



400 Ratledge Road
Mocksville, North Carolina 27028

Julie R. Breedlove
704.661.9619

julie@breedlovecarolinas.com
breedlovecarolinas.com

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INTERNATIONAL REALTY

Improvements 2017-2025



400 Ratledge Road Improvements

The current owners have owned the property since 2017. During that time they have been outstanding stewards of the farm. They markedly improved the property in all aspects, seeking to ensure the farm was not only efficient and manageable but also matched the natural beauty of the land it occupies and that in the surrounding area. The following is a detail overview of the significant changes/additions/improvement made since 2017.

Property

Hardscape: Installed new brick paver walks, patio and Motor court; new brick paver entry landscape planter.

Front Drive Entry: Installed Aluminum double gate w/solar operator, keypad, remote controls & trip opening wire. Added new 3-board wood fencing w/cover board.

Landscaping: New professionally designed and installed landscaping including 3 Autumn Glory maple trees. (*Blakely Landscape*).

Carriage Garage: New 32' x 32' 2-car oversized garage w/potential for finished space upstairs. Insulated, drywall & finish paint, LED overhead lights. 2 overhead door operators, insulated overhead doors, 4 double hung windows & screens, 9 light entry door w/keypad entry. Decorative/no maintenance PVC Cupola w/Golden Retriever brass weathervane (*Shelton Construction*).

Flagpole: Installed aluminum telescopic flagpole for 4'x 6' American Flag w/solar light for nighttime illumination.

Pastures: Improved through soils testing, lime application, weed spray, fertilizer, regular mowing and spreading composted horse manure.

Property Drainage: Installation of fill materials and construction of new gravel over fabric driveways/apron/parking/swales. Corrected drainage systems to ensure proper drainage of the property, eliminating/reducing standing water, particularly around the barn and adjoining paddocks as well as the arena.

Home

Front Porch: Added front entry porch w/crown molding, beadboard ceiling, metal roof, gutter, decorative fiberglass columns, new wall mount light fixtures.

Kitchen: New granite counter tops and new appliances including gas line for stove, new light fixtures, new sinks, new plumbing fixtures, new drywall backsplash.

Laundry Room: New oversized Maytag washer & dryer and installation of gas line for new dryer.

Fireplace Gas Logs: Added new gas fireplace logs in office and sun room (*Energy United*).

Window Screens: Installed new custom made window screens for all windows.

Improvements (cont.)

Paint: Painted interior and exterior of house. Painted barn exterior and well house, and barn tack room interior.

Mud Room: Added new half bath in mud room.

Interior: Added new 15 light glass door between front entry hall and living room.

Lighting: Added Kitchen LED recessed can lights, new Progress light fixtures in front hall, upstairs hall, dining room, kitchen. New exterior lights at front entry porch, mud room entry, garage and exterior basement. Motion detection lights on new garage, mud room, equipment shed, both run-in sheds barn.

Bathrooms: Renovated both first floor baths w/new vanities, new custom frameless glass shower, & shower door, new Kohler high toilets, travertine flooring, professional grade plumbing fixtures, heater fan, exhaust fan, custom cherry cabinetry & bench, granite counter tops, electrical fixtures, custom mirrors (*Shelton Construction*).

Basement: Insulated ceiling in basement, installed dehumidifier & pump for dehumidifier.

Window Treatments: Installed new pleated shades in all windows.

Ceiling Fans: New ceiling fans primary & upstairs bedrooms, living room & 2 new fans in the box.

Dressing Room: New custom designed primary closet including built-in drawers, cabinetry, shelves, hanging, shoe storage

Recreation Room: New vanity & toilet , bath hardware, plumbing fixtures and new paint.

Sunroom: Anderson aluminum combination door w/full screen, glass and closers.

Mechanicals

Hot Water: Installed new electric tankless hot water heater for first floor primary bedroom, and new 50 gallon primary electric hot water heater.

Security System: Updated monitored system including cameras, WI-FI accessibility and thermostats (*CPI*).

Well: New well pump & pressure switch installed 2022 (*Prevette & Son*); new pressure tank installed (*Shore*).

Gutters: New 6" gutters and new drain lines w/pop-ups added.

LP Gas: New buried LP tank (*Energy United*) added, including new lines to gas grill, dryer and kitchen stove.

Internet: Installed new high speed fiber optic lines to house & horse barn. Part of neighborhood shared cost program.

Air Handling: 2021 Amana 18 SEER, Inverter 4 Ton HVAC 2 zones for first floor including humidifier and air filtration. Customized duct work to consolidate system into basement including redesigned duct work. 10-year parts warranty; expires 4/15/31 (*Aspire*).

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Improvements (cont.)

Farm/Equestrian Facilities:

Barn: Renovated 4-stall barn including new glass sliding doors, Dutch doors w/neck yolks, wash rack walls, paint, gutters, run outs from stalls to paddock w/gates and 2 way latches, metal siding at runouts and wrapped posts. LED motion detector lights front, rear, runouts, fan outlet in runout, electrical outlet and electric fencer for barn paddock.

Tack Room: Added new mini split and dehumidifier. Painted walls, floor and doors.

Tool Room/Shop: Installed concrete floor and overhead doors, front has operator & keypad entry. (*Morton Buildings & Others*)

Barnyard/Barn Water: Added 3 frost proof water hydrants at big pasture/arena/lower pasture (*Prevette & Son*).

Equipment Building: Built new 36' x 20' 3-bay equipment building (*Shelton Construction*) w/(3) 10'x10' overhead doors, 1 w/operator, Crossbuck wooden door w/closer & keypad entry, double hung window & screen, ridge vent & soffit vent.

Shelters: (2) 12' x 16' custom site built run in shelters w/fabric under stone dust footing. 1 has fan & lights. (*Shelton Construction*).

Arena: 104' x 152' arena restored w/additional sand. Created drainage swales; added new fence boards,/electric fence

Fencing: New 3-board pressure treated horse fencing; gates w/2-way latches & stockade fence for HVAC (*Shore Custom Fence*). Created 4 pasture turnouts, 3 of which can be gated open to be joined. Added outlet w/switch on well house for electric fence.