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FARMS | ESTATES | LAND

10600 Archer Road
Davidson, North Carolina 28036
Reflections Farm

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Premier | **Sotheby's**
INTERNATIONAL REALTY





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See MLS "attachments" for any possible disclosures, permits, aerials, sq ft/floor plans, Restrictions & Covenants (if applicable).

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Reflections Farm

Buildings have a history and by association, a personality. Throughout history the world's most famous structures have been identified by their design, construction, and use. So, it is with homes. Reflections Farm located at 10600 Archer Road, Davidson, North Carolina was designed and built to be a private equestrian estate; a place where family celebrated each other and their love for horses. A house filled with warmth and a 58+ acre property dedicated to nature and to continuing a journey with horses that began thousands of years ago. Built in 1998, the custom home and the property development were well planned and the construction of the home and other structures of the highest quality. The property stewardship of the original owner and subsequent owners is a testament to a love of the land and the home. It is a private, peaceful enclave located in an area of beautiful farms and rolling fields near Lake Norman and just minutes from downtown Davidson and Mooresville.

Entering through the wrought iron gates, a long driveway flanked by rolling pastures guides you past the farm amenities then ends at the impressive home. The 7,600 sq. ft. open floor plan home is striking with large columns at the entrance and on the matching second-floor balcony. Double wood and glass doors with side lights and arched transom open to a stunning foyer with a sweeping staircase to the second-floor catwalk connecting the home's two wings. Just as stunning are the sight lines to the great room and the two-story wall of floor-to-ceiling architectural designed windows and French doors overlooking the courtyard and pool. The ground floor contains the main living spaces with one wing including the primary suite with adjoining sitting room/exercise room, an office, pool bathroom, and a spiral stairway to the 2nd floor home theater. The exceptional primary suite includes an oversized bedroom and 5-star bathroom with two (2) vanities, built-in cabinets, large shower, jetted soaking tub, water closet and two (2) large walk-in closets with built-in cabinets. The opposing wing houses the kitchen, dining room, laundry room and spacious 3-car garage. The second level wings are anchored by the movie theater on one and the large game room on the opposite. The game room has a wet bar and a back staircase to the ground level. This wing also has a loft overlooking the great room and a guest bedroom with ensuite bath and glass French doors to the 2nd floor balcony. On the opposite side the movie theater was designed and finished to mimic the experience of attending a traditional movie house. The wing also has two (2) guest bedrooms and a bathroom.

With entrances from both wings and the great room, the pool and patio area offer both a great view from the home and a private, spacious center of outdoor living. The pool house has a full bath, storage space and a spot for hot tub installation if desired. A speaker system enhances this outdoor living experience. Focused on outdoor activities, the backyard has been terraced to accommodate numerous activities and includes a shuffleboard court, disc golf course and horseshoes. Landscaped and with numerous shade trees, this area speaks of enjoyment.

From a private equestrian estate to the current animal sanctuary, Reflections Farm is more than equipped to care for and enjoy your animal(s) of choice. It has as many as sixteen pastures and paddocks, two (2) run-in sheds, and a small animal paddock with shelter and water throughout the farm. If horses are your choice, the beautiful stucco, climate controlled 10-stall barn has all the amenities desired. There is an immaculate 1,427 sq.ft. guest/caretaker house attached to the barn. The farm also has a large equipment/storage shed with four (4) oversized bays and overhang for additional storage. Both an enclosed and an outside arena offer riding/training space. Additionally, the farm has an abundance of maintained riding trails, many of which are wooded. Part of the trail system follows the stream that traverses the property.

Reflections farm has a clear history, one of love of family, nature, and animals. But this rare property affords the owner many opportunities, certainly a world class private or professional equestrian estate, a family compound with lots of room for individual tastes, an animal sanctuary, home to your animal friends, or an unsurpassed event venue. Come write your page on the history of this astounding property.

