



*Breedlove*<sup>®</sup>  
FARMS | ESTATES | LAND

533 Blonnie Ross Road  
Polkton, North Carolina 28135

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Julie R. Breedlove  
704.661.9619

[julie@breedlovecarolinas.com](mailto:julie@breedlovecarolinas.com)  
[breedlovecarolinas.com](http://breedlovecarolinas.com)

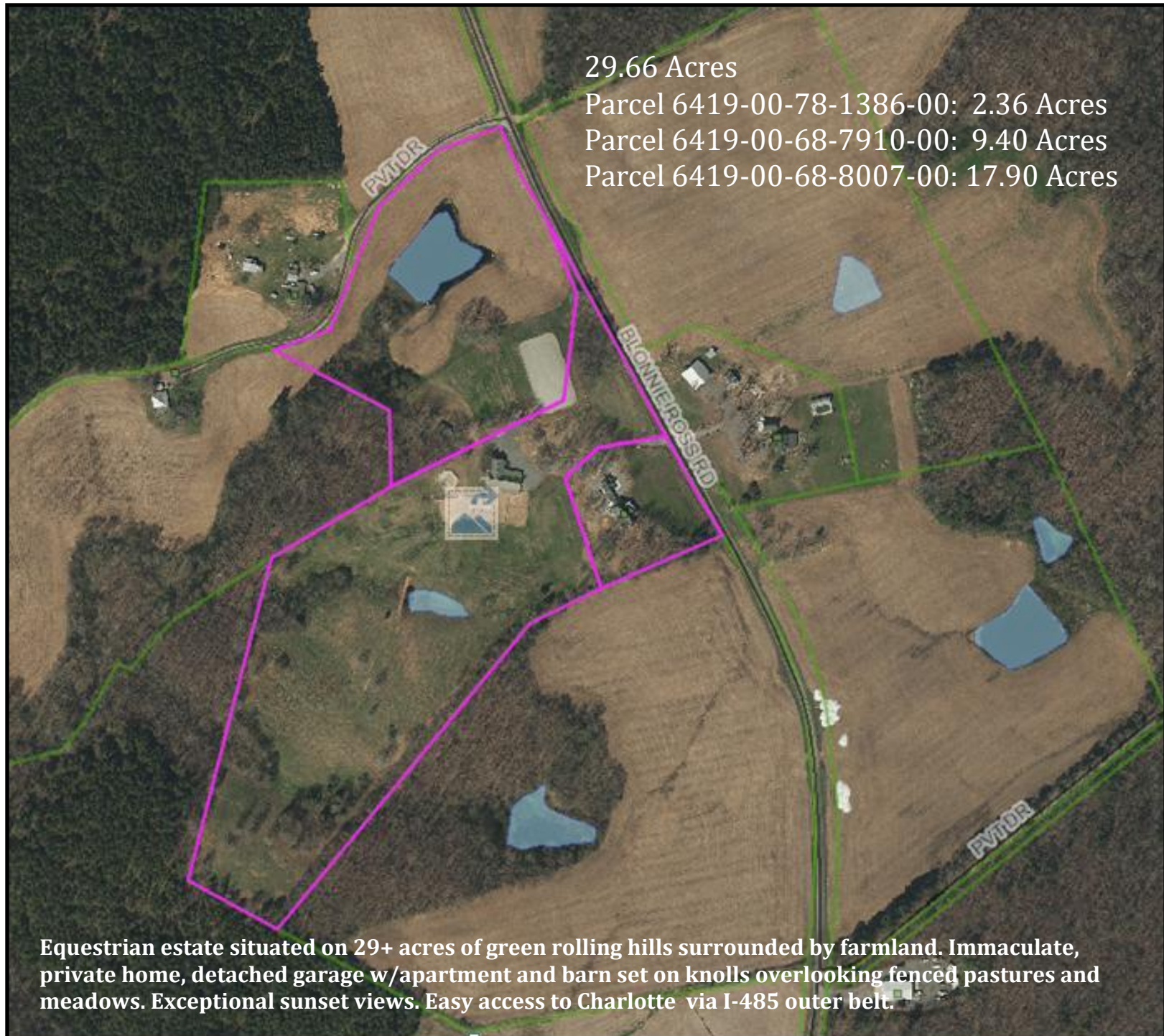
Premier | **Sotheby's**  
INTERNATIONAL REALTY











