



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

Julie R. Breedlove
704.661.9619

julie@breedlovecarolinas.com
breedlovecarolinas.com

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

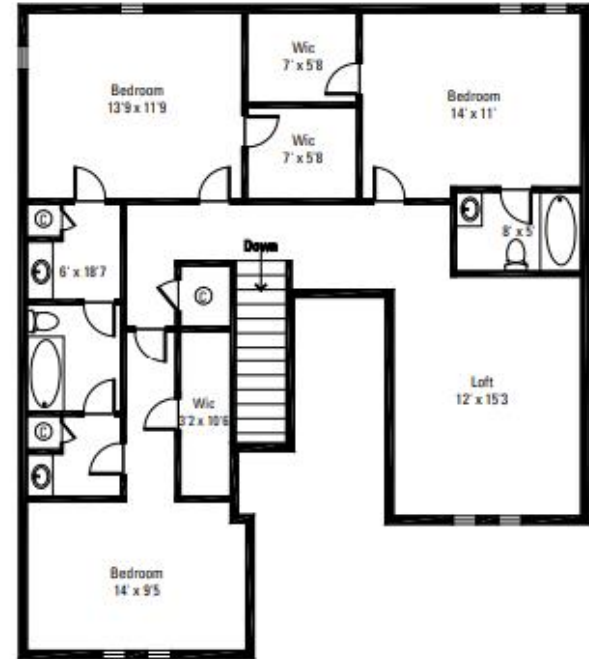
Multiple Other Varieties

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

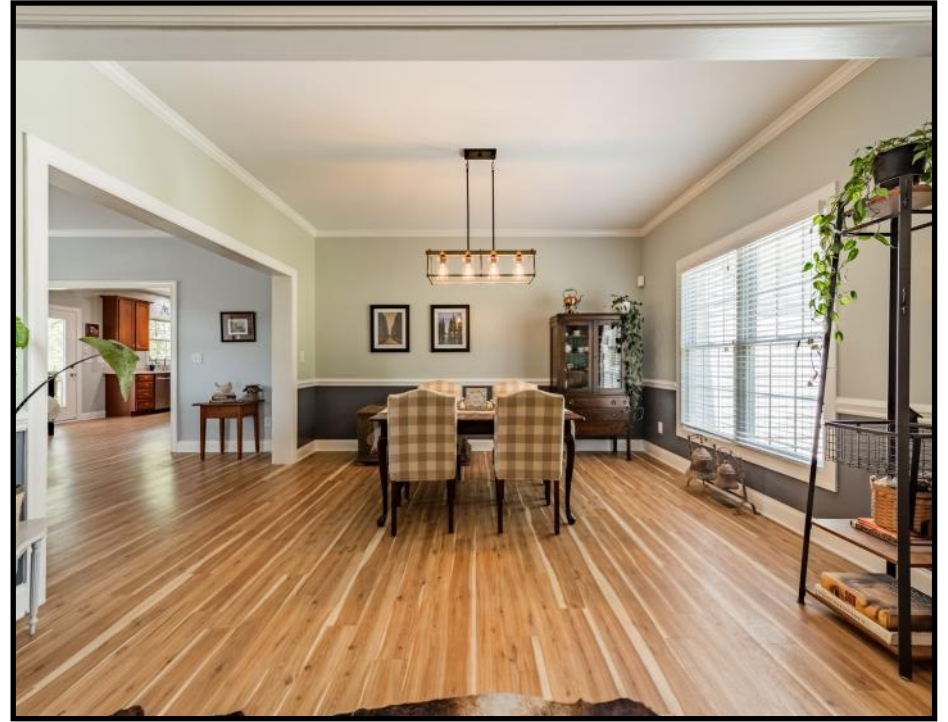
Walk-In Pantry

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

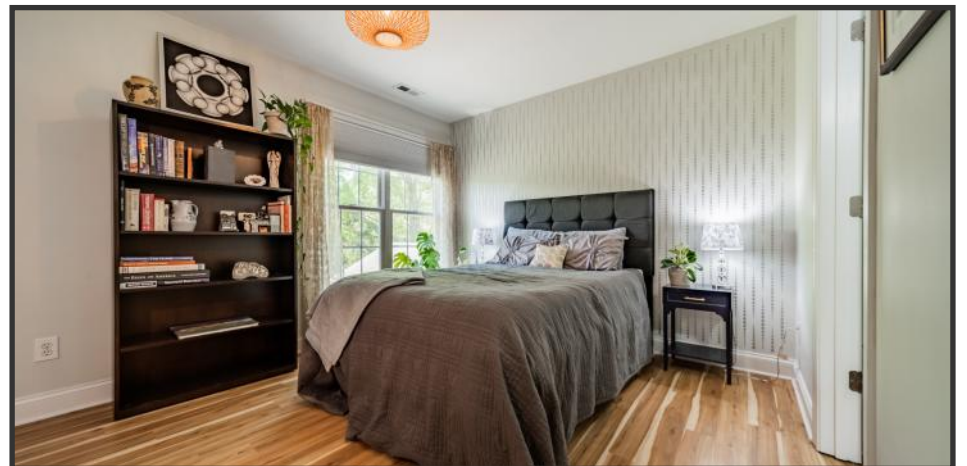
Updated Light Fixture

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"***

228 Red Dog Drive
Mooresville, North Carolina 28115

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.