

*292 Potters Ridge Drive
Mocksville, NC 27028*





Breedlove Farms Estates and Land has made every effort to obtain the information contained herein from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors and omissions. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.

See MLS "attachments" for any possible disclosures, permits, aerials, sqft/flr plans, Restrictions & Covenants (if apply).

This publication may not be reproduced or quoted in whole or in part by any means whatsoever without express written permission from Breedlove Farms Estates and Land.

Breedlove Farms Estates and Land

Office: 704.528.5575

<https://www.breedlovefarmsestatesandland.com>

The New Normal. A phrase that has come to mean so much more in recent months. At a time when so many have been in search for a new lifestyle; one with space for family/friends and animals, one to “get back to the earth”, one that is a polar opposite to our work world, we must face voluntary social distancing. In some ways, nature has presented an opportunity, given a gift. Perhaps the new normal is just highlighting the difficulties we often felt before but could more easily ignore. Perhaps nature has pushed us in our chosen direction and provided the opportunity to create connection and meaning. Finding a new lifestyle, in a time of new normal can easily be accomplished at 292 Potters Ridge Drive, Mocksville, NC. Almost 20 acres, fenced for horses (or your animal of choice). Plenty of room to “get back to nature” in your style. This private, gated estate combines the natural property beauty of the region with a French Country Home. Numerous recent upgrades and a renovated kitchen add to the timeless attractions of the home. A stone and brick exterior with cedar columns & slate floor front porch, shutters, multiple dormers, architectural shingle roof and side-loading garage give way to the open floor plan home designed for comfort and entertaining. Wide plank heart-of-pine floors, columns, and custom trim work create a rich mixture of elements. An Old World feeling with a modern twist, in a well-designed, efficient custom home. Large main floor master suite has a glass door to the covered patio and a wall of windows overlooking a park-like setting; master bath with steam shower, garden tub and a dressing room with built-in closets and drawers. The kitchen opens to the great room, and offers custom cabinets with granite countertops, tile backsplash, large island with farm sink, and pass-through window to dining room. All add character to this uniquely designed home. Three 2nd level bedrooms with special touches, and large bonus/game room with serving bar provide a separate living space. But the harmony of this estate is found in the ease of indoor/outdoor living. Relax on the large patio with knee wall or stay dry and warm under the covered patio with woodburning stone fireplace. And for those busy workdays enjoy the outdoor shower adjacent to the patio. Hardwoods provide privacy and summer shade. For care of your animals there is a barn, run-in shed, equipment and hay storage, a hay field and two large fenced pastures. An arena provides a riding opportunity and a round pen — a safe location for training both horse and rider. Contained on just less than 20 acres this estate is located in highly desirable Mocksville; less than 7 minutes from a new state-of-the art high school, close to Winston-Salem and world-class medical facilities, and minutes from beautiful Tanglewood Park. 292 Potters Ridge Drive, a private country estate conveniently located near urban amenities and transportation. A home for your new normal.

