

*9855 Old Concord Road
China Grove, NC 28023*



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9855 Old Concord Road, China Grove, NC. The phrase “the best of all possible worlds” was coined by the German polymath Gottfried Leibniz in his 1710 work (*Essays of Theodicy on the Goodness of God, the Freedom of Man and the Origin of Evil*). The claim that the actual world is the best of all possible worlds is the central argument in Leibniz's theodicy or his attempt to solve the problem of evil. Today, the phrase is used to describe an ideal situation such as 9855 Old Concord Road in China Grove, NC, the current home of Happy Tails Alpacas: a serene setting for both animals and humans. Bring your animal(s) of choice, approximately 6± acres of fenced pastures with all the infrastructure to support your animals and a well-built, efficient, and comfortable custom home for you. The manicured grounds, well-kept farm infrastructure of this 10 acres farm and numerous upgrades to the 1997 built 4,896 sf brick home are testimony to the current owner's stewardship of this special farm. Buffered from the road by numerous mature hardwoods the home has a large inviting yard. The farm entrance is from a side street via a long tree-lined concrete drive with brick stamped border. The barn is easily accessed from the drive with plenty of space for truck and trailers; the drive ends at a 3-car garage with large parking pad. A paved walkway brings you through mature landscaping to a large brick, column-lined front porch. Special touches are obvious as you enter the foyer, opening to the dining room, living/music room and beyond to the great room with 2-story ceiling. Recently refinished hardwood floors, chair railing, distinctive crown molding, fluted columns, and arched entrances and windows are some of the special touches. Sightlines from the foyer direct your eyes to the great room and beyond to a covered porch and patio. Central to the homes living spaces, the great room has a gas fireplace flanked by French doors with arched transoms, leading to outside living. The great room is open to the kitchen and breakfast space; an ideal gathering place, spacious with lots of natural light and views via 2 walls-of-windows. Custom cabinets with extras, breakfast counter with cooktop, large walk-in pantry, granite countertops with tile backsplash, double wall ovens, microwave drawer and side-by-side refrigerator make this kitchen a cooks' delight. Just off the kitchen, leading to the 3-car garage you find a large laundry room, mud room and powder room; the stairway and private entrance to the large bonus room is also located in this area. The home has a main floor master; carpeted bedroom with crown molding, a wall-of-windows and spacious bathroom with 2 vanities, new garden tub, and tile frameless glass shower. The second level has a large bonus room with half bath, office, 3 guest bedrooms; 2 bedrooms share a bathroom and there is a bedroom suite with private bath. Outdoor living here is superb with a covered back porch adjoining a brick patio and walkway to a saltwater pool with large concrete pool deck. The farm amenities ensure excellent care for your animals, starting with a large barn with concrete floor, 2 automatic end garage doors and 6 garage doors along the sides for maximum flexibility of use. There is also an automatic garage door leading to a large storage room. There is a climate-controlled tack room/office and walk-up to the hay loft. The hay loft has a garage door to accommodate easy hay storage. The farm has 8 five foot tall no climb fence paddocks, frost free spigots throughout, and a large run-in shelter accessing 4 paddocks with power and H₂O. There is an additional detached 3-car garage/shop with 2 automatic garage doors and concrete floor. You and your animals will find a home of uncompromising quality, in a peaceful setting, near all amenities. It is the best of all possible worlds.