Property Aerial

PID: 4674-74-5659.000 · Iredell County
PID: 4674-73-5433.000 · Cabarrus County
Total 58.52 Acres

Lines are an approximation



Property Features

58.52 Acres (2 Parcels Iredell/Cabarrus)

Gated Entrance

Paved Circular Driveway

Fenced Pastures & Woods

Creek

Trails

Disc Golf Course

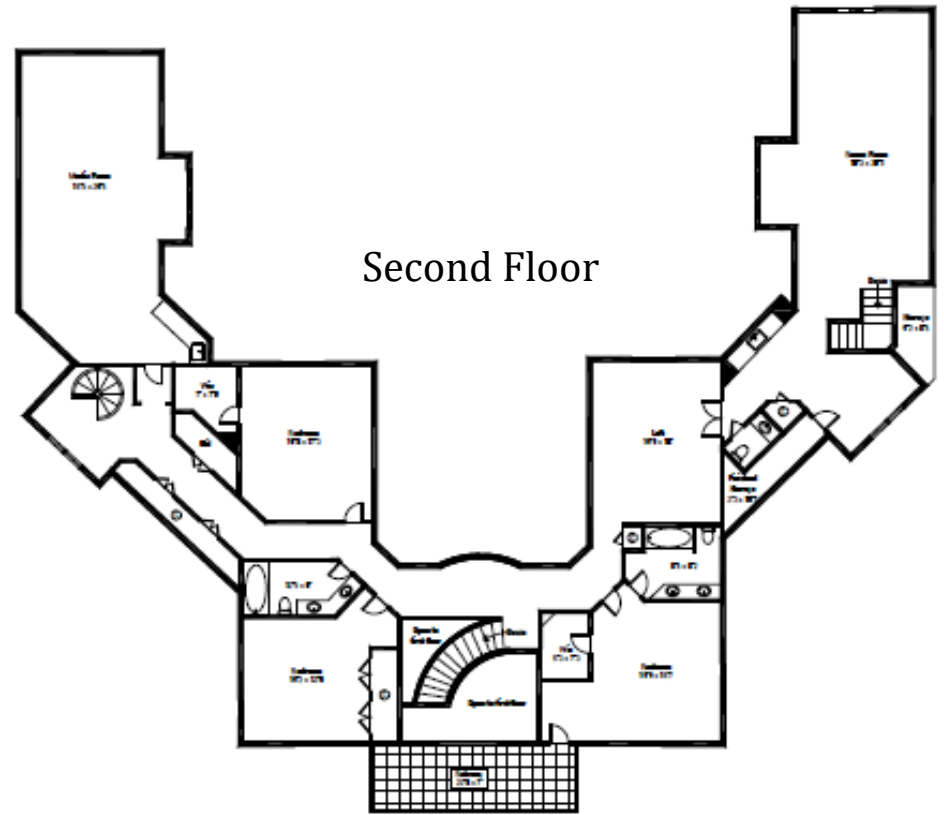
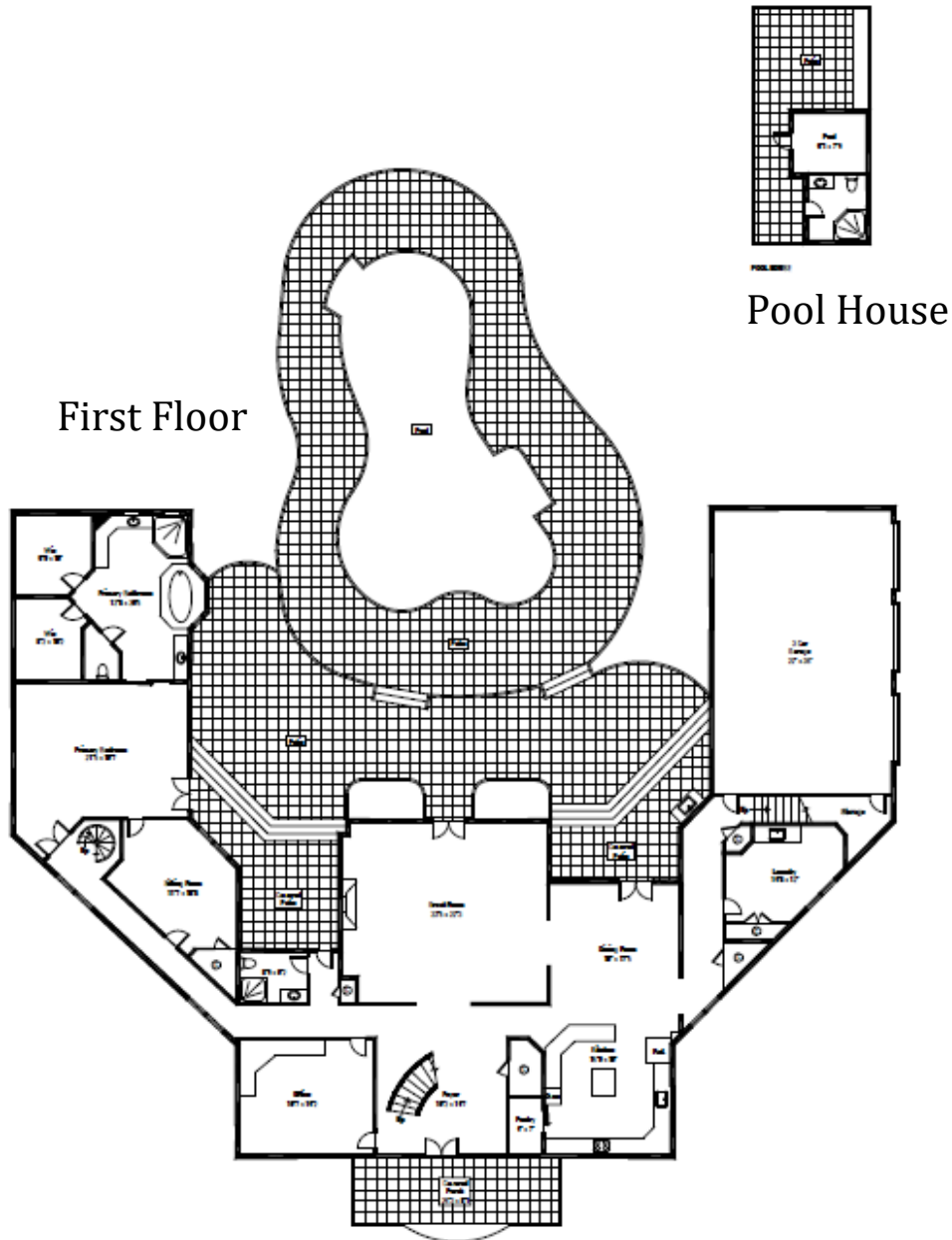
Shuffleboard

