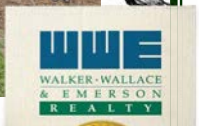


# 400 Bent Oak Drive Columbus, NC



This splendid home in a great location was designed for comfortable country living both indoors and outdoors. The drive leading to the home takes you through a quiet tree-lined lane. The house, situated on a knoll, looks out onto rolling meadows with winter mountain views. This lovely custom home, built by the current owner, boasts a two-story great room with a 17' stone fireplace and opens onto an elegant, covered porch. The light filled open floor plan opens into the roomy kitchen area with all top-notch appliances. Oak floors are throughout the main floor and the beautiful arched doorways and 9' ceilings give it elegance and comfort. As you enter the foyer there is a study with built-ins and a formal dining room. The second floor has 2 bedrooms and a bath as well as a bonus room. The walk out lower level has so many possibilities. There is a home theatre room, a large family room, a full bath and exercise room as well as an additional garage/workshop and mechanical/storage room. This lower level with its own parking also has a covered patio. There is room on the 8.65 acres for a small barn and fields that are already in established grass. Stoneybrook is part of the FETA trail system and centrally located between Landrum, Tryon and Columbus. Gracious living in a bucolic setting.

**To schedule your private showing or for further information,  
please contact Jeff Byrd 828-817-0012 or Madelon Wallace 864-316-3484**







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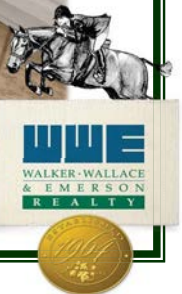




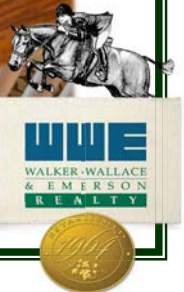
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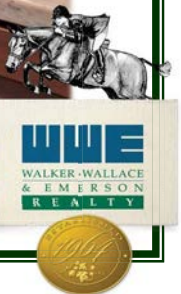
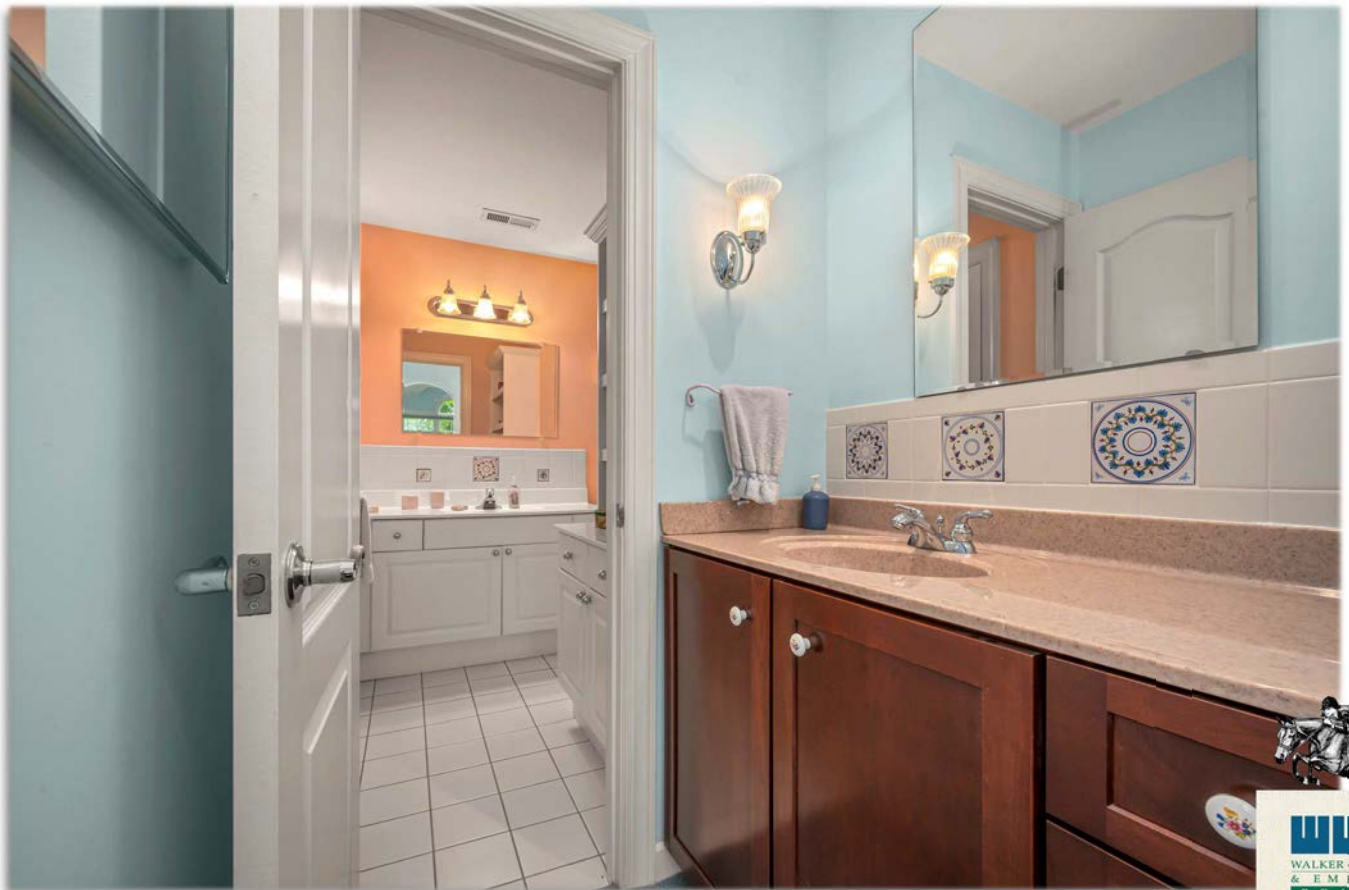






