



2545 North Rocky River Road
Lancaster, SC 29720

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Premier | Sotheby's
INTERNATIONAL REALTY



Enough But Not Too Much; given its ideal size and layout, this is certainly an apt description for Rivendale Horse Farm. This inimitable property can be enjoyed as a private equestrian estate or equestrian business. Centrally located between Waxhaw, Monroe and Lancaster, yet only 45 minutes to Charlotte, the location is countryside but convenient. Immediately be impressed by the beautiful 63+ acres as you drive between the three-board fenced pastures. Hay fields, woods with trails, and picturesque ponds all enhance the 2011 custom built 3,296 sq ft single story home and adjoining pool/bunk house, ideal for outdoor entertaining and guest quarters. The standing seam metal roof, both north and south facing covered patios, and hard-board siding with stone accents all contribute to the rustic yet elegant exterior of the home. The home features an open floor plan with the gourmet kitchen open to the great room and dining area. Wood beams, cathedral ceiling, floor-to-ceiling stone fireplace, engineered hardwood and slate tile floors are illustrative of country estate living. The oversized laundry doubles as a mud room and side entrance. While a two-bedroom home, each room has an adjoining flex space currently used as a playroom and artist studio. An office area and sunroom offer additional areas for working or relaxing. The primary suite has an elegant bathroom with heated floors and both a soaking tub and a tile and frameless glass walk-in or wheel-in shower. Doorways are all extra wide with the future in mind. The guest suite also offers a charming bathroom with tub/shower combo and tile surround. Views of the private hay fields and wildlife can be enjoyed from the walls of windows throughout the home.

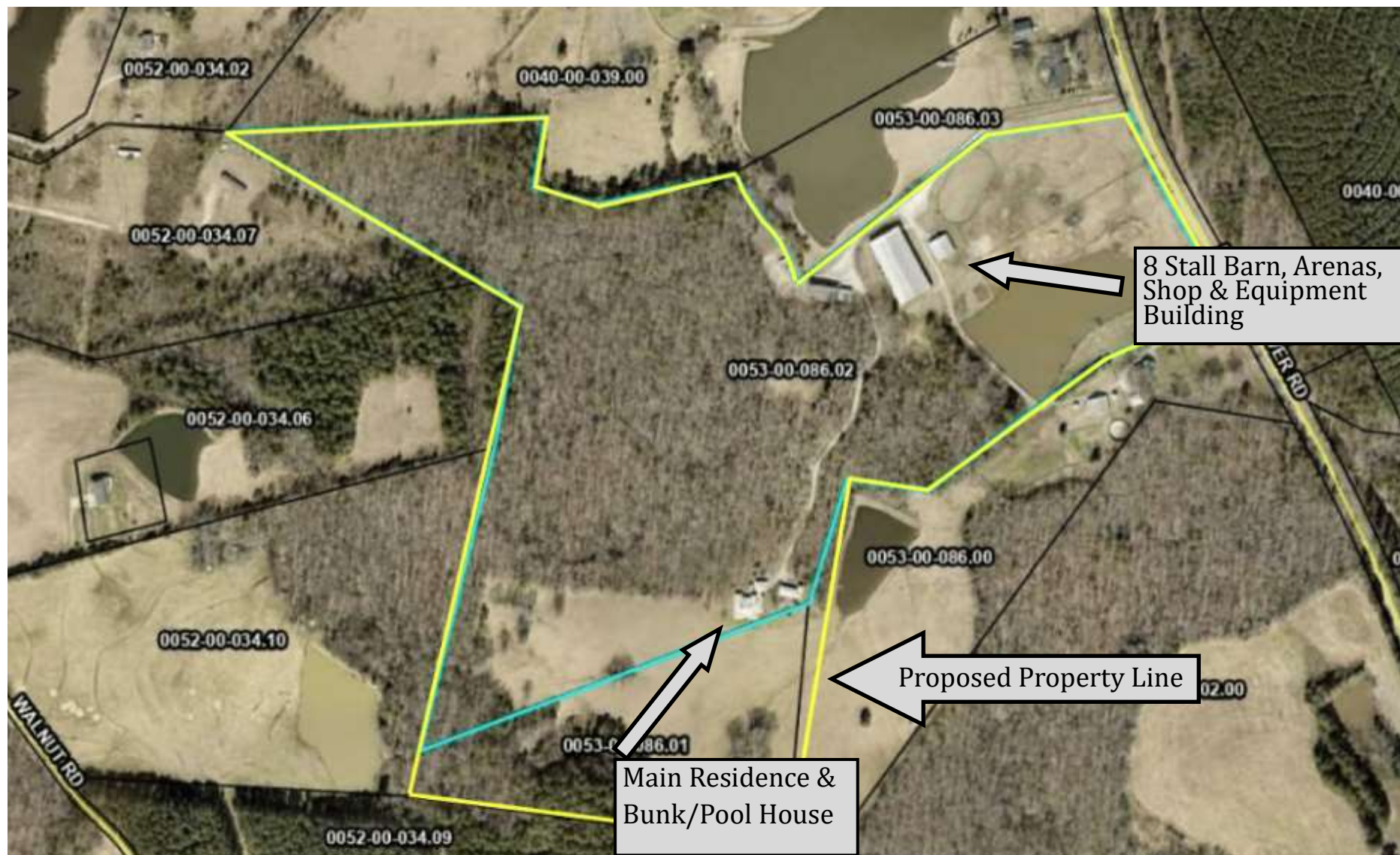
Outdoor living is a way of life at Rivendale with two large patios. The pool and patio also offer similar views of the pastures. The pool house doubles as a bunk house with its own kitchen, two flex rooms, a central living space, carport and covered porch. There is also a pergola with flagstone and a built-in grill. A breezeway connecting the two-car garage enhances the outside areas.

