



Breedlove[®]

FARMS | ESTATES | LAND

Leaning Oak Farm

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Monroe, North Carolina 28110

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Premier

Sotheby's
INTERNATIONAL REALTY





Leaning Oak Farm | Custom Equestrian Estate w/Architectural Distinction

Located behind a gated stone entrance, Leaning Oak Farm welcomes homeowners seeking both privacy and a lifestyle immersed in equestrian elegance. The estate spans manicured pastures lined with cryptomeria and holly trees, leading to a custom-designed residence by Triple T Builders, set amidst a canopy of mature hardwoods.

The exterior showcases Hardie Board and stone finishes designed for durability. Curated flower boxes, stone walkways and patios, and professionally designed landscaping create a natural extension of the home's refined character. Inside, the residence offers 4,958 square feet of thoughtfully designed living space.

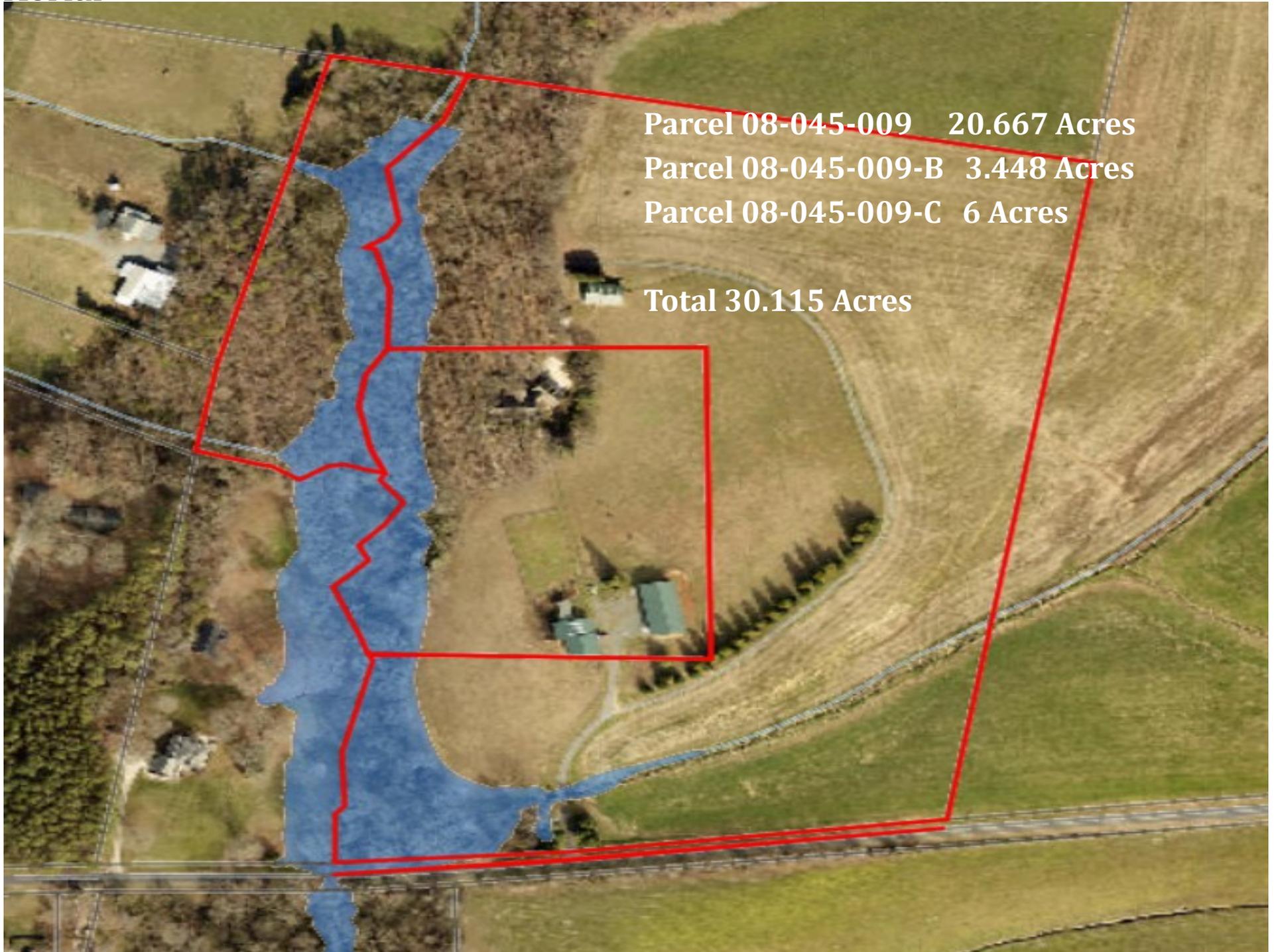
The tiled foyer sets the tone, featuring a commissioned mural and a wall fountain. Venetian plaster accents, arched doorways, stone details, and custom millwork are enhanced by integrated lighting and built-in cabinetry throughout. Main-level ceilings rise to ten feet with eight-foot doors, complemented by hardwood, tile, and slate flooring.

