



Breedlove®

FARMS | ESTATES | LAND

1209 Hwy 218 W
Indian Trail, NC 28079

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Premier | Sotheby's
INTERNATIONAL REALTY





Property Aerial

Parcel ID: 08-222-004-B 2.86 Acres
Parcel ID: 08-222-005 1 Acre
3.86 Acres



It's a matter of opinion. A phrase that relates to a debatable personal preference. It is clearly a matter of opinion as to the best features of the property at 1209 Highway 218, Indian Trail, North Carolina. To cite an overused phrase, this property "checks all the boxes." A well designed, built and maintained home, 3.86 acres of pristine property, outstanding shop, room for animals, country setting, convenient drive to urban amenities...let the debate begin. The Arthur Rutenberg home with 4 bedrooms*/large flex room and 4.5 bathrooms, was built in 2017, thoughtfully designed with maximum utilization of all 4,635 sq ft. This home has all the upgrades. First impressions of quality and style, yet warmth and comfort only grow as one moves through this home. Beginning with the imposing 2-story foyer opening to the executive office (pocket door, 14' ceilings, custom built-in desk/bookcases and cabinets w/roller ladder) and dining room, providing sightlines that include views of the open-concept main living space to the all-seasons room and beyond to the large patio with outdoor kitchen. The main floor living space has a great room with fireplace, coffered ceiling and a wall of glass doors opening to the all-seasons room. The great room melts into the epicurean kitchen and breakfast room. A large quartz covered island anchors the efficient kitchen with custom cabinetry and lighted display cabinets, top-of-the-line stainless appliances, gas cook top with subway tile backsplash and striking light fixtures. This space is ideal for family and/or entertaining with the aforementioned characteristics, but there are several more that speak to the special personality of this home; a circular quartz wet bar with beverage cooler and built-in buffet with display cabinet enhance the entertainment potential. The kitchen also offers a large (12' x 4') walk-in pantry, discreetly hidden behind a paneled door, blending into the adjacent cabinetry. Further, a large, combined scullery/butler room and laundry suite doubles as a prep kitchen with second dishwasher, granite island, cabinetry, and sink. The main floor is a split bedroom floor plan featuring a stunning primary suite and an opposing main floor guest room and bathroom. Indoor/outdoor living is omnipresent because of the all-seasons room with brick floor, outdoor TV, motorized remote control blinds and ceiling fans, opening to a large paver patio with outdoor kitchen and remote-controlled awning. The second level includes a loft, bonus/media room, ensuite guest room and another guest room with adjacent bathroom. Additionally, there is a large, walk-in attic storage room. Before moving to the other property features one should note the 10' main floor ceilings, solid core doors, extensive trim work, decorative roller shades and custom drapes and upgraded light fixtures. The main level doorways and light fixtures are ADA compliant. The exterior of the home is hard board shake siding with stone accents. A 3-car garage provides a long bay (29') for oversized vehicles/boats. The property has ample room for your animal friends of choice, and should that be dogs, there is a dog yard with heated doghouse.

As impressive as the home is, the shop will certainly gain the attention of a true wood worker or hobbyist. It is indeed state-of-the-art. Climate controlled with a 12.5' high ceiling and 10' x 12' insulated electric garage door, separate electric meter and 200-amp service, built-in workbenches/cabinets, large assembly tables, commercial shop drapes with floor sweep in the garage door area, and air compressor with aluminum high pressure lines and 5 dual drops with quick connect fittings. There is an extensive list of high-quality wood-working equipment/tools for sale (*detail sheet available upon request*).

Located just off highway 218, this distinctive property is minutes from the I-485 outer belt, with convenient connections to major interstate highways, downtown Charlotte, and Charlotte Douglas International Airport, yet it is a perfect farm opportunity with a peaceful country setting and space to accommodate animals. Your choice — just a matter of opinion.

Floor Plan

(rounded)

