



# 1454 AR Thompson Road

*Mill Spring, NC*

**WWE**

WALKER · WALLACE  
& EMERSON  
REALTY

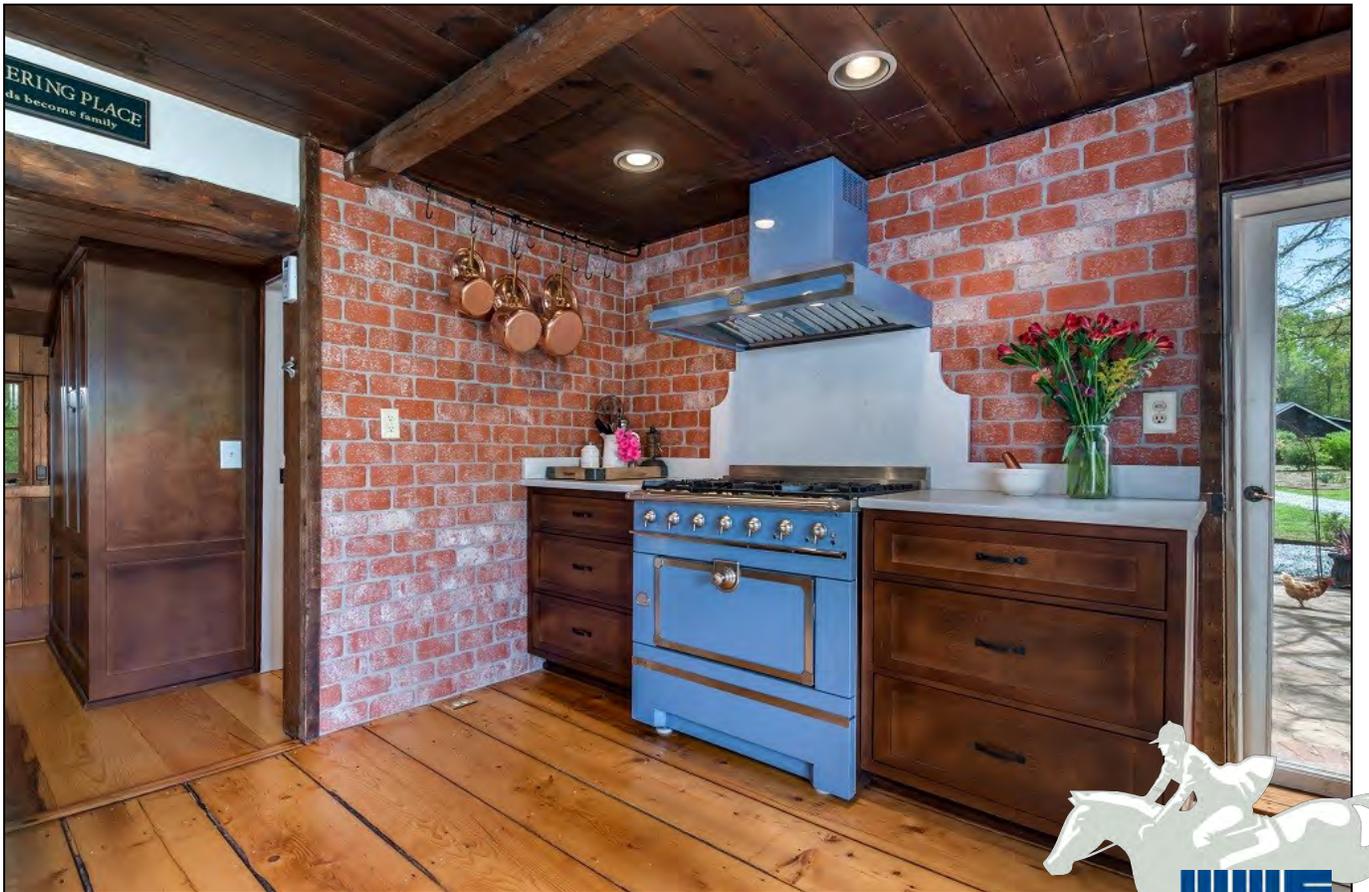


Country living, privacy and mountain views will be your first thoughts as you drive up to this charming 3 bedroom, 3 bath farmhouse. Originally built around the 1850's with numerous updates over the years it was recently undergone some major updates yet retains all the character and charm of days gone by but with all the comfortable amenities of today. The in-ground pool has been re-built and landscaped and the log pool cabana serves as an entertainment area. With mountain views, rolling pastures and White Oak Creek frontage the land has everything you need for a top notch farm or private retreat. The barn has 3 stalls, a tack room, ample room for vehicles/equipment storage or hay and/or more animal housing. There is also another large building that could be used for a variety of purposes. The farm has been a multi-variety of farm animals farm, a horse farm, a cattle farm and a private country residence at various times in its life. Located in an area with other horse and cattle farms.

