



Breedlove®

FARMS | ESTATES | LAND

6318 Nivens Road
York, South Carolina
29745

Julie R. Breedlove
704.661.9619

julie@breedlovecarolinas.com
breedlovecarolinas.com

Premier | Sotheby's
INTERNATIONAL REALTY



Picture the perfect 5-acre horse/hobby farm estate on a beautiful tree-lined street of other equestrian estates. You have arrived at 6318 Nivens Road in York, South Carolina. Freshly painted barn and 4-board fences interspersed with shade trees and two pastures. Truly, a Norman Rockwell scene. Both pastures have access to a run-in shed. The recently painted barn has two stalls with mats, workshop, sliding stall fronts, large windows, tack room and hay loft. There is a separate feed and storage barn with utility sink. The barn is easily accessed through two electronic gated entrances allowing for drive through with trailers. Ride and train in the 90' x 160' arena with stone dust and screenings. Enjoy morning coffee on front porch overlooking the pasture or relax on your deck and enjoy the pool and Koi Pond. The home has been well maintained with a new roof in 2021 and new heat/air systems in 2022. Laminate wood floors throughout living spaces. The large vaulted great room has a floor to ceiling stone fireplace and a catwalk overlooking the room. The second floor primary suite is both private and spacious with a Juliet balcony. The finished basement offers exercise room with sink, storage, recreation room and laundry room. Just ten minutes to thriving Rock Hill and easily accessible to I-77.





