



SOLD!! 7.18 ACRES HOME WITH POND & KENNEL FOR SALE IN PERSON COUNTY NC!

SOLD

With a 2 acre pond, 3 bed/3 bath home and kennel, this property is one of the most unique opportunities in the area!

Prepare to be amazed!

Located in south-central Person County, this unique property has so much to offer: a beautiful home with garage, a separate car port, scenic fishing pond, very private lot, and a professional dog kennel. This tri-level home is approximately 3,084 heated sq ft, and has 3 bedrooms/3 baths, 2 porches, a screened in upper deck, and an enclosed lower deck. It sits in the middle of a wooded 7.18 corner lot and has two gated entrances leading to the main house. The 2-car garage has double doors that allow the owners to drive through without worrying about backing in or out. Inside the home, the owners suite can be found on the main floor, along with the kitchen and family room. There is a large screened in porch off the family room and an enclosed patio at basement level that overlook the property's main feature: a scenic 2-acre pond.

This beautiful pond is the center-piece of this property and provides gorgeous views and outdoor activities year-round! A walking trail around the pond offers many sitting & viewing areas to relax and connect with nature. The entire family will enjoy wildlife viewing as many birds & waterfowl visit daily, and the fishing opportunities are awesome - the fish literally greet you along the banks edge! Your family & friends will make countless memories in and around this uncommon feature.

If you're a dog lover, breeder or have ever wanted to run your own pet sitting business, this property's kennel will help you realize your dream! The 974-sqft, concrete floored kennel has 12 indoor/outdoor runs and is climate controlled. The area around the kennel is fenced, graveled and has plenty of room for exercising your pups. The current owner has operated a successful dog sitting business for years, as well as a volunteer beagle rescue. She is open to selling her business operation if a buyer is interested; however, that would be a separate negotiation outside of the real estate transaction. If you don't desire a kennel operation, the concrete block runs were constructed on top of the kennel floor and could be removed to transform the kennel into a great shop or multi-use building. The possibilities are only limited by your imagination.

Here are the key details that make this property so unique:

Interior Details:

-Bedrooms: 3

-Bathrooms: 3 Full

-Appliances: Cook top - Electric, Dishwasher, Disposal, Garage Opener, Microwave, Self-Clean Oven

-Air Conditioner: 2 Zone, Central Air

-Heating: 2 Zone, Heat Pump, Forced Air

-Fireplaces: Gas Logs, In Family Room

-Floor: Carpet, Hardwood, Tile Floor

-Above Ground Sq Ft: 2353

-Finished Basement: 731

-Total Heated Sq Ft: 3084

-Other: Bonus Room, Built in Micro-wave, Laundry Room, Ceiling Fans, Mud Room, Security System, Smoke Alarm, Large Closets, Kitchen Bar, Finished Basement with Full Bath

-Water: Private Well

Exterior Details:

-Lot Description: 7.18-acre Corner Lot, 2-acre Stocked Pond, Dog Kennel, Perimeter Fence w/Gates, Two Driveway Entrances, Hardwood Trees, Landscaped, Graveled Drive, Attached Garage, Detached Carport

-Garage Capacity: 2-car, Drive-through

-Lot Dimensions: 7.18-acre, Recorded Survey Plat

-Roof: Metal, Roof Age 5+ Years

-Other: 2-Covered Porches, Screened Upper Deck, Enclosed Lower Deck, Stained Wood Siding, View Windows & Doors, Site Built, waterside concrete patio

-Sewer: Septic System

-Parking Features: Attached, Concrete, Drive-through Entry, Garage; Detached 2-Car, Car Port

-Electrical Backup Source: Generac Generator

Kennel Details:

-Kennel Description: 974sq ft, Sealed Concrete Floor, Climate Controlled w/Heat Pump, Perimeter Fence w/Double Gate Entrance, Large Sink, Washer/Dryer Hookups, Graveled Exercise Area

-Kennel Capacity: 10x Single indoor/outdoor Dog Runs, 2x Double indoor/outdoor Dog Runs

-Lot Dimensions: 10,200Sq Ft or .23-acres

-Roof: Metal

-Other: Painted Block Construction, Site Built

Other Details:

-Property Taxes: Year-2020: \$2,489

-Person County Schools: Helena Elementary, Southern Middle School, Person High School

-Local Cities/Towns: Roxboro, NC 8-miles north, Durham, NC 20-miles south

An appointment is required to tour this unique property. Call me today to schedule a time for us to walk and talk about this opportunity!

MORE DETAILS

Address:

935 Dick Holean Road
Timberlake, NC 27583

Acreage: 7.2 acres

County: Person

MOPLS ID: 56251

GPS Location:

36.270700 x -78.964000

PRICE: \$650,000

CONTACT AGENT



SEAN MALOY

BROKER IN CHARGE / VICE
PRESIDENT OF OPERATIONS

(844) 412-1200

(844) 480-5263 (LAND)

seanmaloy@mossyoakproperties.com