29.66 Acres

Parcel 6419-00-78-1386-00: 2.36 Acres

Parcel 6419-00-68-7910-00: 9.40 Acres

Parcel 6419-00-68-8007-00: 17.90 Acres

Equestrian estate situated on 29+ acres of green rolling hills surrounded by farmland. Immaculate, private home, detached garage w/apartment and barn set on knolls overlooking fenced pastures and meadows. Exceptional sunset views. Easy access to Charlotte via I-485 outer belt.

**533 Blonnie Ross Road, Polkton, North Carolina.** An exceptional home on 29+ rolling acres, this equestrian estate is a testament to thoughtful land stewardship. Entering the property, one has an immediate appreciation for the planning and work that went into this estate. Meticulously cared for by its owners, this property offers a profound connection to the surrounding farmland and a lifestyle defined by a deep respect for the land and its animals. The Southern Living home sits on a knoll at the end of a gated drive. The home is inviting and warm with open interior spaces and lots of outdoor living space. Wraparound porches and an expansive decking system invite you to enjoy stunning property views from a classic rocking chair setting. This decking/porch system opens to the kitchen/breakfast area, keeping room and great room. A breezeway connects the home to a 3-car detached garage with apartment.

Stepping into the main house foyer, a formal dining room is to the right, but it is the sightlines to the great room and beyond to the covered porch overlooking pastures that command your attention. A floor-to-ceiling, custom-designed stacked stone fireplace anchors the cathedral ceiling great room with 3 sets of French doors to a covered porch. Designed with primary living spaces on the main level and inviting flow from room to room, the home offers many special, custom features; 10' ceilings and hardwood floors on the main level, extensive trim & molding, solid doors with transoms throughout, 2 fireplaces and copious attic storage with full door accessibility from each 2<sup>nd</sup> floor room. Abundant windows and French doors flood the living spaces with natural light and frame serene pasture views. The home flows from the gracious great room to the inviting keeping room with coffered ceiling, brick surround fireplace with custom knotty pine floor-to-ceiling mantel, 2 "walls of windows", and access to the deck and covered porch and then on to the kitchen and breakfast area. The chef's kitchen features custom knotty pine cabinetry, a full suite of stainless steel appliances, and a large walk-in pantry, with a built-in computer desk for managing the household. On the opposite side of the home, the main floor primary suite has a spacious bedroom with plantation shutters and a spa-like bathroom with soaking tub, large frameless shower, oversized walk-in closet and a water closet. Accessed by a wide stairway, with landing open to the great room, the 2<sup>nd</sup> level has two guest suites with private bathrooms and walk-in closets and a multi-use rec/bonus room.

The European influenced barn sits on a neighboring knoll, connected to the main drive by a separate, gated drive. The L-shaped barn has 3 double end doors, a metal roof with cupolas and a walk-up hay loft. The interior walls and ceilings are all tongue & groove, including the stalls. 14 matted 12' x 12' stalls and 2 large stalls that can convert to broodmare foaling stalls line the concrete and paver center aisles with halogen lighting and overhead fans. There is a wash stall with hot & cold water and Corton drying heat lamps. Other spaces include a heated tack room with saddle racks, half-bath, refrigerator and utility sink; office/storage room with portable heat & air and a feed room with utility sink. Externally there is a large overhang for equipment storage and a covered run-in attached. The spacious stone parking area is well lit with 2 pole mounted lights. 5 fenced pastures/paddocks adjoin the barn, each with split rail and electric braid fencing. For training, there is a round pen and a professional 125' x 225' arena with gravel and crush & run.

A special opportunity for the discerning equestrian, this estate offers an unparalleled blend of country living and modern amenities. Schedule your private showing today and begin your new chapter on this revered land.



