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Happy Sky Farm
6015 Williamson Road
Rock Hill, South Carolina 29730

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INTERNATIONAL REALTY



HAPPY SKY FARM

Can you really “have it all”? Theories and opinions abound when it comes to what humans really want and need; however, in selecting your next home, 6015 Williamson Road, Rock Hill, South Carolina may just offer it all. *Happy Sky Farm* is a 29.6-acre estate with a custom-built home, quality equestrian facilities, large yard, wooded area, fenced pastures, all sequestered in a private setting. So, yes you can have it all in this exceptionally well-designed and meticulously maintained estate with room to build additional homes, tennis court, swimming pool, or putting green. Located in a serene rural setting, this estate is a haven in a sea of verdant pastures and hardwoods. The meandering paved drive directs you to the estate home and a large auto court and 3-car side-loading garage. Thoughtfully designed with equal parts of grace and function the 4,429 sq ft, Southern Builders home was built in 2008. Built with special touches to include solid wood wheelchair accessible doors, pine crown molding & trim work, surround sound, wide plank heart of pine floors with tile in wet areas throughout, 10’ main level ceilings, and so much more. Upon arrival you are immediately struck by the large bluestone front porch and walk, a warm invitation to sit and stay for a while. The porch is but one of several inviting outdoor living spaces, including a large covered back porch with a screened section and an expansive bluestone patio. A large Mahogany front door with sidelights directs you to the foyer and the open floor plan provides sightlines to the adjacent office and dining room, to the great room and beyond to the covered porch and patio. Main floor living is emphasized with a great room opened to the kitchen and breakfast room. The outdoors is invited in with numerous windows and glass doors. The center piece of this space is the great room with a wood burning, stone floor-to-ceiling fireplace with hearth, closely rivaled by the epicurean kitchen with Bosch stainless appliances, island, breakfast counter, pantry, butler’s pantry and custom cabinets with granite countertops. The primary suite offers pasture views, and a bathroom with dual granite top vanities, deep soaking tub, water closet, wheelchair accessible shower and large walk-in closet. The main level also has an oversized laundry room and mud room/drop zone with a wall of cabinets and drawers and access to a side porch. The second level offers three (3) bedroom suites, a large bonus room with stone gas fireplace, storage room, and an ideal location for an apartment; 707 sq feet of unfinished space with private stairs to the garage. Hard to believe, but this home with everything, also offers space for expansion and adding your personal touch.

Property Aerial

PID: 433-00-00-068 — 29.6 Acres



Interior Features

Building Completion 2010 Southern Builders

4,429sf Heated Living Area

707sf Unfinished Bonus Area Over Garage

Separate Stair Access

Internal Access if Desired

317sf Walk-In 2nd Floor Storage Room

4 Bedrooms & 4.5 Bathrooms

Open Floor Plan

10' Ceilings Main Floor

Solid Wood Doors

Wheelchair Accessible Doors

Pine Trim Work (Including Baseboards and
Crown Molding)