Multiple living areas — including a sunroom, den, and keeping room . The expansive kitchen includes granite counter-tops, a three-inch butcher block island with a vegetable sink, custom cabinetry, tile backsplash, and appliances from Blue Star, Bosch, GE, and KitchenAid. A butler's pantry connects to the formal dining room and offers a wet bar, wine cooler, and icemaker. The breakfast room features a knotty pine domed ceiling and overlooks a park-like backyard. The primary suite features two walk-in closets, a dedicated shoe closet, sauna, and whirlpool garden tub. An adjoining flex space offers additional versatility. Upstairs are two guest suites, two full baths, and a large library with cherry built-ins. Over 1,000 square feet of wired, insulated storage offers conversion potential for a media or game room.

Equestrian facilities include two barns — each with three stalls, tack rooms, covered overhangs, and adjoining pastures. One barn is oak board and batten with a concrete aisle, feed room, and equipment storage. A 36-foot addition expands its utility. The second, a contemporary metal-sided barn, offers additional shelter flexibility with automatic waterers and Dutch doors. Fencing is a high-tensile, four-strand rubberized system with a flex-type top rail. Additional amenities include a climate-controlled workshop, four-bay covered parking, and an enclosed storage room.

Creekside trails accommodate riders, while the property's location offers proximity to I-485, Charlotte, Mint Hill, Matthews, and Monroe.