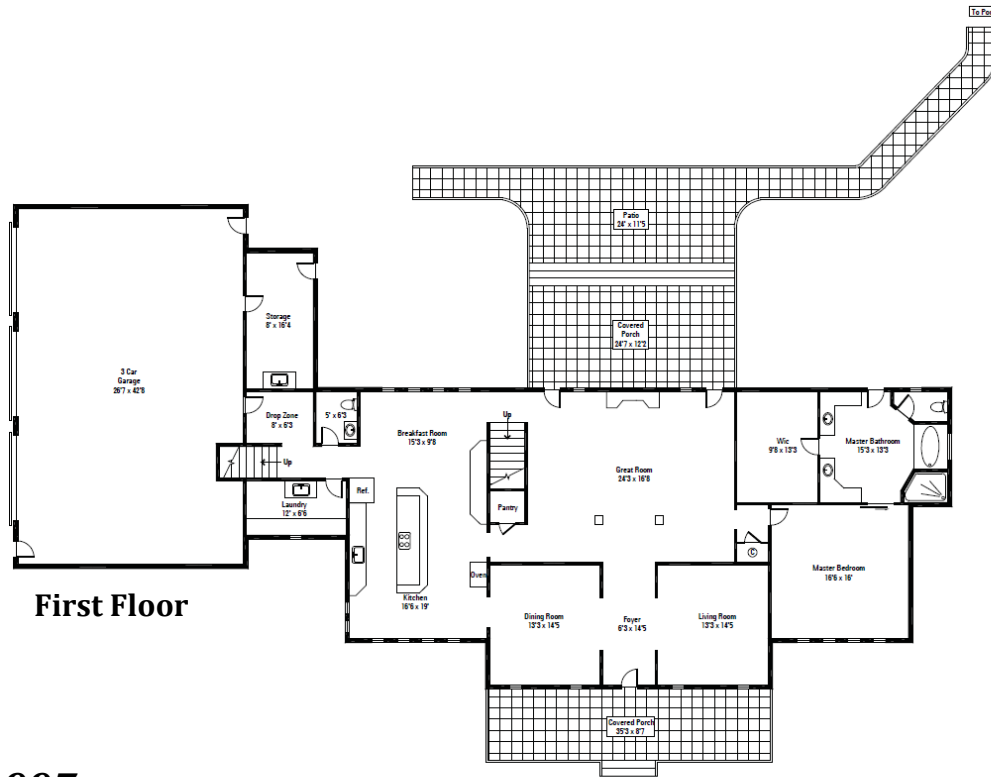
Aerial



*9855 Old Concord Road
China Grove, NC 28023*

*Parcel ID: 429036
10 Acres*

Floor Plan



First Floor

Built 1997

4 Bedrooms

3 Full Bathrooms

2 Half-Baths

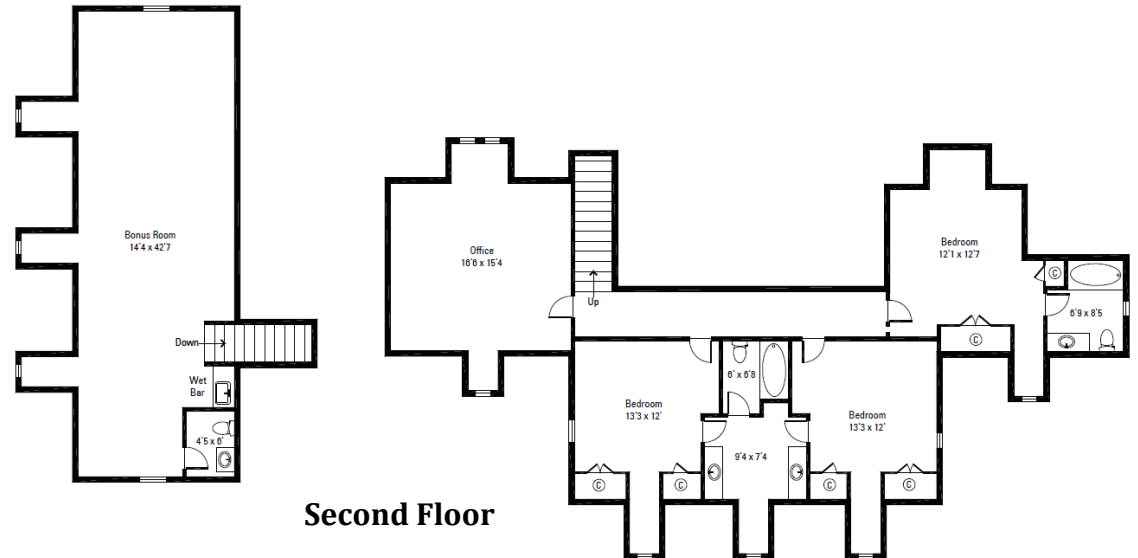
Heated Living Space

Main Floor — 2,645 sf

2nd Floor — 1,481 sf

2nd Floor Bonus — 770 sf

Total — 4,896 sf



Second Floor

Interior Features

Newly Refinished Hardwood Floors

Foyer

Open to Dining Room, Living/Music Room & Great Room

Sightlines to Great Room, Beyond to Covered Porch & Patio

Chair Rail

New Light Fixtures — Foyer & Dining Room

Extensive Trim Work

Multiple Arched Windows and Entrances

Great Room Floor Outlets

Fresh Paint — Main Floor

Mud Room w/Tile Floor Off Garage

Access to Laundry Room & Powder Room

Powder Room

New Fan/Light

New Faucet

Laundry Room

Mexican Tile

Extensive Cabinets

Utility Sink

Desk

Central Vacuum



Living Spaces

Great Room

2-Story Ceiling

Fluted Columns

Distinctive Molding

Gas Fireplace

2 French Doors w/Arch Transoms Flanking Fireplace

Arched Window Above Fireplace

2 Ceiling Fans

Open 2nd Floor Walkway



Living Spaces

Dining Room

Chair Rail

Arched Windows

Chandelier w/Dimmer Switch

Crown Molding

Large Arched Doorway



Living/Music Room

Chair Rail

Arched Windows

Crown Molding

Large Arched Doorway



Kitchen

