

417 Clontz Road Indian Trail, NC 28079



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Breedlove
FARMS ★ ESTATES ★ LAND



Aerial

11.662 Acres
PID# 08-219-006



417 Clontz Road, Indian Trail, NC 28079. Located in the southern portion of the Piedmont region of North Carolina, Indian Trail is a rapidly growing community approximately ten (10) miles southeast of Charlotte. The community was ranked 15 in Money Magazine's annual "50 Best Places to Live in the U.S.", 2021. Founded on March 12, 1861, the town holds a history of traders traveling along the "Indian Trail," which ran from Petersburg, Virginia, to the Waxhaw Indians and regional gold mining areas.

Serious equestrian, hobby farmer, seeking land, desire more space and privacy; if all the above or a mix of same applies to you, this property is ideal. Located just 7-8 minutes from I-485, approximately 10 minutes to Mint Hill and 20 minutes to Matthews, as well as popular Waverly Village. Plenty of space for you and your four-legged friends, yet close to all desired amenities. Anchored by the custom-built 3,590sf farmhouse the property is well designed, and its use limited only by your desire and imagination. Four (4) fenced and cross-fenced pastures with run-in shelters, free range chicken yard with two (2) coops, feed shed, equipment building/workshop and barn provide infrastructure for a wide variety of uses. For the equestrian, the estate offers a 6-stall barn with Nelson waterers, exterior windows, mats, and fans in each stall. The barn also has sliding end doors, hay loft, concrete center aisle, tack room, lounge, automatic fly spray system, and outdoor wash stall. Additionally, there is a lighted 90' x 170' arena with a clay base and a combination of screenings and sand footing. An excellent training arena with observation mirrors. The natural beauty of the property is enhanced by an orchard of apple, pear, cherry, pecan, hazelnut, and fig trees. The ground is ready for your gardens with asparagus already planted. Hopefully, you can beat the birds to your blueberries.

Built in 2009 by well-known builder, Marty Griffin, the 4-bedroom and 3.5-bathroom home was designed for living/working and comfort. This well-built home features a brand-new roof, hard board siding, wrap around front porch and a sizeable screened back porch. The large 2-car garage offers extra storage space and a drop zone and full bath; ideal for leaving the dirt where it belongs. Extras include a sealed and climate-controlled crawl space, tankless hot water heater, thermostat-controlled attic fan as well as a switch controlled whole house fan. Interior features include oak hardwood floors in the main living area and kitchen, slate floor in foyer and laundry room, solid wood trim work and doors throughout, double hung Pella windows, large laundry room w/utility sink, cabinets, shelving, laundry chute, folding table, and built-in ironing board.

Flanking the foyer is an impressive office accessed through glass French doors and a formal dining room opening to the kitchen. The kitchen is perfect for the chef with hickory cabinets, granite counter tops, corner sink and window with farm views, pantry, and stainless-steel appliances, including double wall oven with warming drawer. Guests can keep the chef company at the large breakfast bar and island or just hang out in the adjoining great room which has a rock gas fireplace with hearth, built-in cabinetry, shelves, and a wall of windows overlooking the farm. The main floor primary suite with tray ceiling has access to both the front porch and screened-in porch. The large bathroom has tile floors, dual vanity, jetted tub, water closet and large walk-in closet with built-in cabinets and shelves. The 2nd level offers an abundance of space to work or play with a generous loft area and separate bonus room, both with walls of bookcases and a large walk-in attic storage room (*could be finished for an additional room*). Three (3) large bedrooms, all with ceiling fans, carpet, and closets (*two of which have two closets each*) provide space for family and guests. The bathroom features two (2) vanities, tile floor, separate water closet and tub/shower combination.

This is an estate built with the outdoors in mind and that includes outdoor living. Enjoy your morning coffee or an enjoyable book on a rainy day on either the wrap-around front porch or screened porch while you take in all your farm has to offer. 417 Clontz road is a rare find, a beautiful home for you and your animal(s) of choice, lots of space and privacy, yet close to all amenities, charming towns, and easy access to major highway systems.

