



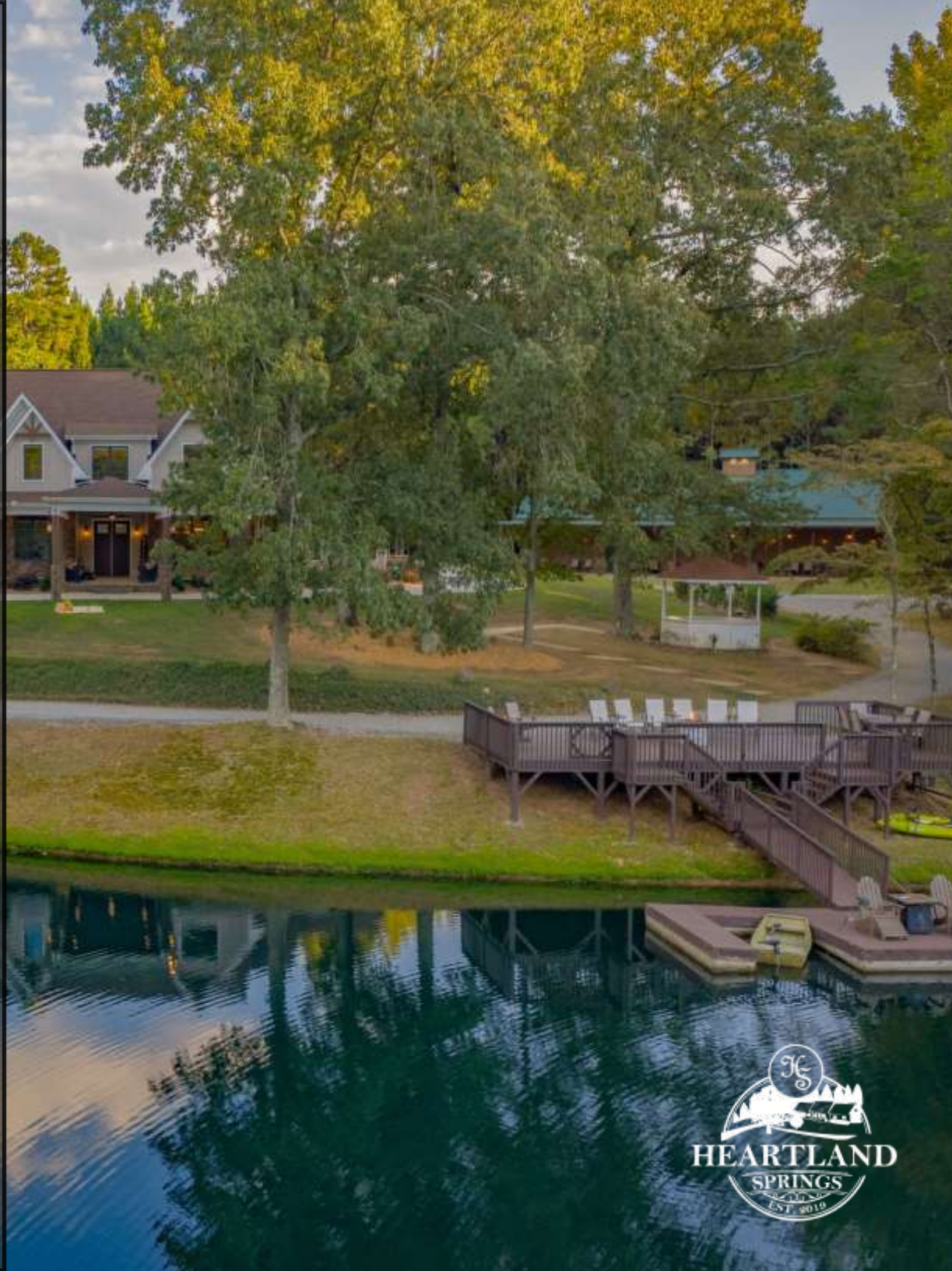
Heartland Springs Farm

1619 Ellis Belk Road
Monroe, North Carolina 28112

Julie R. Breedlove
704.661.9619

julie@breedlovecarolinas.com
breedlovefarmsestatesandland.com

Premier | Sotheby's
INTERNATIONAL REALTY



The Estate

40+/- Private Acres (*3 Parcels*) — Diverse Terrain

Estate Home

Guest House

Barn

Timber Areas

Area 1 (*Approx. 5 Acres*) Loblolly Pine 15+/- Year Growth

Area 2 (*Approx. 14 Acres*) Mixed Upland Hardwood w/Scattered Pine 55+/- Year Growth

Area 3 (*Approx. 8 Acres*) Loblolly Pine 30+/- Year Growth

3 Ponds (*One is stocked with Bass, Brim & Sunfish*)

House Pond (*2 Aeration Fountains*)

Great Fishing

2 Observation Decks (*40' x 16' and 10' x 8'.5"*)

Floating Dock/Slip Attached to Larger Deck

Fire Pit on Larger Deck

Creek

Miles of Private Named Trails (*Hiking, ATV'ing, Hunting*)

Numerous Outdoor Facilities



Aerial Map



1619 Ellis Belk Road, Monroe, NC 28112

PID # 04-216-010 8.328 Acres

PID # 04-216-101-A 28.962 Acres

PID # 0037-00-003.10 1.814 Acres

Total Approximately 40 Acres



Heartland Springs Farm: An estate designed for enduring connection. In an era increasingly defined by the glow of screens and the fleeting, unreliable nature of digital contact, we risk losing the essential components of our humanity: face-to-face conversations, shared laughter, and the warmth of genuine presence. Heartland Springs was designed and built as a powerful antidote to this trend...a sanctuary where personal contact and social bonds could be nurtured and celebrated.

