

Little Lake Retreat

Your Dreams Start Here



The Retreat at Little Lake

Escape to +/-24 acres of pure tranquility at Little Lake Retreat, a hidden gem in the heart of Union County. Just minutes from Eagles Chase Golf Course and the welcoming towns of New Salem, Locust, Midland, Oakboro, Unionville, Monroe, Charlotte, and Mint Hill, this centrally located haven offers the perfect blend of nature and convenience.

The Lake

This 4-acre, spring-fed lake sits at the heart of Little Lake Retreat, visible from every property. With a depth of 25 feet and consistent water levels year-round, it offers both beauty and recreation. Native trophy bass and crappie are unbelievable; the lake provides a peaceful setting for fishing, paddling, or simply enjoying the view.

The Properties

This listing includes 5 parcels with 4 homes 1 event center, a detached 6-car garage, a horse barn, a 4-stall barn, multiple storage buildings, 2 RV sites, and fire pits.

The Options

Little Lake Retreat offers endless possibilities—use it as a retreat center, family compound, or investment portfolio with short- or long-term rentals. The 7.8-acre lot could host an event or wedding venue (with room for a helipad), wine tasting area, equestrian facility, additional homes, or remain a rental for passive income.



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Little Lake Retreat



Little Lake Retreat is a truly exceptional property encompassing almost 24 acres in the heart of Union County. Ideally positioned just minutes from Eagles Chase Golf Course, New Salem, Locust, Midland, and Oakboro, the retreat also offers convenient access to Charlotte, Wingate University, Monroe, Albemarle, and Lake Tillery—making it both a private escape and a highly accessible destination.

At the center of the property lies a stunning 4-acre, spring-fed lake, full of Native Largemouth Bass and Crappie and carefully managed to support a thriving ecosystem. Reaching a depth of 25 feet, the lake remains consistent year-round and serves as a picturesque backdrop visible from each parcel. Home to bass, turtles, waterfowl, and other wildlife, the lake has been thoughtfully managed to preserve its natural balance. A secondary body of water on the property offers additional opportunities, such as a hatchery. Enhancing the grounds are professionally selected trees, plantings, and natural wooded areas, designed to complement the serene setting. A floating dock provides the perfect centerpiece for outdoor enjoyment and summer gatherings.

The retreat offers remarkable flexibility for a variety of uses. Potential opportunities include developing a private retreat center, family compound, equestrian facility, or event and wedding venue, as well as exploring investment strategies such as short- or long-term rentals. With 7.8 acres of open land, the property provides ample room for expansion and customization. Included in this unique offering are five separate parcels featuring five residences and buildings, a detached six-car garage, a four-stall barn, multiple storage structures, and inviting outdoor spaces complete with fire pits.

Little Lake Retreat

The Manor House



- 6 acres
- Manor House is almost 3600 sq ft
- 5 Bedrooms & 3.5 Bathrooms
- 2 Story Stone, wood burning fireplace in the living room.
- Sunroom, & 2 Bonus Rooms
- Attached Business Office with 1/2 Bathrooms
- Office Is Easily Converted into In-Law Suite or Apartment
- Chef's Custom Dream Kitchen
- Custom Hickory Cabinets
- Viking Double Oven
- Corian Counters
- Enormous pantry
- Primary Bedroom on Main Floor
- 3 Bedrooms on Main Floor
- 2 Full Bathrooms on Main Floor
- 2nd Story with 2 more Bedrooms & Full Bathroom
- Covered Back Patio with Vaulted Ceiling
- Custom built-in stone grill area.
- Detached 6 Car Garage (2 car side load garage, with an attached pass-through garage which leads into the enormous 3 car garage)
- Wood Burning Fireplace in the 3 Car Garage

The Manor House



The Manor House stands as the distinguished centerpiece of Little Lake Retreat, blending timeless craftsmanship with modern versatility.

Upon entry, you are welcomed by a breathtaking **two-story stone, wood-burning fireplace** that anchors the living room with warmth and grandeur. The **chef's kitchen** is thoughtfully designed with **custom hickory cabinetry, a Viking double oven, Corian countertops, and a spacious pantry.**

Adjacent to the kitchen is a versatile bonus room that connects to a private business office featuring a separate entrance, half bath, and kitchenette. With plumbing already in place, this space could easily be converted into an in-law suite or private apartment.

The formal dining room, accented by a bay window, flows seamlessly into the sunroom/playroom.

A second expansive bonus room extends from the living room to a covered back porch with a vaulted ceiling, LED lighting, ceiling fan, and panoramic views. Outdoors, a **custom-built stone grilling area** completes the entertainment experience.

The **main-level primary suite** offers wood flooring, an ensuite bath, and a spacious walk-in closet. Two additional bedrooms and a full bath complete the main level. Upstairs, two more bedrooms/bonus rooms and another full bath provide additional flexibility.

