



Breedlove®

FARMS | ESTATES | LAND

Leaning Oak Farm

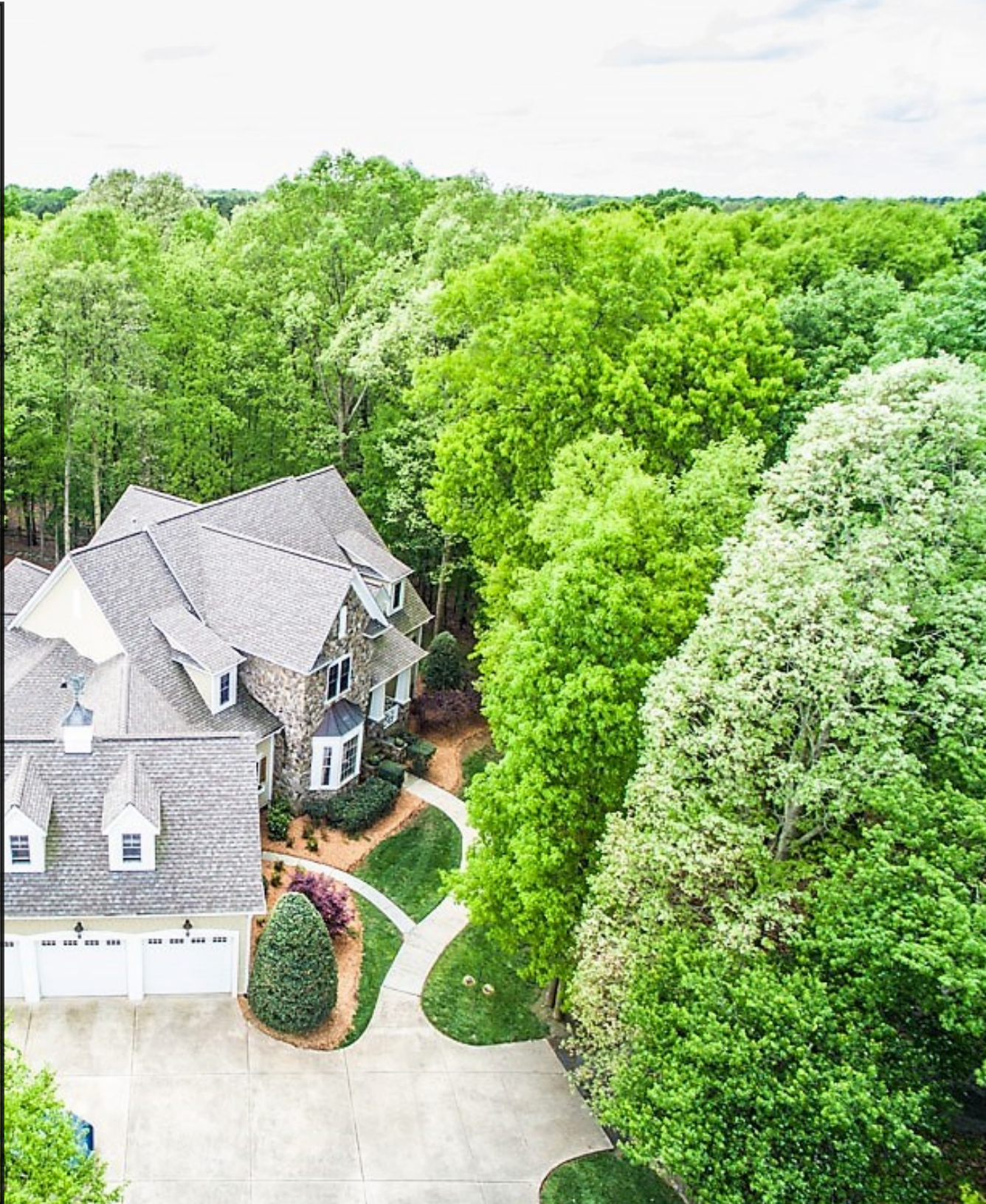
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Premier

