



Property Details | 916 Youngs Road

PRINCIPAL RESIDENCE

- 4 bedrooms, 4 bathrooms, plus 2 half baths
 - **Master Suite**
 - 1100 sq ft master suite
 - **Master Closets**
 - His & Hers separate walk-in closets with Custom built-ins
 - Custom coved lighting
 - Private 2nd laundry room in closet
 - **Master Baths**
 - Radiant Heat floors
 - Custom Exhaust system
 - Solid Copper tub
 - His & Hers showers with body sprays and two skylights
 - Hardwood floors: travertine stone master bathroom
 - **Kitchen**
 - Wolfe gas cook-top
 - Built-in stainless steel refrigerator
 - Double convection ovens
 - Open dining room floor plan: Overlooking great room & sitting area

- Additional Principal Residence rooms
 - **Great Room**
 - Cupola & wood ceilings with wood/gas fireplace
 - Triple Crown moldings & California closets throughout
 - Elevator shaft: 8' Oversized from Nationwide lifts. (Fully wired)
 - Exposed brick in great room, foyer, & game room
 - Custom sitting area
 - Cottage style beaded wood walls through hallways
 - **Library**
 - Custom wood beam ceiling & wood/gas fireplace
 - **Bedroom Suites**
 - 3 additional Separate Bedroom Suites
 - Full bathrooms in all
 - 9.5 ft and 13 ft ceilings



- **Slate Deck**
 - 22' x 30' slate deck with outdoor kitchen (gas, plumbing & electric)
- **Foyer**
 - Spacious and light-filled foyer reception room
- **Patio Entrance**
 - Brick grand entrance to residence
 - 520 sq ft of covered entrance exterior
 - Fountain plumbing and wired entrance
- **4 Car Oversized Garage**
 - 1575 sq ft
 - 11 ft ceiling
 - Built-in work bench area
 - Concrete curbing with catch basin
- Additional Residence Features
 - **Certificate of Occupancy May 2010**
 - **Heated square footage**
 - 1907 sq ft – 1st Floor
 - 3488 sq ft – 2nd Floor
 - 5395 sq ft – Total Heated area space
 - **Additional Square footage**
 - 1600 sq ft – conditioned crawl space
 - 1575 sq ft – garage
 - 2nd Floor – 13 ft ceilings
 - **Technical Details**
 - 3 Separate high efficiency HVAC units – including electronic air filtering systems
 - 400 amp electric service with generator panel
 - Copper roof flashing with custom copper chimney caps
 - Separate mechanical electrical room for elevator operations

BARN

- 8 Stall Barn – Trainer’s Apartment and Office
 - **Eight Stalls**
 - 16 foot ceilings
 - 14’ x 12’ each stall (oversized)
 - Water to each stall
 - Heaters and fans in all stalls – Rheostat speed controls
 - Rubber mat floors throughout
 - Brick interior walls between stalls and center aisle
 - Cross ventilation – Front & Back doors to outside
 - **Barn Rooms**
 - 10’ x 24’ **Tack Room**
 - 8 separate tack lockers
 - Granite island with double sinks
 - Under counter refrigerator
 - 2 Saddle racks per horse storage unit
 - Tack burglar and fire system. Auto call to fire department
 - Stereo system through barn
 - 12’ x 7’ **Trainer’s Office & Bathroom**
 - 12’ x 11’ **Two Wash Stalls – Hot & Cold plumbing**
 - Fans and Heaters in each
 - 12’ x 5’ Equipment (tool) room - includes billy-goat vacuum
 - 12’ x 5’ Muck room – (triple crown molding)
 - 12’ x 9’ Feed room with custom feed bins, refrigerator & sink
 - Notice wood ‘line-up’ panel details
 - 12’ x 9’ Laundry room with commercial washer, dryer & sink
 - 6’ x 6’ Mechanical room with fly spray system
 - Sprayer nozzles inside and outside barn
 - 200 Amp Service Generator panel. Fire system.
 - 2 – Air Conditioned Hay & Shavings storage rooms
 - 1 ½” (double ¾” flooring) system
 - 12’ x 20’ – (Two) **Storage Rooms**
 - 1 devoted to 3 air handlers for ease of service
 - **Barn Aisles**
 - Rubber brick pavers in all aisles
 - Fire & Burglar alarm systems (3)
 - Brick aisle walls
 - Audio system throughout barn and aisles
 - 16’ ceilings
 - Cupola shaft up to Trainer’s Apartment
 - Half bathroom with granite counter



- **Barn Features**
 - 400 amp electric service with generator panel
 - Lightening surge protection system
 - Custom manure dumping station
 - All barn hardware from Lucas Equine, Louisville KY
 - Concrete filled block construction w/non-toxic paints
 - Tongue & groove pine paneling throughout
 - Pocket aisle doors w/overhead access recess
 - Concrete: Hardie – w/rebar and screen 6”+. No cracks.