**Please call Madelon Wallace to schedule your private showing today 864-316-3484**











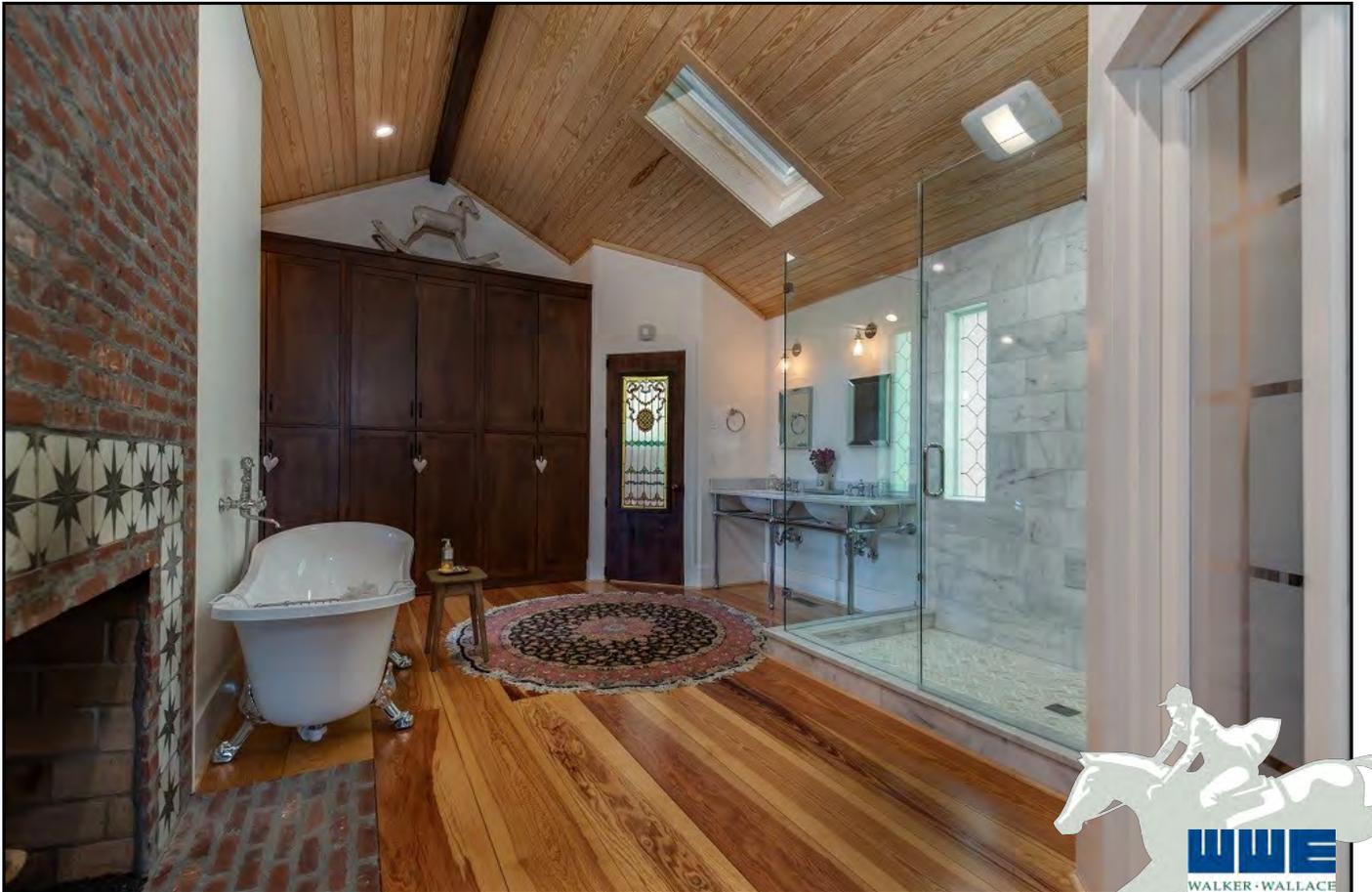




