



*Breedlove*<sup>®</sup>  
FARMS | ESTATES | LAND

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Premier | **Sotheby's**  
INTERNATIONAL REALTY





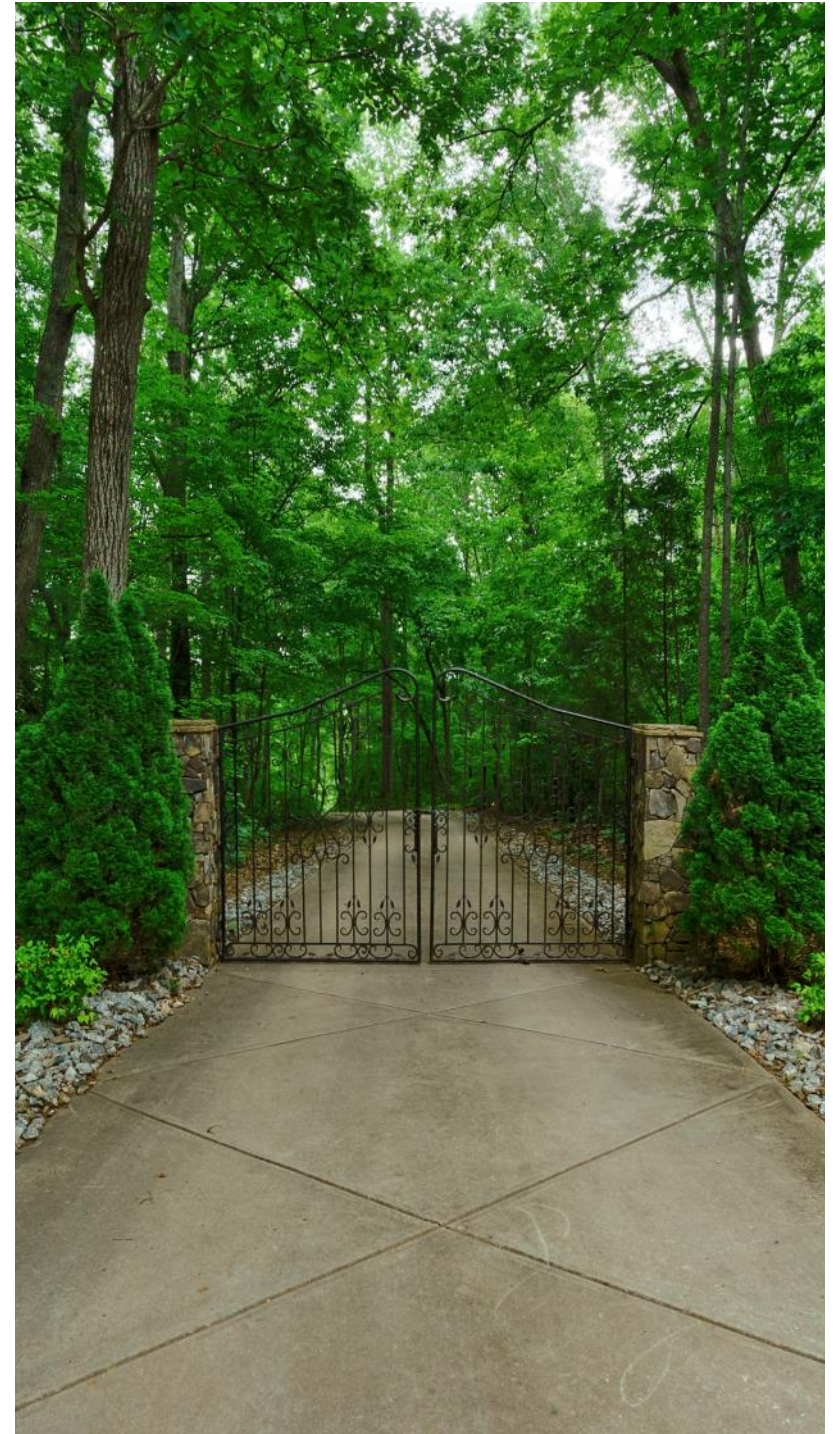




## Country Estate Shangri-La

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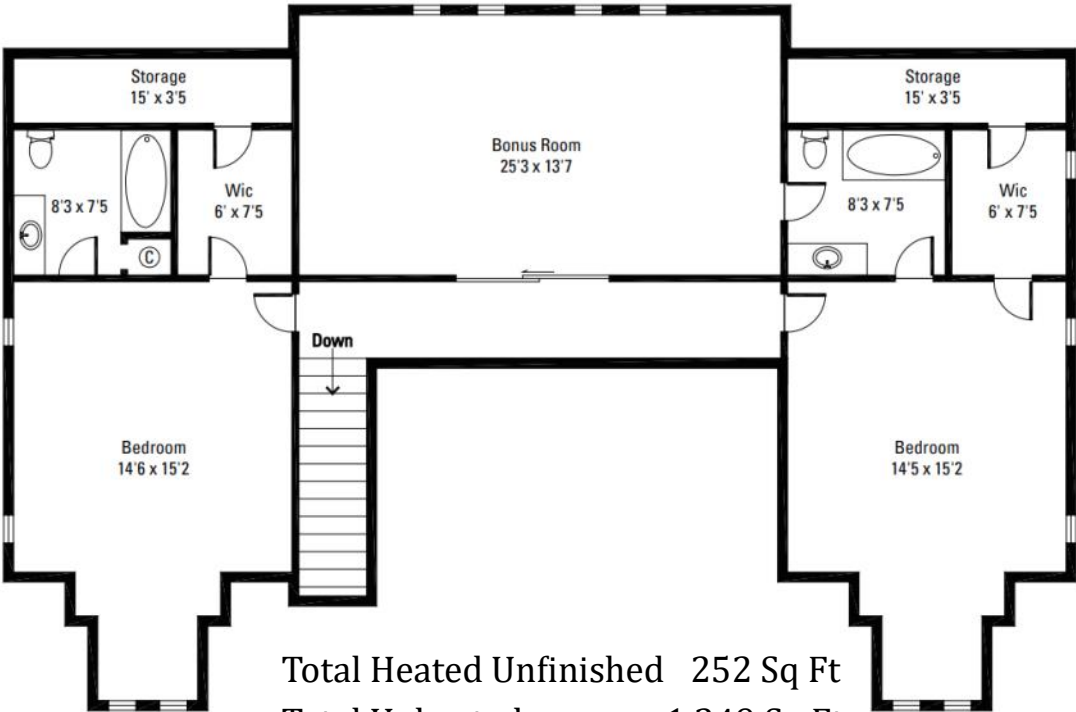
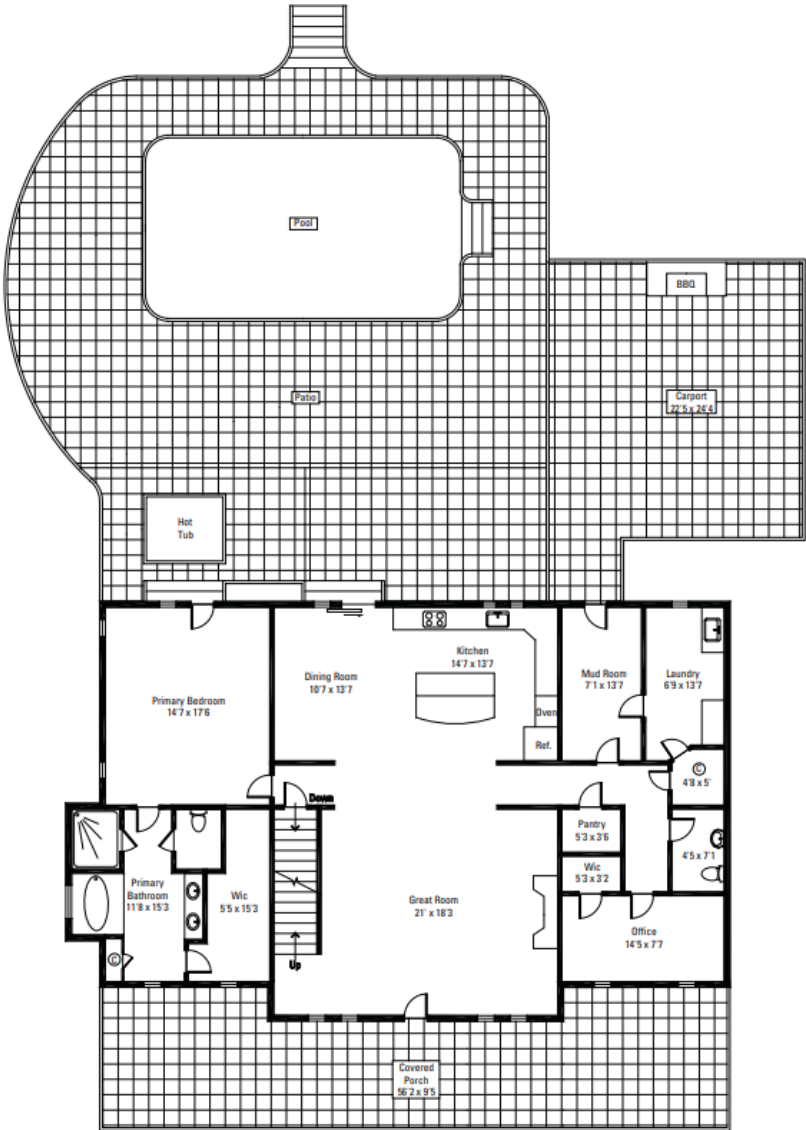
The English author James Hilton describes Shangri-La as a mystical, harmonious valley; a name that has become synonymous with an earthly paradise, a mythical utopia – an enduringly happy land, isolated from the world. This property may not be utopia and it is not isolated from the world, but it is a rare find. A private enclave with a stunning, well-designed and well built home located on 14.47 acres of woodland and fenced meadow pastures with a stream flowing through large boulders. The property has all the amenities to support the lifestyle of your choice, easily accommodating animals and gardens for a hobby farm, horses for an equestrian estate or an ideal location for family and friends to enjoy the indoor/outdoor living offered here. Built in 2005 this 4,885sf custom craftsman style home was the builders private home. In keeping with the incredible land it occupies, the home features hand hewn beams and trim work, natural stone accents and heart of pine floors; 3 levels with a main level primary suite and guest bedroom/office, second level guest suites and bonus room and a recreation room in the lower level finished basement. The gourmet kitchen, large primary suite and great room comprise the main floor living space. The home has two fireplaces. The efficiency, comfort and ambiance of the home gives way to the pool patio and hot tub area outside. Uniquely, a porte-cochere serves as a carport and seasonal sitting area with a built-in stone surround grill. There is a private, separate office/hobby room located over the porte-cochere. The lower level houses a 2.5-car garage, large rec room with wet bar and fireplace, mechanical room and a safe room. For your projects there is a large shop and an adjacent vehicle/RV storage area. The barn offers stalls, loft and has a “clubhouse” for kids and adults alike. No matter your lifestyle, this rare property is your private Shangri-La.