Horseshoes

Garden Shed



Floor Plan



First Floor	3,904.8 Sq Ft
Second Floor	3,698.9 Sq Ft
Total Living Space	7,603.7 Sq Ft
<i>Garage</i>	<i>829.6 Sq Ft</i>

Exterior Features



Back Courtyard Design

Brick Exterior

Front Columns

Tile Covered Front Porch

Double Wood and Lead Glass Front Doors w/ Side Lights & Arched Transom

Second Floor Balcony overlooking Farm

French Doors w/Side Lights and Arched Transom Columns

Wrought Iron Railings

Tile Floor

Shutters

Side Load Three-Car Garage w/Storage Room

Two Tiled Covered Back Porches (*One w/Wet Bar*)

Paver Pool Patio

In-ground Fresh Water Pool (*Heated*)

Pool House

Storage Room

Full Bathroom w/Shower

Covered Hot Tub Area (*Space For In-Ground Hot Tub*)

Outdoor Speaker System

Retaining Walls

Sealed Crawl Space



Interior Features

Built 1998—Open Floor Plan

7,603.7 Sq Ft — 4 Bedrooms & 4.5 Bathrooms

Large 2-Story Foyer

Marble Travertine Floor

Curved Grand Staircase w/Wood Banisters and Wrought Iron Spindles

Catwalk Overlooking Foyer, Great Room and Courtyard w/Pool

Several Display Niches w/Custom Painted Farm Scenes

Travertine Floors Kitchen, Hallways & Foyer

12' First Floor Ceilings

10" Baseboard — Crown Molding

Pella Windows

All Closets w/Solid Shelving and Cabinetry



Interior Features Cont.