Anderson Windows

Wide Plank Heart of Pine Floors Throughout

Tile in Wet Areas

Foyer w/Dining Room and Office Access

Coat Closet

Powder Bath

Cherry Vanity

Porcelain Vessel Sink

Surround Sound

Two 2nd Floor Linen Closets

Staircase Decorative Wrought Iron Spindles &

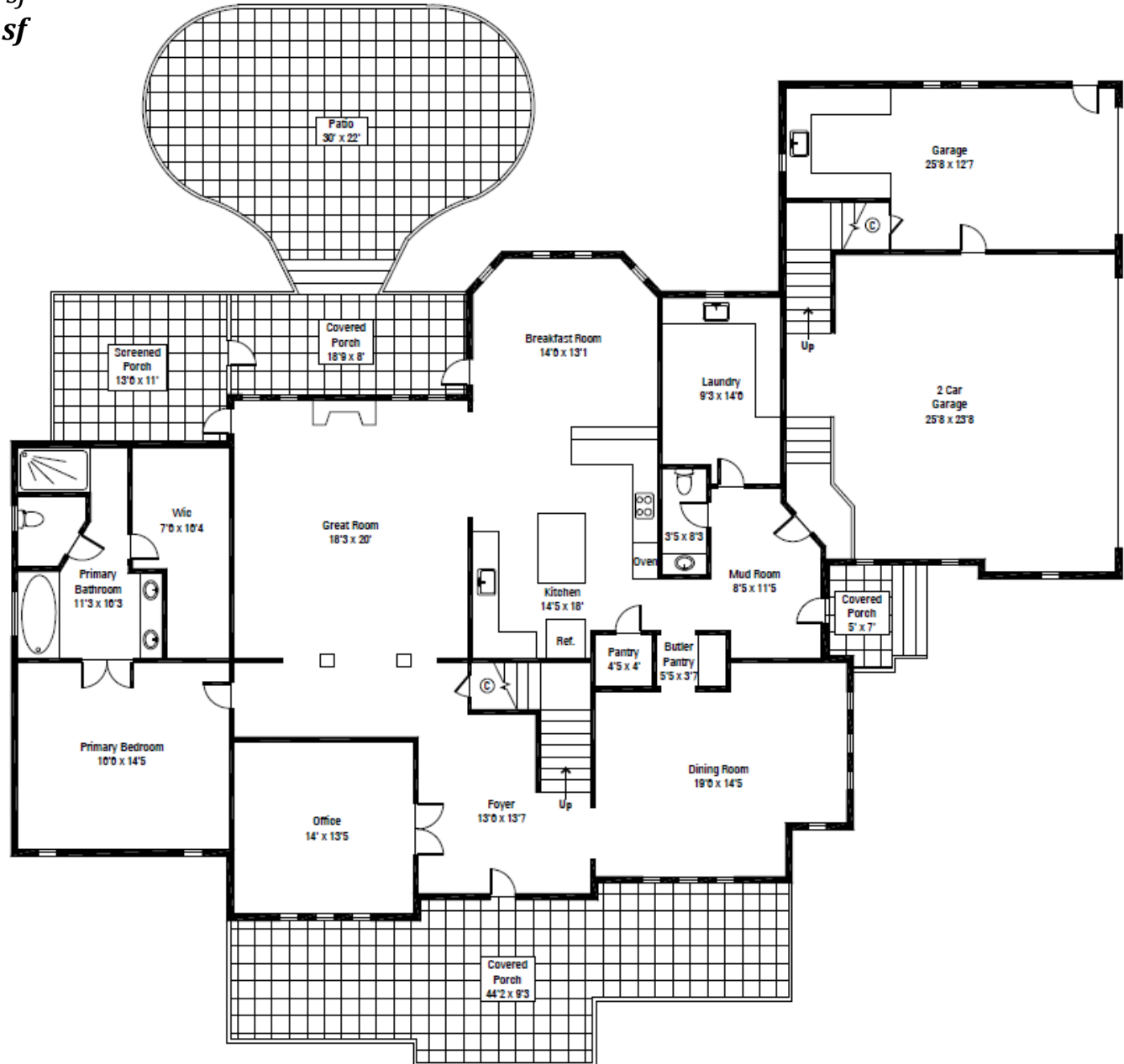
Pine Baluster



House Floor Plan—1st Floor

Main Level 2,616.3 *sf*
2nd Level 1,813.0 *sf*
Total Net Livable 4,429 *sf*

Garage 1,028.5 *sf*

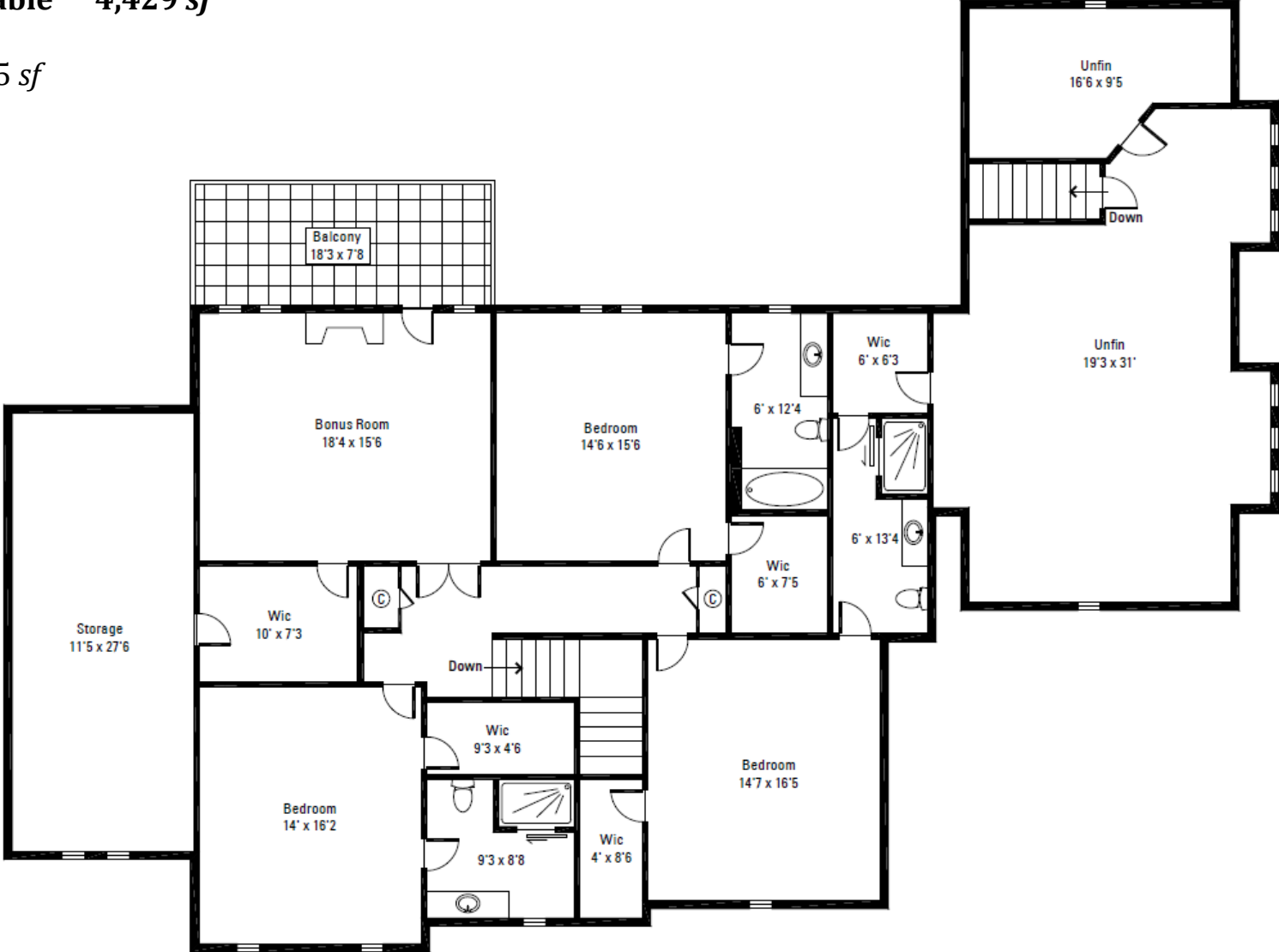


FIRST FLOOR

House Floor Plan— 2nd Floor

Main Level 2,616.3 *sf*
 2nd Level 1,813.0 *sf*
Total Net Livable 4,429 *sf*

Garage 1,028.5 *sf*



SECOND FLOOR

Kitchen

