

60+ Acres of Multi-Use Property at Leafstone Farms
1283 Leafstone Circle
Sylva, NC 28779

\$1,785,000
60.23± Acres
Jackson County

Call Frank Pimental! 828-342-9972

Carolina Timber & Realty



**60+Acres of Multi-Use Property at Leafstone Farms
Sylva, NC / Jackson County**

SUMMARY

Address

1283 Leafstone Circle

City, State Zip

Sylva, NC 28779

County

Jackson County

Type

Recreational Land, Residential Property, Undeveloped Land, Horse Property, Single Family

Latitude / Longitude

35.358837 / -83.168667

Taxes (Annually)

\$2,701

Dwelling Square Feet

1,800

Bedrooms / Bathrooms

3 / 2

Acreage

60.23

Price

\$1,785,000



60+Acres of Multi-Use Property at Leafstone Farms Sylva, NC / Jackson County

PROPERTY DESCRIPTION

Welcome to Leafstone Farms, an extraordinary 60.23±-acre estate nestled within an exclusive, high-elevation community near Western Carolina University. This remarkable property offers endless possibilities including use as a private estate, equestrian haven, family compound, or residential development. The centerpiece of this property is a stunning 5,800± sq ft custom-built structure with a well-appointed climate-controlled apartment suite, including a large primary bedroom with an ensuite, along with a full kitchen and dining area, ensuring both comfort and convenience. This structure also offers a fully finished multi-purpose 7-bay hobby workshop or storage area that will be the envy of all who see it. This structure is climate-controlled except for the garage area. Adjacent to the main building, you'll find a free standing 4,900± sq ft log barn equipped with 9 horse stalls on the ground level and an 1,800± sq ft spacious loft entertainment area in the barn, with two bonus rooms, and a full bathroom. An ideal place for leisure activities and gatherings. This estate is designed to accommodate various lifestyles—from equestrian enthusiasts to RV living, hobbyists, and families seeking multigenerational spaces. Significant investment in infrastructure that is already in place including a well-constructed road system with county-grade culverts and drainage for effortless navigation, the 1.5± miles of custom equestrian fencing, a hay barn, and a firewood preparation and storage area. Despite its tranquil and secluded setting, Leafstone Farms is just minutes away from the vibrant downtown Sylva and Western Carolina University, providing the perfect blend of peace and accessibility. Reasonable restrictions are in place. This property represents a once-in-a-lifetime lifestyle opportunity just waiting for you to embrace!

**60+Acres of Multi-Use Property at Leafstone Farms
Sylva, NC / Jackson County**

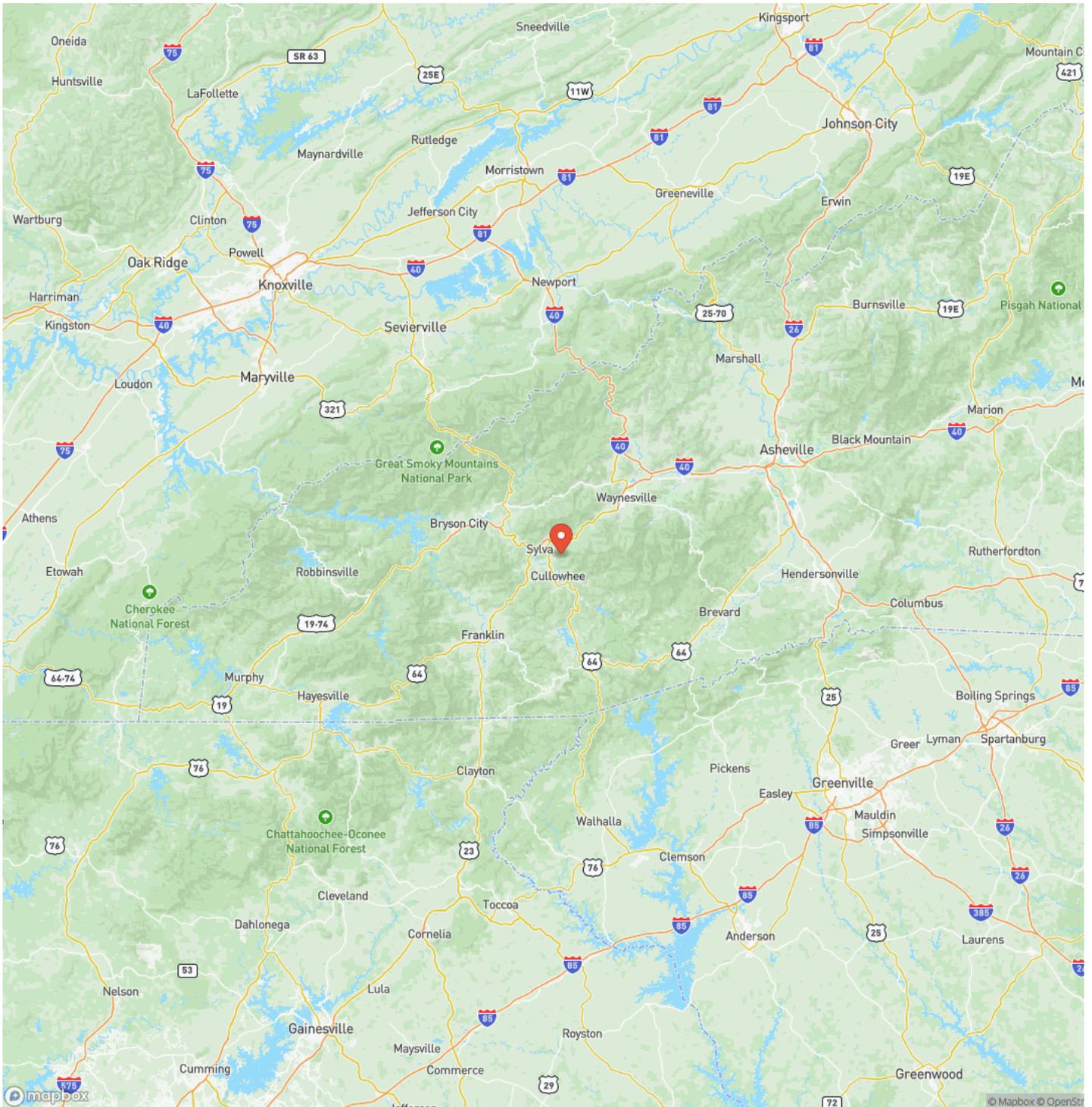


Locator Map



**60+Acres of Multi-Use Property at Leafstone Farms
Sylva, NC / Jackson County**

Locator Map



Satellite Map



DISCLAIMERS

The square footage and Year Built information for both structures was taken from public records. Second structure on property is a 4,320 sq. ft. Log Cabin with 9 horse stalls on the lower level, and an 1800 sq. ft. finished area on the upper level. Property has a recorded 2-bedroom septic permit, but it appears that a second septic system was installed when the barn was built. Shared well for water. Further investigation should be pursued by interested parties. All information herein deemed reliable but not guaranteed. Inspections and other due diligence should always be undertaken by potential buyers, assisted by their Buyer's Agent.



Mossy Oak Properties Carolina Timber and Realty
560 W Main Street
Sylva, NC 28779
(828) 477-4248
MossyOakProperties.com