- **Barn Trainer’s Apartment**
 - 1715 sq ft
 - 11 ft ceilings
 - Triple crown moldings
 - Plantation shutter windows
 - Riding ring & Pond views
 - Cupola shaft down to barn
 - Dual interior stairway entrances to barn apartment
 - Kitchen
 - Granite counters
 - Separate dining area
 - Stainless steel appliances
 - California closet (huge)
 - With Full size washer/dryer
 - Two bedrooms, One bath
 - Wood floors throughout
 - Tile bathroom floors
 - Frameless glass shower
 - Skylights in master and bathroom

OUTSIDE FEATURES

- Arena, Ponds, Paddocks, and Pastures
 - **Riding – Training Arena**
 - World class – 175’ x 235’
 - 8 inch clay base
 - 1.25” screenings and washed sand mix
 - ¾” RX Flat Rubber Footings



- Drainage
 - 4 catch basins outside of ring with wall
 - All water feeds to ponds
- Irrigation
 - 6 Toro golf course grade heads
 - 10 hp irrigation pump with timer to heads
 - Controlled in second pump house by ring
- Fencing
 - Two rail fencing surrounding ring
- **Ponds, Pastures and Paddocks**
 - 10 Grass pastures
 - All with running water
 - 5 Sand lay-up paddocks
 - All with running water
 - 2 Spring fed ponds
 - 1 acre
 - .6 acre
 - Fully stocked with emergency overflows
 - Fish: Bass, Breen, Red Eye, Catfish
- **Outside Amenities**
 - 24' Entrance gate – with Controller and electricity
 - Invisible dog fence for main residence and barn
- **Technical Details**
 - Central Direct-TV system (dual dish)
 - 45 K/V Kohler propane generator
 - Pad can accommodate 2nd generator
 - 2 – 1000 gallon buried propane tanks
 - 1-Main residence supply 1-Generator supply
 - Separate diesel tank for farm equipment
 - 12 Line – Central telephone box
 - All utilities underground
 - Dumpster
 - 2 cubic yard enclosed.
 - Weekly service Waste Management
 - Water taps
 - 2 – County water
 - One serves main residence & barn
 - One serves cottage



- **Water Well**
 - Serves all pastures / paddocks
 - Located in main pump house
 - Lightening surge protection system
 - Rated 30 GPM: 445 feet deep
 - Double pressure tanks
 - Water softener system
 - Secondary filtering system
 - Secondary pump house w/10 HP Pump irrigation