Heartland Springs is not merely a residence; it is an intention brought to life. Completed in the spring of 2024 after a five-year project, this one-of-a-kind luxury estate was envisioned as a family refuge, a timeless gathering place, and a space to share the essential fabric of our community. The property blends the thoughtful, deliberate touch of man with the untamed beauty of its natural surroundings to create a unique offering designed to help form the rich tapestry of human existence.





The Estate Home

Custom Built 2024 (<https://www.mangerbuildersllc.com/>)

6,830 sq ft

6 Bedrooms/6 Full Bathrooms & 2 Half-Bathrooms

3 Bedrooms Main Floor/3 Bedrooms Second Floor

Large Walk-In Storage Attic 2nd Floor

Split Floor Plan Main Floor

Main Floor Powder Room

Antique Gold Plumbing Fixtures

Furniture Vanity w/Quartz Countertop

Antique Gold Round Mirror

Luxury Vinyl Plank Throughout

Crown Molding Throughout

Oak Fireplace Mantles Custom Made w/Wood Harvested
from Estate

Main Floor 10'-12' Ceilings

2nd Floor 9' Ceilings

8' Doors Main Floor

Oak Tread Split Front Staircase

Oak Tread Back Staircase

Large Under Stairs Storage Closet

Remote Control & Voice Activated Roller Blinds

Walk-In Attic w/Laminate Flooring

Storage Shelves Convey

2 Access Doors



Main Level

Arriving at the impressive front door via the porta cochere, one expects to be stunned by what waits inside. The main level of the estate home does not disappoint. Opening to an impressive foyer, the open concept sight lines in the main living areas immediately speak to the “clean” design of the home. The heart of the main level includes the Dining Room, Great Room with floor-to-cathedral ceiling rock fireplace bordered by built-in cabinets and shelves, and the chef’s delight Kitchen. The Great Room accesses the All Seasons Room and on to the pool courtyard. The split floor plan places the large Primary Suite opposite a main floor Guest Room Ensuite. The Kitchen area features a fully-equipped Scullery and Butler’s Pantry. A second main floor Guest Room and the Powder Room are adjacent to the Primary Suite. The Mudroom/Drop Station/Laundry w/full bathroom connects the main level to a 4-car garage.



Main Level Floor Plan

Main Level: 3,492 *sf*

2nd Floor: 3,338 *sf*

Net Livable: 6,830 *sf*

Main Level Spaces

Foyer

Dining Room

Kitchen

Scullery

Butler's Pantry

Great Room

Powder Bath

Main Level Primary Suite

Primary Bedroom

Primary Bathroom

2 Walk-In Closets

Private Laundry Room

Main Level Guest Suite (*Ensuite*)

Main Level Guest Bedroom/Office

Mudroom/Drop Station

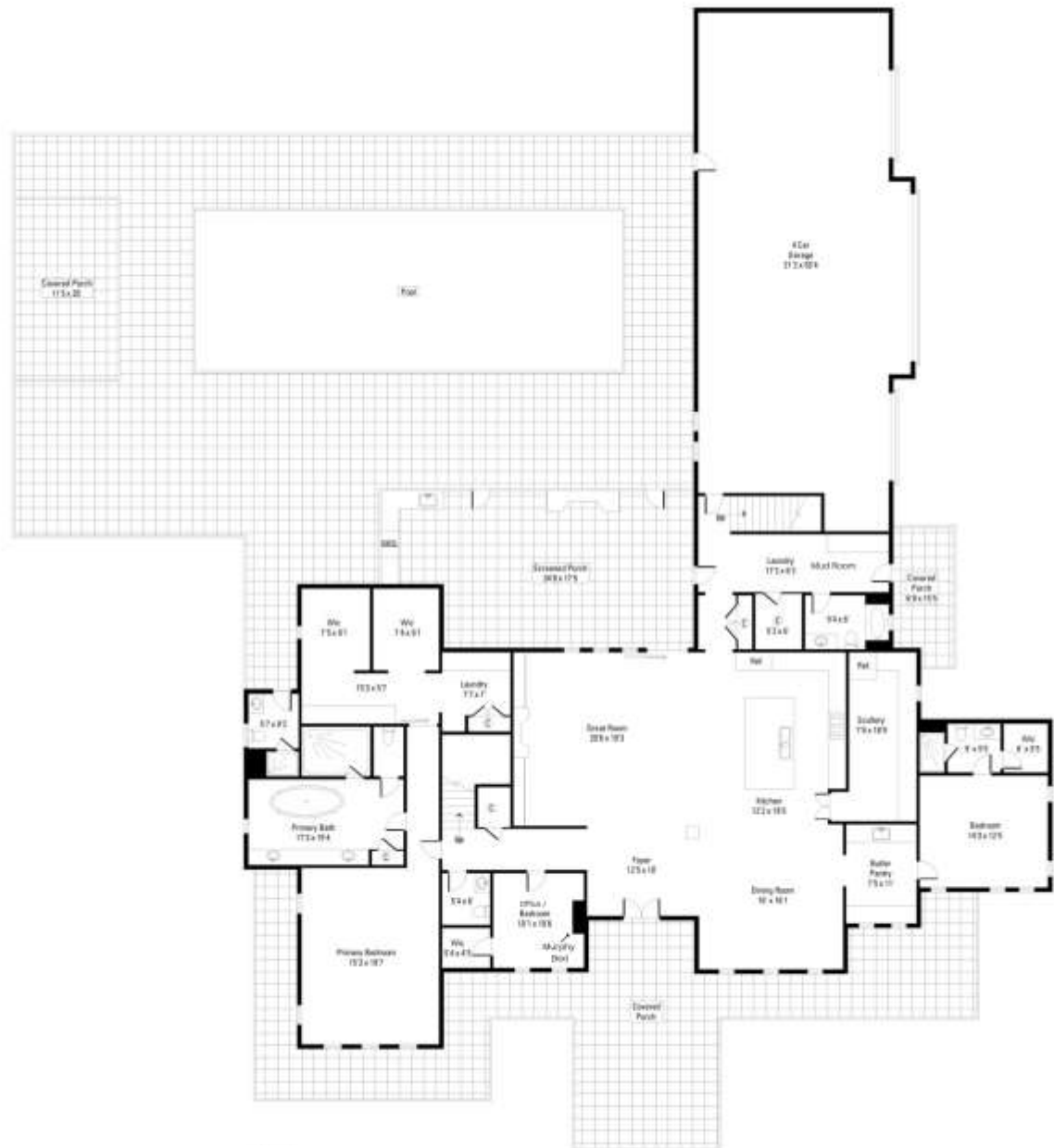
Laundry

Closet

Full Bathroom

Pool Bathroom (*Open to Patio*)

