



Breedlove[®]

FARMS | ESTATES | LAND

Great Oak Farm
228 Red Dog Drive
Mooresville, North Carolina 28115

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Premier | **Sotheby's**
INTERNATIONAL REALTY





GREAT OAK FARM

Somewhere there is a haven for people and animals, private, yet close to desired amenities. A place where nature is embraced, and life is enjoyed. A place where people of all ages can embrace their dreams, a place with a creek, trees and companion animals. 228 Red Dog Drive, Mooresville, NC is such a place. This 9+ acre equestrian estate/hobby farm is secluded down a private road less than 10 minutes from downtown Mooresville and located in the highly rated Mooresville Graded School District. Built in 2008, the 4 bedrooms/3.5 bathrooms home anchors the estate, that includes wooded areas with a creek and trails, a barn, riding arena and 2 fenced pastures. Nature has been assisted by the current owner's stewardship and the property has numerous bearing trees and plants, a herb garden, lavender and roses. Whether or not you accept Simard's conclusion that the oldest trees in a forest, known as "mother trees", nurture younger trees by sharing sugar solutions and warnings from their roots into the fungi network that connects forests, the 300± year old white oak is special, an ideal spot for meditation.. Upon opening the front door, the 2-story foyer with loft beckons you to enjoy this open concept home with site lines to the great room, connecting breakfast room and kitchen and beyond to a large deck that spans the length of the home and offers views of the property. Main level living is a premium with the primary suite, office, dining room, great room, kitchen/breakfast area, powder room and laundry all located on the first floor. The large deck with access to the primary bedroom and connected to a screened porch off the kitchen/breakfast area offers indoor/outdoor living opportunities. The home has a side-loading 3-car garage with an abundance of work benches and cabinets with LED lighting and is perfect for the "tinkerer" and master mechanic alike. Upstairs, a loft/sitting/reading room overlooks the foyer and is the gateway to three (3) guest bedrooms; an ensuite bedroom and 2 bedrooms that share a bathroom. The home has no carpet and has had numerous upgrades including light fixtures. If horses are your passion, this farm offers 2 large vinyl, wood and ElectroBraid tape fencing, 200' x 100' fenced outdoor arena w/bleachers and a 4-8 stall cinderblock and wood barn. The barn has several double stalls, foaling stall, center aisle w/sliding doors, wash stall, hot/cold H₂O, feed room, climate-controlled tack room/lounge w/full bath, hay loft, shavings storage and exterior run-in stall w/small paddock turnout and a storage room or perhaps a chicken coop. In addition to its practical/efficient design, the well-built barn is attractive as evidenced by the Eden climber roses on the front wall flanking the double-door entrance. Trails for riding and walking along the creek and under a tree canopy add to the outdoor experience. This sanctuary has a history of people embracing one another, nature and their animals — it grants permission to enjoy life.

