

142 Boone Gap Road Boomer, NC 28606

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Breedlove
FARMS ★ ESTATES ★ LAND



142 Boone Gap Road, Boomer, NC 28606. Home and property with incredible 360-degree views, overlooking pastures, wooded spaces, and valleys. It is an image fit for a travel brochure. At 1,243 feet above sea level, in the foothills of the Brushy Mountains, Boomer is unique. Once called Warrior Creek, after a stream which flows through the area, the community's name was changed to honor its first postmaster, Ed "Boomer" Matheson. With lush valleys, rolling hills dissolving into the Blue Ridge Mountains and centrally located near North Wilkesboro, Lenoir, and Hickory, with easy access to I-40 and I-77, it offers an escape to tranquility near all amenities. If you seek land and space for your family and animals, have outdoor interests and enjoy the unequaled beauty of the Blue Ridge Mountains, come to 142 Boone Gap Road, and find your new home; 38.8 acres with classic home, barns/accessory buildings, creek, rolling hills with hardwoods, pastures, and hay fields. It is a rare find. The split floor plan home was built in 1980 and as such you may need to personalize it to match your taste, but it was built with quality and design ahead of its time. It has great bones. The home greets you with a flagstone walk from the large parking court to the covered flagstone front porch. Sightlines take you from the front door through the foyer and into the living room and beyond to awe-inspiring valley views through the living room French doors. In addition to the views, this room is built for comfort with a fireplace and built-in cabinets and opens to a deck. The view from this room is just one of many stirring views of mountains/valleys. The main floor has a large primary suite on one side of the house and a guest wing with 2 bedrooms and bath on the opposite. From the 2-car garage or side entry, enter an oversized mud room with laundry and ½ bath. A large kitchen opens to the dining space. The home has a 2nd level with 2 bedrooms connected by a large common area and storage room. Finally, a full walk-out basement with a large, finished space (living/bonus), full bath and large storage area offers generous space for more personal design and use. The property is rolling with hardwoods, pastures/hay fields and offers multiple additional home sites, all with spectacular views. Additionally, there are 2 barns and several accessory buildings, including a detached garage/shop, metal carport and single car garage/storage building. A large, older 2-story cattle barn is functional and can be used for animals or storage. Recently, a 3-stall shed row horse barn has been renovated and features 12' x 12' stalls with fans and Dutch doors, covered grooming area, tack room with concrete floor and garage door, hay loft, power, and hot water. Likewise, 2 pastures have been recently equipped for horses with 2-strand electric tape fence, 2 new gates and auto waterer. The property also has 3 pastures appropriate for cattle or hay with 4-strand electric fence and auto waterers. For equestrian lovers there are trails on property and access to area riding trails. It is located near world-class riding trails at Moses H. Cone Memorial Park, Stone Mountain State Park and Love Valley. Boomer has all the amenities that an outdoor enthusiast could desire, including W. Kerr Scott Dam and Reservoir, located less than 5 minutes away. Weekends on the lake, camping, hiking, swimming, fishing, boating, bird watching; just enjoying the gifts of nature. The possibilities for this property are endless and open to your desire and imagination. No matter your use, it truly is a rare find.

Aerial

38.88 Acres

3 Parcels:

PID# 0300568 (24.5 acres)

PID# 0300569 (14.2 acres & Home)

PID #0302825 (0.18 acres)





