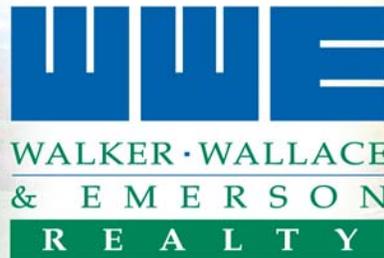


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WE KNOW THESE HILLS BETTER THAN ANYONE



# Golden Hill Farm

Golden Hill Farm is a complete turn key residence. The farm facility which includes but not limited to all normal residential furnishings, and typical equestrian necessities and farm maintenance equipment. Drive in with your family and horses and immediately start to enjoy living.

Golden hill farm is the quintessential white-fenced equestrian estate located on 18 rolling acres in the heart of Tryon's Old Hunt Country. The classic home, completely renovated in 2007, features a commercial style kitchen, in-ground swimming pool, screened patio and rocking chair front porch. equestrian facilities include two barns, dressage ring, and 7 fenced pastures with established grass and run-in sheds. enjoy stunning mountain views and direct access to the FETA equestrian trail system. this eye-catching farm offers estate grandeur with full amenities in an idyllic setting.



The traditional style home offers modern amenities with spacious rooms, a light and airy feel and ease of maintenance. Built in 1993, the residence offers over 3800 square feet on two levels with the master en suite on the main level. There are 3 additional bedrooms and 2 baths on the second level. Perched on a high knoll, the home boasts views across most of the property, providing both exquisite countryside vistas and the ability to monitor your horses' well being.





**Family Room:** The welcoming family room offers two fireplaces and cozy seating around the media center. The open flow to the kitchen, dining room and screened porch and pool area makes this a center point of the home.

**Game Room:** This delightful space, currently used as a game room with bar, could be used as a formal living room. Notice the tray ceiling and fireplace plus light and views from the large windows.





Kitchen: The of the highlights of the recent renovation, the kitchen offers an outstanding work space with commercial stainless steel appliances. No expense was spared in the cabinetry, flooring and design details. Notice the granite countertops, center isle work area, and eat-in space at the end of the island. Chefs will be delighted with the wine cooler, commercial ventilation, built-in microwave, Viking dual fuel/dual oven range, Sub Zero 48" built-in refrigerator/freezer, and ample cabinet storage and appliance garage. the room also features ceramic tile floors, ample storage, and walk-in pantry off the kitchen.





**Dining Room:** The formal dining area adjoins the kitchen for ease and convenience. With hardwood floors, sunny windows, handsome moldings and a charming chandelier, this room is perfect for gathering family and friends together.





Master: Spacious yet intimate, the master bedroom features views of the pool and the mountains beyond. Enjoy hardwood floors, large windows, walk-in closet and a convenient location on the main floor. In the master bath you'll find a charming claw-foot garden tub, dual vessel vanity, separate water closet, and tile shower with glass door and multiple nozzle head arrangement.





**Guest Suites:** Located on the second floor, the three guest rooms are spacious and bright. One bedroom offers its own private bath while a Jack and Jill arrangement serves the other two bedrooms.





**Porch:** This screened back porch will quickly become your favorite spot in the house. Overlooking views of the pool and the mountains beyond, this space is ideal for entertaining family and guests.

**Pool;** The in-ground swimming pool at the back of the house provides a private location for a cool summer dip or private sunbathing.



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REALTY



**Equestrian Facilities:** Two separate barns feature 6 oversized stalls. All stalls have mats, fans, individual lighting, sliding doors, blanket hangers and plenty of airflow for summers as well as insulated for warmth in our mild winters. Both barns have separate wash stalls, tack/feed rooms and lofts.

The farm has 7 pastures that are fenced with 3 board wood fencing with the two larger pastures offer run-in sheds. There is a lighted riding ring with all weather footing. There are 3 additional outbuildings for hay, tractors storage, shavings or those many items that come with extensive horse care and riding. Golden Hill Farm offers direct access to the FETA trails from a gate on the property.



## Summary of Amenities

### The Residence

2-story traditional style home  
Approximately 3800 square feet  
Master on main with ensuite bath  
3 guest bedrooms and 2 baths on second level  
Oak hardwood floors on main level with tile in kitchen and baths  
Berber carpet in second level guest suites  
Formal dining room  
Personal office space  
Family gathering room/media center with fieldstone fireplace  
Entertainment or formal living room with fireplace  
Custom paint colors throughout  
Commercial style kitchen  
Commercial brand name appliances including Viking and Sub Zero  
Eat-in capabilities at center island  
Granite countertops  
Farm style sink  
Custom designed cabinets with ample storage  
Wine Cooler, 48" Sub Zero refrigerator/freezer (built in) commercial sized ventilation hood, Viking Dual Fuel  
48" Range (double oven) Dishwasher, Microwave  
Large walk-in pantry off kitchen  
Large mud room with attached laundry center  
Double car attached oversized garage  
In-ground pool with large sun deck  
Screened patio  
Rocking chair front porch

### The Equestrian Facilities

16 acres with 7 separate pastures  
2.25 miles of 3 board white painted fencing  
2 run-in sheds  
2 barns with 7 oversized stalls with separate wash, feed and tack rooms per barn with lofts  
2 outbuildings for tractors, shavings storage, and workshop  
Dressage lighted riding ring with all-weather footing  
Direct access to the FETA equestrian trails