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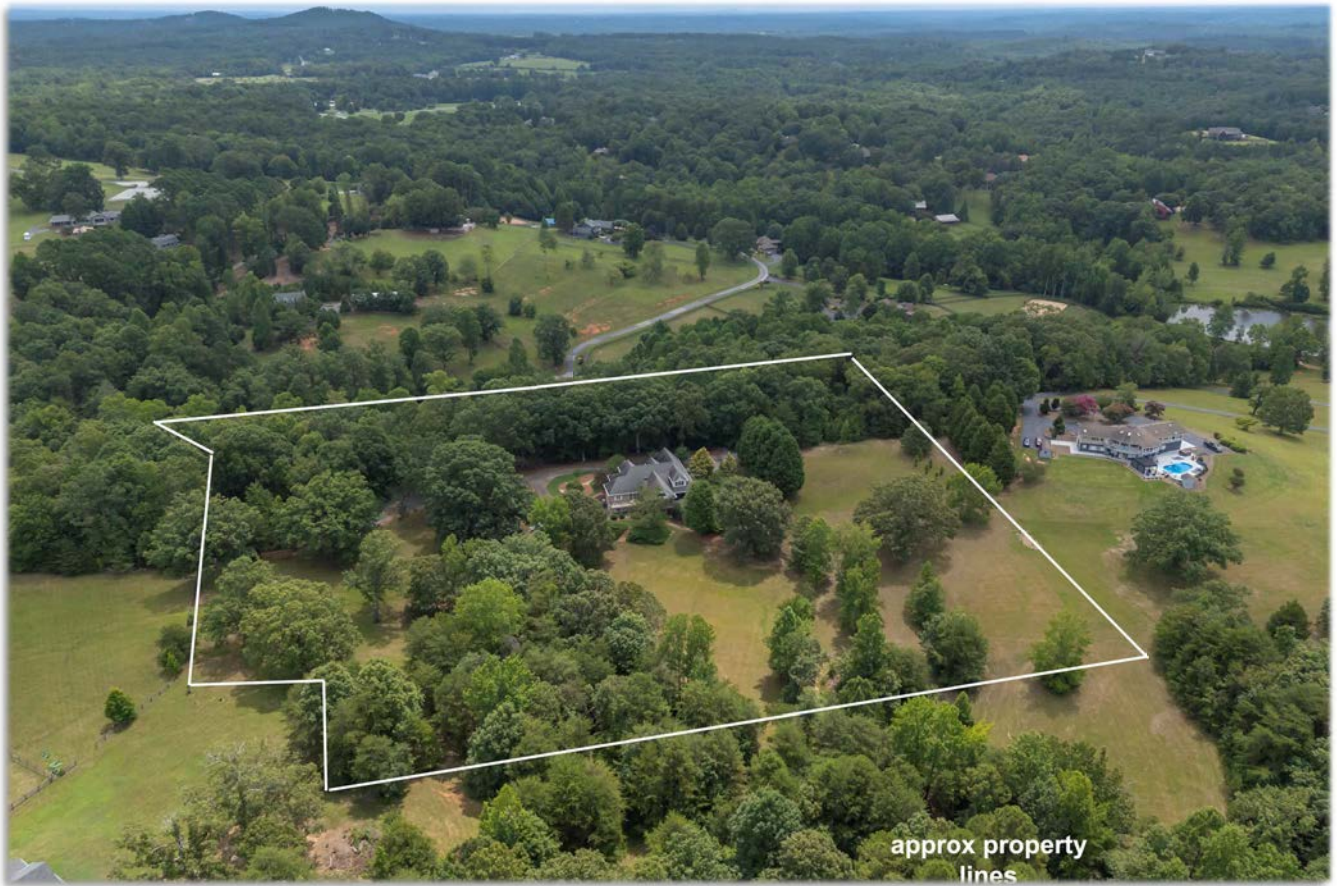
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*400 Bent Oak Drive, Columbus*