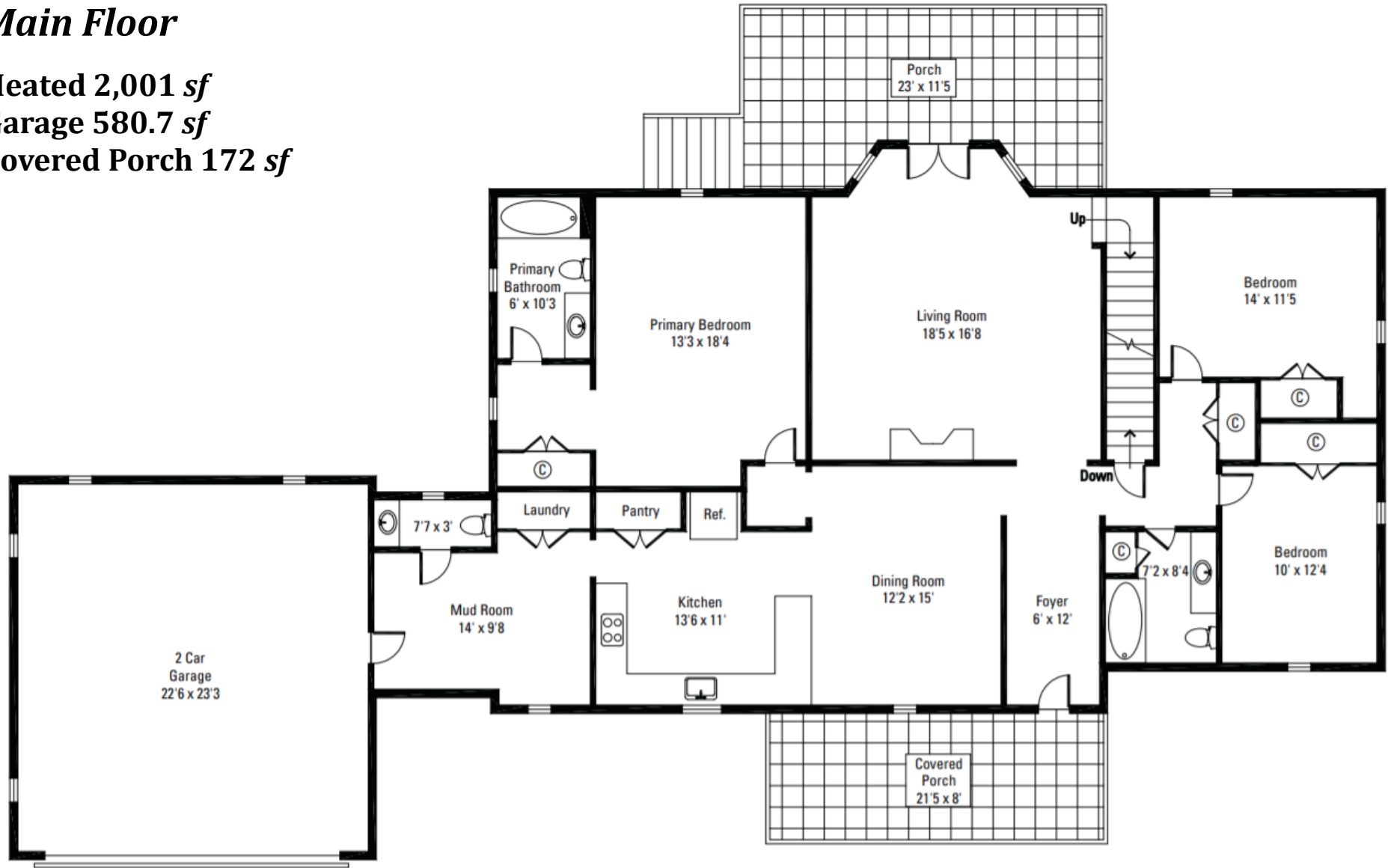
Floor Plan

Main Floor

Heated 2,001 *sf*

Garage 580.7 *sf*

Covered Porch 172 *sf*



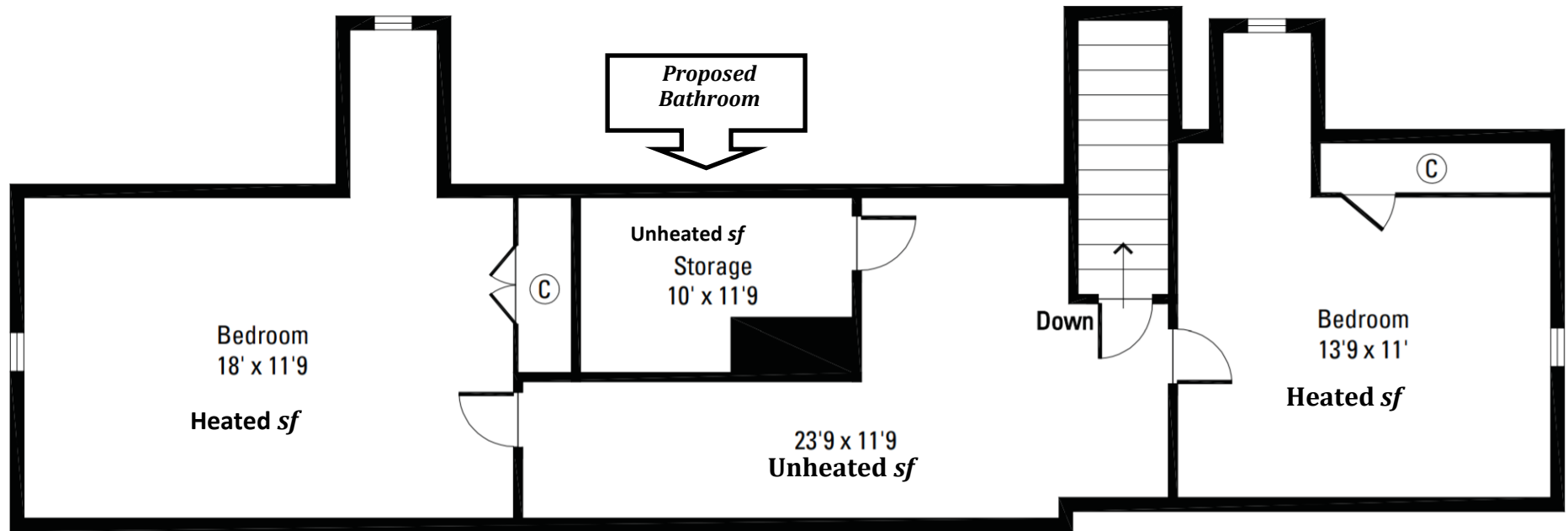
FIRST FLOOR

Floor Plan

Second Floor

Additional Heated 541.2 *sf*

Unheated 267.1 *sf*



SECOND FLOOR

Available to Purchase

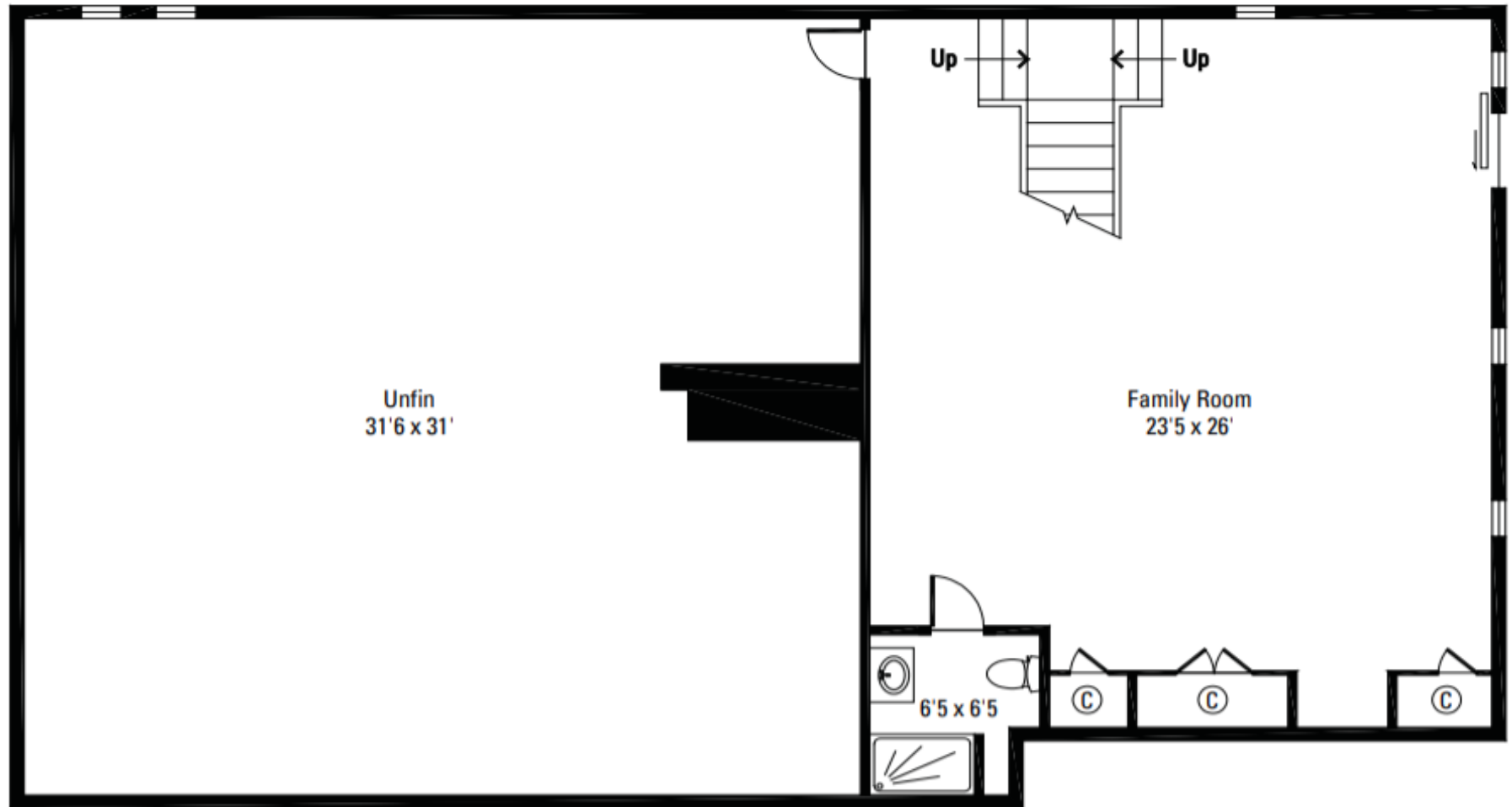
Mohawk Windridge Hickory 5" width 3/8" engineered hardwood flooring in Mocha. 2,139 sq ft available — new in box. Enough to floor the main level and the upstairs, with the exception of the bathrooms and mudroom which are tiled, or were planned to be. Sale price — \$7,486.50 or \$3.50/*sf* — less than retail price.

