



154 Emma Lane
Statesville, North Carolina 28625

Julie R. Breedlove
704.661.9619

julie@breedlovecarolinas.com
breedlovecarolinas.com

Premier | Sotheby's
INTERNATIONAL REALTY



The Estate

162+ Private Acres (3 *Parcels*) Located off a Quiet Cul-de-Sac

117.7 Acres in Forestry Program and 32.69 Acres in Agricultural Tax Deferment Program

Mountain Views, Hardwoods, Pines and Hay Fields

Borders Fourth Creek

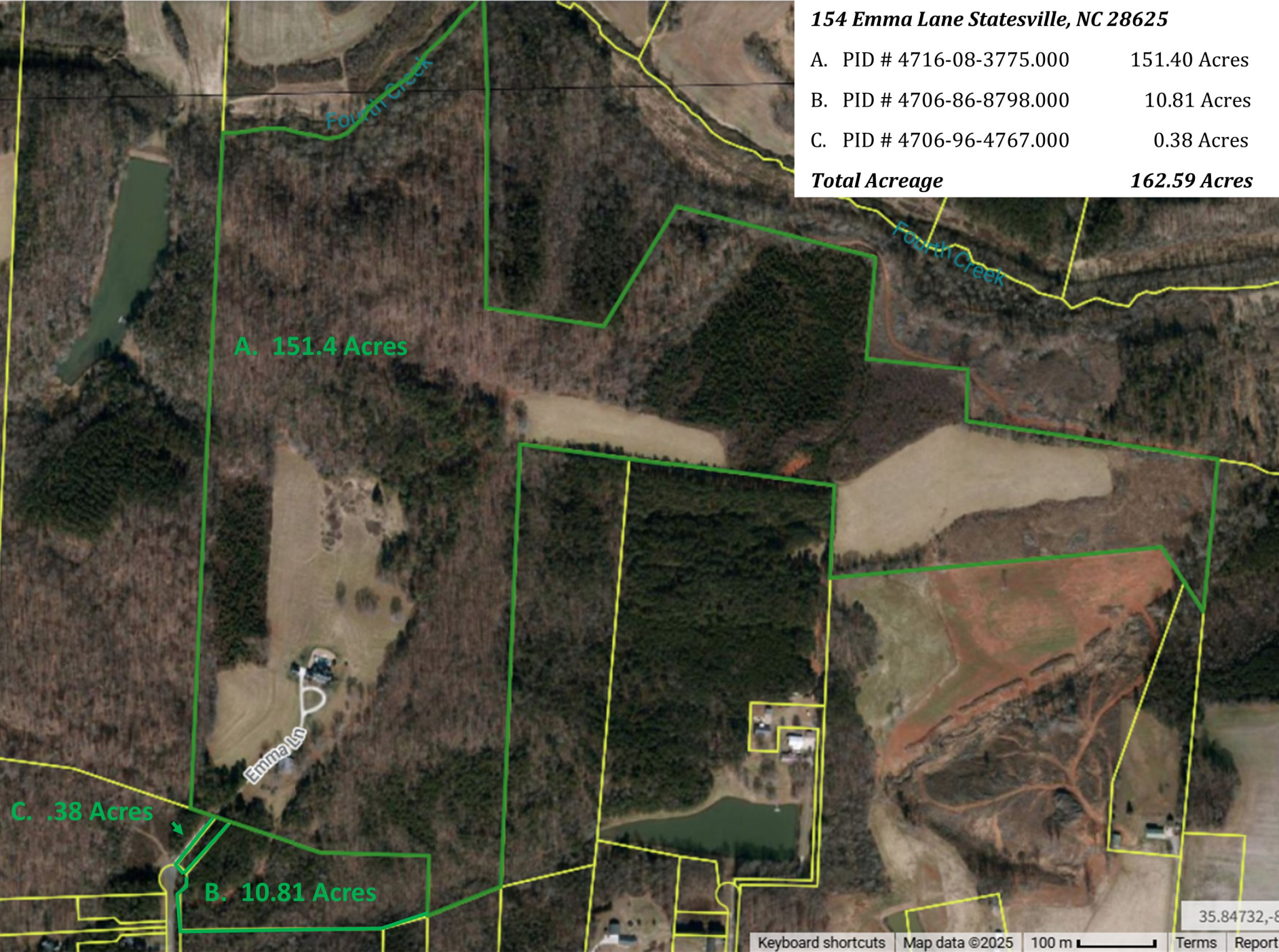
Orchard and Vineyard

Concrete Circular Driveway Wired for Entrance Gate

10 Minutes to Statesville's Main Shopping Area and I-77 & I-40 Junction



Aerial Map





Mother Nature's beauty is a constant and profound source of inspiration and awe. It is a living, breathing tapestry of vibrant colors, intricate patterns, and harmonious cycles that unfold daily. This splendor is found not only in grand landscapes like towering mountains and vast oceans but also in the quiet moments of a forest floor, a calm meadow, or the sound of a cool breeze. When we find that special piece of Mother Nature's creation, the best we can do is attempt to complement her work with our best efforts. Such is the case at 154 Emma Lane, Statesville, North Carolina, a sprawling 160-acre estate featuring hay fields, hardwood and pine forests, an orchard, vineyard, and breathtaking mountain views. The owners have been exceptional stewards of this land, and in crafting their estate home, they collaborated with a respected architect, developer/builder, and home designer. Every detail aimed at matching the natural beauty of the surroundings with an efficient, meticulously designed home built with the highest quality materials and fixtures.