Large Kitchen w/Lots of Natural Light

Wall-Of-Windows in Breakfast Room Overlooking Pastures

Wall-Of-Windows Overlooking Front Yard

Island w/Cooktop

Large Walk-In Pantry

Breakfast Counter

Custom Cabinets (Spice Rack/Baking Pan Rack/Glass Display Shelves/Cookbook Shelves)

Granite Countertop & Tile Backsplash

Built-In Desk w/File Drawers

Large Sink

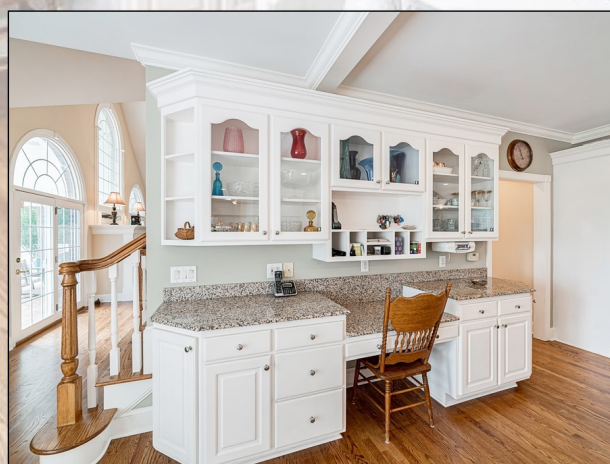
2 Wall Kitchenaid Ovens (1 Convection)

Sharp Microwave Drawer

Kitchenaid Dishwasher

Glass Top Cook Top w/Down Draft

Side-By-Side Refrigerator



Primary Bedroom/Bathroom

Main Level Suite

Bedroom

Crown Molding

Carpet

Ceiling Fan

Wall-Of-Windows

Barn Door to Bath



Bathroom

New Garden Tub/Faucets w/Tile Surround

Tile Frameless Glass Shower

Rainhead Shower Head

Handheld Shower

Glass Block Window

2 Vanities (1 w/Makeup Vanity)

Tile Floor

New Faucets

Water Closet

Vaulted Ceiling

Large Walk-In Closet

Door to Back Porch

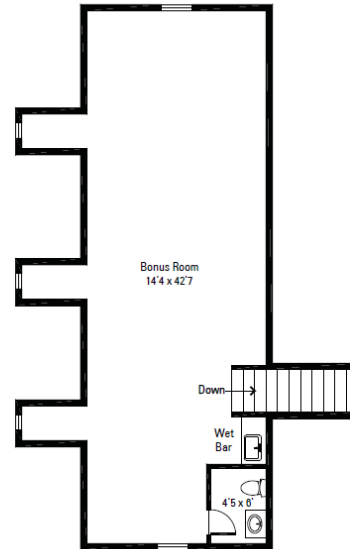


2nd Floor

Bonus Room w/Private Entrance & Half-Bath, Office, 3 Guest Bedrooms (1 Guest Suite w/Bath — 2 Share Full Bath) Attic Access From All 2nd Level Bedrooms

Bonus Room

Premium Engineered Vinyl Plank
Waterproof
Scratch Resistant
Under Counter Refrigerator
Wet Bar w/New Faucet
Half-Bath w/ New Vanity & Faucet
Wide Staircase From Back Hall
New Staircase Light Sconces