### The Property

18.35 acres situated in Tryon's "Old Hunt Country"  
Protected by covenants and surrounded by equestrian neighboring properties that incorporate similar or more stringent recorded covenants  
Only 5 minutes to Columbus NC; 10 minutes to Landrum SC ;and 12 minutes to Tryon NC  
Close proximity to shopping, dining, and equestrian needs  
Manicured and maintained exquisitely  
Estate grandeur, with idyllic curb appeal  
FETA trail crosses back of property  
15 minutes by horseback to the Foothills Nature Equestrian Center (FENCE)

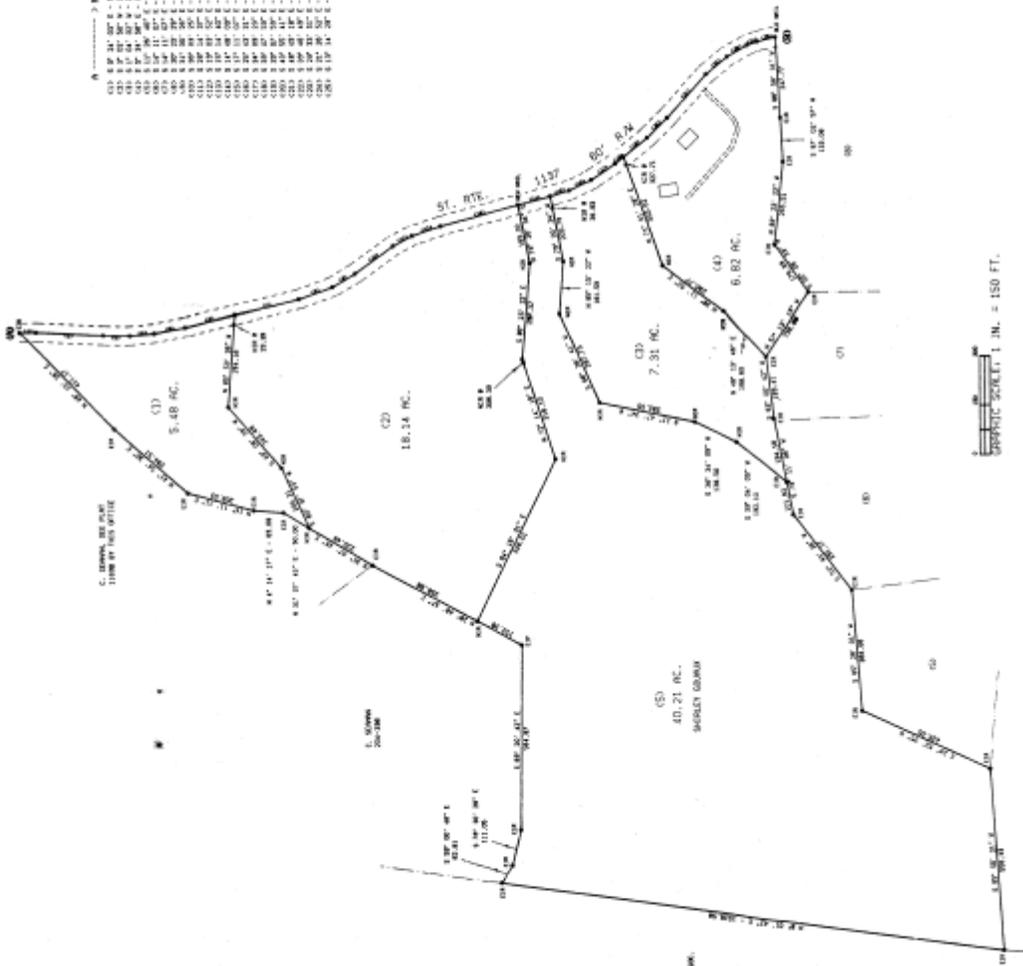




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**ANTOINETTE M. BAXTER**  
 COLUMBUS TWP., POLK CO., NO. CAR.  
 LEGAL REFERENCE - DEED BOOK 98, PAGE 225  
 DECEMBER 14, 1952  
 BUTLER ASSOCIATES REG. LAND SURVEYOR L-3023  
 TRYON, NORTH CAROLINA



SCALE OF COURSE: 1 IN. = 150 FT.  
 GRAPHIC SCALE: 1 IN. = 150 FT.



**WALKER-WALLACE & EMERSON REALTY**



From its vantage point on a high knoll, Golden Hill Farm has some of the best views of White Oak, Hog Back and Tryon Peak in one direction and the Piedmont in the other. Golden Hill Farm and the other farms that surround this property are protected with covenants and easements to insure value, and lifestyle.

Set in the Carolina Foothills near the towns of Columbus, Tryon and Landrum, Golden Hill Farm offers proximity to shopping, dining and equestrian venues. Trail riders will enjoy direct access to the FETA equestrian trail system. The farm is less than 1 mile from FENCE and 15 minutes from the new proposed double "A" rated show grounds in Green Creek. The area supports two recognized fox hunts with Green Creek Hounds and Tryon Hounds. Nearby I-26 provides easy access to the larger cities of Spartanburg, South Carolina as well as Hendersonville and Asheville, North Carolina.

**Offered at \$1,498,000.**

For additional information

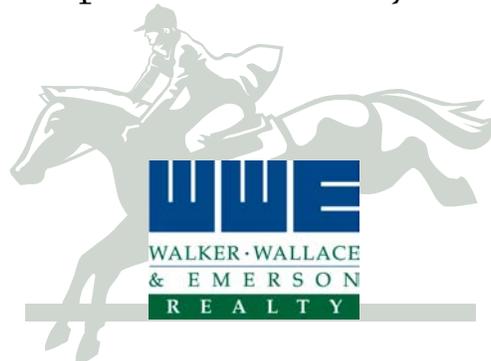
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