



Breedlove[®]

FARMS | ESTATES | LAND

Tailwind Farm
5710 Wolf Ridge Way
Lenoir, North Carolina 28645

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Premier

Sotheby's

INTERNATIONAL REALTY

5710



Tailwind Farm

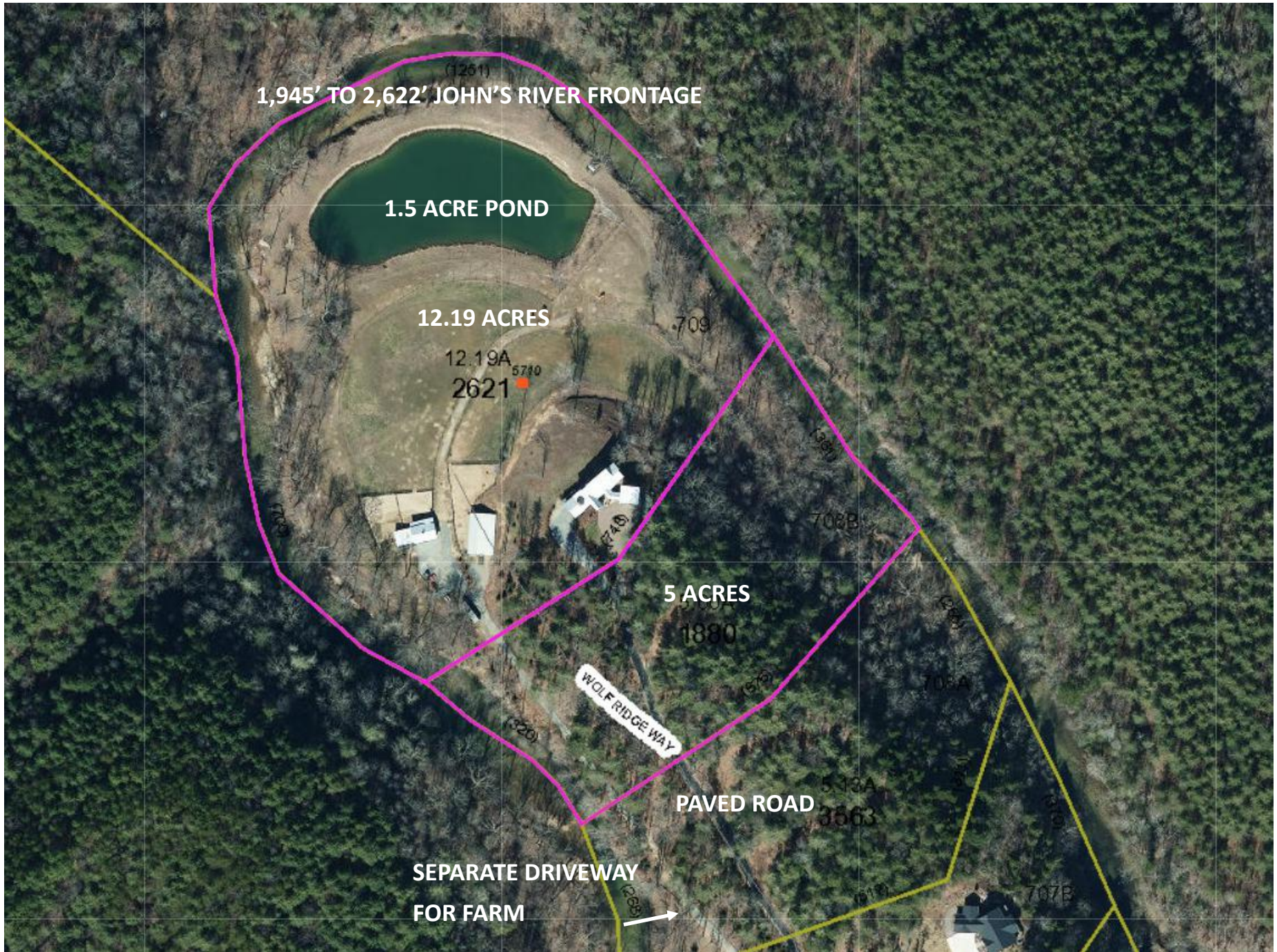
An Equestrian Mountain Estate

While The Coves Mountain River Club has unrivaled community amenities and beauty, the real gem of the community is located at 5710 Wolf Ridge Way. The original developer selected this location to build and took great care in the home construction. The current owners enhanced the site with farm features, land, and home improvements. Nowhere else does a home and all its amenities better fit the land. Beginning with the home strategically situated on the high ground to the well-planned equestrian facilities and pastures to the 1.5-acre stocked pond and the bordering John's River. The owner's pride is evident in the completion of this impeccable estate, and they remain outstanding stewards of the land and facilities. All is evident upon driving between the rock columns, opening to a large paver driveway, river rock walls & copper rain chains. The home features reclaimed barn wood siding with river rock accents and a metal roof. Designed to bring the outdoors in, the home has spectacular sightlines with large walls of windows. The outdoor living is facilitated by over 1,400 sq. ft. of porches and patios, including a large, covered deck with stone wood burning fireplace, and a lower-level patio, all with views of the beautiful property and mountains beyond. The 3,839 sq. ft. house is smartly laid out on 2 levels. The main level features an open concept in the main living area with the great room, anchored by a large rock fireplace with wood burning stove insert, dining room and kitchen all melting together. Stainless steel appliances, large granite island/breakfast bar, custom cabinets, large walk-in pantry, and French glass doors to the outside. Much of the remainder of the main level is dedicated to a large primary suite with sitting room and large bathroom. Again, an abundance of windows reminds you of the natural beauty that surrounds this special place. The lower level offers a family room with river rock wall and fireplace and entertainment wet bar, and 3 guest bedrooms, one with an en-suite bathroom, the other with private baths and a shared shower/tub private space.