Approximate Total Finished/Heated Living Area:  
4878 Square Feet

First Floor: 2332 Square Feet  
Second Floor: 1122 Square Feet  
Below Grade: 1424 Square Feet

\*\*\*\*\*

Garage: 625 Square Feet  
Screened Porch: 220 Square Feet  
Unfinished Basement: 912 Square Feet

\*\*\*\*\*

Total Square Footage Under Roof for All Finished/Unfinished & Heated/Unheated Areas:  
6635 Square Feet

Prepared by Judy Brouillette-O'Neil: ProPlans of the Carolinas, LLC ©  
for Walker, Wallace and Emerson

All dimensions are rounded to the nearest .01 and are deemed reliable, but not guaranteed.  
Square Footage Calculations determined following ANSI Standards and NCREC House Measuring Square Footage Guidelines.

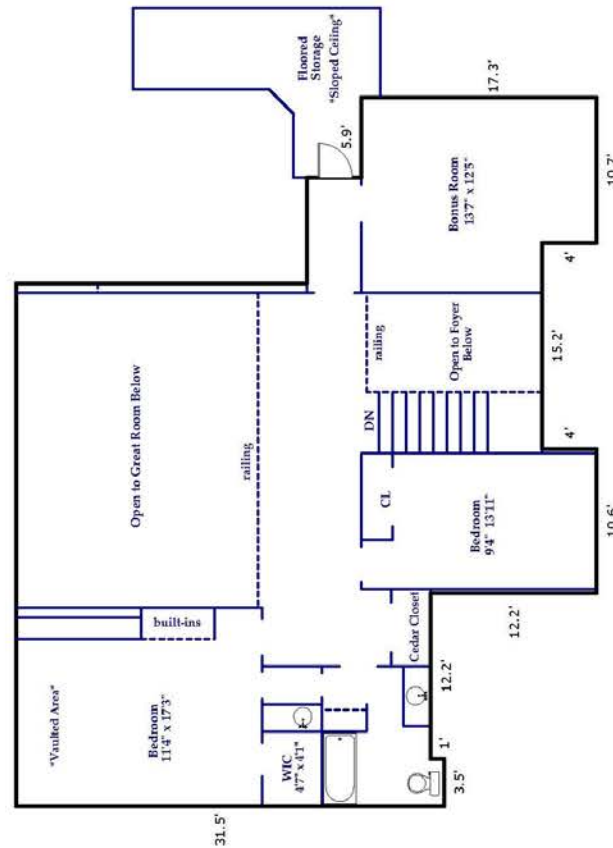


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Scale: 1" = 11'