Property Aerial



Property Features

9.32 Acres

Wooded and Cleared

Mature Hardwoods

Trails

Creek w/Oversized Culvert

Private Dead End Road Frontage

Gravel Drive w/Concrete Parking Pad

Numerous Bearing Trees/Plants

Fig

Pecan

Mulberry

Paw Paw

Muscadine

Blackberries

Blueberries

Pomegranate

Herb Garden

Raised Bed Garden

Lavender

Eden Roses

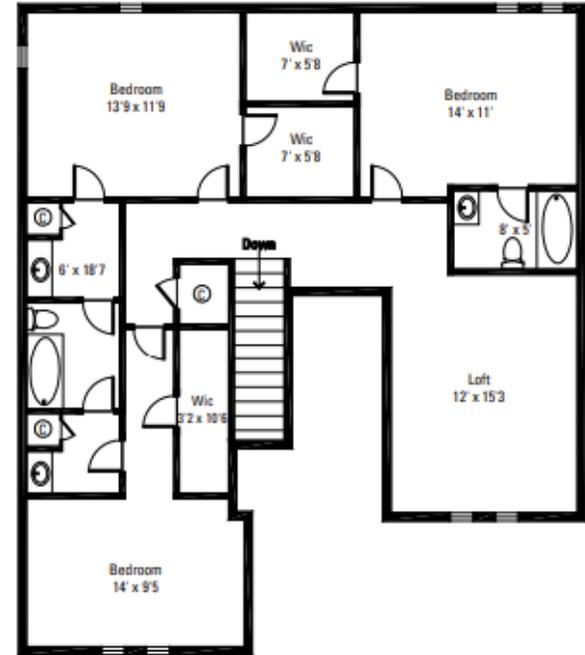
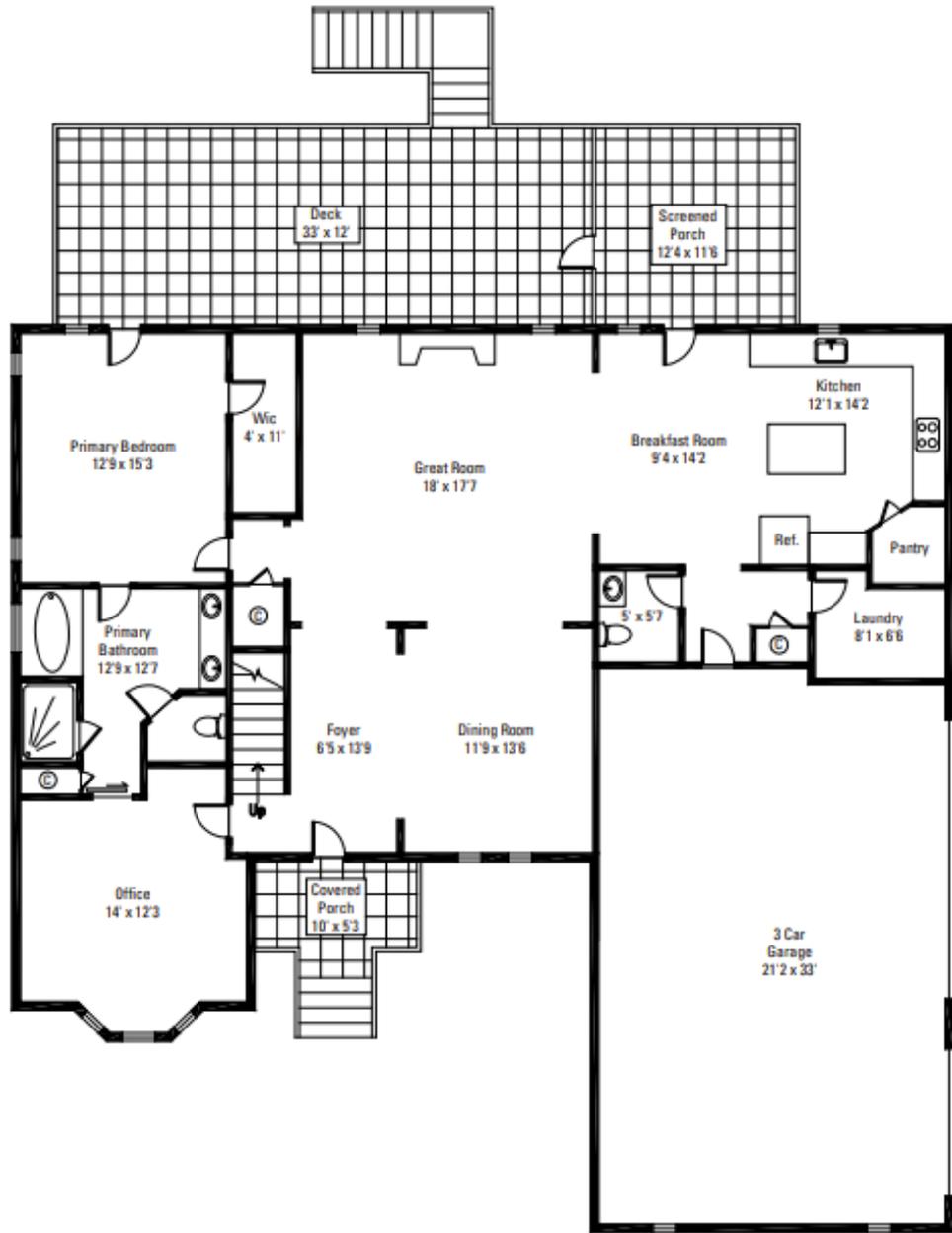
Multiple Other Varieties