The property includes **multiple detached structures**, offering exceptional utility and potential:

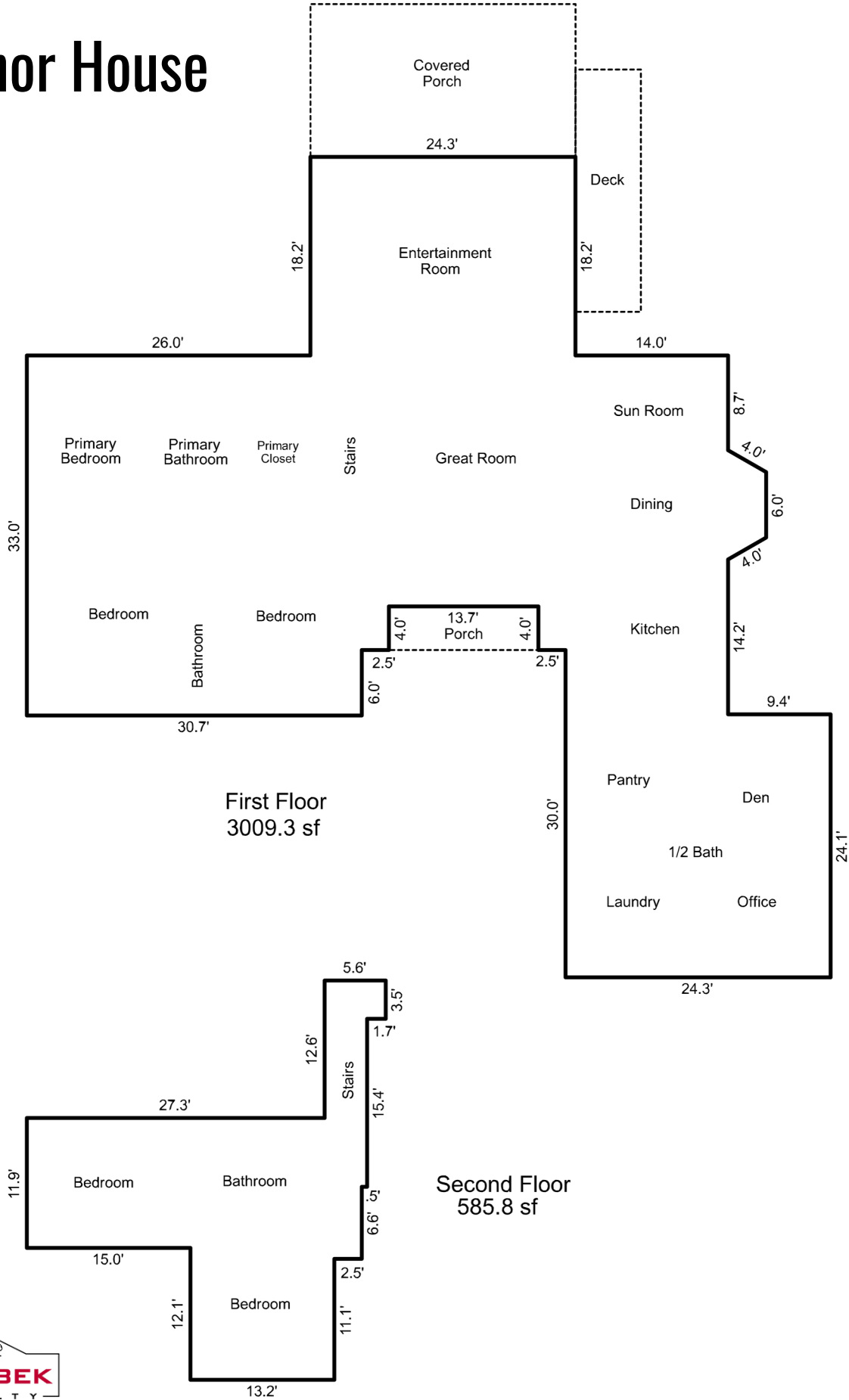
- A **six-plus car garage complex** with multiple bays, including a two-car side-load garage, a pass-through garage, and a three-car garage with its own wood-burning fireplace.
- Attached to the garage is a covered patio currently used as a greenhouse and gardening area.
- All detached garages are equipped with power and water and are separately metered (four power meters across the main house and outbuildings).
- A **detached four-stall barn** currently serves as storage but offers future equestrian or event potential.
- Additional features include a full RV site, chicken coop, multiple parking areas, and a large concrete pad in front of the garage complex.

The property also encompasses a **7-acre farmed lot with frontage along NC-218**, presenting opportunities for future development—whether an **event venue, equestrian facility, or expanded rental portfolio**.

