



Breedlove®

FARMS | ESTATES | LAND

32022 Rowland Road
Albemarle, North Carolina 28001

Julie R. Breedlove

704.661.9619

julie@breedlovecarolinas.com

breedlovecarolinas.com

Premier

Sotheby's

INTERNATIONAL REALTY



32022 Rowland Road, Albemarle, North Carolina 28001. Land, animals, privacy and close to all the amenities. No HOA or city taxes. A location that epitomizes "quality of life". Estate living and a farm life per your definition with accommodations for all your animal(s) of choice. As daunting as those requests may seem... it is possible. Located just outside the quaint town of Mount Pleasant is a property that fulfills all those needs. 17+ acres with custom home, pool, shop, barn, pastures, greenhouse, and garden plots. The estate has a property perimeter woven wire fence and an electric gated entrance with brick columns, and keypad. Driveway lights line the driveway from the gate to the home and on to the barn. A large concrete parking pad is located outside the side-loading oversized 2-car garage. Built in 2004, the home underwent numerous upgrades and improvements during 2021-2023. The home greets you with a large rocking chair front porch overlooking rolling pastures. Main level living is simple with this floorplan. Primary suite with spa-like bath, large chef's kitchen with stainless steel appliances and custom cabinets as well as an immense granite island/breakfast bar, adjoining dining space and 2-story great room with built-in cabinets/bookcases, and laundry room. All conveniently located on the main level. Additionally, the home encourages indoor/outdoor living with an inviting front porch and a screened back porch. The second floor is masterfully designed for family members and guests. In addition to the 4 bedrooms, there is a large bonus room, loft area and bathroom. The oversized hallway connecting the two upstairs wings has a wall of built-in cubbies, ideal for books and games. The property has something for everyone beginning with the heated 3-car detached garage with dedicated 200-amp service. The oversized parking pad also serves as a basketball court. The pool area has a pavilion, copious decking area and adjoins the fire pit with paver surround. For the children there is a playground and playhouse. For those with a green thumb there is a fenced garden area and berry patch, each with water. No matter your favorite animal, the barn is well-suited for care and boarding. Sliding end doors and a concrete center aisle open to 5 matted stalls with sliding doors, corner feeders and hay racks. There is a tack room with utility sink, shelving, and commode, large storage room, wash stall with hot and cold water, and a hay loft with drops to each stall and the center aisle. The barn has a large, covered equipment storage area and an exterior concrete wash pad. The 4 pastures all have underground water lines. There are 3 small animal paddocks/dry lots as well as a small animal run-in shed. Water to the pastures, garden areas and barn can all be controlled from one location in the barn. This property is truly a rare find and can accommodate so many possibilities, limited only by your imagination. The current owners are good stewards of the home and property; the home is pristine and move-in ready.

