



408 Broomtail Lane
McGrady, NC 28649



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Get Away **408 Broomtail Lane • McGrady, NC 28649**

Get away for a day; a weekend; perhaps a month. Why not forever? How often have you heard, have you thought, we need to build some balance into our life? We need to take the time to rest and unplug from the daily hustle and focus on ourselves, our relationships and the wonder of nature. We live in a fast-paced world where multi-tasking has become the new normal; doing things at a regular speed is frowned upon. Our always-connected society is now at work around-the-clock, with constant interaction through social media, text, and email. To further exaggerate the issue of living our fast-paced lives, the lines between personal-life and work-life have become blurred. Sometimes, we just need to slow down and enjoy life. We need to breathe, relax, and savor the moments that will one day disappear.

Get away to the majestic North Carolina mountains, in the shadow of the Blue Ridge Parkway. Come to 408 Broomtail Lane, McGrady, NC. Located in the gated community of Chestnut Mountain Farms, 1,500 ridge top acres, all with incredible views. The community manages over 15 miles of trails for hiking, biking and horseback riding. Bring your horses with you, this mountain estate has 2 pastures and a 3-stall shed row barn. If that is not enough, there is a community barn. This private, gated, stone and cedar board & batten home has all the features for a special get away or a permanent home. 4" oak hardwood floors, solid wood doors, granite kitchen countertops, exposed beams and open split floorplan are just a few of the many special touches. The heart of the home is a large open space with soaring tongue & groove ceilings, stone fireplace and mountain views. Here, the kitchen with dining space and breakfast bar melts into the great room and the great room opens onto the deck. The outside is never far away with the large wrap-around Trex material back deck with hot tub as well as a full length covered rocking chair front porch. The 760sf deck offers lots of room for entertaining family & friends, or just enjoying the solitude of the mountain scenery. The main level also includes a master suite with garden soaking tub and 2 guest bedrooms, guest bath and laundry/mud room. Downstairs the basement has been finished to include a family room with stone fireplace and French doors to a large concrete patio, full bath, "bunk" room, utility room, shop space and garage with automatic door opener.

The equestrian facilities are equally attractive; a 3-stall shed row barn with matted stalls and sliding fronts connects to a paddock with 3 board wood fencing. There is also a large back pasture with 4-strand high tensile fencing.

408 Broomtail is the perfect getaway, for a weekend, or forever. This well designed and built home, located in an exceptional setting will surely help you savor the moments of your life.



Chestnut Mountain Farms

1,500 ridge top acres near the Blue Ridge Parkway. 231 homes and home sites, all with incredible views. Enjoy the owners pavilion for group events. Experience more than 15 miles of manages trails for hiking, biking and horseback riding. Find old homesites from the early 1800's or explore the 5 waterfalls along the trail. Chestnut Mountain has a functional equestrian center for those who want to stable their horse year round, trailer them in for a weekend ride or just enjoy the equine scenery.

<http://www.blueridgecommunities.com/mountain-communities/chestnut-mountain-farms/>



