



Breedlove[®]

FARMS | ESTATES | LAND

2344 Amity Hill Road
Statesville, North Carolina 28677

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Premier

Sotheby's
INTERNATIONAL REALTY



At the End of the Drive

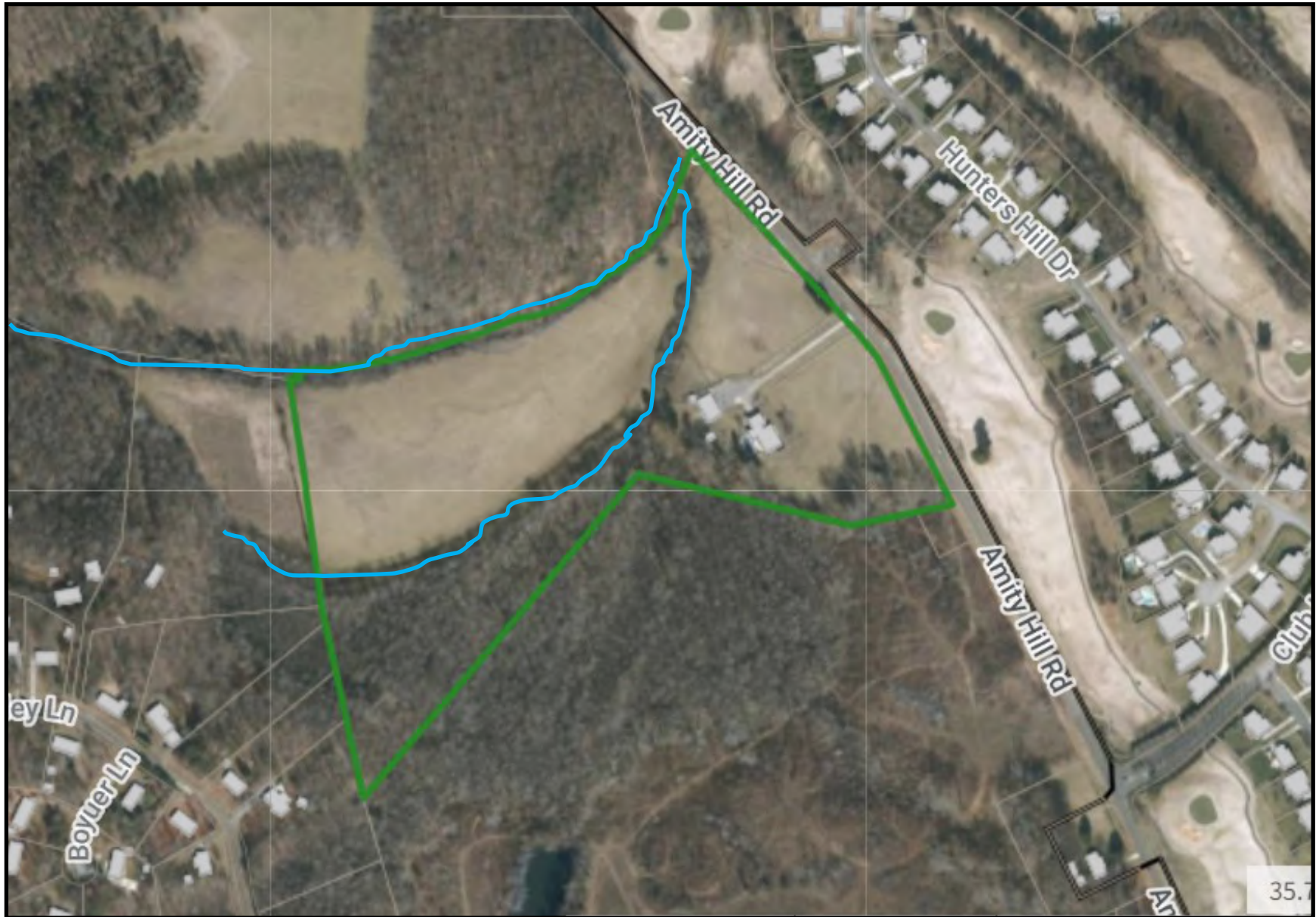
Although it can be seen in the distance; stately traditional home, white pasture fencing, barn, large hay field and wooded area in the background; it can only be appreciated at the end of the drive. Turn into 2344 Amity Hill Road, Statesville, NC, through the entrance bordered with brick columns and follow the tree-lined concrete drive to the end. Words like serene, ordered and comfortable spring to mind. The property has 30 acres including home with pool, barn, creek and pastures. More than half the acreage is a large hay field bounded by two streams. The home is situated on a rise at the beginning of the woods; mature landscaping provides privacy and the rear of the home has several enormous hardwoods. Follow the walk leading from the drive to the column lined "rocking chair" front porch, clearly a place to enjoy cool, lazy evenings. Enter the home and from the foyer experience the open floor plan. Stairs to the second floor set at an angle provide open sightlines to the 2-story great room and beyond to the pool. The kitchen is anchored by the dining room, breakfast area and great room. Hardwood or tiled floors throughout. The focal point of the 2-story great room is the floor-to-ceiling brick fireplace with hearth and flanked on each side by two walls of windows providing views to the pool. This room is open to a second level catwalk/loft area. Moving to the kitchen from the great room the open, airy atmosphere continues. A spacious breakfast nook offers more views of the pool and the back of the home. The spacious, efficient kitchen offers a center aisle with GE Profile glass cooktop, two pantries, corner sink, granite countertops and tile backsplash. The appliances feature a stainless steel side-by-side refrigerator, dishwasher and built-in wall oven. Connecting the kitchen to the garage is a large hallway that also provides access to the covered screened-in patio (23' x 11') and oversized laundry room designed with utility sink, broom closet, cabinets and a pool bathroom. Above the spacious 2-car garage is a bonus room. This space is truly a "bonus" with easy access to the kitchen, separate mini split system, half-bath, and located to reduce noise distraction. It is an ideal space for a work-out facility, play room or office space. Situated on the opposite side of the home, a guest bedroom with full bath is located next to the main level primary suite. The primary opens to a private patio through French doors and includes a bath with dual granite vanities, make-up vanity and a large tiled frameless shower, along with two walk-in closets. Two guest bedrooms and a full bath located upstairs are joined by a open catwalk with private reading loft.