Sotheby's
INTERNATIONAL REALTY





Leaning Oak Farm. The most discerning home owner will appreciate the stone work utilized around the gated entrance of this beautiful equestrian estate. The entrance ensures privacy, while at the same time, announces what is found behind the gates. The driveway meanders past the lush green pastures, Cryptomeria and Holly trees line the drive to the home nestled among hardwoods. Hardi-Board and Stone exterior helps with maintenance, leaving time to enjoy the land, your horses and a healthy active lifestyle. The flower boxes, stone walkways, patios and surrounding extensive landscaping all help create an elegant yet natural outdoor living space.

Upon entering the tiled foyer, you will feel the warmth of this 4,791 square foot custom designed and built home by local builder Triple T Builders. Artistic and architectural details include a commissioned canvas foyer wall painting, wall fountain, professional Faux and authentic Venetian plaster painting, arched doorways, columns, extensive trim work and stone accents. Accent lighting enhances the trim work and custom built-in cabinets and display shelves located throughout the home. Ten foot ceilings and eight foot doors on the main floor, as well as, hardwood, tile and slate flooring. Special touches throughout the home make this a one-of-a-kind custom home. Living spaces are warm and inviting and take advantage of the property views. In addition to the comfortable living room you can relax, entertain or read a good book in either the tiled sunroom or in front of the fireplace in either the keeping room or den.

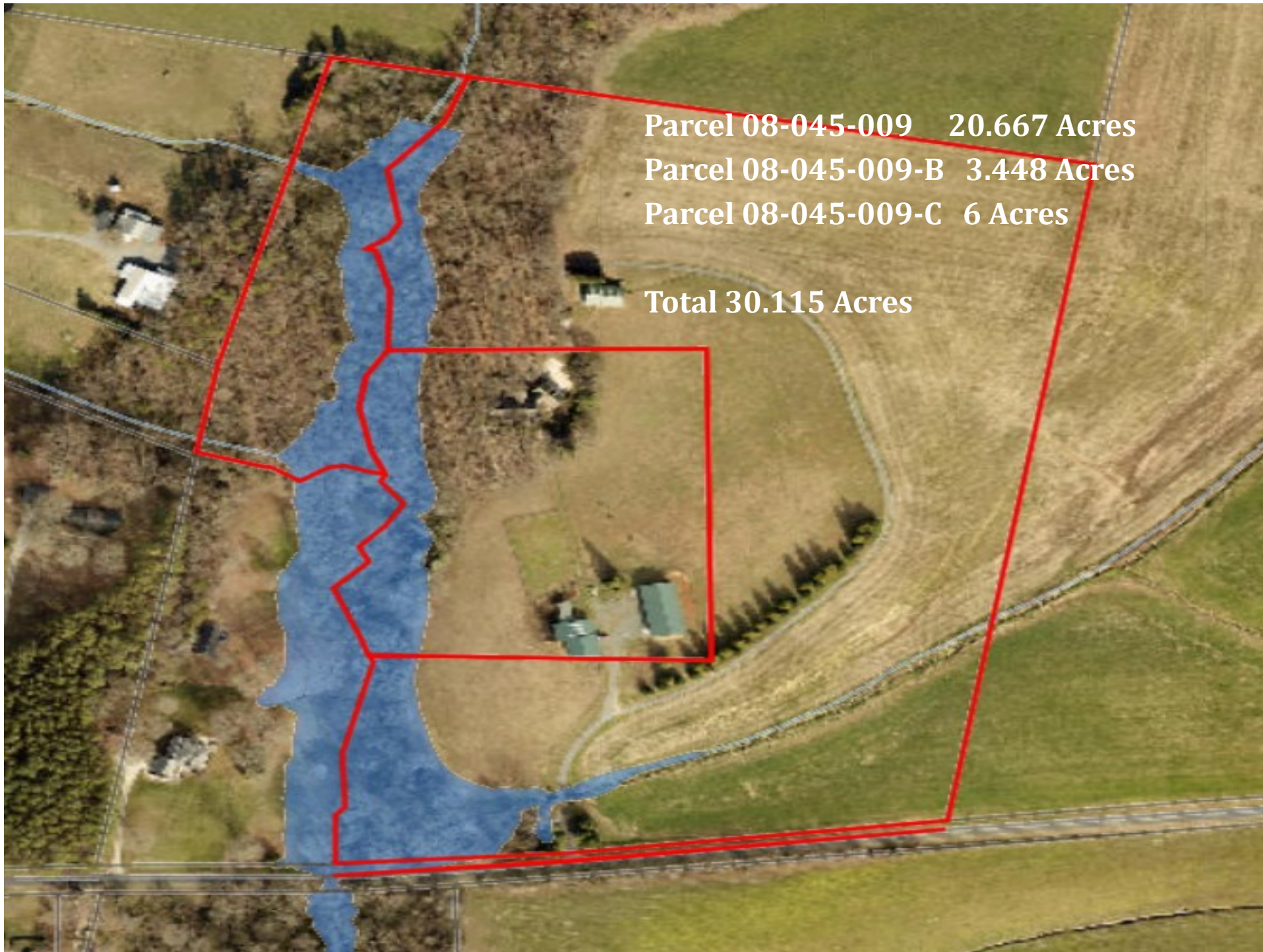
A focal point of the home, the oversized kitchen was designed for entertaining. Granite counter tops, 3" butcher block island with vegetable sink, tile back splash and custom cabinets are ideal complements to the double oven, warming drawer, Blue Star 6 Burner Cook top, Bosch dishwasher, KitchenAid Refrigerator and GE Advantium Microwave. Guests can gather in the keeping room in front of the stone fireplace or the adjoining den. Holiday meals can be served in the formal dining room & staged in the butler's pantry which offers an icemaker, wine cooler and wet bar. More casual meals can be enjoyed under the knotty pine domed ceiling in the breakfast room overlooking the park-like back yard.

