



Breedlove®

FARMS | ESTATES | LAND

10901 Lower Rocky River Rd.
Concord, North Carolina 28025

Julie R. Breedlove
704.661.9619

julie@breedlovecarolinas.com
breedlovecarolinas.com

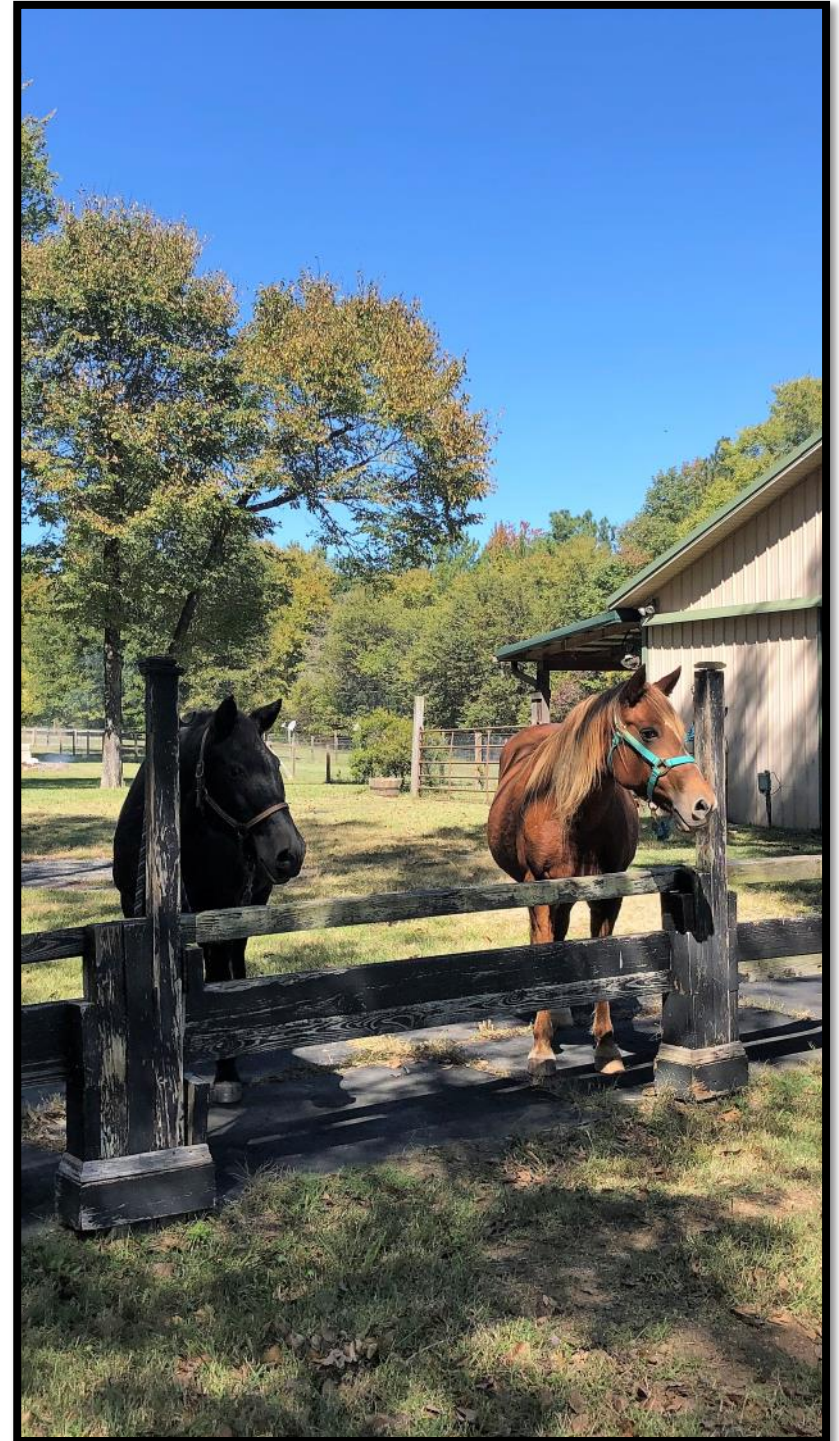
Premier

Sotheby's
INTERNATIONAL REALTY



A Breath of Fresh Air

In a world of conformity and “cookie-cutter” home design, 10901 Lower Rocky River Road, is a breath of fresh air. Situated on approximately eighteen (18) acres of prime land, this country estate is unquestionably one-of-a-kind. Stunning acreage, unique charming home, barn, pastures, workshop, and equipment storage building offer endless opportunities for you and your animals. Certainly, an ideal equestrian estate. Located approximately 30 minutes from Charlotte and Charlotte Douglas International Airport, the estate offers privacy, yet accessibility to any desired amenities. A Del Tech home with split floor plan has been lovingly maintained. The home has large open areas, fun loft in family room and a screened porch overlooking the firepit, manicured grounds, pastures and barn area. The horse barn was designed to be as large as eight (8) stalls; currently has five (5) interior and two (2) exterior stalls, equipment shed and overhang shelter