# Property Features

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3 Parcels — 29.68 Acres

Home Positioned on High Point Knoll w/Vista

Rolling Terrain — Fenced Pastures

Mature Landscaping

Gated Entrance

Circular Drive

Separate Gated Drive to Barn w/Parking

Mature Hardwood Perimeter

Pond

Split Rail Fencing w/No Climb Around Home  
(*Dog Friendly*)

Agriculture Fields (*Farmer Leased*)





# Exterior Features

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Covered “Rocking Chair” Front Porch

45-Yr. Architectural Roof (2023)

Tall Crawl Space for Easy Access & Storage  
Vapor Barrier & Humidifier

Brick Paver Pathway to Front Porch

Hardie Board Exterior w/Shutters

Large Covered Front Porch

Wraparound Deck and Covered Porches  
Trex-Like Flooring Boards

Breezeway From Home to Garage



# Floor Plan

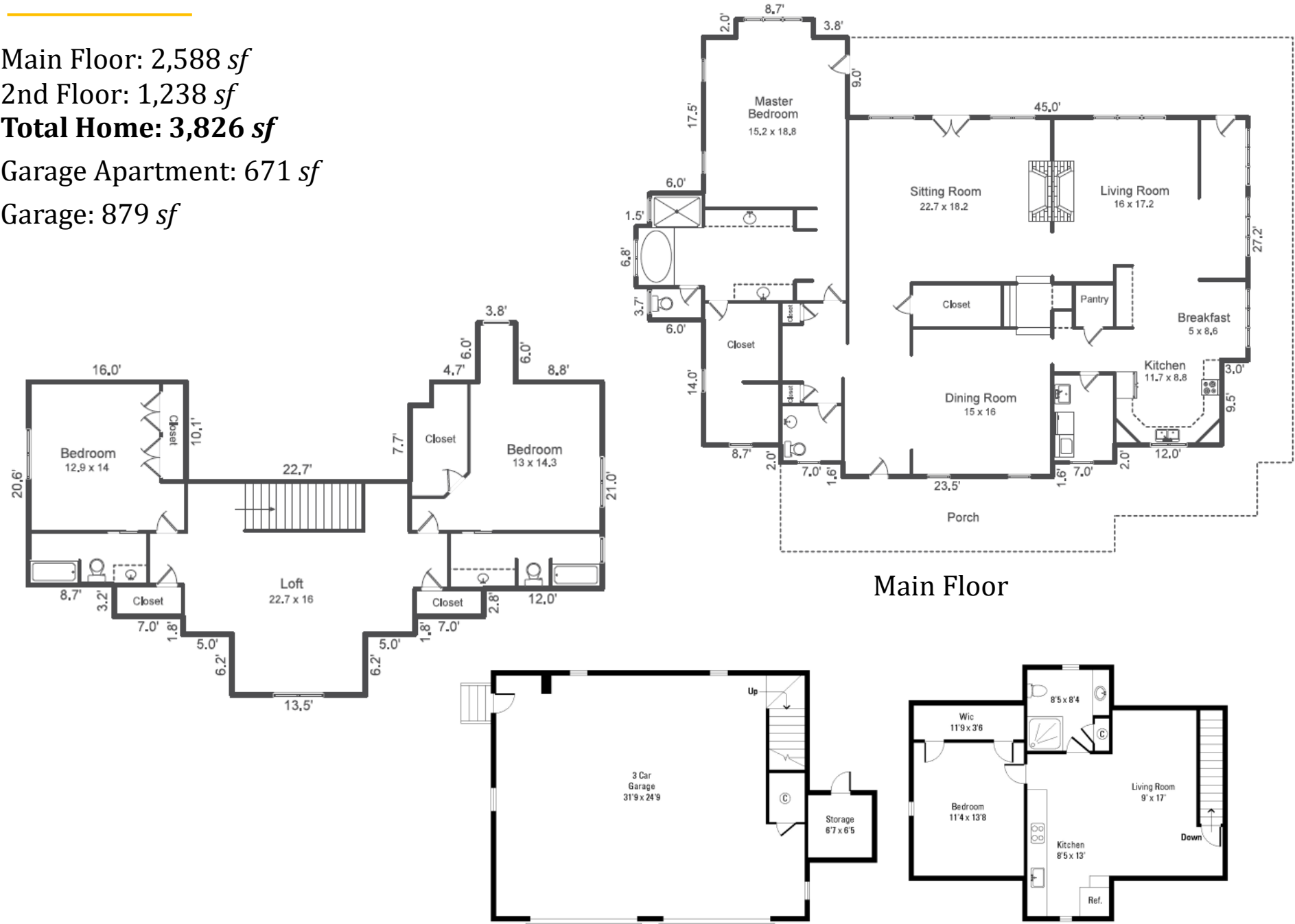
Main Floor: 2,588 *sf*

2nd Floor: 1,238 *sf*

**Total Home: 3,826 *sf***

Garage Apartment: 671 *sf*

Garage: 879 *sf*



Detached Garage & Apartment



# Interior Features

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Southern Living Plan

Built 1996

3,826 sf

3 Bedrooms/3.5 Baths

4" Hardwood Floors Throughout Main Level

10' Ceilings on Main

Extensive Trim & Molding

Solid Doors w/Transoms Throughout

Abundant Attic Storage — Full Door Access Each 2<sup>nd</sup> Floor Room

Recessed Lighting

Powder Room w/Pedestal Sink

Formal Dining Room w/Chandelier

Tile Foyer

2 Coat Closets

Laundry Room

Cabinets & Sink





# Great Room

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Cathedral Ceiling

Custom Designed Stacked Stone Fireplace

3 Sets of French Doors to Covered Porch

Open to 2<sup>nd</sup> Level



## Keeping Room

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Coffered Ceiling