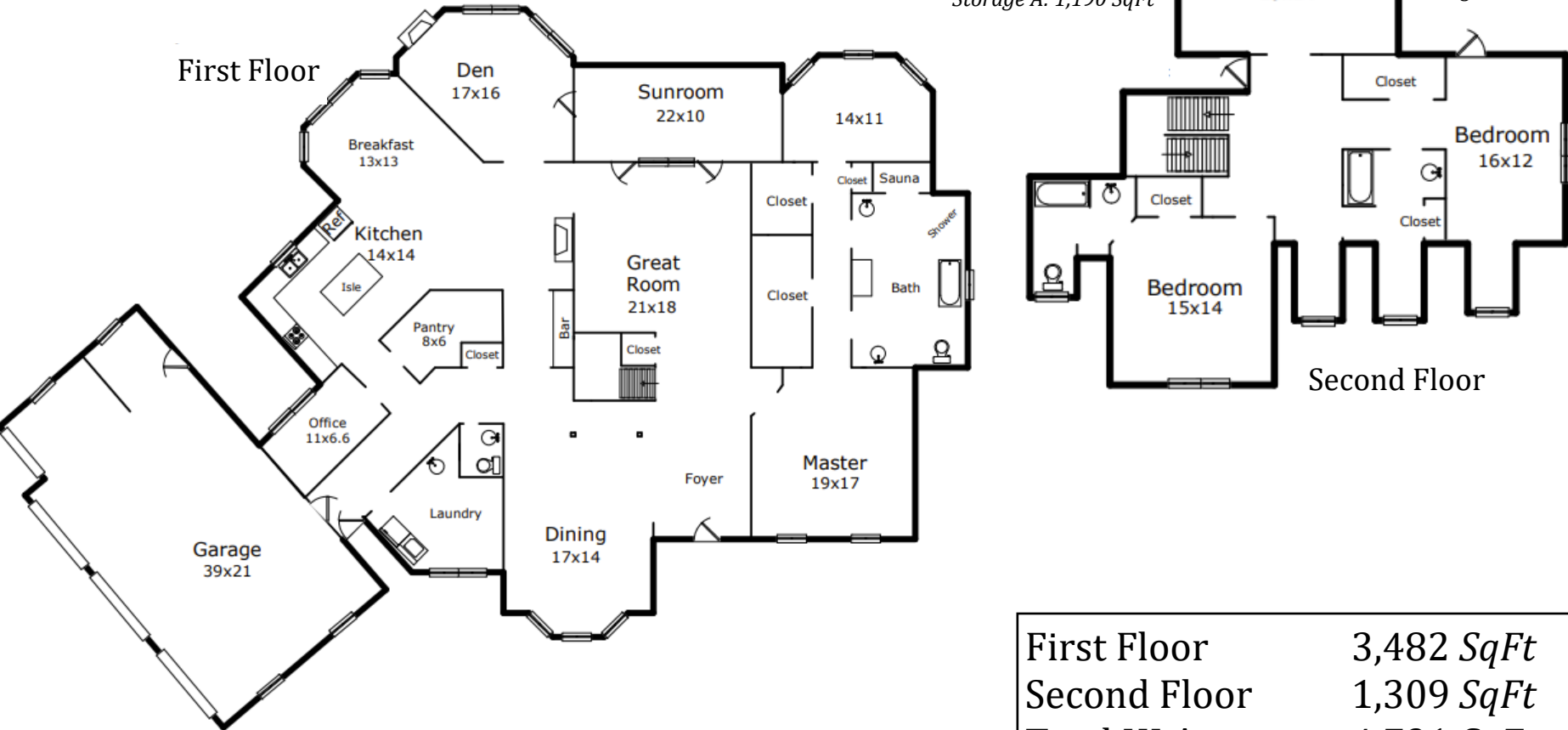
Rejuvenate in the master suite. The sauna and whirlpool garden tub will help accomplish this at the end of the day. There are many possible uses for the adjoining 14' x 11' space. Just in case the two large walk-in closets are not enough, the shoe closet should help with the overflow. The second floor offers two guest bedrooms, two guest bathrooms and a large office/library with hardwood floors, rich Cherry book cases, built-in desk and cabinets. Wired and insulated the more than 1,000 square feet of storage space is just waiting to become a game room or media room.

