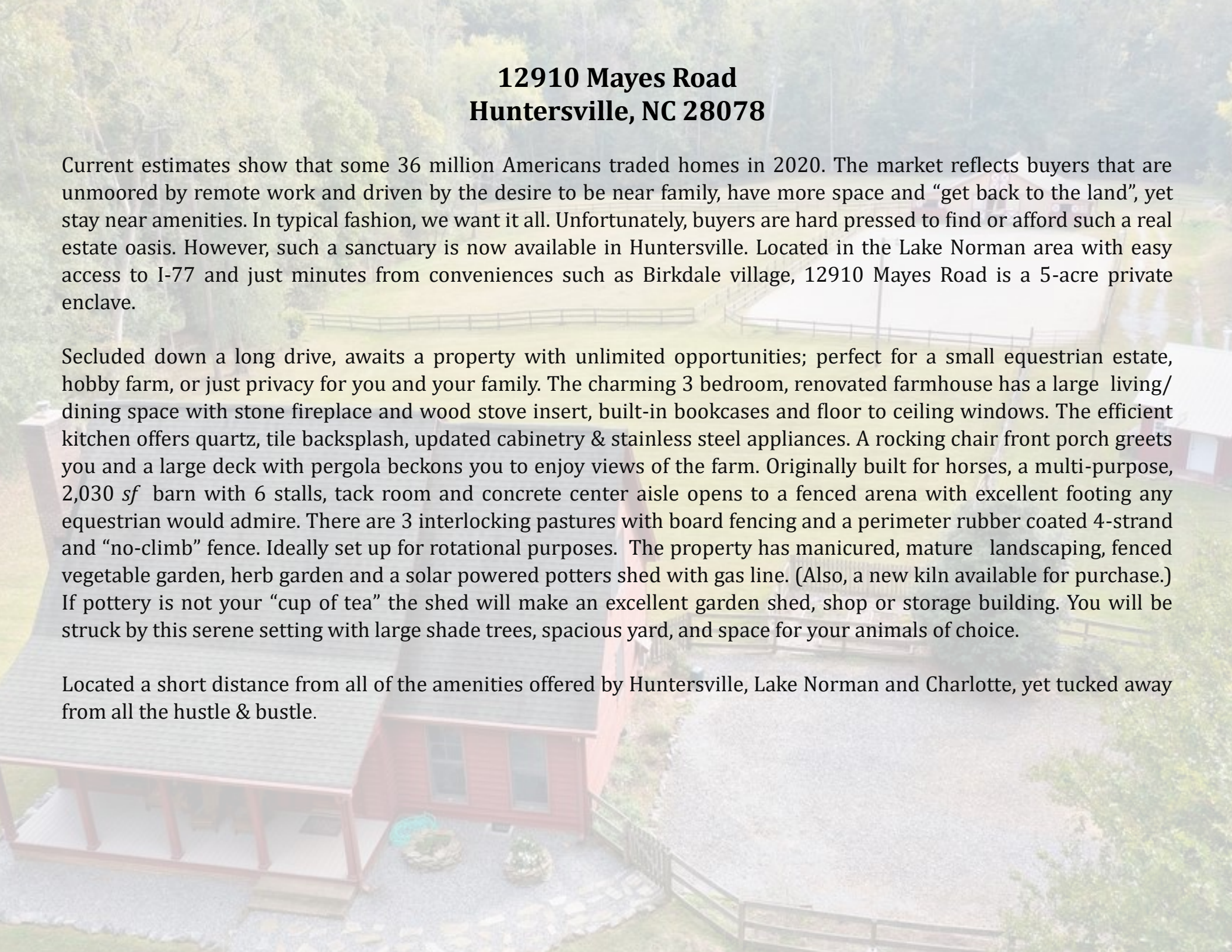


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## **12910 Mayes Road Huntersville, NC 28078**

Current estimates show that some 36 million Americans traded homes in 2020. The market reflects buyers that are unmoored by remote work and driven by the desire to be near family, have more space and “get back to the land”, yet stay near amenities. In typical fashion, we want it all. Unfortunately, buyers are hard pressed to find or afford such a real estate oasis. However, such a sanctuary is now available in Huntersville. Located in the Lake Norman area with easy access to I-77 and just minutes from conveniences such as Birkdale village, 12910 Mayes Road is a 5-acre private enclave.