Tongue & Groove Ceiling

Granite Countertops

Stone Tile Backsplash

Shaws Original Porcelain Farmhouse Sink

Island

Breakfast Counter

Stainless Steel Appliances

Bosch Gas Cooktop

Bosch Convection Microwave

Bosch Wall Oven

Bosch Warming Drawer

Bosch Dishwasher

GE Refrigerator (2023)

Custom Cabinets

Wood & Metal Exhaust Hood

Deep Drawers

Pantry

Breakfast/Dining Area Overlooking Back Patio

Glass Door Opening to Back Porch



Dining Room & Piano/Sitting Room

Crown Molding

Bronze Chandelier

Overlooking Pastures

Butler's Pantry w/Glass & Pine Cabinets

Office

Double French Doors

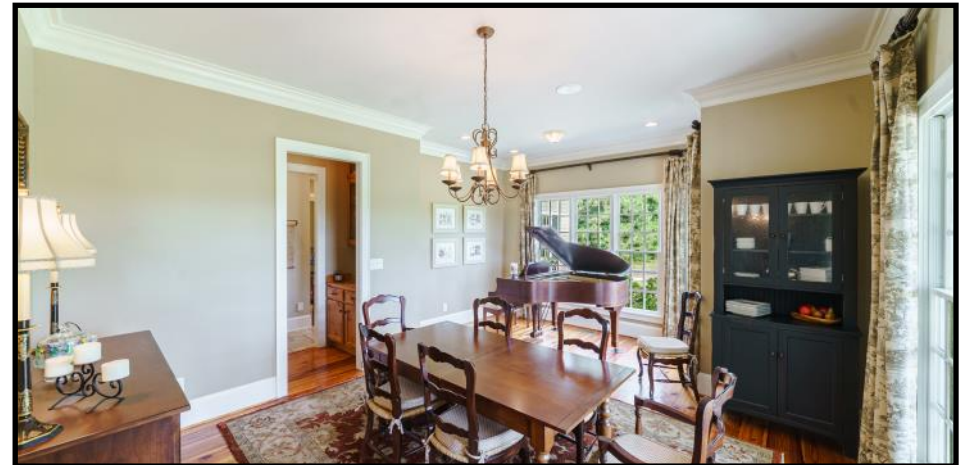
Built-In Book Wall of Bookshelves and Cabinets