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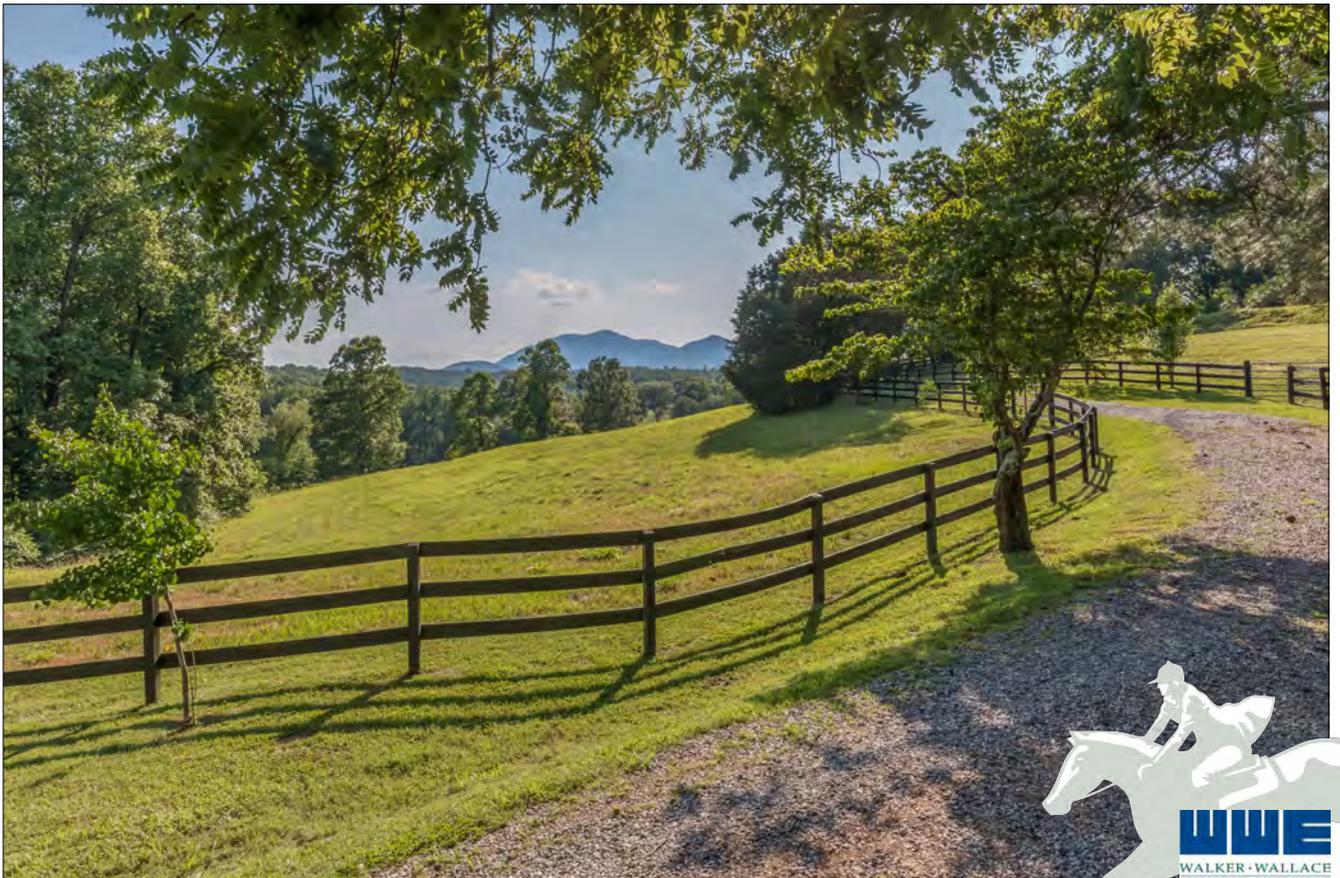








