

*2852 Joe Johnson Road
Catawba, NC 28609*



Breedlove™
FARMS ★ ESTATES ★ LAND



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2852 Joe Johnson Road Catawba, NC 28609

Road congestion and nearby neighbors are details forgotten as you enter this beautifully secluded farm in Catawba, North Carolina. The town itself doesn't make national news, but it is filled with historical relevance. The Catawba River for example is a large dam-regulated River which provides outstanding scenery, recreational fishing and boating.

The Catawba Indian Nation is one of the indigenous Indian tribes that settled the Carolina Piedmont over 10,000 years ago. The Catawba were once one of the most powerful tribes in the Carolinas. Because of this there are many museums, recreational opportunities and for history buffs a plethora of educational sites to explore.

There are many colleges, shopping areas and hospitals and the Charlotte International Airport is only 40 minutes away. A smaller commuter airport in Hickory also services this area.

The home has been maintained in an excellent manner and is ready to move into. A wide-open floor plan, new GE smudge proof stainless refrigerator, new Frigidaire dishwasher, brand new Shaw vinyl wood laminate, and new HVAC unit are part of its allure. For buyers needing extra space, there is a staircase to an upper level which is unfinished to create bonus living areas for you.

The home includes a firepit, relaxing patio area, and a heated and cooled garage including built-ins for the tinkerer.

The land is perfect for horses, and any other domestic animals you may want to enjoy. A barn that was used as an outside kennel for the sellers' bloodhounds could easily be retrofitted to stalls and animal enclosures.

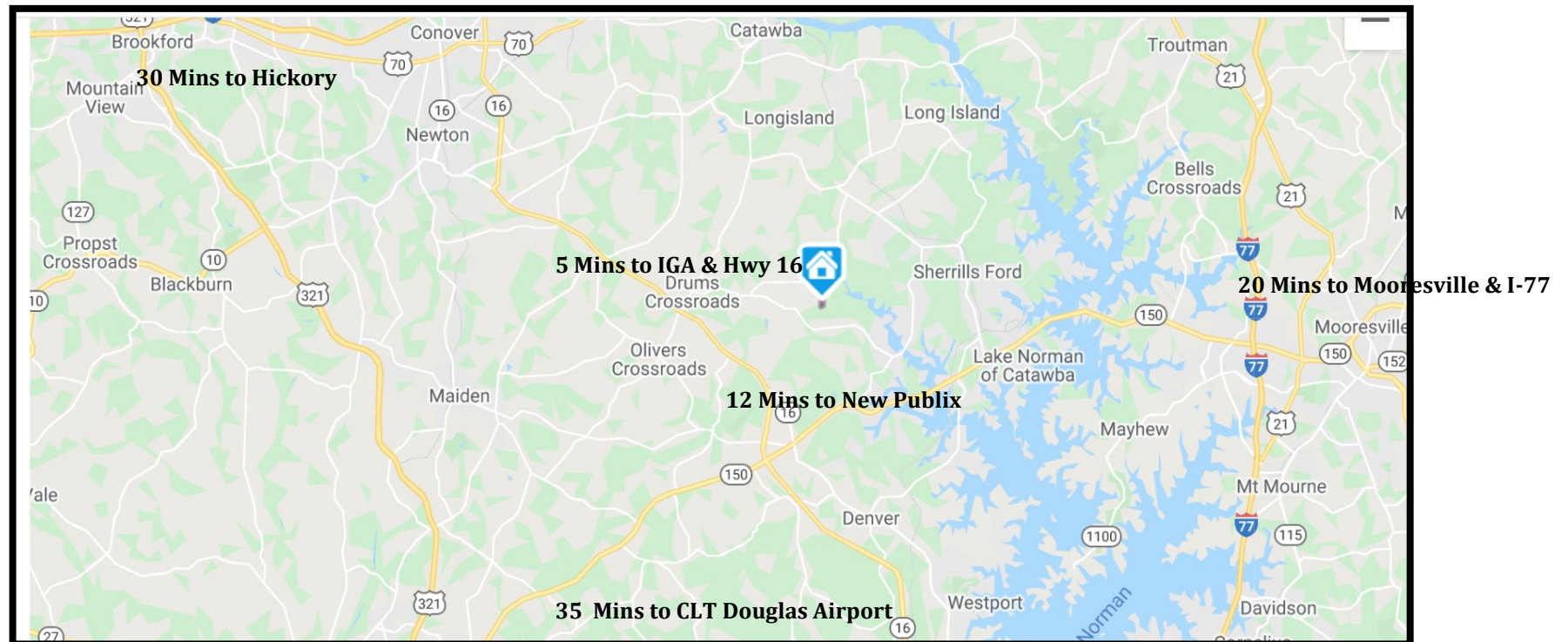
A front pasture with run-in shed sits on the left of the long meandering driveway and on the right side there is a well and septic where a previous home once stood.

A special place to feel the peace that only nature and sounds of silence can offer.

Y'all come and see for yourself!