Aerial



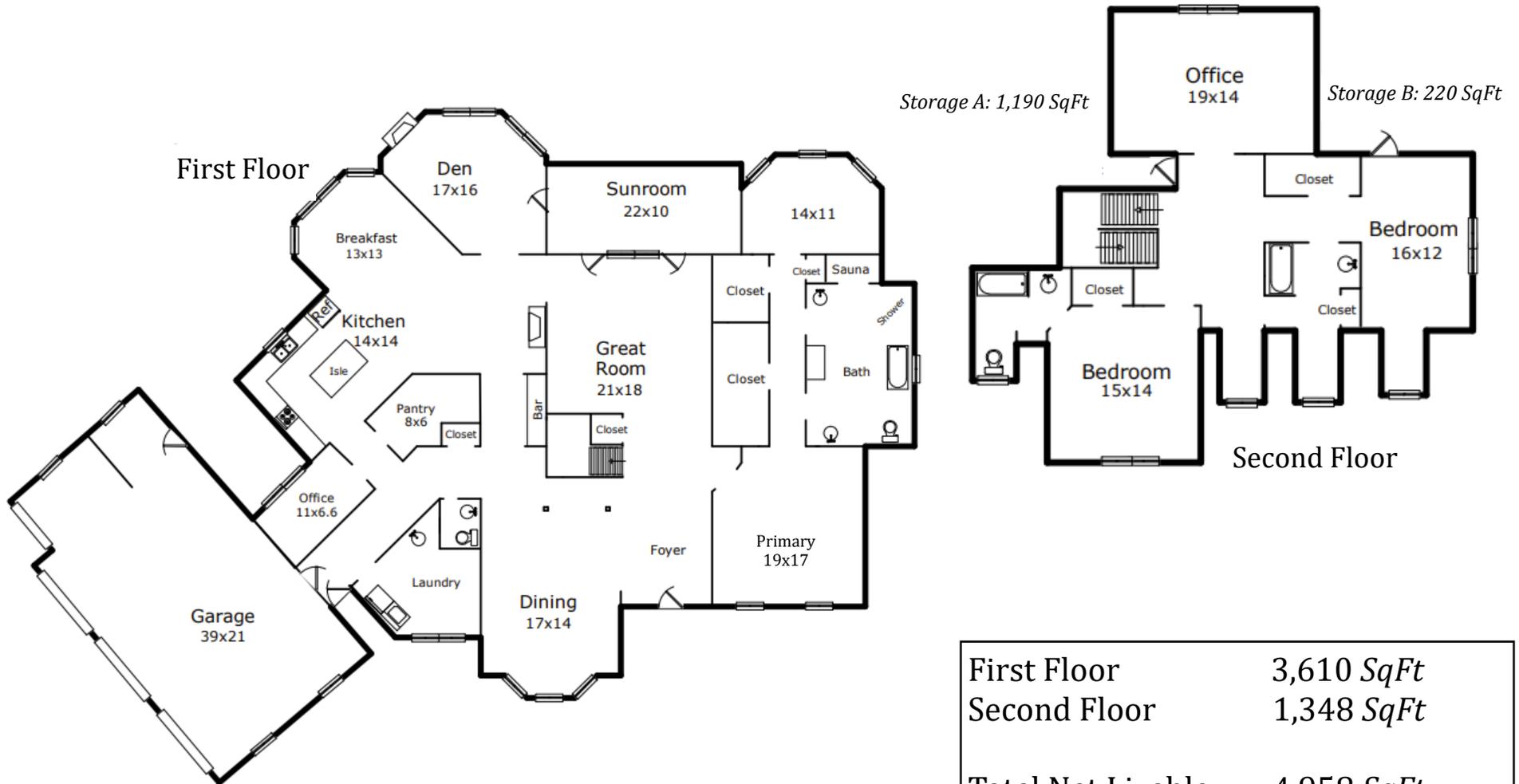
Parcel 08-045-009 20.667 Acres

Parcel 08-045-009-B 3.448 Acres

Parcel 08-045-009-C 6 Acres

Total 30.115 Acres

Floor Plan



First Floor	3,610 SqFt
Second Floor	1,348 SqFt
Total Net Livable	4,958 SqFt
<i>Garage 874 SqFt</i>	
<i>(Rounded)</i>	