The estate has a separate driveway leading to the farm amenities, including a four stall barn built into the side of the hill, with concrete floored storage room, tack room w/sink, countertops and bridle and saddle racks. Stalls have fans, mats, drop down yokes and access to the dry lots and pastures, ensuring your farm animals won't be standing in the mud. Multiple pastures, all interconnecting and dry lots allow for both free grazing and restricted grazing. A farm equipment building with two stall run-in shelter and a truck, trailer and tractor equipment building with any additional shelter allows you to separate your horses, donkeys, goats, etc. as needed. Everything has been set up for the health of the farm animal and convenient animal care for the owner.

Short trail rides along the river and access to community trails just outside of the property mean you can enjoy as much or little trail riding as time allows. If not trail riding for the day, you may enjoy putting the kayaks or canoe in the river and floating down to the community beach area. Maybe do a little fishing along the way. The possibilities for outdoor living and activities at Tailwind Farm are endless.

Property Aerial



OFFERED WITH 12.19 ACRES OR 17.19 ACRES PID # 04-7-3709 AND PID # 04-7-3708B

An aerial photograph of a large estate nestled in a dense forest. The estate features a large, multi-story house with a wrap-around porch, a circular driveway, and several outbuildings including a barn and a smaller structure. A large, green, fenced-in field occupies the center, with a circular riding arena on the left. A large pond is visible in the lower-left corner. A red boundary line is drawn across the upper portion of the image, enclosing a section of the forest. The text "Additional 5 Acres Available Approximate Lines" is overlaid on this red boundary.