All Closets w/Solid Shelving and Cabinetry

Central Vacuum Systems

Large Laundry Room w/Cabinetry, Sink and Refrigerator

Pool Bath &

Tile Floors

Tile & Glass Block Shower

Granite Top Vanity

Medallion Custom Cabinets

Pool Towel Closet

Glass Door to Pool and Covered Porch

Several Storage and Coat Closets Throughout the Home

Surround Sound

Childproof Electrical Outlets



Kitchen & Dining



- Large Island
- Triple Bowl Composite Sink w/Grohe Faucet & Garbage Disposal
- Built-in Window Seat
- Large Walk-in Pantry w/Solid Shelves & Baskets
- Automatic Light
- Open to Dining Area
- French Doors to Covered Back Porch

- Granite Countertops w/Tile Backsplash
- Custom Medallion Cabinetry w/Dove Tail Craftmanship
 - Pull Out Shelves
 - Glass Display Shelves
 - Wine Bottle Rack
 - Cookbook Shelves
- KitchenAid Superba Double Wall Oven
- GE Microwave
- KitchenAid Superba Dishwasher w/Cabinet Front
- KitchenAid Trash Compactor w/Cabinet Front
- KitchenAid Halogen Glass Cooktop w/Thermador Downdraft
- GE Side-by-Side Refrigerator w/Freezer Drawer and Ice & H₂O Dispenser



Sunken 2-Story Great Room

Wall of Floor-Ceiling Architectural Designed Windows
& French Doors Overlooking Courtyard & Pool
Oversized Brick Surround Gas Fireplace w/Brick
Hearth & Custom Wood Mantle
Built-In Cabinetry and Display/Bookshelves
Half Walls w/Built-In Display/Bookshelves
Open to Kitchen, Dining and Foyer



Main Floor Office

Two Glass Door Entries
Custom Two Wall Corner Built-in Desk w/File Cabinets,
Bookshelves and Drawers
Ceiling Fan



Primary Suite

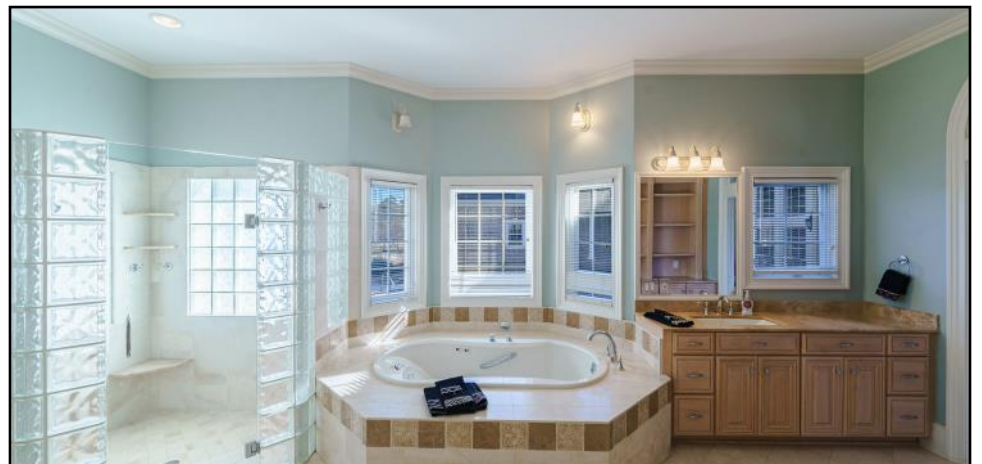
Private Wing w/Hallway of Windows w/Valances
Spiral Staircase to Movie Theater
Adjoining Sitting Rm/Flex Room w/Walk-In Closet

Bedroom

Oversized Room
French Doors Open to Bedroom
Glass French Doors to Courtyard and Pool
Ceiling Fan

