

ERIKA & Co
FINE HOMES

BERKSHIRE HATHAWAY
LHC LUXURY
HOMESERVICES COLLECTION



331 WEST BARBEE CHAPEL ROAD
CHAPEL HILL

CASTALIA
AT MEADOWMONT

ONE-LEVEL LIVING

GREAT ROOM CEILING
HEIGHT 20'

FLOOR-TO-CEILING
WINDOWS FRAMING
FOREST VISTAS

THREE BEDROOMS

TWO BATHROOMS

ENTRY HALL

KITCHEN WITH EXPANSIVE
ISLAND

GREAT ROOM

DINING ROOM

TWO FLEX SPACES

LAUNDRY

TERRACE

THREE DEDICATED,
GARAGED PARKING SPACES
WITH TWO TESLA CHARGERS

STORAGE ROOM OUTFITTED
WITH CUSTOM CABINETRY
+ WORKBENCH BY
CALIFORNIA CLOSETS

LOBBY + ELEVATOR





MODERN LOVE

Cue the calm, touch the sky, and step into a modern marvel where curated luxury meets the suite life. This singular, one-level penthouse in Castalia is a modernist aerie defined by high ceilings, clerestory windows, a soft barrel-vaulted great room, and floor-to-ceiling glass that blurs the line between living space and the panorama of treetops beyond. Nature is the show, with sky's-the-limit views—wind dancing through the canopy, stories in the clouds, the mood of the sky—offering a continual source of relaxation and spiritual sustenance.

Inside, a blue-chip blend of form, flow, proportion, and materiality unfolds into clean, airy spaces wrapped in crisp museum-white walls and subtle neutrals that frame the greens and blues of the landscape. Every inch reflects an authentic marriage of artistry, craftsmanship, and quality: a sleek tile entry hall, warm hardwoods throughout, cinematic lighting, and California Closets precision in every storage space.

Recent improvements elevate daily life: Hunter Douglas automatic shades, Control4 automation, Lutron lighting, a whole-house dehumidifier, FloLogic leak prevention, and a master plasterer's four-month refinement of every seam. The kitchen delivers luxe functionality with a designer tile backsplash, Franke fixtures—including instant hot and cold water—and a streamlined workspace.

The bathrooms are reimagined sanctuaries with Italian stone, custom cabinetry, Toto specialty commodes, and, in the primary suite, a waterfall soaking tub that fills from the ceiling. A flex room with a sleek, vented Rais of Denmark fireplace, a power nook for bright ideas, and a terrace worthy of the finest summer milieus complete the experience.

Decompress at night and rise restored in the expansive primary suite, where sweeping views read like a meditation on land and sky. A practical side hall with laundry, a basin sink, and custom cabinetry keeps household life effortless. Three dedicated garage parking spaces, two Tesla chargers, and secure internet wiring from the living space to the garage underscore the home's rarefied attention to detail and life-enhancing functionality.

Let nature draw you in and high style hold you – this is a home choreographed for gracious living, where breathing room, creative energy, and the art of living well are woven into every detail.