Aerial

PID # 448-00-00-066
5 Acres

Property Features

5 Acres

Private

Two Electronic Gated Entrances

Circular Drive

Trailer Parking

Tree House

Invisible Fence

Fruit Trees



Exterior Features

2021 Roof

Freshly Painted

Rocking Chair Front Porch

Lower Patio

Back Deck

Above Ground Pool w/Decking

KOI Pond w/Fountain — Water Feature

Security Cameras



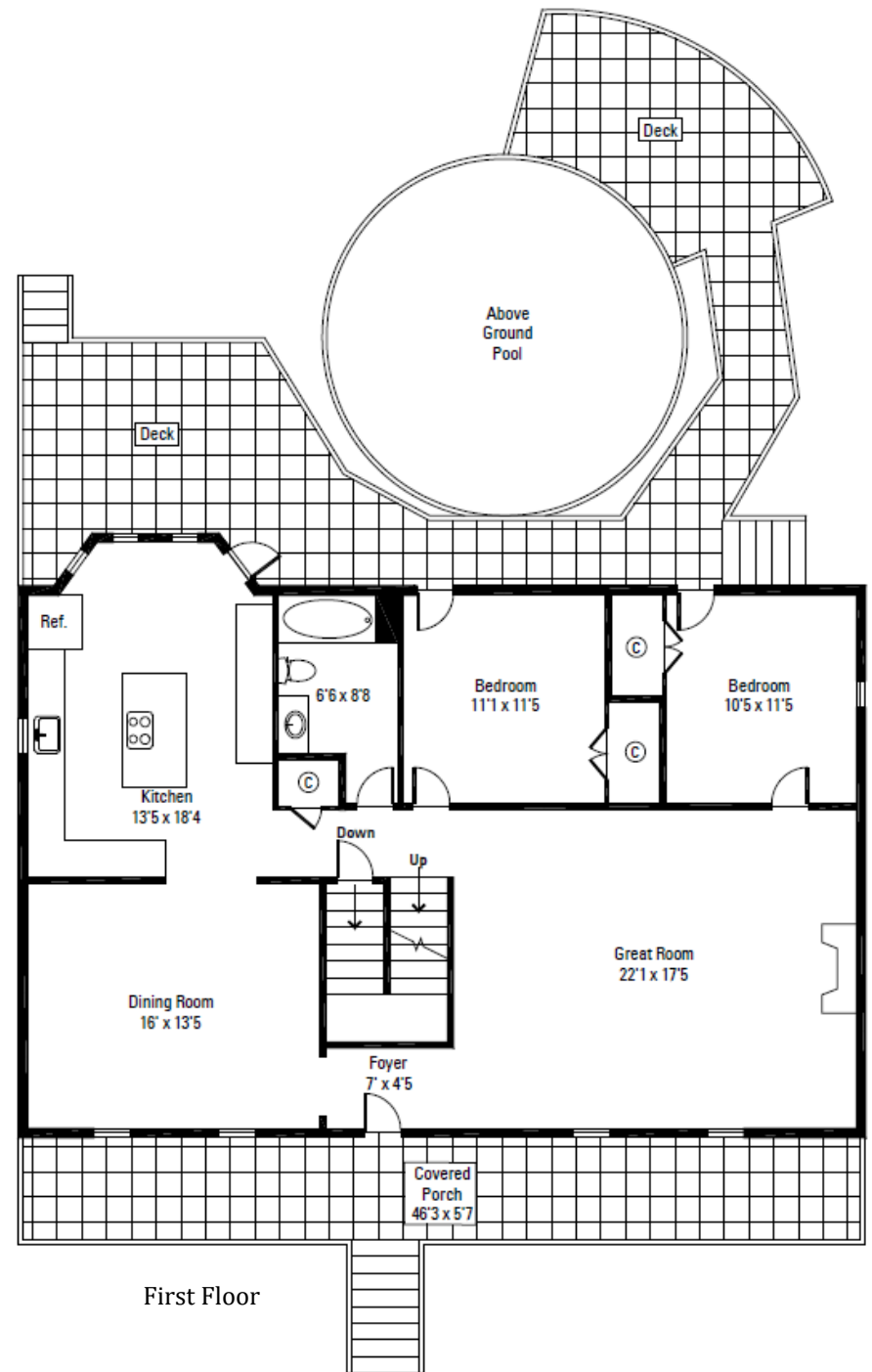
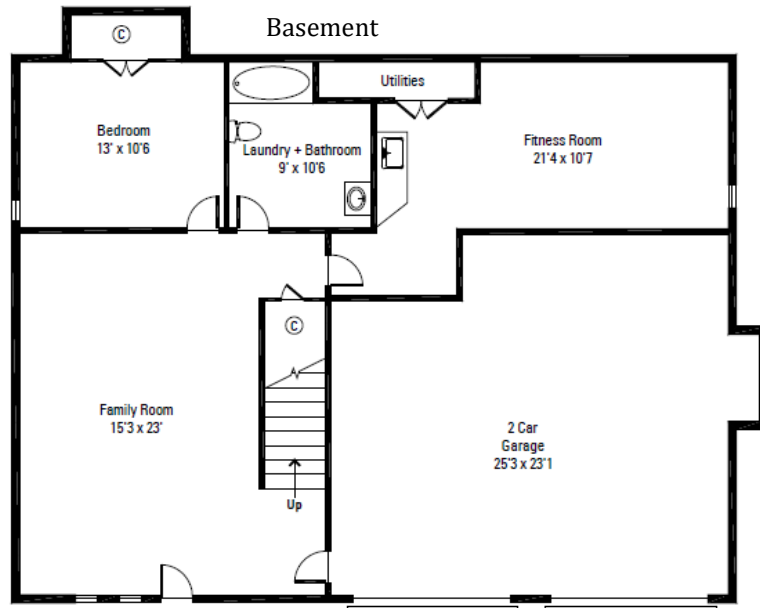
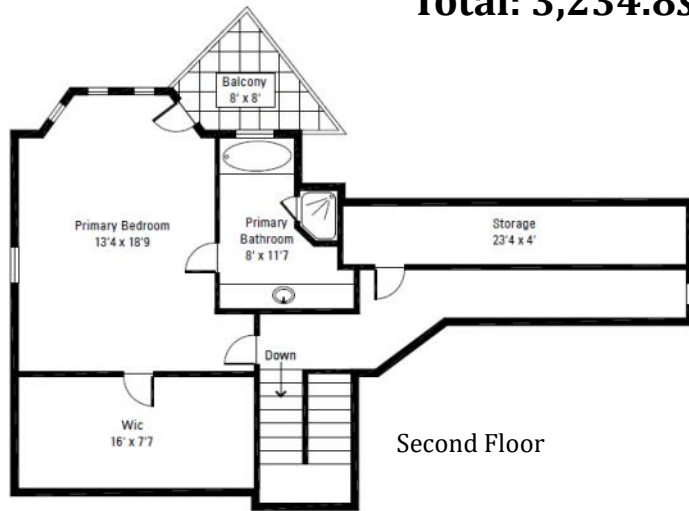
Floor Plans

1st Floor: 1,429.6sf

2nd Floor: 712.7sf

Basement: 1,092.5sf

Total: 3,234.8sf



Interior Features

Built 2004

3,234 Square Feet

3 Bedrooms and 3 Bathrooms

New Laminate Wood Floors (2020)

Lead Glass Front Door

Window Blinds

Walk-In Attic Storage

Built-In Bookcases on Catwalk Loft

Solid Wood Doors



Great Room

2-Story Great Room w/Skylights

Wall-of-Windows

Catwalk Overlooking Great Room

Floor-to-Ceiling Stone Wood Burning Fireplace

(as is; no known problems)