There are two 3-stall horse barns, each with a pasture and each with a different personality. One is an oak board and batten barn with a covered patio area, tack room, concrete aisle way, feed room and an equipment storage shed. A new 36' x 36' addition offers more opportunities. Stalls have Dutch doors that open up to a covered overhang and dry paddock. The second barn is closer to the house, metal sided and more contemporary. It too offers a tack room and stalls that open to a covered overhang. Let the horses determine when they need shelter. The set-up of the barns along with automatic waterers will keep your work to a minimum. High tensile rubberized 4-strand fencing with two strands of electric wire and a flex type 4" top provide a safe and attractive fence. Trail riders will enjoy the trails along the creek. The addition of the large climate controlled workshop, 4 bay covered parking and enclosed storage room, is ideal for those with hobbies, cars, carriages, etc.

While you will not want to leave home or these beautiful views, you will appreciate how easy you can access I-485 to get to Charlotte, Mint Hill, Matthews and Monroe.

Aerial





| | |
|----------------------|-------------------|
| First Floor | 3,482 <i>SqFt</i> |
| Second Floor | 1,309 <i>SqFt</i> |
| Total HLA | 4,791 <i>SqFt</i> |
| <i>Total Non-HLA</i> | <i>1,410 SqFt</i> |
| <i>Garage</i> | <i>833 SqFt</i> |