1619 ELLIS BELK RD. MONROE



Foyer

Double Low Maintenance Fiberglass 6 Lite—2 Panel
Wood Style
10' Ceiling
Wrought Iron Chandelier
Open to Great Room, Kitchen & Dining Room
Columns



Dining Room

Coffered Ceiling w/Wood Beams
Wall-of-Windows Overlooking Ponds
Black Metal Candle Chandeliers



Kitchen

10' x 6' Island w/Breakfast Counter

4 Black Metal & Glass Frosted Light Pendants

Quartz Countertops

Custom Cabinets — 10' Floor-to-Ceiling

Top Row Frosted Glass

Dovetail/Soft Return

Deep Drawers

Spice Drawers

Wolf Steam Wall Oven

Wolf Convection Wall Oven

Wolf 48" 4-Burner Gas Cooktop w/Griddle

Custom-Built Cabinet Surround High Powered Exhaust Hood

Pot Filler

Sub-Zero 48" Refrigerator/Freezer w/Ice & Water Dispenser (*Interior*)

Kohler Double-Bowl Porcelain Farmhouse Sink

Cove Dishwasher (*Wolf Series*)

Sharp Microwave Drawer



Butler's Pantry



Two-Sided
Quartz Countertops
Tile Backsplash
Display Cabinets
Lower Cabinets/Drawers
Stainless Steel Sink
Undercounter Beverage Refrigerator

Scullery

Faux Cabinet Wall Pantry Opens to Large Scullery/Pantry
Quartz Counter & Walk-In Pantry
Wall of Cabinets & Shelves
Quartz Counter & Walk-In Pantry
Wall of Cabinets & Shelves
2nd Stainless Refrigerator w/Freezer Drawers (*Whirlpool*)
Tile Backsplash
Window



Great Room

2-Story Cathedral Ceiling (20' at Peak) w/Wood Beams

Large 10-Blade Ceiling Fan

Rock Floor-to-Ceiling Propane Fireplace

Fireplace Flanked by Shelves & Cabinets

Wall-of-Sliding-Doors Opening to All Seasons Room



Main Level Primary Suite

Primary Bedroom

Tongue & Groove Tray Ceiling w/Wood Beams

Ship Lap Accent Wall

Wall-of-Windows Overlooking the Pond

Ceiling Fan

Oversized Double-Sided Walk-in Closet

Pocket Door

Built-In Dressers, Shoe Shelves & Cabinets w/Quartz
Countertop

Laundry Area w/Folding Counter/Cabinets & Clothes
Drying Hanger

Safe Closet



Primary Bathroom

Stone Tile Floor

Tongue & Groove Ceiling w/Wood Beams

13' Double Quartz Vanity w/Makeup Vanity

Oversized Freestanding Oval Soaking Tub

Shiplap Accent Wall, Chandelier

Water Closet

Walk-In Tiled Frameless Steam Shower w/Bench, Body Jets
Rain Head and Handheld Shower



Main Level Guest Rooms

Two Guest Rooms on the Main Level. Guest Room 2 near the Primary Suite and Guest 1 (Ensuite) on the opposing side of the Main Level

Guest Bedroom 1 (Ensuite)

Wall-of-Windows Overlooking Pond
Walk-In closet w/Solid Shelving
Ceiling Fan
Voice Activated Roller Blinds



Bathroom

Wall and Ceiling Tiled Frameless Glass Shower
Quartz Topped Vanity

Guest Bedroom 2/Office

Murphy Bed
Ceiling Fan
Walk-In Closet





Mudroom/Drop Station



Mudroom/Drop Station/Laundry Room

Built-In Bench w/Shiplap Walled Coat Hanging
Cabinets w/Quartz Countertop
Walk-In Closet
Side Entrance Door

Mud Room Full Bathroom

Tile Surround Tub/Shower Combo
Tile Floor
Quartz Countertop

2nd Floor

The Estate Home second floor can be accessed by a front stairway located near the entrance to the Main Level Primary Suite or by rear stairs located in the Mudroom. To accommodate the soaring Great Room ceiling, the 2nd floor is designed around that space and efficiently grouped into 3 area spaces. The private Guest Room Wing is situated along a wide hallway and accessed via a pocket door. There are 3 bedrooms on this wing, one an ensuite room and 2 identically designed bedrooms share a bath. Beginning with the Loft/Game room located at the rear stairs, the primary living spaces are adjacent to each other, to include a large Family Room with a fireplace, Powder Room, closet and Flex/Play Room. A large unfinished storage room with laminate floors is located near the front stairs. Three rooms comprise the office space area; the Office/Library, Fitness Room and the hidden Bunk Room.