Floor Plan

Walk-Out Basement

Heated 788.2 sf

Unheated 1,085.6 sf



BASEMENT

Interior Features

Built 1980 w/Some Updating

5 Bedrooms/3.5 Bathrooms (*Septic is for 3 bedrooms*)

* 2,789 Heated sf — Main Level and Basement

Additional 543 Heated sf — 2nd Floor (*bedrooms*)

1,352 Unheated sf

Split Floor Plan

Two-Story w/Walkout Basement

Laminate Flooring Living Spaces (*new engineered HW available to purchase*)

Foyer w/Chair Railing

Dental Crown Molding

**Second floor bedrooms are heated and finished, but not included in total heated sf since connected with unheated space*



Kitchen

Corian Countertops
Glass Tile Backsplash
Laminate Floor
Pantry w/Solid Wood Shelves
Kitchenaid Dishwasher
Frigidaire Refrigerator
Whirlpool Electric Range w/ Glass Cooktop
Exhaust Hood
4-Stage Reverse Osmosis Water Filter at Sink
Ceiling Fan
Laminate Floor
Dental Crown Molding

Dining Room

Open to Kitchen
Chair Rail
Laminate Floor
Dental Crown Molding



Living Room

Arch Doorway from Foyer

Ceiling Fan

Laminate Floor

Dental Crown Molding

Brick Gas Fireplace w/Hearth

(Unknown if operational)

Built-In Cabinets & Shelves

Large Bay Window w/French Doors

Open to Elevated Stamped Concrete Porch

Valley Views



Primary Suite

Arch Doorway Entry

Carpet

Ceiling Fan

Dressing Space

Wall Closet

Full Bath w/Tub/Shower Combo

Tile Floor

Current owners received quotes for several renovation projects including the Primary Suite. Quotes available upon request.



Main Floor Guest Rooms

Guest Wing — Split Floor Plan

Guest Bedroom 1

Large Wall Closet

Carpet



Guest Bedroom 2

Wall Closet

Built-In Desk w/Shelves

Ceiling Fan

Carpet



Bath

Tile Floor

Half-Tiled Walls

Walk-In Tub w/Seat & Tile Surround



Second Floor

2 Bedrooms, *Common Area & **Storage Room

Guest Bedroom 3

Carpet

Ceiling Fan

Wall Closet

Dormer Alcove



Guest Bedroom 4

Carpet

Ceiling Fan

Wall Closet

Dormer Alcove



**Common Area and Storage Room are not heated or included in heated living sf*

***Storage Room is ideal for bathroom — quote to convert available for review*



Lower Level

Walk-Out Basement

Sliding Glass Door to Patio

Large Living/Bonus Space

Full Bath

Tile Floor

Shower

Storage Closets

Drop Ceiling

Large Unfinished Storage Room



Exterior Features

Roof — 2021

Vinyl Siding

Attached 2-Car Garage

Concrete Drive/Parking Court

Covered Front Porch w/Flagstone (*swing does not convey*)

Flagstone Front Walk & Porch

Stone Columns w/Lights — Entry to Front Walk

Back Stamped Concrete Deck



Property Features

3 Parcels—38.88 Acres

Parcel 0300569 14.2 Acres w/House

Parcel 0300568 24.5 Acres

Parcel 0302825 0.18 Acre

Multiple Home Sites w/Views

Creek

2 Wells

Rolling w/Hardwoods/Pastures/Hay Fields

Stone Wall at Driveway Entrance

Vinyl Fencing at House/Road Frontage

Mountain & Valley Views

Gazebo w/Views

24.5 Acres Leased until May 2022

Mechanicals

Central Vacuum (*unknown if operational*)