Interior Features

4,958 Sq Ft — Built 2002

3 Bedrooms/3.5 Bathrooms

Custom Wide Solid Wood & Glass Front Door

Commissioned 6½' x 8' Canvas Painting in Tile Foyer

Professional Faux Painting & Authentic Venetian Plaster Columns

10' Ceilings and 8' Doorways Main Level

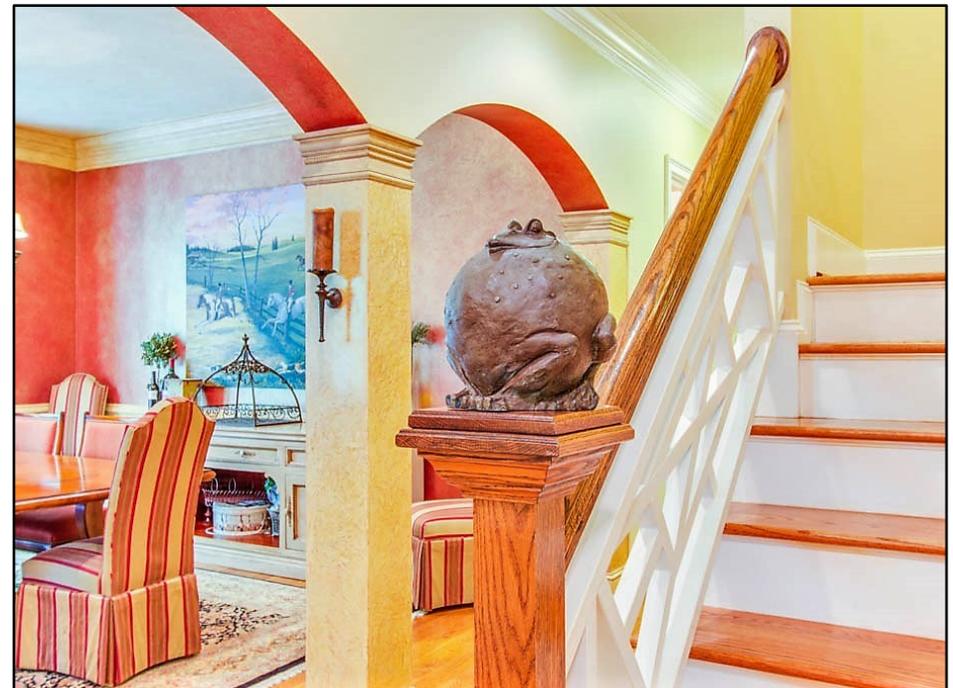
Arched Entranceways

Extensive Trim Work

Recessed Can Lights



Friends & Family Will Love the Charming and Creative Bronze Mr. & Mrs. Toad Mascots that Grace the Stair Columns



Interior Features *(cont.)*

Stone Work Around Fireplaces and Entrance Hall Between Living Room & Keeping Room

Hardwood Floors w/150 Yr Old Walnut Inlay Main Level

Custom Upgraded Lighting/Accent Lighting & Recessed Lighting

Coat Closet

Hardwood Floor/2nd Floor Landing & Stair Risers

Built-In Trophy Shelves & Display Niches

Multiple Sets of Bay Windows

Back Hall/Mud Room w/Slate Floor and Built-In Bench & Cubbies

Laundry Room

Utility Sink & Multiple Cabinets

Hobby/Sewing Counters

Slate Floor

Raised Washer/Dryer Platforms & Laundry Shute

3 Hot H₂O Heaters *(1 designated for Kitchen & 1 for Primary Suite)*

Surround Sound & Ceiling Fans



Kitchen

Granite Counter Tops

Tile Backsplash

Custom Cabinets w/Display Niche/Book Cases

Pull-Out Baskets & Accent Lighting

3" Butcher Block Island

Pendant Lights

Franke Stainless Steel Kitchen Sink

Touch-Sensitive Brizo Faucet

Raised Granite Breakfast Bar (*Bar Stools Convey*)

Electrolux Double Ovens

Bluestar 6-Burner Gas Cooktop

Stainless Steel Ventahood Exhaust

KitchenAid Warming Drawer

Bosch Dishwasher

KitchenAid French Door w/Freezer Drawer Refrigerator

GE Advantium Microwave/Convection Oven

Walk-In Pantry w/Built-In Shelves

Private Kitchen Office w/Built-in Desk, File Drawers & Book Cases





Breakfast Room & Keeping Room

Breakfast Area w/Cathedral Tongue & Groove Ceiling
Keeping Room w/Stone Fireplace & Hearth
Stone Arched Entranceway to Living Room
French Doors to Den



Sunroom & Den

Sunroom

- Tile Floors
- EZ E-Breeze Windows
- Ceiling Fans
- French Doors
- Climate Controlled
- Speakers
- Back Yard & Pasture Views

Den

- Walls of Windows Overlooking Backyard
- Access to Sunroom
- Stone Woodburning Fireplace w/Commissioned Stone Carving quotation by Cervantes
("You are a King by your own Fireside as much as any Monarch on his throne")