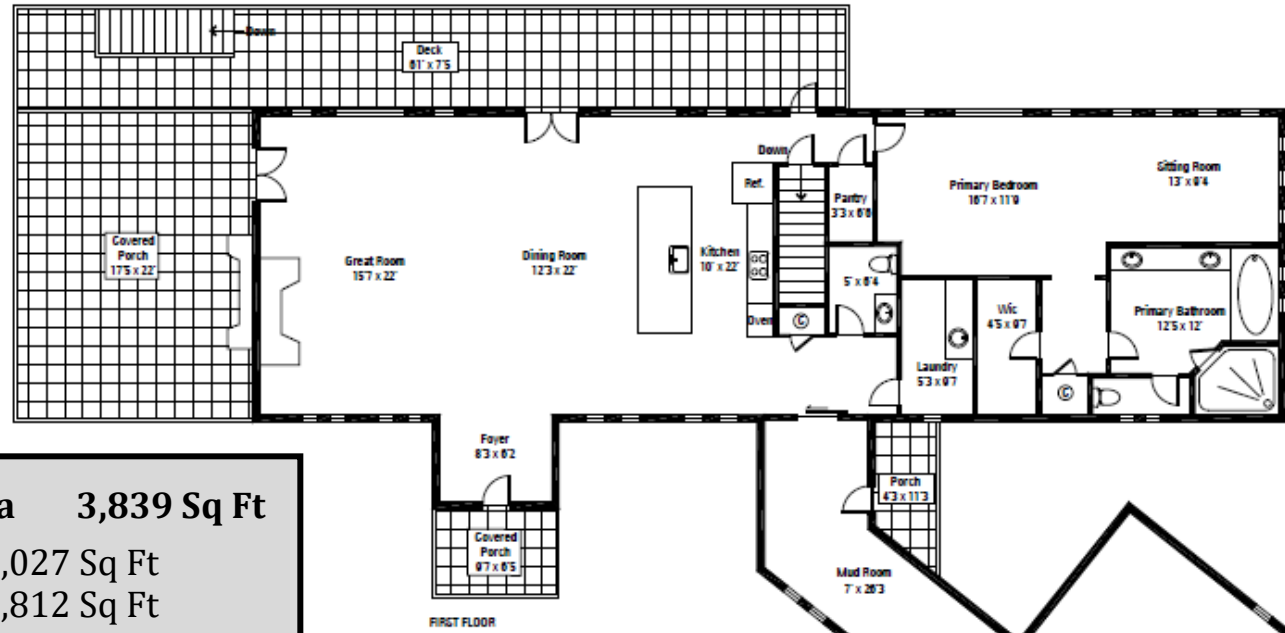
**Additional 5 Acres Available
Approximate Lines**

Property Features

- Two Parcels Available (12.19 Acres & 5 Acres)
- Paved Driveway to Home
- Stone Columns at Entrance
- Paver Motor Court
- River Rock Retaining Walls (Rock Collected from Property)
- Pond
- 1,945' to 2,622' of Johns River Frontage
- Kayak/Canoe Rack
- Stairs Accessing the River
- Fire Pit



