



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

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

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## ***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 H<sub>2</sub>O, 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.



Parcel ID: 4657- 59-3839.000

9.32 Acres

Red Dog Dr



# Property Features

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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

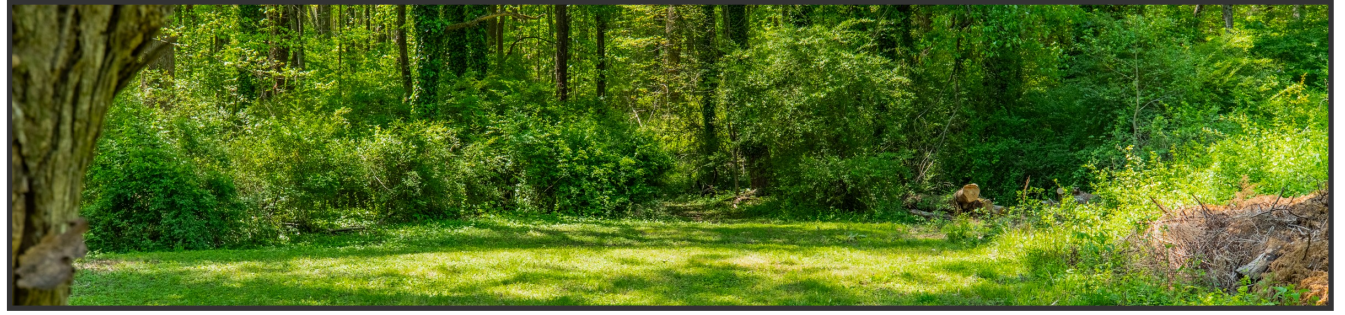
Raised Bed Garden

Lavender

Eden Roses

Multiple Other Varieties

Established Compost Pile (*Rich, Productive Gardens*)

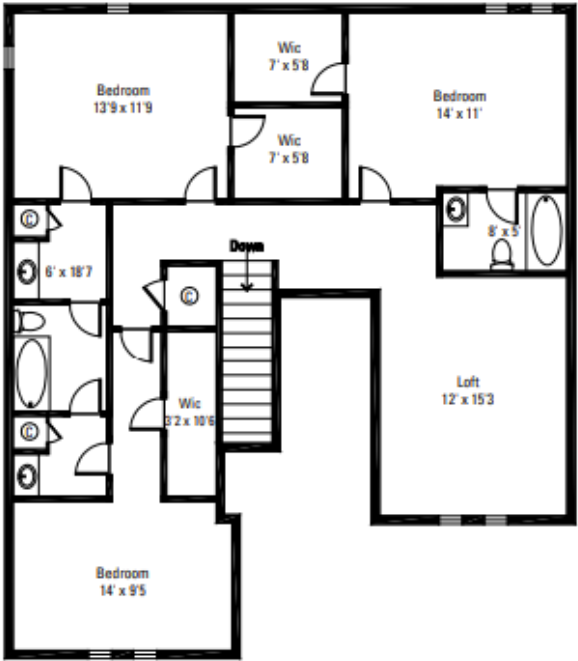
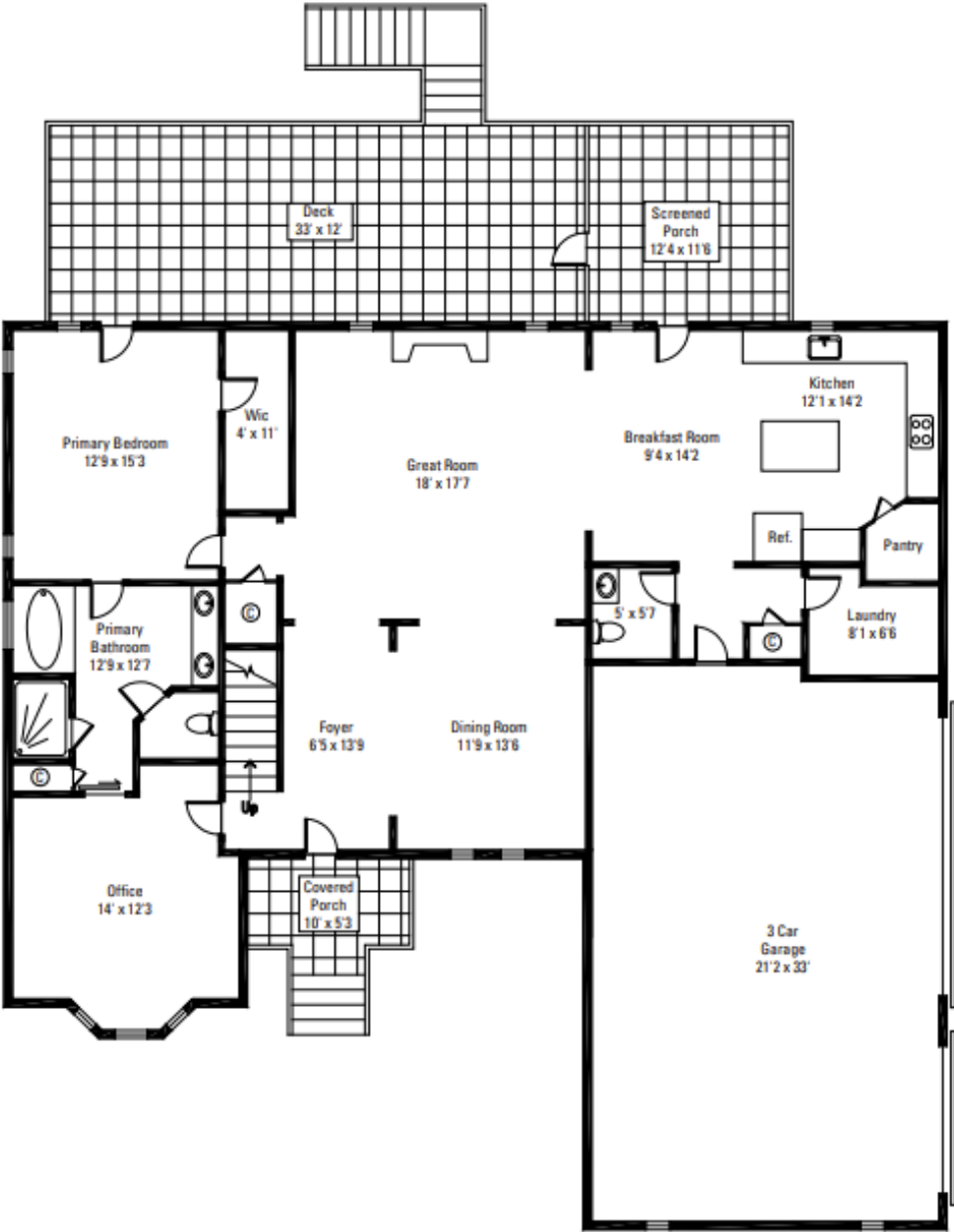