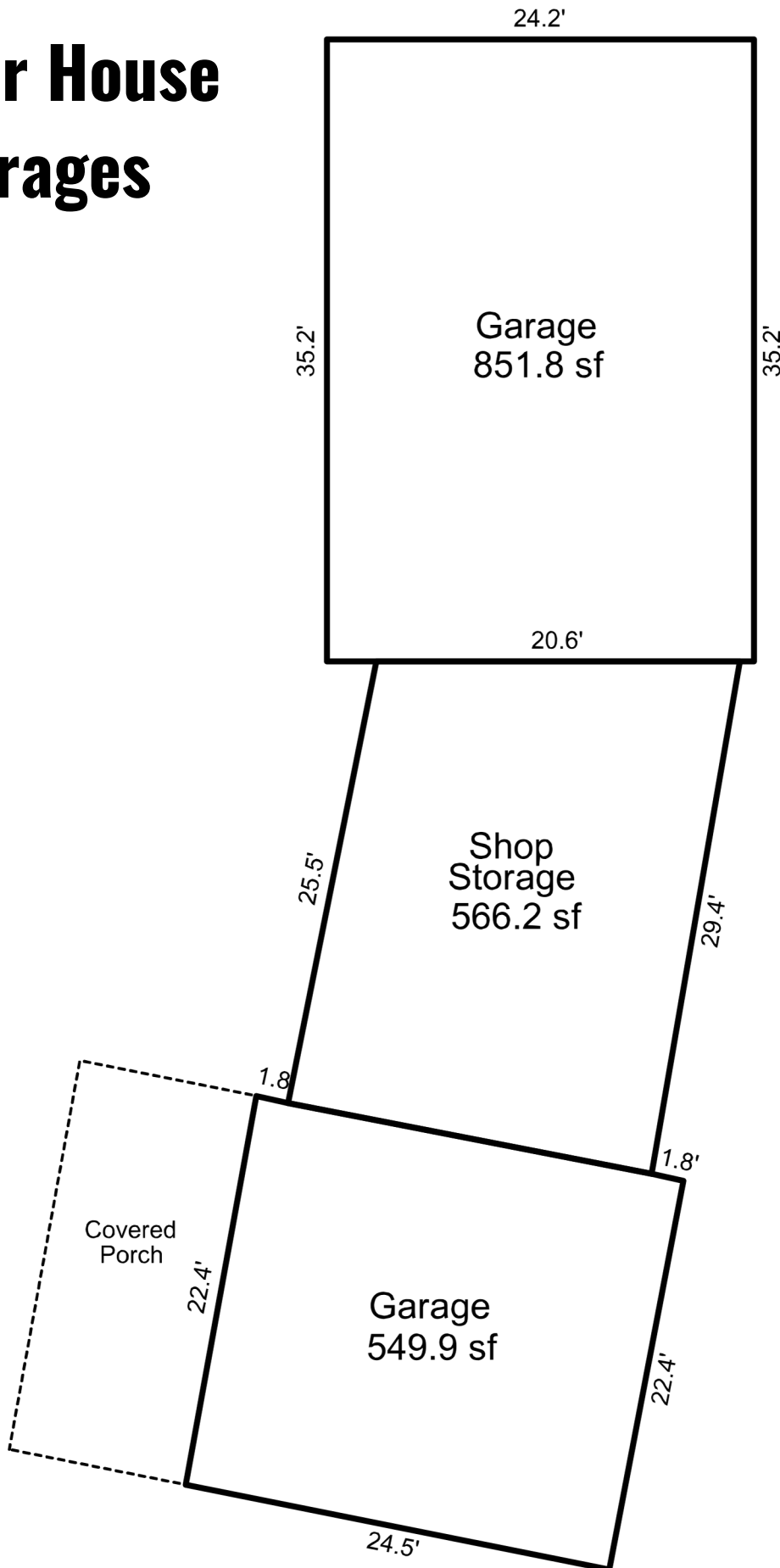
With its stunning lake views, extensive amenities, and unmatched flexibility, **The Manor House at Little Lake Retreat** offers an extraordinary opportunity for private ownership or investment.



Manor House



Manor House Garages



Current Short-Term Rental Homes

Little Lake Retreat features multiple turnkey rental properties—The Cozy Cottage, The Rec Center, The Rock, and Eagles View—fully furnished and managed by an integrated property management system. Each home includes keyless entry, smart TVs, Wi-Fi, app-controlled HVAC, and ample parking to ensure guest comfort. Additionally, two full RV sites—one behind the Manor House and one behind The Rock—offer extra flexibility for rentals or guest accommodations.

The system also automates guest notifications and coordinates cleaning services, streamlining operations and reducing owner involvement.

LED lighting and outdoor fixtures throughout the retreat provide both security and ambiance, making the property welcoming day and night. Dual private access: Both buildings in the back have private entry via the Dusty Lane easement

This property is set up for passive income with a trusted co-host and skilled maintenance team handling operations and guest care. A smart pricing strategy has built a loyal following, creating steady bookings and momentum. Over time, you can raise rates, reduce platform fees, generating a substantial profit margin and rely on your own website—turning this into a professional, largely hands-off rental business.

If the plan is to maintain this as an income producing property, we can provide training and a seamless business transfer

A secured storage building in the back provides subcontractors and maintenance staff with all necessary supplies. Some of the maintenance supplies will be transferred. Some personal items on these properties will not convey.



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Little Lake Retreat

Eagle's View



- New Construction Home completed in 2024
- 3 Bedrooms on Main Floor
- 2 Full Bathrooms on Main Floor
- 2nd Floor Bonus Room & Full Bathroom
- 2nd Floor Loft
- Enormous Back Deck wraps around to the front door.
- Side Deck Looks out to the Lake
- Open floor plan with 2 story Vaulted Ceiling
- Walk-out basement level is unfinished but has all the framing & plumbing rough-in's for future plans.
- The basement has window wells with built-in ladders for emergency exits.
- The home also has been equipped with everything the buyer would need to add an additional wood burning fireplace in the basement
- Home is Currently used as a Short Term Vacation Rental

Eagle's View



Eagles View is a newly constructed home designed to capture the natural beauty of Little Lake Retreat. The main level showcases a **dramatic two-story vaulted ceiling** in the living room, anchored by a **wood-burning fireplace**, and complemented by a second-story loft that opens onto a spacious deck with **panoramic lake views** extending all the way to the front entry.

