

MARTIN ROAD ESTATES

private mini farm collection

LUXURY +/-2 ACRE FARMHOUSES IN FOUNTAIN INN, SOUTH CAROLINA



11 MARTIN ROAD. FOUNTAIN INN, SC

Martin Road Estates is an exclusive collection of five luxury modern farmhouse homes, each set on 1.9 acre home—offering space, privacy, and refined design just minutes from downtown Fountain Inn and convenient highway access.

Thoughtfully crafted with open layouts, vaulted ceilings with decorative timber beams, and inviting indoor-outdoor living, these homes balance timeless farmhouse character with modern comfort.

With only five residences planned, each featuring curated finishes and distinct exterior elevations, this is a rare opportunity to enjoy luxury living in a setting that feels both private and connected.



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LOCATION

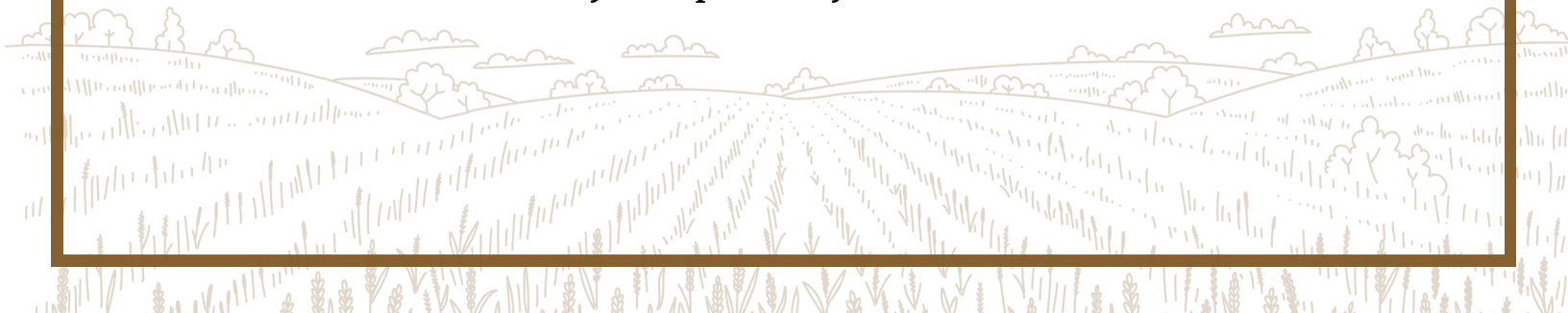


Martin Road Estates is located on Martin Road in Fountain Inn, offering the rare balance of quiet acreage living with everyday convenience. Just minutes from downtown Fountain Inn, residents enjoy a walkable small-town atmosphere filled with local shops, dining, coffee spots, and community events that give the area its character.

The location also provides quick access to I-385, making commutes to Simpsonville, Greenville, and the greater Upstate seamless.

Whether you're heading to downtown **Greenville**, **catching a flight at GSP**, or enjoying nearby shopping and dining corridors, everything is within easy reach—without giving up the space or privacy.

From weekend farmers markets and seasonal festivals to nearby parks, trails, and dining, **Fountain Inn blends community charm with modern convenience**—making Martin Road Estates feel both tucked away and perfectly connected.