Primary Suite

Main Level Primary

Hardwood Floors

Ceiling Fan

2 Oversized Walk-In Closets w/Custom Built-Ins

Separate Shoe Closet

14' x 11' Sitting Room or Exercise Room w/Bay Windows
& Plantation Shutters

Bathroom

Heated Tile Floor

2 Granite Top Vanities & Makeup Vanity

Sauna

Jacuzzi Garden Tub

Walk-In Tile Shower



Great Room

Entertainment Center Cabinets & Lighted Bookcases/Display Shelves

Surround Sound Speakers

French Doors to Sunroom

Ceiling Fan & Accent Lighting



Dining Room & Butler's Pantry

Hardwood Floors

Bay Window

Venetian Plaster Columns & Arched Entrance

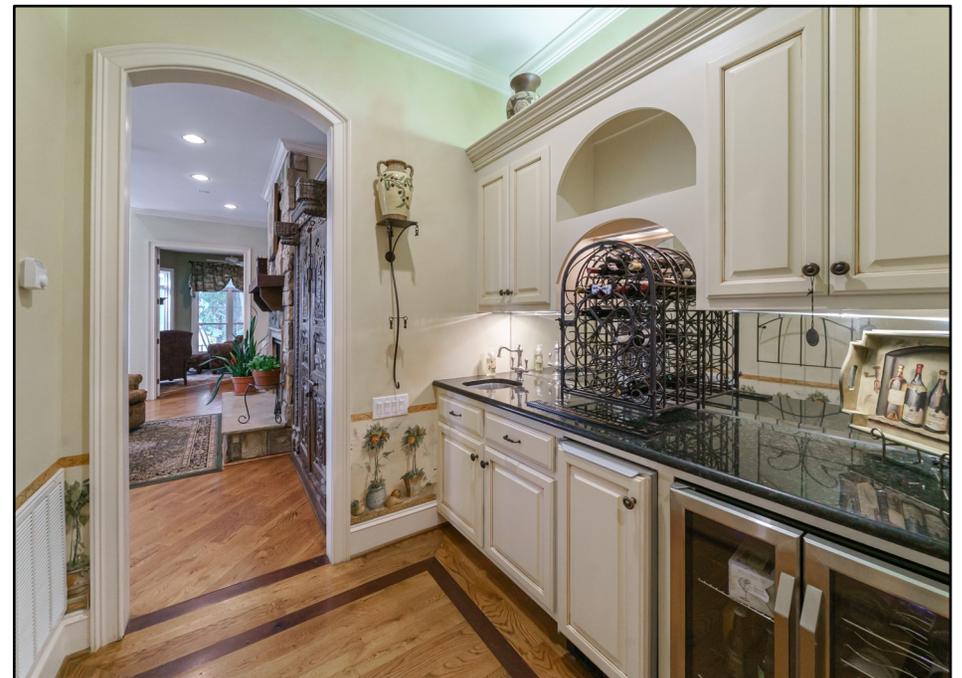
Chair Railing & Detailed Crown Molding

Butler's Pantry

Granite Counter Tops & Custom Cabinets

Wet Bar

Wine Cooler & Scotsman Icemaker



Second Floor

Two Guest Bedrooms

Guest 1 — Ensuite Bedroom w/Walk-In Closet
Tub/Shower Combo
Laundry Chute & Built-In Shelves

Guest 2 — Walk-In Closet
Access to Full Bathroom

Guest Bathroom — Tub/Shower Combo
2 Entrances (*Hall and BR*)



Second Floor (cont.)

Office/Library

2nd Floor Office w/Cherry Built-In Desk & Bookcases
Hardwood Floors & French Doors
Arched Window Overlooking Farm

Attic Storage/Expansion

2 Walk-In Storage Rooms

- (1) 1,190 SqFt w/Windows/Insulation & Wiring
- (2) 220 SqFt



Mechanicals

Furnace & Central AC x 3 (*2002, 2013, 2015*)