The **open-concept floor plan** centers around a **chef's kitchen**, blending functionality with style. The main floor also includes a **primary suite** with an ensuite bath and generous closet, plus **two additional bedrooms, a full bath, and a dedicated laundry room**. A side deck provides yet another vantage point for enjoying the lake.

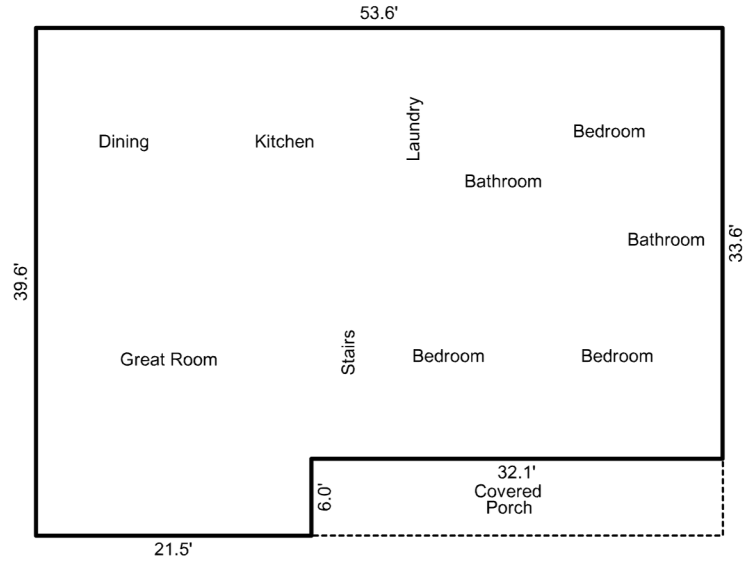
Upstairs, an **expansive bonus room (or fourth bedroom)** offers its own full bath, closet, and breathtaking views of the water.

The **walk-out basement** is unfinished but thoughtfully designed with framing and plumbing rough-ins in place, as well as window wells with built-in ladders for emergency access. It has also been prepped for the installation of an additional wood-burning fireplace—providing exceptional potential for customization and future expansion.

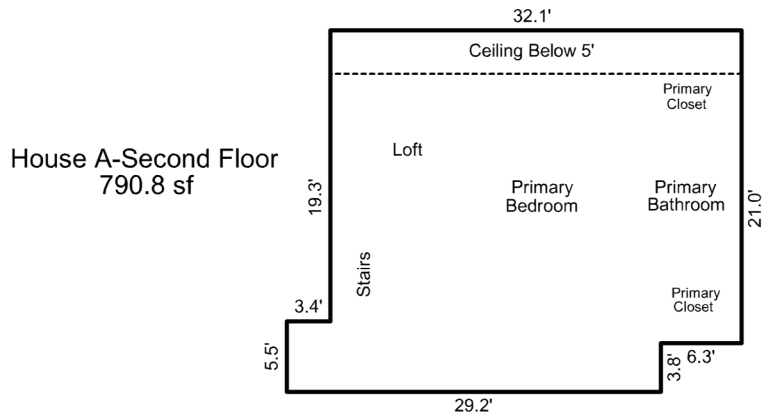
Eagles View combines modern design, functional living spaces, and unparalleled views—making it a premier offering within Little Lake Retreat.

Eagle's View

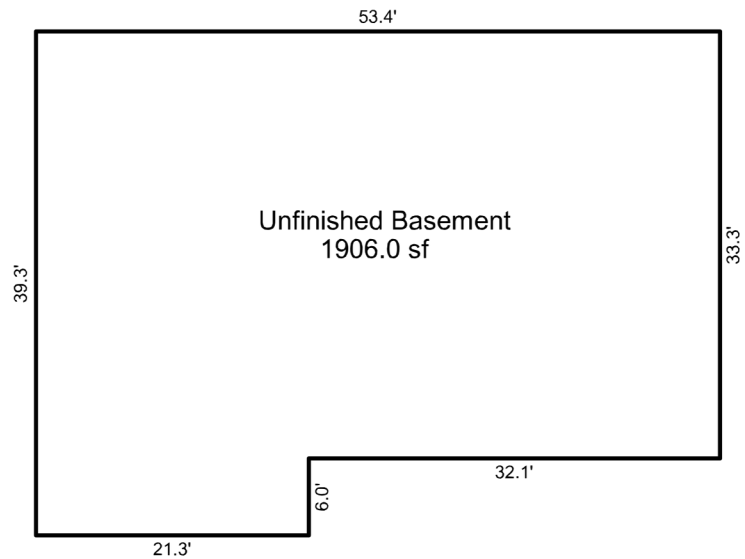
House A (2720.8 sf HLA)



House A-First Floor
1930.0 sf



House A-Second Floor
790.8 sf



Unfinished Basement
1906.0 sf



Little Lake Retreat

The Rock



- Fully Furnished
- Custom Built Kitchen
- Vaulted Ceiling
- Heated Concrete Floor
- 3 Bedrooms on the Main Floor
- Primary Bedroom has Patio Door to the Covered Deck
- Primary Bedroom has 2 Huge Closets
- 2 Full Bathrooms
- 2nd Floor Bonus Room and Loft
- 2nd Floor Outdoor Patio
- Enormous Covered Back Deck
- Laundry room
- Ring Door Bell Camera (PM owned)
- Wifi for Internet & TV
- Multiple Parking Spots
- Drive & Gate off Dusty Road
- Garden Located near the Lake
- Custom Swing and Firepit located around the side of the Lake



The Rock



The Rock is a beautifully appointed home, thoughtfully designed with custom details and currently operated as a short-term vacation rental. The residence features **heated concrete floors** on the main level and a **fully custom kitchen** showcasing distinctive finishes.