Secluded down a long drive, awaits a property with unlimited opportunities; perfect for a small equestrian estate, hobby farm, or just privacy for you and your family. The charming 3 bedroom, renovated farmhouse has a large living/dining space with stone fireplace and wood stove insert, built-in bookcases and floor to ceiling windows. The efficient kitchen offers quartz, tile backsplash, updated cabinetry & stainless steel appliances. A rocking chair front porch greets you and a large deck with pergola beckons you to enjoy views of the farm. Originally built for horses, a multi-purpose, 2,030 *sf* barn with 6 stalls, tack room and concrete center aisle opens to a fenced arena with excellent footing any equestrian would admire. There are 3 interlocking pastures with board fencing and a perimeter rubber coated 4-strand and “no-climb” fence. Ideally set up for rotational purposes. The property has manicured, mature landscaping, fenced vegetable garden, herb garden and a solar powered potters shed with gas line. (Also, a new kiln available for purchase.) If pottery is not your “cup of tea” the shed will make an excellent garden shed, shop or storage building. You will be struck by this serene setting with large shade trees, spacious yard, and space for your animals of choice.

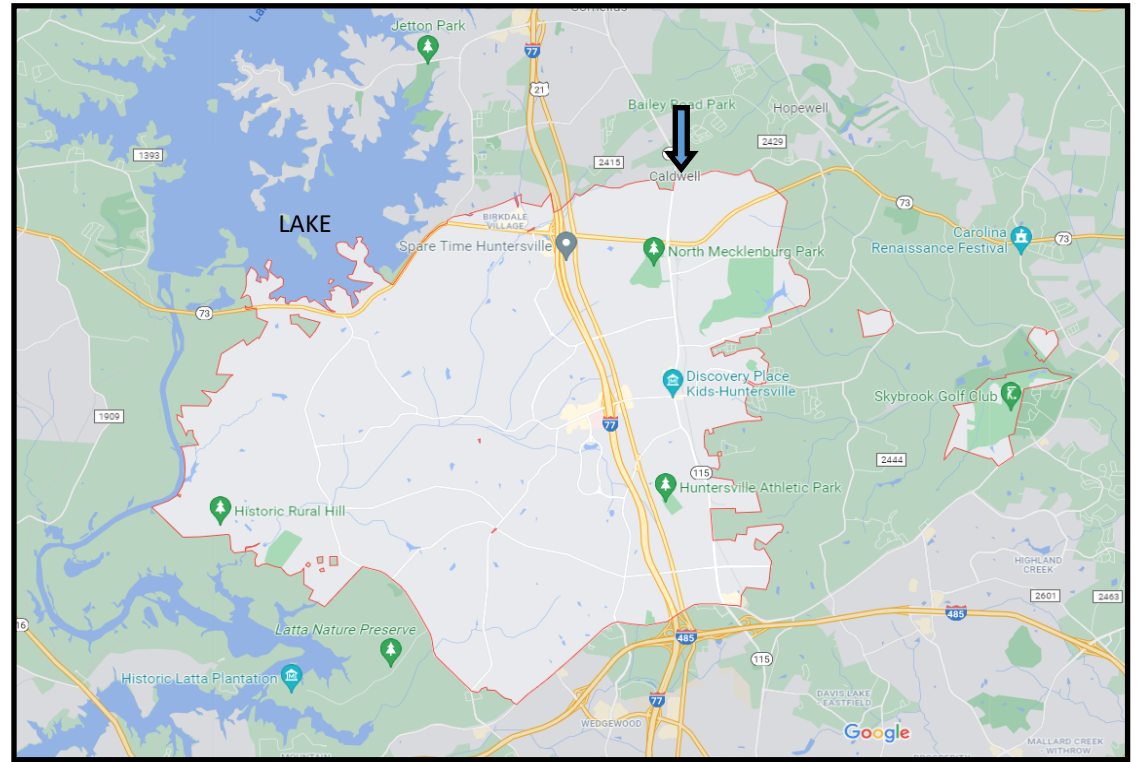
Located a short distance from all of the amenities offered by Huntersville, Lake Norman and Charlotte, yet tucked away from all the hustle & bustle.



