



212 Scism Road
Kings Mountain, NC
28086

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Premier | Sotheby's
INTERNATIONAL REALTY





212 Scism Road, Kings Mountain, NC 28086

From the first light of morning as horses graze quietly in the pastures to evenings spent gathered around the kitchen after a day in the barn, this is a property designed around the rhythm of country life. More than a custom home with acreage, it is an exceptional equestrian estate where luxury, functionality and family come together in a setting built to be enjoyed for generations.

Whether you're fulfilling a lifelong dream of owning an exceptional horse farm, raising children with a passion for horses, welcoming grandchildren for weekends at the barn or continuing an active competitive equestrian lifestyle, every aspect of this remarkable property has been thoughtfully planned. It is a place where children learn responsibility through the care of animals, lifelong friendships are built around shared experiences and every season brings new memories for family and friends.

At the heart of the estate, the custom-built residence blends timeless craftsmanship with warm, inviting living spaces. Extensive millwork, custom cabinetry, quality finishes and walls of windows overlooking the surrounding property create a home that feels both elegant and welcoming. The spacious kitchen naturally becomes the gathering place after horse shows, holiday celebrations and family dinners, while the thoughtful floor plan offers comfort, privacy and effortless everyday living.

Adding exceptional flexibility, the private apartment provides comfortable accommodations for extended family, overnight guests, a caretaker or trainer, while also serving beautifully as a private office or studio as needs evolve over time.

Designed with both practicality and beauty in mind, the equestrian amenities allow owners to enjoy horses at any level, from recreational riding to active competition. Beautifully maintained pastures and thoughtfully planned facilities create an environment where daily routines become easier and more enjoyable, allowing more time to focus on the horses and the lifestyle they inspire.

Private yet conveniently located, this is more than a luxury residence or horse property. It is a legacy estate where dreams can be realized, traditions carried forward and every stage of life embraced. Whether beginning a family's equestrian journey or enjoying the lifestyle you've worked a lifetime to achieve, this is a place where horses, home and family naturally come together.



Aerial

Property Available:

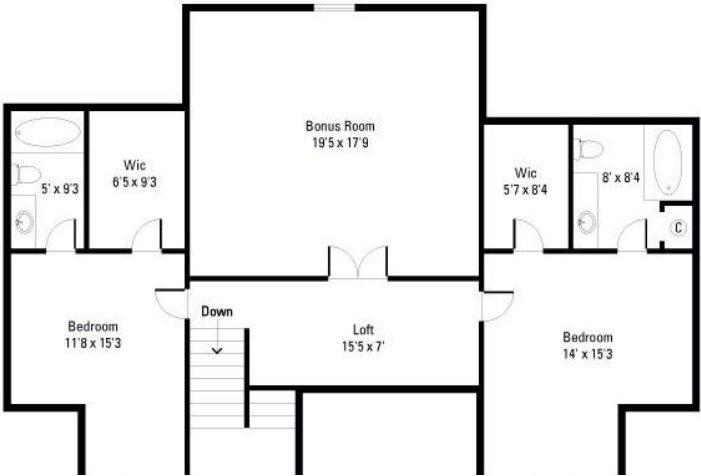
Home and 16.738 Acres **OR** Home and 27.53 Acres



