

*9024 Random Road
Waxhaw, NC 28173*

Eagle Valley Farm

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Breedlove Farms Estates and Land

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9024 Random Road, Waxhaw, NC. Raptors have long maintained a special place in human history. Falconry is thousands of years old, believed to have originated in Mesopotamia, with the earliest accounts dating to approximately 2,000 BC. It later became a popular sport and status symbol among the nobles of medieval Europe, the Middle East, and Mongolian Empire. Mummified remains of ancient Egyptian birds of prey suggest they were bred in captivity. We are in awe of these masters of the sky and throughout time they have come to symbolize strength and freedom. In North America, eagles were greatly admired by Native Americans and later became an important symbol of a fledgling nation on that continent. The Great Seal of the United States features a bald eagle. In its beak, the eagle clutches a scroll with the motto, *E pluribus unum* ("Out of Many, One").

Eagle Valley Farm is aptly named for it is a place of freedom, a private sanctuary to connect with nature and a home combining modern conveniences and the simple pleasures offered by the world around us. Located on just under 11 acres in highly desirable Waxhaw, NC, the property features a large stocked pond with 70 ft. bridge and dock, a 6-stall horse barn with individual paddocks, 195' x 90' grass arena, equipment buildings, pastures, mature hardwoods, and fire pit. The home was designed to promote outdoor living with a large deck and hot tub. Inside the 3,060 *sf* home you are greeted with a warm open floor plan. Built in 1992 with major additions, as well as, new roof in 2001 the home has had several recent improvements/upgrades, including new windows in 2002, premium carpet with pet proof pad added in 2017 and the kitchen remodeled in 2018. Quality touches are evident in the solid wood doors, hardwood floors, crown molding, access to floored attic storage. The main level features great room, kitchen with breakfast area, music room, dining room, office guest bedroom, full bath and large mud/laundry room. The great room, kitchen, breakfast area, dining room and music room blend, creating an inviting space for family and friends. Anchored by a floor-to-ceiling wood-burning brick fireplace with insert, the great room has 25ft ceilings with suspended wood beams, tongue & groove pine wall with numerous windows offering views of the pond. The epicurean kitchen has a large breakfast bar, granite transformation counter tops, spacious pantry, an abundance of cabinets, and stainless steel appliances including Whirlpool Gold side-by-side refrigerator with beverage and ice dispenser, Whirlpool double wall oven, and GE Profile glass cooktop. A pass-through window to the dining room offers another special touch. The large mud/laundry room opening to the garage also has a door to the side porch is a prime example of the efficiency and quality combination offered here. The room has a utility sink, cabinets with granite transformation countertop and drop station. The second floor, accessed by an open stairway with loft overlooking the great room below, has the master suite with newly refurbished bathroom and two spacious guest bedrooms with shared bathroom. The master suite features a cathedral ceiling, 2 walk-in closets and round stained-glass window. The master bath has dual vanity with new plumbing fixtures and large garden tub/shower combo with tile surround.

The current owners are great stewards of the home and property, creating an inviting home with so much personality and functionality. They too give a nod to the majesty of birds of prey and our need to ensure these special creatures continue their ageless relationship with man. Each year they release a rehabilitated bird from the Carolina Raptor Center (<http://www.carolinaraptorcenter.org/>) from the bridge. Boy Scouts and Cub Scouts have had the privilege of being involved in the tradition while enjoying camping and fishing on the property. Trails can be enjoyed by both horse back riding and ATV's, depending on your preference.

9024 Random Road, Waxhaw, NC must be experienced...perhaps for a lifetime.

9024 Random Road
Waxhaw, NC 28173
Eagle Valley Farm

10.97 Acres
PID # 05-159-031
MLS: 3609413



PROPERTY FEATURES

10.97 Private Acres

Located in Highly Desirable Waxhaw

Three-Bay Equip Shed w/ Enclosed Storage Room

Shooting Range

Large Stocked Pond w/70' Bridge and Dock (11 Ft Deep)