# ***Aerial & Geographic Location***

Parcel ID: 011-062-23

5 Acres





## ***Exterior Features***

Freshly Stained Cedar Siding

Rocking Chair Front Porch

Large Back Deck w/Pergola Overlooking Farm & Arena

Roof 2007

Fenced Front Yard For Pets

## ***Mechanicals***

Septic System (Pump Tank Replaced 2020)

Well

Internet—TDS

Electric Water Heater

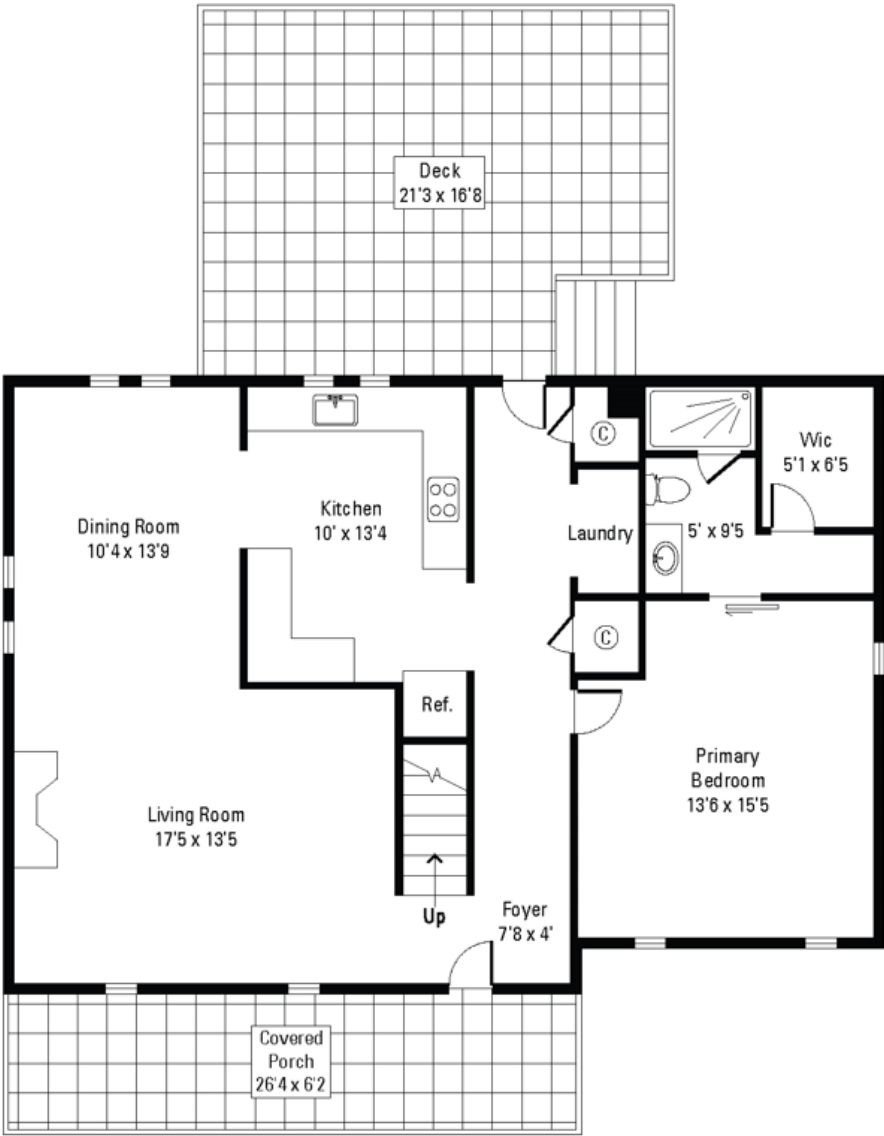
Gas Pack/Central Air

Natural Gas



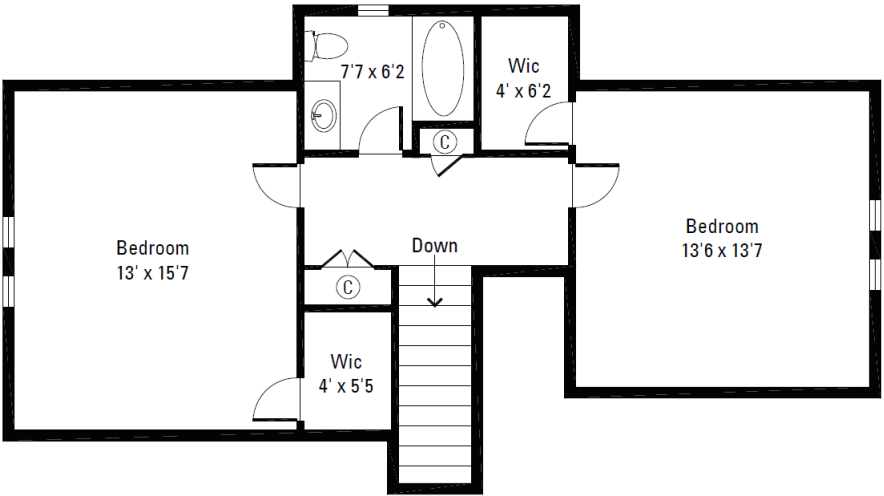


# Floor Plan



1st Floor

**Main Floor: 1,121sf**  
**Second Level: 675sf**  
**TOTAL: 1,796sf**



2nd Floor



# ***Interior Features***

Built 1981 (Renovated 2011/2012)

3 Bedrooms/2 Bathrooms

1,796 Sq Ft

Open Floor Plan

Main Floor Primary Suite

2 Guest Bedrooms & Bath 2<sup>nd</sup> Floor

American Cherry Wide Plank Hardwood Floors Main Level

New Floor to Ceiling Windows 2011

Expanded Breakfast/Kitchen Area 2012

Replaced Interior Doors w/Solid Pine Doors

Pine Trim Work Including Baseboards, Crown, Window & Door Trim

Staircase Replaced 2012, Wood Treads & Balusters

Walk-In Attic Storage

New Electrical Panel 2020

2<sup>nd</sup> Floor Landing w/HW Floor & 2 Linen/Storage Closets

Closets w/Solid Shelving

