

*6635 Howie Mine Church Road
Waxhaw, NC 28173*



**Julie Breedlove
Realtor®/Broker**

julie@breedlovecarolinas.com

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

<https://www.BreedloveFarmsEstatesandLand>



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6635 Howie Mine Church Road, Waxhaw, NC 28173. At the end of a cul-de-sac, in a community populated with equestrian estates, find this private 25.58-acre horse farm, situated just outside the charming village of Waxhaw, NC. This quaint town is in the North Carolina Piedmont historic region called the Waxhaws and named after the indigenous Native American tribe that lived there prior to colonial settlement. Settled in the mid-eighteenth century, today the area is highly desirable, offering beautiful homes and widely known as an equestrian center. The property is a combination of woodland and open pasture with a creek meandering through the acreage. The 2-story, 3,950sf home, a Southern Living Design built in 2001, has 4 bedrooms and 4 bathrooms. With cypress wood siding and brick basement foundation the home has a circular drive and greets you with a large rocking chair front porch and second floor balcony overlooking pastures. Key living space and the primary bedroom suite is located on the main level and 3 guest bedrooms and 2 bathrooms located on the second level. High ceilings, extensive trim work, crown moldings and French doors are just a few of the special touches. Practicality is well served also, with a large second floor bonus room and 2 easily accessed storage rooms. There is a 2-car basement garage with extra storage space. Outdoor living is a plus with the spacious back deck and fenced back yard, perfect for dogs and kids. The farm is ideal for a family estate with a separate guest house. This unique geodesic design has 4 bedrooms and 2 bathrooms with lots of open space and a fully equipped kitchen. Located near the equestrian amenities, it has a fenced yard and storage space and could also serve well as a caretaker residence. Horses are well attended in a 5-stall barn with brick center aisle, fly mist system, hay loft, tack room, attached run-in shelter and wash stall with hot and cold H₂O. The ±7.25 acres of pasture have water and a large run-in shed. There is a 60m x 20m arena (sand & clay footing) with lights and riding trails throughout the property. 6635 Howie Mine Church road is a pleasure and a rarity; warm, appealing, with all the latest conveniences and outstanding equestrian amenities, set in your personal natural preserve, close to Waxhaw and all the surrounding amenities.