The Estate Home

As you approach the estate home, massive oaks grace the landscape. The winding concrete driveway guides you past the shop, vineyard, and orchard, culminating in a circular arrival at the 6,617 square foot residence. This custom-designed home features three primary levels and a unique "tower room," an eagle's nest providing sweeping vistas of sunsets over the mountain horizon.

Custom Home Built 2010 (*Original Owners*)

6,617sf — 4 Bedrooms/5.5 Bathrooms

Architect: Van Brouck & Associates

(<https://www.vanbrouck.com/>)

Builder: C.M. Knight Fine Home Building

Home Designer: Tracie Sawyer PTI Design

(<https://www.sawyerco.design/>)

Russound AV System

Speakers on Main Level, Veranda, Lower Level, 2nd Floor

Office, Pool Deck

Curtis Custom Maple Cabinetry Throughout

Soft Return w/Dovetail Construction

Custom Closets by Hands on Woodworking

Pella Windows

Custom Drapery Throughout (*Conveys*)

Designer Light Fixtures Throughout

Bird Hardware (<https://birddecorativehardware.com/>)

Bavura Hand Forged Interior Door Hardware

Alno Contemporary & Euro Series Bathroom Hardware

Moen & Delta High-End Bathroom Hardware

Schaub & Company Kitchen Cabinet Hardware

American Standard Sinks

Toto Porcelain Toilets

Icynene Insulation

10'-14' Ceilings

5 Panel Masonite Interior Doors (*Anniversary Collection*)

10" Baseboard

Crown Molding Throughout

Architectural Columns

White Oak Floors in Main Living Areas (*Various Widths*)

Ceramic or Stone Tile in Bathrooms & Laundry

Carpet in Bedrooms and Basement

Extensive Trim and Crown Molding

Granite and Marble Countertops

Energy Efficient Appliances

Main Floor Primary and Guest Bedroom

Canning Kitchen/Scullery

Mudroom w/Built-In Drop Zone

Laundry w/Sink & Cabinets

Kitchen Office

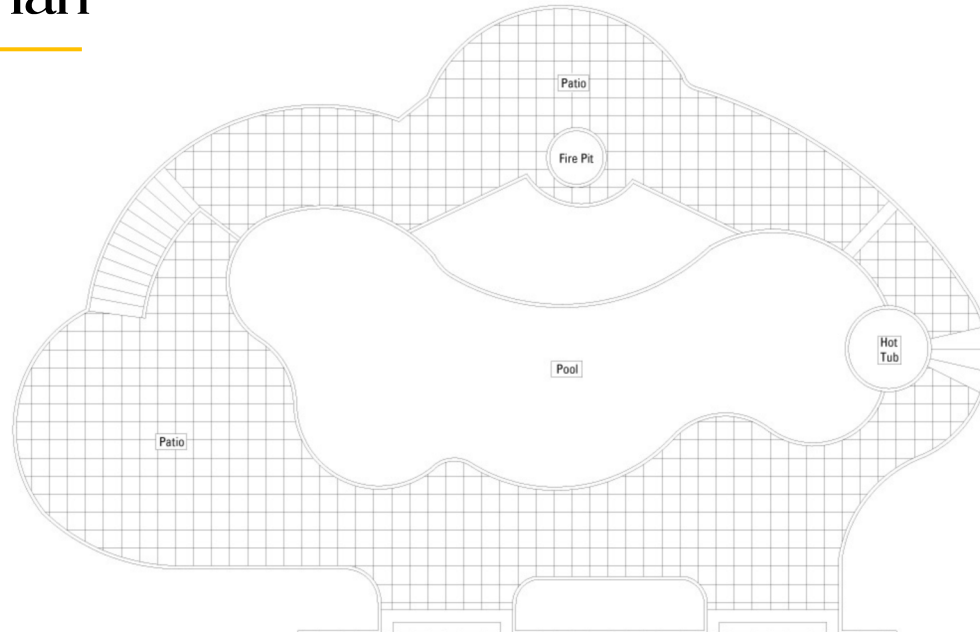
Powder Room

Main Level

A large covered front porch welcomes you to the main level foyer, flanked by the dining room on one side. The open concept floor plan offers exceptional sightlines, particularly towards the rear of the home, which opens to a veranda overlooking a multi-layered pool deck. The heart of the main floor comprises the great room with a fireplace, the breakfast room/keeping room, and a chef's kitchen. These seamlessly connected spaces are ideal for relaxation, meditation, dining, and entertainment. The kitchen is equipped with both a large breakfast bar island and an island featuring a vegetable sink. An abundance of custom maple cabinets with open and glass spaces provides excellent design flexibility. Top-of-the-line cabinet faced GE Monogram appliances and fixtures elevate the kitchen to a culinary enthusiast's delight. Embracing indoor/outdoor living, each of these rooms accesses the veranda, and both the kitchen and keeping room open onto a spacious screened porch. A two-sided fireplace is shared between the screened porch and the keeping room. Adjacent to the kitchen on the west side, a large mud room/drop zone provides access to an office, powder room, laundry room, an oversized 2-car, side-loading garage, and a scullery complete with cabinetry, an GE Profile wall oven, and a second Bosch dishwasher. The primary suite is situated on the opposite side of the main level, featuring a large bedroom with rolling field and forest views. The accompanying bathroom offers a luxurious, spa-like experience. A main level guest suite is also located on this side of the home