Interior Features

4,791 Square Feet

3 Bedrooms/3.5 Bathrooms

Built 2002

Custom Wide Solid Wood & Glass Front Door

Commissioned 6½' x 8' Canvas Painting in Tile Foyer

Professional Faux Painting & Authentic Venetian Plaster Columns

10' Ceilings and 9' Doorways Main Level

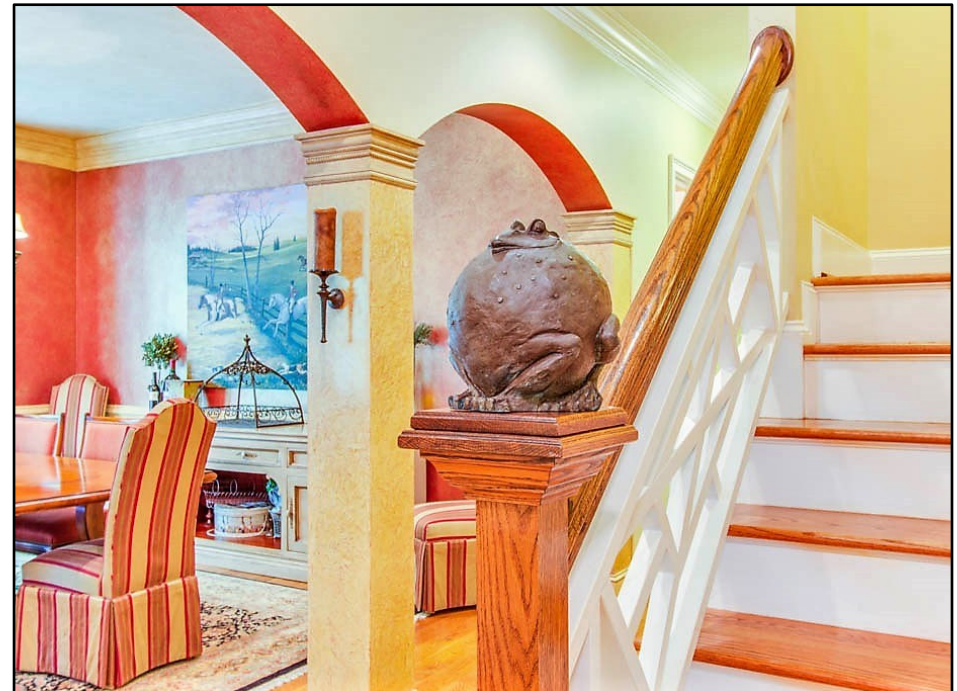
Arched Entranceways

Extensive Trim Work

Recessed Can Lights



Friends & Family Will Love the Charming and Creative Bronze Mr. & Mrs. Toad Mascots that Grace the Stair Columns



Interior Features *(cont.)*

Stone Work Around Fireplaces and Entrance Hall Between Living Room & Keeping Room

Hardwood Floors Main Level

Custom Upgraded Lighting/Accent Lighting & Recessed Lighting

Coat Closet

Hardwood Floor/2nd Floor Landing & Stair Risers

Built-In Trophy Shelves & Display Niches

Multiple Sets of Bay Windows

Back Hall/Mud Room w/Slate Floor and Built-In Bench & Cubbies

Laundry Room

Utility Sink and Multiple Cabinets

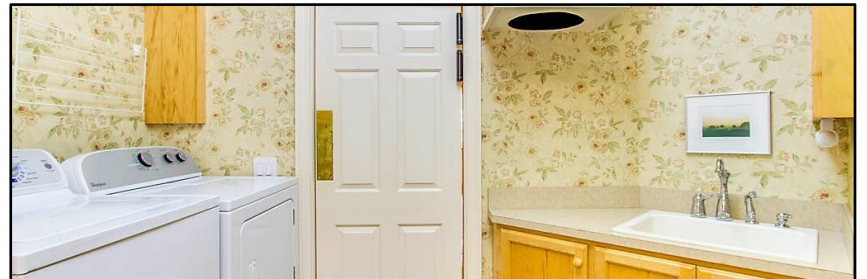
Hobby/Sewing Counters

Slate Floor

Raised Washer/Dryer Platforms & Laundry Shute

3 Hot H₂O Heaters (*1 designated for Kitchen & 1 for Primary Suite*)

Surround Sound & Ceiling Fans



Kitchen

Granite Counter Tops

Tile Backsplash

Custom Cabinets w/Display Niche/Book Cases

Pull-Out Baskets & Accent Lighting

3" Butcher Block Island

Pendant Lights

Franke Stainless Steel Kitchen Sink

Touch-Sensitive Brizo Faucet

Raised Granite Breakfast Bar (*Bar Stools Convey*)