Aerial

Parcel: 06-108-010

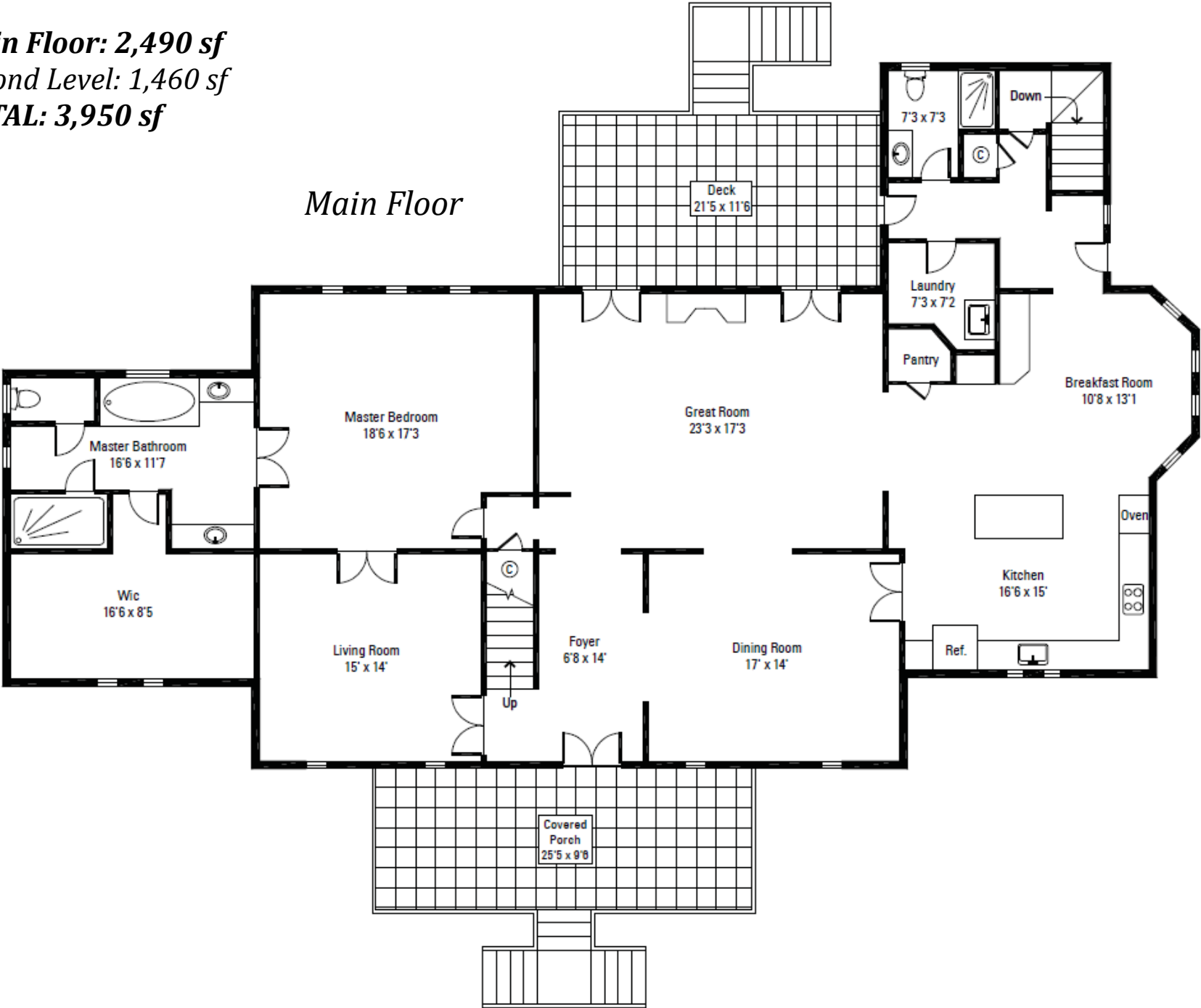
25.58 Acres



Floor Plan

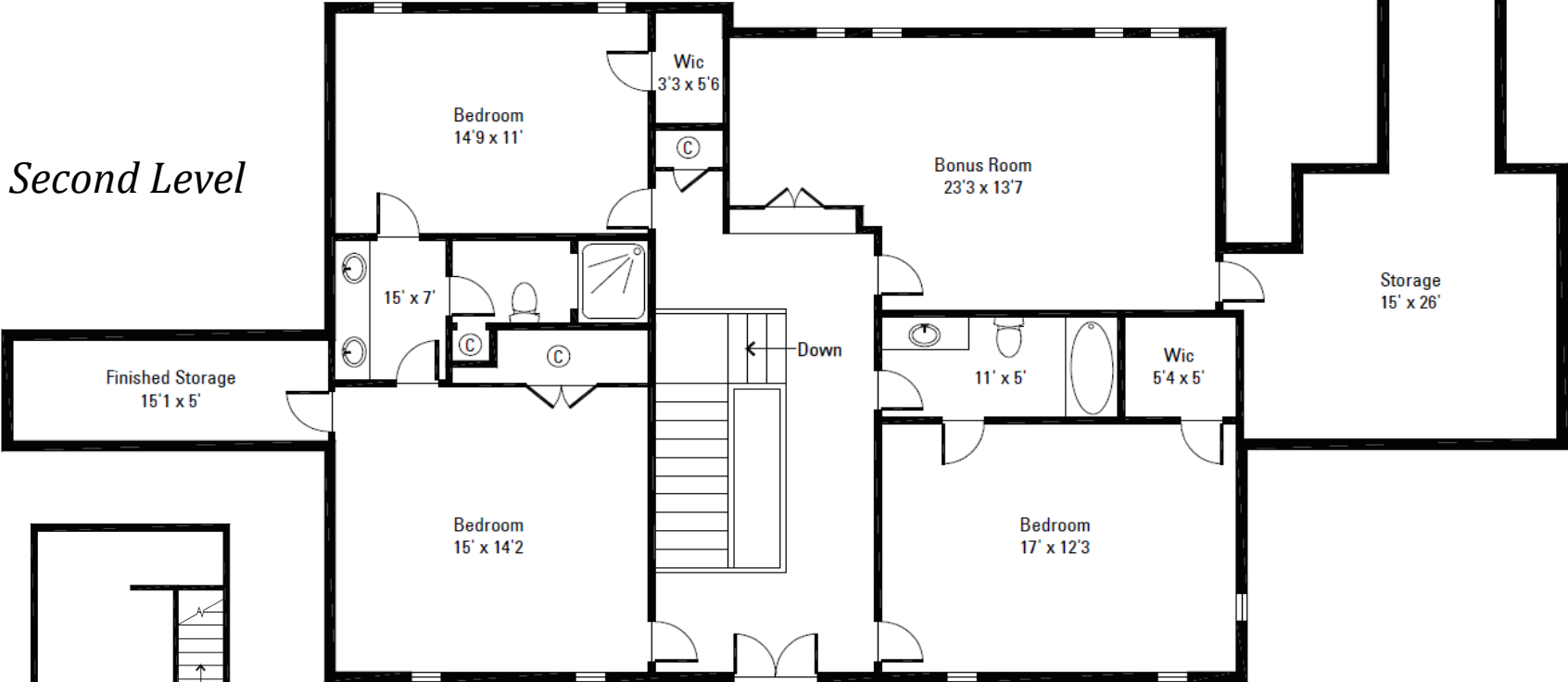
Main Floor: 2,490 sf
Second Level: 1,460 sf
TOTAL: 3,950 sf