Fireplace (*Gas/Wood*)—Brick Surround & Hearth  
Custom Knotty Pine Floor to Ceiling Mantel

"Wall of Windows" Overlooking Farm and Sunsets



## Dining Room

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Chandelier

Chair Railing

Entrance to Kitchen



# Kitchen

Custom Knotty Pine Cabinetry

Under Cabinet Lighting

Quartz Counter Tops

Stainless Steel Appliances

LG Glass Cook Top w/Exhaust Fan (2024)

KitchenAid Wall Oven and Convection Microwave (2024)

Frigidaire Gallery Side-by-Side Refrigerator w/Dispenser

Maytag Dishwasher (2021)

Double Basin Stainless Sink

Computer Desk

Glass Display Cabinets

Large Pantry

Breakfast Nook (*Bench & Table Included*)

Access to Wraparound Deck

Numerous Windows — Great Farm Views & Lighting





# Main Level Primary Suite

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## **Bedroom**

Private Hallway Entrance

Plantation Shutters

Chair Rail

Hardwood Floor

Single French Door Access to Rear Covered Porch

Niche (*Desk/Sitting Area*)

## **Bathroom**

Dual Vanities — Corian Counter Tops

Tile Floor

Soaking Tub w/Tile Surround

Tile, Frameless Shower w/Overhead & Handheld

Oversized Dual Walk-In Closet w/Shelves & Shoe Rack

Water Closet





## 2<sup>nd</sup> Floor

2 Spacious Bedrooms w/Individual Full Baths

Large Walk-In Closets

Rec/Bonus Room (*Over Looking Great Room*)

Walk-In Attic Storage Space





# Indoor/Outdoor Living

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*Large Covered Front Porch  
Wrap Around Deck and Covered Porches*





# Indoor/Outdoor Living

*Proposed outdoor living space (patio). Submitted by Sunmar Construction, Matthews, NC.*





# Detached Garage w/Additional HLA

## Three-Car Garage w/Adjoining Breezeway (2021)

Vinyl Siding (*Color Match w/Home Hard Board*)