Recessed Lights

Ceiling Fans





# Main Level Spaces

## Living Room/Dining Room

Stone Surround Wood Stove w/Hearth

Built-In Bookcase

Floor-Ceiling Windows — Farm Views





# Kitchen

Breakfast Dining Area w/Farm Views

Quartz Countertops

Tile Backsplash

Under Counter Lights

Updated Cabinetry w/Soft Return Drawers

3 Corner Lazy Susan's

Glass Display Cabinet

Stainless Steel Appliances

GE Profile Gas Range w/Stainless Steel Exhaust Hood

Bosch Dishwasher

Samsung Side by Side w/Freezer Drawer

Pantry





# ***Primary Bedroom Suite***

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

### ***Bedroom***

Hardwood Floors

Walk-In Closet w/Solid Shelves

Dressing Niche

Ceiling Fan

### ***Bathroom***

Recently Renovated Master Bathroom

Tile Floor

Subway Tile Installed Half Walls

Marble Topped Pedestal Vanity

New Plumbing Fixtures, Light Fixtures & Hardware

Frameless Glass and Tile Shower w/Curbless Entry





## ***Guest Suites***

Wood Textured Laminate Flooring

Walk-In Closets w/Shelving

Ceiling Fans

## ***Guest Bath***

Newly Renovated

Marble Topped Furniture Vanity

Tile Flooring

Tub/Shower Combo

New Plumbing Fixtures &  
Vanity (Mirror does not  
convey)