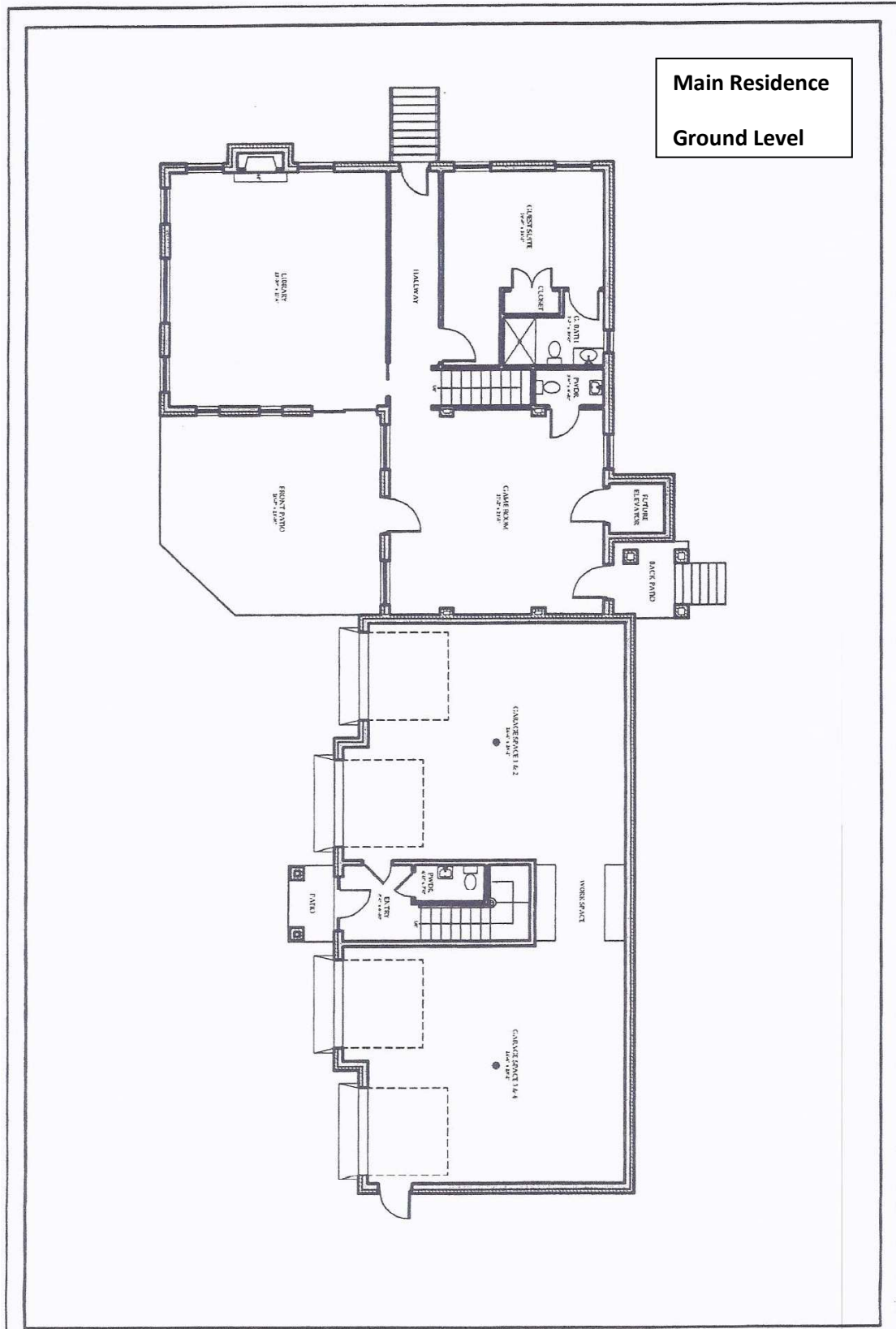
COTTAGE

- Special Features
 - 1748 sq ft - 1048 sq ft finished first floor
 - 2 Bedroom – 2 Bath
 - 2nd Floor – 700 sq ft
 - Finished master bedroom
 - Finished sitting room & his / hers bathroom
 - Plumbed/wired for kitchen, bathroom & bedroom
 - Separate HVAC system.
 - Private stairway entrance with deck.
 - Limestone floors: tile bathrooms: carpet in bedrooms
 - 9' ceilings with double crown moldings
 - 2" x 6" extra strength and insulation walls
 - Full kitchen, granite counters, and stainless steel appliances
 - Plantation shutters
 - California closets throughout
 - Separate laundry room
 - Private gated property entrance with electricity
- Technical Details
 - Roof
 - Natural graystone slate with copper flashing
 - 100% ice shield roofing underlayment
 - Exterior walls
 - Covered in natural stone
 - Oversized tumbled Old Charleston Brick
 - Triple row trim placement
 - Oversized gutters on all buildings
 - Tongue & groove pine ceilings on all overhangs
 - Oversized solid cedar posts
 - All framing (interior/exterior) 2' x 6' construction
 - All concrete block solid core poured with rebar