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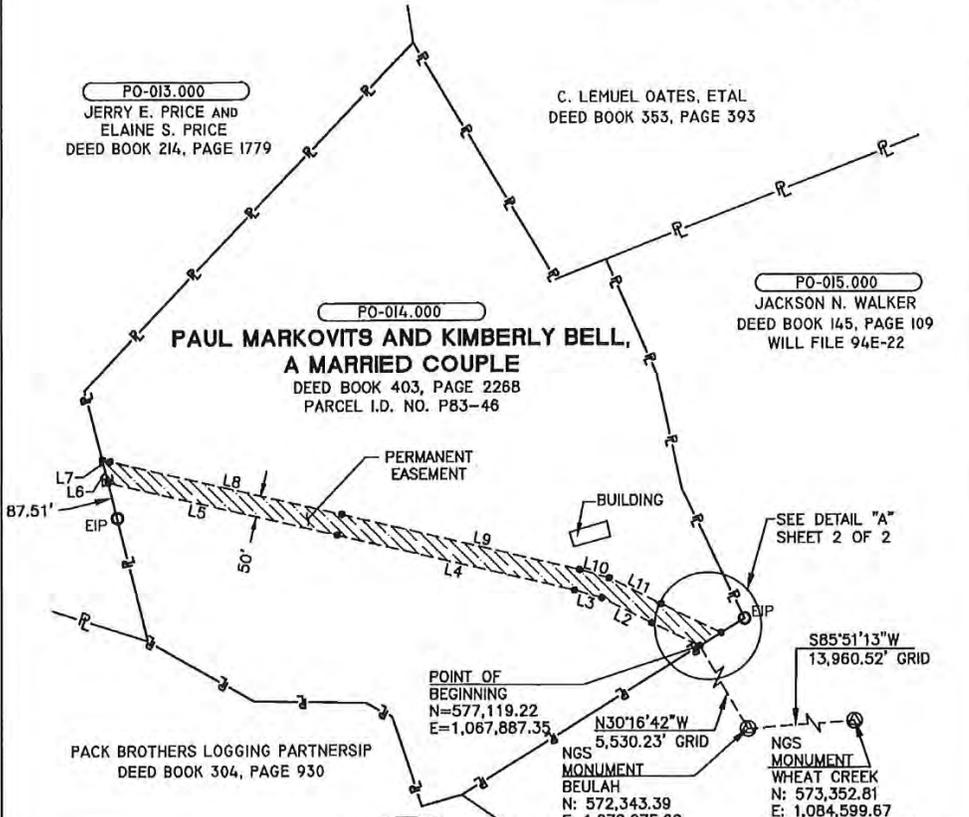
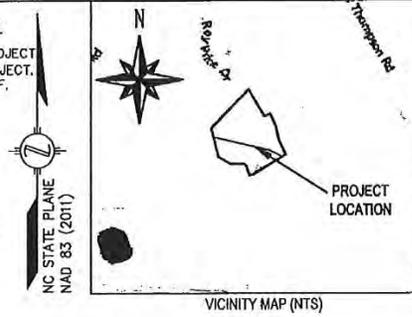


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EXHIBIT A

NOTES

1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES. A PROJECT SCALE FACTOR (PSF) OF 0.999835840 WAS ESTABLISHED FOR THIS PROJECT. TO OBTAIN GROUND DISTANCE, DIVIDE THE DISTANCE SHOWN BY THE PSF.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. AREAS SHOWN ARE SUBJECT TO EASEMENT OF RECORD.
4. RECORD REFERENCES: DEED BOOK 403, PAGE 2268
5. PARCEL I.D. NO. P83-46
6. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG PROJECT AREA.
7. THIS SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD83 (2011).
8. ALL CORNERS ARE AS NOTED.
9. THIS PLAT IS FOR EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY OF THE PARENT TRACT.