Main Level Floor Plan



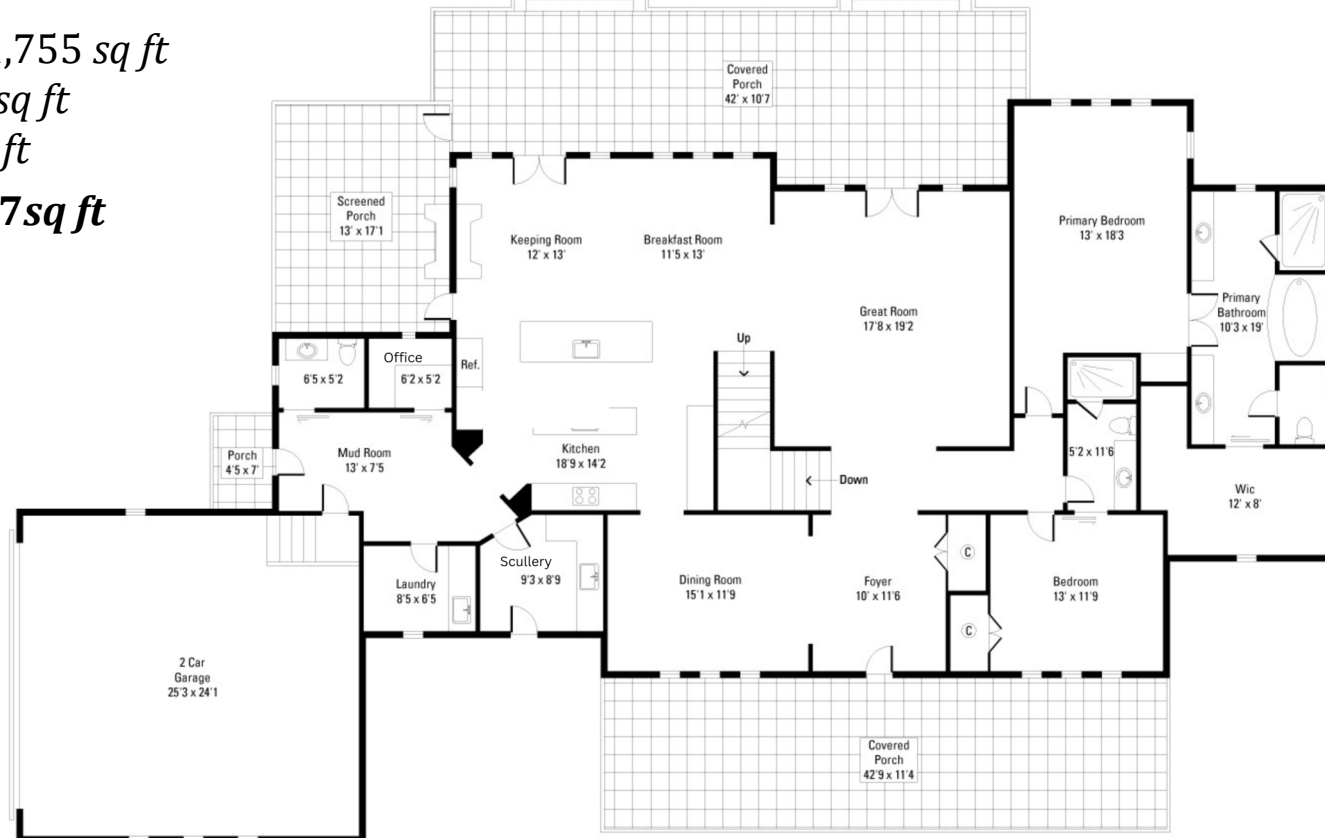
Main Level: 2,783 sq ft

Basement Level: 1,755 sq ft

2nd Floor: 1,824 sq ft

3rd Floor: 255 sq ft

Net Livable: 6,617sq ft



Foyer

Walnut and 6 Panel Swirl Glass Front Door
Matching Side Panels
Baldwin Hardware

Coffered Ceiling

French Door Coat Closet

Dining Room

Governor's Paneling

Arlington 8 Candle Crystal Chandelier

Wall-of-Windows



Kitchen

Black Pearl and Delicatus Granite Tops w/Ogee Edge

Bianco Venatino Polished Stone Tile Backsplash w/Inset Cooktop Shelf

Inlaid Shaker Style Cabinetry w/Applied Molding

Breakfast Bar/Island

Whitehaus Porcelain Double Bowl Farmhouse Sink

Monte Grande 10" Glass and Black Steel Hanging Lights

Island w/Prep Sink

Custom Cabinetry

Floor-to-Ceiling Cabinets

Lower Cabinets all Deep Drawers

Lighted Upper Display Cabinets

Spice Racks Drawers

Built-In China Buffet w/Glass Display Cabinets

Built-In Cookbook Case

GE Monogram Cabinet Face Appliances

42" GE Monogram Side-by-Side Refrigerator w/Dispenser

36" Pro Gas Range w/4 Burners and Griddle

30" Warming Drawer

36" Exhaust Hood Insert (*Cabinet Surround*)