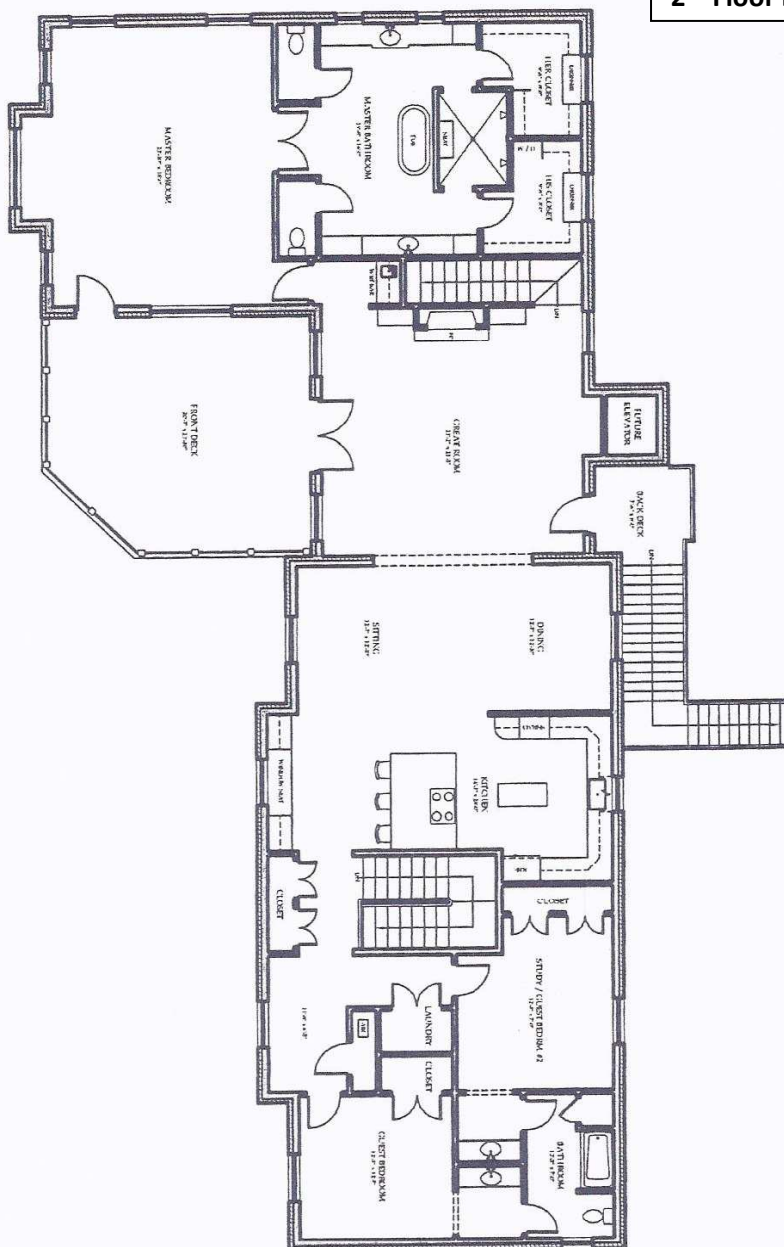


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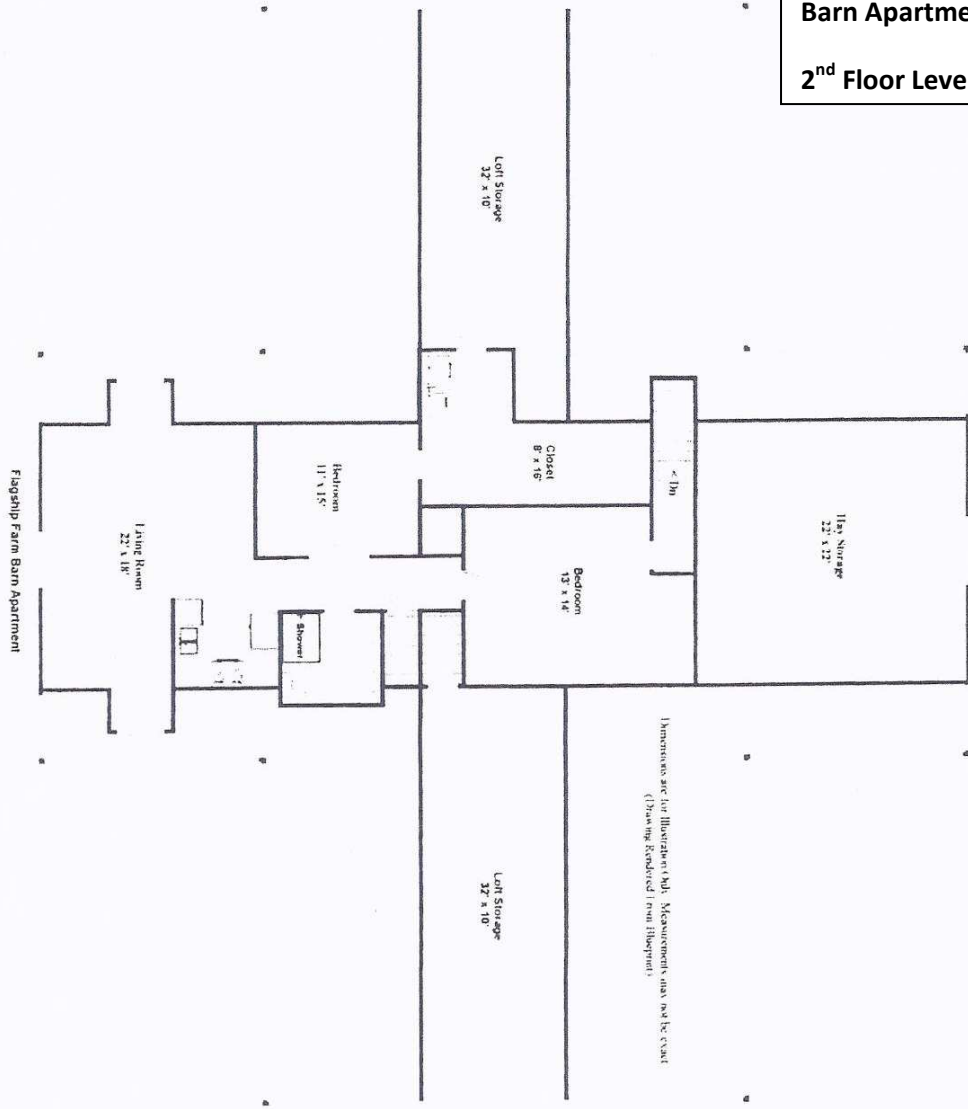
- Engineered floor and trusses
- All buildings: windows and doors insulated with operable shutters