with lights and fans for the horses. Farm features include three (3) pastures and dry lot, fenced dog/small farm animal yard, all ideal for horses or hobby farm. The property has nine (9) wooded acres with trails for riding, walking, ATV's or space to build your dream home. The hay barn has extra covered storage area. There is a workshop with full bathroom, plus a great finished flex room with separate entrance. A gated driveway meanders between board fenced pastures to the home; a serene private setting. No matter your view, the land is striking and the centerpiece of this estate, offering so many options. Yours to choose, update the current home, use as a guest house, or build your estate dream home, options abound.



Offered As:

PID # 5525-05-7299-0000

Total 8 Acres

Or:

PID # 5525-05-7299-0000

8 Acres

&

PID # 5525-15-0545-0000

9.8 Acres

Total 17.8 Acres



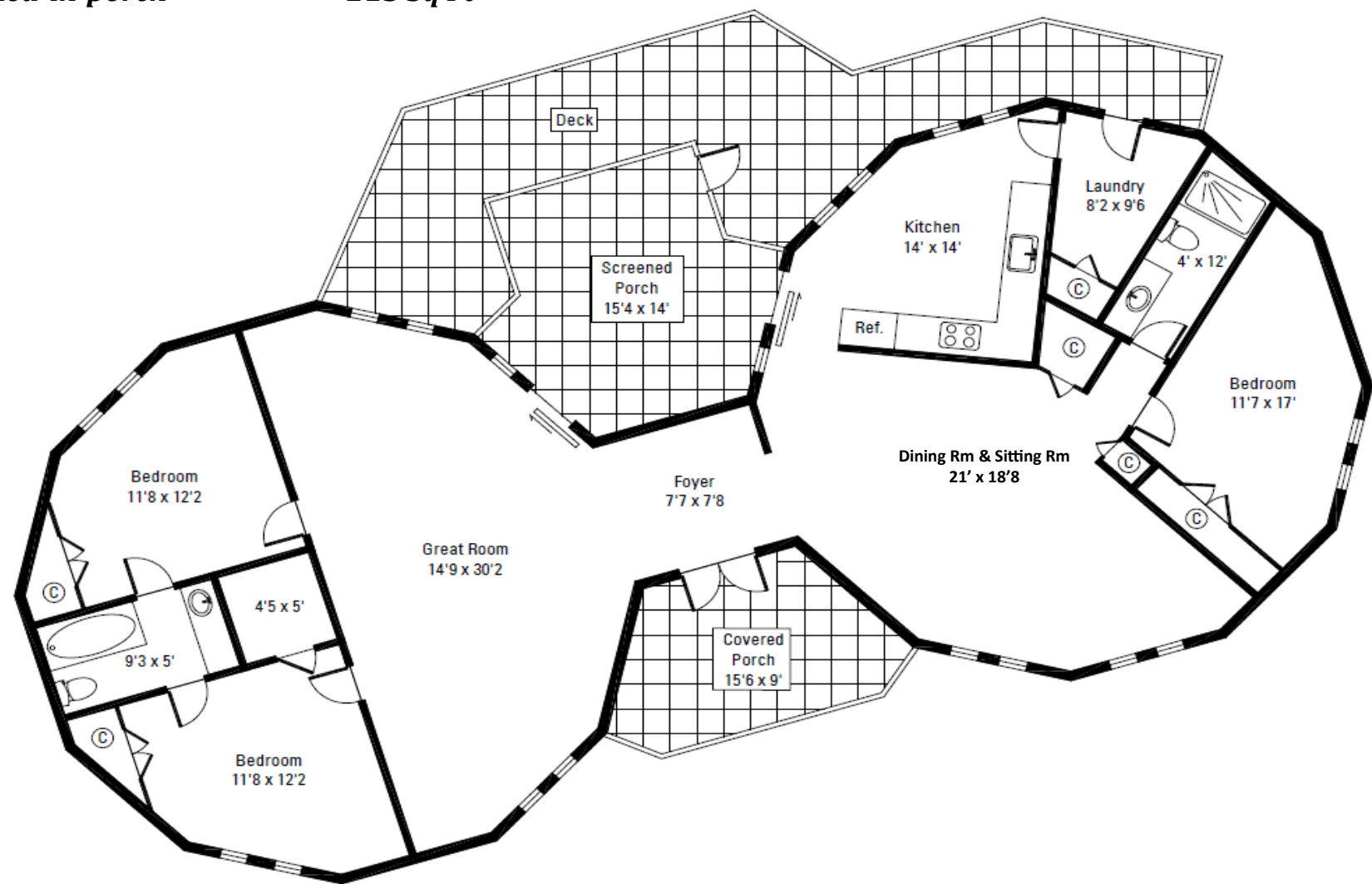
Property Features

Offered w/Either 8.01 or 17.8 Acres
Gated Entrance — Electric Double Gates w/Keypad
284' or 700' Road Frontage
Large Capacity Locking Mailbox
Fenced Dog/Goat Lot
Board & ElectroBraid Fenced Pastures
Frost Free Hydrants Throughout 8-Acre Parcel
Fire Pit
Trails
Street Light at Home
3 Deer Stands



