

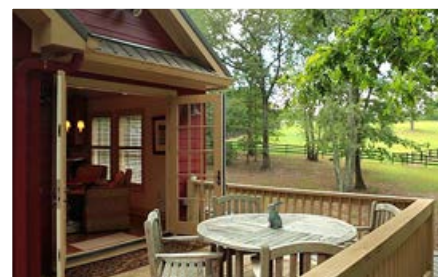


TRYON, NORTH CAROLINA

Where the mountains and the good life begin

GREEN ACRES . . . THE ENCLAVE at FAIRVIEW FARMS

Location: Campobello, SC List Price: \$619,900 Acreage: 10+ acres MLS #H3149577



Situated on 10.83 acres in a quiet, desirable neighborhood, yet close to all amenities. As you enter through stone pillars, down the long drive bordered with lovely pastures, this charming home is beautifully sited among hardwoods with pastoral views. In 'brand new' condition this 10 year old 4 bedroom, 3 bath home offers upscale features throughout. A trip to the 4-stall barn is a breeze since it is conveniently located at the lower level! Don't miss out, this horse farm is a wonderful offering!

Secluded location in the Enclave at Fairview Farms yet close to restaurants, schools and shopping. 2nd kitchen downstairs with a bedroom, bath, laundry, separate security available. Wooded land to the creek with open pastures in the front. Easy access to I-26 and the new Tryon International Equestrian Center and 2 miles from FENCE.

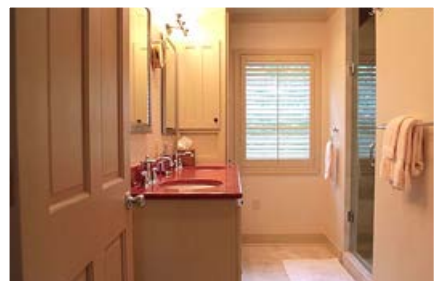
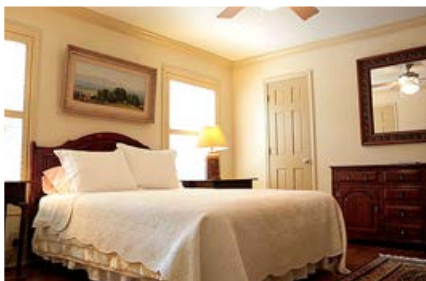
www.TryonHorseFarms.com

Main House: First/Second Floor

- Exterior stairs lead to a delightful deck (irregular 12x12 / 15x15) with French doors leading inside
- Open concept Living Room (15x19) with stacked stone wood burning fireplace, stone hearth with log storage beneath, cathedral ceiling with fan, abundant windows with custom shutters, and 'reading' area, separated with a half wall, with additional single French door and sidelight to the deck. There are hardwood floors throughout the main and second floor, with the exception of the baths which are tiled, and crown molding on all three levels!
- Kitchen, open to the breakfast area and living room, has corian counters, expansive breakfast bar, oak cabinets, stainless steel dishwasher and built-in microwave
- Breakfast Area with double French doors to deck and shuttered windows
- Home Office or Guest Bedroom (10x11) has a Murphy bed, walk-in closet with custom built-ins, ceiling fan and shuttered windows
- Master Bedroom (14x15) with sitting area, 2 walk-in closets with custom built-ins, ceiling fan, shuttered windows and en-suite bath
- Upscale Master Bath has a spa-like feel and unique layout with direct access to beautiful single vanity with custom cabinets, tile floor, tub / shower combination with tile surround and dual shower heads, pocket door to second vanity and toilet which can also be accessed from the hallway for guests as a powder room
- Spacious Hall Closet with washer / dryer hookup

Third Floor

- Small Landing at top of stairs with large linen closet
- 2nd Master Bedroom / Guest Bedroom (15x20) with 2 walk-in closets with custom built-ins, sitting nook, recessed lights, ceiling fan and shuttered windows
- En-Suite Bath (8x11) with tile floor, double vanity with custom cabinetry, tiled walk-in shower with dual shower heads and built-in bench, separate toilet closet and large shuttered window