The equestrian aspects are also all custom and designed for conveniently taking care of your horses and training endeavors. They say a healthy horse is a happy horse and, in this instance, the statement couldn't be truer. Large stalls with Dutch doors that open to the covered overhang are each equipped with mats, automatic waterers, ceiling fans, and stall front feed doors with hay racks. A large tack room with adjoining restroom, separate laundry and feed rooms, concrete center aisle, hot/cold wash stall, hay or storage loft, and shavings storage complete the barn. Love the privacy of the home, yet want someone on site to oversee the horses? The studio apartment on the 2nd floor of the loft is charming and ideal for that purpose. Work your horses in the covered 100' x 200' fenced and lighted arena or in the large Grand Prix field, or just allow them to enjoy a trail ride after a hard work-out.

A large equipment building will accommodate all the equipment needed to manage this property, along with extra hay storage. The workshop gives you a place to maintain that equipment and work on projects. The owners also ensured their boarders have a place to store their trailers in a graded gravel area. Set up for schooling shows, boarding and training, or be selfish and keep it your own private equestrian or country estate.

Whether you focus on an equestrian business, or opt to enjoy the estate privately, Rivendale Farm offers the best of practical and picturesque country estate living.

Aerial



Offering:

PID: 0053-00-086.02 53.06 Acres

PID: 0053-00-086.01 10 Acres

Portion of PID: 0053-00-086.00 .9 +/- Acres

Approximately 64 Acres



Property Features

63+ Acres (*Final amount to be determined*)

2+ Parcels

600'+/- Road Frontage

Stocked Ponds (*Catfish/Bream/Crappy/Largemouth Bass*)

Peach, Apple & Plum Trees

Pond Pump for Irrigation (will need easement)