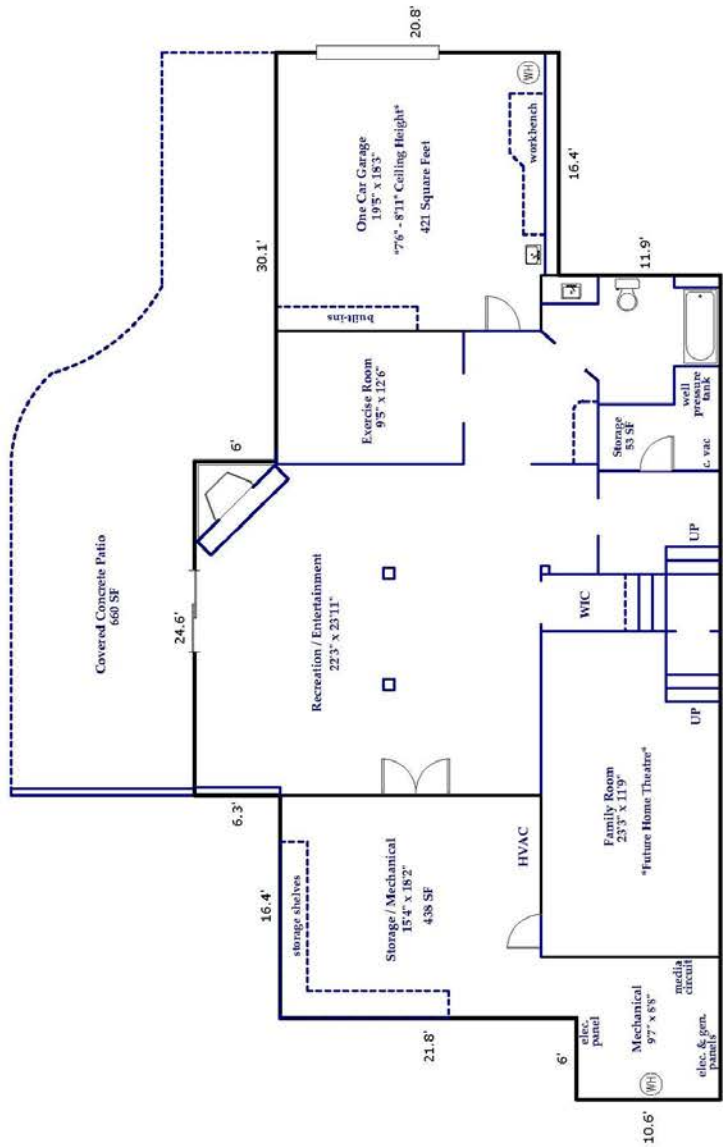
SECOND FLOOR  
1122 Square Feet

Scale: 1" = 11'



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**BELOW GRADE**  
2336 Square Feet

Approximate Total Finished/Heated Living Area:  
1424 Square Feet

Unfinished Areas: 912 Square Feet  
\*Includes Garage\*

Scale: 1" = 11'



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## Summary of Property Features 400 Bent Oak Drive

### **Interior Features:**

**Main Level:** Flooring: #2 grade oak hardwood throughout except bathroom has tile; Beam Serenity Central Vacuum entire house; home entertainment wiring throughout main level, lower level and 3 outdoor areas; ceiling fans throughout

Open Floor Plan; 9 ft.+ ceilings; Architectural Design Features throughout (tray ceiling, crown molding, archways, niche); steel entry doors; "Chef's" kitchen with built-in stainless professional appliances (including 6-burner gas cooktop with warming lights & hood, 26" multi cook oven, Sub-Zero 42" refrigerator, microwave/convection oven, and dishwasher), Corian countertops and granite island & wet bar, solid Cherry Woodmode cabinetry with under cabinet lighting; 17' stone fireplace with hearth in great room with wall of windows and doors providing great light; private study with built-in cabinets and shelves; master bedroom with tray ceiling, walk-in "his" and "her" custom closets, ensuite luxurious master bathroom with heat lamps, Whirlpool tub, double sinks, steam shower and water closet.