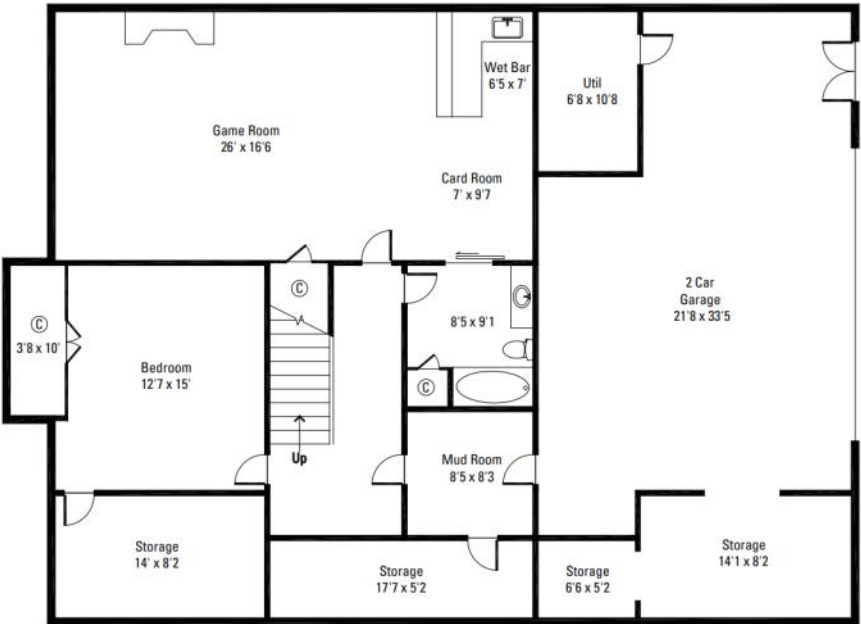
# Floor Plans

**Total Heated Living Area    4,672 Sq Ft**

Main Floor                    2,043 Sq Ft  
2nd Floor                    1,378 Sq Ft  
Basement                    1,251 Sq Ft



Total Heated Unfinished    252 Sq Ft  
Total Unheated                    1,349 Sq Ft  
Covered Porches/Patio    1,038 Sq Ft





# Property Features

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14.47 Acres

Iron Gate at Property Entrance

Paved Drive to Home

Privacy w/Hardwoods and Pastures

Large Stream w/Boulders

New 4-Culvert Driveway Bridge for Creek

Fenced Pasture w/Locust Fence Posts

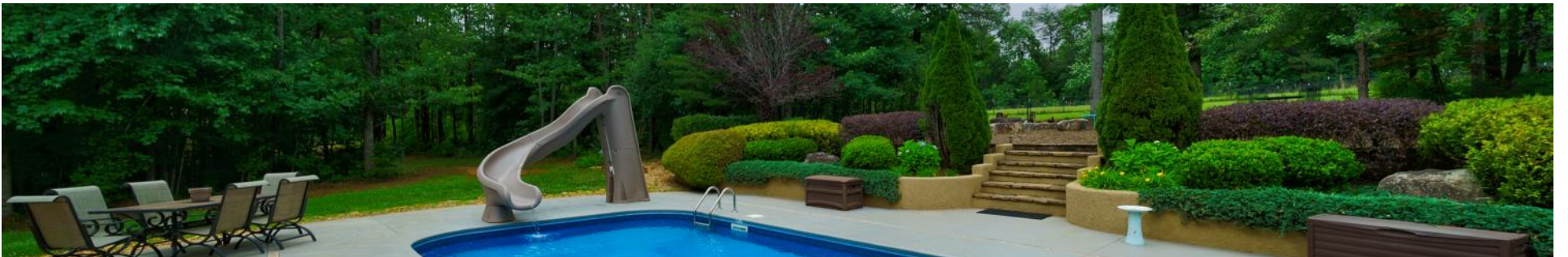
Extensive Landscaping & Hardscape





## Exterior Features

Cedar, Stone & Hard Coat Stucco  
50-Yr Architectural Shingle Roof  
Lower Level 2.5-Car Garage  
Paved Parking & Motor Court w/Basketball Court  
Porte-Cochere Car Port Doubles as Covered Seasonal Patio  
Built-In Stainless Steel Outdoor Grill w/Stone Surround  
Stained/Stamped Concrete Front Porch Spans Front of House  
Stone Wrapped Columns  
Stained Bead Board Ceilings w/Fans  
Rock Retaining Walls Around Landscaped Beds