Indoor/outdoor living is facilitated with the covered screened-in patio adjoining the pool deck, providing a private and enjoyable setting for the pool. For your animal(s) the property has large pastures, some with 3-board vinyl and rubber coated electric fencing. Care of your animal friends and maintenance of the farm is centered in the well-designed and functional barn. Concrete floor, 4 stalls with drains, large center aisle, tack room, wash stall and a 12' covered space for storage on each side of the MD Barnmaster barn provides ample space for the care of your animals and property.

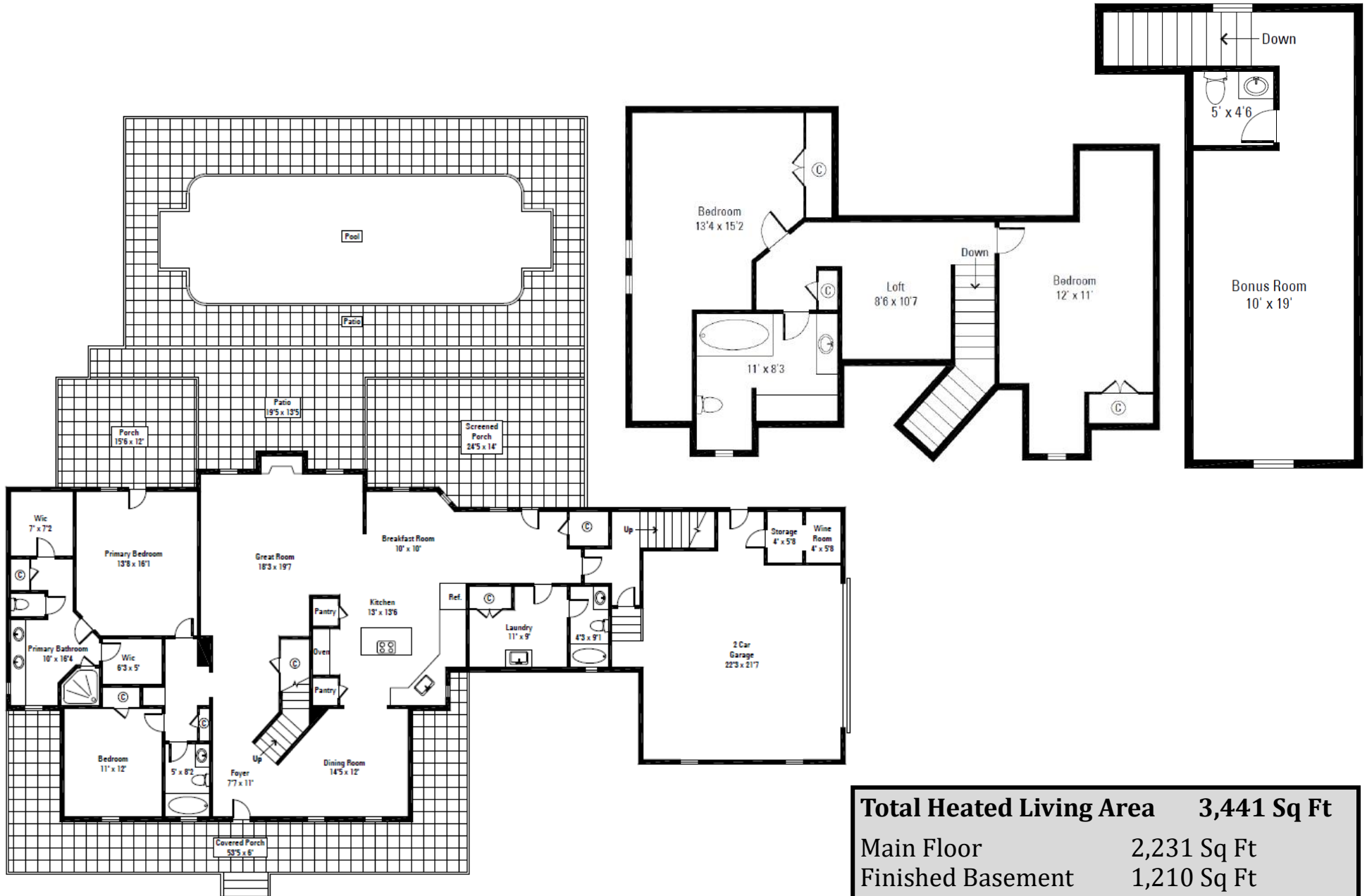
As you drive by, the views of 2344 Amity Hill Road are eye-catching and inviting, but this home and property can only truly be appreciated at the end of the drive.