Established Compost Pile (*Rich, Productive Gardens*)





House Floor Plan



Main Level	1,834 Sq Ft
Second Floor	1,243 Sq Ft
TOTAL	3,077 Sq Ft
Garage	768 Sq Ft
Deck	383 Sq Ft
Screened Porch	144 Sq Ft
* Rounded	

Interior Features

Built 2008

3,077 Sq Ft

4 Bedrooms/3.5 Bathrooms

2-Story w/Loft (*Ideal for Playroom/Exercise/Office*)

2-Story Foyer w/Custom Light Fixture (*Eastern Red Cedar from Property*)

Coreluxe Engineered Vinyl Plank Hickory Style Flooring

Trim Work Including Crown Molding & Chair Railing

Updated Light Fixtures

Surround Sound — Great Room, Primary & Deck/Porch

Laundry Room w/Cabinetry

Powder Room w/Custom Designer Paint

2" Blinds Throughout

Multiple Closets Both Levels

Fresh Paint Throughout





Kitchen

Corian Countertops

Cherry Cabinets

Island/Breakfast Counter w/Pendant Lights

Updated Stainless Steel Appliances

Adora GE Gas Stove w/Griddle

LG Refrigerator French Door w/Freezer

Drawer

Whirlpool Gold Microwave

Maytag Dishwasher

French Style Door to Screened Porch

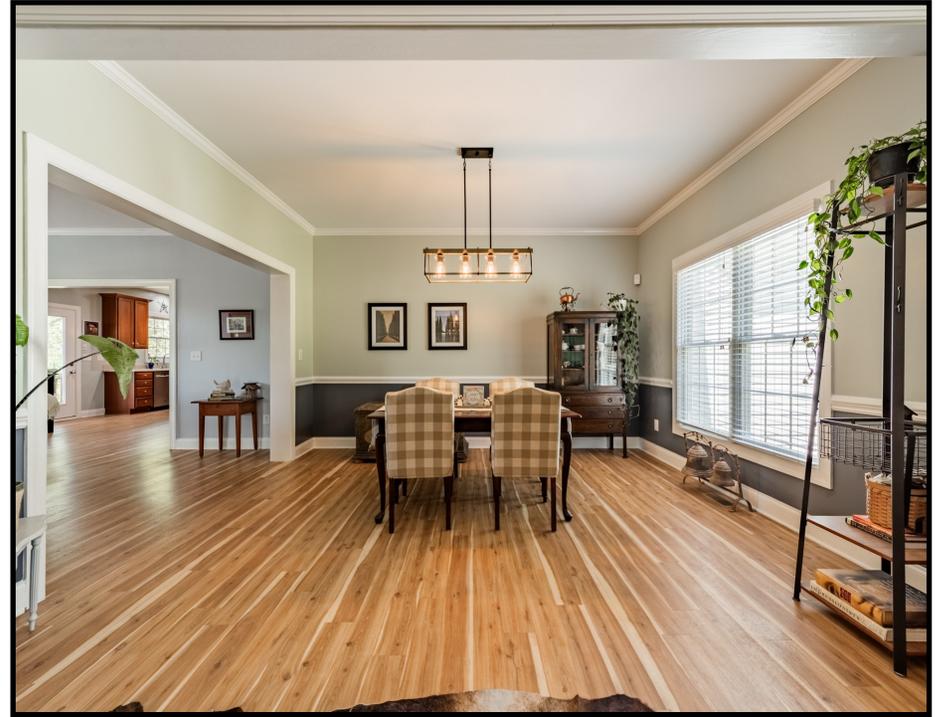
Walk-In Pantry

Breakfast Area



Dining Room

Chair Railing & Crown Molding
Updated Light Fixture



Office

Located off Foyer
Bay Windows
Updated Light Fixture
Pocket Door to Primary Suite



Great Room

Open to Kitchen

Gas Stacked Stone Fireplace

Hearth/Rough Cut Wood Mantle

New Birch Fireplace Logs

Windows Overlooking Deck & Pastures





Primary Suite

Primary Bedroom

- French Door w/Built-In Blinds Open to Deck
- Designer Removable Vinyl Wallpaper Accent Wall
- Crown Molding
- Walk-In Closet
- New Ceiling Fan
- Tile Floor
- Garden Tub
- Tile & Glass Shower w/Rainhead & Handheld
- Dual Sink Vanity w/Updated Light Fixtures & Makeup Counter
- Water Closet
- Linen Closet
- Open to Adjacent Office