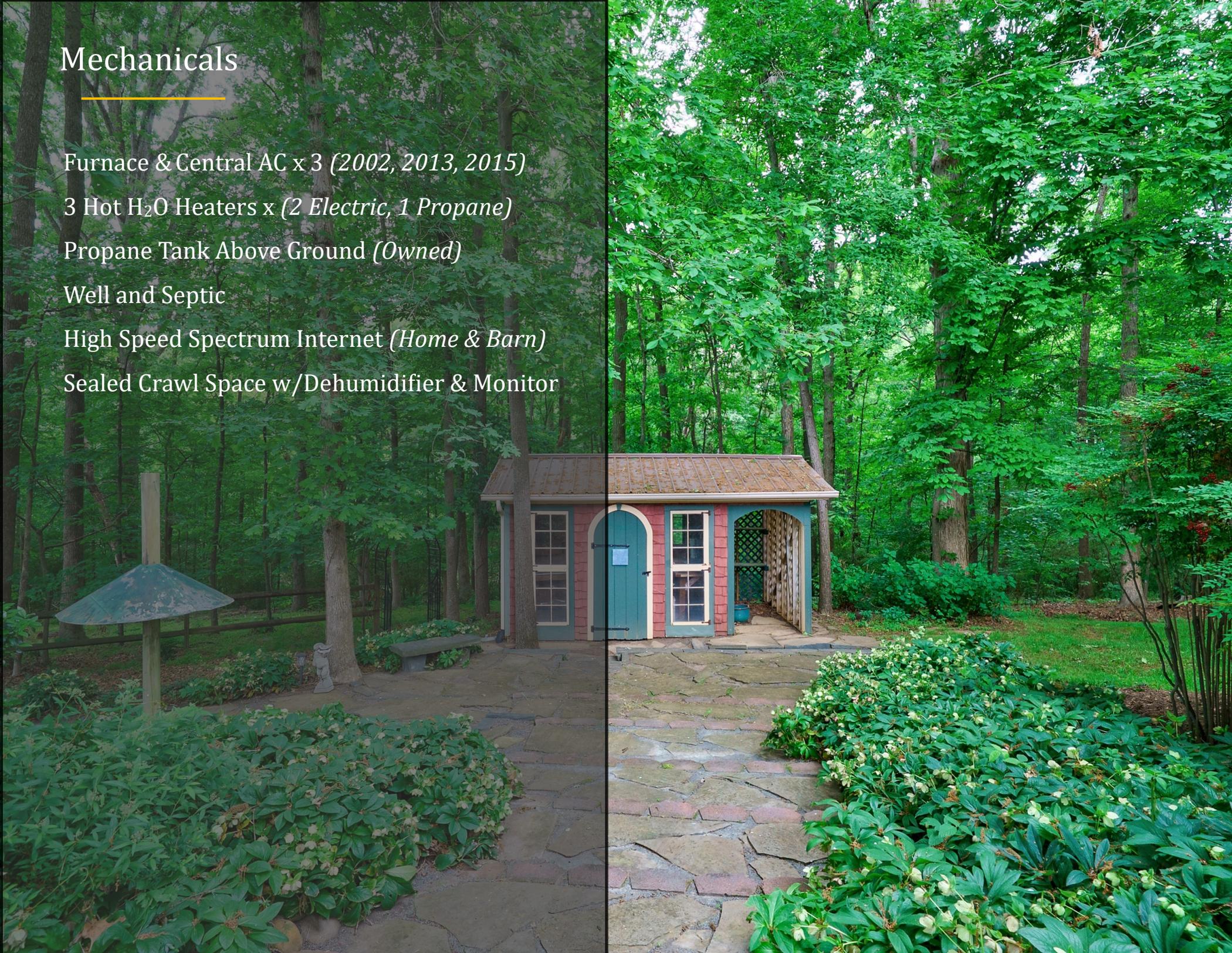
3 Hot H₂O Heaters x (*2 Electric, 1 Propane*)

Propane Tank Above Ground (*Owned*)

Well and Septic

High Speed Spectrum Internet (*Home & Barn*)