# Interior Features

4,672 sf Heated Space

Built 2005 — Builder's Personal Residence

Cobble Creek Custom Homes Design & Build

4 Bedrooms & 4.5 Bathrooms

Main Floor Office/Bedroom w/Walk-In Closet

Finished Walk-Out Basement

Hand Hewn Beams & Trim Work

Heart of Pine Floors

Natural Stone Used Throughout

Large Laundry w/Cabinetry, Laundry Sink & Shelving

Mud Room w/Built-In Bench, Cubbies & Refrigerator

Main Level Powder Room W/Copper Vessel Sink & Reclaimed Wine Barrel Vanity

10' Ceilings — Main Level/9' — Second Level

Private Main Level Primary Suite

Stained Concrete Floor Lower Level

Lower Level Safe Room





# Great Room

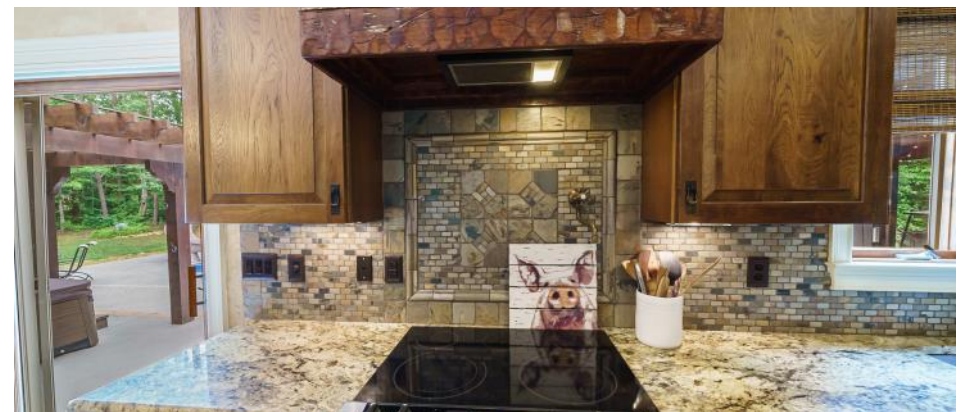
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Floor-to-Ceiling Stone Wood Burning Fireplace  
Stone Hearth & Hand Hewed Mantle  
Built-In Cabinetry & Shelving  
Open to Kitchen & Dining

## Kitchen

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Custom Hickory Cabinetry  
Built-In Wine Rack  
Pot Filler  
Breakfast Counter Pendant Lights  
Island w/Prep Sink w/Undermount Copper Bowl  
Stainless Appliances  
    Kenmore Elite Dishwasher  
    Kenmore Wall Oven  
    Kenmore Elite Glass Cooktop Range/Copper Hood  
    Wall Mount Microwave  
    LG Refrigerator w/Freezer Drawer (9/2020)  
    Ice/H<sub>2</sub>O Dispenser  
Granite Countertops w/Tile Backsplash  
Walk-In Pantry  
Dining Area w/Access to Pool Patio





## Main Floor Primary Suite

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Tray Ceiling w/Fan & Rope Lighting  
Crown Molding in Bedroom & Bathroom  
Newer Carpet  
French Door to Pool patio

### ***Primary Bathroom***

Tile & Glass Shower w/Rain Head & Hand-Held  
Tile surround Jacuzzi Air Jet Garden Tub  
Quartz Dual Vanity  
Water Closet  
Linen Closet  
Large Walk-In Closet w/Solid Shelving





## Second Level

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### **Bonus Room**

2 Built-In Desks & Shelving

Shared Bathroom

Barn Door Entrance

### **Guest Bedroom Three/Office** **Located on Main Floor**

Hardwood Floors

Ceiling Fan

Closet



### **Guest Bedroom** **One**

Private Bathroom w/Tub/Shower

Walk-In Closet

Built-In Desk & Shelves

Microwave & Small Refrigerator



### **Guest Bedroom Two**

Window Seat w/Drawers

Built-In Shelves

Walk-In Closet

Bath Shared w/Bonus Room

Walk-In Attic Storage





# Lower Level

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2.5 car Garage w/Storage Area & Mechanical Room

Cabinets — Utility Sink — 3<sup>rd</sup> Drop Station

Work Bench

Second Drop Station w/Bench & Drawers

Rec Room w/Tray Ceiling

Granite Counters, Sink, Cabinetry, Stone Faced Bar Area,  
Microwave & Refrigerator