# House Floor Plan



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

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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

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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

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Chair Railing & Crown Molding  
Updated Light Fixture



## Office

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





## Great Room

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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

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*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

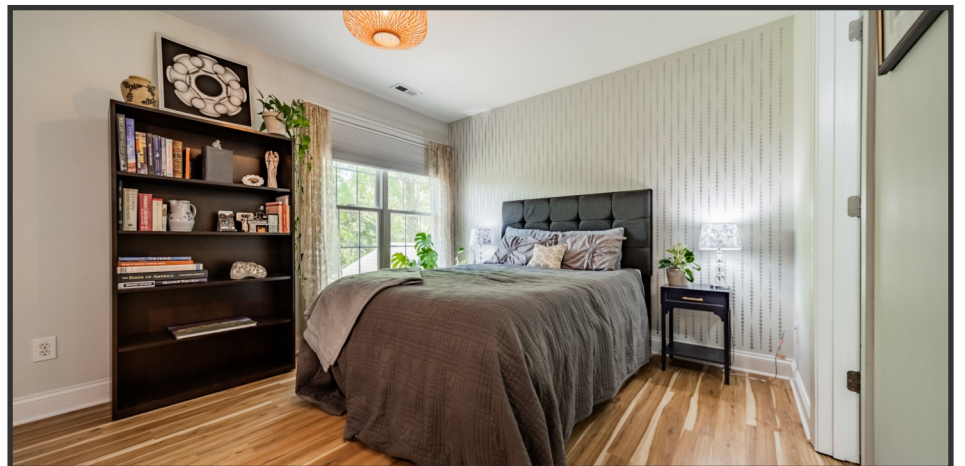
Updated Light Fixture

### **Bathroom**

Granite Countertop Vanity

Shower

Linen Closet





## Second Level (cont.)

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### Guest 2 & 3

Large Walk-In Closets  
Updated Light Fixtures

### Shared Bathroom

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





## Exterior Features

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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

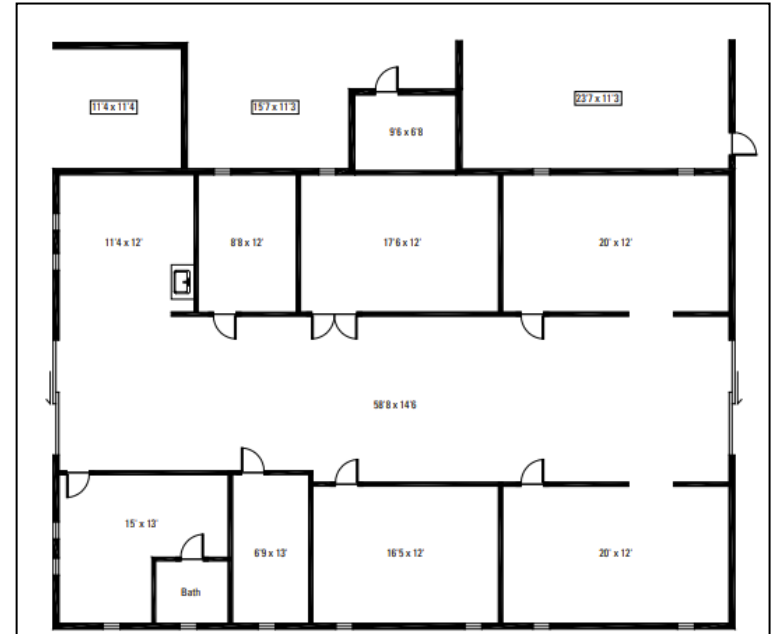
Hot/Cold H<sub>2</sub>O

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

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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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