Property Aerial

Parcel ID: 4743-22-7105.000
30 Acres



Floor Plan



Total Heated Living Area	3,441 Sq Ft
Main Floor	2,231 Sq Ft
Finished Basement	1,210 Sq Ft
<i>Garage</i>	<i>680 Sq Ft</i>

Interior Features

Built 2001

4 Bedrooms/4.5 Bathrooms

Front Foor w/Sidelights & Transom

Hardwood Floors Throughout

Tile Floors in Bathrooms

Solid Wood Interior Doors

Silhouette Blinds

Large Laundry w/Utility sink, Closet, Cabinets
& Full Pool Bathroom with Tile Shower & Granite Top
Vanity

Door & Decorative Metal Screen Door from Kitchen Hallway
to Covered Screened-in Poolside Patio

Catwalk Open to Foyer and Great Room w/Private Reading
Loft

Bonus Room:

Private, 2nd Level Over Garage

Access From Interior of Home or Garage

Half-Bath

Carpet

Mini Split & Ceiling Fan



Kitchen/Breakfast Area

Stainless Appliances

Side-By-Side Refrigerator w/Freezer Drawer

Built-In Wall Oven

Granite Countertop

Tile Backsplash

Center Island w/Glass Top GE Profile Cooktop

2 Pantries

Corner Sink

Oak Cabinets

Glass Display Cabinets

Large Breakfast Area w/Pool Views

Chair Railing and Ceiling Fan



Great Room

Columns, Archway Leading to a 2-Story Great Room
Floor-To-Ceiling Brick Gas Fireplace w/Brick Hearth
Fireplace Flanked by Two Walls of Windows w/Silhouette
Shades
Open to 2nd Level
2nd Floor Catwalk/Landing Loft Area
Hardwood Floors
Pool & Backward Views
Open to Breakfast Area and Kitchen



