

ERIKA & Co
FINE HOMES



413 STONY HILL ROAD – CHAPEL HILL

TWO PRIMARY SUITE BEDROOMS
TWO SECONDARY BEDROOMS
THREE AND ONE-HALF BATHROOMS
FOUR MAIN-LEVEL FLEX ROOMS
SMALL SCREENED PORCH OFF
MAIN-LEVEL FLEX ROOM
TWO SECOND-LEVEL LOFTS
TWO SECOND-LEVEL FLEX ROOMS
TWO LAUNDRY ROOMS
FRONT PORCH
SCREENED PORCH
DECK
FLAGSTONE PATIO
PAVER PATIO
POOL WITH PERGOLA
DETACHED STUDIO
FINISHED STUDIO OR FLEX ROOM
ABOVE GARAGE
TWO-CAR GARAGE
~FOUR ACRES WITH DEER FENCING
GATED ENTRY

YOU ARE MY SUNSHINE

Welcome to a Revival. With its unmissable storybook quality fully intact, this classic cedar-shake residence, framed with a white split-rail fence, has been wholly re-imagined by its current design-savvy owners. Inside and out is a choreographed range of thoughtful experiences. An easy-breezy, indoor-outdoor farmhouse persona melds preppy east coast sensibility with a bohemian west coast vibe. Carefully curated renovations touched every room including relocating the kitchen and refreshing all of the bathrooms with just-right panache. The warm, two-story foyer trimmed with custom iron work unfolds into graciously proportioned rooms aglow with natural light. Rooms feel generous yet manageable, open yet versatile. The easygoing atmosphere made for gatherings begins in the family room with focal fireplace, walls of built-ins, and surround of windows. With display shelving, cabinetry, and picture windows, the dining room awaits lively repartee. The kitchen makeover with white cabinetry, marble and Quartz countertops, Moroccan tile, and professional appliances injects fresh flavor and luxe functionality. Start your days with a nice dose of vitamin D at the sun-suffused breakfast banquette. Nuanced hues; clean lines; wide-plank heart pine, oak, or terra cotta floors; natural materials; French doors; statement plus recessed lighting; and plenty of breathing room keep the mood fresh and sunny. The main-level flex rooms including a second family lounge; finished space above the garage; power nooks; window seat; and second-level lofts offer multipurpose space to think creatively, live freely, and focus on what matters most. Dream big in sleeping quarters primed

to soothe and inspire with wood floors and picture windows framing lush greens and sky blues. Restorative powers await in the primary bathroom with stylish tile floor; opaque glass paneled doors; stand-alone soaking tub; frameless shower glass with subway surround; double, furniture-style vanity with marble countertop; and walk-in, custom closets. The loads of functionality laundry room revamp is light-drenched with pocket doors; slate-style oversized tile; folding counters; cabinetry; and utility sink. There is a more-is-more approach to uber useful storage closets. Entertaining outdoors is second nature with numerous options to dine en plain air: all decked-out along the back of house; at the romancing the stone patio off the kitchen; around a fire on the paver patio; or on the getaway screen porch. The newer heated saltwater pool adds a refreshing splash of blue to the bosky green oasis. Savor poolside lounging while sun-worshipping or star-gazing. Cottage charm awaits in the detached studio with metal roof, French doors, large main room, storage alcove, and side-entry with parking pad. Off a quiet, leafy road, the gated-entry opens to a circle driveway and four sweeping acres. Enveloped in woods, the magical landscape plays a starring role inside and out. Undulating lawn; a flower-covered arbor and stepping-stone walkway; and the kitchen garden bordered by a brick knee wall enhance the park-like setting. Despite being just four-miles from the flourishing food scene and cultural offerings of downtown Carrboro and Chapel Hill, it all feels superbly quiet, serene and sheltering. Life is Tony on Stony.