Electrolux Double Ovens

Bluestar 6-Burner Gas Cooktop

Stainless Steel Ventahood Exhaust

KitchenAid Warming Drawer

Bosch Dishwasher

KitchenAid French Door w/Freezer Drawer Refrigerator

GE Advantium Microwave

Insta-Hot Water Dispenser

Ice Maker

Walk-In Pantry w/Built-In Shelves





Breakfast Room & Keeping Room

Breakfast Area w/Cathedral Tongue & Groove Ceiling

Keeping Room w/Stone Fireplace & Hearth

Stone Arched Entranceway to Living Room

French Doors to Den



Sunroom & Den

Sunroom

Tile Floors

EZ E-Breeze Windows

Ceiling Fans

French Doors

Climate Controlled

Speakers

Back Yard & Pasture Views

Den

Walls of Windows Overlooking Backyard

Access to Sunroom

Stone Woodburning Fireplace w/Commissioned

Stone Carving quotation by Cervantes

("You are a King by your own Fireside as much as any Monarch on his throne")





Primary Suite

Primary on Main

Hardwood Floors

Ceiling Fan

2 Oversized Walk-In Closets w/Custom Built-Ins

14' x 11' Sitting Room or Exercise Room w/Bay Windows
& Plantation Shutters

Bathroom

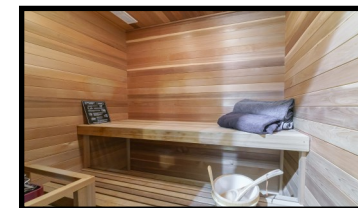
Heated Tile Floor

2 Granite Top Vanities & Makeup

Vanity

Sauna

Jacuzzi Garden Tub



Great Room

Wall of Entertainment Center Cabinets & Lighted Bookcases/Display Shelves

Surround Sound Speakers

French Doors to Sunroom

Ceiling Fan & Accent Lighting



Dining Room & Butler's Pantry

Hardwood Floors

Bay Window

Venetian Plaster Columns & Arched Entrance

Chair Railing & Detailed Crown Molding

Butler's Pantry

Granite Counter Tops & Custom Cabinets

Wet Bar

Wine Cooler & Scotsman Icemaker

Hardwood Floors w/150 Year Old Walnut Inlay



Second Floor

Two Guest Bedrooms

Guest 1 — Ensuite Bedroom w/Walk-In Closet
Tub/Shower Combo
Laundry Chute & Built-In Shelves

Guest 2 — Walk-In Closet
Access to Full Bathroom

Guest Bathroom — Tub/Shower Combo
Two Entrances (*Hall and BR*)



Second Floor (cont.)

Office/Library

2nd Floor Office w/Cherry Built-In Desk & Bookcases
Hardwood Floors & French Doors
Arched Window Overlooking Farm