Property Aerial



Property Features

17+ Acres

Property Woven Wire Perimeter Fence

Gated Entrance w/Electric Gate & Keypad

16' x 8' Greenhouse

Fenced Garden Area & Berry Patch

Both w/H₂O

Blueberries/Blackberries/Raspberries

3-Car Detached Garage w/Walk-Up Attic

LED Lights

200amp Dedicated Service

3 Overhead Electric Reels

Ceiling Unit Heater & Dust Filter

Overhead Storage System



Floor Plan

Total Heated Living Area

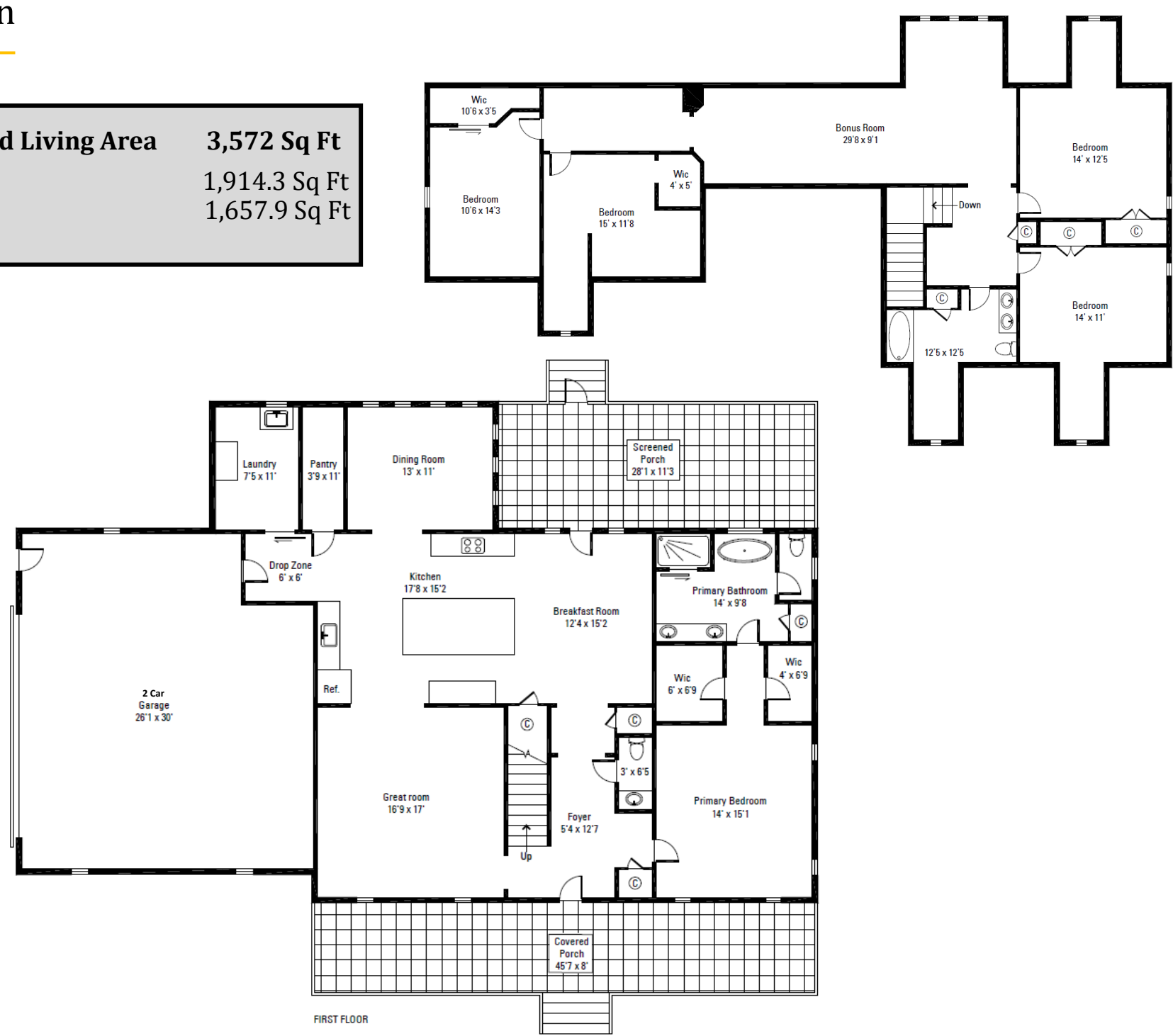
3,572 Sq Ft

Main Floor

1,914.3 Sq Ft

2nd Floor

1,657.9 Sq Ft



Exterior Features

Brick Exterior

Large Rocking Chair Front Porch

Stamped Concrete & Brick

Columns, Beadboard Ceiling w/Fans

Speakers

6 Dormers

Screened Back Porch/Stamped Concrete/Ceiling Fans

Oversized Side-Entry 2-Car Garage

Large Concrete Parking Pad

Driveway Lights to Home & Barn



Interior Features

3,572 sq ft Cape Cod Custom Home

Built 2004 — Extensive Upgrades/Renovation 2021-2023

5 Bedrooms/2.5 Bathrooms *(3 Bedroom Septic System
Permit: seller currently upgrading the system to 5 bedrooms)*

Dining Room/Office Option

Second Floor Loft & Bonus Room

Foyer

Front Wood Door w/Sidelights & Transom

Storm Door

Powder Room w/Quartz Countertop Furniture Vanity

2 Coat Closets

Custom Metal Handrails to 2nd Floor

Main Level Hardwood Floors *(Newly Refinished)*

Speakers Throughout

LED Recessed Lights Throughout

New Updated Light Fixtures & Fans Throughout

2" Blinds Throughout

Laundry Room w/Tile Floor