AERIAL

PID: 1205208
10.96 Acres



FLOOR PLAN

HEATED LIVING SPACE

1st Floor — 1,792sf

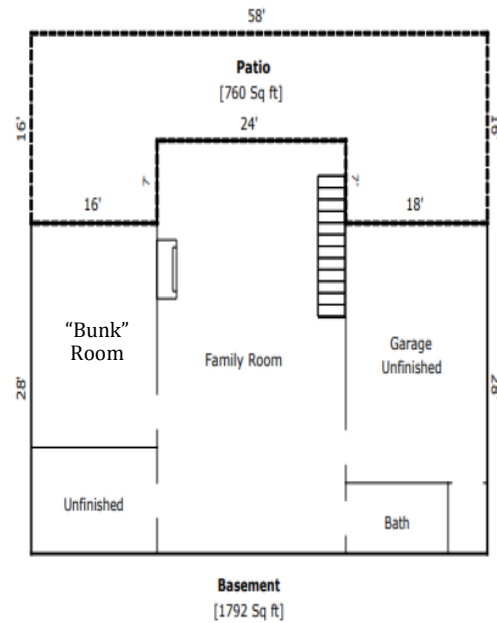
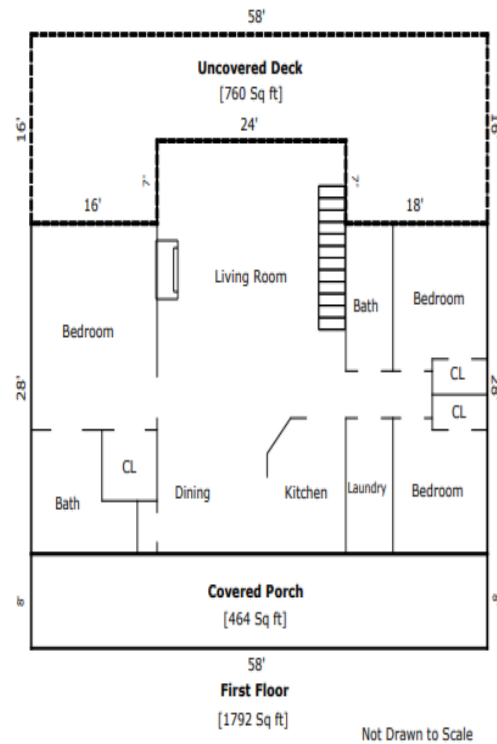
Basement — 1,222sf

TOTAL — 3,014sf

760sf Uncovered Deck

464sf Covered Front Porch

570sf Unfinished Basement



INTERIOR FEATURES

Built 2006 — 3,500 SF

Builder — Dan Huffman & Associates

3 Bedrooms/3 Bathrooms

Open; Split Floorplan

Cathedral Ceiling

Exposed Beams

Tongue & Groove

Broom Closet

4" Oak Floors

Fiberoptic Internet

DirecTV

Blinds

Coat Closet

Solid Wood Doors

Laundry/Mud Room

Open to Porch

Tile



EXTERIOR FEATURES

Cedar Board & Batten Exterior Walls

Metal Roof

HVAC — 2017

Retaining Walls

Stone Exterior

Large Front Porch

Stone Columns

Fans

Low Maintenance Soffits

Outdoor Living

*Full Back Deck — Trex
Material*

Hot Tub



GREAT ROOM

Cathedral Ceiling

Exposed Beams

Tongue & Groove

4" Oak Floors

Stone Wood-Burning Fireplace

Wood Columns





KITCHEN



*Stone Breakfast Bar
Dining Area
Shaker Custom Cabinets
Granite Counter Top
Tile/Stone Backsplash
Dishwasher*



*Refrigerator
Range w/Glass Cooktop
Composite 2-Side Sink
Wine Rack
Wall Pantry w/Lazy Susan
Wall of Windows*



MASTER SUITE

Bedroom

French Door to Deck

Walk-In Closet w/Built-Ins



Bathroom

Tile Floor

Corner Jacuzzi Tub

Walk-In Shower

Water Closet

Solid Surface Vanity



GUEST ROOMS

2nd Bedroom

*Double Door Wall Closet
w/Built-Ins*



Guest Bathroom

Tile Floor

Large Tub/Shower

Access to 3rd Bedroom



3rd Bedroom

French Door to Deck

*Double Door Wall Closet
w/Built-Ins*



BASEMENT LEVEL

Wrought Iron Railing Staircase w/Lighting

Family Room

French Doors to Concrete Patio

Stone Fireplace

Stained Concrete Floor

Game Room

"Bunk Room"

Bathroom

Large Tub/Shower

Utility Room

Garage

Hot & Cold H₂O

Drain

Double Utility Sink

Tongue & Groove

Access to Bathroom

Garage Door Opener



FARM/EQUESTRIAN AMENITIES

3-Stall Shed Row Barn

Electric Around Barn

Stalls Matted

9' x 11' Hay Rack

Sliding Fronts

Bead Board Ceiling

Front Paddock w/3-Board Wood Fencing

Back Pasture w/4-Strand High Tensile Fencing



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