Attic Storage/Expansion

Two Walk-In Storage Rooms

- (1) 1,190 SqFt w/Windows/Insulation & Wiring
- (2) 220 SqFt



Mechanicals

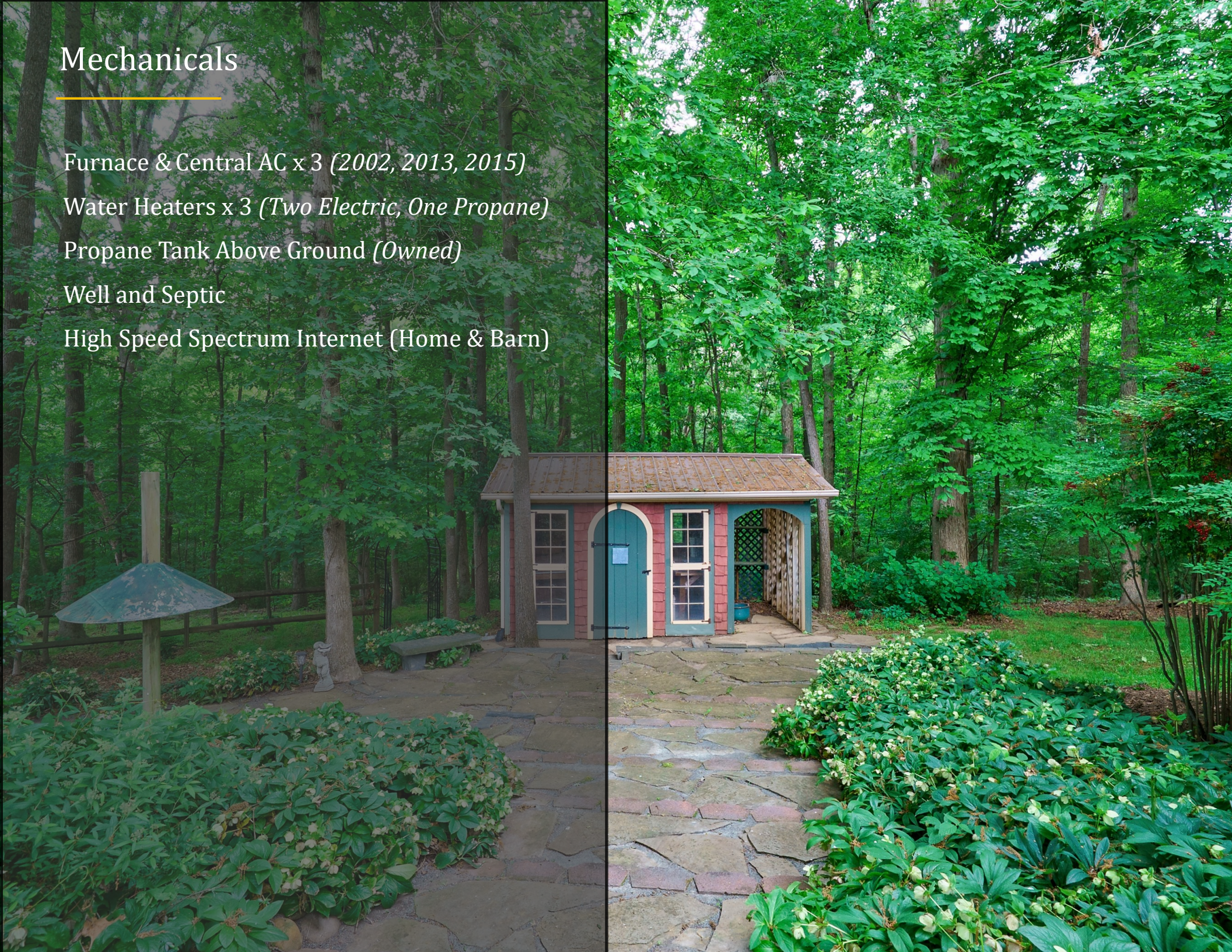
Furnace & Central AC x 3 (*2002, 2013, 2015*)

Water Heaters x 3 (*Two Electric, One Propane*)

Propane Tank Above Ground (*Owned*)

Well and Septic

High Speed Spectrum Internet (*Home & Barn*)