- LEGEND
- ⊙ NGS MONUMENT
  - ⊙ EIP PERMANENT IRON PIPE OR PIN
  - ⊙ OIPS IRON PIN SET
  - CP COMPUTED POINT
  - LINE NOT TO SCALE
  - R/W RIGHT OF WAY
  - ▨ PERMANENT EASEMENT



I, John M. Story, certify that this plot is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street; that this plot was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in DEED BOOK 403, PAGE 2268; that the ratio of precision as calculated is 1:10,000±; that the Global Positioning System (GPS) observations were performed to the Geospatial Positioning Accuracy Standards, Part 2: Standards for Geodetic Networks at the Class "A" accuracy classification (95% confidence) using RTK/VRS networks and traditional traverses.

That this plot meets the requirements of G.S. 47-30 section (f)(11)(d).  
 This 22nd day of August, 2017,  
 John M. Story, PLS  
 JOHN M. STORY, PLS L-3840  
 DONALDSON, GARRETT & ASSOCIATES, INC.  
 9471-L SOUTHERN PINE BOULEVARD  
 CHARLOTTE, N.C. 28273  
 PH: (704) 374-1955 John.story@dg-anc.com  
 NC CORPORATE LICENSE No. C-1518

PAUL MARKOVITS AND KIMBERLY BELL,  
 A MARRIED COUPLE  
 AREA OF PERMANENT EASEMENT:  $75,472\pm$  sq. ft.  $1.73\pm$  acres

SEE SHEET 2 OF 2 FOR LINE TABLES AND DETAILS

EASEMENT SURVEY					
TOWNSHIP OF WHITE OAK POLK COUNTY, NORTH CAROLINA					
<b>PSNG ENERGY</b>					
PIPELINE EASEMENT IN PROPERTY OF PAUL MARKOVITS AND KIMBERLY BELL, A MARRIED COUPLE 1454 A.R. THOMPSON RD. PO-014.000 DEED BOOK 403, PAGE 2268 PO-014.000.DWG					
Drawn By: DC	Check'd By: JPI	App'd By: JMS	PLS Proj. No: 254589	Scale: 1"=300'	PSNG Proj. No: 60934
Drawn Date: 08/12/16			Sheet: 1 OF 2		
300 150 0 300 GRAPHIC SCALE IN FEET					
REVISIONS					
No.	Date	Rev. By	Description		





AR Thompson Road

Driveway Easement



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**LIST OF IMPROVEMENTS**  
**1454 A R THOMPSON RD MILL SPRING NC 28756**

**HOUSE** (all completed 2017)

***Extension***

New 480 square foot extension (two exterior doors) added comprising master bathroom, master walk-in closet and laundry with:  
Solid 11 inch wide reclaimed heart pine flooring  
9 ft high large custom linen closets in alder  
9 ft high clothing drawers and laundry closet in alder  
Custom w/c door with antique window centerpiece  
Very large Calacatta honed marble shower with custom glass enclosure  
Calacatta honed marble vanity/washstand with 15 year sealer  
Clawfoot tub  
Double sided fireplace with custom tile surround  
Two Broan extra-quiet extraction fan/lights  
Restoration Hardware fixtures, faucets, shower, fittings and lighting  
50 gallon natural gas water heater (rear of house)  
Independent HVAC system for extension and master bedroom  
Recessed lighting  
14 ft cathedral pine ceiling with reclaimed wood beam  
Two skylights  
Pella window  
Two exterior glass doors with built-in privacy blinds  
Large walk-in closet  
Sump pump in enclosed area below extension

***Master Bedroom***

Deck added to exterior

***Kitchen***

Custom cabinetry in alder including two pantries and spice rack  
La Cornue French range and range hood  
New exposed brick wall (to replace damaged brick wall)  
Large double farmhouse sink  
Anais white honed marble countertops and custom marble backsplash with 15 year sealer  
4 large Anais white honed marble cutting boards  
Custom pot hanger  
Plumbing for dishwasher  
New light fixture  
Wood blinds installed  
Exterior light fitting replaced