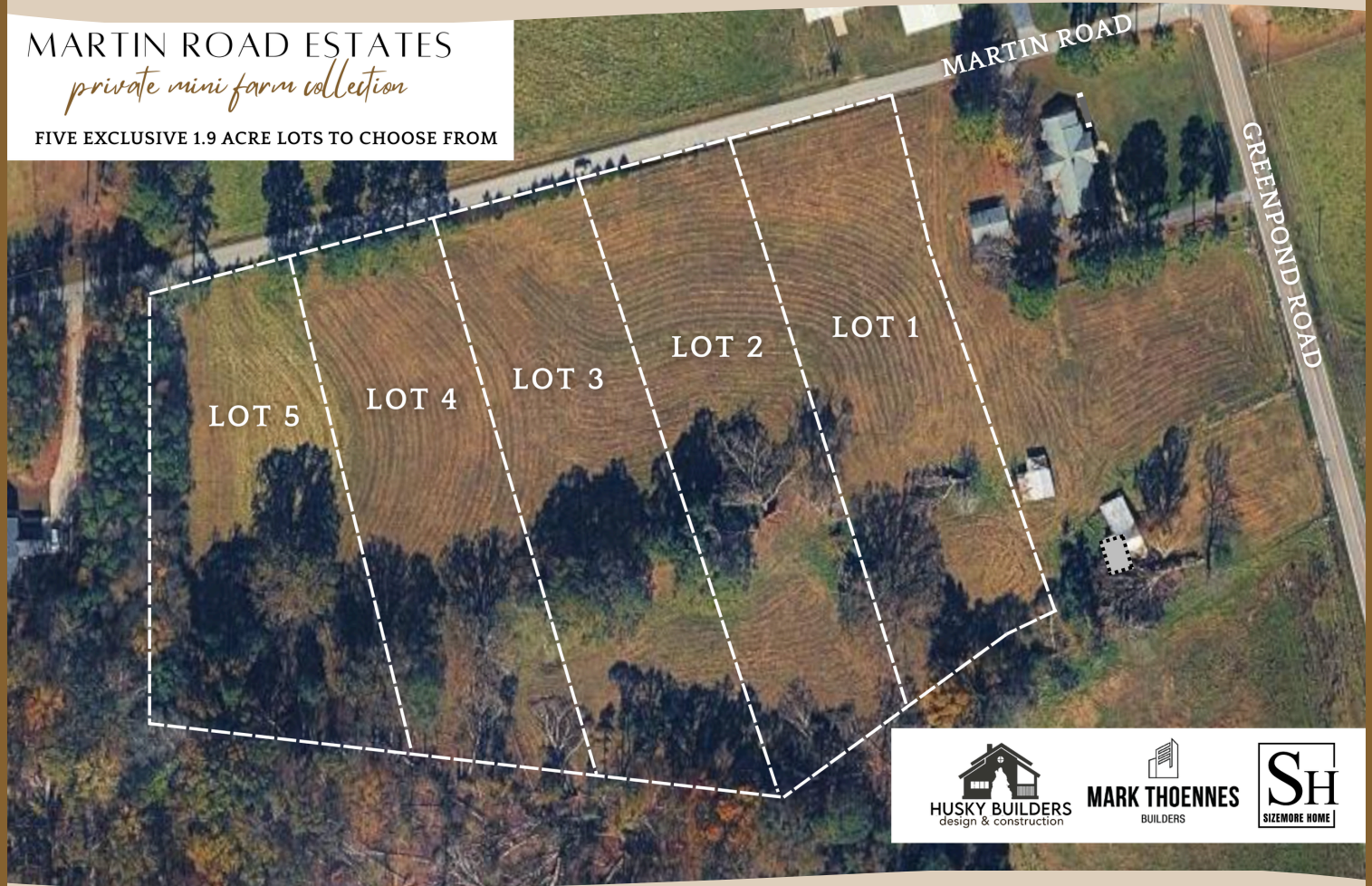


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FIVE EXCLUSIVE 1.9 ACRE LOTS TO CHOOSE FROM



FIVE ROLLING 1.9 ACRE LOTS TO CHOOSE FROM



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STANDARD FEATURES

ARCHITECTURAL DESIGN & FEATURES

- 5 Bedrooms | 4.5 Bathrooms + Bonus Room
- 3,832 square feet of combined living space, 878 square feet of three car garage space, 1,171 square feet of covered outdoor spaces with a total of 5,881 square feet under roof.
- 16 ft. dramatic vaulted ceilings in the main living room and owner's suite
- Custom millwork and trim detailing throughout
- Custom-crafted architectural beams featured in both interior and exterior living spaces
- 10-foot ceilings in bedrooms and hallways
- Primary suite on main level with 14-foot vaulted ceilings and premium spa bath
- Custom-built real wood cabinetry throughout
- Upgraded tile in all bathrooms
- Designer quartz countertops throughout kitchen, bathrooms, mudroom, and utility spaces
- Wide-plank architectural flooring throughout main living areas and bedrooms.
- Large dining area ideal for entertaining
- Bonus room above the three-car side-entry garage
- Spacious laundry and utility room with tiled pet washing station