Bosch Dishwasher

Pot Filler

Entrance Wall of Glass Cabinets to Back Hall/Mud Room







Breakfast/Keeping Room

Wall-of-Windows

French Glass Doors w/Glass Side Panels to Covered Porch

Sitting Area/Keeping Room w/See Through Fireplace

Double-Sided Gas Fireplace (*Screened Porch*)

Pennsylvania Fieldstone w/Custom Mantle

Glass Door to Screened Porch

Scullery/Canning Kitchen

Open Shelves/Lighted Glass Display

Chicken Wire Door Fronts Accents

Juparana Persa Granite Countertop

Pantry Wall Cabinet

30" GE Monogram Convection Wall Oven

Stainless Steel Sink

Bosch Dishwasher

Walnut and 6 Glass Panel Door to Garden Area

Interior Dutch Door



Mudroom/Drop Station

Built-In Bench w/Cubbies Above & Below
Bead Board
4-Panel Glass & Walnut Door to Porch
6-Panel Glass & Walnut Door to 2-Car Detached Garage

Laundry Room

Tile Floor
Cabinets w Sink /Granite Countertop
Broom Closet

Kitchen Office

Pocket Door
Quoizel Utopia Semi Flush Mount Black Metal & Glass Light
Distressed Custom Cabinets
Built-In Desk w/Granite Countertop & File Cabinet
Window Overlooking Back Yard



Great Room

Columns w/Trim Detail

French Glass Doors w/Glass Side Panels Overlooking Pool

Built-In Bookcases & Cabinets Flank Fireplace

Floor-to-Ceiling Stone Fireplace

Custom Walnut Mantle with Leaf Onlay

Pennsylvania Fieldstone Hearth

Wood Burning w/Gas Starter

Wall Sconces and Matching Rockville 8 Light Chandelier

12' Coffered Ceiling w/Stained Wood Crown Molding

Open to Breakfast Room/Keeping Room & Kitchen



Main Level Guest Suite

Ceiling Fan

Double Door Wall Closet

Wall-of-Windows (*Views of Front*)

Pocket Door to Bathroom

Bathroom

Diano-Reale Marble Countertop Vanity

Tile Floor

Frameless Glass Tile Shower w/Accent Tiles



Main Level Primary Suite

Bedroom

Tray Ceiling w/Rope Lighting

Murren 5 Light Chandelier

Wall-of-Windows Overlooking Pool

Dry Bar w/Botticino Marble Countertop

GE Monogram Under Counter Refrigerator

Oversized Walk-In Closet w/Extensive Built-Ins

Bathroom

French Door w/Glass Knobs

Dual Vanities w/Walnut Wood Panel Decorative Backsplash to Ceiling

Murren Wall Sconces and Murren Bath Bar Light

Lascoe Bathware Air Jet Lighted Tub

Windows Over Tub (*Views of Meadows*)