ENTRY
DINING
FAMILY
FLEX ROOM





ENTRY
FAMILY
KITCHEN
DINING





BREAKFAST
KITCHEN
FAMILY





MAIN-LEVEL FLEX ROOMS
SECOND ENTRY | STAIRS TO MAIN LOFT
POWDER ROOM





MAIN-LEVEL BEDROOM
EN-SUITE BATHROOM
STAIRS TO LOFT OF PRIMARY SUITE WING



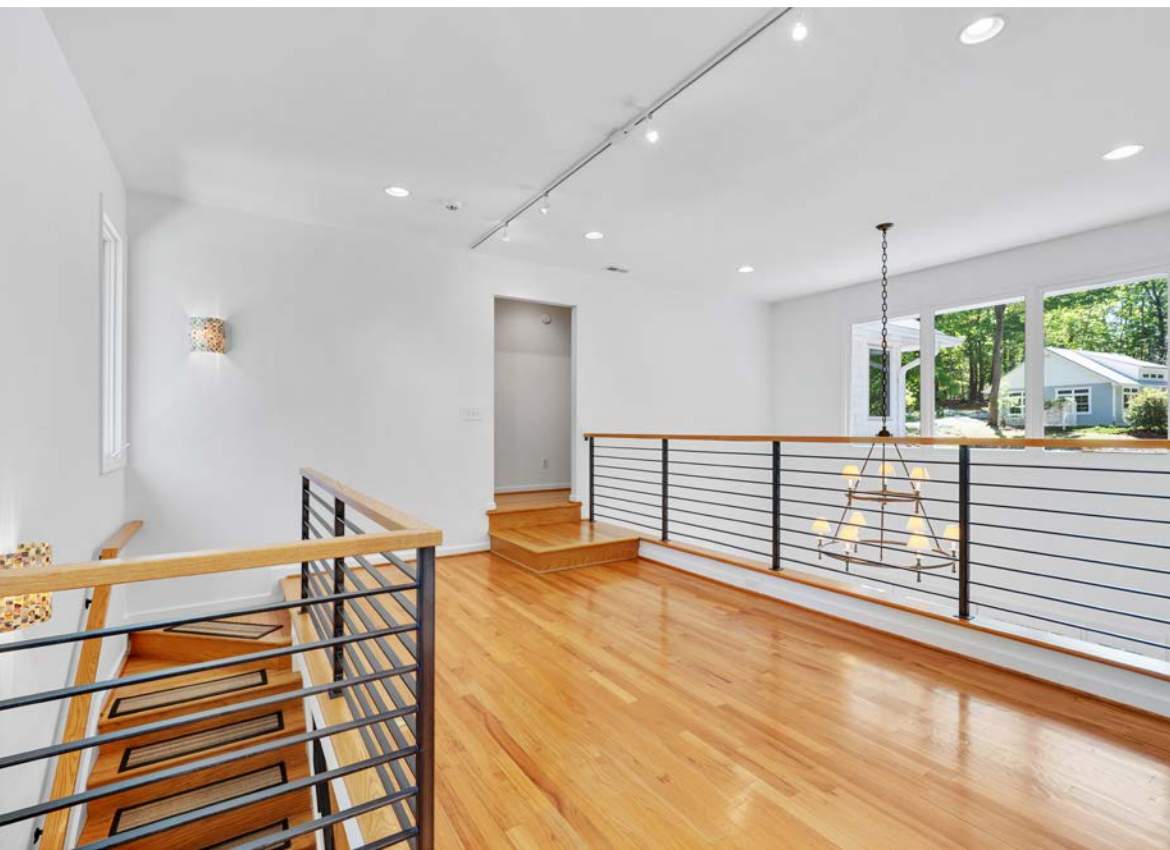


PRIMARY BEDROOMS SUITE
EN-SUITE BATHROOM
WALK-IN CLOSET





LOFT TO PRIMARY SUITE
EN-SUITE BATHROOM
WALK-IN CLOSET
SECOND-LEVEL LAUNDRY





OFFICE OR FLEX ROOM

SCREEN PORCH

STAIRS TO MAIN LOFT | GUEST WING





LOFT
BATHROOM
BEDROOM
FLEX ROOM





SCREENED PORCH
DECK
FRONT PORCH





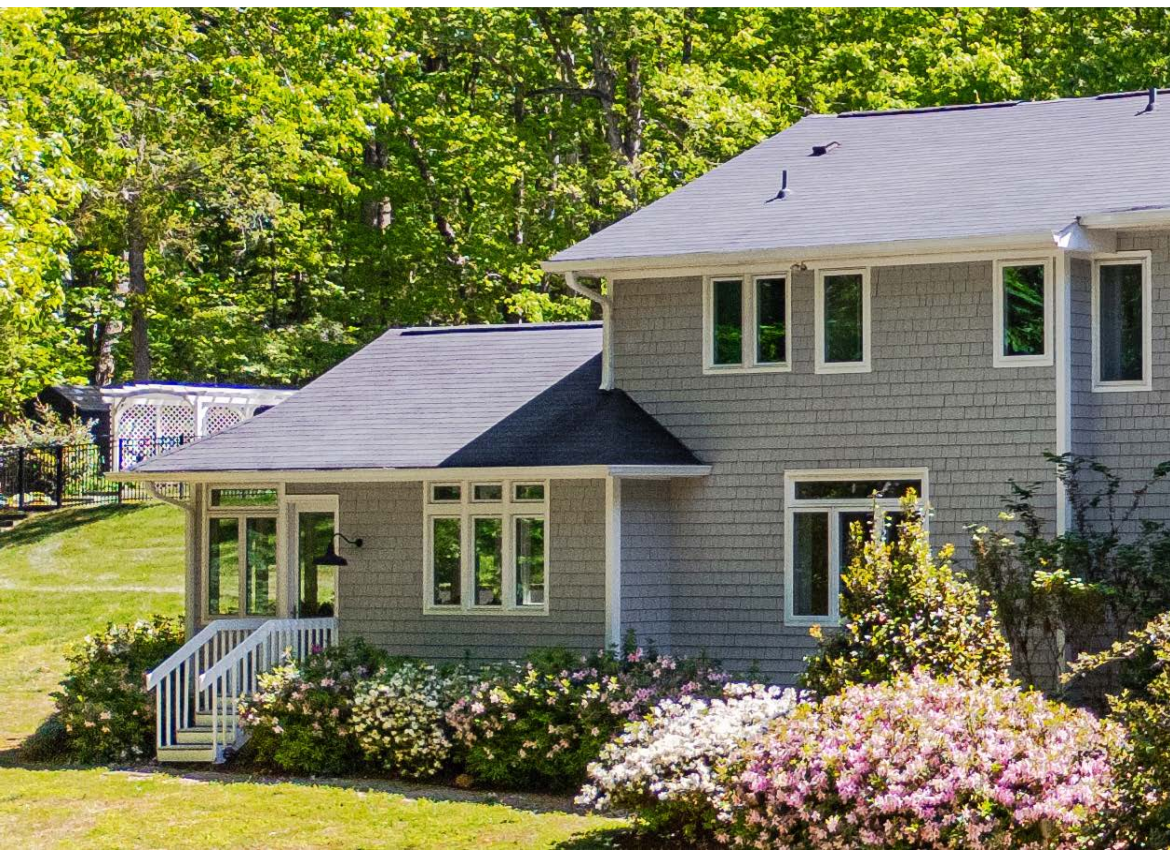
STUDIO

STUDIO | FLEX ROOM ABOVE GARAGE





DETACHED 2-CAR GARAGE
COVERED BREEZEWAY
DECK





WHEN YOU WANT TO BE OUTDOORSY





OUTDOOR DREAMSCAPES



HAVE A SEAT IN NATURE



A GATED PARADISE OF
MORE THAN FOUR ACRES



2025

AIR DUCT CLEANING (FULL HOUSE)
ENCAPSULATION OF CRAWL SPACE (EAST WING)
ELECTRIC WATER HEATER INSTALLED (WEST WING)