***Dining***

Restoration Hardware chandelier  
Wall socket added for TV mounting



### ***Living Room***

Recessed ceiling lights added

### ***Main Bathroom***

Custom alder cabinetry and ceasarstone countertop  
Beadboard added to replace wallpaper  
Broan extra-quiet extraction fan/light  
New faucets  
New sinks  
New toilet  
Linoleum replaced with 11 inch reclaimed heart pine solid flooring

### ***Small Hallway***

Linoleum replaced with 11 inch reclaimed heart pine solid flooring  
Custom alder cabinetry

### ***Upstairs – General***

Independent HVAC system added  
Solar shield added to large front facing window  
Solid white oak flooring used to replace carpet and linoleum

### ***Upstairs bedroom***

Double dormer window (Pella) and window seat added  
Original side window replaced with new Pella casement window  
Additional insulation added  
Recessed ceiling lights installed  
Baseboards added

### ***Upstairs bathroom***

New toilet  
New faucet  
New mirror  
Wallpaper replaced with Schumacher Sarana wallpaper  
Restoration Hardware light

### ***Upstairs office***

Recessed ceiling lights added  
Pendant light added  
Custom alder book cases

### ***Porch***

Lights replaced, additional power outlets and fan installed  
Porch ceiling replaced  
Porch screen replaced  
Porch releveled and several porch stumps replaced



## ***Barn***

New metal roof added (2016)  
80% of exterior replaced with HardiBoard (2020)  
Repainted (2020)

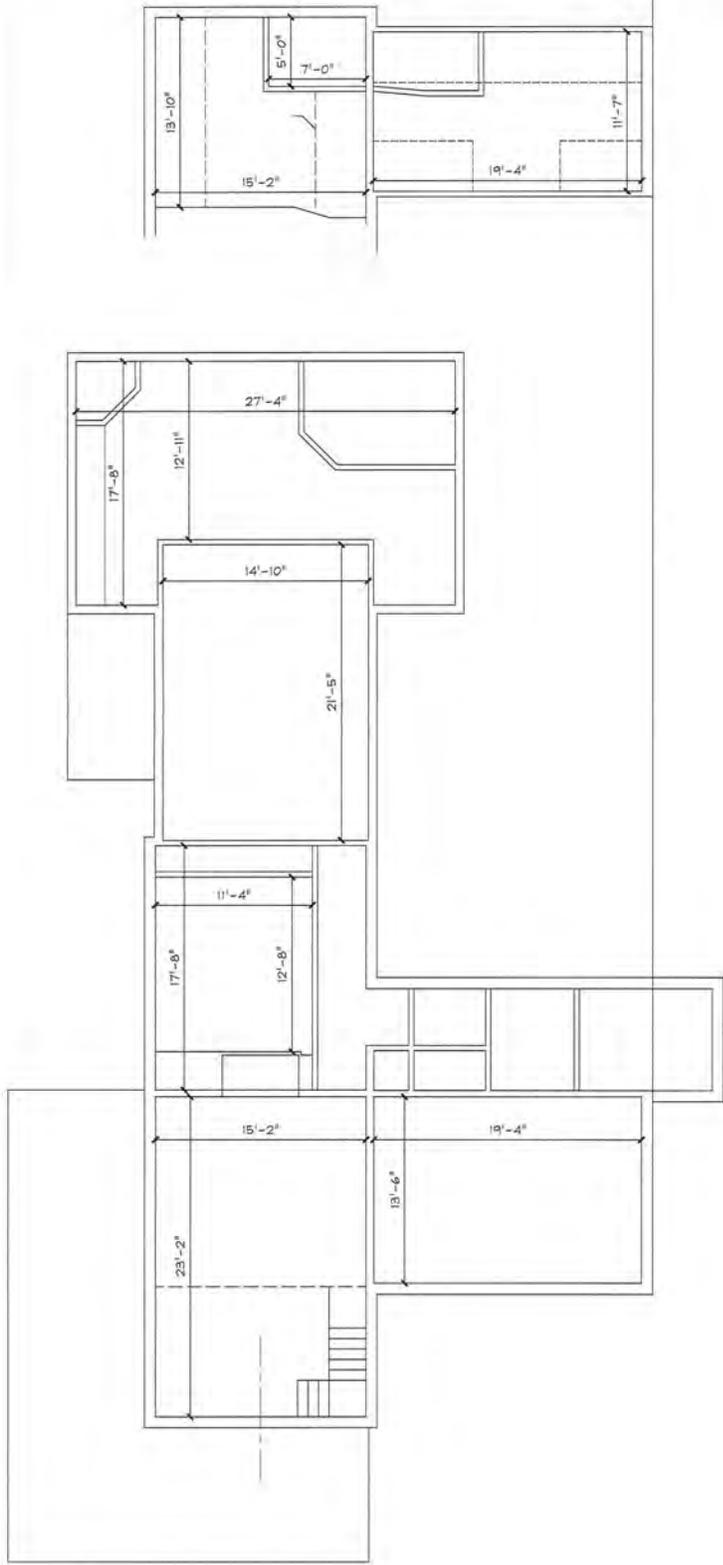
## ***Pool & Pool House*** (all completed 2017)