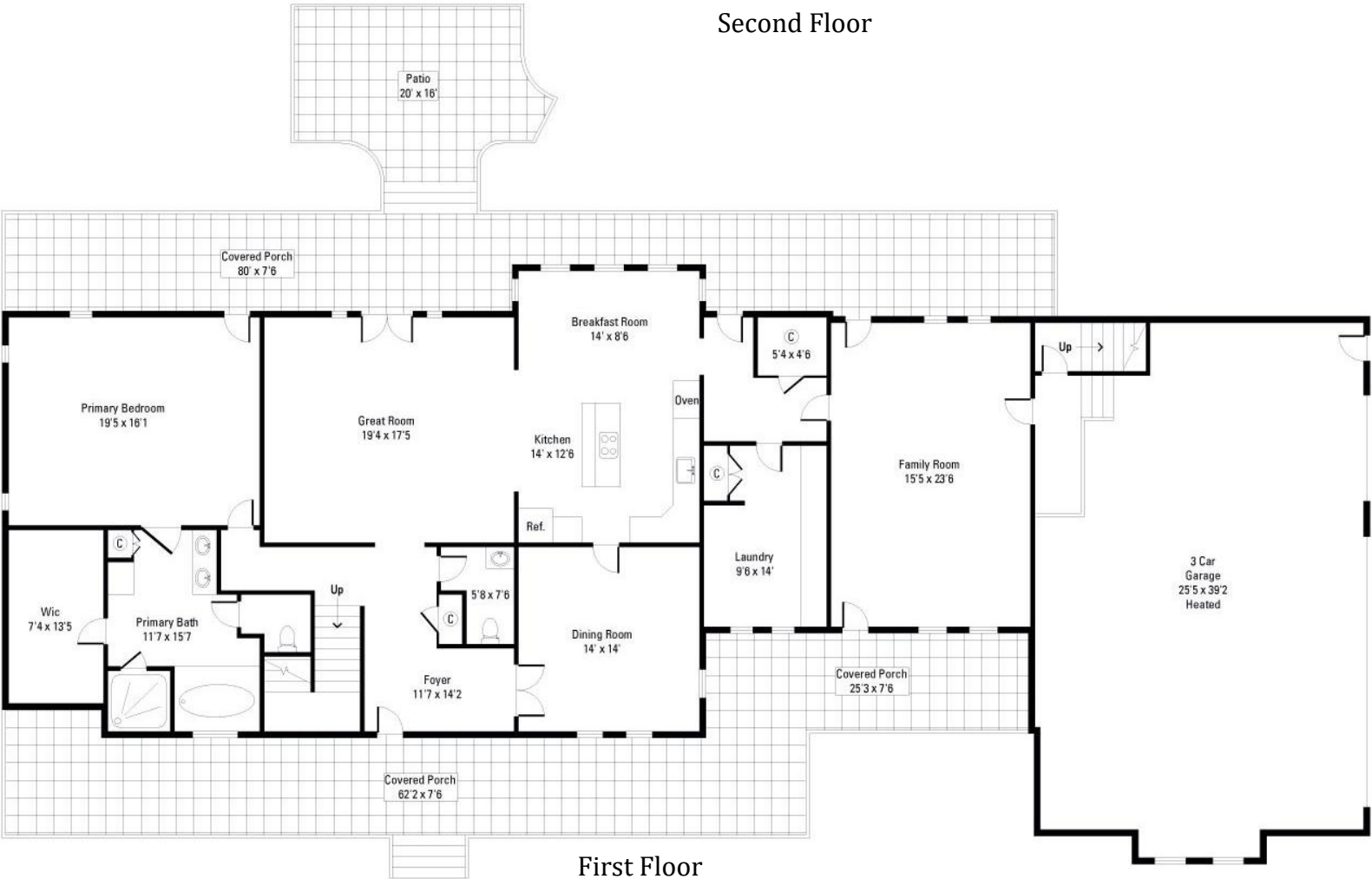
Floor Plans

First Floor 2,471 sq ft
Second Floor 1,230 sq ft
Total HLA 3,701 sq ft

Additional Living Quarters
Apartment 1,022 sq ft



Second Floor



First Floor

Interior Features

- Built 2011
- 3,701 Square Feet
- 3 Bed/3.5 Bath + Guest Apartment
- Open Floor Plan
- Flex Rooms
- Main Level Primary Suite
- Wood Grain Tile Flooring
- Two-Story Foyer w/Light Sconces
 - Glass and Wood Front Door w/Matching Sidelights & Arched Transom
 - Coat Closet
- Powder Room w/Pedestal Sink & Linen Closet
- Decorative Wrought Iron Spindles and Oak Ballusters
- Loft Overlooking Foyer & Large Picture Window
- Crown Molding
- Arched Entryways
- Mud Room w/Garage & Back Porch Doors and Walk-In Closet



Laundry Room

- Tile Flooring
- Extensive Cabinets
- Granite Counters
- GE Washer/Dryer
- Room for a Refrigerator
- Laundry Chute

Kitchen

- Kitchen Island/Raised Breakfast Bar w/Seating for 3 w/Pendant Lights
- Custom Soft Return Cabinets
- Granite Countertops
- Under Cabinet Lighting
- Stainless Steel Appliances
 - GE Wall Oven
 - GE Dishwasher
 - GE Profile Induction Glass Cooktop
 - GE Refrigerator w/Freezer Drawer & H₂O & Ice Dispenser
- Stainless Steel Double Bowl Sink w/Gooseneck Faucet
- Pantry Closet w/Solid Shelving



Dining Area

- Decorative Light Fixture
- Adjacent to Kitchen
- Exterior Glass Door to Back Porch
- Great Views of the Farm



Great Room

- Ceiling Fan
- Built-In Entertainment Center w/Display Shelves
- French Doors to Back Porch w/ Sidelights & Arched Transom
- French Doors w/Built-In Shades
- Arched Entryways From Foyer & Kitchen