Bass, Brim, Catfish and Crappie

Freshly Graded/Terraced & Seeded Future Pasture Area

Established Hardwood Trees Providing Pasture Shade

Crepe Myrtles

Mature Landscaping/Flower Beds Around Home

Intermittent Stream

Automatic Water Station For Livestock

Stone Firepit

Trails

Wildlife



HOME FLOOR PLAN

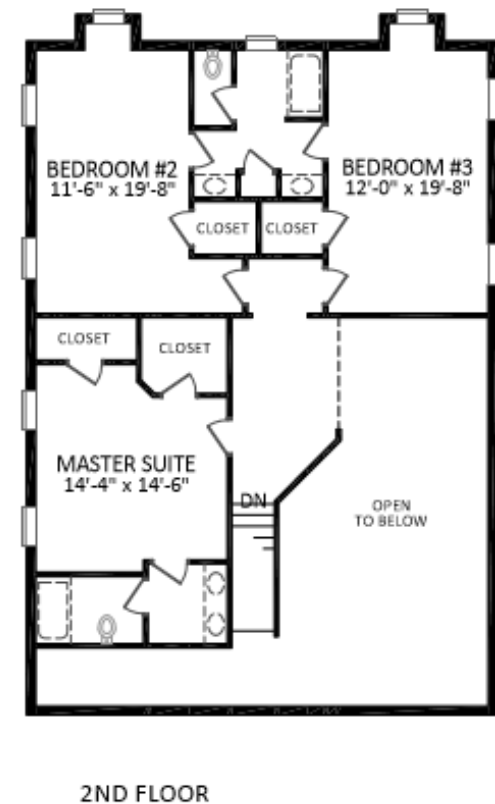
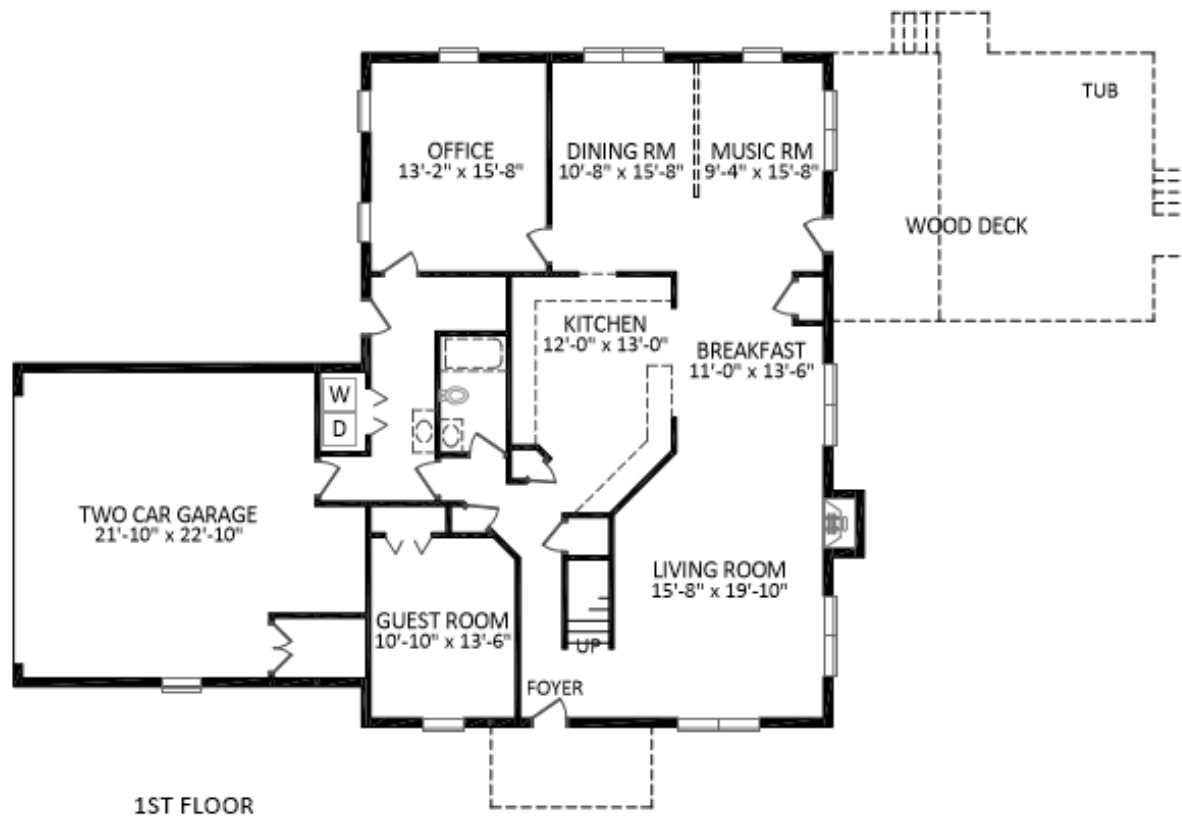
Heated Living Space

1st Floor—1,803 *sf*

2nd Floor—1,260 *sf*

TOTAL—3,063 *sf*

Garage—596 *sf* (Unheated)