2nd Level Floor Plan

2nd Level Spaces

Guest Room Wing

- Guest Room 4
- Guest Room 5
- Bathroom (*Shared by Guest 4 & 5*)
- Bedroom 6 (*Ensuite*)

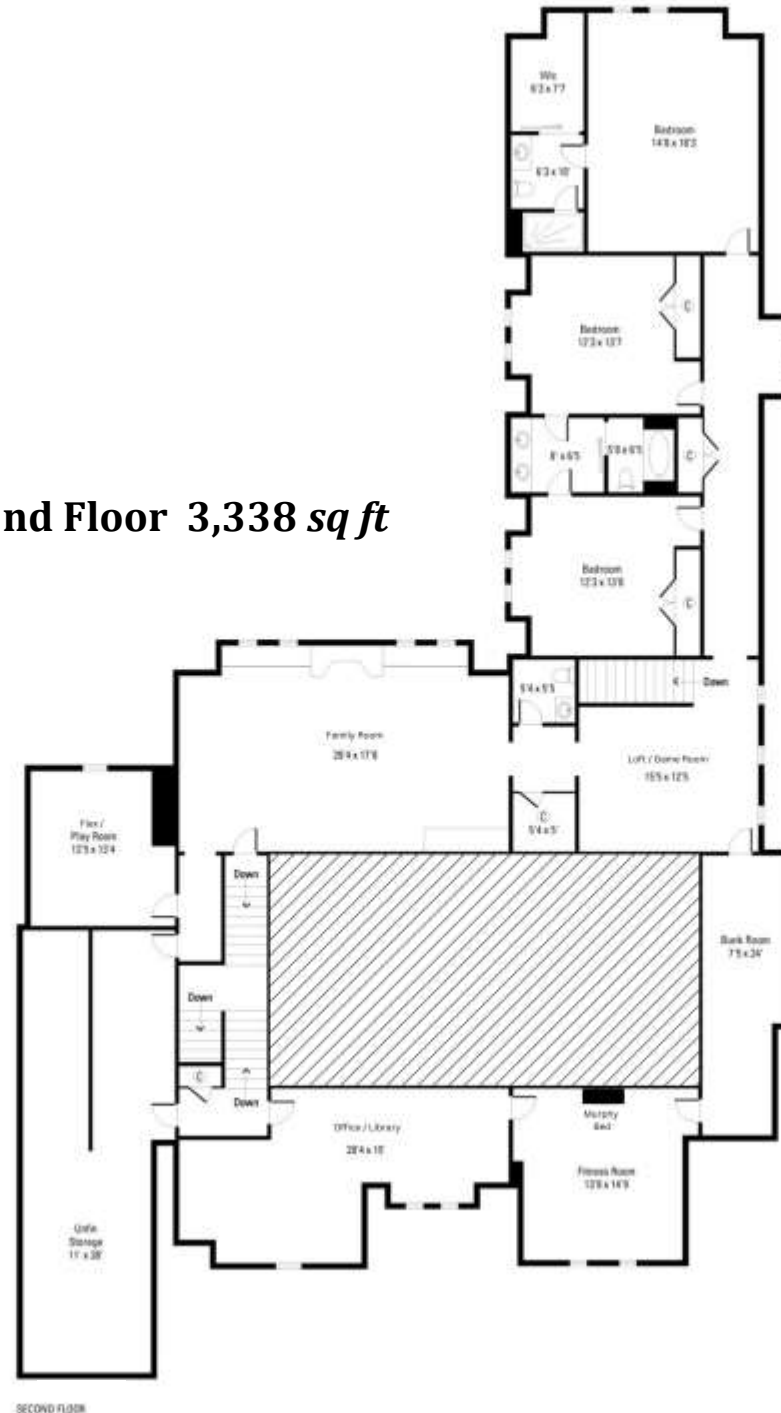
Living Spaces

- Loft/Game Room
- Powder Bath
- Closet
- Family Room
- Flex/Play Room

Office Area

- Office/Library
- Fitness Room
- Hidden Bunk Room (*Accessed from Loft*)
- Unfinished Storage w/Laminate Floors
- 2 Access Doors
(*Shelving to Convey*)
- Front (*Foyer*) & Rear (*Mudroom*) Stairs

2nd Floor 3,338 sq ft



2nd Floor (*Bedroom Wing*)

Private Guest Bedroom Wing w/Pocket Door Access to Wide Hallway

Double Door Linen Closet
Window Seat
Wall of Windows



Guest Rooms 4 & 5

Guest 4 & 5 Have an Identical Design — Share a Bathroom

Window Seat/Ceiling Fan/Wall Closet w/Shelving

Shared Bathroom

Dual Quartz Top Vanity/Water Closet
Tiled Surround/Tub/Shower Combo



Guest Room 6 (*Ensuite*)



Large Bedroom w/Ceiling Fan

Floor-to-Ceiling Tile and Frameless Glass Shower

Walk-In Closet w/Solid Shelving

2nd Floor (*Family Wing*)

Family Room

Stone Surround Propane Fireplace
Shiplap Accents and Custom Made Wood Mantel
Lower Game Cabinets w/Quartz Countertop
Dry Bar w/Undercounter Beverage Refrigerator
2 Ceiling Fans
Walk-In Closet
Adjoining Half Bath
Adjoining Play Room/Flex Room
Adjoining Game Room/Loft Area w/Access to Back Staircase
Glass Dome & Black Metal Card Table Chandelier



Flex / Play Room



Loft / Game Room



Second Floor (*Office Area*)



Fitness Room/Guest Room

Murphy Bed

Ceiling Fan

No Closet

Rotating Book Shelf (*Opens to Hidden Bunk Room*)

Bunk Room

2 Bunk Beds

2 Hidden Rotating Bookcases to Enter



Office/Library



All Seasons Room

Floor-to-Ceiling Rock Gas Fireplace w/Custom Wood Mantel
Eze-Breeze Windows & 2 Doors Flanking Fireplace Opening to Pool Patio/
Courtyard

Tongue & Groove Stained Ceiling

2 Large 10-Blade Ceiling Fans

Travertine Floor

Low Country Day Swing Bed (*Conveys*)