Main Floor

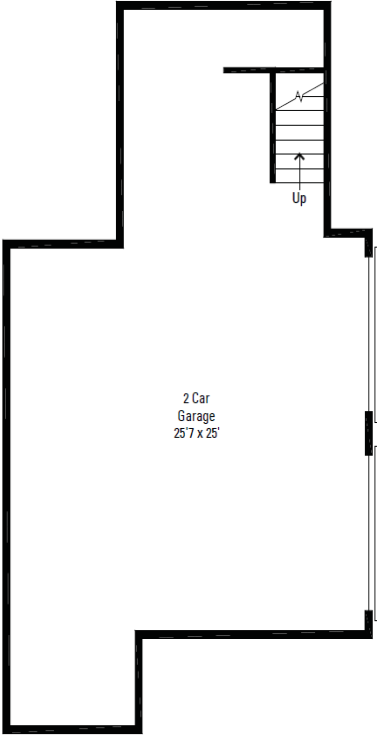


Floor Plan

Second Level



Basement



Main Floor: 2,490 sf
Second Level: 1,460
TOTAL: 3,950 sf

Interior Features

Southern Living Design

Built 2001

3,950 sf

4 Bedrooms/4 Bathrooms

Front Door w/8 Pane Glass & Matching Sidelights & Transom

Heart of Pine & Heart Hardwoods (Living Spaces/Master Main Floor)

Foyer w/Arched Entrance to Great Room

Carpet & Tile 2nd Level

Crown Molding & Extensive Trim Work

Transoms over Doorways

Blinds

10' Ceilings Main/9' 2nd Level

Mud Room w/Bench & Closet Opens to Side Deck & Garage

Main Floor Full Bath w/Tile Floor & Tile Shower

Laundry Room w/Cabinets, Shelves & Utility Sink

Main Floor Solid Wood Doors

Wood Tread Staircase to 2nd Floor

Second Floor French Doors Open to Tiled Upper Balcony

2nd Floor Bonus Room w/French Doors, Walk-in Closet & Access to Walk-in Attic Storage

2nd Floor Linen Closet



Living Spaces

Great Room

Stone Wood Burning Fireplace w/Reclaimed Wood Mantle

Built in Cabinets and Bookcases

French Doors w/Transoms Open to Back Deck

Ceiling Fan

Speakers



Living Spaces

Dining Room

Overly Generous Size

Wainscoting

Opens to Foyer/Great Room

Wall of Windows Overlook Front Porch

French Door to Kitchen



OFFICE/LIVING ROOM

Hardwood Floor

French Doors Open to Foyer & French Doors to Master



Kitchen

Maple Custom Cabinets — Eudy Popular Cabinet Maker

Breakfast Bar/Island w/Reclaimed Wood Countertop

Two Built in Display Hutch

Built in Desk w/Book Shelves, Glass Display Shelves & File Drawer

Whirlpool Stainless Steel Side by Side Refrigerator w/Water/Ice Dispenser (3 yrs. old)