# ***Equestrian/Farm Amenities***

***Large Fenced Arena w/Excellent Footing for Any Discipline (Pit Gravel, Crush & Run, Sand)***

***Board Fenced Pastures w/Perimeter Rubber Coated 4-Strand & No Climb Fencing***

***Interlocking Pastures for Rotation Purposes***

***3 Pastures and 1 Dry Lot w/Access to Stalls***

***6 Stall Barn w/Direct Access to Arena***





# ***Equestrian/Farm Amenities***

## ***Barn***

Concrete Center Aisle

Sliding End Doors

Equipment Storage

Shavings Stall

5 Large Stalls and 1 Foaling Stall

4 Stalls w/Mats

Stall Fans & Barn Exhaust Fan

All Temperature Set Thermostat Controlled

Wash Stall w/Hot and Cold Water

Tankless Water Heater

Two Stalls w/Access to Pastures (Blown-in Ceiling Insulation  
Above These Two)

Tack Room

Hay Loft w/Ladder

Separate Meter

Direct Access to Arena

Could Easily Make Additional Stalls

**[Available to Purchase]**

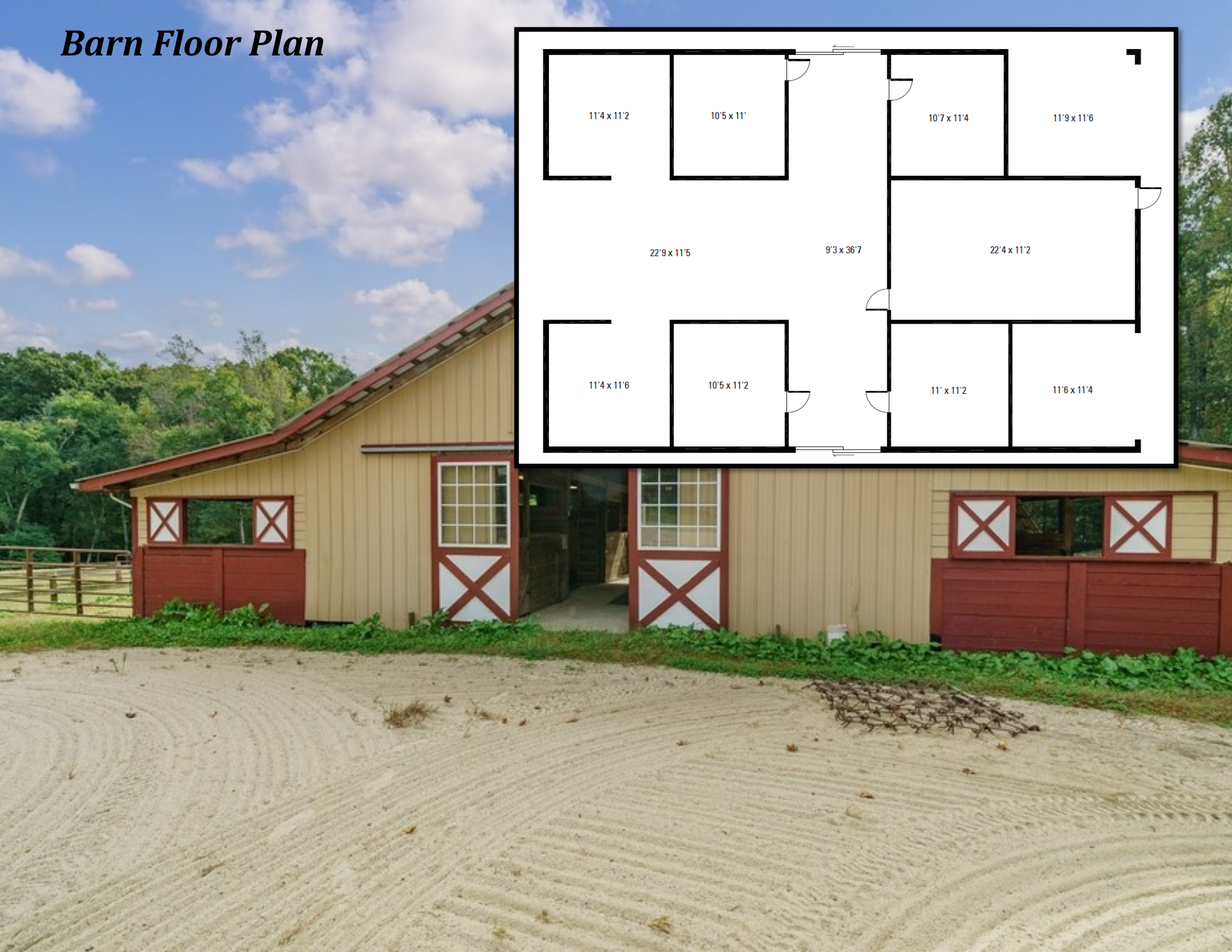
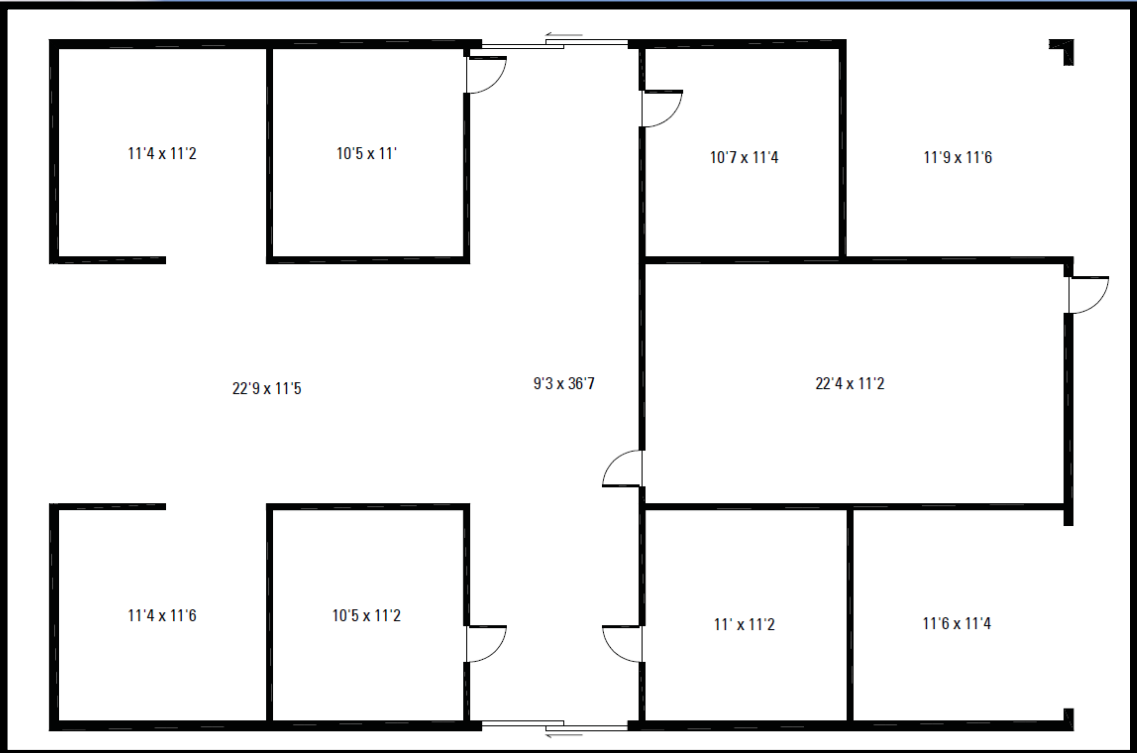
Kubota BX 2360 2012 Tractor w/Front End Loader,

Mowing Deck & Grass Catcher





# Barn Floor Plan





# ***Property Features***

5 Acres

Private Setting w/Long Driveway

Manicured, Mature Landscaping

Rock Flower Beds

Herb Garden

Fenced Vegetable Garden

Fig Tree

Potters Shed Solar Powered w/Gas Line  
(New Kiln Available for Purchase)











*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, square footage, plans, Restrictions & Covenants (if apply).*

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