Exterior Features

New Roof — 2022

Hard Board Siding

Covered, Wrap Around Front Porch w/Fans

Screened Back Porch w/Stamped Concrete Floor

Fans & Mounted TV

Side-Load Oversized 2-Car Garage

Space for ATV, Extra Storage Space

Drop Zone for Boots & Coats

Full Bathroom w/Slate Floor, Utility Sink & Shower

Concrete Sidewalk & Parking Pad

Mature Landscaping

Stone Firepit



Property Features

11.7 Acres

Brick Columns at Driveway Entrance

Orchard:

Pear, Apple, Plum, Cherry, Pecan, Hazelnut & Fig Trees

Blue Berries, Muscadine, Asparagus

Weeping Willow

Small Duck Pond

Bordered by a Creek



Mechanicals

HVAC w/Gas Pack Main Floor

HVAC 2nd Floor

Sealed & Air Conditioned Crawl Space w/ Dehumidifier

Engineered Septic System (*Annual Contract*)

County Water

Tankless H₂O Heater

Thermostat Controlled Attic Fan

Switch Controlled Whole House Fan

Spectrum Internet

Above Ground Propane Tank (*Leased*)

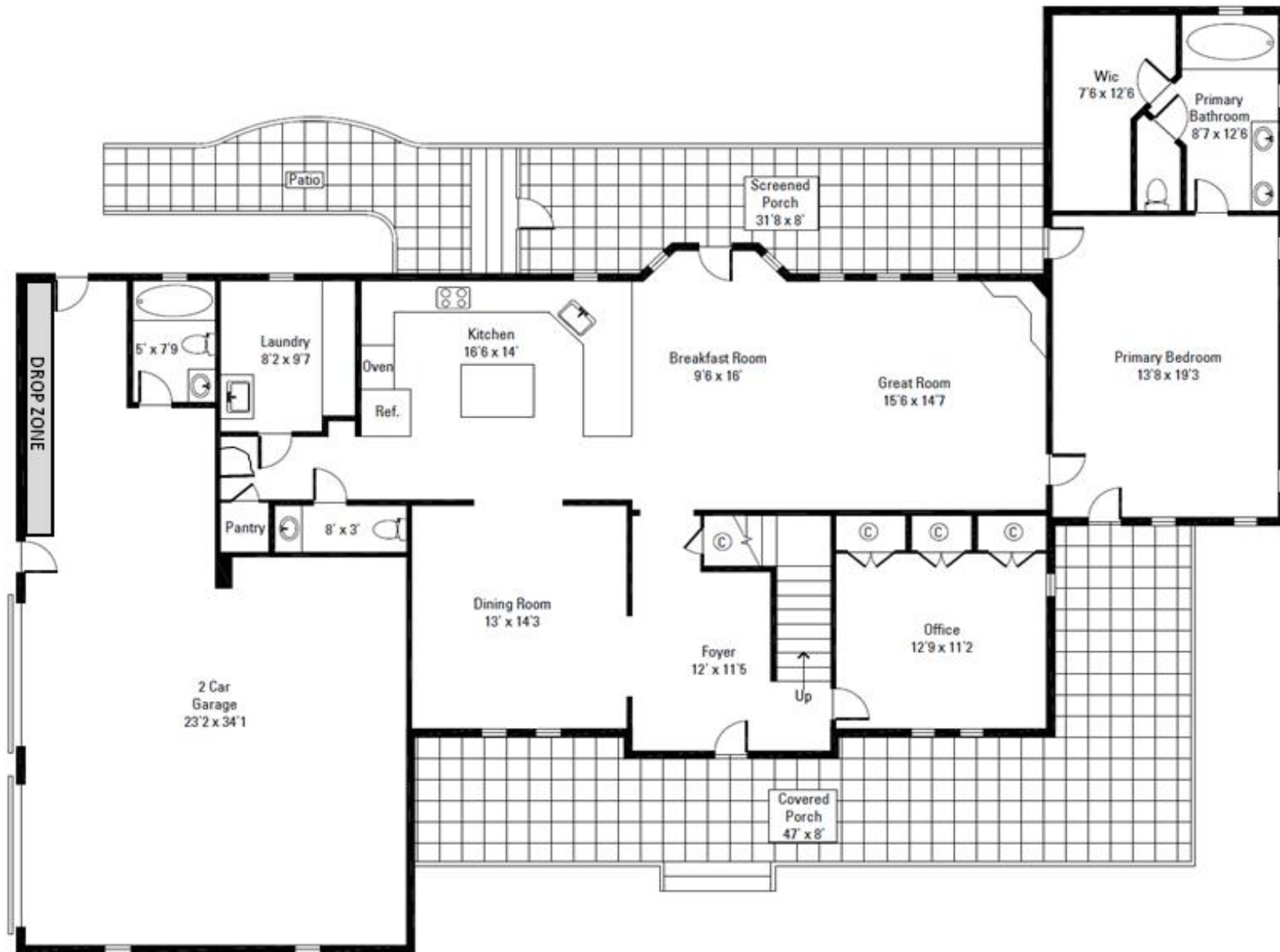


The Home Floor Plan—First Floor

First Floor: 1,908sf

2nd Floor: 1,682sf

Total: 3,590sf

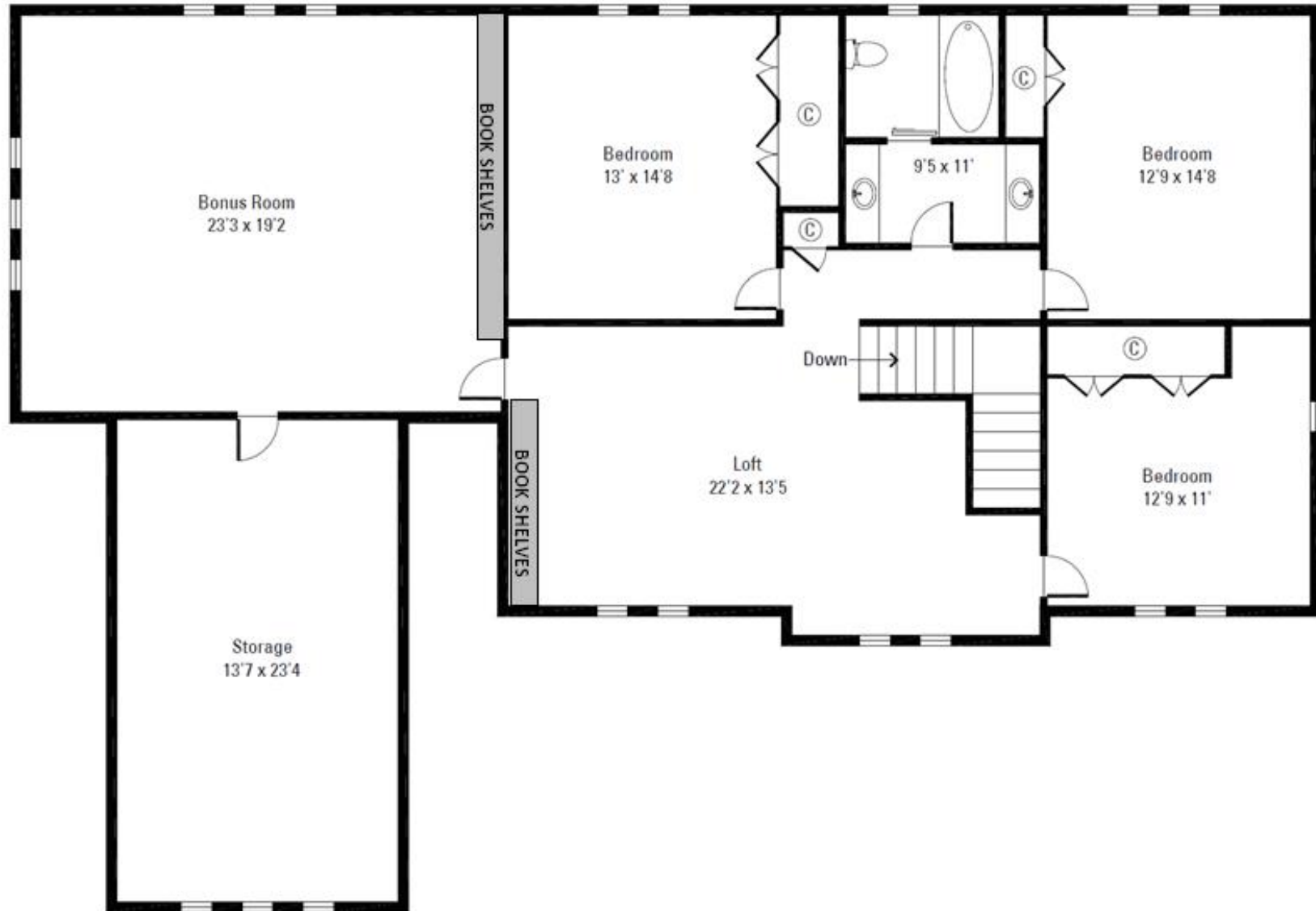


The Home Floor Plan—Second Floor

Main Floor: 1,908sf

2nd Floor: 1,682sf

Total: 3,590sf



Interior Features

Built 2009 — Builder Marty Griffin

3,590 Heated sf

4 Bedrooms/3.5 Bathrooms

Oak Hardwood Floors in Main Living Areas & Kitchen

Solid Wood Doors & Trim Work Including Crown Molding & High Baseboards

Foyer w/Slate Floors and Coat Closet

Solid Wood & Lead Glass Front Door w/Matching Side Lights

Double Hung Pella Windows

Powder Bath

Laundry Room

- Slate Floor

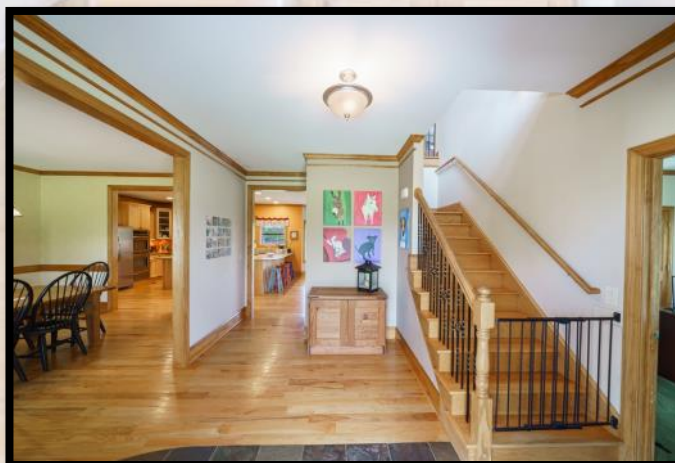
- Folding Table

- Hickory Cabinets and Shelving

- Utility Sink

- Laundry Chute

- Built-In Ironing Board



Interior Features

***Second Floor — 3 Guest Rooms & Bathroom;
Loft, Bonus Room & Attic Storage Room***

Staircase w/Wood Risers & Wrought Iron Spindles & Oak Baluster
Large Loft Area w/Built-In Bookcases

Bonus/Game Room w/Wall of Bookcases
Part Carpeted & Part Laminate (Arts & Crafts Area)

Walk-In Attic Storage Rm (*Could be Finished—Additional Room*)

Pull Down Attic Stairs

Linen Closet

Laundry Chute



Interior Features

***Second Floor — 3 Guest Rooms & Bathroom;
Loft, Bonus Room & Attic Storage Room***

Bedrooms

2" Blinds in All Bedrooms

All Generously Sized

2 Rooms w/2 Closets Each

Ceiling Fans

Carpet

Bathroom

2 Vanities

Tile Floor

Separate Water Closet

Tub/Shower Combination

Pocket Door



Kitchen

Granite Counter Tops

Under Counter Lights

Island w/3 Light Pendant

Breakfast Counter

Hickory Cabinets

Corner Sink/Window Overlooking Farm

Pantry

Stainless Steel Appliances

Bosch Dishwasher (2 Years New)

Frigidaire Microwave

Whirlpool Glass Cooktop

Frigidaire Double Wall Oven w/Warming Drawer

Frigidaire Side-by-Side Refrigerator (2 Years New)