Barn Door

Cabinets/SS Utility Sink

Folding Table

Door Doors and Hardware

New Plumbing Fixtures Throughout

Attic Slimline Door



Kitchen/Dining Area

2 Pantries (*Closet & Walk-In w/Solid Shelves*)

Custom Cabinets w/Upper Glass Display Cabinets

Soft Return/Dovetail

Deep Drawers

Granite Counter Tops

Undercounter Lights

Subway Tile Backsplash

Large Custom Island/Breakfast Bar

Kohler Undercounter Sink w/Large Spray Faucet

Garbage Disposal

Stainless Steel Appliances

U-Line Induction Cooktop Range w/Exhaust Hood

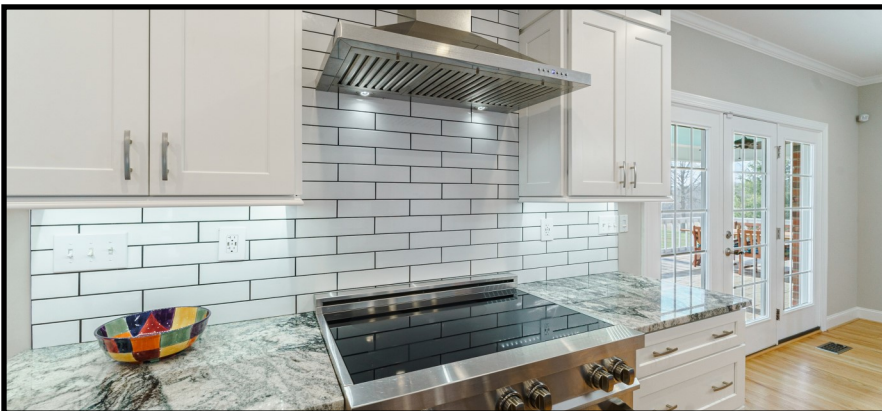
U-Line Microwave Drawer

Samsung Dishwasher

48" Samsung French Door Refrig w/Freezer Drawer

Dining Area w/Wall of Windows Overlooking Farm

Glass Door to Screened Porch



Great Room

2-Story

Built-in Surround Sound and all equipment

Wall of Built-In Bookcases/Cabinets

Open to Kitchen

Ceiling Fan





Primary Suite

Hardwood Floor

Crown Molding

Ceiling Fan

2 Walk-In Closets w/Shelving

Bath

Herringbone Wood Texture Tile Floor

Freestanding Soaking Tub

Glass Block Picture Window

Frameless Tile & Glass Shower

Sliding Door

Stone Floor

Rain Head

Linen Closet

Dual Quartz Vanity w/Undermount Sinks

Water Closet



2nd Level

*Stairway w/Custom Metal Railings to 2nd level
Loft & 4 Guest Bedrooms, Bonus Room & Bathroom*

Loft

Hardwood Floor

Linen Closet

Bonus Room

New Carpet

Large Dormer Alcove

Hall

Wall of Solid Wood Cubbies (*Ideal for Books & Games*)