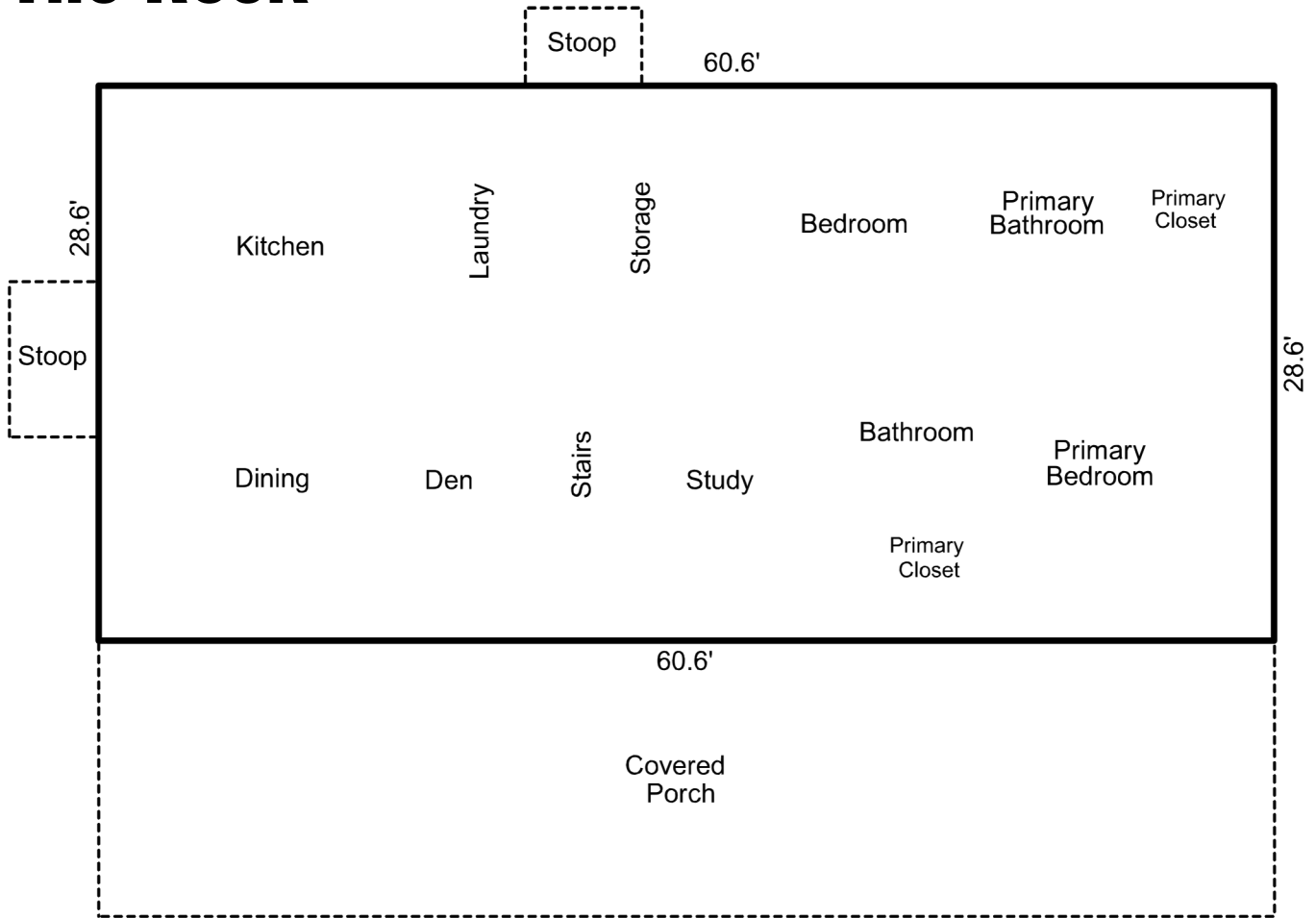
The **open-concept floor plan** is highlighted by soaring **two-story vaulted ceilings**, creating a sense of space and light throughout the **dining area, living room, and den**. The **main-level primary suite** includes a full bathroom, two generous closets, and patio doors that open directly onto the covered back deck. Two additional bedrooms, a full bath, a laundry room, and a utility room complete the main floor.

Upstairs, an open loft connects to a **spacious bonus room** designed for entertainment, featuring two sets of bunk beds and a pool table. A hidden doorway from the loft leads to a unique **second-floor reverse gable lookout**, offering elevated views of the lake.