CHEF'S KITCHEN & HIDDEN PANTRY SUITE

- Professional-grade gas appliance package
- Oversized quartz waterfall island
- Full-height quartz backsplash
- Custom real wood cabinetry
- Custom carpentry-built kitchen exhaust hood with integrated ventilation
- Hidden Walk-In Pantry with Integrated Garage Access

OWNER'S SUITE & SPA BATH RETREAT

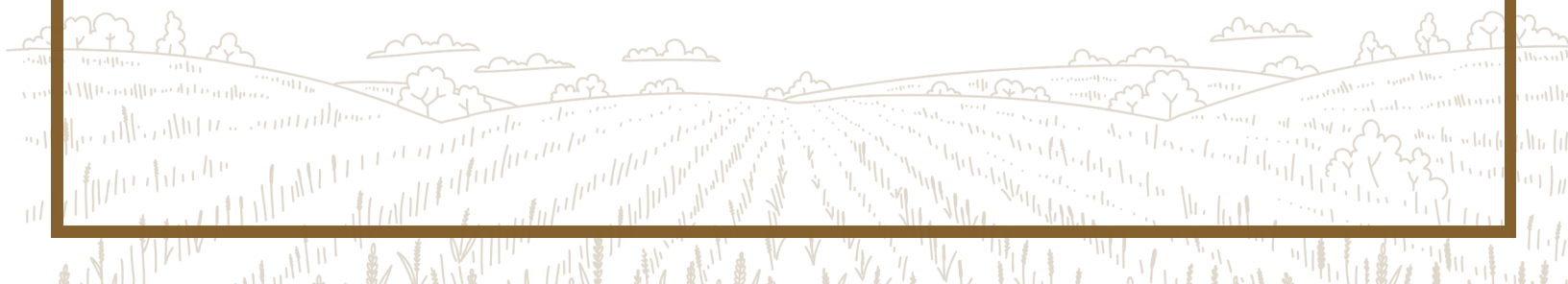
- Primary suite on main level with 14-foot vaulted ceilings and premium spa bath
- French doors leading to walk-out patio
- Full tile shower with frameless glass enclosure and backlit niche
- Freestanding soaking tub
- Designer plumbing fixtures
- Premium tile flooring
- Dual walk-in closets with pass through access to laundry hall

OUTDOOR LIVING & EXTERIOR DESIGN

- Architectural board and batten cement siding with custom wood accents
- Standing seam metal roofing accents over front porch and architectural elements
- Premium architectural shingle roofing system
- Large front covered porch with double front doors
- Stamped concrete front and rear covered porches
- Custom-designed exterior lighting, including gas lantern sconces at the front elevation
- Wood-stained columns and corbels
- Paved driveways

UTILITY

- Oversized three-car garage
- Spacious laundry and utility room with tiled pet washing station
- Tankless gas water heater with recirculating pump providing continuous hot water
- Gas fireplace in main living room
- Gas appliance package in kitchen
- Large utility and storage areas



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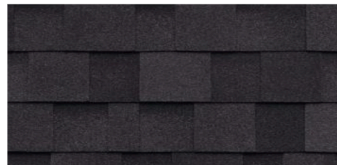
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11 MARTIN ROAD EXTERIOR STYLE SELECTIONS

Exterior Front



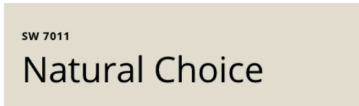
METAL ROOF ACCENTS



BLACK ROOF SHINGLES



SW 2816
Rookwood Dark Green



SW 7011
Natural Choice

BODY & TRIM



EXTERIOR STAIN



FRONT DOOR INSPO



FRONT PORCH GAS
LANTERNS



*images may slightly distort color

*SUBJECT TO CHANGE
Morgan.Collective

Exterior Back & Garage



EXTERIOR SCONCES



BLACK ROOF SHINGLES



SW 2816
Rookwood Dark Green

BODY & TRIM



EXTERIOR STAIN



*images may slightly distort color

Exterior Garage Inspo



Exterior Back Porch Inspo

*SUBJECT TO CHANGE
Morgan.Collective

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11 MARTIN ROAD INTERIOR SELECTIONS