Dining Room

Open to Foyer and Open Staircase

Access to the Kitchen

Arched Floor to Ceiling Windows Overlooking Front Porch
and Yard

Chandelier





Primary Suite

Large Main Floor Primary Suite

Primary Bedroom

Hardwood Floors

French Doors to Private Patio

2 Walk-In Closets

Ceiling Fan

Bathroom

Granite Dual Vanities

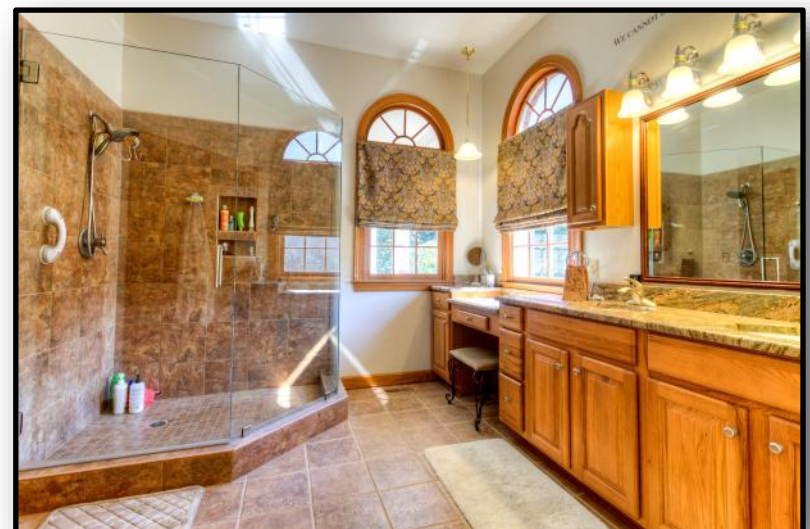
Make-Up Vanity

Large Walk-In Tile & Frameless Shower

Tile Floor

Arched Windows

Water Closet



Guest Bedrooms/Bathrooms

Main Floor Guest Bedroom

Bathtub/Shower Combo w/Tile Surround
Tile Floor & Quartz Countertop

(2) 2nd Floor Generous Guest Bedrooms

Full Bath w/Make-Up Vanity, Granite Countertop and
Bathtub/Shower Combination and Tile Floor



Outdoor Living

In-Ground Saltwater Pool w/Large Pool Deck,
Fencing & Landscaping
Large Covered Screened-In Patio Adjoining Pool
Raised Private Patio off Primary Bedroom





Exterior Features

Roof 2022

Traditional Home — Brick and Vinyl Siding

Covered Wrap Around “Rocking Chair” Front Porch w/Columns
Oversized 2-Car, Side-Load Garage w/Storage (*Currently used as a wine making room, equipment not included*)

Built-In Shelving in Garage

Tree & Fence Lined Concrete Driveway

Concrete Sidewalks



Property Features

30 Acres

15± Pastureland and 7± Woods

Partially Fenced w/White Vinyl & Electric Tape

Road Frontage w/White Vinyl Fencing

Brick Lighted Columns at Driveway Entrance

Private Backyard

One Seasonal Stream and One Creek

Garden Shed

Fruit Trees

Easy Access to I-77 and I-40



Farm Features

Barn (*MD Barn Master w/Gable Roof*)

Concrete Floor

Large Center Concrete Aisle (15')

Sliding End Doors

4 Stalls w/Drains & Sliding Doors

Tack Room/Workshop

Wash Stall

36' x 12' Covered Storage on Each Side

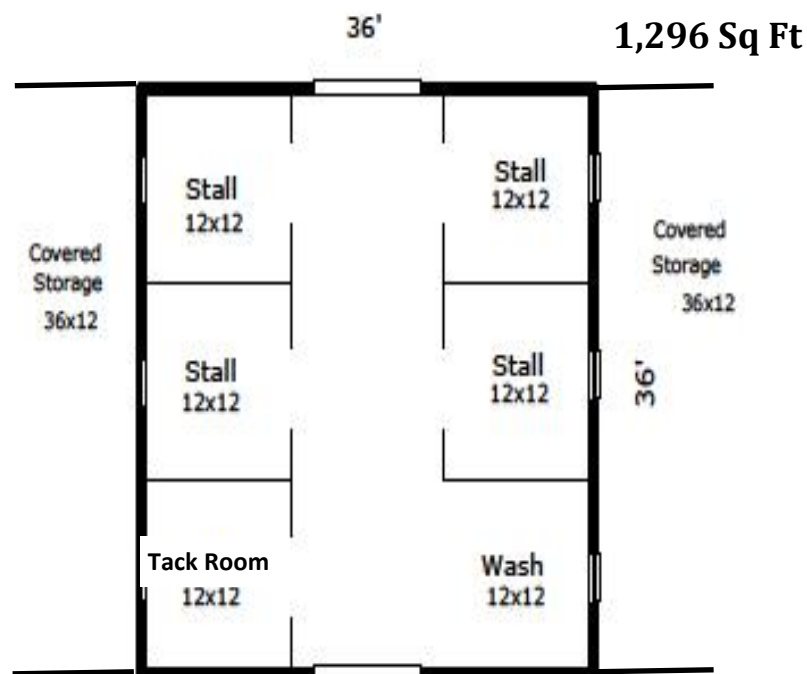
Pastures w/Partial 3-Board Vinyl & Electric Fence