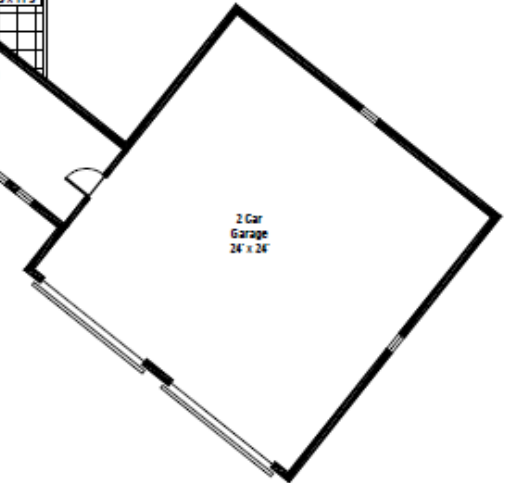
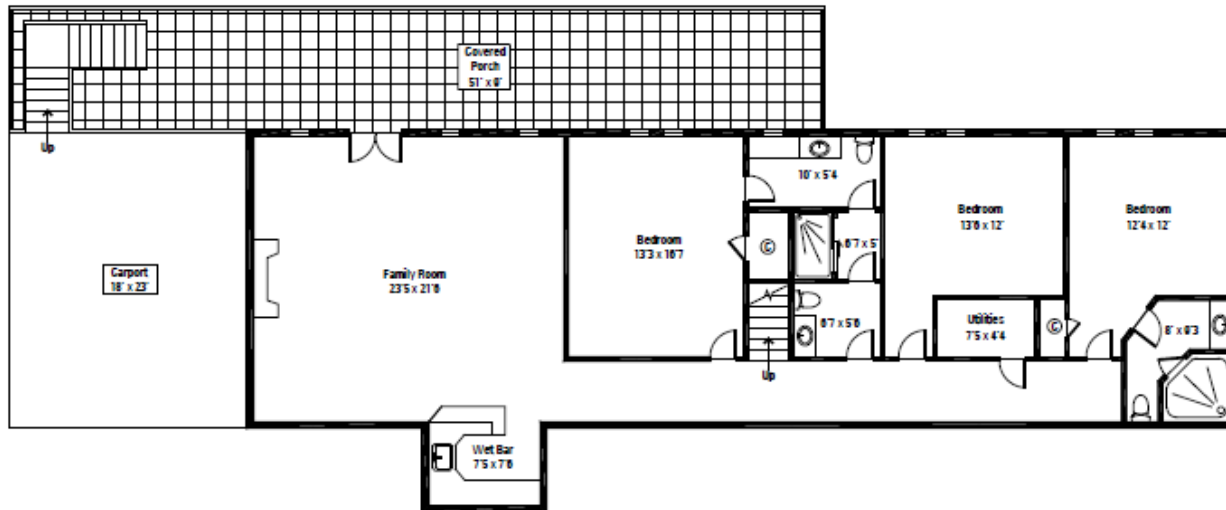
Floor Plan



Total Heated Living Area 3,839 Sq Ft

Main Floor 2,027 Sq Ft

Finished Basement 1,812 Sq Ft



Exterior Features

Reclaimed Barn Wood Siding w/River Rock Accents

Metal Roof

2-Car Garage

Electric Car Charger

Lower Level Carport

Cedar & Rock Columns at Front Entrance & Lower Patio

Covered Front Porch

Large Covered Deck w/Stone Wood Burning Fireplace

Deck Across the Back of the Home

Side Porch w/Dog Fenced Area

Stone Chimney



Interior Features

Built 2014 (Developer's Home)

3,839 Sq Ft

4 Bedrooms — 3 Full & 2 Half-Baths

Open Floor Plan

Foyer Has ¾ Glass Door w/Glass Sidelights

Mud Room Connecting Garage to Home Includes

Door to Side Porch

Laundry Room w/Utility Sink, Granite

Countertop and Cabinets

Powder Room w/Granite Top Vanity

Hand Planed Multiple Width Hardwood Floors on Main

Level

Luxury Vinyl Lower Level

Jeld-wen Casement Windows

All Interior and Exterior 8' Solid Core Doors

River Rock Accents (Rock Gathered from Property)



Kitchen/Dining Area

Large Granite Island/Breakfast Bar
Granite Countertops w/Tile Backsplash
Stainless Steel Appliances

GE Wall Oven & Microwave

GE Glass Cook Top

Broan Stainless Steel Exhaust Hood

GE Dishwasher

GE Side-by-Side Refrigerator

Custom Cabinets w/Soft Return Deep Drawers & Bead
Glass Upper Cabinets

Large Undermount Porcelain Sink

Large Walk-In Pantry w/Solid Shelves

Multiple Wrought Iron Orbit Light Fixtures Over Island &
Dining Area

French Glass Doors to Porch & Single Glass Door to Porch



Great Room

Open to Kitchen
Cathedral Tongue & Groove Wood Ceiling
Wall of Windows Overlooking the Property
Glass French Doors Open to Covered Porch
Large Rock Fireplace w/Wood Burning Stove & Blower
Built-In Cabinet Beside Fireplace
Ceiling Fan





