



ERIKA & Co
FINE HOMES

271 WALNUT BRANCH ROAD
CHESTNUT CREEK – CHAPEL HILL

BERKSHIRE HATHAWAY
LHC
HOMESERVICES
LUXURY
COLLECTIONSM



4 BEDROOM

3.5 BATHROOM

RECREATION ROOM (OR 4TH
BEDROOM)

FLEX ROOM

SCREENED PORCH

PARTIALLY-COVERED DECK

MUD ROOM

SIDE ENTRY, THREE-CAR
GARAGE

CIRCLE DRIVEWAY

~ 8.9 ACRES

MODERN MAJESTY

Modern marvel surrounded by almost nine acres of woodlands only ten minutes to downtown Carrboro. Fresh minimalist vibe extends from landscape to architecture to interior design. Cedar siding, a striking linear roofline, and voluminous picture windows positioned to let in the sun are twenty-first century sleek. Coolly-cultured, open, and versatile rooms rock a superb ambiance and feel just right for a party-of-two or a come-one-come-all soiree. High style includes wide-plank oak floors; crisp white walls; soaring ceilings; clerestory windows; beautiful brick accent wall hosting the Monessen fireplace, thick-slab wood mantel and shelf; solid core doors; polished tile baths; and brilliant chef's kitchen. Warning: you may be forever spoiled by this kitchen and never want to dine out again. Thoughtful design; handcrafted maple cabinetry; stone counters; two Bosch dishwashers; SubZero; two Wolf speed ovens; a garbage disposal; Waterstone faucet; and dreamy pantries will have you pouring through cookbooks and filling-your-calendar with dinner parties surrounding the custom-built Carolina Farmstead dining table. Off the kitchen and flowing onto the screen porch, the main-level flex room awaits lofty pursuits, hobbies, or music. The bedroom layouts present a suite deal. Secondary bedrooms each enjoy an en-suite bath and share a common lounge. The private primary retreat is a true haven with a swoon-worthy custom closet and spa-inspired bath. Choose your mode of easy-breezy outdoor leisure on the covered Trex deck or screened porch with Phantom Screens. The bucolic outdoor surroundings invite big ideas and unlimited potential. Every detail has been implemented for functional comfort: automated blinds throughout; Generac generator; Rinnai tankless water heater; water softener; and eight commercial-style ceiling fans. Yep, blink twice. You have found the best-of-all-worlds: a smart modern exuding relaxed refinement with a nifty out-of-town feel yet ultra convenient.



DINING
FAMILY
ENTRY





DINING (TABLE + CHAIRS CONVEY)

KITCHEN

FAMILY





ENTRY
KITCHEN
FAMILY
FLEX





KITCHEN

RECREATION ROOM/BEDROOM 4

ENTRY

POWDER





PRIMARY BEDROOM SUITE
BATHROOM
WALK-IN CLOSET





BEDROOM

EN-SUITE BUDDY BATHROOM ACCESSIBLE FROM RECREATION ROOM/BEDROOM 4





BEDROOM
EN-SUITE BATHROOM

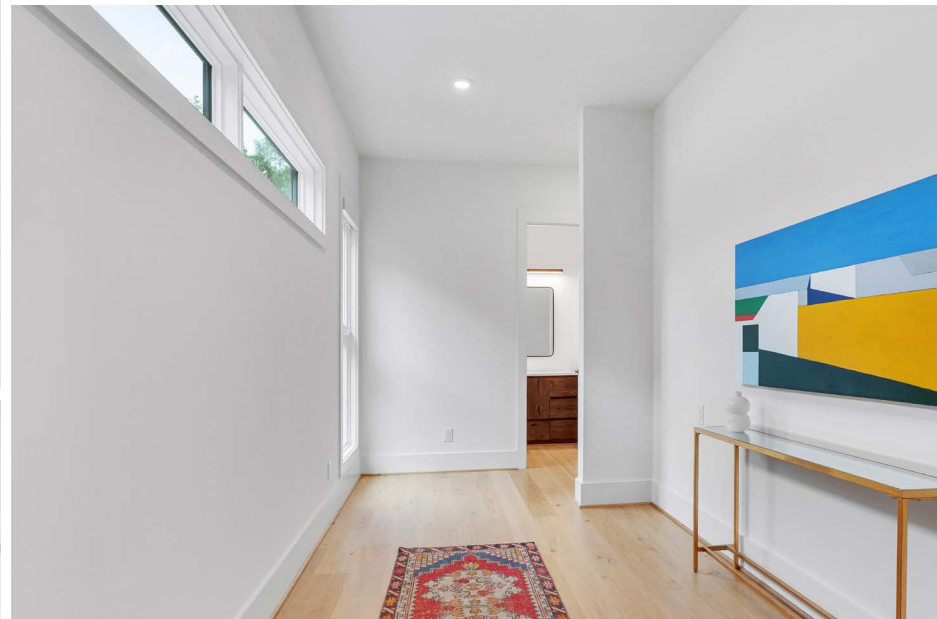




MUD ROOM

< MUD ROOM WITH VIRTUAL DETAILS ADDED: CABINET, BENCH, WALL FINISHING AND PEGS

LAUNDRY (WASHER + DRYER CONVEY)