Frameless Glass Shower

Tiled to Ceiling

Stone Wall Accents

Tile Ceiling

Body Jets

Dual Rain Showerheads

Handheld

Water Closet





Second Floor & Third Floor

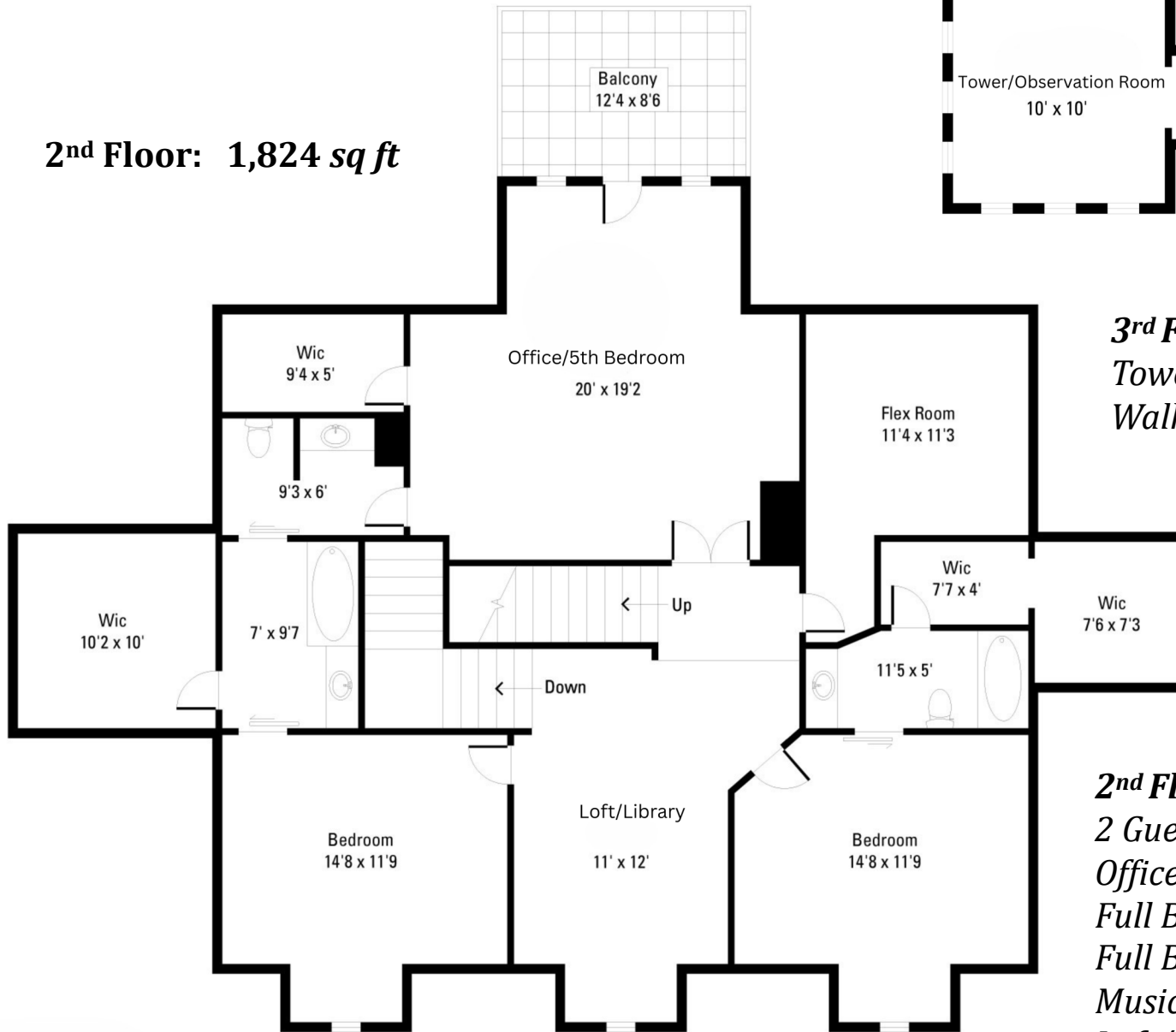
Second Level: The second level includes a loft/library, two guest bedrooms, two full bathrooms, an office/bedroom, and a music/flex room. The office features a closet, glass panel French doors and balcony access overlooking the pool area. The loft library is appointed with built-in bookcases, a window seat with drawers, and connects to each bedroom. Each oversized bedroom also includes a window seats with drawers.

Third Level Tower Room: Despite the numerous "special spots" within this exquisitely designed home, the tower room stands as its most spectacular feature. Ascend to this architectural gem, where three walls of glass provide unobstructed views of the property and awe-inspiring mountain vistas, particularly at sunset.

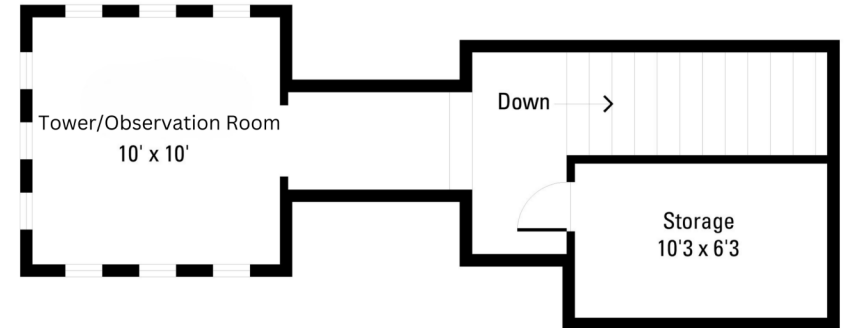


2nd & 3rd Level Floor Plans

2nd Floor: 1,824 sq ft



3rd Floor: 255 sq ft



3rd Floor
Tower Room
Walk-In Attic Storage/AV Closet

2nd Floor
2 Guest Ensuites
Office/Bonus Room/5th Bedroom
Full Bath Shared (Guest 1 & Office)
Full Bathroom (Guest 2)
Music/Flex Room
Loft/Library

Second Floor



Loft/Library

Built-In Bookshelves
Wall Sconces
Arched Window
Window Seat w/Drawers



Guest Bedroom 1

Window Seat w/Drawers
Stella 4 Light Clear Beads & Pearl Chandelier
Matching Wall Sconces

Bathroom

Pocket Door
Large Walk-In Closet w/Wall of Built-In Cubbies
Tile Floor
Tile Surround Tub Shower Combination w/Accent Tiles



Second Floor (cont.)

Office/Bonus/Bedroom 5



Glass Panel French Doors
Access to Private Balcony
Access to Shared Guest Bedroom 2 Bath
Walk-In Closet
Speakers



Guest Bedroom 2

Music/Flex Room



Window Seat w/Drawers
Crown Molding
Pale Pink Mini Crystal Chandelier
Wall Sconces

Bathroom

Pocket Door
Large Walk-In Closet w/Walls of
Built-In Cubbies
Calcutta Gold Honed Granite
Countertop
Tile Floor
Tile Surround Tub Shower
w/Accent Tiles
Water Closet



Third Floor



Tower Room

Observation Room; Game Room; Sitting/Reading Room

Incredible Sunsets; Estate Views, Wildlife & Mountain Views

3 Walls of Glass Windows w/Retractable Screens

Tray Ceiling w/Rope Lighting

52" Satin Nickel School House Light



Lower Level

This level boasts a large living space with a “L” shape Leathered Granite wet bar. Adjoining this area are a wine cellar, fitness room, a flex room with a full bath, a drop station, and a substantial cedar-lined storage closet. A generous unfinished storage room is also available on the lower level.