Primary Suite

Primary Bedroom

Sitting/Reading Area
Wall of Windows Overlooking the Farm
Cathedral Ceiling
Ceiling Fans
Two Walk-In Closets

Bathroom

Slate Tile Floor
Garden Tub Surrounded by River Rocks and Tile
Frameless Glass and Tile Shower w/River Rock Floor
Built-In Bench, Rain Head and Handheld
Linen/Clothes Closet
Dual Vanity w/Copper Sinks and Granite Countertop



Guest Bedrooms/Bathrooms

Guest Bedroom One & Two

Each Has a Half Bath w/Shared Tub/Shower Tile Floors in Bathroom, Granite Countertops
Guest Bedroom One Includes a Make-up Vanity

Guest Bedroom One

Walk-In Closet w/Solid Shelving
Two Built-in Bunk Beds
Wall of Windows Overlooking Farm
Ceiling Fan

Guest Bedroom Two

Reclaimed Barn Wood $\frac{3}{4}$ Wall
Armoire Closet
Ceiling Fan

Guest Bedroom Three w/En-suite Bathroom

Walk-In Closet w/Solid Shelves
Wall of Windows
Full Bath w/Large Frameless Glass and Tile Shower
Granite Top Vanity w/Undermount Sink
No Closet but Large Armoire Remains



Lower Level

Wide Hallways

Luxury Vinyl Flooring

Family Room w/2 Sets of French Doors to
Covered Patio Area

River Rock and Reclaimed Barn Wood Bar Area
Copper Sink

Under Counter Beverage Cooler &
Refrigerator

Wine Glass Hanger

Reclaimed Barn Wood Wall Accents

Floor-to-Ceiling Full River Rock Wall w/Oversized
Woodburning Fireplace & Tree Mantle

