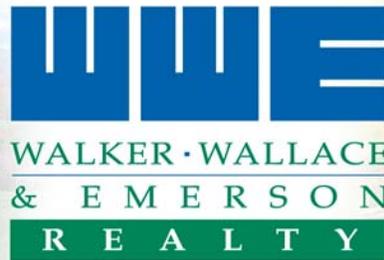


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WE KNOW THESE HILLS BETTER THAN ANYONE



Casa del Cavallo

Casa del Cavallo is one of those extraordinary homes where you are immediately entranced by the spell of its own beauty. Every element has been carefully sculpted to convey the home's romantic appeal, substance and attention to detail. Spanning 110-foot in length, Mediterranean materials of stucco and natural stone are embellished by decorative columns, multiple rooflines with metal accents and Tuscan chimney caps. Inside, an open floor plan offers approximately 3200 square feet of living space including three bedrooms, three full baths, powder room and separate laundry room. Lower level boasts a bonus room ideal as exercise area, wine vault or office space. And, you'll appreciate the convenience of having an oversized double-car garage with workspace in basement.



A dramatic double sided foyer introduces this lovely home. Upon entering through custom arched doors made of hard rock maple, you will immediately be inspired by the cathedral ceiling, rustic wood columns and stone faced tile flooring with set-in design. Additionally the front entry door is highlighted by glass surround with wrought iron accents. The rear entry door, which is a replica of the center of the front door, provides access from a 14-foot peaked portico coming off driveway.





The gourmet kitchen offers a wealth of amenities for the chef. Notice the Venetian gold granite countertops; custom cabinetry; Dacor 5 grill gas cooktop with overhead exhaust hood accented with decorative design; stainless KitchenAid double ovens; stainless microwave/convection oven; trash compactor; Maytag dishwasher; built-in KitchenAid stainless refrigerator; and a handy center island with double cast iron sink and Kohler faucets. The open floor plan allows easy viewing of the two-way fireplace, a delightful breakfast area and sliding French doors opening onto a future intended outdoor patio area.



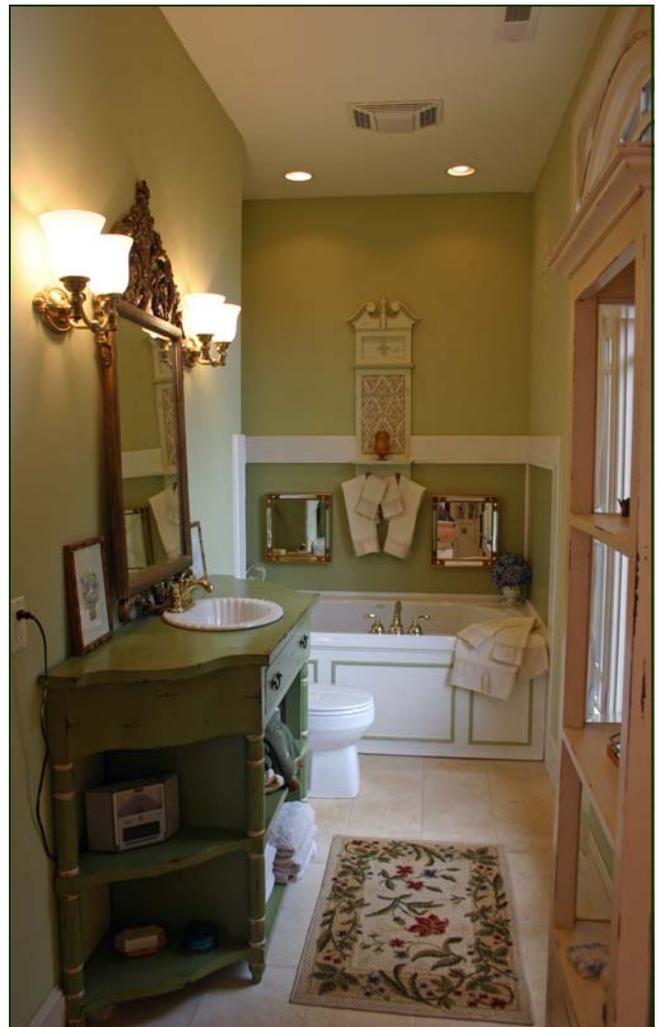


Dining: Depending on your needs, this versatile dining area is designed for entertainment on an intimate or grand scale. In typical Tuscan tradition, the room is accented with an exposed beamed ceiling and warm sienna finishes inspired by nature. While dining, you and your guests will enjoy the added beauty of viewing evening sunsets through French doors opening out onto a secluded courtyard.