Living Space

Wet Bar

Stone Faced
Honed Chiseled Edge Granite
Countertop
Copper Sink
Alentejo Deep Bronze, Cork Over
Glass Pendant Lights

Matching Alentejo Wall Sconces

Stainless Steel GE Monogram Ice Maker

Stainless Steel GE Monogram Undercounter Refrigerator

Game Table Area w/Ingo 8 Light Deep
Bronze & Carmel Glass Fixture

Glass French Doors to Paver Patio

Sitting/Game Table Area

Wall-of-Windows



Fitness Room

Mirror Wall

Ceiling Fan

Carpet

Lower Level (cont.)

Flex Room w/Access to Full Bathroom (Home Theater Possibility)

French Doors Open to Game Area

Full Bathroom

Flagstone Slate Floor

Frameless Glass and Tile Shower w/Pebble Accents

Linen Closet

Wine Cellar

Wrought Iron Decorative Door

Tile Floor

Mud Room/Drop Station w/Bench

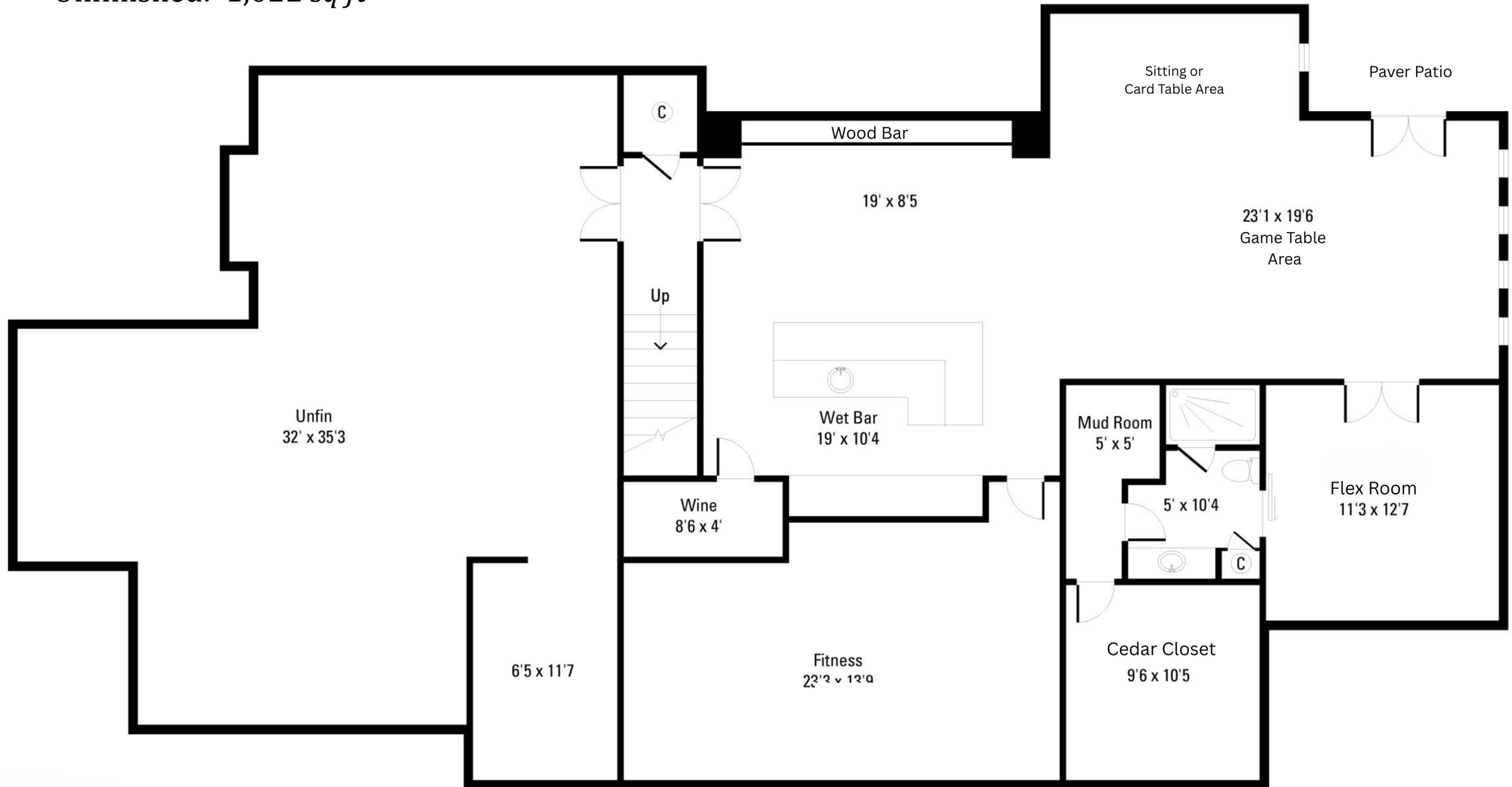
Large 100 Sq Ft Cedar Lined Closet



Lower Level Floor Plan

Lower Level: 1,755 *sq ft*

Unfinished: 1,022 *sq ft*





Exterior Features



Fiber Cement and Stone

Monte Grande English Bronze w/Pale Cream Seed Glass Lanterns

Circular Concrete Drive (*Prepped for Entry Gate*)