Lower Level

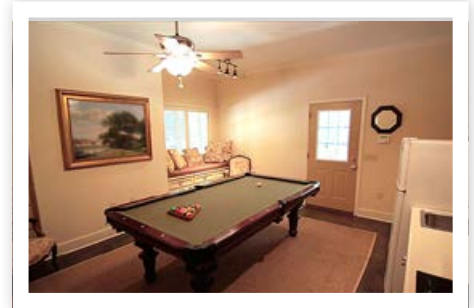
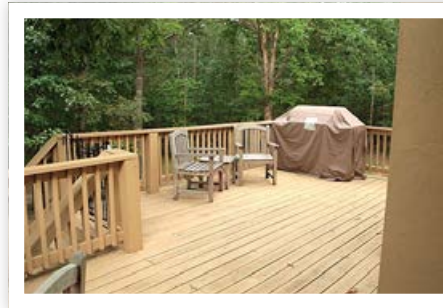
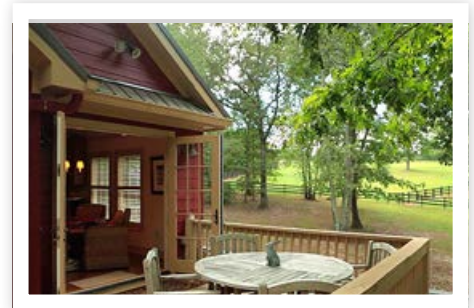
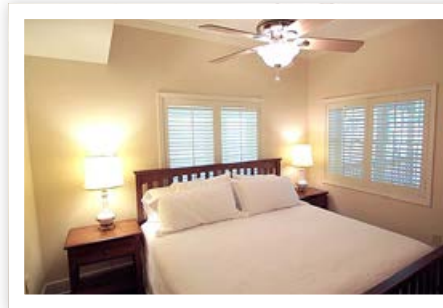
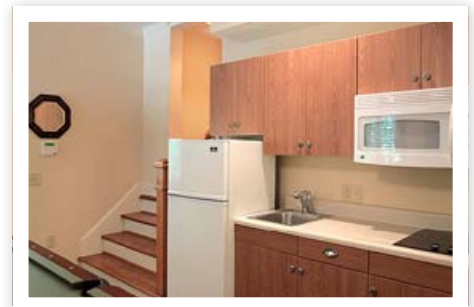
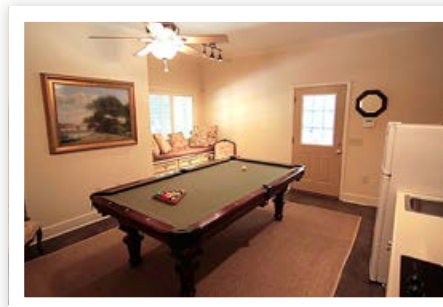
- 2 Covered Patio entrances on either side of first floor (12x39 & 12x29) offer private outside entrance for use as separate living quarters, or direct access from second floor for additional living space if desired
- Living Room / Kitchen combination (14x16) with charming built-in window seat with storage (could function as single bed) with high ceiling, large shuttered windows, ceiling fan and painted concrete floor for easy maintenance and modern look! This level has painted concrete floors throughout
- Kitchenette with smooth 2-burner cooktop, built-in microwave, sink, refrigerator and cabinetry
- Guest Bedroom (10x12) with 2 shuttered windows and large closet with built-ins
- Large Utility / Storage Room (10x12) with utility sink, built-in cabinetry, washer/dryer hookup and exterior door with direct access into the 4-stall barn
- Guest Bath (7x7) with pocket door, large single vanity with custom cabinetry and lots of storage space, tub / shower combination and large shuttered window
- Mechanical / Mud Room / Tack Room with custom utility wall and exterior door leading to one of the covered patios and fenced pastures beyond

Barn

- Four 12x12 stalls with custom grid work
- Large center aisle (11x53) with concrete floor and doors at either end
- Feed Room (5x12) with concrete floor
- Three 3-board fenced pastures

Additional Information

- Home under Termite Contract
- Private Well
- Septic Tank
- Electric Water Heater
- Security Alarm system
- Zoned HVAC
- Insulated Windows
- Combination of pretty hardwoods with a creek and lovely open pastures



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Town and Country Realtors, 951 S. Trade Street, Tryon, NC 28782

LHBrown@windstream.net, 864-978-9465 Cell, 828-894-3861 Evening

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