SPIRIT-NOURISHING SPACES

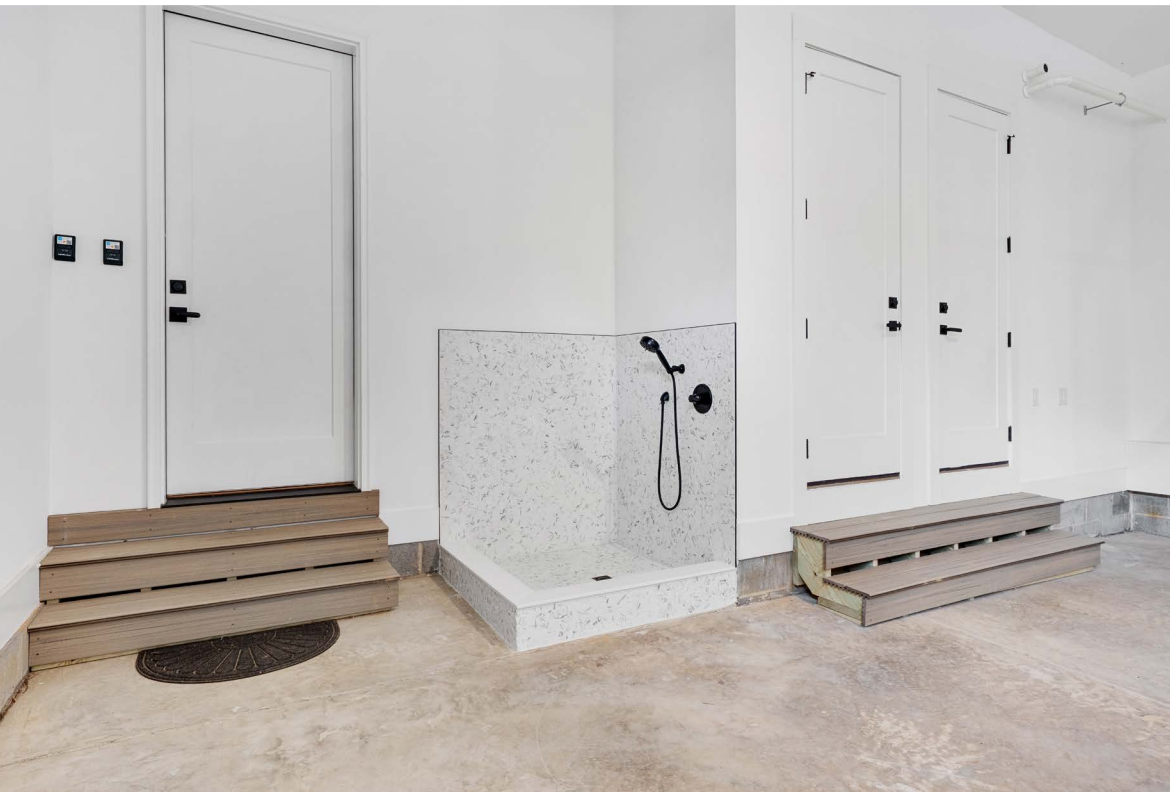




FRONT PORCH

THREE-CAR GARAGE

DOG-WASH STATION | STORAGE





SURROUND YOURSELF IN NATURE



2026 WHITE-GLOVE TREATMENT PREP: PROFESSIONAL DEEP CLEANING OF HOME; PROFESSIONAL WINDOW CLEANING, PRESSURE WASHING, ROOF + GUTTERS; INTERIOR PAINT REFRESHED

LIVING AREA
 FIRST FLOOR 3715.7 SQ FT
 TOTAL LIVING AREA 3715.7 SQ FT

NON-LIVING AREA
 FRONT PORCH 92.8 SQ FT
 SCREENED PORCH 131.6 SQ FT
 DECK 698.6 SQ FT
 GARAGE 1110.7 SQ FT

CLICK TO VIEW PROPERTY PHOTOS & VIDEO:
<https://placepropertyphotography.hd.pics/271-Walnut-Branch-Road>