Fenced Backyard

Oversized Attached 2-Car Garage

Utility Sink

Oversized Detached 2-Car Carriage House Garage

Dove Weathervane

Large Motor Court Parking Between Home and Detached Garage

Stone Surround Garden Area off Scullery/Canning Room

Irrigation System

Landscape Lighting

Large Steppingstone Pathways



Indoor/Outdoor Living

From meditation in the shade of majestic oaks or large covered front porch, morning coffee on the screened porch, sunsets experienced from the tower room and second floor balcony, a relaxing break on the shop patio, to entertainment on the veranda and multi-tiered pool patio, this property offers an inviting indoor-outdoor transition.

Screened Porch

Adjacent to Breakfast/Keeping Room and Kitchen

Cathedral Tongue & Grove Ceiling w/Beams

Double-Sided Stone Gas Fireplace (*Breakfast/Keeping Room*)

Drop-Down Sunshades



Outdoor Oasis The crowning jewel of this exceptional estate is the pool area. A true outdoor oasis unfolds from the covered veranda: a custom-designed infinity pool, surrounded by a travertine and stone patio, perfect for entertainment and relaxation. With its large natural boulders and gas lit fire boulders, a cascading waterfall hot tub, and an integrated poolside bar, this awe-inspiring outdoor space is the final signature on this exceptional estate. A nearby gas burning log fire pit and integrated speakers complete the stunning outdoor ambiance.



Indoor/Outdoor Living (*cont.*)

Covered Veranda & Pool Terrace

Covered Veranda Across the Back of Home, Stepping Down to the Pool Terrace. Large Custom Designed Pool Surrounded by Pool Patio

Veranda

Flagstone Floor

Tongue & Groove Ceiling

"Ceiling Haint Colored to Ward Off Evil Spirits and Messy Birds"

Ceiling Fans

Speakers



Saltwater Infinity Pool

Travertine and Stone

Surrounded by Multi-Level Patio

Large Boulders and Gas Boulder Fire Pits

Waterfall from Hot Tub

Fire Pit w/Gas Logs

Speakers

Lower Bar Area



Beyond the Estate Home A world of opportunity extends beyond the main residence. A spacious motor court is shared by the attached garage and an oversized, detached two-car carriage house garage. Tucked away near the property's orchard and vineyard is a massive, 3,000-square-foot multi-purpose shop/barn (48' x 60'). This exceptional space boasts three motorized 14-foot-high garage doors, easily accommodating large vehicles and equipment and toys of all sizes. This well-lit facility features a kitchenette, concrete floor and is perfectly suited for various uses, from a high-end workshop or extensive storage to a working barn or an exceptional event venue. A finished office space offers a comfortable and productive environment with a dedicated mini-split HVAC system, closet and a full bathroom. The loft above provides even more versatile space. A 16-foot-wide lean-to area runs the entire length of the building, offering generous covered storage. The office suite opens to a wrap-around covered patio, the ideal spot for a relaxing break.



Shop/Barn

Built 2017

281 sq ft Climate Controlled Office

Closet

Glass Exterior Door

Mini Split

LVP Flooring

Adjoining Full Bathroom

Granite Countertop Vanity Shower

Large Shop Area

Kitchenette

Hickory Cabinets w/Granite Countertop

Stainless Steel Sink

Under Counter Refrigerator

Utility Sink

3 Sets of Electric Garage Doors (14' High)

Loft/Storage w/LVP Flooring and Hog Wire Banister

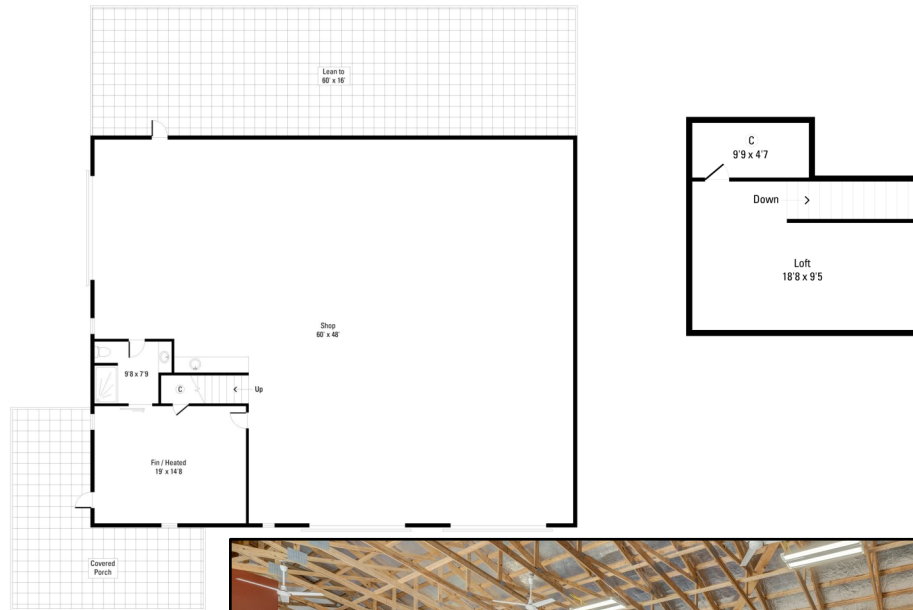
Concrete Floor

Multiple Ceiling Fans

Storage Room

Covered Patio Wraps Around Office

Lean-To (60' x 16') Entire Length of Shop



Mechanicals

Septic (2 Systems—*Home & Barn*)