Indoor/Outdoor Kitchen Space

Stone Cabinetry w/Honed Granite Countertop

Stainless Sink

Stone Wall Backdrop for Cooking Space

Coyote Grill w/Lower Cabinet

Large Stainless Exhaust Hood

Built-In Kegerator

Undercounter Refrigerator

Stainless Sink & Drawers



Pool Courtyard

Saltwater Pool 48'x 18' w/Code Protected—Motorized

Retractable Cover, Hot Tub and Tanning Ledge

Travertine Pool Patio

Stone Courtyard Wall

Wall Uplighting/Lights in Patio

Aluminum Fencing w/Wood Privacy Fence Enclosing the Pool Patio

Pavilion w/Stone Wall, Timber Columns and Large Picnic Table

Cathedral Ceiling (*Tongue & Groove Stained*)

Large Propane Fireplace (*Stainless/Lighted Crystal Nuggets*)

Dual Stained Concrete Stairs to Guest House Terraced Patio



Exterior Features

Hardboard and Stone Exterior

Porta-Cochere w/Large Entrance/Sitting Porch

Concrete Parking Pad

Stone, Travertine Wraparound Porch

Stone Columns

10' Tongue & Groove Stained Ceilings

Coach Lights/Lanterns

Ceiling Fans

Security Cameras

Rain Chains

Landscape Lights

Exit Lights

4-Car Side Load Garage

Side Entrance Door

Concrete Circular Drive

Large Concrete Parking Pad (*Ideal Area for Pickleball*)

Flood Lights

Landscape Lighting

Irrigation



Beyond The Estate House

The estate is more than a home; it is a canvas for community. Expansive common areas encourage spontaneous gathering. Imagine evenings spent in the great room, a space anchored by a colossal stone fireplace, where stories are shared and connections are deepened. The professional-grade chef's kitchen serves as the estate's true heart, where food becomes the centerpiece for conversation and communal cooking.

Heartland Springs embraces both lively social events and quiet, personal reflection. The property features a large, covered veranda with sweeping views of the grounds, allowing gatherings to continue in any weather. A dedicated, "social barn" offers a rustic-chic setting for celebrations, while secluded walking paths lead to a tranquil, spring-fed ponds providing a peaceful escape for one-on-one conversations.



Guest House

940 sq ft, Hard Board Siding
Studio Plan w/Separate Office w/Private Entrance
2-Car Carport
Stamped, Stained Concrete Patio & Sidewalk
Overlooking Pool Courtyard
Storage Room
Shutters
Open Concept
Laminate Floor
Wood Beams & Ceiling Fans
Laundry/Bathroom
Quartz Countertop, Shower/Tub Combo Insert
Stackable Washer/Dryer Units, Linen Cabinets
Kitchen
Cabinets-to-Ceiling, Tile Backsplash, Quartz Countertop
LG Stainless Glass Top Stove/Oven, LG Microwave, LG Dishwasher,
GE Refrigerator w/Water/Ice Dispenser, Stainless Undermount Sink
9' Ceilings
Pull-Down Attic, Back Door
Walk-In Closet w/Shelving