WATER FILTRATION SYSTEM (FULL HOUSE)
SECONDARY WATER FILTRATION SYSTEM (KITCHEN SINK)

2022

SEALED CRAWL SPACE (WEST WING)

2021

INSTALLED: HEATED, SALT WATER SWIMMING POOL (18 X 38);
PATIO; FENCING; PERGOLA; AND NEW LANDSCAPING
NEW HVAC DUCT WORK (EAST WING)
NEW WATER PUMP FOR HOME

2020

NEW ROOF
GENERATOR THAT POWERS ENTIRE HOUSE
INSTALLED: NEW ELECTRICAL PANELS; UNDERGROUND
OUTDOOR WATER DRAINAGE SYSTEM; AND LANDSCAPE
FENCING

2019

RETAINING WALL RECONSTRUCTED
INSTALLED: FRENCH DRAIN SYSTEM; PLANTING BEDS;
NEW LANDSCAPING; EXTERIOR GARDEN LIGHTING;
GUTTERS AND DOWNSPOUTS

2018

REMODEL/UPDATING INTERIOR HOUSE CREATING NEW:
KITCHEN; LAUNDRY ROOM ON SECOND LEVEL; PRIVATE HOME
OFFICE; WING WITH PRIMARY BEDROOMS SUITE; BATHROOM;
CLOSET SYSTEM; SECOND FLOOR GUEST WING WITH REFRESHED
FULL BATH; MAIN-LEVEL BEDROOM/BATH SUITE CREATED

INSTALLED NEW: TANKLESS WATER HEATING SYSTEM
(PROPANE – EAST WING); ALARM SYSTEM FOR FULL HOUSE
(PANEL UPDATED IN 2024); TRAC LIGHTING ON SECOND LEVEL