Whirlpool Wall Oven

KitchenAid Convection Oven & Cooktop

Whirlpool Stainless Steel Dishwasher (4-5 Years old)

GE Microwave

Pantry Wall w/Shelving

Breakfast Area w/Wall of Windows



Primary Bedroom/Bathroom

Bedroom

Hardwood Floors

Tray Ceiling

Ceiling Fan

Crown Molding

French Doors to Office/Living Room

Large Walk-in Closet w/Shelving & Window



Bathroom

Cathedral Ceiling

Tile Floor

Whirlpool Garden Tub

Separate Tile Shower w/Handheld and Shower Head

Two Eudy Custom Vanities & Make-up Vanity

Water Closet



2nd Floor

Bonus Room/Office, 3 Guest Bedrooms (1 Guest Suite w/Bath — 2 Share Full Bath) 2 Storage Rooms, French Doors Open to Balcony

Bonus Room

Carpet

Ceiling Fan

Built-In Book Shelves

Double French Doors Open to Corridor

Opens to Large Storage Room



Guest One

Carpet

Walk-in Closet

Ceiling Fan

Opens to Private Bath w/Tile Floor & Bath/Shower Combo & Tile

Surround

Walk-in Closet



2nd Floor Guest Bedrooms

Guest Two

Carpet

Large Wall Closet

Ceiling Fan

Walk-In Storage Room

Shared Bath w/Guest Three

Tile Floor

Dual Vanity

Tile Shower

Linen Closet

Water Closet

Guest Three

Carpet

Ceiling Fan



Exterior Features

Roof 2001

Cypress Wood Siding

Brick Basement Foundation

2-Car Basement Garage w/Storage Space

10' Doors (Room for Truck)

Rocking Chair Front Porch w/Fans Overlooking Creek and Pastures

Back Deck

Shutters

Landscape Lights

Second Floor Balcony Overlooking Pastures

Fenced Back Yard For Dogs

MECHANICALS

2 Wells (Main Residence & Guest House/Barn)

2 Septic Systems (Main Residence & Guest House)

Main Floor Recirculating Hot Water System

Main Floor Dual Fuel Heat Pump/AC

Whole House Generator

2nd Floor Heat Pump/AC

80 Gallon Hot H₂O Heater — 2020

Windstream Internet

Direct TV



Guest House (Currently Rented)

Geodesic Design

Built 1990

Approximately 2,400 sf

4 Bedrooms/2 Bathrooms

Roof 2015

Heat Pump 2019

Deck — Fresh Paint

Sliding Glass Door to Deck

Flooring (Mix) 2015 (no carpet on main)

Fenced Yard w/Storage Shed

*Main Level — Foyer, Kitchen/Great Room/Dining,
2 Bedrooms, Bathroom & Laundry Room*

2nd Level—Loft, 2 Guest Bedrooms & Bathroom

Kitchen/Great Room/Dining Area

Large Open Design

Large Island/Breakfast Bar

Range/DW/Refrigerator



Guest House



***2nd Level — Loft, 2 Guest
Bedrooms & Bathroom***



Property Features

25.58 Acres

Private — Located at End of Cul-d-Sac/Dead End Road

Approximately 16.50 Acres Woods w/Trails

*Approximately 7.25 Acres Fenced Pasture
Creek*

Gravel Circular Driveway

2 Wells (Main Residence & Guest House/Barn)

2 Septic Systems (Main Residence & Guest House)



Farm Amenities

Barn (36' x 48')

Positioned East-West for Good Ventilation

5 Stalls

Stalls Open to Pasture w/Overhang (Dutch Doors)

Stall Mats in (1) 12' x 14' Stall & (1) 12' x 12' Stall

Each Stall w/Electricity for Fans

Hay Loft

Fly Mist System

Large Sliding End Doors

Wash Stall Hot & Cold H₂O

Tack Room

Brick Center Aisle

Run-In Shelter Attached



Water to Pastures

Chicken Coop/Yard

*60m x 20m Dressage Arena
w/Lights (Sand & Clay Footing)*

12' x 24' Run-in Shed







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, square footage, plans, Restrictions & Covenants (if apply).

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