Primary Suite

- Main Floor Primary Suite
- Glass Door to Back Porch
- Carpet Flooring

Full Bath

- Dual Vanity w/Granite Counters
- Built-In Dresser w/Granite Countertop and Upper Cabinets
- Tile Flooring
- Glass & Tile Shower w/Bench & Handheld
- Garden Tub w/Tile Surround & Picture Window
- Separate Water Closet
- Large Walk-In Closet w/Built-In Shelving & Window



Game Room/Entertaining Space

- 2 Ceiling Fans
- 2 Exterior Glass Doors to Front & Back Porches
- Entrance to Kitchen and Garage
- Walls of Windows
- Wood Grain Tile Flooring



Dining Room/Office

- French Doors From Foyer
- Entry Door From Kitchen
- Overlooks Front Porch

Second Floor

Bedroom 1 & 2

- Ceiling Fans
- Walk-In Closets
w/Wire Shelving
- Carpet



Full Bath 1

- Granite Countertops
- Tub/Shower Insert

Full Bath 2

- Makeup Vanity
- Granite Countertops
- Shower/Tub Insert
- Laundry Chute



Office / Hobby Room

- French Door Entry
- Carpet Flooring
- Ceiling Fan
- Vaulted Ceiling
- Large Arched Window
Overlooking Pastures/Arena
- Perfect For Hobby Room, Office,
Play Room, or Bonus Space



Above Garage Apartment

NOTE: *Permits were not pulled for apartment and bedroom does not have a closet, therefore septic system was not upgraded to a 4 bedroom system*

- LVP Flooring
- Bedroom w/Ceiling Fan
- Living Room w/Ceiling Fan
- Vaulted Ceilings
- Staircase and Elevator Access From Climate Controlled Garage



Apartment Kitchen

- Frigidaire Stove & Oven
- Frigidaire Microwave
- Stainless Steel Sink
- Granite Counters
- Soft-Return Drawers



Full Bath

- Vanity Mirror w/Granite Counter Tops
- Built-In Cabinets
- Shower
- Ample Attic Storage Space
- Laundry Chute



Outdoor Living

- Large Front Porch w/Stone Columns
- Large Covered Back Porch Overlooking Pastures, Barn, & Arena
- Concrete Back Patio



Exterior Features

- Metal Gate w/Stone Columns & Lights
- Hardie Board Exterior
- Brick Crawlspace
- 1,000 sq ft of Porches Overlooking Farm & Pastures
- Stone Accented Columns
- Concrete Parking Pad, Sidewalk Entrance, & Patio
- Landscape Lighting



3-Car Oversized Garage

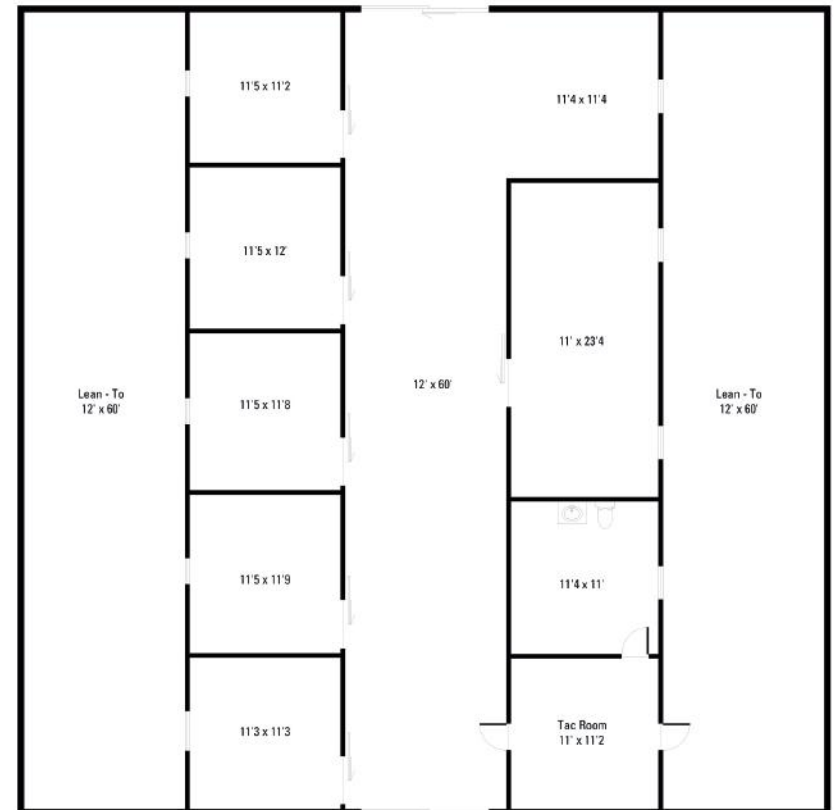
- 3-Car Oversized Sideload Garage
- Electric Garage Doors
- Heated & Cooled w/Mini-Split
- Ceilings Could Accomodate Car Lift
- Walk-In Entrance Door
- Stained Concrete Flooring
- Stilt Elevator & Staircase To Upstairs Apartment





