



1217 Meadowlark Lane
Marvin, NC 28173

3 Bedrooms ♦ 2½ Bathrooms ♦ Barn ♦ Workshop
Covered Equipment Storage ♦ 6.02 Acres



Breedlove

FARMS ★ ESTATES ★ LAND



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1217 Meadowlark Lane

Marvin, NC 28173

Unusual community blending horse-farms, country homes, and large acreages in a peaceful and laidback environment. The crickets sing, the birds chirp, and private ponds swarm with frogs and fish which many residents *say soothe their souls*. This particular home is nestled on 6 acres at the very end of the cul-de-sac and feels like a different world. A cart path behind the home gives the owners a wonderful ride through nature on their golf cart which stays with property. The far from the road setting gives you an early morning walk to your mailbox. All of this in Marvin/Waxhaw area, home of horses, and people who love them.

The sellers say they disconnect while relaxing on their paved rear patio and listen to the sounds of nature. Fig and pear trees grow in the luscious surroundings and mature trees resemble an umbrella of protection from weather. The coolness they provide is unmistakable.

The home has beautiful hardwood throughout the first floor with the exception of the carpeted master bedroom and the tiled master bath. The kitchen is open to the breakfast area and dining area with full views of the land. The great room has a woodburning fireplace and looks out into a rich wood screen porch. The patio below this porch is brick paved and very exquisite. Two bedrooms and bath are on the upper level.

The Town of Waxhaw is a paradise to live in. There are festivals, parades, street parties and the most charming downtown district with restaurants, stores, and tack store. Nearby are equestrian centers, and within a few miles is Efirid Park, with walking trails, playground, and a pavilion for rent for big parties. The New Town Park Shelter and Playground is opening this month.

All types of stopping, medical, big box stores, and horse related businesses are within minutes. Waxhaw is known for riding academies, horse boarding facilities and good trainers. Marvin and Waxhaw are pretty much inseparable to the locals, and they know the schools are extremely desirable.

Whether or not you are a horseperson, this property sums up living the good life on your own private 6-acre oasis, with neighbors who are welcoming, and engaging. A true place to call home and disconnect from the busy world we live in.

Aerial View



PID #06-225-049 ♦ 4.00 Acres

PID # 06-225-050 ♦ 2.02 Acres

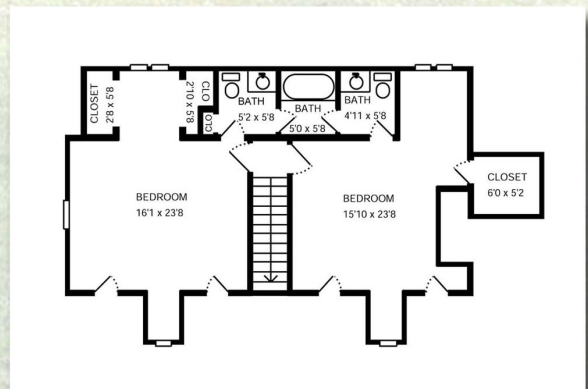
Total 6.02 Acres

Floor Plan

2,132 Sq. ft.



Main Level ♦ 1,454 Sq. ft.



Upper Level ♦ 678 Sq. ft.

Interior Features

**¾" Hardwood Flooring in Living Room,
Kitchen, Dining Area, Breakfast Area
& Stairs**

**Extensive Trimwork & Moldings
Throughout**

Neutral Paint Throughout

**Living Room with Brick Wood Burning
Fireplace with Raised Hearth**

**Kitchen with Custom Pine Cabinetry with
Solid Wood Doors, 7' Long Center
Island, Custom Tile Backsplash
& Glass Top Range**

Dining Area Overlooking Front Acreage

Breakfast Area Overlooking Back Acreage

Laundry/Pantry with Built-In Shelves



Interior Features

3 Bedrooms ♦ 2½ Bathrooms

Master Bedroom with Ceiling Fan &
Two Walk-In Closets

Master Bathroom with Tile Flooring,
Dual Sink Vanity, Jetted Tub,
Separate Walk-In Shower
& Skylight

2 Upper Level Carpeted Guest Bedrooms
1 Bedroom has 2 Closets
1 Bedroom has Window Seat
Storage

Jack and Jill Bathroom

Additional Storage Under Eaves in
Attic



Exterior Features

Wood Siding Exterior

Rocking Chair Front Porch

2 Car Side Load Garage with Sink
& Refrigerator

Circular Driveway for Easy Turnaround

Detached Carport

Dog Kennel

Rear Screened Porch with Ceiling Fan

Brick Paver Rear Wall & Patio with
Concrete Underneath

Partial Basement for Storage

Termite Bond on Home



Workshop & Barn



Workshop



Craft Room with Sink & Shelving

Workshop with Shelving & Workbench



2 Sided Covered Porch



Barn

1 Stall Barn Opens to Small Paddock



Hay & Grain Room



Property Features



6.02 Acres

Peaceful Cul-de-Sac



Far Off Road



Area of Equestrian Properties



No Climb Fenced Paddock
with Braided Wire Suitable
for 1 Horse



More Pasture Could Be Added



Cart Path Circling Rear of
Property



Covered Equipment Storage
Building



Canopy of Mature Trees

Parklike Setting with Creek



Fig & Pear Trees

Nothing Behind Property
but Large Pond