Living Spaces

Great Room w/Wall of Windows Overlooking Farm

Rock Gas Fireplace w/Hearth

Built-In Cabinetry & Shelves

Wired For Surround Sound

Ceiling Fan

Glass Door to Screened Porch



Spacious Dining Room

Chair Railing, Hardwood Floors

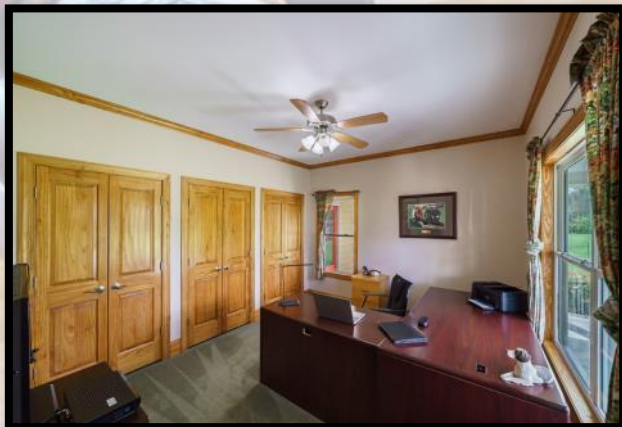
Main Floor Office

3 Closets

Carpet

Glass French Doors

Ceiling Fan



Primary Suite

Main Floor Primary Bedroom

Glass Door to Each Front Porch and Screened Porch

Tray Ceiling w/Fan

Carpet

Plenty of Room for Sitting Area

Bathroom

Tile Floor

Dual Vanity w/Solid Surface Countertop

Jetted Tub w/Tile Surround Shower

Large Walk-In Closet w/Built-In Cabinets, Shelves & Drawers

Water Closet



Farm Features

Free Range Chicken Yard & 2 Charming Chicken Coops

4 Fenced & Cross Fenced Pastures w/No-Climb, Electric and/or Wood Board

Run-In Shelters for all Pastures/Paddocks

Automatic Waterers in 3 Pastures

4th Pasture w/Frost Free Hydrant

6-Stall Barn

Lighted Outdoor Arena (90' x 170')

Feed Shed (8.1' x 10.2')

Equipment Building/Workshop/Shavings Storage (30.5' x 24.0')

3-Bay Manure Compost Bins

Trailer Parking



Equestrian Amenities

Barn

6-Stall Barn

Nelson Waterers in Each Stall

Stalls with Exterior Windows

Stall Mats and Fans

Concrete Center Aisle w/Fan

Wired for Security Cameras w/Access to Home

Sliding End Doors

Hay Loft w/Pull Down Stairs

Tack Room

Lounge

Outdoor Wash Stall



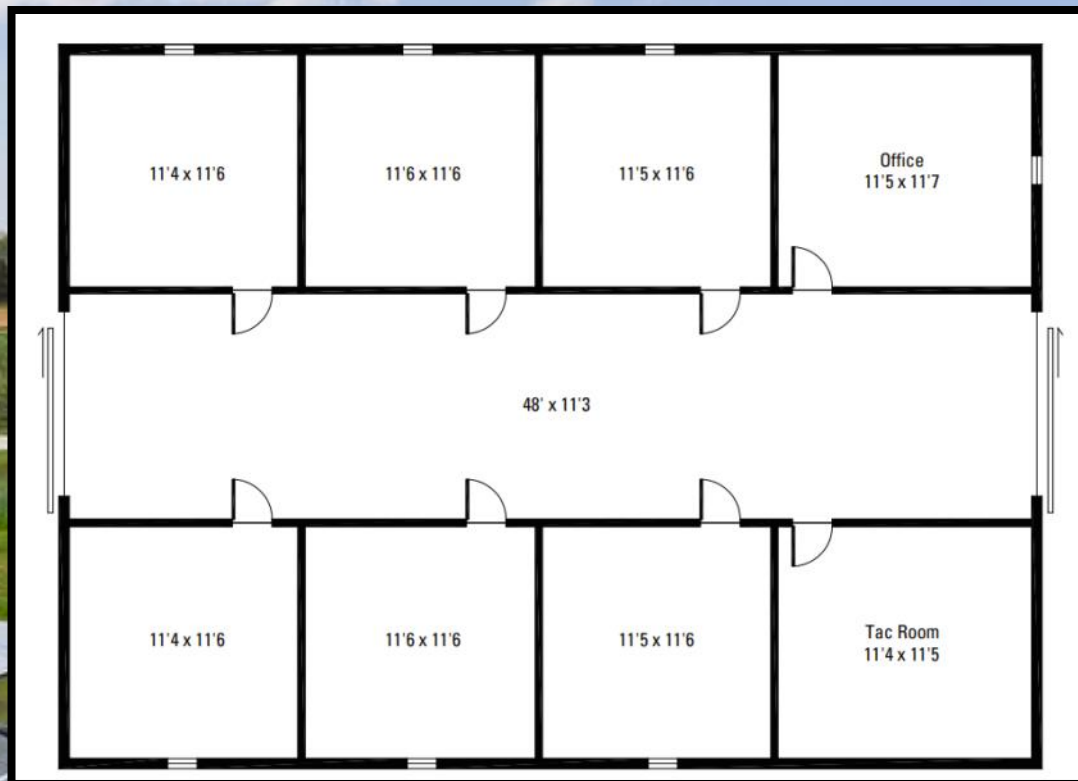
Arena

Lighted Outdoor Arena (90' x 170')

Clay Base w/Screenings & Sand Footing

Observation/Training Mirror (6' x 48')





Barn Floor Plan

48.3' x 36.0'

1,739sf