Main Level 2,988 sf

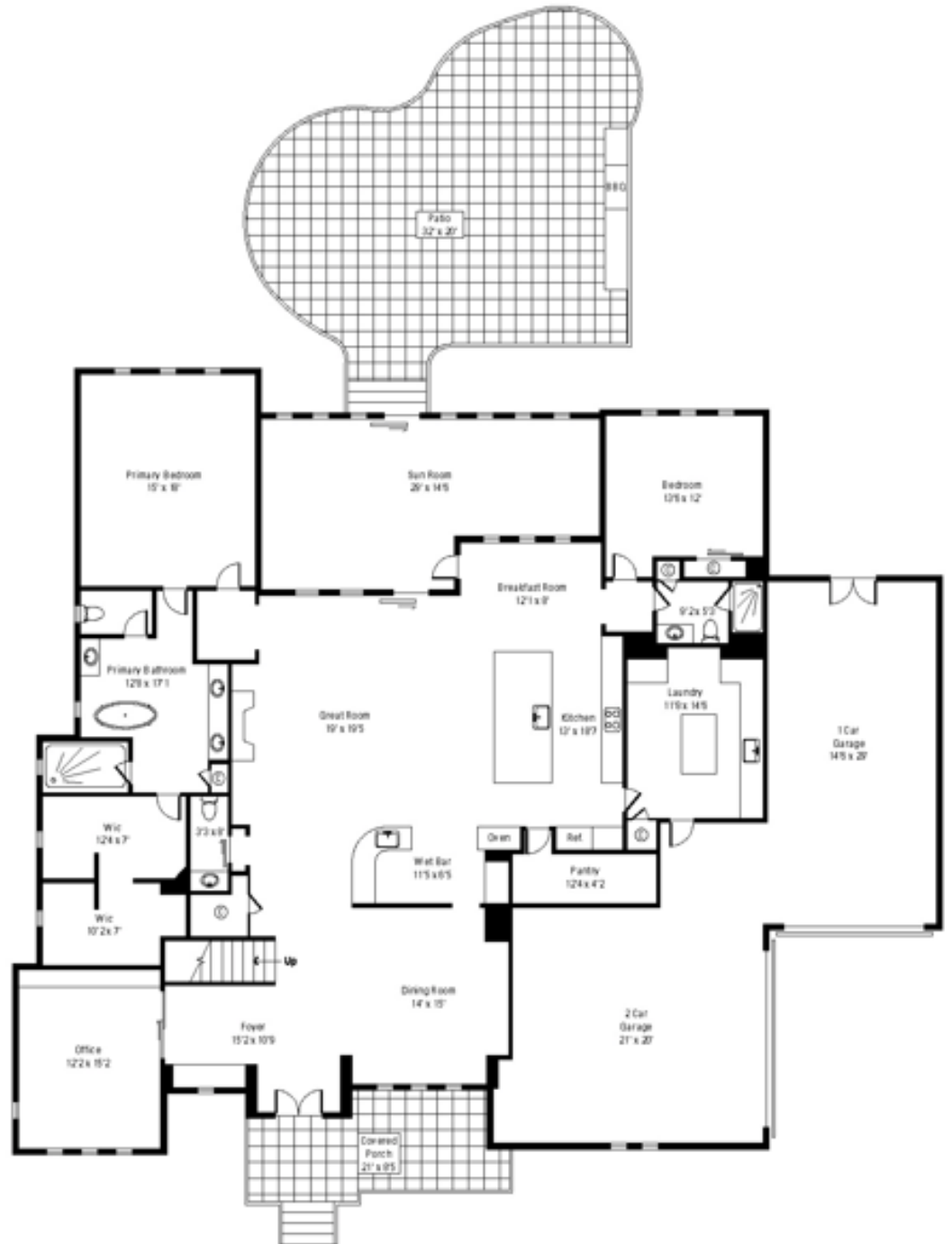
2nd Level 1,647 sf

Total Net Livable 4,635 sf

2nd Level Storage Rm 338sf

Unheated Sun Room 367sf

Garage 986 sf



Interior Features

Home Can Be Sold Furnished (Excluding Certain Personal Items) — All TV's in Home & Shop Convey

Arthur Rutenberg Home — Built 2017

4,635 Sq Ft HLA — 4 Bedrooms*/4.5 Bathrooms

*(*Septic System Engineered for 4 Bedroom—Permitted for 3)*

All Seasons Room (366 Sq Ft)

Storage Area (338 Sq Ft)

2-Story Foyer

Built-In Bench

2 Large Stacked Windows w/Plantation Shutters

Coat Closet/Tech Closet

Main Floor Split Bedroom Plan

Powder Room w/Granite Top Vanity (*Pocket Door*)

Main Floor — 10' Ceilings

Decorative Roller Shades & Custom Drapes

Engineered Hardwood Floors Main Level Living Spaces

Tile Floors in “Wet Areas”

Upgraded Light Fixtures

Ply Gem Windows

Extensive Trim Work Including Multi-Section Crown Molding

10” Baseboard Main Level

8' Solid Core Doors

9' 2nd Floor Ceilings

Main Level Doorways and Light Switches ADA Compliant



Great Room

Wall-of-Sliding Glass Doors Open to All Seasons Room
Tile Surround Gas Fireplace w/Mantel
Shelves/Cabinet Next to Fireplace
Coffered Ceiling
Ceiling Fan





Kitchen

Large (12' x 4') Hidden Walk-In Pantry w/Solid Shelving
Custom Cabinetry w/Dovetail Construction & Soft Return