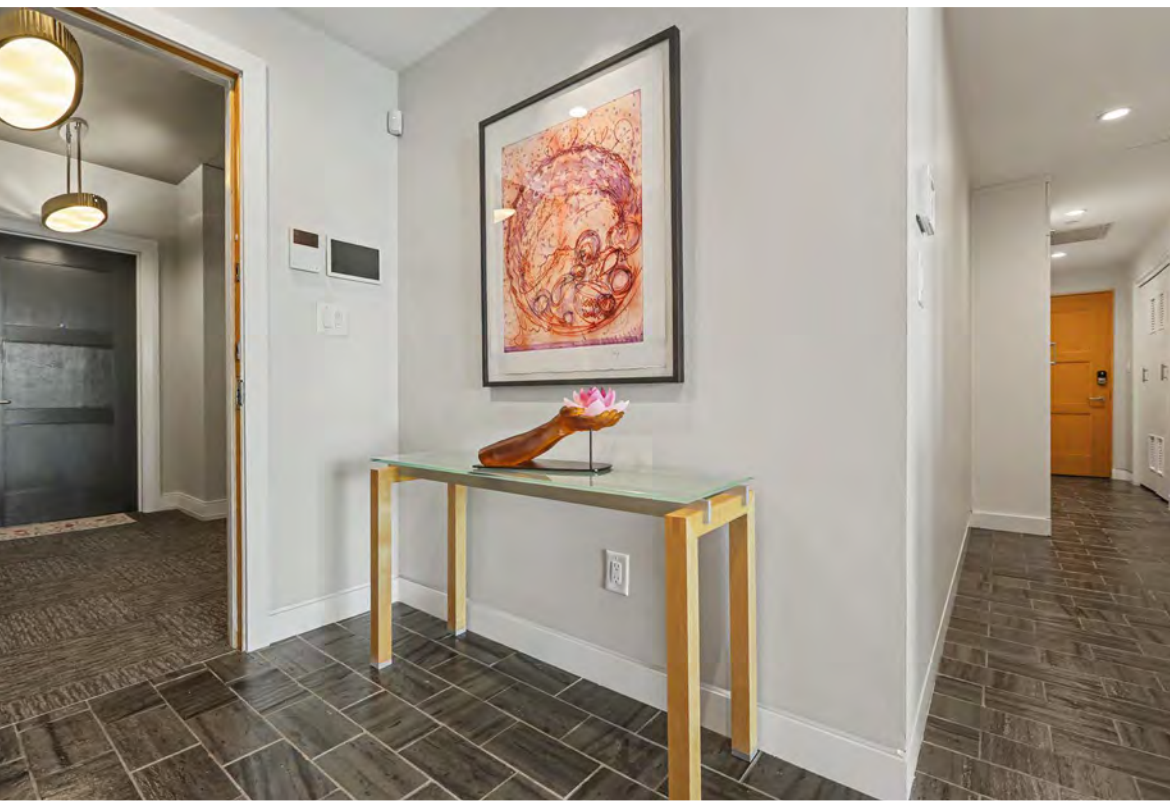
Castalia at Meadowmont is a mixed-use modern landmark, home to a sought-after enclave of one-of-a-kind top-floor condominiums. Its distinct architectural design feels both refined and connected, perfectly positioned within walking distance of Meadowmont's lively village center—a bustling bric-a-brac of shops, restaurants, a grocery store, the UNC Wellness Center, doctors' offices, and daily conveniences. Beyond that, Chapel Hill's small-town charms and cosmopolitan pleasures unfold in every direction, from natural beauty and a flourishing food scene to rich cultural offerings.

THE MOST PROFITABLE
OF ALL ARTS IS THE ART
TO LIVE WELL.