GARAGE FULLY INSULATED; ADDED DRYWALL, LIGHTING,
WORK BENCH; SECOND-LEVEL FLEX/STUDIO CREATED WITH
INDEPENDENT COOLING/HEATING SYSTEM

CONSTRUCTED 720 SF STAND-ALONE OFFICE/STUDIO
BUILDING WITH INDEPENDENT COOLING/HEATING
SYSTEM AND POWER SOURCE

EXTERIOR AND INTERIOR OF HOUSE PAINTED
ALL WOODEN FLOORS REFINISHED
UPDATED AND UPGRADED PLUMBING AND HVAC;
ELECTRICAL SYSTEMS BROUGHT UP TO CODE

UPDATED LANDSCAPING; ADDED ENTRY GATE AT
DRIVEWAY AND DEER FENCING

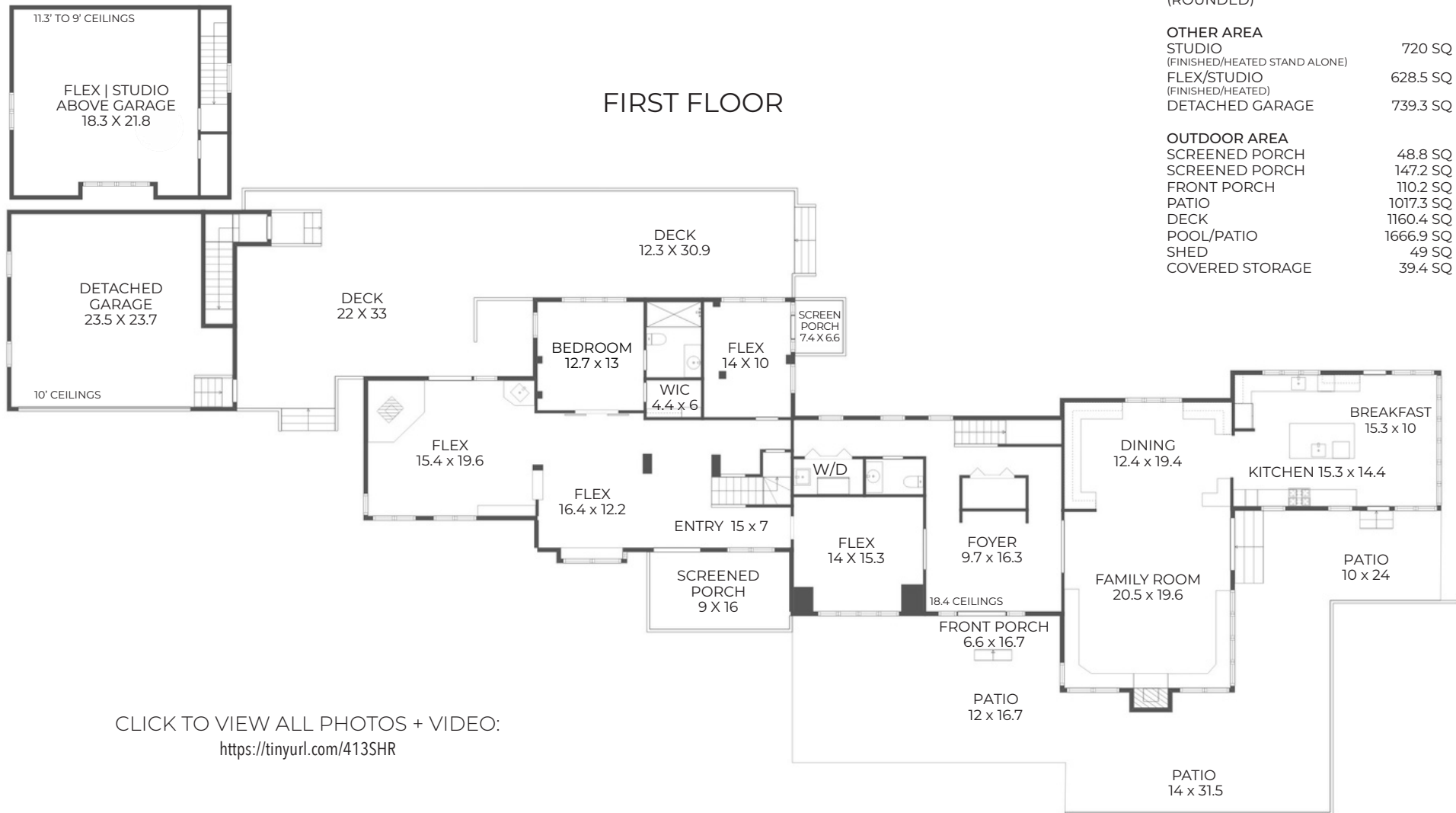
ALL PERMITS AND CERTIFICATES OF OCCUPANCY OBTAINED

