



LOOKING GLASS REALTY

FOR *Sale*

300 IVY TERRACE DRIVE
SALUDA, NC 28773
OFFERED AT \$1,625,000



Welcome to Ivy Terrace

Ivy Terrace is a picturesque retreat located in Saluda, NC, surrounded by majestic evergreen trees that form a natural canopy. The property features stone terraces, meandering pathways adorned with moss-covered stones, gentle streams and lush garden glens filled with cascading foliage. It provides a serene and peaceful atmosphere, allowing you to immerse yourself in the beauty of nature and escape the distractions of everyday life. Despite its tranquil setting, Ivy Terrace is conveniently situated just a block away from historic downtown Saluda with boutique shops, restaurants, art galleries, and music venues.

Inside the property, extensive renovations have been undertaken, seamlessly blending the old with the new. Built by agriculturist, William G Hinson around 1890, Ivy Terrace stands as a testament to Saluda's rich historical significance while incorporating modern conveniences to meet the desires and needs of contemporary living. The renovations have successfully created a harmonious blend of the past and present, offering a comfortable and captivating home or retreat for those seeking the charm of the South and the rejuvenating mountain air of Saluda.




Whether you are seeking a full-time home, a peaceful getaway, a creative retreat, or a venue for corporate events, Ivy Terrace and its accompanying cottages offer a charming and versatile setting amidst the natural beauty in historic Saluda.



HIGHLIGHTS

- Original or repurposed materials used in renovations.
- Original hardwood floors
- No deferred maintenance
- Upgraded and maintained HVAC systems
- New roof in Main house and Brown Cottage in 2013
- Locally-built stone wood-burning fireplace
- Modern state-of-the-art commercial kitchen and appliances
- Upgraded bathrooms blending contemporary fixtures and vintage aesthetics
- Covered porches
- Preserved wavy antique windows
- Tranquil landscape design and water features
- Gentle streams and rippling waterfall
- Furniture and accessories available
- Two-bedroom guest cottage and second building designed as meeting space with amenities or easily convert to guest cottage.
- Within a block of historic downtown Saluda, NC.
- Zoned R2 for Residential, Multi-family, B&B, Boarding Home, or Inn.
- 8 or more parking spaces available

MAIN HOUSE

 8 BEDRM  8.5 BATH  4,281 SQFT

- The main house is two stories with a full unfinished basement.
- The first floor of the main house includes two bedrooms, two offices, a living room, a dining room, a commercial kitchen, and three and a half baths.
- The second floor of the main house has five bedrooms and five baths.
- The rear of the house is currently used as the main entrance.
- There is an upper porch on the rear of the house that, a wrap-around porch on the front, and an open deck on the side.
- The house was renovated between 1991 and 1993, during which many of the original materials were either retained or repurposed.
- Wide entry foyers and hallways
- French doors, arch doorway, transoms over doors
- Heart pine flooring
- Fire suppression system in kitchen
- Commercial exhaust fan in kitchen
- Plate warmer in kitchen
- Ice machine and freezer
- 3 traditional hot water heaters
- 5 tankless hot water heaters (4 in rooms, 1 supplement in kitchen)
- Laundry in basement

LANDSCAPING

The trees on the property were likely planted in the 1890s, possibly during the same period when the Biltmore House was being landscaped. Some of the same tree species found at the Biltmore House may be present on the property. The Pacolet Area Conservancy has recognized nine trees at Ivy Terrace as part of their Treasured Tree List. Ivy is a notable feature of the property's landscape, suggesting that it continues to grow and be present on the premises.

- Designed by Charleston landscape architect
- Heart garden, circle garden, waterfall behind the house and waterfall and creek flows on side of house by bedrooms, upper trellis area and meandering paths.
- 7 tree species on PAC Treasured Tree list (China Fir, Eastern Hemlock, Umbrella Magnolia, Red Maple, Northern Red Oak, Eastern White Pine, Norway Spruce, California Incense Cedar)

COTTAGES

In addition to the main house, there are two cottages situated on the property.

RED COTTAGE

The "Red Cottage" serves as a versatile space that can be utilized as a guest cottage, a vacation rental, or a studio for creative endeavors. It provides a cozy and private accommodation option for visitors or can be used as a space for personal artistic pursuits.

Features

- Main Level has living room, kitchen, 1 bedroom, 1 full bath and is 561 SF
- Basement Level has bedroom and full bath and is approx. 294 SF under 6' 8," plus 294 SF storage
- Original bead board, wood flooring, cast iron tub.
- Covered porches - front and rear
- Separate electric meter

BROWN COTTAGE

The "Brown Cottage" is designed to facilitate professional meetings and corporate retreats. It offers a flexible layout that can be easily converted into living quarters if desired. This cottage provides a dedicated space for conducting business gatherings, allowing for a productive yet serene environment.

Features

- 700 SF
- Half bath plumbed for full bath
- Conference room is 22 X 24 easy to convert to living space
- Built-in cabinets, French doors, fireplace
- Covered porches - front and rear
- Water barrel feeds water features
- Separate electric meter

OWNERSHIP TIMELINE OF IVY TERRACE

- William G Hinson was the original owner of the property, likely purchasing it around 1887 or 1888. Hinson, who also owned Stiles Point plantation on James Island, South Carolina, was an active figure in Saluda and was involved in developing Columbia Heights. His earliest recorded sale of lots in Columbia Heights was in 1891. He held onto Ivy Terrace until his death in 1919.
- After Hinson's passing, his heirs sold Ivy Terrace (referred to as Ivy Lodge in the deed) to P.A. Wilcox in 1920. Wilcox held the property until his own death. In 1925, the administrator of Wilcox's estate sold Ivy Terrace at auction to L.L. Clippard.
- The Clippard family operated Ivy Terrace as a boarding house from the mid-1930s onward. During their tenure, a second story was added to the property.
- In 1966, John and Betty Thompson purchased Ivy Terrace from the Clippards. They moved a cottage to the southeast corner of the lot from where the carport is now located and sold that cottage, along with the green house behind the main house. The lot was subdivided, and anything south of the driveway is no longer part of the remaining 1.15 acres. The driveway itself is part of the 1.15 acres and is subject to a perpetual easement granted to the owners of the two subdivided lots.
- In September 1991, the Thompsons sold Ivy Terrace to the McGuires. The property is now titled in the name of Ivy Terrace of Saluda, LLC, which is solely owned by the McGuires. The back cottage construction was completed in 1994, and main house renovations were finished in 1993. From 1993-1997, Ivy Terrace was used as a Bed & Breakfast Inn, and the McGuires have since used it as their summer residence.

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