Electric H₂O Heater

HVAC — 2021

Furnace w/Gas Pack — 2021

Propane — Leased Tank

Full House Attic Fan

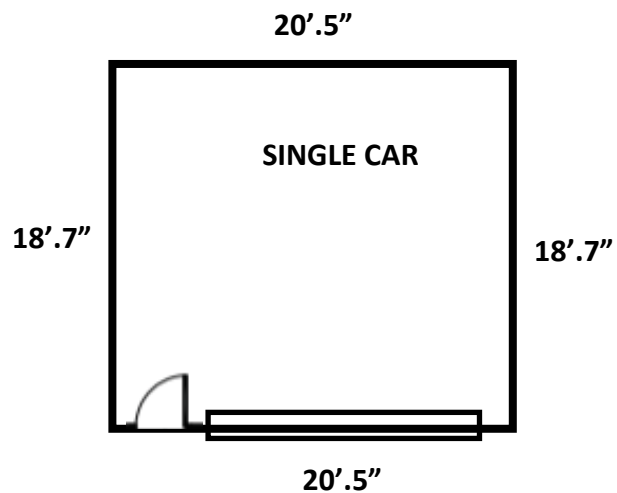
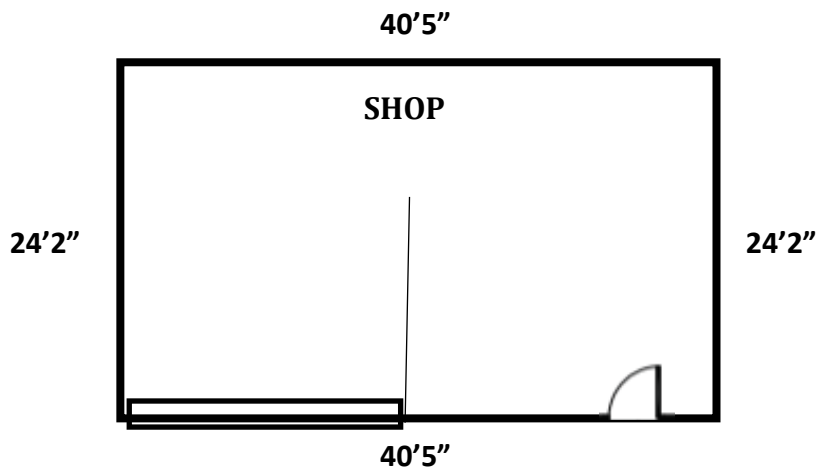
High Speed Internet — Wilkes Communication
(100Mbps, 500 Mbps, or 1 Gbps available)



Barns & Accessory Buildings

[Not shown is a large, older 2-story cattle barn used for storage]