Utility Closet



Outdoor Living

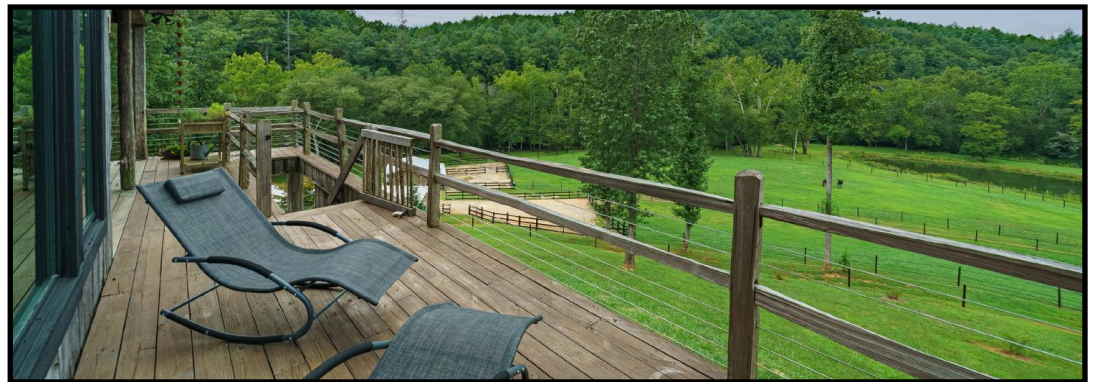
1,456 Sq Ft of Porches & Patios

Wrap-Around Porch w/Cable Allowing Views of Farm & River

Large Covered Side Porch w/Rock Wood Burning Fireplace

Stairs to Lower Level Patio

Lower Level Patio w/Wood & River Rock Columns







Farm Features

Separate Driveway to Barns

4-Stall Barn

Cinderblock/Wood Exterior

Metal Roof

Concrete Floored Interior Storage/Staging
Area w/Feed & Hay

Access to Stalls, Roll-Up End Door

Tack & Feed Room w/Utility Sink, Saddle
Racks, Interior & Exterior Door

Grooming/Wash Area w/Hot & Cold Water

12' x 12' Stalls w/ Mats and Access to Covered
Overhang & Dry Lots

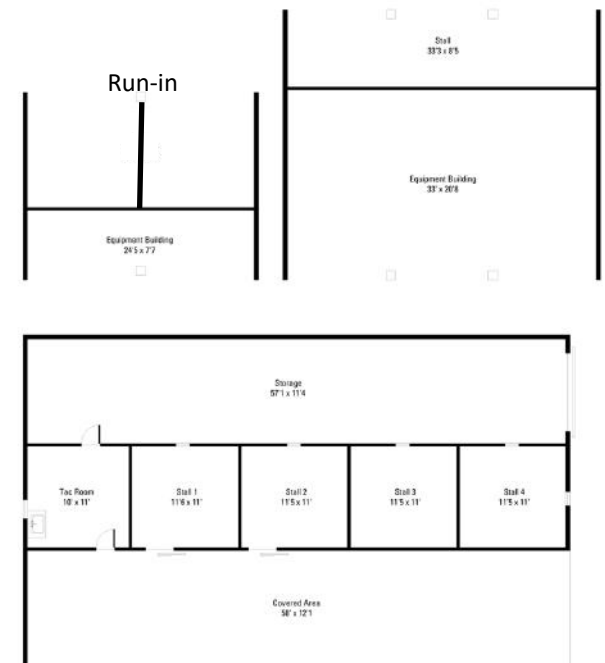
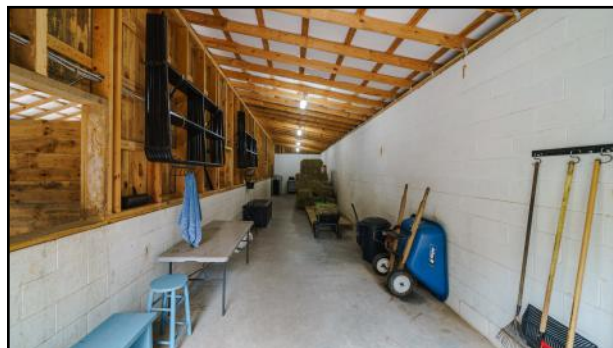
12' Covered Overhang w/Mats and Ceiling Fans

Grooming Hitching Post w/Mats

4-Stall Run-In Shed

Individual Open Stalls to Dry Lots
with Access to Pastures

Stall Mats



Farm Features (Cont'd)

3 Pastures w/Track Paddocks (Allows horses to get out yet limits grass intake)

3 Board or Ramm Electric Tape Fencing

3 Dry Lots

All Stalls and Dry Lots Can be Opened to Pastures (Interlocking Gates)

All Pastures Have Access to Water (Frost-Free Water Spigots)

Perimeter Trail on Property

Access to Community Trails

Manure Compost Pit

3-Bay Truck/Trailer/Tractor Building (Height allows Taller Vehicles)

Three Bay Small Farm Equipment Building

Trailer Parking w/30 Amp Power



Mechanicals

Full House & Barn Generac Generator
(Propane, Buried Tank)

2 HVAC Systems

Electric Water Heater

Water Filtration System

Well

Septic

IAT & T Internet

A-1 Termite and Pest Control



The Coves Mountain River Club

Imagine a mountain country estate with 12-17+ acres of pristine property and over one-half mile of river frontage located in a 3,200-acre gated community in the foothills of the Blue Ridge Mountains. Located just outside Lenoir, NC is The Coves Mountain River Club, a community designed to encourage outdoor activities in an unmatched natural environment. Views of Table Rock Mountain and Grandfather Mountain and 4 natural waterfalls are just some of the spectacular backdrops. Five miles of Johns River frontage offers fishing, tubing, swimming, canoeing, and kayaking. 20 miles of hiking trails and 13 miles of horse trails allow you to easily absorb the serene natural beauty. This well-planned community adds its own amenities to those provided by nature, including the 6,000 sq. ft. Pisgah Mountain Lodge with wrap around veranda, infinity-view pool, and fitness center. Other conveniences include pickleball courts, 2 equestrian centers, community garden, vineyard, community ponds, picnic pavilions and a Helipad.