Guest Bedrooms/Bathroom

2nd Level Guest Rooms 1 & 2

New Hardwood Floor

Double Door Wall Closet

Ceiling Fan

Dormer



2nd Level Bathroom

Tile Floor

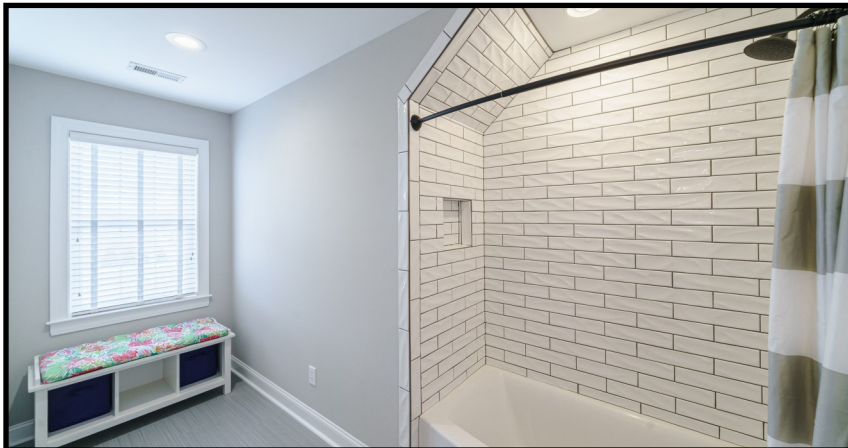
Linen Closet

Subway Tile Surround Shower/Tub

Rain Head

Dual Furniture Vanity w/Cabinet & Shelf
Quartz Top

Dressing Room Dormer w/Window Seat



Guest Bedrooms

2nd Level Guest Rooms 3 & 4

Guest Room 3

New Carpet

Dormer

Built-In Bunk Bed w/Lights & Storage Cubby

Built-In Desk w/Butcher Block Top

Pocket Door Walk-In Closet w/Shelves



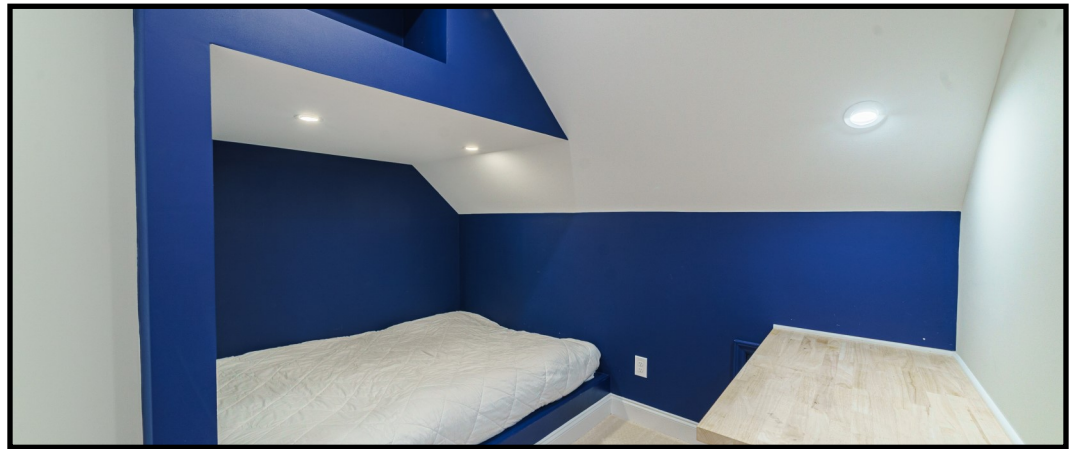
Guest Room 4

New Carpet

Built-In Bunk Bed w/Lights & Storage Cubby

Built-In Desk w/Butcher Block Top

Walk-In Closet w/Shelves



Outdoor Living

18' x 36' Freshwater Gunite Pool w/12' x 12' Tanning (or dog) Ledge,
Fencing, Decking & Pavilion
Fire Pit Area w/Paver Surround
Childrens Play Structure and Playhouse
Gorilla Inground Basketball Goal



Farm Features

4 Pastures — All w/Underground Water Lines

3 Small Animal Paddocks/Dry Lots

10' x 6' Small Animal Run-In

30' x 40' Run-in/Equipment Shed



Farm Features

5-Stall Barn w/Equipment Storage

Exterior Wood Board & Batten

Shutters

Exterior Lights

Sliding End Doors

Concrete Center Aisle

Storage w/Double Doors & Shelving

Central H₂O Control for Buildings/Pastures/Gardens

5 Stalls w/Mats & Sliding Doors (11'x11')

(3 Stalls w/Exterior Dutch Doors to Large Stall)