Sealed Crawl Space w/Dehumidifier & Monitor



Exterior Features

Stone Columns & Wrought Iron Electronic Entrance Gate

3-Car & Golf Cart Side-Load Attached Garage

Epoxy Flooring

Built-In Sink, Work Bench, Cabinets & Peg Boards

Hardi Board/Stone

Plantation Shutters/Flower Boxes

Front Porch Stone Columns

Paved Driveway w/Concrete Parking Pad

New Paver Walkways and Patio w/Fire-Pit

Potting Shed

Irrigation

Invisible Dog Fence (*4 Acres — Uncertain Operating Status*)



Equestrian Features

3 Fenced Pastures

4-Strand Rubberized High Tensile w/4" Flex PVC Top Strand

2 Barns (*Roofs 2019*)

Pasture Automatic Waterers

Barn 1

Oak Board & Batten w/Metal Roof

3 Stalls +1 Shed-Row Stall

Equipment/Shavings Shed

Dutch Doors to Overhang

Dry Paddock

Concrete Aisleway

Tack Room

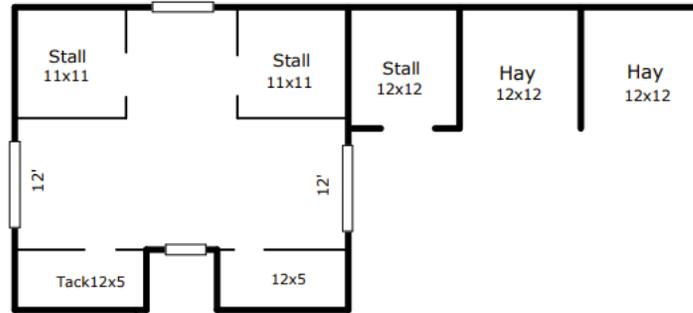
Hay Loft

Feed Room

Covered Patio

Hot & Cold H₂O

36' x 36' Addition (*2019*)

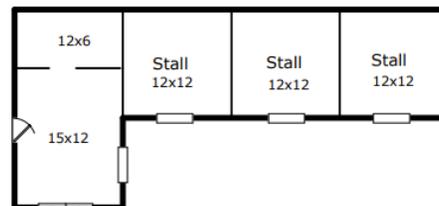


Barn 2

Metal w/Equipment Shed
Feed/Tack Room w/H & A

3 (12' x 12') Stalls

Dutch Doors to Overhang



Property Features

Rolling Pastures

Creek & Trails

2-Car Carport

Garden Tool/Equipment Shed

Income Producing Crops

(8 Acres in Crops, \$1,200+/- Per Year)

Deferred Taxes Buyer's Responsibility If

Buyer Removes Property from Ag Defer-

ment Program

Shop

Built 2019

**(No Permit Record Found)*

One Side Shop has Heat & Air

Ceiling Fan

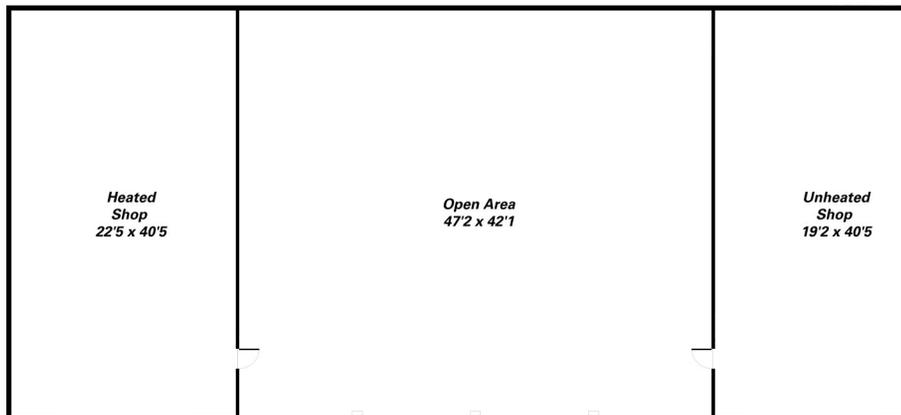
4 Bays for Trailers/Storage

2nd Side Enclosed Storage

Walk-In Doors Each Side



Shop / Equipment / Storage Building



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