Frost Free Water Spigots in Several Locations



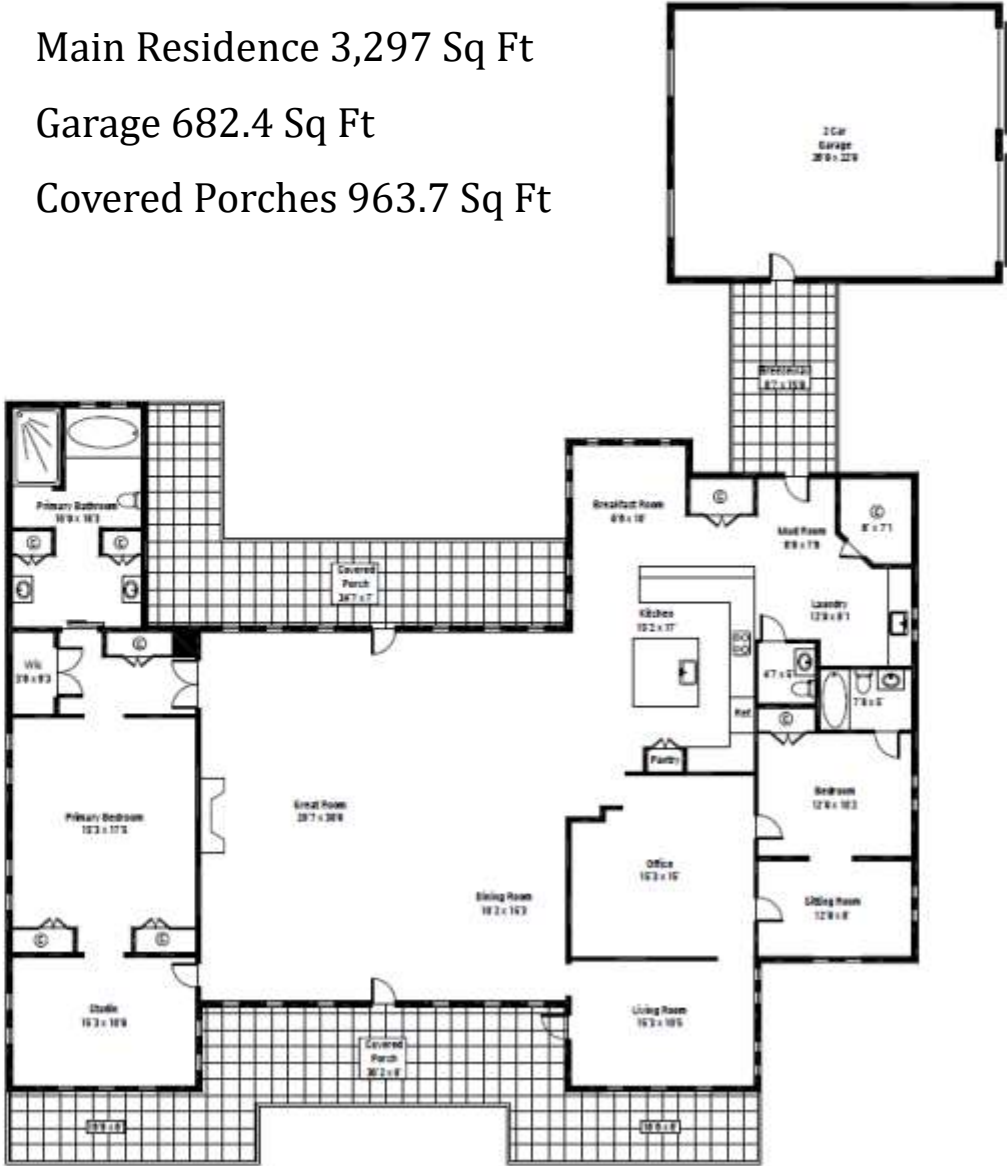
Floor Plan

Main Residence

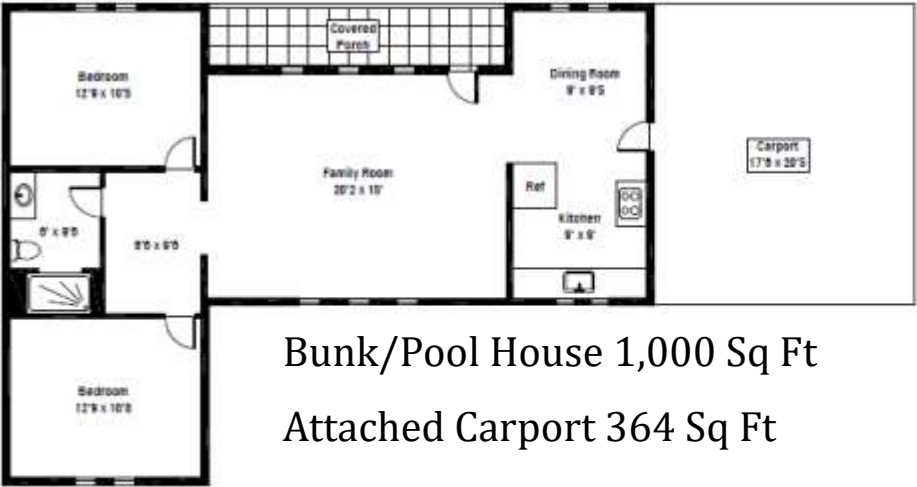
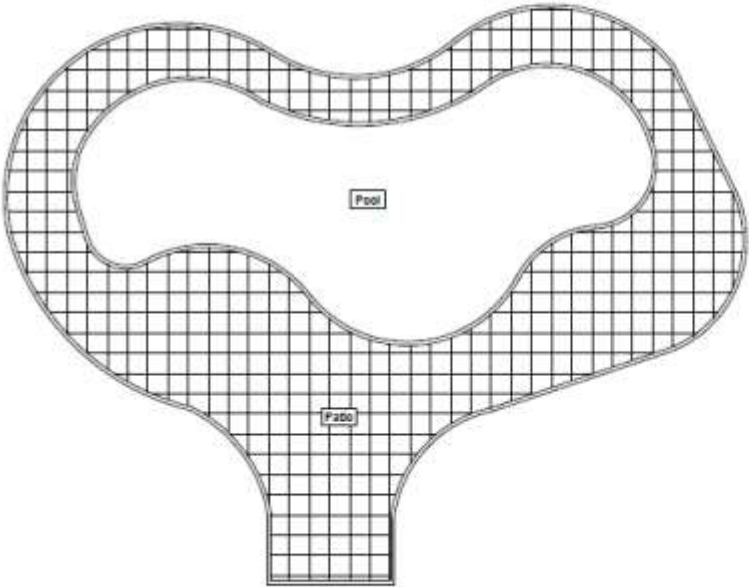
Main Residence 3,297 Sq Ft

Garage 682.4 Sq Ft

Covered Porches 963.7 Sq Ft



FIRST FLOOR



Bunk/Pool House 1,000 Sq Ft
Attached Carport 364 Sq Ft
Covered Porch 85 Sq Ft

Exterior Features



Jeld-Wen Casement Windows

Standing Seam Metal Roof

Hardi-Plank Siding w/Stone

Drip Lines to Gravel French Drain (*no gutters*)

Detached 2-Car Garage w/Breeze-way to Home

Garage Attic Storage

Overhang Roof Lines & Covered Patios w/Views of Pastures & Wood Line

8" x 8" Cedar Wood Columns on Patios

Stone Walkways

Extensive Landscaping



Interior Features

Slab-on-Grade
Split Floor Plan
Wheelchair Accessible
Custom Doors w/Egg-Shape Hardware
Mudroom w/Granite Counter Tops and Slate Tile
Flooring
Laundry w/Utility Closet/Stainless Steel Utility
Sink
Pantry w/Solar Tube
Pull-Out Shelves
Stainless Steel Sink
Tile Floor
½ Bath w/Pedestal Sink
Coat Closet
Engineered Hardwood/Tile
Sunroom/Sitting Room w/ Patio Access
Central Office Area w/Slate Tile Floor
Multiple Exterior Glass Doors to Patios
Attic