Floor Plans

Total Heated Living Area 1,810 Sq Ft
Screened-in-porch 215 Sq Ft



Exterior Features

Redwood Siding
Slab Foundation
Roof Replaced (2010)
Windows Replaced (2010)
Screened Porch
2+ Car Carport
Covered Front Patio
Back Deck
Circle Drive



Interior Features

Built 1973

1,810 sf

(3) Bedrooms/(2) Bathrooms

Split Bedroom Plan

Large Foyer

Dining Area w/Sitting Room

Guest Bedrooms Share Bathroom

Mud Room/Laundry Room

Wall of Cabinets

Del Tech Home <https://www.deltechomes.com/our-homes/#360-collection>

Family Room

Ceiling Fans

Track Lighting

Security Sensors all Doors and Windows



Family Room

Loft
Sliding Glass Door to Screened Porch
Wood Burning Stove w/Stone Surround

Kitchen

Whirlpool Appliances
Sliding Glass Door to Porch
Movable Island
Exterior Door

Dining Area

Doubles as Sitting Area



Bedrooms

Primary Bedroom

(2) Closets

Suspended Wood Beams

Full Bathroom Adjoining w/Shower

Guest Bedrooms

Wall Heater Panels

Access to Shared Full Bathroom

Tub/Shower Insert



Shop w/Additional Flex Room

Shop

Full Bath w/Heater (*septic details unknown*)

Work Bench & Shelves

Attached Equipment Storage

Garage Door

Concrete Floor

Attic Storage

Utility Sink

Ceiling Fans

Paneling & Laminate Floor

Finished Flex Room (19'9" x 13'3")