Corner Feeders

Hay Racks

Tack Room w/Utility Sink, Commode & Shelving

Wash Stall w/Hot & Cold H₂O

Hay Loft *(Hay Included)*

Stairs to Hay Loft

Hay Elevator *(Negotiable)*

Hay-Drop in Each Stall & Center Aisle

Exterior Concrete Wash Pad w/Hitching Rail

Large Run-In Area

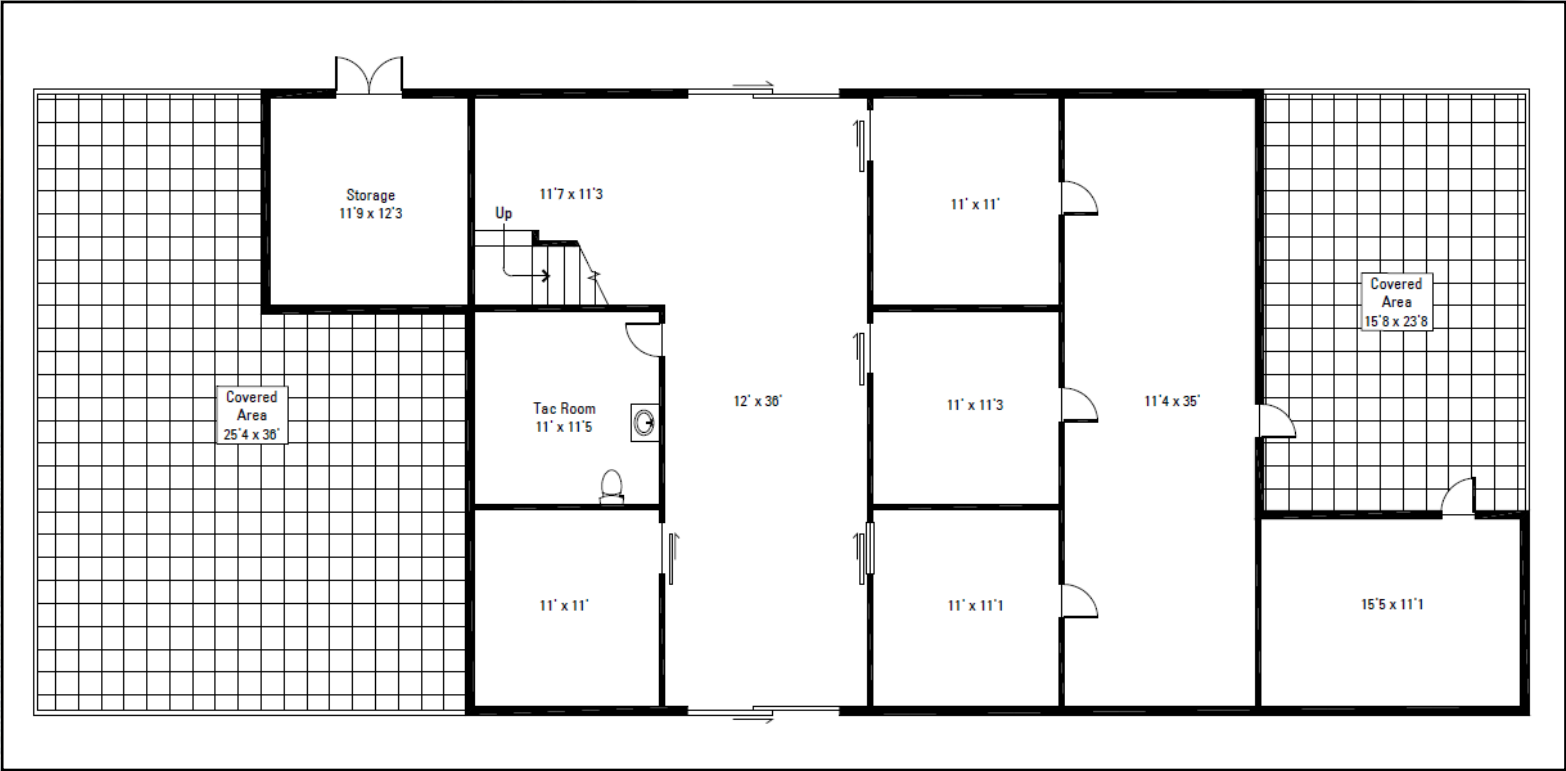
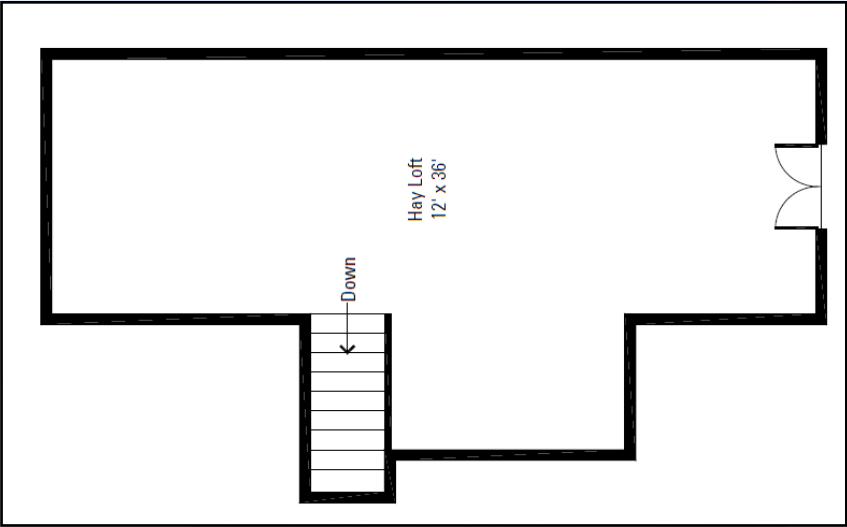
Exterior Stall w/Paddock Access

25' x 36' Covered Equipment Storage Area



Farm Features

Barn Floorplan



Mechanicals

Whole-House Generator
(Recently Renovated/Serviced)

Well w/Well House

Septic System
(Pumped June 2023)
(System Currently Being Upgraded)

Propane H₂O Heater

Starlink High-Speed Internet

3 Heat & Air Systems

Furnace/Air Handler 2023

HVAC 2017

Furnace/Air Handler 2004



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Charlotte Office

532 Governor Morrison Street #C110
Charlotte, NC 28211

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