Lighted Display Cabinets

Quartz Countertops

Subway Tile Backsplash

Stainless Steel Appliances

Thermador 5-Burner Gas Cooktop w/Exhaust Hood

Thermador Dishwasher

Thermador French Door Refrigerator w/Freezer Drawer

Thermador Wall Convection Microwave

Thermador Wall Oven

Large Island/Breakfast Bar w/Sink

Breakfast Dining Area

Circular Built-In Quartz Wet Bar w/Beverage Cooler

Built-In Buffet w/Display Cabinet

Large Combination Scullery/Butler Room and Laundry Suite

Doubles as a Prep Kitchen w/2nd Dishwasher

Granite Island

Farmhouse Sink

Cabinetry



Dining Room

Governors Paneling

Roller Shades

Located off Foyer



Office

Pocket Doors

14' Ceiling

Custom Built-In Desk

Custom Built-In Bookcases & Cabinets w/Rolling Ladder

Ceiling Fan

Roller Window Shades





Primary Suite

Primary Bedroom — Main Level

Tray Ceiling

Wall-of-Windows w/Honeycomb Shades & Drapes

Engineered Hardwood Floor

Ceiling Fan

Large Walk-In Closet w/2 Sections

Built-In Cabinets & shelves



Primary Bathroom

Tile Floors

Carrara Marble Countertops

2 Vanities and Makeup Vanity

Walk-In Frameless Glass & Tile Shower w/Bench

Rain Head Shower & Handheld

Free Standing Oversized (90 gal) Soaking Tub

Water Closet

Separate Tankless H₂O Heater

Linen Closet



Main Level Guest Room

Main Floor Guest Bedroom

Wall-of-Windows w/Honeycomb Shades & Drapes

Engineered Hardwood Floor

Ceiling Fan

Wall Closet w/Pocket Door

Main Floor Guest Bathroom

Located Adjacent to Guest Bedroom

Glass & Tile Shower

Tile Floor

Granite Countertop Vanity

Linen Closet



All Seasons Room & Patio

Indoor/Outdoor Living

All Seasons Room

Sealed Brick Flooring

Tongue & Groove Ceiling

Swinging Day Bed

Sunbrite Outdoor TV w/Sound Bar

Motorized Remote Controlled Blinds

Ceiling Fans

Paver Patio

Outdoor Kitchen

Remote-Controlled Awning

13' Stone w/Sandstone Countertop

2 Blaze Grills

Stainless Steel Drawers/Cabinets



Second Level

Loft, Bonus/Media Room, Flex Room, 2 Guest Rooms, Storage Area

Bonus/Media Room

Step Up — Pocket Doors

Wired For Speakers

Ceiling Fan

Game Table Area



Flex Room (Ideal Exercise Room)

Step Down

LVP Flooring

Separate Mini-Split

Large Alcove/Sitting Area



Guest Rooms

Ensuite Guest Bedroom 2

Walk-In Closet w/Solid Shelving

Carpet

Ceiling Fan

2" Blinds

Bathroom

Tile Floor

Granite Countertop Vanity

Tile Surround Bathtub/Shower



Guest Bedroom 3

Large Wall Closet w/Solid Shelving

Carpet

Ceiling Fan

2" Blinds

Guest Bathroom

Tile Floor

Granite Countertop Vanity

Tile Surround Bathtub/Shower



Exterior Features

Brick Front Porch w/Stone Columns & Timber Beams

Mahogany Double Front Door w/Flemish Glass

Hardie-Board Shake & Siding w/Stone Accents

3-Car Garage

1 Long Bay for Oversized Vehicles/Boat (29')

Garage Door Keypad

Concrete Drive & Walkway

Dog Yard (30' x 70') w/Heated Doghouse

French Drain Around Foundation

Landscape Lighting



Mechanicals

County H₂O

Septic System

Leased/Buried 500 Gallon Propane Tank

Central Air & Propane Furnace

Main Floor Humidifier

Propane Tankless H₂O Heater for Primary

80-Gallon Kohler Electric H₂O Heater

Water Softener

Spectrum High Speed Internet

Crawl Space Dehumidifier

Mini-Split in Flex Room & Shop



Shop

***Currently a State-of-the-Art Woodworking Shop —
Equipment/Tools for Sale (Detail Sheet Available Upon
Request)***

1,200 sq ft

Climate Controlled (*Mini Split*)

12.5' Ceiling (*Auto Lift Installation Possible*)

Electric 10' x 12' Insulated Garage Door

Multiple Windows

Wall Mounted TV

Spray Foam Insulation

200-amp Electrical Service

Separate Electric Meter

Built-In Workbenches/Cabinets (*Multiple Size Drawers*)

Commercial Shop Drapes w/Floor Sweeps (*Garage Door Area*)

2 Large 4' x 8' Assembly Tables w/Casters

Quincy 60 Gallon/165 PSI Vertical Air Compressor

Aluminum High Pressure Lines

5 Dual Drops — 10 Quick Connect Fittings



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