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GOOD HOPE FARM

Feature List

The Property

33 fenced acres located in Hopeland Farms just minutes from downtown

4000+ square foot single level home

8 stall center aisle barn with all the amenities

Separate buildings for hay and equipment storage

High Speed Internet available

Two linked wells

Gate at main entrance

Wrought Iron keypad controlled gate at entrance to Residence drive

A second cleared site towards the rear of the property could be used for an additional home or other structure.

The Residence

The residence grounds are fully perimeter fenced and accessed through keypad controlled electric custom forged wrought iron gates

Custom stone, brick and hardiplank Residence built in 2020 by Pro Mar Construction (Eric Martin) with a split floor plan and lighted dormer windows

Encapsulated lighted 4 ½ foot height crawl space

Anderson black Windows and slider doors throughout-additional 3M tint on S and E windows

Solid Core interior doors throughout

Emtek black hardware on all doors throughout

Custom Hunter Douglas Roller Blinds throughout

2 HVAC units

2 Rinnai Tankless Water Heaters

Simply safe security system, door sensors, 2 keypads (garage and back door) including Amcrest security cameras at front door, garage and back yard, and outside flood lights on corners of residence and garage

Both the front and back porches feature ceramic tile flooring.

The custom kitchen features high end appliances including a Thermador dual fuel range, a second Thermador wall oven, a Thermador full size built-in refrigerator with soft close door, two Thermador dishwashers, a Miele steamer, a Whirlpool full size freezer (in Butler's pantry), and a microwave (in walk in food pantry). All cabinetry in main kitchen by Glenn Fox. Food pantry custom cabinetry designed and built by Sharita Martin). A second Butler's pantry with custom cabinetry, coffee station and swinging door to formal dining room.

Main living spaces include a large great room with Glenn Fox custom cabinetry, a wet bar and Mendota vented gas fireplace with a leather granite surround, and a pecky cypress Hitchcock ceiling. The Sunroom features an informal eating area, a second Mendota vented gas fireplace with a limestone surround & raised hearth, a heated ceramic tile floor in a herringbone pattern, and a vaulted pecky cypress ceiling.

The formal dining room will easily accommodate a table for 10 and features a lighted tray ceiling.

Master bedroom suite includes an incredibly well designed master bath with heated floors throughout. Also, a separate shower with a heated floor and wonderful soaking tub, a Panasonic timer fan, dual vanities with Kohler cast iron sinks, built-in cabinetry, a separate toilet closet for the Kohler super flush toilet and a large built in medicine cabinet. His and hers walk in

closets with custom designed built-ins by Sharita Martin. The actual bedroom features a tray ceiling and is filled with natural light from the numerous windows with pastoral views.

Two additional bedroom suites also feature walk in closets, en-suite full baths with Kohler super flush toilets and Panasonic timer fans in both baths.

The music room currently houses a stunning grand piano but could be utilized for a multitude of purposes such as a reading room or gallery.

The entrepreneur or work from home executive will appreciate the office with custom designed Glen Fox cabinetry for storage. The separate mud room and laundry room joined by a Dutch door provide ample storage and a second office space. Details include a large broom closet, an oversized coat closet, a drop bench with more enclosed storage, a wrapping station, a mounted television for viewing security footage as well as regular programming, three dog nests, a sink, washer, dryer and an iron away wall mounted ironing board.

Both the front and rear covered porches are tiled with ceramic tile.

The oversize heated and cooled three car garage accessed by the tiled breezeway will easily accommodate a large pick-up truck, as well as any other vehicles and even farm equipment.

A whole house generator ensures that the home will have power during any unexpected electric service interruptions. A 1000 gallon buried propane tank provides an ample supply of fuel.

The rear yard is fully enclosed by black vinyl coated chain link and entry is gained through wrought iron gates.

The landscape and patio designed by Lewis Vannote is a masterpiece with a stunning paver patio leading to an outdoor brick raised hearth fireplace with a sitting wall. A brick and stone pedestal ideal for a fountain completes the package. The existing fountain is EXCLUDED from the sale as it is a family heirloom.

The Horse Amenities

Situated on 33 acres in highly desirable Hopeland Farms the farm is suitable for any discipline. Located just minutes from Bruce's Field, Highfields, Hitchcock Woods, Powderhouse Polo Field, Whitney Field, Mc Ghees Mile and the Aiken Training Track.

An upgraded 8 stall center aisle Barnmaster stable with a fully rubber matted barn aisle, custom doors and vinyl siding. A 12x24 feed and storage room and a 12 x 24 tackroom with sink, washer, dryer, refrigerator and a half bath provide ample storage. Video cameras are available to be hooked up to the existing residence system for monitoring of activity in the barn or foal watch. Also a plug for a temporary camper hook up (HOA prohibits long term use).

The covered area at the front of the barn houses a wash stall with hot & cold water and a groom stall.

A building located closely behind the rear of the barn provides storage for approximately 300 (60-70 lb.) bales of hay.

A second storage building also in close proximity to the barn offers still more storage.

Two small paddocks (one adjacent to the barn), a dog run (could also be a pony paddock) and three large level lush grass pastures (two with run-in sheds) and all with hydrants easily accessible.

A 300 x 300 grass riding arena adjacent to the barn.

A trail system throughout the Hopeland Farms community. The possibility of an additional 500 acres of trails accessible for a monthly fee of \$75 payable in three month payments of \$225 at neighboring Breeze Hill plantation-must be arranged with Breeze Hill management.

Ground cleared, unfenced rolling terrain located behind the residence offers an option for a cross country course or additional paddock or pasture space.

An additional fully cleared space in this portion also offers the option of a site for an additional residence, arena or storage.