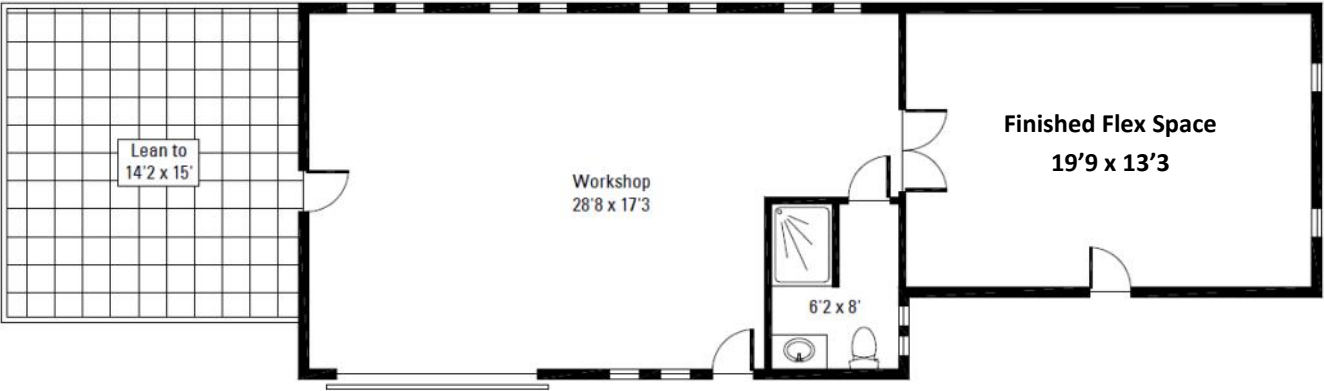
Separate Entrance

Heater

Paneling & Laminate Floor



5-8 Stall Barn



Farm Features

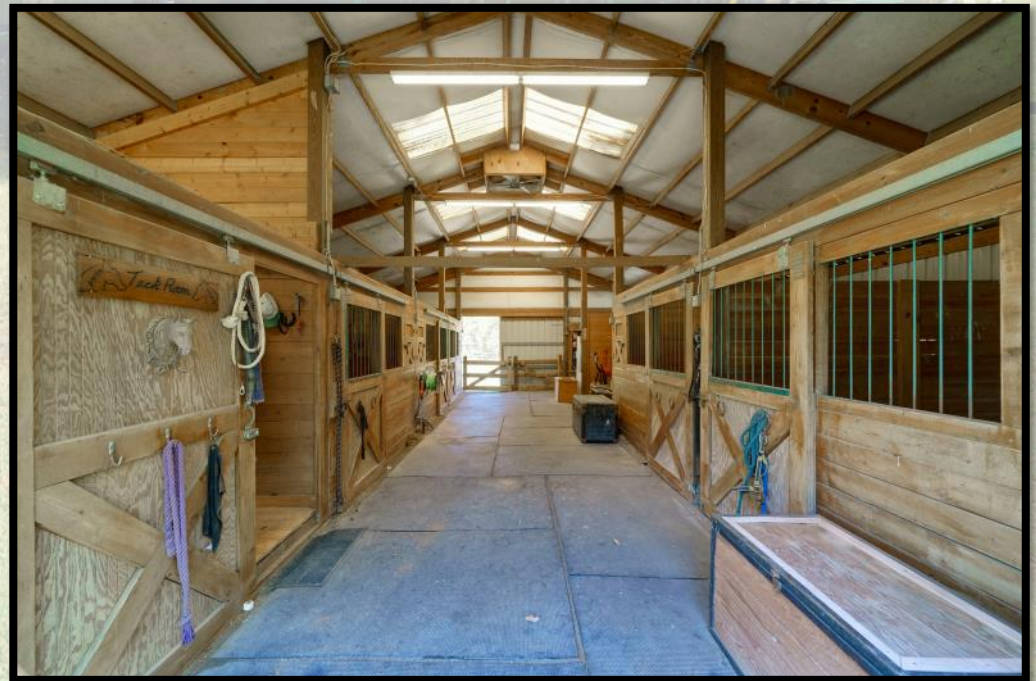
Barn

Metal Siding & Roof
Cupola
5-8 Stalls (10' x 12') w/Mats
Workshop Area
Center Aisle w/Mats
Tack Room w/Saddle Safe & Shelving
Equipment Overhang w/Lights
Outdoor Stall w/access to Dry Lot
Covered Area (Dry Lot) w/Fans & Lights
Sliding End Doors
Spot Lights

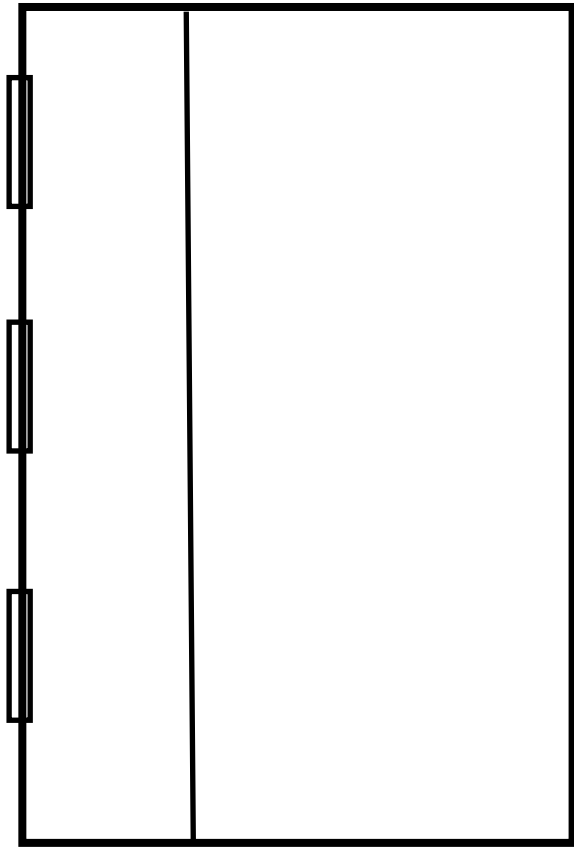


Hitching Post w/Mats
Round Pen *(Included)*
(3) Pastures w/Board & ElectroBraid Fence
(Front Fence Along Street has Board/ElectroBraid & Wire for Safety)

Composting Shed



Hay & Equipment/Supply Storage Building



180 Bale Capacity
Inside Storage & Outdoor Covered Storage

Mechanicals

Electric Bills Avg Approximately \$100/month

(2) Hot H₂O Heaters

H₂O Softener/Filter System

(2) Mini-Split Heat & Air Systems (*1-2022 & 1-2012*)

Wired for Generator

Well Enclosed in Well House

Septic (*new septic field 2010*)

Gray Water Drain Field

Generator Hookup for Essentials (*portable generator included*)

Location

Conveniently Located Near all Amenities

< 10 mins Travel Time to:

Harrisburg

Mint Hill

Approximately 30 mins to Charlotte

Located Near Several Parks Including:

Sherman Branch Nature Preserve (< 5 mins)
(*popular mountain biking area*)

Pharr Mill Road Park (< 10 mins) (*walking/bike trail/fishing pond/volleyball/picnic area*)





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Charlotte Office
716 East Boulevard
Charlotte, NC 28203

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