Office

Premium Engineered Vinyl Plank Floor
Front & Back Dormer w/Window



2nd Floor Guest Bedrooms

Guest Bedroom 1

Berber Carpet

2 Closets w/Built-Ins & Drawers

Ceiling Fan



Guest Bedroom 2

2 Closets

Ceiling Fan

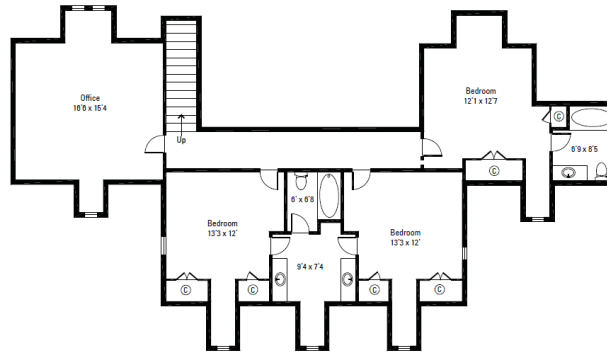


Guest Bedroom 1 & 2 Share Bath

Tile

2 Vanities—Cultured Marble

Separate Shower & Tub



Guest Bedroom 3

Guest Suite w/Private Bathroom

Carpet

Ceiling Fan

Window Seat w/Storage

Large Closet

Linen Closet



Bathroom

Vanity w/Cultured Marble

Tile Floor



Exterior Features

Tree-Lined Drive
Concrete Drive w/Stamped Brick Border
3-Car Side-Loading Garage
Large Parking Pad
Brick Exterior w/Vinyl Shakes Accent
New Roof — Architectural Shingles
Front & Back Stamped Concrete Walkways
Large Front Yard w/Hardwood Shade
Ornamental Cherry Trees Highlighting Property
Front Porch w/Columns
Shutters
Wood & Lead Glass Front Door w/Retractable Screen Door
Mature Landscaping
30' Tall Flag Pole



Outdoor Living



Property Features

10 Acres

Runoff Pond w/Covered Dock & Gazebo — Power & H₂O

Mature Hardwood Shade

Mechanicals/Utilities

3 New Heat Pumps

New Air Handler — Bonus Room

Security System

Spectrum High Speed Cable Internet

Duke Energy

2 Wells (1 Serves Pool& Run-In/1 Serves House & Main Barn)



Farm Amenities

Barn

Concrete Floor

6 Garage Doors

Climate-Controlled Tack Room/Office

Separate Storage Room

Dry Lot

Walk-Up to Hay Loft (*Approx. 500 bales — weighted up to 44,000 lbs.*)

2 Large Automatic Garage Doors

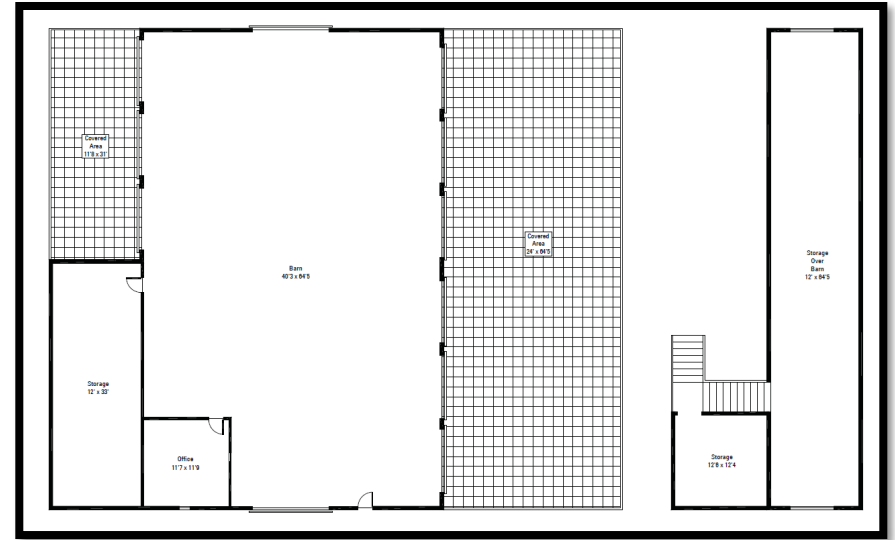
T-6 Lighting

Plumbed for 3 Automatic Waterers

10" Gutters (Downspouts Channel to Pond)

Storage Room w/Auto Garage Door

Stall Skins Installed Under Overhangs





Farm Amenities

Frost Free Spigots Throughout

8 No Climb Fence Paddocks

Perimeter Trail

Large Run-In Shelter

Capacity For Approx. 100 Bales of Hay

Access To 4 Paddocks

Power & H₂O

Dry Lot

Detached 3-Car Garage/Shop

2 Automatic Garage Doors

Concrete Floor

New Roof



Buyer's Notes

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