AERIAL

PID: CS-000-00-057013

19.41 Acres



FLOOR PLAN

HEATED LIVING SPACE

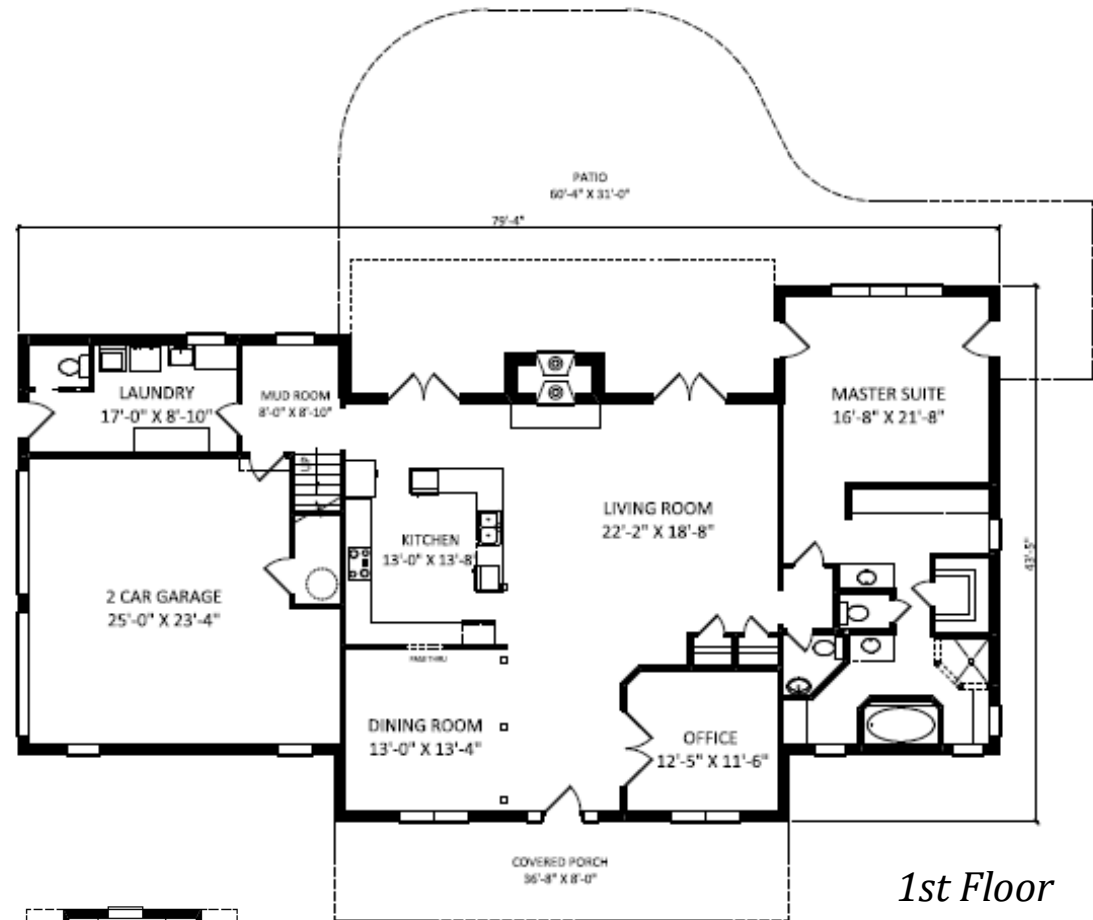
1st Floor — 2,182 sf

2nd Floor — 2,067 sf

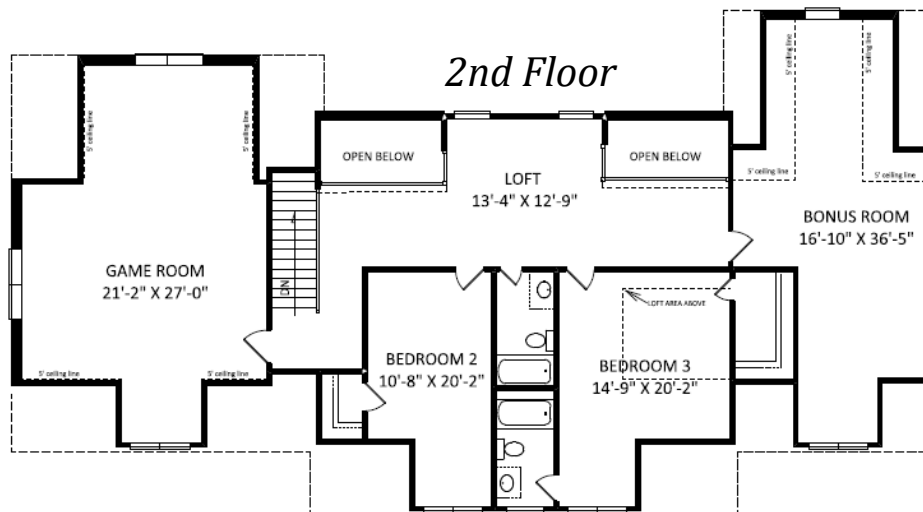
TOTAL — 4,249 sf

Garage — 611 sf unheated

Loft Above Bedroom 3 — 71 sf



1st Floor



2nd Floor

INTERIOR FEATURES

Built 2002 (Recent Upgrades)

4,249 sf

4 Bedrooms/3 Full & 2 Half-Bathrooms

2nd Floor Bonus Room

Glass and Wood French Doors Throughout

Open Floor Plan

Formal Dining Room

Main Floor Master Suite

Large Mud/Laundry Room

Side Door Entrance

Half-Bath

Utility Sink, Cabinets & Ironing Board

*Staging Alcove w/New Cabinet, Ideal for
Additional Pantry Space, China, Linens, etc.*