Stairs & Living room



*images may slightly distort color

*Conceptual Representation



*Conceptual Representation

Morgan Collective
*SUBJECT TO CHANGE

Kitchen



ISLAND

UPPERS & LOWERS

3: ISLAND PENDANT



FLOORS

*images may slightly distort color



Conceptual Representation



Countertops

*SUBJECT TO CHANGE
Morgan Collective

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INTERIOR SELECTIONS CONTINUED

Primary Bedroom Accents



Conceptual Representation

*Digital images may slightly distort color



WOOD STAIN

SW 9109

Natural Linen

ACCENT WALL COLOR

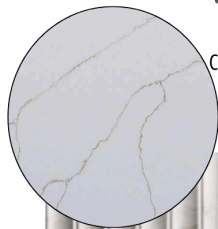
SW 7551

Greek Villa

CEILING, WALL, TRIM COLOR

*SUBJECT TO CHANGE
Morgan Collective

Primary Bath



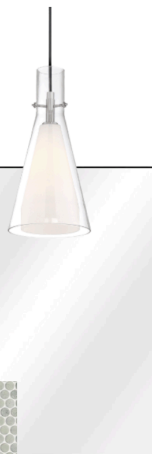
Countertops



Shower Wall & Niche



Shower & Bathroom Floor



*Conceptual Representation



*SUBJECT TO CHANGE
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INTERIOR SELECTIONS CONTINUED

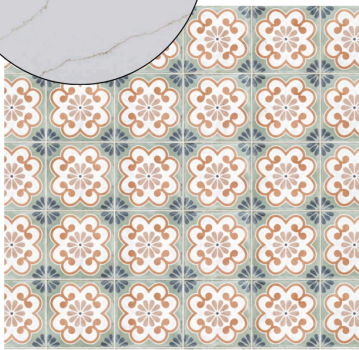
Laundry



Countertops

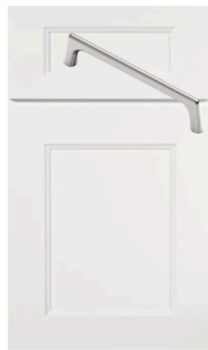


*Conceptual Representation



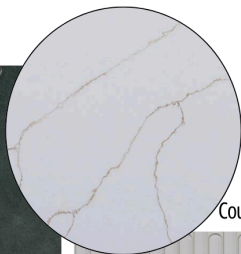
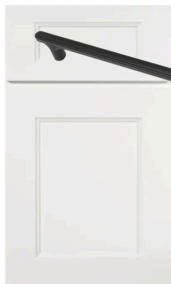
Laundry Floor

*Images may slightly distort color



*SUBJECT TO CHANGE
Morgan Collective

Shared Bathroom



Countertops



BATH FLOOR

*Images may slightly distort color



TUB WALLS & NICHE



*Conceptual Representation

*SUBJECT TO CHANGE
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INTERIOR SELECTIONS CONTINUED

Bath 3



TUB WALLS & NICHE

BATH FLOOR

Countertops

*Conceptual Representation

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*SUBJECT TO CHANGE

Upstairs Bath



BATH FLOOR

SHOWER WALLS

Countertops

*Conceptual Representation

Morgan Collective
*SUBJECT TO CHANGE

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CONSTRUCTION QUALITY & BUILDER STANDARDS

Constructed with a focus on long-term quality, performance, and craftsmanship, including:

Vetted, local, and trustworthy team of master builders with in-house professional design

Professional construction management and inspection

1-2-10 Builder warranty protection

Premium structural materials

Careful attention to detail and finish

Martin Road Estates represents a rare opportunity to own a thoughtfully designed estate residence combining architectural character, modern luxury, and estate-scale land.

With only five homes available, each residence offers a unique opportunity to experience private estate living in one of the Upstate's most desirable locations.




MARK THOENNES
BUILDERS



**FOR MORE INFORMATION
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HUSKY BUILDERS
design & construction