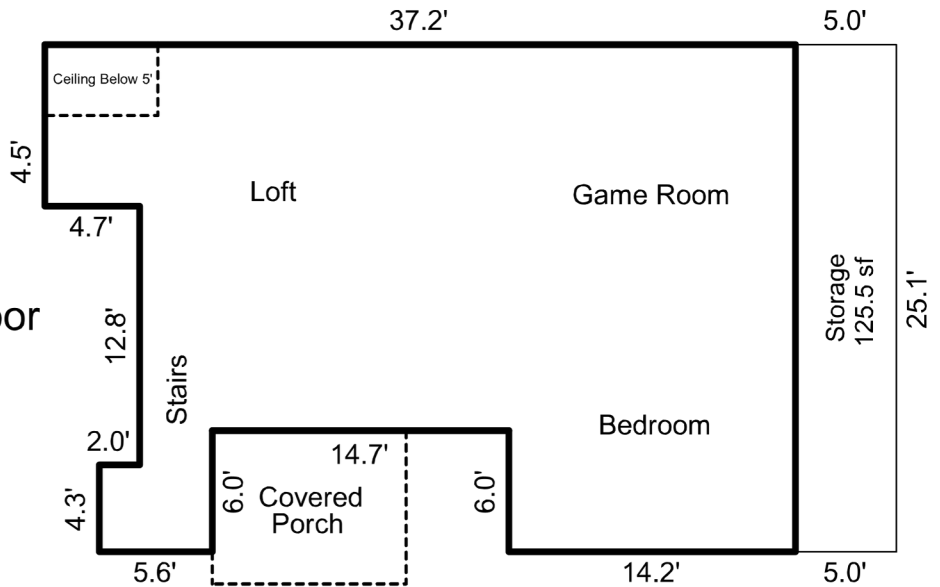
The home's defining feature is its **expansive covered back deck**, running the full length of the house and providing breathtaking lakefront vistas—the perfect setting for relaxation or gatherings.

House D (2487.4 sf HLA)

The Rock



House D-First Floor
1733.2 sf



House D-Second Floor
754.2 sf



Little Lake Retreat

The Rec Center



- Rented with other Buildings or Separately
- The Rec Center comes furnished
- Unique gathering place
- Serving Meals to large groups.
- Kitchen area,
- Enormous buffet serving counter with storage and lights under it
- 2 Huge Custom Tables.
- Full Bathroom
- Wood burning fireplace & lots of seating.
- Podcast Rooms/or quiet reading rooms which used to be recording studios
- 3 bonus rooms with multiple beds, a library and reading nook.
- Covered Area with a custom game table
- Additional covered area along the side of the building.
- The carpet features on the ceiling were in honor of the sellers friends and help make the Rec Center a unique, cozy hang out.



The Rec Center



The Rec Center is a very distinctive, fully furnished retreat space currently operated as a short-term vacation rental alongside the other residences at Little Lake Retreat. This **retro-inspired gathering place** offers a one-of-a-kind atmosphere with numerous inviting nooks for relaxation, conversation, and entertainment.

Designed to accommodate groups, the facility features a **kitchen area, spacious buffet counter, and two custom-built dining tables**, making it ideal for serving meals and hosting events. Multiple **wood-burning fireplaces** provide warmth and ambiance, complemented by generous seating areas throughout.