Living room: Boasting varied cathedral ceilings with accent peaks and walls of glass, this dramatic living room is designed to bring the outdoors inside. Custom designed one-of-kind mullions with arched transoms over windows and sliding French doors take full advantage of the southern exposure and beautiful views. At the room's center is a wormy chestnut Circa 1790 mantle from an Antebellum Mansion. It handsomely surrounds a raised two-way fireplace with built-in wood box, gas starter and stone covered hearth. The backside of the fireplace opens into the kitchen for further enjoyment.



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Master Suite: The privacy of the master suite is maintained by its location at one end of the home. With entry coming off the foyer, you first pass through a delightful private study with a wood-burning fireplace accented with marble tile and bronze rope. Full of ambiance, the master bedroom itself features a tray ceiling, recessed lighting, Russian red oak flooring and a private covered balcony. The walls are angled to allow you to wake up in the morning looking directly out over rolling pastures and a picturesque barn. The suite also features a dressing area and large walk-in closet with window for natural light.

Master Bath: His and Hers separate baths are connected by a custom 5x5 marble tiled doubled door walk-in shower with dual seats and two shower heads. Her side has the added bonus of an oversized Jacuzzi. Both sides offer decorative furniture pieces housing luxury sinks, upscale fixtures, recessed lighting, lovely sconces and heat/vent lights. An added sense of sanctuary is created by large arch topped double windows looking into your own private woods.





Equestrian Facilities: With its high pitched roof, arched windows over double Dutch-doors, decorative columns and Tuscan-inspired detail, this stunning 50X38 foot barn mirrors the same impeccable style of the home. Beautiful in appearance yet highly functional in its design, your horses will enjoy the comfort of four oversized stalls with rubber matting, excellent ventilation and exterior block walls with added insulation to keep them cool in the summer and warm in the winter. Equestrians will appreciate the beauty of a tongue and groove ceiling rising up into a spectacular windowed cupola. Also featured is a 12-foot cement center aisle, under floor drainage system, recessed lighting, indoor wash rack and enclosed hayloft. Tack room doubles as a small guest quarters with kitchenette, full bath and closet with washer/dryer hookup. A paddock at the rear of barn provides gated access to as many as three separate pastures. Trail riders will also enjoy direct ride-out onto miles of the FETA trail system offering the ability to hack directly to FENCE.





The Grounds:

This idyllic pastoral setting ending at a quiet cul-de-sac includes gently rolling pastures, majestic oak trees, a southern exposure and mountain views. A drilled well produces approx 50 gallons per minute. Manifolds have been placed outside of house and barn for ease of irrigation.

Additional acreage available.





The Location:

Cradled in the foothills of Tryon, North Carolina, *Casa de Cavallo* is located in an area known for its active equestrian community. The region is home to hunter pace events, dressage and carriage clubs, fox hunting, horse shows and an annual steeplechase. The charm and character of the Tryon-Columbus-Landrum area offers a quality of life unlike any other in the region. Moreover, with a major highway system that includes I-26 and U.S. 74, you'll find proximity to major airports and ease of travel to nearby cities such as Hendersonville and Asheville, NC and Spartanburg, SC.