2026 WHITE-GLOVE TREATMENT PREP: PROFESSIONAL WINDOW CLEANING; DEEP CLEANING OF HOME;
PRESSURE WASHING; GUTTERS; MUCH INTERIOR AND EXTERIOR PAINT REFRESHED; REFRESHED LANDSCAPING

413 STONY HILL ROAD, CHAPEL HILL



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



GROSS LIVING AREA	
FIRST FLOOR	3053.5 SQ FT
SECOND FLOOR	2071.1 SQ FT
OPEN TO BELOW	-11.7 SQ FT
TOTAL LIVING AREA (ROUNDED)	5113 SQ FT

OTHER AREA	
STUDIO (FINISHED/HEATED STAND ALONE)	720 SQ FT
FLEX/STUDIO (FINISHED/HEATED)	628.5 SQ FT
DETACHED GARAGE	739.3 SQ FT

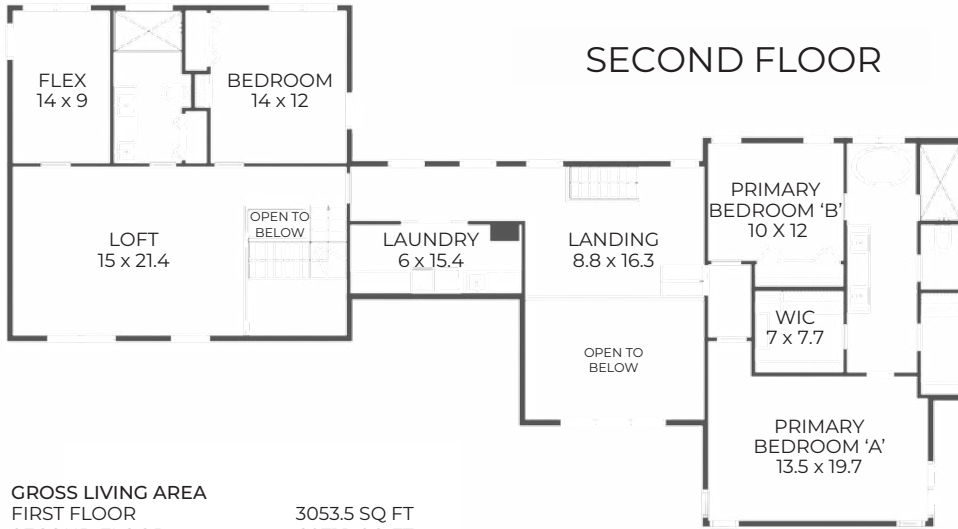
OUTDOOR AREA	
SCREENED PORCH	48.8 SQ FT
SCREENED PORCH	147.2 SQ FT
FRONT PORCH	110.2 SQ FT
PATIO	1017.3 SQ FT
DECK	1160.4 SQ FT
POOL/PATIO	1666.9 SQ FT
SHED	49 SQ FT
COVERED STORAGE	39.4 SQ FT

CLICK TO VIEW ALL PHOTOS + VIDEO:
<https://tinyurl.com/413SHR>

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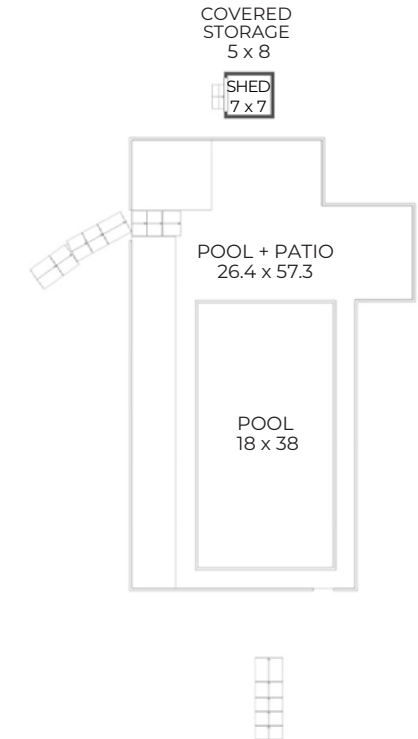
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DETACHED BUILDING

ERIKA & CO
 FINE HOMES

BERKSHIRE HATHAWAY | YORK SIMPSON UNDERWOOD REALTY
 HOMESERVICES

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ERIKA BUCHHOLTZ
 ADVISOR & REALTOR®

Voted Your FAVORITE 2017 - 2025
 Chapel Hill Magazine

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