Guest House Floor Plan

Guest House Spaces

Office

Walk-In Closet

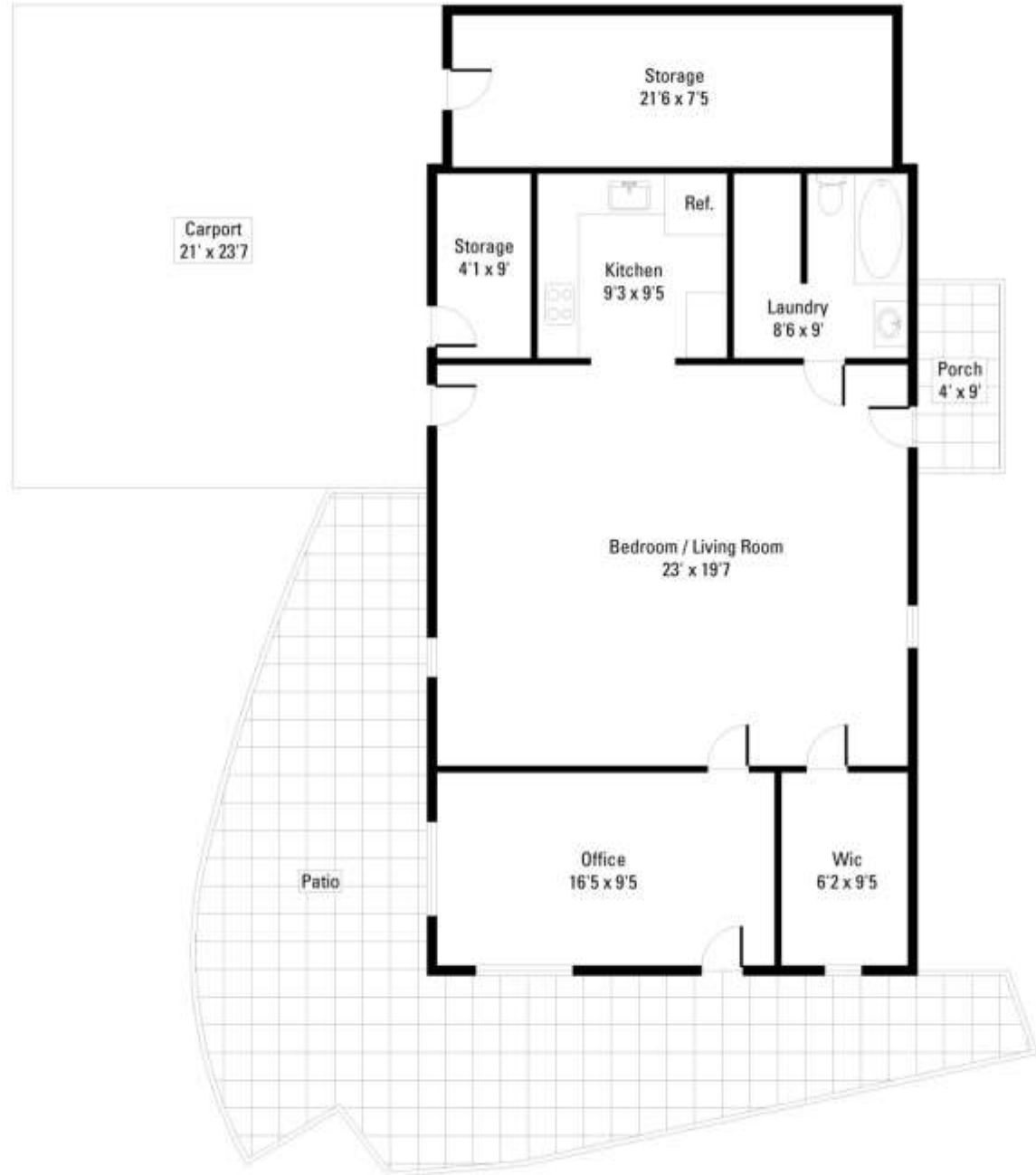
Bedroom/Living Room

Kitchen

Laundry/Bathroom

2 Storage Rooms Opening to
Carport

Carport/Patio/Porch





Barn

Exterior

Metal Roof

Cupola

Multiple Exterior Entrances

114' x 14' Concrete/Paver Wrap Around Covered Patio

Picnic/Beer Garden Side Patio Area

35' x 10' Covered Gravel Porch/Equipment Storage

Board & Batten Exterior

Porch Ceiling Fans x 8

8 Coach lights

Interior

Cathedral Beadboard Ceiling

Multiple Fans/Lights, Coach Lights and Recessed Lights

Concrete Floor w/Sealer (*"Wet Look"*)

Large Double Door

Knotty Pine Shiplap Walls Throughout

Extra Outlets Throughout

Exit Light Signs

Stage

Projector & Screen (150")

Speaker System — Wired (*Ethernet Wireless*)

A/V Control Room

Bathroom (*Permitted for 1 Bathroom*)

Kitchen

Barn Door to Kitchen

Stove, Fridge, Glass Cooktop

Stainless Steel Tables, Cabinets, Drawers

Commercial Stainless Sink w/Sprayer

2 Frigidaire Refrigerators

Stainless Ice Maker

Bathroom

Double Vanity w/Quartz Countertop

Water Closet

Shower Room

Large Storage Room

Walk-In Storage Closet

Under Stairs Closet

2nd Floor

Group Room/Loft

Cathedral Ceiling

Wall-of-Windows

Wood Laminate Floor

2 Multi-Purpose Rooms Each w/Barn Doors

Equipment Building 38' x 35.5"

Board & Batten, Electricity and Water



Outdoor Spaces

Large Flagstone Sitting Area w/Benches Around Fire Pit
12 Volt Remote Controlled Lighting
Barn Wood Pile (Conveys)
Accent Boulders