Primary Bathroom

Double Pocket Doors from Bedroom
Two Quartz Countertop Custom Medallion Vanities (*One with Makeup Vanity*)
Undermount Sinks
Built-In Linen Cabinets w/Quartz Countertop
Oversized Glass Block & Tile Shower
Frameless Glass Door
2 Shower Heads & 2 Sets of Body Jets
Toiletries Shelves
Tile Surround Deep Jetted Kohler Soaking Tub
Water Closet
Two Large Walk-In Closets
Built-In Closet System w/Shelves, Drawers &
Glass Door Cabinets & Automatic Lights



Second Level

West Wing: 2 Guest Rooms, Bathroom, Theater and Spiral Stairs to 1st Floor Primary Suite Wing

East Wing: Guest Suite, Loft/Flex Space, Game Room, Storage and Stairway to 1st Floor Garage Wing

Loft & Game Room

Loft Overlooking Great Room

French Doors Open to Game Room

Back Staircase

Half Bath w/Pedestal Sink and Painted POLO Scene

Wet Bar

- Granite Counter Tops

- Medallion Custom Cabinets

- Pull Out Shelves

- Undercounter Refrigerator

- Icemaker Niche and Hookup

- Glass Display Shelves

Sitting/Reading Nook w/Mounted TV

Board Game Closet w/Solid Shelves

Enormous Finished Storage Closet

Trophy Display Niches

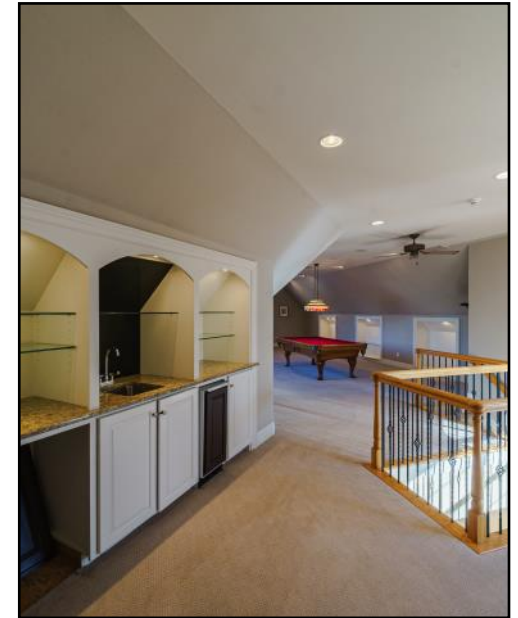
Stained Glass Billiard Table Light

Ceiling Fan

Custom Billiards Theme Valances

TV Mount

Pool Table



Movie Theater

Ticket Booth w/Custom Painted Hostess

Velvet Theater Curtains Greet Guests

Red Velvet/Wool Carpet

Custom Painted Storage Closets Line Hallway to Movie Room

Swinging Movie Room Door

Wet Bar

Granite Countertop

Medallion Custom Cabinetry

Ice Maker and Undercounter Niches

Sharp Vision Projector

Movie Screen

(Audio Visual Equipment Included)