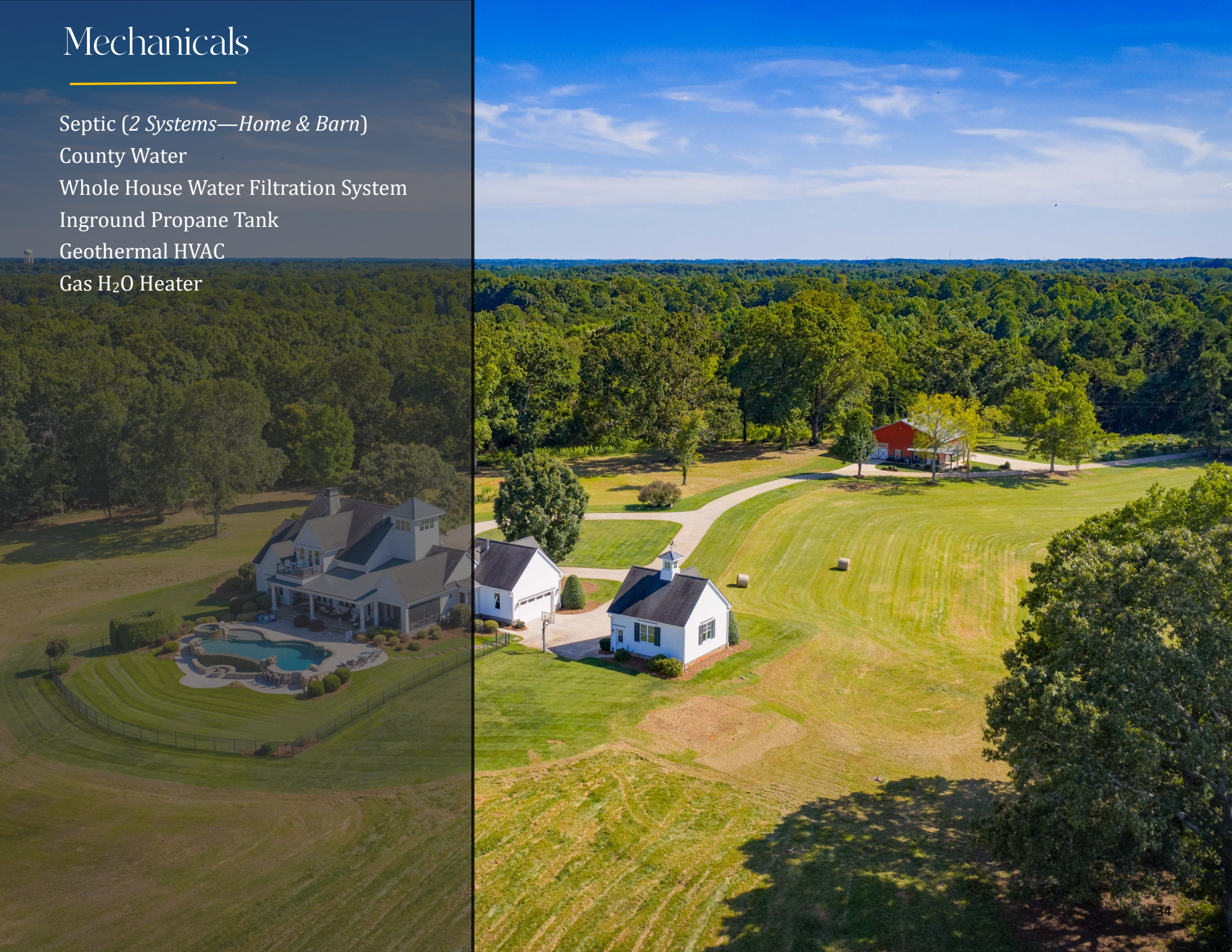
County Water

Whole House Water Filtration System

Inground Propane Tank

Geothermal HVAC

Gas H₂O Heater



Natures Bounty While the estate home and structures are striking and exceptional, one cannot forget the value and perfection of the land. Just the right combination of woods, hay fields and hardwoods. Days can be enjoyed hiking, ATV'ing, trail riding, picking grapes, gardening and so much more. Mother Nature at Her best.



154 Emma Lane
Statesville, North Carolina 28625

Julie R. Breedlove • 704.661.9619
Julie@breedlovecarolinas.com



Premier

Sotheby's
INTERNATIONAL REALTY

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

Sotheby's International Realty® and the Sotheby's International Realty logo are registered service marks used with permission. Each office is independently owned and operated. Equal Housing Opportunity. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Property information herein is derived from various sources that may include, but not limited to county records and the multiple listing service and it may include approximations. Although this information is believed to be accurate, it is not warranted and should not be relied upon without personal verification.