– CICERO



BUILDING LOBBY + ELEVATOR
CONDO ENTRY





ENTRY
DINING
GREAT ROOM
KITCHEN | FLEX



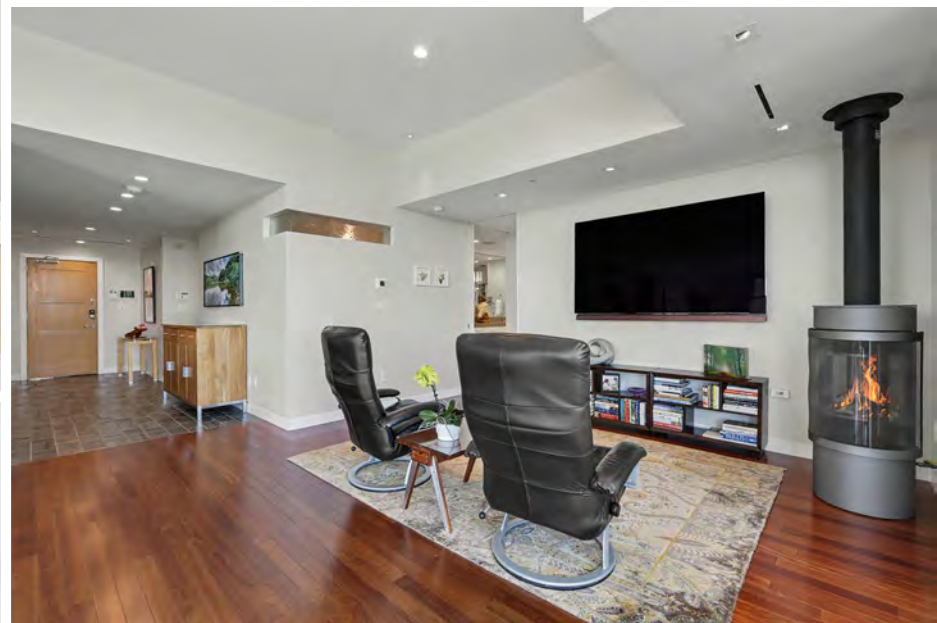


ENTRY | KITCHEN
DINING
GREAT ROOM





ENTRY | FLEX
KITCHEN | GREAT ROOM
POWER NOOK
DINING





KITCHEN
PANTRY



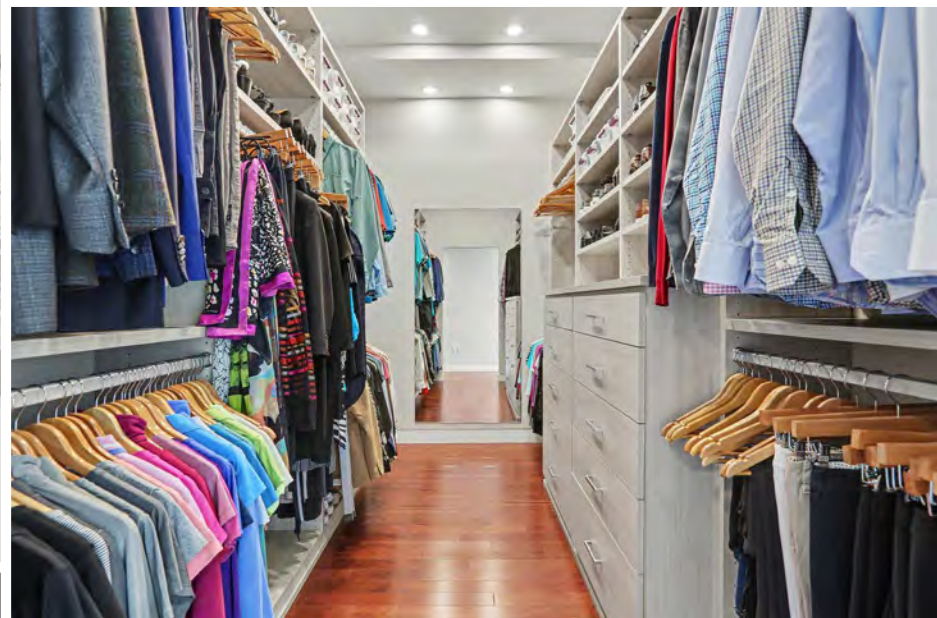


PRIMARY BEDROOM SUITE
BATHROOM





PRIMARY BEDROOM SUITE
BATHROOM
WALK-IN CLOSET





BEDROOMS

BATHROOM





SIDE HALLWAY

POWER NOOK

FLEX

LAUNDRY





STORAGE WITH WORKBENCH

3 COVERED & SECURE PERSONAL PARKING SPACES (2 WITH TESLA CHARGERS)

MAIL ROOM + ELEVATOR BY GARAGE





ON TOP OF THE WORLD





UPDATED KITCHEN AND BATHS

BATHROOMS ARE COMPLETELY REMODELED WITH ITALIAN STONE AND NEW FIXTURES, AND KITCHEN FIXTURES AND FINISHES ARE UPDATED.

LIGHTING

DESIGNED WITH A LIGHTING CONSULTANT, THE HOME FEATURES ALL-NEW SIGNATURE FIXTURES IN THE DINING ROOM AND BATHS, UPDATED CEILING FANS, AND EXTENSIVE LED RETROFITTING THROUGHOUT.

VENTED FIREPLACE

RAIS OF DENMARK MODERN FIREPLACE.

SMART HOME & SECURITY

CONTROL4 HOME AUTOMATION INTEGRATES SEAMLESSLY WITH A LUTRON LIGHTING CONTROL SYSTEM, WIRED WHOLE-HOUSE AUDIO, A NEWLY INSTALLED SECURITY SYSTEM WITH FIRE SENSORS, AND APP-BASED LOCKS AND SENSORS.

WINDOW TREATMENTS

HUNTER DOUGLAS WHOLE-HOUSE SHADES IN THEIR HIGHEST FABRIC QUALITY, CONTROLLABLE VIA WALL CONTROLS OR APP.

CUSTOM CLOSETS

CALIFORNIA CLOSETS DESIGNED AND INSTALLED CABINETRY THROUGHOUT — PRIMARY BEDROOM, BEDROOMS 2 & 3, KITCHEN PANTRY, HALLWAY, TWO UTILITY CLOSETS, AND GARAGE STORAGE ROOM AND WORKBENCH.

HUMIDITY & LEAK PROTECTION

A WHOLE-HOUSE DEHUMIDIFIER MAINTAINS IDEAL HUMIDITY LEVELS EVEN DURING EXTENDED ABSENCES. THE FLOLOGIC LEAK PREVENTION SYSTEM AUTOMATICALLY SHUTS OFF WATER IF A LEAK IS DETECTED.

WALLS & CEILINGS

FOUR MONTHS OF WORK BY A SKILLED PLASTERING CREW PERFECTED EVERY SURFACE — REINFORCING SEAMS AT THE LIVING ROOM DOME, CORRECTING ORIGINAL SHEETROCK DEFICIENCIES, AND FINISHING THROUGHOUT WITH TOP-OF-THE-LINE PAINT.