Exterior Features

Stone Columns & Wrought Iron Electronic Entrance Gate

3-Car & Golf Cart Side-Load Attached Garage

Epoxy Flooring

Built-In Sink, Work Bench, Cabinets & Peg Boards

Hardi Board/Stone

Plantation Shutters/Flower Boxes

Front Porch Stone Columns

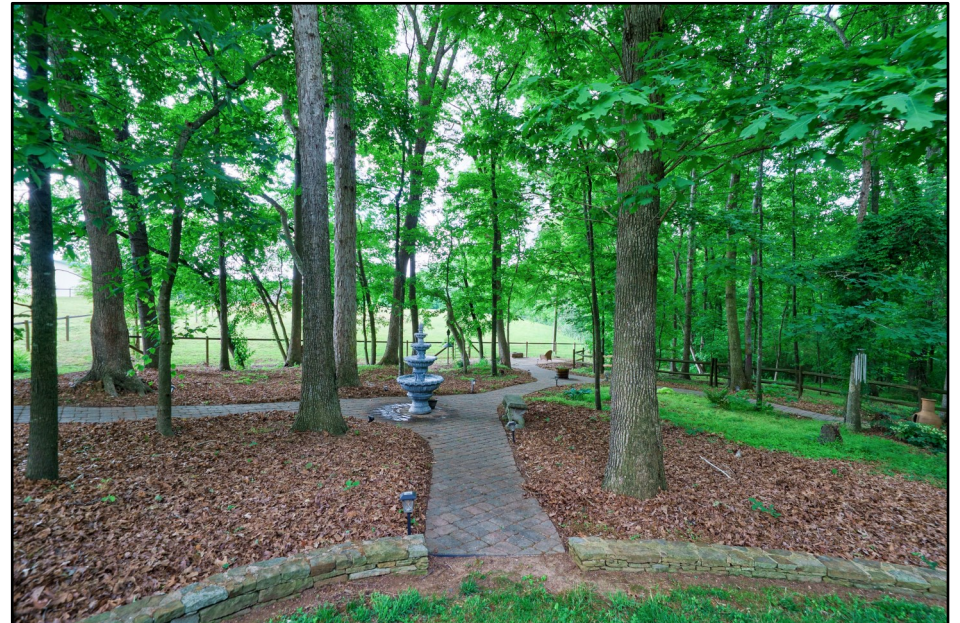
Paved Driveway w/Concrete Parking Pad

New Paver Walkways and Patio w/Fire-Pit

Potting Shed

Irrigation

Invisible Dog Fence (*4 Acres — Uncertain Operating Status*)



Equestrian Features

3 Fenced Pastures

4-Strand Rubberized High Tensile w/4" Flex PVC Top Strand

2 Barns (*Roofs 2019*)

Pasture Automatic Waterers

Barn 1

Oak Board & Batten w/Metal Roof

3 Stalls +1 Shed-Row Stall

Equipment/Shavings Shed

Dutch Doors to Overhang

Dry Paddock

Concrete Aisleway

Tack Room

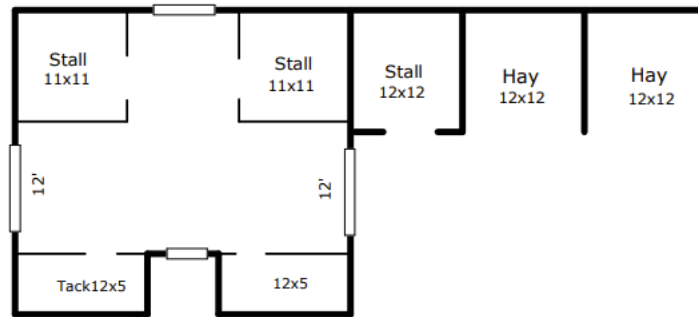
Hay Loft

Feed Room

Covered Patio

Hot & Cold H₂O

36' x 36' Addition (*2019*)



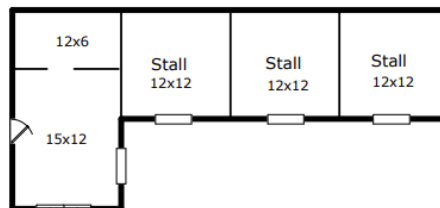
Barn 2

Metal w/Equipment Shed

Feed/Tack Room w/H & A

3 (12' x 12') Stalls

Dutch Doors to Overhang



Property Features

Rolling Pastures

Creek & Trails

2-Car Carport

Garden Tool/Equipment Shed

Income Producing Crops

(8 Acres in Crops, \$1,200+/- Per Year)



Shop Built 2019

One Side Shop w/Heat & Air

Ceiling Fan

4 Bays for Trailers/Storage

2nd Side Enclosed Storage

Walk-In Doors Each Side



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