Lush Velvet Black-Out Drapes

Walls Lined w/Nostalgic Disney Cartoon Prints

Spiral Staircase to Primary Suite Wing



Guest Rooms

Guest Bedroom 1

Glass French Doors Open to Tiled 2nd Floor Front Balcony

Ensuite Bathroom w/Sky Light

Granite Dual Vanity

Granite Countertop & Medallion Cabinetry

Tub Shower Combo with Tile Surround

Tile Floor

Walk-In Closet w/Solid Shelving and Drawers

Ceiling Fan



Guest Bedroom 2

Built-In Display Niche and Cabinet

Ceiling Fan

Two Large Wall Closets w/Closet System, including Drawers



Guest Bedroom 3

Built-In Desk with Bookshelves and Drawers

Built-In Display Niche and Cabinet

Trophy/Doll/Model Airplane or Car Shelves Line the Wall

Walk-In Closet w/Solid Shelving and Drawers

Custom Painted Door w/Horse and Barn Door

Ceiling Fan



Guest Bath

Dual Granite Top Vanity

Medallion Custom Cabinetry

Tile Floor

Tub/Shower Combo w/Tile Surround

Sky Light



Reflections Farm Features

10-16 Pastures/Paddocks

Two 14' x 24' Run-in Sheds

Vinyl Fencing w/Electric Strand

Several 4 board (2" x 8") and one 5 board Paddocks

Small Farm Animal Paddock w/Shelter

Frost Free Water Spigots Throughout



10-Stall Barn

Stucco Exterior w/Metal Roof

Insulated Roof w/Interior Ceiling

Ten 12' x 12' Stalls

Stall Mats & Fans

Corner Feeders w/Fed Window

Sliding Front Stall Doors

Exterior Windows w/Safety Bars

Blanket & Halter Bars

Individual Light Controls

Three Stalls w/Interior Grate Doors w/Yoke For
Horse Socialization

Concrete Center Aisle

Fly Mist System

Sliding End Doors w/Windows

Wash Stall w/Hot and Cold Water

Water Proofed Walls

Drain

Aisle Ceiling and Wall Mounted Fans

Aisle Tongue & Groove Walls

Tack Room

Climate Controlled

Tile Floor

Tongue and Groove Walls

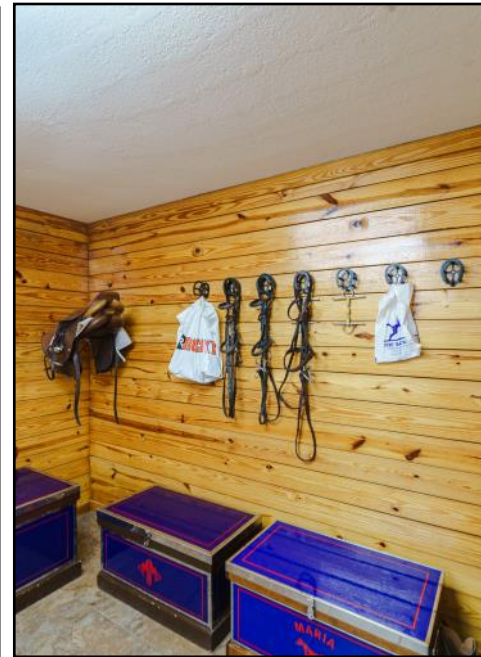
Cabinetry w/Sink

Refrigerator

Half Bathroom—Enter From Tack Room & Aisle

Coat Closet

Tile Floor



Guest House (attached to barn)

1,427 Sq Ft

2 Bedrooms/2 Bathrooms/Office

Primary Bedroom w/Large Walk-in Closet

Laundry Closet

Wood Stove

Sun Room

Cathedral Ceilings

Hardwood Laminate & Tile Floors

Kitchen

Breakfast Bar

Granite Countertops

Pantry



Arenas

Indoor Arena 70' x 163'

Concrete Pad w/Sink & Cabinets

Washer/Dryer Hook-ups

Heat System

Sprinkler System

Halogen Lights

Large Side Doors & Electric End Doors For Ventilation

Metal Exterior and Metal Roof

Sand Footings

25' x 58' Overhang

25' x 58' Overhang Trailer Parking

1/4 Wall Tongue & Groove



200' x 66' Outdoor Arena

3-Board Fence

Irrigation

Sand & Screenings



Floor Plans (Barn/Guest House, Arena, Equipment Building)



Equipment/Hay/Shavings Building

4 Oversized Bays — 24' x 57'

Ceiling Height Appropriate for Tractor Trailer Deliveries

Concrete Floor

Metal Building & Metal Roof

2 Open Bays — 2 Enclosed Bays w/Sliding Doors

Storage Loft

Fifth Bay w/Garage Door used as Workshop

Large Overhang for Additional Storage or ATV/Golf Cart Parking



Mechanicals

- HVAC Systems & Furnace
- Tankless Propane Water Heater
- Well
- Septic System
- Underground Power Lines
- Sealed Crawl Space
- Security System



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