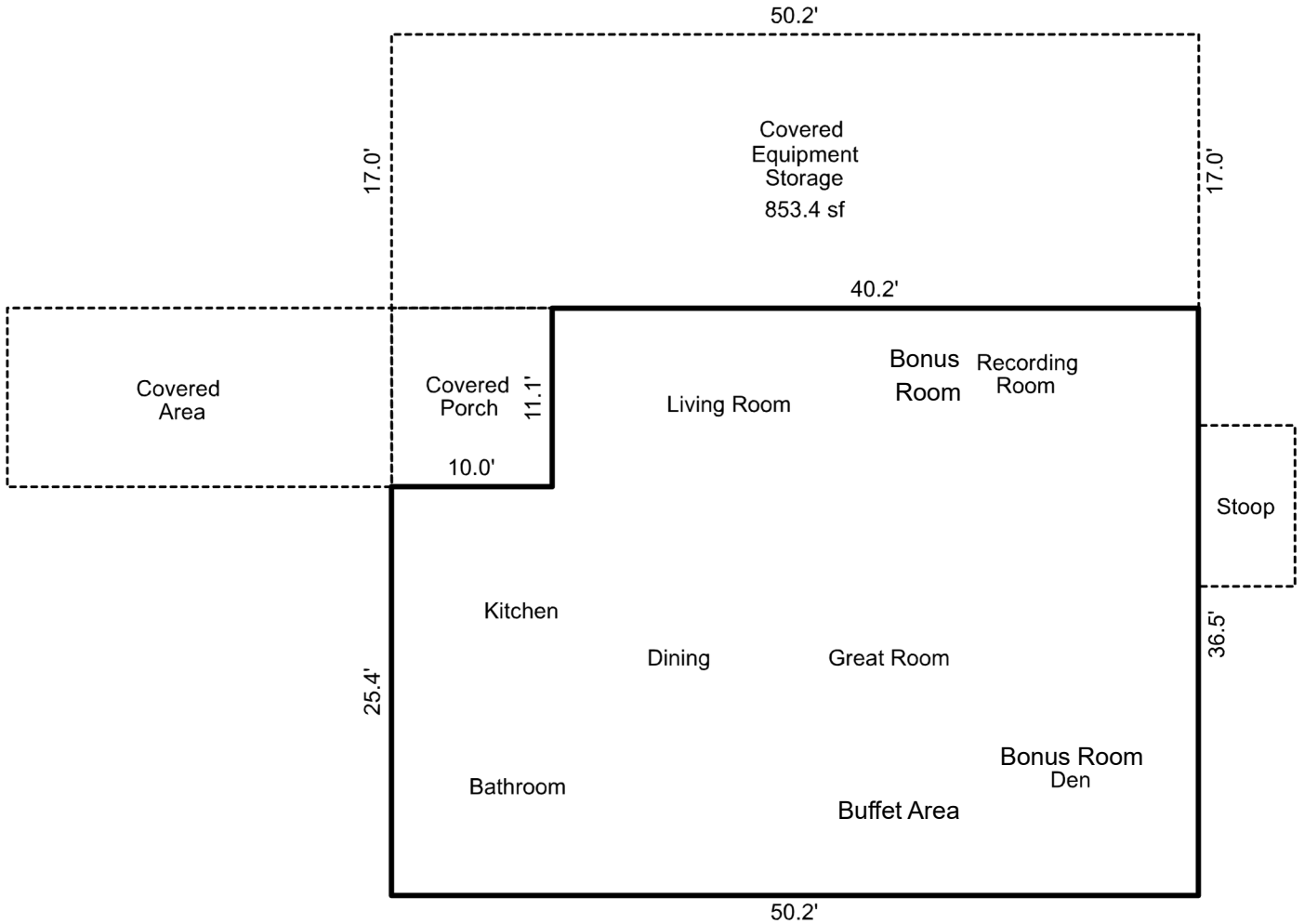
The main floor includes **podcast or reading rooms with sleeping lofts**—formerly recording studios—along with an additional bonus room and full bathroom. The second level adds further flexibility, offering **two large bonus rooms with multiple beds, a library, and a cozy reading nook**.

At the entrance, guests are welcomed by a **covered outdoor space with a custom game table**, as well as an additional covered area along the side of the building. Unique design touches, including **acoustical carpeted ceilings** dedicated to the seller's close friends, enhance the building's charm and character.

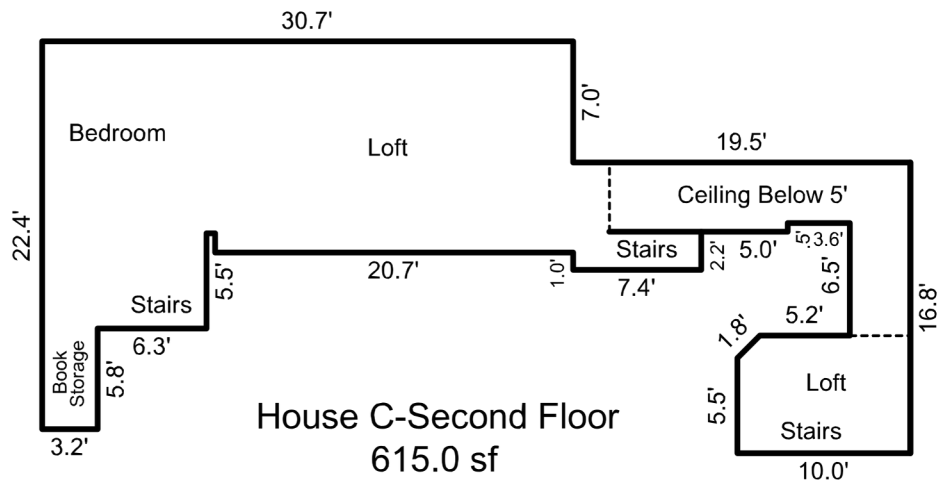
Located on the same parcel as **The Rock**, the **Rec Center** provides a rare blend of nostalgia, comfort, and functionality—perfect for gatherings, group rentals, or future event use.

The Rec Center

House C (2336.3 sf HLA)



House C-First Floor
1721.3 sf



House C-Second Floor
615.0 sf



Little Lake Retreat

The Cozy Cottage



- Fully Furnished Ranch Home
- 3 Bedrooms
- Split Bedroom Floor Plan
- 2 Full Bathrooms
- Full Kitchen
- Dining Area
- Large Living Room
- Screened in Back Porch with Swing
- Laundry room
- Ring Door Bell Camera (PM Owned)
- Wifi for Internet & TV
- Multiple Parking Spots
- Canopy of Trees towards the Lake