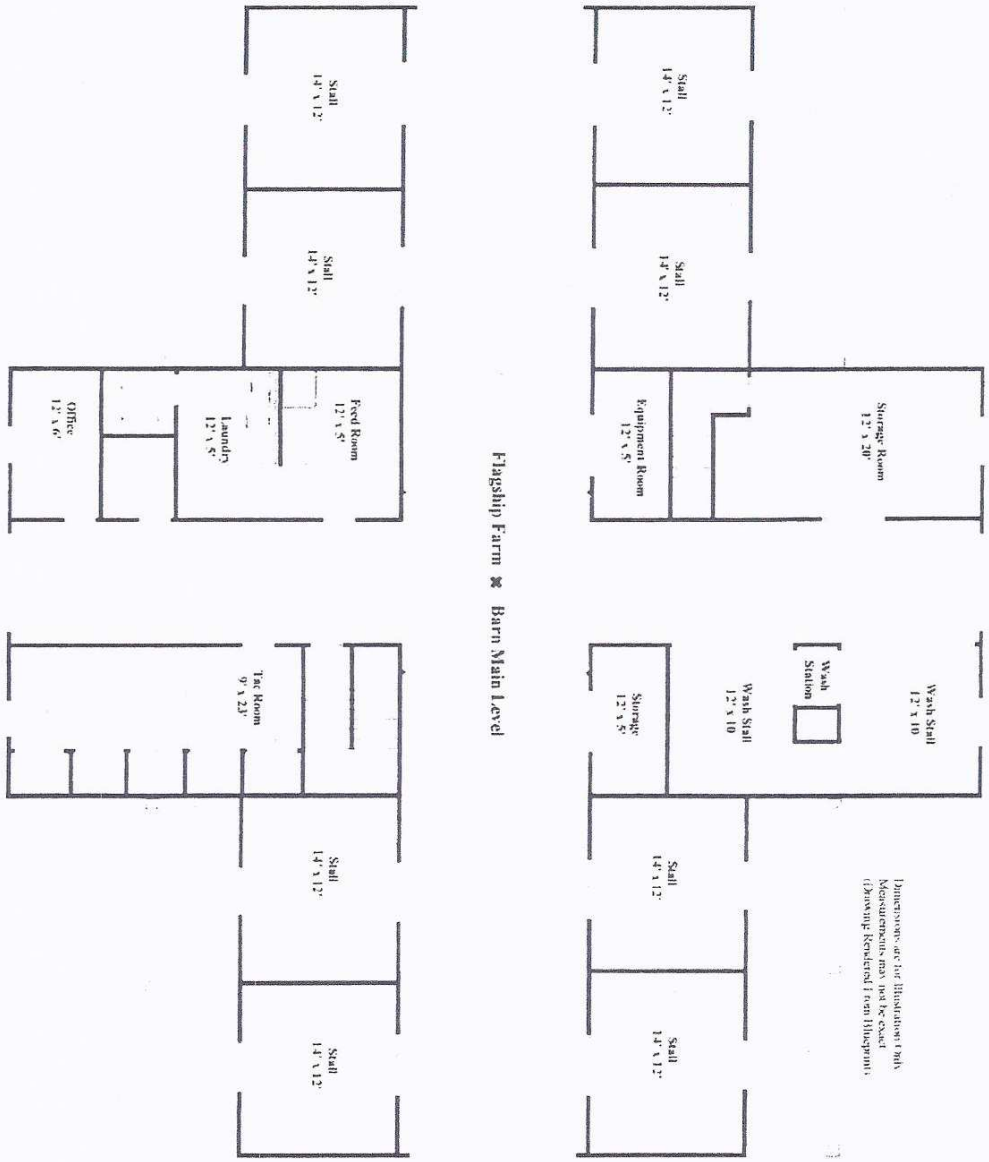
Main Residence
2nd Floor Level



Barn Apartment
2nd Floor Level

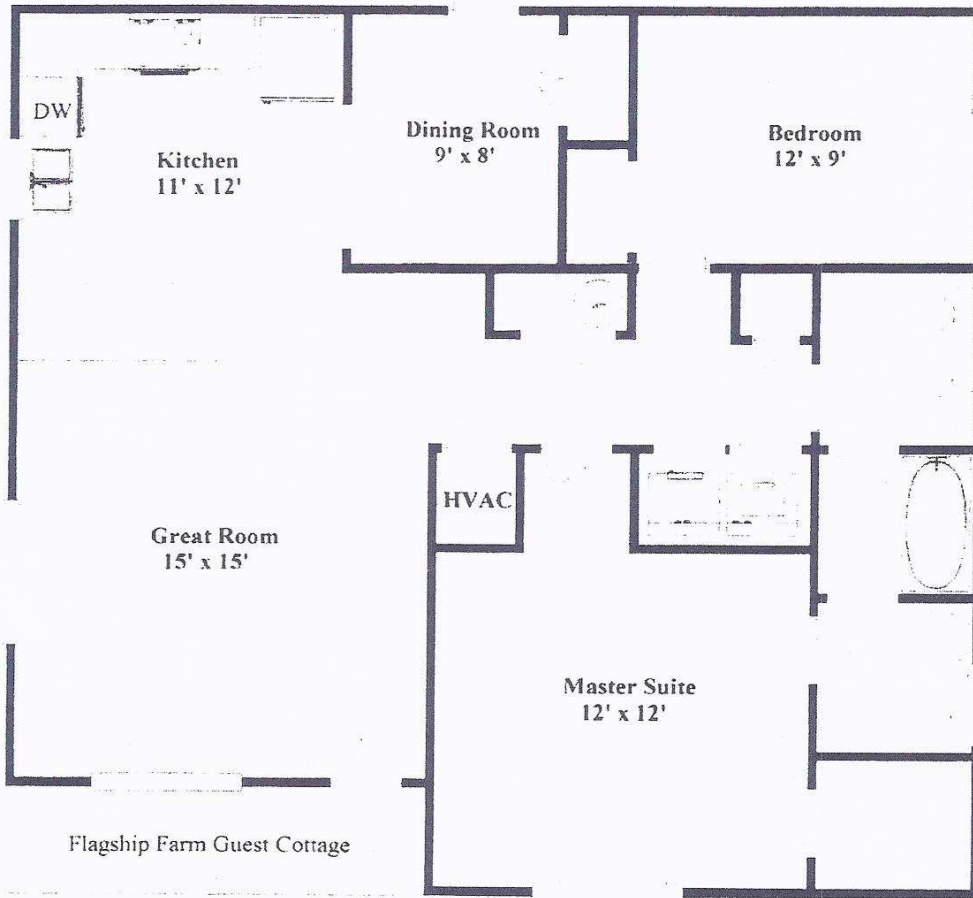


Barn
Ground Level



Cottage

Dimensions are for Illustration Only. Measurements may not be exact.
(Drawing Rendered From Blueprint)



Location
Plan Map



General Location Plan
 Flagship Farm, LLC
 Youngs Road
 Southern Pines, NC
 SEPTEMBER 25, 2010
FAH F. A. Heekin & Associates, Inc. REAL ESTATE
and Auctioneers • 10000 N. Salisbury Road • Southern Pines, NC 28587 • 919.692.1100