Second Built-In Bookshelves and Cabinet

Governors Paneling

Bronze Light Fixture

Overlooking Pastures



Great Room

Open to Kitchen & Breakfast Room

Columns

Wood Burning, Stone Floor-to-Ceiling Fireplace w/Hearth

Glass Door to Screened Porch

Wall of Windows on Either Side of Fireplace

Ceiling Fan



Laundry/Mud Room

Drop Zone — Wall of Closets/Cabinets and Drawers

Stone Type Tile Floor

Access to Garage and Side Porch

Oversized Laundry w/Abundance of Cabinets

Granite Countertops

Sink

Built-In Desk

Space for Refrigerator (*Fridge included*)

Powder Room

Vessel Sink

Second Floor Future Bonus/Apt

707 Sq Ft Unfinished Area w/Dormer Windows

Large 16'6" x 9'5" Closet/Flex Space

Separate Stairs to Garage

Interior Access





Primary Suite

Main Floor Bedroom

Windows Overlooking Front Pastures

Crown Molding

Heart of Pine Floors

Ceiling Fan

Primary Bathroom

Dual Granite Top Vanity

Large Tile Surround Soaking Tub

Water Closet

Tile Floor

Wheelchair Accessible Tile Shower w/Tiled Drying Area

Large Walk-In Closet w/Built-In Shelving and Cabinetry



Second Level

3 Bedroom Suites

Each w/Full Bath and Walk-In Closet

Large Bonus Room

Storage Room

Large Flex Room w/Full Bath

Large Unfinished Room and Adjoining Room w/Stairs
to Garage — Ideal For Apartment

Bonus Room

Stone Gas Fireplace

Large Game Closet w/Shelving

Access to Storage Room



Second Level Guest Bedrooms

Heart of Pine Flooring

Walk-In Closets w/Shelving & Cabinets

Private En-suite Bathrooms

2 w/Tile & Frameless Glass Showers

1 w/ Shower/Tub Combo with Tile Surround

Tile Floors

Granite Top Vanities



Exterior Features

Hardboard Siding

Stone Foundation

50-Year Architectural Roof

Side-Load 3-Car Garage
Workshop Area & Sink

Large Bluestone Front Porch Overlooking Pastures

Bluestone Walk

Tongue & Groove Ceilings

Tile Floor

Upgraded Light Fixtures & Ceiling Fans

Speakers

8' Wide Mahogany and Privacy Wavy Glass Pane Door
w/Matching Sidelights

Covered Side Porch with Entry into Mud Room

8' Wide Mahogany and Privacy Wavy Glass Pane Door

Covered Back Porch w/Tile Floor

Screened Back Porch

Tongue and Groove Ceiling

Glass Access Door to Great Room

Screen Door Access to Back Porch

Ceiling Fan

Large Bluestone Patio

Concrete Patio Tiles

Stone Knee Walls

Gas Line for Grill

Landscape Lights on Posts (*Front and Back*)