6-Stall Barn

- Separate Gravel Driveway Off Paved Driveway
- 60' x 60' Metal Barn
- 12-Ft Wide Concrete Aisle
- Sliding End Barn Doors
- Five 12' x 12' Stalls
- One 12' x 24' Foaling Stall
- Exterior Covered Round Metal Rail Training or Recovery Stalls
- Stall Mats, Windows, Fans, Hay Racks, & Sliding Front Doors
- Five Stalls w/Water Spigots
- Wash Stall w/Hot & Cold Water Setup
- Equi-Cool Cooling & Misting System (*Fly Spray Or Water*)
- Tack Room w/Wood Panelling, Tongue & Groove Ceiling, & Exterior Door Access
- Utility Room w/Sink & Toilet
- Plumbed For Shower, Washer, & Dryer



Equestrian Features

100' x 200' Arena w/Metal Panels

- Arena Lighting
- Clay Base w/Sand and Clay Footings

Farm Features

- Perimeter Fencing
- Three Paddocks w/4 Board Fencing
- Four Run-In Shelters
- Water Access to Every Pasture
- Interconnecting Pasture layout
- Each Pasture Accessible Through 16-foot Gates
- Pastures Subdivided by Alleyways
- Option For Temporary Fencing Setup
- Frost Free Water Spigots
- Hay Field
- Trailer Parking & Turn Around
- Wooded Riding/Walking Trail



Mechanicals

- Hydrostatic Pressure Relief Drain System in Crawlspace
- Natural Gas
- Full-House Generator
- Time Warner Internet
- Electric Mini Split (2014)
- Apartment Electric HVAC System (2017)
- Two Dual Fuel Heat & Air Systems (2024, 2011)
- Rinnai Tankless Water Heater
- Stilt Single Person Elevator
- Individual Main Shut-off Valves For Each Pasture Water Line
- Yearly Termite Treatment (*Nelon-Cole Pest Control*)
- RV Parking Area Wired w/50-amp RV Hookup
- Separate Barn Utility Meter



Accessory Buildings

- 35' x 16' Covered Trailer & RV Parking Area
- 10' x 14' Equipment & Hay Shed
- 27' x 60' Equipment Building
- Custom Built Covered Dog House w/Fenced Dog Yard



GET TO KNOW KINGS MOUNTAIN, NC

Kings Mountain offers a welcoming blend of small-town character, outdoor adventure, and historic significance. Located within easy reach of Charlotte, it is known for scenic mountain views, hiking and recreation, a charming local community, and a rich North Carolina heritage.



Historic
charm



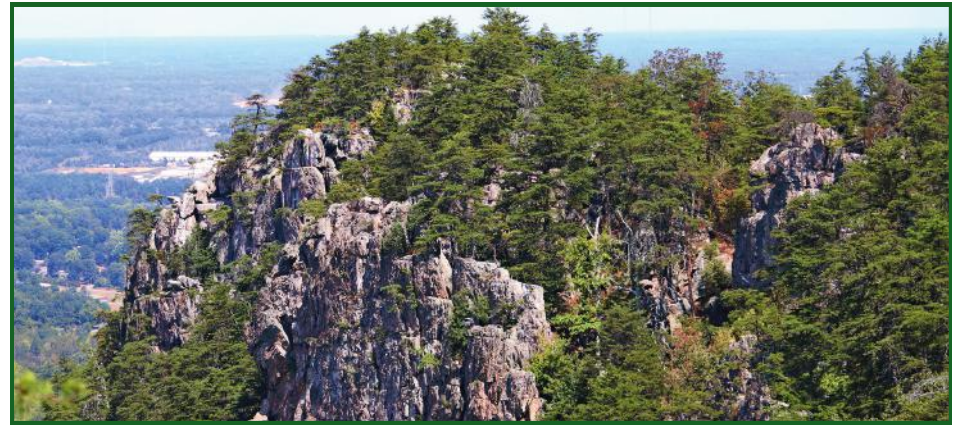
Mountain
views & hiking



Convenient
to Charlotte



Parks, trails
& recreation



- 5 Minutes to Downtown Kings Mountain
- 5 Minutes To Atrium Health
- 10 Minutes to Crowders Mountain
- 10 Minutes to Walmart, Grocery, Lowe's, & Everyday Needs
- 30 Minutes to Charlotte Douglas International Airport
- 45 Minutes to Tryon International Equestrian Center
- 45 Minutes to Charlotte
- 1 Hour to Lake Lure
- 1.5 Hours to Asheville



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