Pastures Currently Cut for Hay

Current Owners Do Not Have Horses

2017 Mahindra Tractor — 1526 L Diesel 390 Hrs.

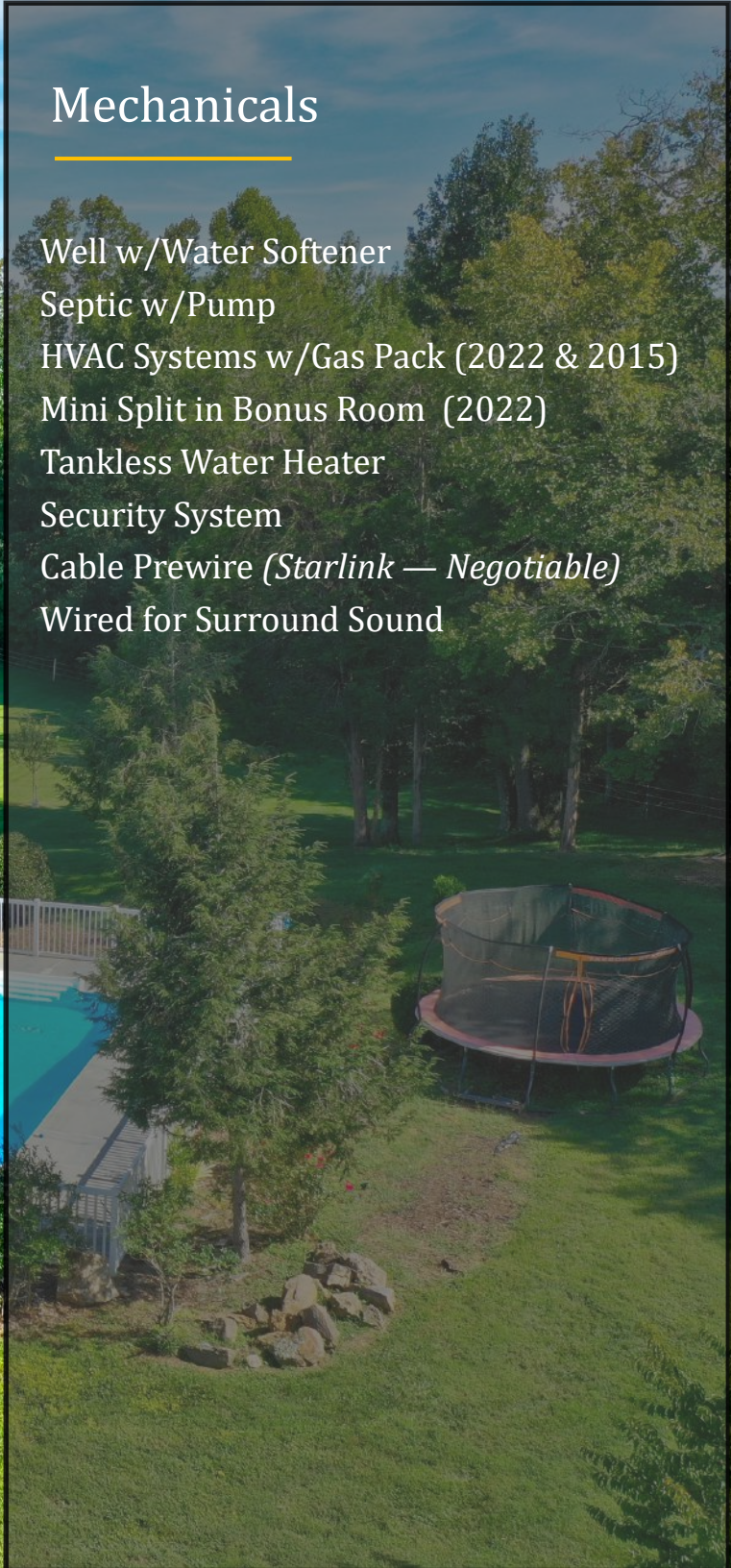
Available to Purchase w/Implements — \$14,500





Mechanicals

- Well w/Water Softener
- Septic w/Pump
- HVAC Systems w/Gas Pack (2022 & 2015)
- Mini Split in Bonus Room (2022)
- Tankless Water Heater
- Security System
- Cable Prewire (*Starlink — Negotiable*)
- Wired for Surround Sound



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