NEW & NOTEWORTHY

MEASUREMENTS CREATED BY HARMON PROPERTY SOLUTIONS AND MANUALLY MEASURED WITH LASER PRECISION PER NCREC/ANSI STANDARDS

CLICK TO VIEW PROPERTY PHOTOS & VIDEO:

<https://tinyurl.com/331WBARBEECHAPEL>

TOTAL LIVING AREA 2720.2 SQ FT
ONE LEVEL

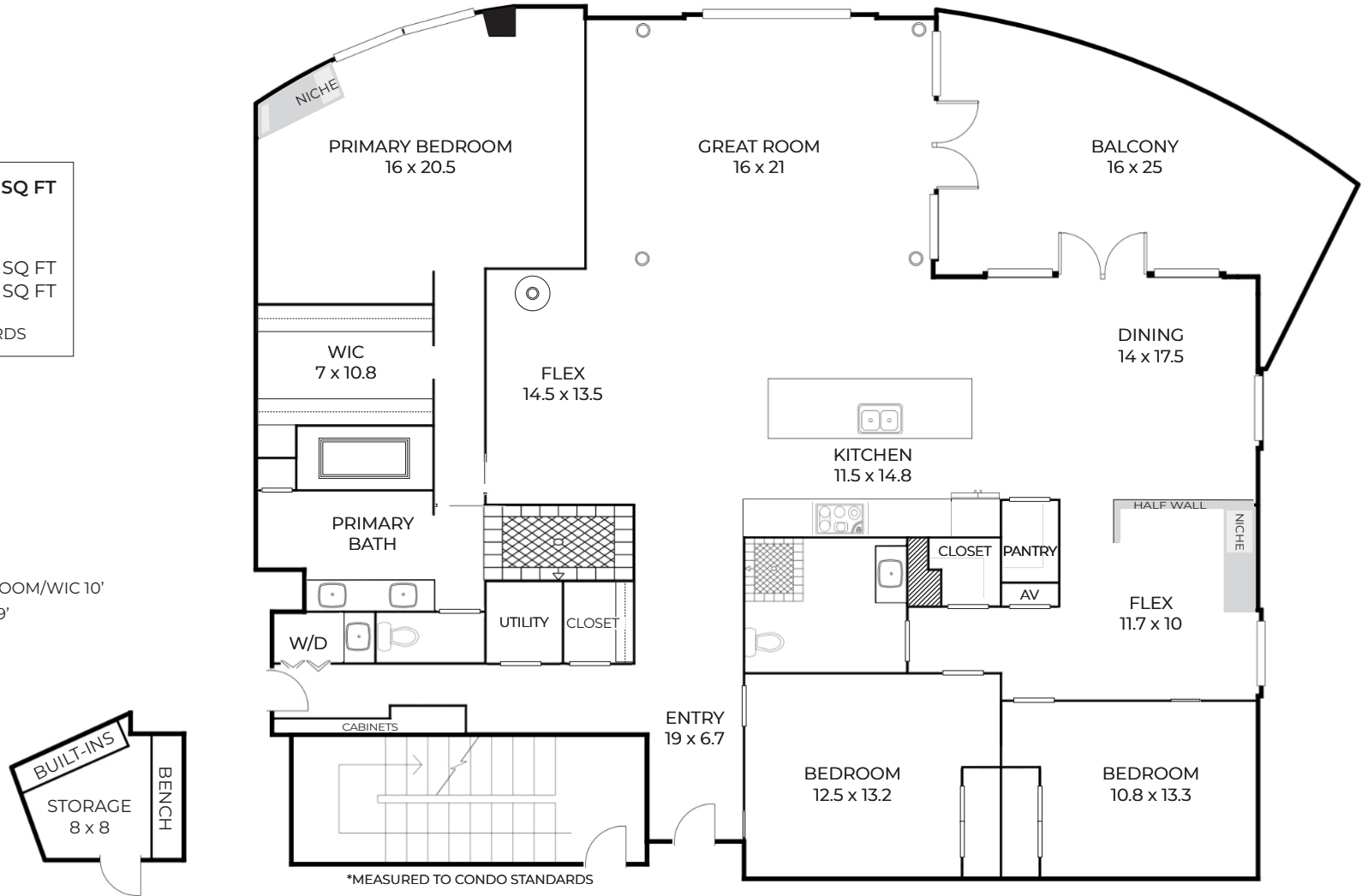
NON-LIVING AREA
BALCONY 323.8 SQ FT
STORAGE 74.4 SQ FT

*MEASURED TO CONDO STANDARDS

MAIN LEVEL

CEILING HEIGHTS:

GREAT ROOM 20'
COMMON AREAS + PRIMARY BEDROOM/WIC 10'
SECONDARY BEDROOMS + ENTRY 9'
BATHS 8'





MEADOWMONT

VILLAGE CENTER

TRAILS | PARKS

PLAYGROUNDS

YMCA POOL