**2<sup>nd</sup> Floor:** Flooring: hardwood, carpet, tile. Levelor pleated shade window treatments; Cedar closet in bridge hallway overlooking foyer and great room; 2<sup>nd</sup> primary bedroom with mountain views, fan, built-in shelving, walk-in custom closet, vanity with sink with access to full bathroom with tube skylight that is also accessible from hallway; front bedroom with fan; flexible space room (could be bedroom, office, crafts or playroom)

**Lower Level:** Flooring: carpet, tile, cement. Suitable for "Mother-in-Law" or Guest Suite with separate covered entrance; multi-purpose large room with gas vented fireplace, sliding doors to outdoor patio and lawn; smaller flexible <bed>room; "mock" kitchenette; oversized bathroom; large flexible space "built as home theater", interior access to garage with built-in workbench, counters and storage cabinets; storage room with built-in shelving, fan, HVAC, Generator panel, Home Entertainment Cat 5, and Satellite panels, 2 hot water heaters; utility room with well pump (and is suitable for wine storage)

### **Heating and Cooling:**

HVAC 4-ton for main level; separate system 2 ton Heat Pump for 2<sup>nd</sup> Floor; Ceiling Fans throughout (interior: 6 + exterior: 5)

**Energy:** Pella Architect and Designer Series insulated windows with half or retractable screens and removeable mullions throughout, plus some window with between panes shades. Custom transom windows in Great Room; Smart thermostats; numerous Smart appliances; multiple ceiling fans. Propane Gas furnace, hot water heaters, clothes dryer, cooktop, fireplaces and outdoor hook-ups for heaters and or grills. Whole house surge protection system.



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**Fireplace Information:**

Full chimney with 6 tons of Cumerland Fieldstone; vented propane gas designer logs in Great Room; glass enclosed vented gas with heating element in lower level main room

**Building Information:**

Foundation: 4" reinforced poured concrete slab over 6 mil. Poly + 4" gravel with 10 ft. forms; Footings: 10"x24" poured concrete with 2 #4 rebar cont. with keyway or vert. rebar pre-treated for termites. Front Porch has crawlspace foundation. "Stick" built (nothing pre-fabricated)

**Exterior Features:**

Brick and Hardi-Board siding; Architectural 30-year roof shingles; extensive outdoor lighting; Gutter Leaf Guards; Retaining walls; 3 bib hydrants (1 underground access) and 5 faucets

**Utility Information:**

Underground utilities throughout Stoneybrook; Well pump (15 gpm) with new (2025) pressure tank and switch; Septic tank; Rutherford Electric Cooperative; whole house surge protection; House is hardwired for generator (Generac 10kW 10,000 with LP generator is inoperative); 1,000 gallon in-ground propane tank; two 50-gallon water heaters;

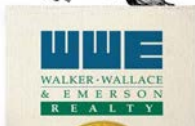
**Porches and Patios**

**Main level:** Covered Front Porch of concrete with brick pattern insets, ceiling fan; Covered Back Entrance side porch of concrete with propane hook-up for grill; fully enclosed Screened Back Porch concrete flooring with ceiling fan and sun and insulated curtains; covered and uncovered large back deck of 7 tons of silver mist green flagstone, vaulted and decorative wood ceiling with fan, sun curtain, wrought iron railings and propane hook-up for grill or heating fixture.

**Lower level:** Covered concrete patio with 2 fans and covered walkway to lower driveway

**Property Information:**

Desirable Stoneybrook community with underground utilities, direct access to FETA trails; great equestrian farm potential; 8.65 acres of rolling land, aged oak trees, and abundant birds and wildlife; lovely landscaping with stone pathways; winter mountain views (tree top trimming would bring back a 180 degree view of mountains as when purchased in 1999).





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