The Residence

3 bedrooms; 3 full baths (4th available); 1 half bath
Approximately 3240 square feet of living space
Built in 2008 (*nearly completed)
High end roof shingles with standing seam metal accenting peaks
Soffits constructed of Smart Board for low maintenance
Stucco exterior with stone accents
Decorative painted column to be finished with stone bases
Rear entry 14-foot long portico to be finished with stone columns and recessed lighting in peak
Exterior entries and master balcony to be finished with real stone cut tile
2 zoned electric heat pumps with digital thermostats
Oversized HVAC air handlers for more efficient circulation
Tuscan-styled chimney caps
High energy efficient Jeld-Wen windows and sliding French doors
Custom designed one-of-a-kind mullion patterns for all windows, doors and arched transoms
Teton clad windows for low maintenance
Low-E argon gas between divided light panes for increased heating and air efficiency
Septic
2 oversized rapid return 80 gallon water heaters
Approximately 50 gallon per minute private well
Oversized water pipes to house and barn for additional pressure
Block foundation poured with insulation and covered with additional insulation
Lower level storage and bonus room
Oversized double garage with worktable area in basement
Proposed pool site

The Interiors

Double entry foyer with custom arched doors made of hard rock maple
Floors: Russian hand scraped red oak (with cushioned pad underneath for comfort, warmth and quiet), stone faced tile in foyer, marble tile in bathrooms
Red oak stairway (off foyer) to lower level
2 Wood-burning fireplaces with gas starters
Wormy chestnut 8-foot long Circa 1790 fireplace mantle from an Antebellum Mansion
10- to 14-foot ceilings throughout; includes cathedral, tray and rustic wooded beams
Recessed lighting and upscale lighting fixtures
Solid pine interior doors with tongue and grooved arched panels
Lavish bathrooms with high-end appointments and fixtures

Kitchen

Custom maple cabinets with nutmeg glaze on cream
Full sized dish/glass cupboard with beveled glass doors and leaded coming
Food prep cabinets include many pull out trays; 2 large pull-out pantries
Venetian gold granite countertops
Decorative chandelier and recessed lighting
2-way fireplace
Breakfast area
Dacor gas 5-burner cooktop with separate simmer burners and easy clean black surface; double 30" stainless KitchenAid wall ovens;
Maytag dishwasher; Stainless GE microwave/convection oven; Whirlpool trash compactor; KitchenAid stainless built-in refrigerator with bottom freezer
Overhead exhaust hood to be accented with decorative tile
GE Profile Spring Water dispenser with instant hot/cold/room temp water
Kohler black cast iron 33inch double sink; Kohler brushed bronze faucets
Garbage Disposal



Equestrian Facilities

- Tuscan style barn featuring 12-foot center aisle and four matted 12x14 stalls each with at least one 4x4 double shuttered exterior window
- All stall floors include 3-foot base of crusher run/gravel over a French drain system
- Tack room doubles as guest quarters with kitchenette, full bath and washer/dryer hookup
- Indoor wash rack with hot/cold water and overhead hose; sided with Poly board for easy maintenance
- Exterior hot/cold water wash stall under overhang
- Enclosed hayloft and/or additional storage
- Block construction with poured insulation and pink insulation board on interior walls covered with 2x6 tongue and groove white spruce
- High end roof shingles with standing seam metal accenting peaks
- Soffits constructed of Smart Board for low maintenance (alleviates problems with boring bees)
- Stucco exterior with stone accents
- Decorative painted column to be finished with stone bases
- Interior ceilings all tongue and groove cedar wood
- Energy efficient recessed lighting throughout
- Functional cupola with exhaust fan
- Gated access from barn to 3 potential separate pastures
- Partial three board fencing
- Direct access to FETA trail system

The Property

- Private setting
- Mature hardwoods
- Established pastures
- Mountain views
- Additional acreage available

Location

- Located just minutes from Tryon and Columbus, North Carolina and Landrum, SC
- Easy access to major routes I-26 and U.S. 74
- Proximity to Greenville-Spartanburg International Airport (GSP) and Asheville Regional Airport (AVL)
- Close proximity to the new 96-acre Green Creek Equestrian Park, North Carolina's newest national caliber equestrian facility with plans for 500 stalls, 10 rings and a steeplechase track
- Located in the center of the region's year-round equestrian amenities including both regional and nationally-ranked horse shows, dressage, hunter pace events, carriage driving, fox hunting, steeplechase and horsemanship clinics.
- Proximity to tack shops, feed stores, farriers, equine vets and state-of-the-art equine hospital





Offered at \$999,000.
For additional information about

Casa del Cavallo

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