

## AVAILABLE

Hickory Downs is an unique and picturesque 40 homesite community in rural Chatham county, near Siler City. Outside the hustle and bustle of the Triangle you will find custom homesites on between 2 and 10 acres, within the beautiful rolling hills and meadows. The lovely scenery is complete with wildlife, farm life, four-board fences, winding roads and trees.



### HOMESITE 12

**72 Saddle Ridge Drive  
Siler City, NC 27344**

- 5 Bed/5 Bath/1 Half Bath
- 3 Car Garage
- 5114 Sq. Ft.
- 1st Floor Owner Ste
- MLS #10018761

Built by:  
20/20 Site Development Company Inc.

**\$2,495,000**

### DESCRIPTION

Hickory Downs is a well-blended luxury estate / horse pasture community located minutes from Pittsboro just off Hwy 64. Live within minutes from the Toyota Battery Plant, minutes from the Chatham-Siler City Advanced Manufacturing (CAM) site - in Siler City, and minutes from the upcoming Asteria by Disney in Pittsboro. This magnificent luxury Farm House spans over 5,000sf and offers 5-bedrooms, and 5 1/2 baths. It's perfectly situated at the end of cul-de-sac street, surrounded by almost 4 acres of sprawling pasture, a courtyard drive and an abundance of blossoming trees. The black Pella Lifestyle Clad DOUBLE HUNG windows and gorgeous front-irrigated landscaping lure you into this captivating space that fortunate ones will call home. You will marvel at all of the high-end finishes that this custom builder proudly displays. A motorized chandelier from the soaring Foyer ceiling, Athena Hickory Wire-Brushed Engineered Hardwoods that are 6 1/2" wide, first and 2nd floors, and custom built-ins in several rooms - are just a few to name. The home is also equipped with a 7-Bedroom Septic Permit which will allow the owner to build a Guest House or a Barndominium. There is also room for a future pool & it's wired for future generator. Come and see spectacular views from all angles of this masterpiece of a home. See Docs for included specs for the home.

**ABOUT THE COMMUNITY** of luxury on their sprawling estate that allows for personal crops and grazing stock.

**Location** Siler City, NC 27312

**Price Range** Priced from: \$2Million +

**Directions** Located off Hwy 64 between Pittsboro and Siler City, Hickory Downs is within a short drive from Apex, Cary, Chapel Hill, Durham and Raleigh. This prime location is only minutes from Jordan Lake, medical facilities and shopping centers.

### CONTACT COMMUNITY

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Prices, promotions, specifications and community information are subject to change without notice. 05/2024