Side Door

Storage Closet

## *Garage Additional Heated Living Area (Permitted as Office w/Bathroom)*

Built 2021-671 sf

Separate Entrance

Laminate Wood Plank Floors

2 Mini Splits

Living Room

Septic Permit Tying To Home Septic

Full Bathroom w/Granite Countertop & Tile  
Shower

Kitchen

Granite Countertops

GE & Whirlpool Appliances

Dish Washer

Oven w/Glass Cooktop

Refrigerator

Microwave

Office/Bedroom w/Walk-In Closet

Attic Storage





# Equestrian Amenities

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5 Fenced Pastures/Paddocks — Split Rail w/Electric Braid (*Solar*)

Round Pen

12' x 20' Run-In Shed w/Storage

125' x 225' Arena w/Gravel and Crush & Run

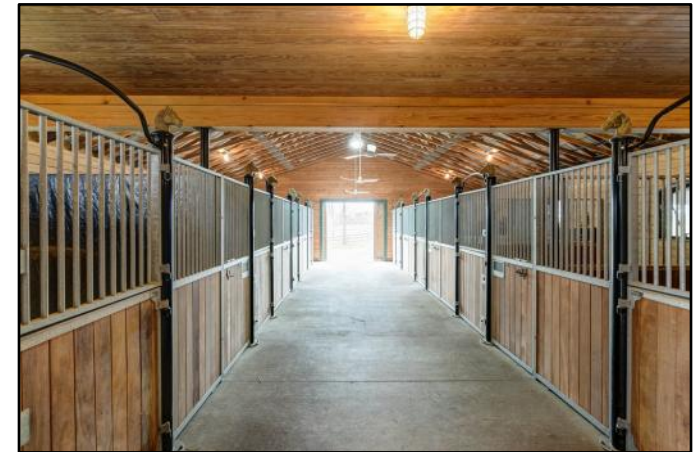
14-Stall “L-Shaped” Barn (2 *Barn Cats Convey*)





# Barn

Large L-Shaped Barn w/Metal Roof & 4 Cupolas  
Many Imported European Components  
Double End Doors  
Concrete & Paver Center Aisles  
Halogen Lights/Overhead Aisle Fans/Blanket Bars  
Interior Tongue & Groove Interior Walls & Ceiling — Including Stalls  
14 Matted Stalls — 12' x 12' Minimum w/Sliding Stall Doors  
European Style, Opening Exterior Windows  
Yoke Bars — Break Resistant Glass  
2 Stalls Can Convert to Broodmare Foaling Stalls  
Large Fans — Access to Overhang & Paddocks  
Wash Stall Hot & Cold H<sub>2</sub>O & Corton Drying Heat Lamp  
Heated Tack Room  
Half-Bathroom, Refrigerator, Utility Sink, Saddle Racks  
Office/Storage Room w/Portable Heat & Air  
Feed Room w/Utility Sink  
Walkup Hay Loft (*approx. 600 Bales*) — Drop to Stalls  
Large Parking Area — RVs, Trailers, Guests  
Overhang — Equipment Storage  
Covered Run-In Attached  
Separate Gated Drive to Barn & Parking Area  
2 Pole Mounted Exterior Lights — Parking Area





# Barn Floorplan

4,446 sf





# Mechanicals

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Well (*New Well House*)

New Well Pump (2022) w/2 Pressure Tanks

Septic

HVAC

2 Home Heat Pumps (2019,2015)

2 Apt-Office Mini-Splits (2022)

Full-House Cummins Generator

(Remote Service Capability)

Barn Wired For Portable Generator (Included)

Propane Tanks

Below Ground Tank Owned

Above Ground Tank Leased with Blossman

2 H2O Heaters

Gas (2022)

Electric (2019)

Utilities

Pee Dee Electric

Blossman Gas — Propane

Kinetic DSL Internet

Simplisafe Security

Carolina Pest Mgt — Termite Bond





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Julie R. Breedlove • 704.661.9619  
Julie@breedlovecarolinas.com



Premier

**Sotheby's**  
INTERNATIONAL REALTY

Charlotte Office  
532 Governor Morrison Street  
#C110  
Charlotte, NC 28211

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