Hot Chocolate Shack

Loft

Barn Doors

Swing

Pond Gazebo

Hallelujah Hill

Meditation/Worship Hill

Built-In Benches

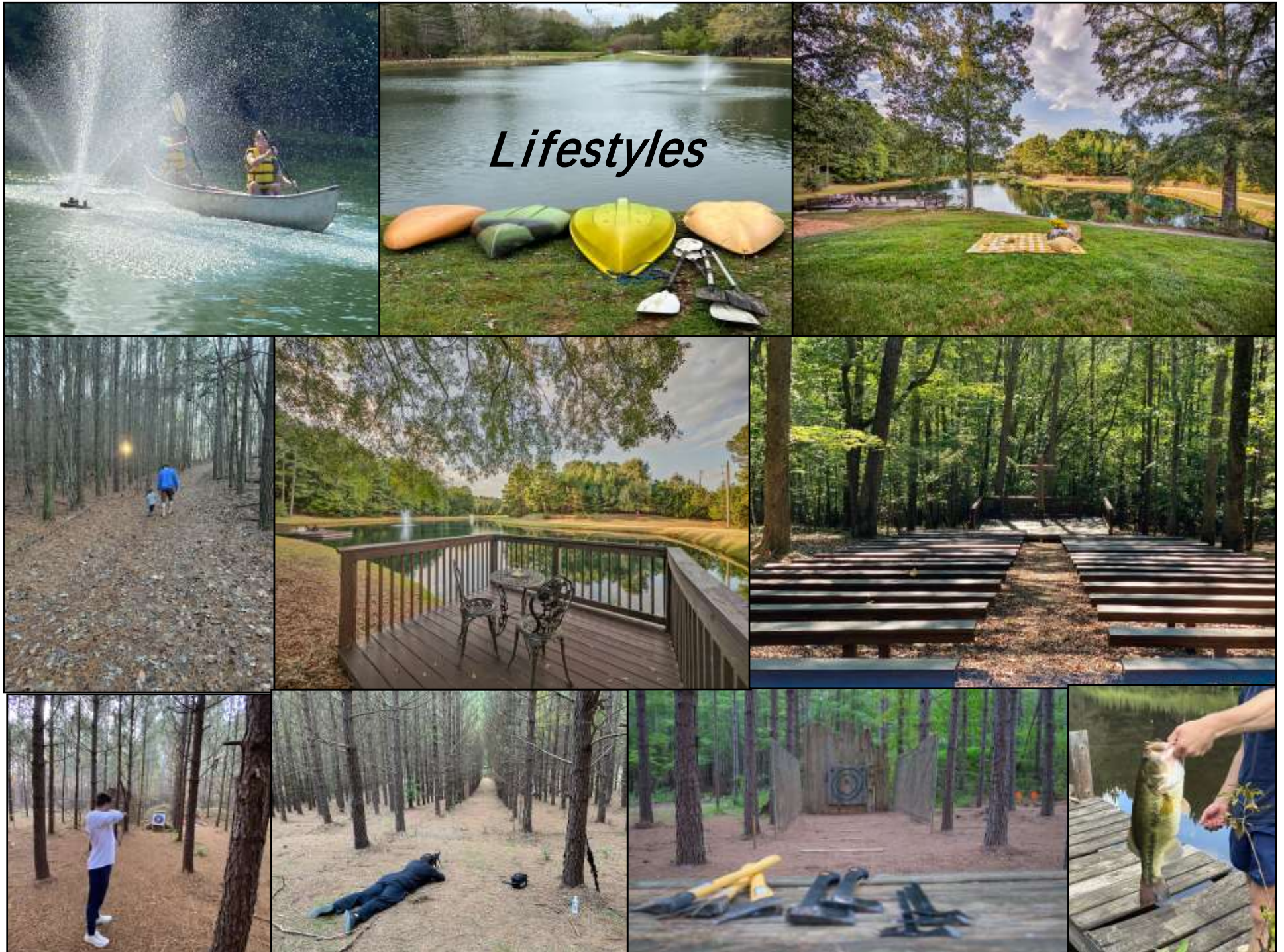
Stage

Archery/Dart Boards

Shooting Range

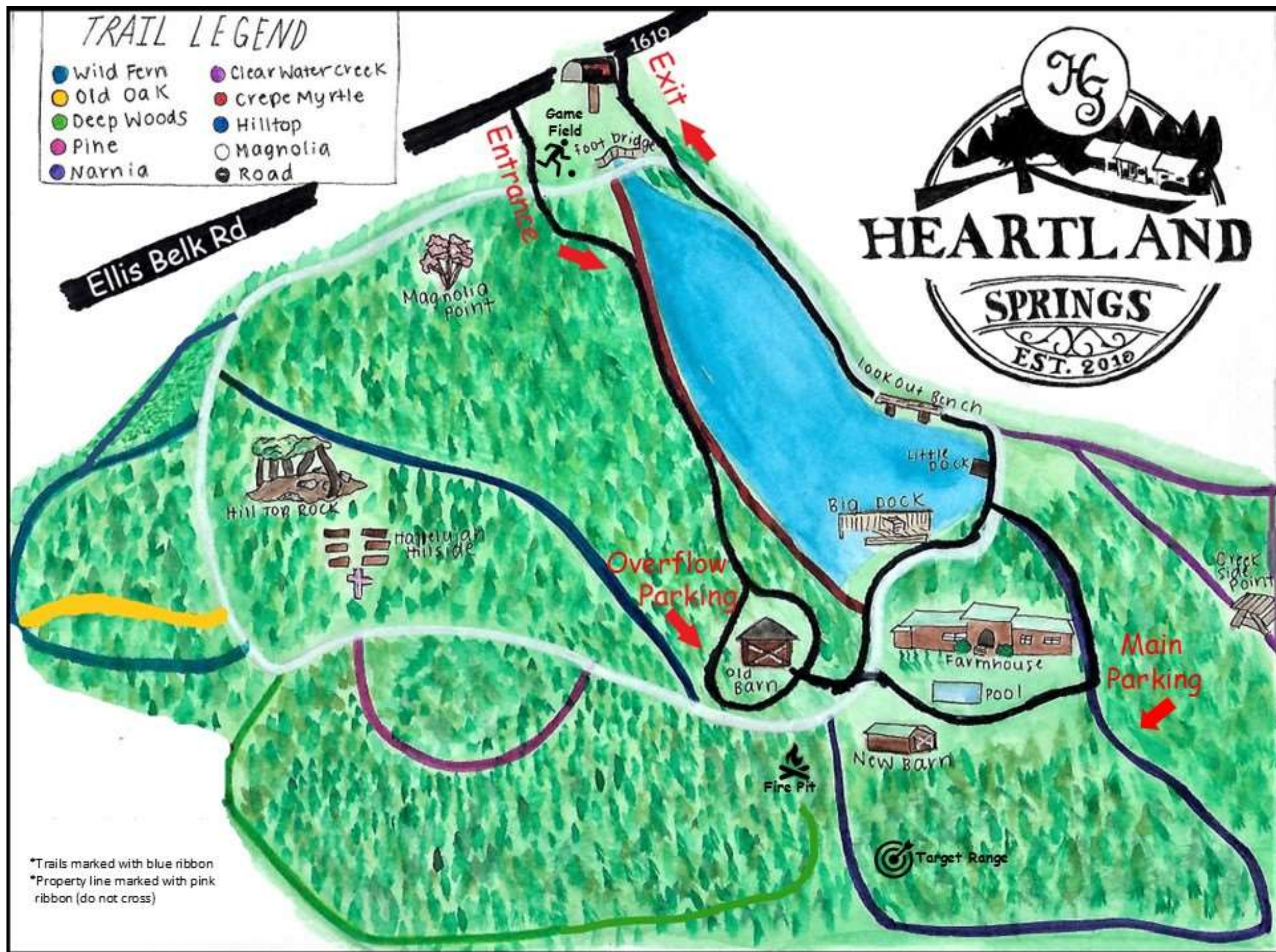
Knife/Hatchet Throwing Area





TRAIL LEGEND

- | | |
|--------------|---------------------|
| ● Wild Fern | ● Clear Water Creek |
| ● Old Oak | ● Crepe Myrtle |
| ● Deep Woods | ● Hilltop |
| ● Pine | ○ Magnolia |
| ● Narnia | ● Road |



*Trails marked with blue ribbon
 *Property line marked with pink ribbon (do not cross)

Nature's Bounty

The estate's design intentionally blurs the lines between indoor comfort and natural splendor. Floor-to-ceiling windows immerse interiors in the natural landscape, bringing the shifting seasons inside. The handcrafted details, from reclaimed wood accents to locally sourced stone, ground the modern design in the authenticity of its pastoral setting. The 40-acre property, with its wooded expanses, three ponds and creek, ensures privacy while providing a boundless playground for outdoor activities.