Pool resurfaced and replumbed including addition of two drains Pool converted to salt water  
Multi-colored light added to pool Pool pump replaced  
Dolphin pool cleaner

## ***Miscellaneous***

All floors refinished  
Interior and exterior completely repainted  
Solid 11 inch wide reclaimed heart pine flooring used to replace linoleum in main bathroom, small hallway and pantry area  
  
Generac Whole of House Natural Gas Generator New HVAC unit for main house  
Gingerbread trim added to front of house All exterior siding replaced with Hardiboard Insulation added to all exterior walls French drains added around extension Guttering replaced  
Removal of several large trees  
New gas hot water system (front of house) (2020)  
New sump pump (main basement)(2020)





FIRST FLOOR  
1/8" = 1'-0"

SECOND FLOOR  
1/8" = 1'-0"

\*\* THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OR SPACE PLANS OR COSTING. ONLY ONSITE DIMENSIONS TAKEN BY YOUR CONTRACTOR OR SUPPLIER SHOULD BE USED. \*\*

1454 A R THOMPSON  
MILLS SPRING, NC

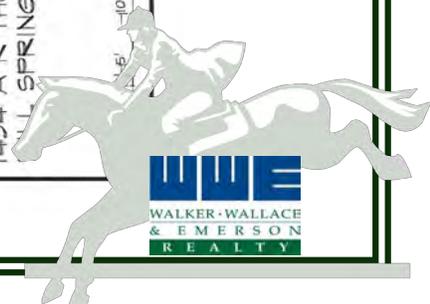
HEATED AREAS  
FIRST FL: 1822 sf  
SECOND FL: 492 sf

UNHEATED AREAS  
FRONT PORCH: 495 sf  
SIDE DECK: 75 sf

14'-0" 15'-0" 20'-0"

NOTE: THIS PLAN IS FOR GENERIC INFORMATION PURPOSES ONLY. MINOR ADJUSTMENTS MAY HAVE BEEN MADE FOR THE PLAN TO APPEAR COMPLETE. DIMENSIONS AND ASSEMBLING ROOMS TOGETHER INTO A FLOOR PLAN DIAGRAM. SOME MINOR VARIATION FROM ACTUAL DIMENSIONS MAY BE PRESENT TO PERMIT ALL ROOMS TO FIT TOGETHER. VARIATIONS IN WALLS BEING "STRAIGHT AND TRUE" AND "SETTLING" OFTEN LEAD TO UNDETERMINABLE VARIATIONS FROM THE "PERFECT" BUILDING, PARTICULARLY IN OLDER HOMES, UNLESS OTHERWISE DETERMINED. INTERIOR WALLS ARE CALCULATED AT 4.5", GYP. BD. TO GYP. BD. & EXTERIOR WALLS ARE CALCULATED AT 6.5", GYP. BD. TO EXT. OSB.

PAPER SIZE: 11x17





For additional information  
Please contact :

Madelon Wallace

864-316-3484 *cell*

MadelonWWE@aol.com

Carolina HorseFarmsandMore.com



Walker, Wallace & Emerson Realty  
400 East Rutherford Street Suite 100  
Landrum, South Carolina 29356

[www.wweRealty.com](http://www.wweRealty.com)