Kitchen



Granite Counter Tops

Under Counter Lights

Custom Cabinetry

Tile Backsplash

Breakfast Area

Large Island w/Pendent Lights

Cabinets Underneath Island

Bosch Stainless Steel Appliances

Gas Range w/Stainless Steel Exhaust Hood

Dishwasher

Refrigerator w/Dispenser & Freezer Drawer

Sharp Microwave Drawer



Great Room & Dining Area

Open to Kitchen

Tongue & Groove Vaulted Ceiling

Tray Surround w/Rope Lighting

Wood Beams

Skylights

Floor-to-Ceiling Stone Gas Fireplace

Access to Both North and South Facing Patios

Ceiling Fans





Primary Suite

Adjoining Studio w/Tile Floor

Attached Exercise Room

Engineered Hardwood Floors

Two Closets w/Board Shelving
Blinds

Large Linen Closet

On-suite Bathroom

Tile Floor

Custom Cabinets Used for Privacy

Two Pedestal Sinks

Walk-in/Wheel-in Tile and Frameless Glass Shower

Large Garden Tub w/Tile Surround



Guest Room

On-Suite Bathroom w/Tile Floor

Pedestal Sink

Tub/Shower Combo w/Tile Surround

Attached Playroom/Nursery/Office



Outdoor Living

Gunite Salt-Water Pool

Paver Patio

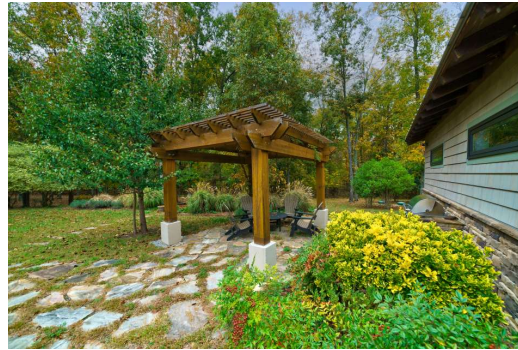
Aluminum Fencing

Outdoor Shower

Built-In Gas Grill

Stone Fire Pit

Pergola w/Paver Patio Area



Pond

Pond Approximately 2.85 Acres

(Catfish/Bream/Crappy/Largemouth Bass)



Pool House/Bunk House

1,000 Sq Ft

Kitchen w/Breakfast Area

Tile Floors Kitchen & Rec Room

Community/Recreation Room

2 Flex Rooms

Full Bath

Blinds

Casement Windows

Ceiling Fans

Covered Porch

Attached Carport



Equestrian Features

Barn

- 8 Stalls (12' x 12')
- Stall Mats & Automatic Waterers
- Dutch Doors to Exterior
- Sliding Front Doors w/Roll out Hay Feeder & Blanket Bars
- Concrete Center Aisle
- Tack Room w/Half Bath
- Wash Stall (*hot & cold H₂O*)
- Feed Room
- Hay Loft
- Laundry
- Covered Patio Area
- Small Equipment Storage
- Garage Door Opening to Shavings Storage
- Sliding End Doors



Barn Apartment

- Full Bath/Kitchenette w/Breakfast Bar
- Tongue & Groove Raised Ceiling
- Hardwood Floors



Equestrian Features (Cont'd)

Covered Arena w/Steel Framing

100' x 200'

Lights and Ridge Vents

Large Turf Grand-Prix Field

Board Fenced Pastures

Hay Field (*800 square bales — spring cut*)

Designated Gravel Trailer Parking

Trails

Auxiliary Buildings

Workshop/Equipment Building w/2 Garage Doors

4-Bay Steel Framed Large Equipment Building



Mechanicals

Propane (*Leased tank — Southern Gas*)

Rinnai Tankless H₂O Heater (*2—Main House*)