3-Stall Shed Row Horse Barn



Equestrian Amenities

3-Stall Shed Row Barn

New 12x12 Stalls

Stall Lights/Fans

Dutch Doors to Outside

Sliding Doors to Covered Area

New Metal Siding

Frost-Free Spigot

Hot H₂O

Hay Loft

Metal Trusses

Covered Grooming Area

200 Amp Service

Tack Room w/Concrete Floor/Garage Door/ Utility Sink



Accessory Buildings

Detached Garage/Shop

Garage Area w/Mechanic's Pit & Garage Door

Shop w/Workbench

Electricity

Metal Carport

Single Car Garage/Storage Building

Electricity



Farm Amenities

2 House Pastures (Horses)

2-Strand Electric Tape Fence

2 New Gates

Auto Waterer

3 Pastures (Hay/Cattle) (Parcel 0300568 — 24.5 Acres)

4-Strand Electric Fence

2 Auto Waterers in Cattle Pasture

Large 2 Story Cattle/Storage Barn

Trails on Property

Access to Area Riding Trails *(Per Owner)*

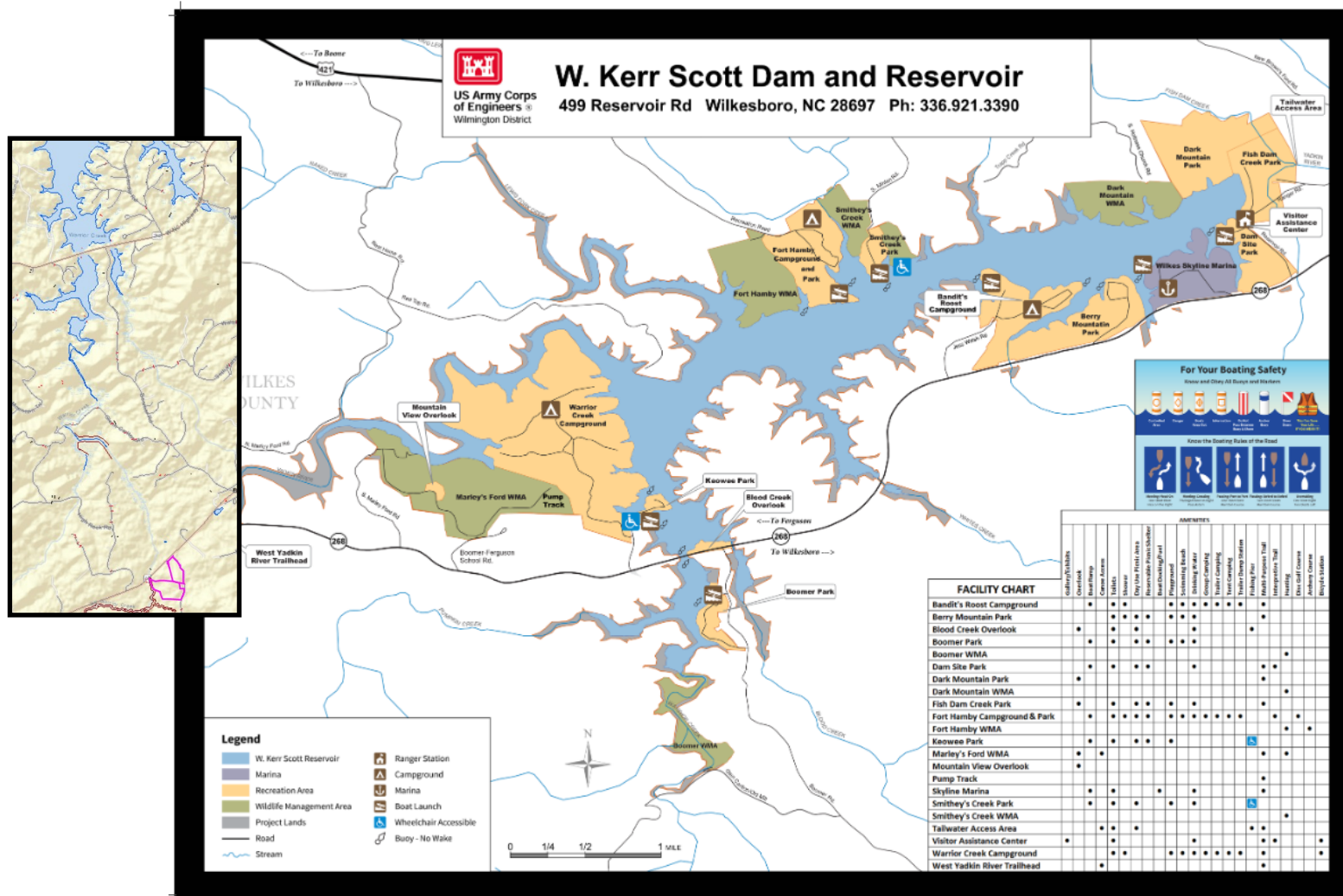
Close to Well-Known Riding Trails

Moses H. Cone Memorial Park

Stone Mountain State Park

Love Valley





Property less than 5 minute drive to W. Kerr Scott Reservoir Recreation

The gentle Yadkin River flows through its scenic namesake valley on the eastern slope of the Blue Ridge Mountain foothills. Forests of mixed hardwoods, including sycamore, poplar, oak and hickory, cover the region. Wildlife is abundant in the valley. White-tailed deer, black bear, eastern cottontails and more can be found among the hills. Birds in the area include wild turkey, woodpeckers, Carolina chickadees, red-eyed vireo, ovenbirds, mallards and wood ducks. The 1,475-acre reservoir offers excellent boating, canoeing, kayaking and swimming opportunities. Anglers will find channel catfish, large and smallmouth bass, bluegill, threadfin shad, spotted bass, hybrid striped bass and tiger muskellunge. Miles of hiking trails surround the lake, including the 6 mile Overmountain Victory National Historic Trail (OVT), which has a trailhead at the Bandits Roost campground. An additional 40 miles of mountain biking trails can be found at the Warrior Creek Campground, Dark Mountain Park and Visitor Assistance Center areas.





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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