Second Level

Loft, 3 Guest Bedrooms, Including Ensuite Bedroom and 2 Guest Bedrooms w/Shared Bathroom

Guest 1 (Ensuite Bedroom)

Designer Stenciled Accent Wall

Large Walk-In Closet

Updated Light Fixture

Bathroom

Granite Countertop Vanity

Shower

Linen Closet



Second Level (cont.)

Guest 2 & 3

Large Walk-In Closets
Updated Light Fixtures

Shared Bathroom

Shared Bath/Shower Combo & Commode
Private Vanities & Linen Closets



Exterior Features

Vinyl and Brick Exterior

3-Car Side Entry Garage (*Work Benches, Cabinets & LED Lights*)

Concrete Sidewalk

Large Deck & Screened Porch w/Stairs to Lower Level (*Porch Swing Included*)

Basement/Crawl Space (*Great Storage & Project Space*)
LED Lights



Farm Features

4-8 Stall Cinderblock and Wood Barn (Some Double Stalls)

Shavings Storage

Exterior Run-In Stall w/Small Paddock Turnout or Access to Larger Pastures

Storage Room or Chicken Coop

Center Aisle w/End Sliding Doors

Skylights

Exterior Sensing Flood Lights

Wash Stall

Feed Room w/Concrete Floor & Shelving

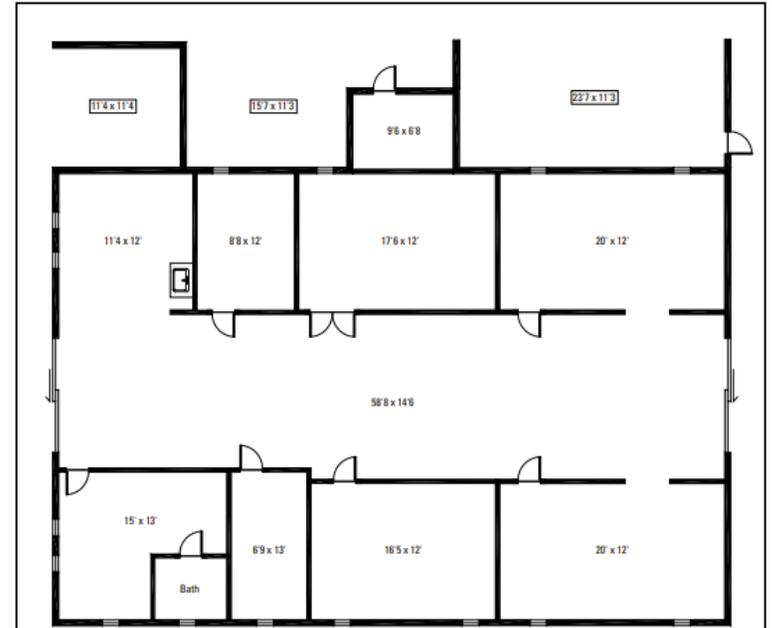
Hot/Cold H₂O

Hay Loft

Tack Room/Lounge w/Full Bathroom

Vinyl Flooring

Window A/C Unit & Baseboard Heat



Farm Features (*cont.*)

2 Pastures (*Vinyl, Wood Fencing & ElectroBraid/tape w/Solar Power*)

200' x 100' Arena w/French Drains

Ramm Premier Fencing

3 Access Gates

Blue Stone Screenings w/Clay Base



Mechanicals

2 HVAC Systems: 1st Floor (2022) 2nd Level (2008)

Whole House Trane Filtration System (2022)

Electric Water Heater

Well & Septic (*Newer Well Pump, Water Pressure Tank, Switching & Manifold*)

Water Softener

Washer & Dryer Included

Air Compressor (*Located in Basement; Piped to Garage Couplings & 100' Air Hose*)

Verizon High Speed Internet (*Windstream Available*)



*Property's 300+/- Year Old
White Oak Tree "The Mother Tree"*

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