



*Breedlove*

FARMS | ESTATES | LAND

**16063 Mclester Road**  
Oakboro, North Carolina 28129

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Premier

**Sotheby's**

INTERNATIONAL REALTY



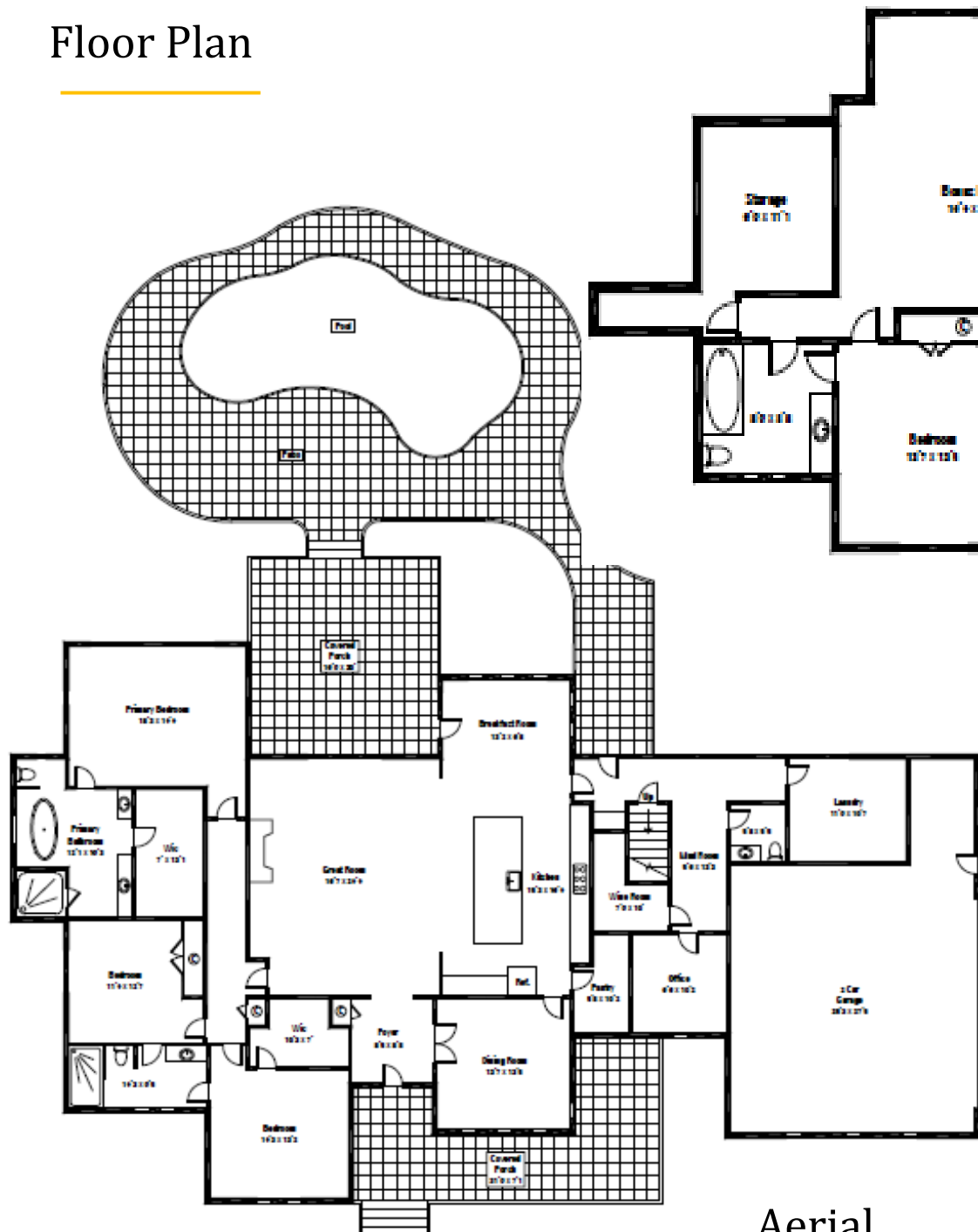




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**16063 Mclester Road.** A gated entrance next to a large shade tree is both secure and inviting. The long drive leads through the brick column entrance to a private home positioned on a rise overlooking acres of freshly mown hay fields. The privacy of this peaceful abode is matched only by the warmth and inviting nature of the home and its surroundings. Custom designed and built on nearly 18 acres, it is conveniently located near the charming towns of Oakboro and Locust. Both these communities are growing in popularity because of their many amenities combined with small town attitudes. Close proximity to I-485 makes Charlotte an easy drive. Built in 2021, the home has an open floor plan, emphasizes main floor living, offers flexibility in the use of several rooms, has an abundance of storage space and outdoor living space with a pool, pool deck and adjacent covered back porch. The home was built with the same dedication to quality and convenience as reflected in the plan; fixtures and finishes are high-end. It was also designed to emphasize natural light and offer exceptional views of the property, and the open design, use of glass in the interior doors and transoms as well as numerous windows ensure the home's warmth. The main level is anchored by a large great room with rock fireplace, white oak floors and open to the epicurean kitchen with oversized granite island, walk-in pantry, and large breakfast area. When you enter the front door your sight line is the great room with adjoining kitchen and beyond to the patio and pool. In the spirit of single floor living, the main floor also has a large primary suite, two guest bedrooms with large, shared bath, and a dining room. Leaving the main living space, this well-designed home offers a main-level wing that has an office, steps leading to the second floor, wine room, powder bath, mud room with entrance to the back patio and large laundry room. This wing connects to an oversized two-car garage and large auto court with abundant parking space. While the first floor demonstrates the open floor plan and emphasizes main floor living it also exhibit the flexibility of the home design. The large dining space in the kitchen allows use of the dining room for other purposes, perhaps an executive office, extra sitting room, or music room. The designated office is likewise an excellent student study space or entertainment space. The second floor has a guest bedroom with ensuite bathroom, large bonus/exercise room, loft with built-in bench, large floored walk-in storage room that could accommodate future expansion and a second walk-in attic area. The property has a three-bay equipment building that could easily accommodate your animal(s) of choice. This home is the manifestation of the thought and care that went into its design, building, and maintenance. Yours to enjoy and make your own.