The Cozy Cottage

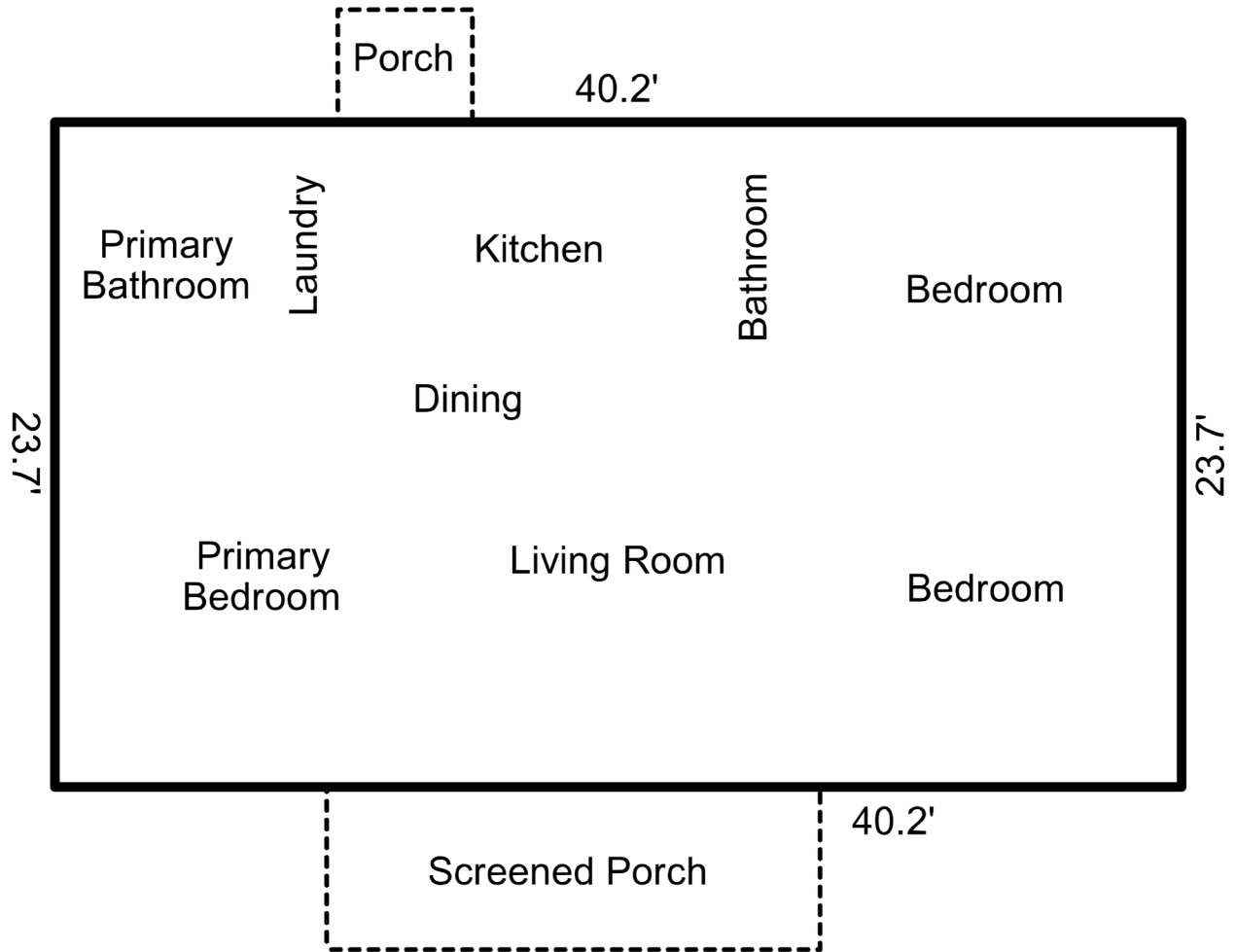


The Cozy Cottage is a charming, fully furnished **three-bedroom residence** currently operated as a successful short-term vacation rental. Designed for both comfort and convenience, the home features a **well-appointed kitchen with dining area** that flows seamlessly into a spacious living room—perfect for gathering and entertaining.

The **split-bedroom layout** provides privacy, with the **primary suite and full bathroom** located on one side of the home, and **two additional bedrooms with a shared full bathroom** on the opposite side. A dedicated **laundry area within the mudroom** adds to the home's functionality.

Guests can unwind on the **screened-in back porch**, complete with a relaxing swing and serene views, offering the perfect retreat after a day of lakefront activities.

Cozy Cottage



House B-Heated Living Area
952.7 sf



Little Lake Retreat

Vacant Lot



- Seperate Entrance with Gate off Dusty Lane
- Perc Test for 3 Bedroom Home
- Barn/Hay Shed with Covered Area
- Beautiful Views of the Lake
- Endless Possibilites



Vacant Land Opportunities

Vacant Lot 1

This **7-acre parcel**, located at the corner of **NC-218 and Dusty Lane**, is currently leased to a local farmer. Offering exceptional versatility, the lot presents numerous possibilities for future use, including development as an **event or wedding venue, wine-tasting destination, equestrian facility, additional residential homes, or continued agricultural use**. At present, Lot 1 is connected to the Manor House parcel but is in the process of being deeded as a separate tract.

Vacant Lot 2 - included with Manor Home Acreage

Positioned parallel to the Manor House driveway, **Lot 2** is actively farmed and is included with the Manor House offering, providing both potential development and scenic appeal. **Vacant Lot 3**

Lot 3 is a **3-acre parcel** that has already been **perc-tested for a three-bedroom home**, making it a prime candidate for immediate residential development with exceptional views.



Additional Buildings