The Coves

Mountain River Club

3,200 Acres

Five Landscaped Gated Entrances

Paved Roads

5 Miles of Johns River Frontage

Kayaking, Tubing, Swimming, Canoeing and
Fishing

Community Ponds

20 Miles of Hiking Trails (13 miles are Horse
friendly)

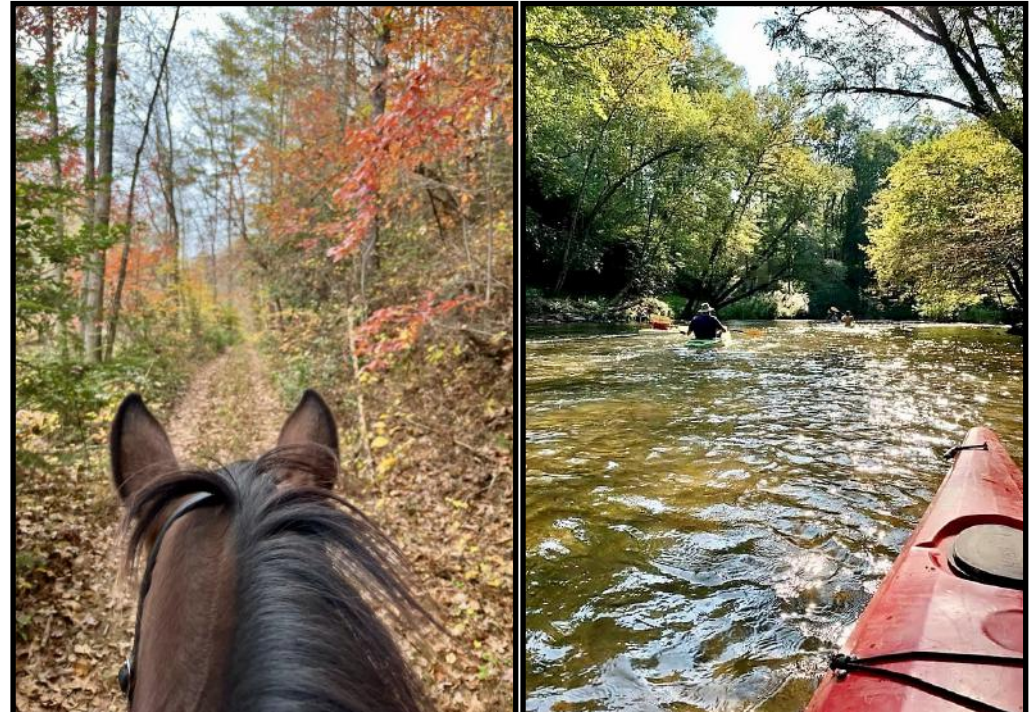
4 Cascading Waterfalls

4 Community Parks

Coleton's Swimming Hole

Picnic Pavilions

Heli-Pad



Pisgah Mountain Lodge

6,000 Sq Ft of Community Activity Space

Rustic Cathedral Ceilings w/Wood Beams and Walls of
Windows Overlooking the Blue Ridge Mountains

Large Rock Fireplace

Entertaining Kitchen

Reading Room

Billiards Loft

Lower Level Exercise Room w/Equipment

Locker Room w/Showers

Yoga/Game Room w/Foosball and Ping Pong

Lending Library

8,000 Sq Ft of Outdoor Living Room, Patios, Covered Porches
and Verandas Overlooking Untouched Protected Forest
Lands and Mountains Ridges



Wyatt's Landing

Activity Shed
2 Pickleball Courts
Covered Pavilion

Round Mountain Ranch

8-Stall Barn w/Tack Room & Restroom
8 Acres of Board Fenced Pastures
Trailer Parking
Access to Trails
Isabell's Community Garden
Evelyn's Vineyard

New Husband's Creek Barn

New 6-Stall Barn



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