Stone Gas Burning Fireplace w/Wood Mantle

Built-In Cabinets w/Display Shelves

Game Closet

Full Bathroom

Granite Countertop Vanity — Tub/Shower w/Tile Surround

Linen Closet

Flex Room w/Walk-In Closet

Safe Room w/Reinforced Concrete Walls

Storage Room

Stained Concrete Floors





# Outdoor Living

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Natural Stone Firepit w/Built-In Brick Oven  
Salt H<sub>2</sub>O Pool w/Slide —2018 New Liner & Pump  
Large Pool Patio  
2020 Sunshine Hot Tub w/Pergola  
Covered Patio Area (Porte-Cochere)  
Built-In Stainless Gas Grill w/Stone Surround



## Detached Office/Hobby Room

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Located Over Porte-Cochere  
Separate Entrance  
Tile Floor  
Built-In Desks & Shelves  
Air Conditioning





# Accessory Buildings

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Small Farm Animal Barn/Chicken Coop w/1+/- Acre Fenced  
Pasture  
2-Bay 30' x 40' Workshop w/Work Bench & Compressor  
Garage Doors  
Electric & H<sub>2</sub>O  
RV/Vehicle Storage w/30 Amp Power





# Farm Features

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## ***Barn/Clubhouse***

3 Stalls

Chicken Coop

Built-In Hay Racks

Dry/Shade Lot

Large Fenced Pasture w/Shade & Access to Creek

## ***Clubhouse***

Loft

Full Bath (*unknown if permitted or septic system*)

Kitchen Area

Covered Porch

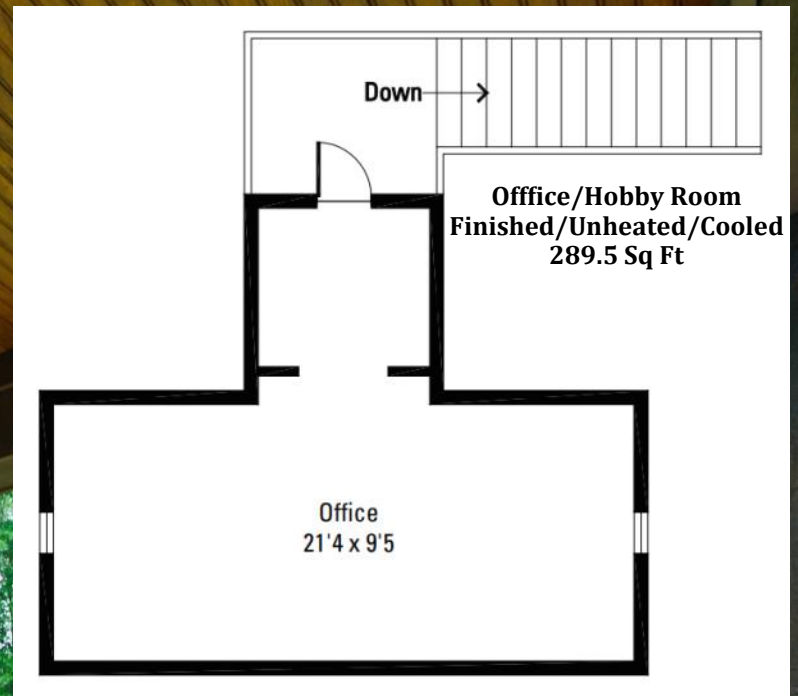
Large Open Indoor Space w/Wood Burning Stove





# Mechanicals

2 Wells — 1 for House/Pool & 1 for Shop & Barn  
Septic System — 4 Bedrooms  
2020 HVAC System 2<sup>nd</sup> Floor  
2018 HVAC Main Floor  
Original Basement HVAC  
Central Vac System  
Home Prewired for Security System  
Speaker System Indoor & Outdoor  
Century Link Internet  
Full House Generator — Buried Propane Tank





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