<b>Total Heated Living Area</b>	<b>4,103.9 Sq Ft</b>
Main Floor	3,242.1 Sq Ft
2 <sup>nd</sup> Floor	861.8 Sq Ft
2 <sup>nd</sup> Floor Storage	436.5 Sq Ft
2 <sup>nd</sup> Floor Storage	142.0 Sq Ft





## Exterior Features

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Insulated Vinyl Siding, including Board & Batten Siding

(<https://www.royalbuildingproducts.com>)

Brick Foundation

Low Maintenance/Durable Wood Style Fiberglass Exterior Doors

Wide Front Door w/Privacy Glass Side Lights & Transom

Glass Door w/Transom to Covered Patio & Grilling Area

Glass and Fiberglass Walk-In Garage Door

Oversize 2-Car Side Load Garage

Storage Area

Hot & Cold Water Faucets

Utility Sink

Large Concrete Parking Pad & Turn-Around

Concrete Sidewalk

Wrap Around Front Porch w/Swing

Metal Railings

Bead Board-Stained Ceiling

Large Covered Back Porch

Tongue & Groove Cathedral Ceiling

Roller Screens

Inground Salt Water Pool w/Waterfall

Stone Accents

Removable Custom Security Fence

Fenced in Back Yard

Landscape Lighting

Flood Lights (*all controlled by one switch*)





# Interior Features

Custom Designed — Built 2021

4,104 Sq Ft — 4 Bedrooms/3.5 Bathrooms

Open Floor Plan

White Oak Character Grade Floors — Living Areas/Main Floor

Foyer w/Coat Closet

Crown Molding

10' Ceilings in Living Areas

Interior Glass Doors w/Transoms Separating Private Bedroom Wing and Back Hallway & Office Area

Powder Bath

Large Laundry Room

Room for Refrigerator & More Cabinetry if Desired

Cabinetry & Hanging Rods

Back Hall Drop Station w/Wood Furniture Bench & Matching Coat Rack

Large Finished Storage Room Under Staircase, Anticipated Wine Room

Private Office for Remote Executive Office

Built-In Desk, Bookcase Back Hall For Household Record Keeping

2" Blinds Throughout







## Kitchen

Quality Woodwork Custom Cabinets

Deep Drawers

Lighted Upper Beaded Glass Display Cabinets

Soft Return

Matching Cabinet Exhaust Hood

Oversized Granite Island w/Porcelain Ruvati Farm House Sink  
(Seats 4-6 People)

Z-Line and Samsung Stainless Steel Appliances

Z-Line Gas Range Double Oven

6 Burner Cooktop w/Griddle and Exhaust Hood  
Pot Filler

Z-Line Microwave Drawer

Samsung Dishwasher

Samsung French Door w/Freezer Drawer Refrigerator

White Tile Backsplash

Undercounter Lights

Large Walk-in Pantry w/Frosted Glass Door & Wood Shelves

Breakfast Area w/Walls of Windows Overlooking Pool Area











## Breakfast Area

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Open to Kitchen  
Walls of Windows Overlooking Pool Area  
Glass Door Opening to Covered Porch



## Dining Room

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Glass French Doors & Transom Entry from Foyer  
2<sup>nd</sup> Glass Door from Kitchen  
Could Also be Used as Another Office or Sitting Room





# Great Room

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Stone Floor-to-Ceiling Non-vented Gas Fireplace w/Stone  
Hearth and Solid Wood Mantle

Wood Ceiling Beams

Glass Door to Bedroom Wing

Walls of Windows Overlooking Pool Area

Built-In Cabinets & Display Shelves on Flanking Fireplace







## Primary Suite

### Primary Bedroom

Upgraded Carpet & Pad

### Primary Bathroom

Luxury Vinyl Floor

Two Vanities w/Granite Countertops

Large Framed Mirrors

Large MTI Free Standing Soaking Tub w/Handheld

Frameless Shower

Walk-In Closet





# Guest Bedrooms

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Main Level Guest Rooms

Guest Bedroom 1

Walk-in Closet

Guest Bedroom 2

Double Door Closet

Shared Bathroom w/Entrance to Both Bedrooms

Luxury Vinyl Flooring

Walk-In Tile Shower

Granite Top Vanity





## 2<sup>nd</sup> Level

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Loft Area w/Built-In Reading Bench

Bonus/Exercise Room

Bedroom w/En-Suite Bathroom

Bedroom w/Two Wall Closets

Bathroom

Luxury Vinyl Floor

Granite Countertop

Tub/Shower Combo

Large Floored Walk-In Storage/Future Expansion

2<sup>nd</sup> Walk-In Attic Area





# Property Features

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17.85 Acres — Private

Rolling Hay Fields (*2000 Small Bales/Year*)

Solar Powered Gated Entrance w/Brick Columns

4-Board Fence Entrance Area

3-Bay Equipment Shed w/Underground Electric

Infrastructure

Hardwood Tree Perimeter

Pecan Trees





# Mechanicals

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Cummins Whole House Generator

2 Wells (*1 not in use, w/o Power*)

Septic System

Rinnai Instant Water Tank

Three HVAC Systems

In-Ground 500 gal Propane Tank

Security System

Time Warner High Speed Internet

Underground Power





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