Heartland Springs is a legacy of hospitality. It is a space where generations can come together, friends can reconnect, and new acquaintances can become cherished companions. Every design choice, every architectural detail, serves a single, powerful purpose: to provide a backdrop for the most meaningful moments of our lives, ensuring that in a world of digital noise, the essential art of personal connection is never lost.



Mechanicals

Well

Main Home—Pentair Whole House Water Filtration/Water Softener and UV Light
Guest House—Blue Onyx Water Filtration System and Blue Light
Barn—Blue Onyx Water Filtration System and Blue Light

Two Septic Systems (*2 Bedroom & 6 Bedroom*)

Main Home—2 Rinnai Tankless Water Heaters
Guest House—Electric Water Heater
Barn—Electric Water Heater

HVAC

Main Home—4 Ducane Dual Fuel Heat Pumps
Guest House—1 Heat Pump
Barn—Two 5 Ton Goodman Heat Pumps
One 2.5 Ton Goodman Heat Pump

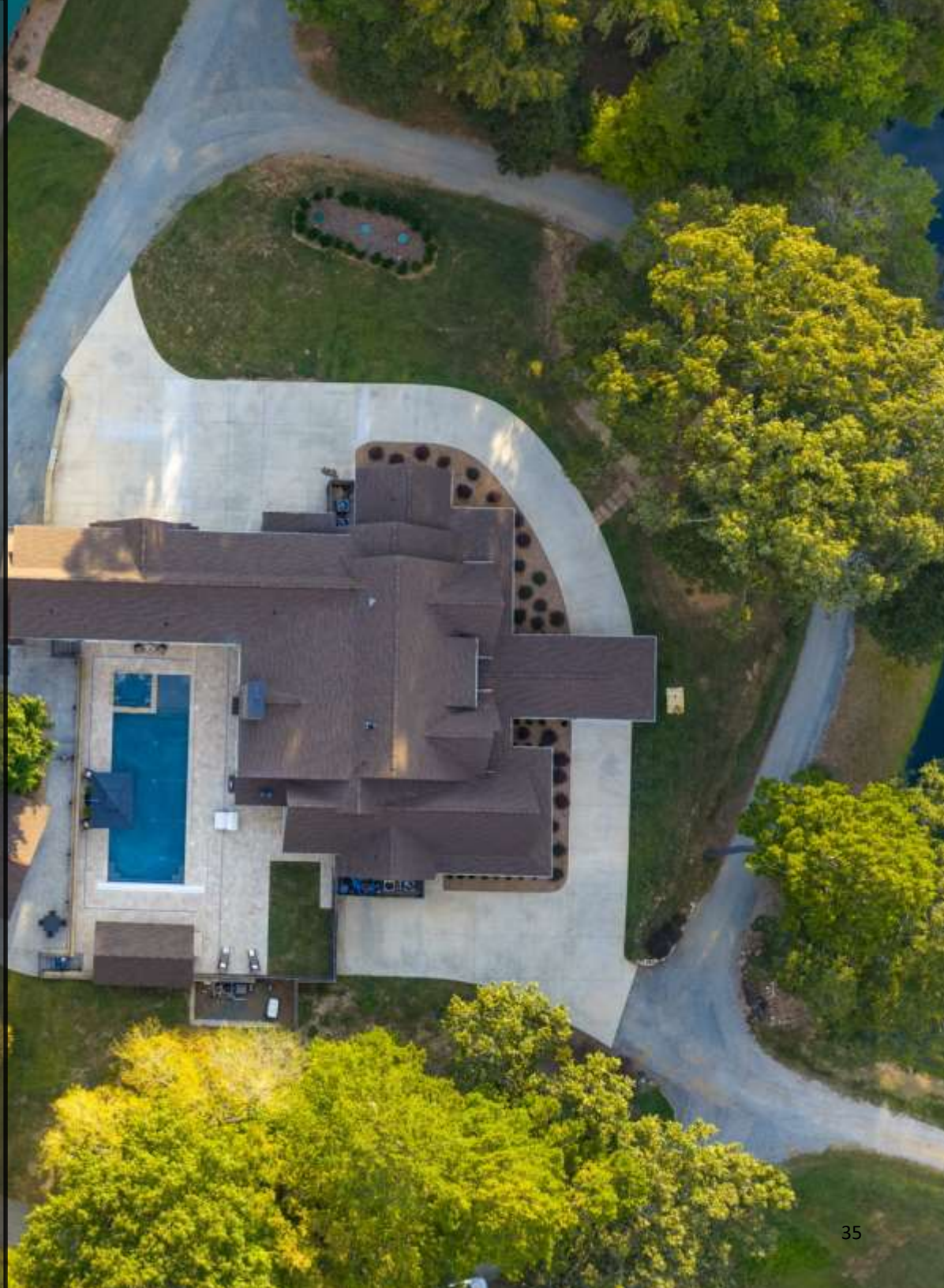
Security Cameras Throughout (*Ring*)

Whole-House Generac Generator

Above Ground Propane Tank—Leased

Spectrum Internet

Wireless Controlled Gate



1619 Ellis Belk Road
Monroe, North Carolina 28112

Julie R. Breedlove • 704.661.9619
Julie@breedlovecarolinas.com



Premier

Sotheby's
INTERNATIONAL REALTY

Charlotte Office
532 Governor Morrison Street
#C110
Charlotte, NC 28211

Sotheby's International Realty® and the Sotheby's International Realty logo are registered service marks used with permission. Each office is independently owned and operated. Equal Housing Opportunity. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Property information herein is derived from various sources that may include, but not limited to county records and the multiple listing service and it may include approximations. Although this information is believed to be accurate, it is not warranted and should not be relied upon without personal verification.