HOME INTERIOR FEATURES

Built 1992 w/Major Additions in 2001

3,060 sf

4 Bedrooms — 3 Bathrooms

Front Door Solid Wood with Sidelights

Foyer with Hardwood Floors

Windows Replaced in 2002

Blinds

Crown Molding

Solid Wood Doors

Premium Carpet 3 Years New w/Pet Proof Pad

Coat Closet and Linen Closet Main Floor

Catwalk & Second Floor Loft Area

Pull Down Attic Stairs with Floored Storage



GREAT ROOM

25' Cathedral Ceilings

Suspended Wood Beams

Tongue & Groove Pine Wall

Floor to Ceiling Brick Woodburning Fireplace

w/Woodstove Insert

Walls of Windows Flanking Fireplace w/Views of the Pond

Ceiling Fan



MUSIC/SITTING ROOM

Hardwood Floors

Ceiling Fan

Glass Door to Back Deck

Game Storage Closet



DINING ROOM

Hardwood Floors

Chair Railing

Columns & Pass-Through to Kitchen



MAIN FLOOR OFFICE

Hardwood Floors

Ceiling Fan

Desk & Bookshelf Unit Available to Purchase



KITCHEN

Remodeled 2018

Hardwood Floors

Granite Transformation Tops

Raised Stainless Steel Whirlpool Gold Dishwasher

Stainless Steel Whirlpool Double Wall Oven

GE Profile Glass Cooktop (4 Years Old)

Whirlpool Gold Stainless Steel Side by Side

w/Beverage/Ice Dispenser

Vegetable & Freezer Drawers

Breakfast Bar

Under Counter Lights

Pantry with Solid Shelves

Breakfast Room with Tile Floor

Pass-Through Window to Dining Room



LAUNDRY ROOM/MUD ROOM

High End Vinyl Floor

Utility Sink

Granite Transformation Countertop

Cabinets & Large Closet

Drop Station

Access from Garage or Side Entry Porch



GUEST ROOM

Main Floor

Wall Closet

Ceiling Fan

Full Bath w/Tub/Shower Combo



MASTER SUITE

Second Floor Master

Two Walk-in Closets

Round Stained Glass Window

Cathedral Ceiling w/Fan

Master Bath

Newly Refinished

Dual Vanity with New Faucets & Towel Holders

Large Garden Tub/Shower Combo w/Tile Surround



GUEST BEDROOMS



Guest Room 2
Spacious
Ceiling Fan
Walk-in Closet
Window Seat w/Storage



Shared Bathroom — Guest 2 & 3
Water Closet
Two Vanities
Tub/Shower Combo



Guest Room 3
Window Seat w/Storage
Walk-in Closet
Ceiling Fan



HOME EXTERIOR FEATURES

Roof 2001

Masonite & Smart Board Siding

Covered Front Porch

Partially Covered Large Back Porch Overlooking Pond

Hot Tub

Canopy

Side Covered Porch

Shutters

Side Load 1.5 Car Garage

Reverse Board & Batten Walls

Pull-Down Attic Storage

Interior Climate Controlled Motorcycle/Hobby Garage

Concrete Parking Pad

Paver Sidewalk

Flood Lights

Utilities

Well and Septic w/Pump

2 HVAC Systems (2 & 3 Years New)

Windstream Internet

Direct TV Satellite



EQUESTRIAN AMENITIES

36' x 48' Horse Barn

Six 12' x 12' Stalls

Each w/Dutch Doors Access Private Paddock

Sliding Stall Front Doors & Fans

Concrete Wash Stall with Hot & Cold H₂O

Tack Room w/Concrete Floor and Cabinets

Sand Center Aisle

Blanket Bars



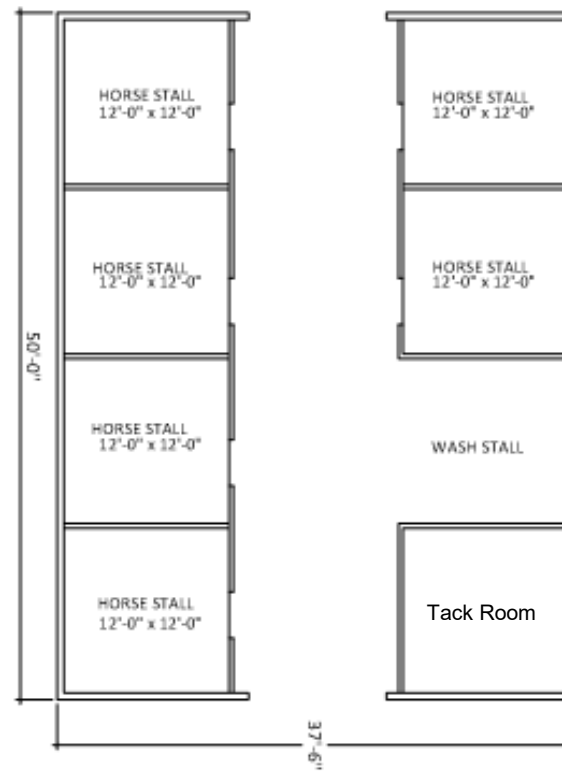
Fenced Pastures (Mixture of Fencing Materials)

195' x 90' New Board Fenced Grass Arena

**Covered 40' x 60' Sand Riding/Lounging Ring
(or Additional Equipment Storage)**



BARN FLOOR PLAN





Eagle Valley Farm



Buyer's Notes

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