Newly Refinished Heart of Pine Wide Plank

Hardwood Floors

Custom Trim Work, Incl. Crown Molding

New Light Fixtures

Interior Newly Painted

New Carpet

Wood Columns

Security System

*Prewired Speakers — Front Porch, Rear
Patio, Master, Kitchen & Living Room*

*Newly Renovated Powder Room w/New
Sink, Plumbing Fixtures & Lights*



LIVING ROOM

Stone Fireplace w/Heavy Wood Mantel

French Doors to Patio Flanking Fireplace

Open to Kitchen

Ceiling Fan

Built-In Display Shelves & Entertainment Center



OFFICE

Glass French Door From Hall

Crown Molding

Ceiling Fan

Wainscoting w/Chair Rail

Wall of Windows



KITCHEN

Newly Remodeled Kitchen

Custom Cabinets

Granite Countertops

Glass Lighted Display Cabinets

Tile Backsplash

Large Island w/Farmhouse Sink

*Breakfast Counter & Pendant
Lights*

GE Profile Dishwasher

GE Profile Convection Microwave

Wolf 6-Burner Gas Cooktop

w/Stainless Exhaust Hood

GE Stainless Refrigerator

GE Stainless Wall Oven

French Doors to Patio

Open to Living Room



ADJACENT DINING ROOM

Kitchen Pass-Through Window

Floor-to-Ceilings Windows

Open Concept

New Light Fixture



MASTER SUITE

Main Level Master

Glass Door to Covered Patio & Glass Door to Side Porch

Wall of Windows Overlooking Park-like Setting

Ceiling Fan

New Carpet

Alcove w/Cabinet & Display Shelves

Dressing Room with Built-In Wall of Closets & Drawers

Tile Floors

Garden Tub

Steam Shower

Walk-in Closet

Built-in Linen Cabinets

Water Closet



2nd LEVEL

Heart of Pine Wide Plank Floored Loft Area

Built-In Book Shelves

Loft & Bonus Room; Both Plumbed for Gas Stoves

Bonus/Game Room w/Serving Bar Plumbed for a Wet Bar

Multiple Storage Closets



2nd LEVEL GUEST ROOMS

Guest Bedroom 1 w/Walk-in Closet

Guest Bathroom w/Tub/Tile Shower Combo

Guest Bedroom 2 w/Loft Area

Walk-in Closet and Private Bath

Guest Bedroom 3

Oversized Bonus Room Oversized w/2 Alcoves



EXTERIOR FEATURES

Wood & Glass Front Door w/Sidelights

Stone & Brick Exterior

Architectural Shingle Roof

Cedar Columns & Slate Floor Front Porch

Shutters

Multiple Dormers

Copper Gutters

All Utilities Buried — No Overhead Lines

Side Load 2-Car Garage

2 HVAC Systems

Main Floor — Central Air & Furnace

2nd Floor — Heat Pump

New Sod in Portions of the Yard

Crawl Space w/New Vapor Barrier, French Drain & Sump Pump



OUTDOOR LIVING



*Covered Back Patio w/ Slate Floor
Woodburning Stone Fireplace
"Heavy Barn Beam" Mantel
Ceiling Fans
Tongue & Groove Ceiling
Large Patio Area w/ Knee Wall
Outdoor Shower
Speakers*

PROPERTY FEATURES

19.41 Acres

Private Setting

End of Cul-de-Sac

Gated Entrance w/Stone-Brick Columns

Paved Driveway Past Board Fenced Pastures

Circular Driveway

Seasonal Creek

Established Manicured Landscaping

Flat to Rolling Terrain

Hardwood Trees Provide Privacy & Shade

County Water



FARM AMENITIES

3-Stall Shed Row Barn

Concrete Wash Stall

Tack Room

Electric & H₂O

Overhang Shelter or Equipment Storage

Run-In Shed w/Enclosed Hay & Equipment Storage

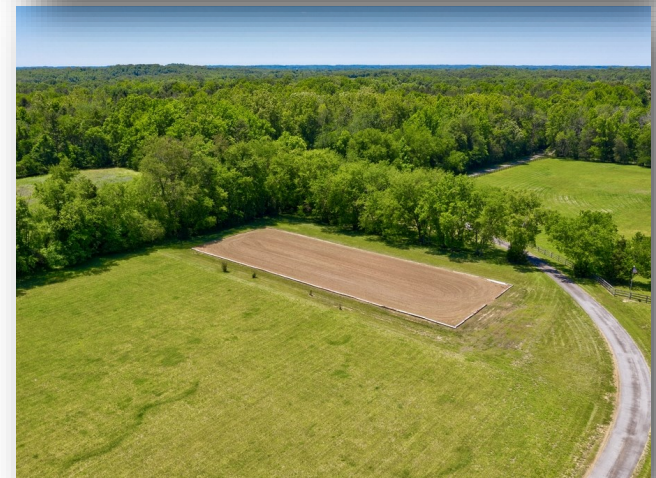
Two Large Board Fenced Pastures with Shade Trees

Dressage Arena

Round Pen

Hay Field

Farm Equipment Available For Sale



Buyer's Notes

Julie Breedlove

Realtor®/Broker

julie@breedlovecarolinas.com

704-661-9619 cell • 704-528-5575 office

<https://www.BreedloveFarmsEstatesandLand>