Shutters



Farm Features

2 Large High-Density Polyethylene (HDPE) Board Fenced Pastures

Run-In Shed w/Metal Roof

Wooded/Shaded Horse Runs/Aisleways Off Pastures

Gated Driveway to Barn

Barn Parking Area Crush & Run

Neighboring Properties Allow Trail Riding w/Permission

80' x 200' HDPE Fenced Arena

15" Base of Crush and Run

Screenings and Rubber Footings

60' Buckley Steel Fence Permanent Round Pen

Screenings and Rubber Footings



Barn

72' x 48' Insulated Metal Barn w/Metal Roof

4-6 Stalls

Four Stalls w/Sliding Wood & Bar Front Doors

Exterior Dutch Doors w/Overhang

Bar Window Between Stalls for Socialization

Stall Mats over Screenings

Stall Fans

16' Concrete Center Aisleway

Cupola w/Exhaust Fan

Large End Doors

15' 8" Covered Overhang On 4-Stall Side

16' Three-Sided Covered Attached Trailer/Hay/Shavings Storage

Tack Room

Sink — Plumbed for Toilet

Insulated

Wash Stall w/Hot & Cold H₂O — Separate Meter

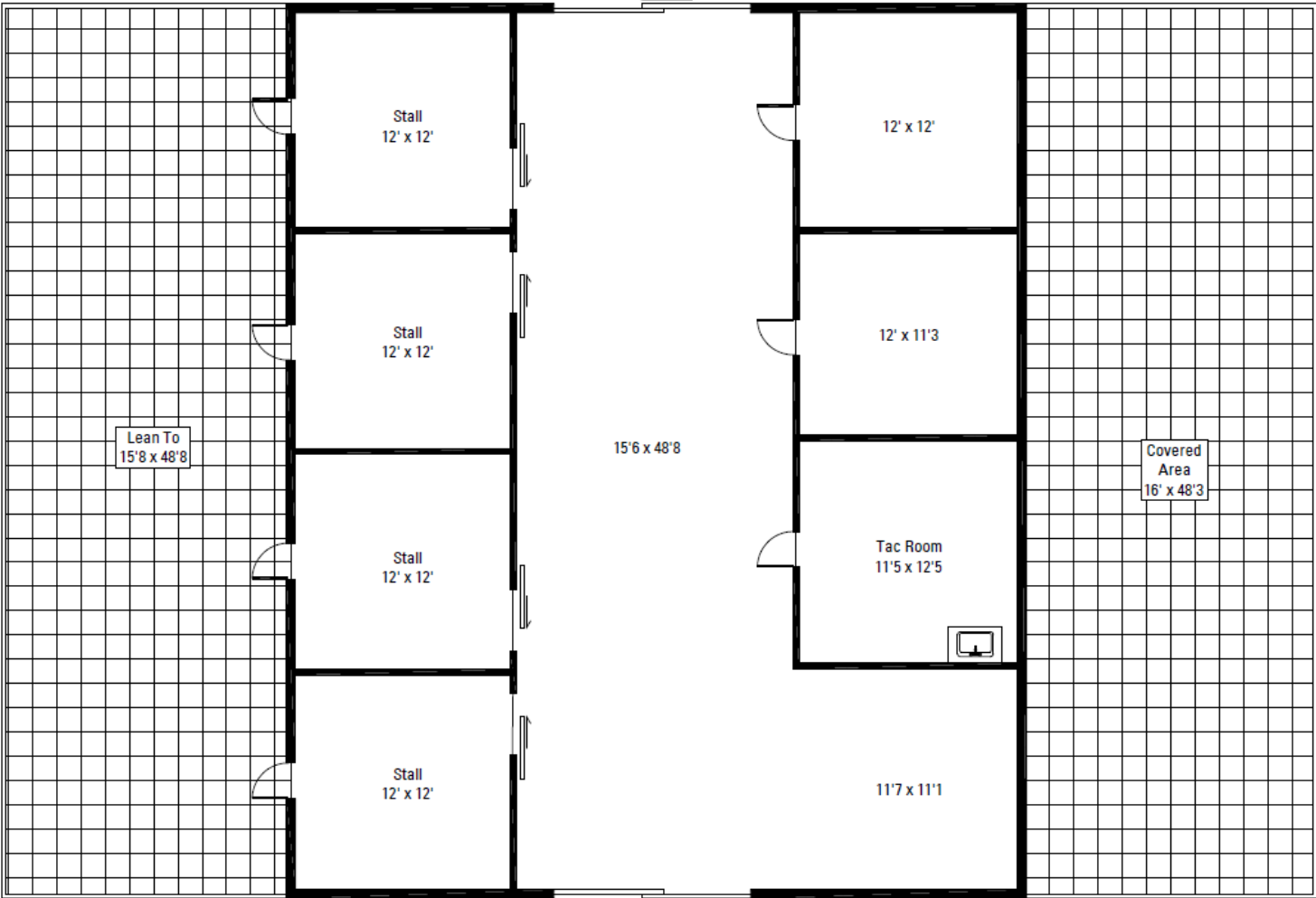
Two Ramm Flex Fenced 100' x 100' ± Paddocks

Fencing Available to Complete 3rd Larger Paddock



Barn Floor Plan

Barn 2,000.8 sf
Lean-To 771.0 sf
Covered Area 800.3 sf



Barn

Property Features

29.6 Acres

Combination of Pastures, Very Large Yard and Woods

Paved Driveway

Buffer Trees Along the Road

Buried Power

Dog Kennel & Dog Run

Perimeter Ramm Flex Fencing and Trail

Surrounded by Either Private Estates or Conservation Land

Beautiful Country Road w/Similar Properties



Mechanicals

Well

Septic

Central Vacuum

Natural Gas

High Speed Comporium Internet

Rinnai Water Heater

HVAC Systems

Upstairs (*American Standard heat pump*)

Downstairs (*Gas furnace*) & Central Air

Conditioned Crawl Space w/Dehumidifier



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