Aerial & Geographic Location

Parcel ID: 3698030314370000 and 3698030435250000 Total 13.009 Acres

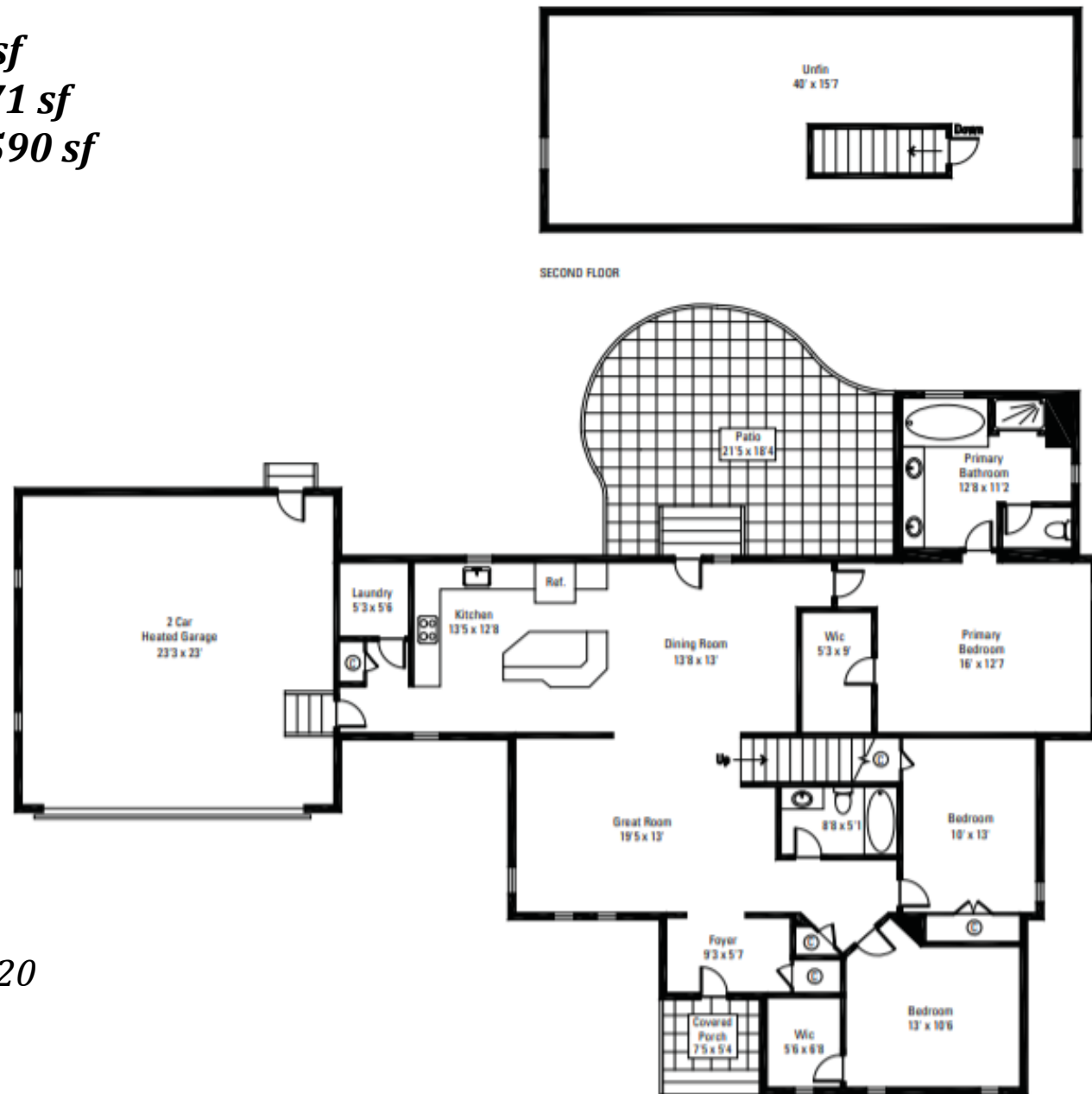


Floor Plan

Main Floor Heated 1878 sf

Second Level Unheated 671 sf

Heated & Cooled Garage 590 sf



MECHANICALS

Security System

HVAC System Replaced in 2020

Septic/Well

Interior Features

Built 2007

1,878 Sq Ft Open Floor Plan

3 Bedrooms/2 Bathrooms

2nd Floor Walk-up Attic/Future Bonus Room

Fresh Paint

New Shaw Laminate Wood Grain Flooring Living Spaces

Large Dining Area with French Doors to Back Patio

New Light Fixture in Dining Area

Dining Area Open to Generous Living Room

Foyer Coat Closet

Linen Closet

Laundry Room

Washer and Dryer Included



Kitchen & Dining Area

Corian Countertops

Breakfast Counter

Oak Cabinets

New GE Smudge Proof Stainless Steel Refrigerator

New Frigidaire Dishwasher

Glass Top Kitchenaid Stove

Kitchenaid Microwave

Pantry & Pantry Wall Cabinet



Primary Bedroom Suite

Walk-in Closet with Wood Shelving

Carpet

Master Bath

Garden Tub

Dual Vanity and Separate Shower

Water Closet

Window Seat/Storage Bench



Guest Suites

Guest One

Carpet and Walk-in Closet

Guest Two

Carpet and Two Wall Closets

Guest Bath

Shower/Tub Combo



Exterior Features

Oversized 2 Car Garage/workshop

Built in Cabinetry, Work Benches, Refrigerator
and Climate Controlled

Pull Down Attic Space Over Garage w/Windows

Vinyl Siding

Shutters

Concrete Front Sidewalk and Parking Pad

Front Covered Entrance

Stamped Concrete Patio

Brick Firepit

Basketball Hoop



Farm Amenities

Run-in Shelter with 2 No Climb Fenced Paddocks
Approximately 5 Cleared Acres

Barn Building with Metal Roof Ideal for Small Farm
Animals or Conversion to Horse Stalls

Electricity, Exhaust Fan, Existing Divided Areas
in Place for Current Owner's Dogs

Potential for Trail Riding w/Neighbor's Permission



Property Features

13+ Acres (Two Parcels)

Home is Approximately ¼ Mile off Road

Existing Well and Septic System on each parcel

(System located on smaller parcel was for a previous home that was located there. No representation of functionality.)





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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