Reclaimed Wood Mantle

Ceiling Fan



Kitchen

Tile Countertops and Backsplash

Island w/Breakfast Bar and Current Light Fixture

Stainless Steel LG Range w/Glass Cook Top

Stainless Steel LG Dishwasher

Stainless Steel LG French Door w/Freezer Drawer Refrigerator

Glass Display Cabinets

Built-in Shelves

Lazy Susan Cabinet

Pantry Walls

Breakfast Area

Door to Back Deck



Dining Room

¾ Wall Beadboard Wainscoting

Crown Molding

Open to Kitchen



2nd Floor Primary Bedroom

Wood Laminate Flooring

Crown Molding

Private Outdoor Juliet Balcony

Large Walk-In Closet with Shelves

Primary Bathroom

Garden Tub

Separate Shower w/Semi-Frameless
Glass Doors

Dual Vanity w/Vessel Sinks

Tile Floor



Guest Bedrooms

2 Main Floor Guest Bedrooms

Access to the Back Deck

Full Bathroom with Tub/Shower Combo

Tile Floor

Beadboard $\frac{3}{4}$ Wall

Cultured Marble Vanity

Built-In Cabinets



Basement

Recreation Room

Large Closet w/Shelves

Laundry Room

Full Bathroom

Exercise Room

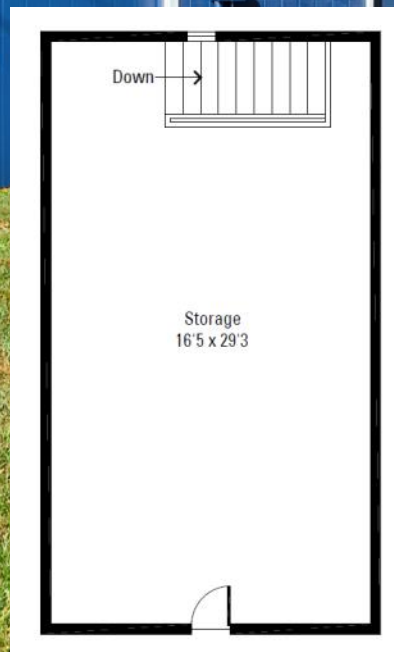
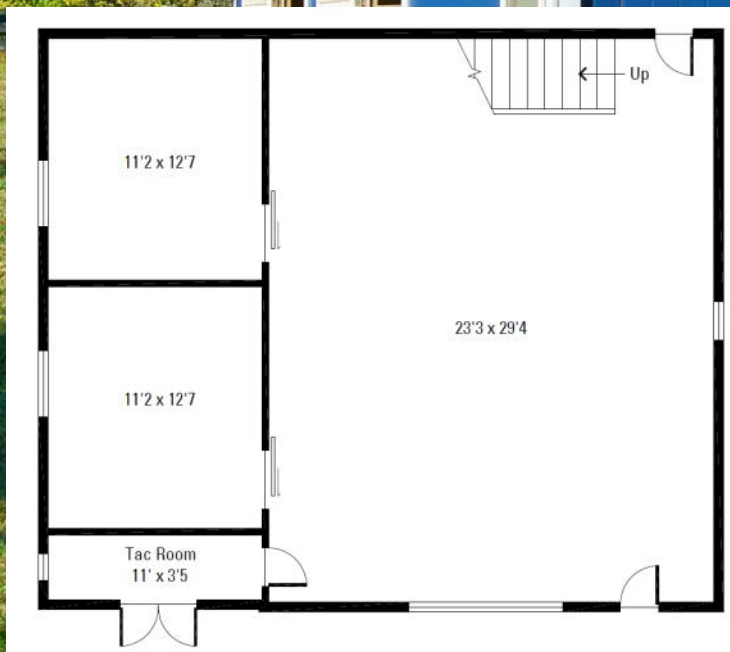
Built-in Cabinets

Tile Counter Tops

Tile Linoleum

Utility Closet





Farm Features

2-Stall Barn

11' 2" x 12' 7" Stalls

Sliding Front Doors

Large Exterior Windows

Workshop

Tack Room w/Interior and Exterior Door

Hay Loft w/Balcony Door

Attic Fan

Security Cameras



Farm Features

Feed/Storage Barn

Utility Sink-Power & H₂O

90' x 160' Arena

2-Board Fence

Clay Base w/Stone Dust & Screenings

4-Board Fenced Pastures

12' x 18' Run-In Shed w/Access to

Both Pastures

Shade Trees



Mechanicals

Well

Septic

2 Air Conditioning Systems (2022)

2 Natural Gas Furnace (2022)

Gas Water Heater

Smart Thermostats

Security System w/Cameras

T-Mobile High Speed Internet



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Charlotte Office
716 East Boulevard
Charlotte, NC 28203

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