Duke Energy

DirecTV

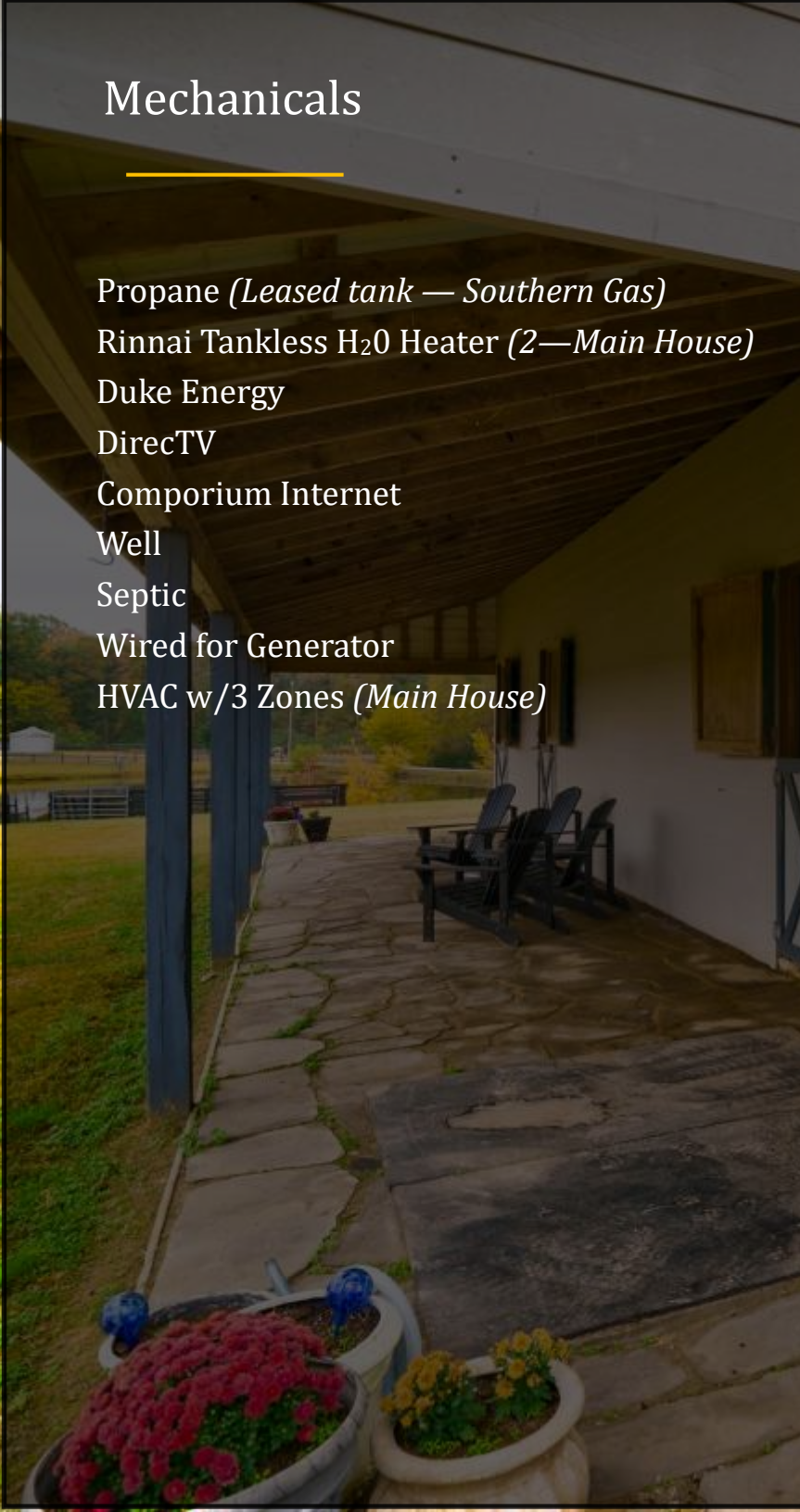
Comporium Internet

Well

Septic

Wired for Generator

HVAC w/3 Zones (*Main House*)



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