



100 COLLINSON DRIVE
FOREST CREEK – CHAPEL HILL



FOUR BEDROOMS
INCLUDING ONE ON THE
MAIN LEVEL

FOUR BATHROOMS

MAIN-LEVEL FLEX ROOM

BONUS ROOM OR FIFTH
BEDROOM

LOWER-LEVEL SUITE
INCLUDING A KITCHEN

SCREEN PORCH OFF
PRIMARY BEDROOM

SIDE DECK

REAR TIERED DECK

TWO-CAR GARAGE

APPROXIMATELY 1.17 ACRES
SURROUNDED BY FIVE
ACRES OF TOWN OF CHAPEL
HILL PRESERVED FOREST



COVETED COLLINSON

Two miles to Downtown Chapel Hill and UNC discover calm + collected Collinson. Follow the peaceful, leafy drive to this coveted Forest Creek cul-de-sac. Situated on over an acre, this cedar-and-brick clad sanctuary's hallmark is the surrounding tree-mendous views of Town of Chapel Hill preserved forest. Strategically placed and abundant plate-glass windows allow the sublime landscape to penetrate the rooms - blurring the line between where the living space ends and the tranquil, yet ever-changing view begins. Rooms are suffused with dappled sunlight. The vibe is clean lines, natural wood, a neutral palette, plenty of breathing room, and eminently comfortable open spaces. Flexible and spacious rooms accommodate work and play. With a second kitchen, the daylight lower level suite, with two sets of sliding glass doors, could function as a separate apartment. Find solace in the newer roof, replacement windows, refinished hardwoods, freshly painted interior, as well as new lower level carpet and main kitchen stainless steel appliances. A getaway for the soul, the primary suite hosts a dreamy screened sleeping porch. The Sellers have found inspiration in the arms of the trees for the past 33 years. It is ready for the next generation of fresh energy. On the side and rear, the decks are stacked for outdoor lounging and communing with nature. Amidst the shade of nature's artwork painted with leaves, wander the path down the hill to the banks of burbling of Booker Creek. This setting is a reminder that even in our 24-hour connected world, serenity is still possible and serendipity is powerful. Minutes to everything yet a soulful retreat, don't miss the chance to live your everyday in the grown-up version of the tree house of your childhood dreams.



BREAKFAST

ENTRY

FAMILY

FLEX





FAMILY | BREAKFAST

DINING

KITCHEN

FLEX





DINING | FLEX

FAMILY

KITCHEN | BREAKFAST



NEW & NOTEWORTHY – JULY 2025

HARDWOOD FLOORS REFINISHED; NEW TILE FLOOR IN PRIMARY BATH AND CARPETING IN LOWER LEVEL

NEW STAINLESS STEEL REFRIGERATOR, DISHWASHER, MICROWAVE, AND WALL OVEN; MOST LIGHTING AND CEILING FANS

PROFESSIONAL POWER WASHING, WINDOW AND CARPET CLEANING, LANDSCAPING

INTERIOR PAINT REFRESH

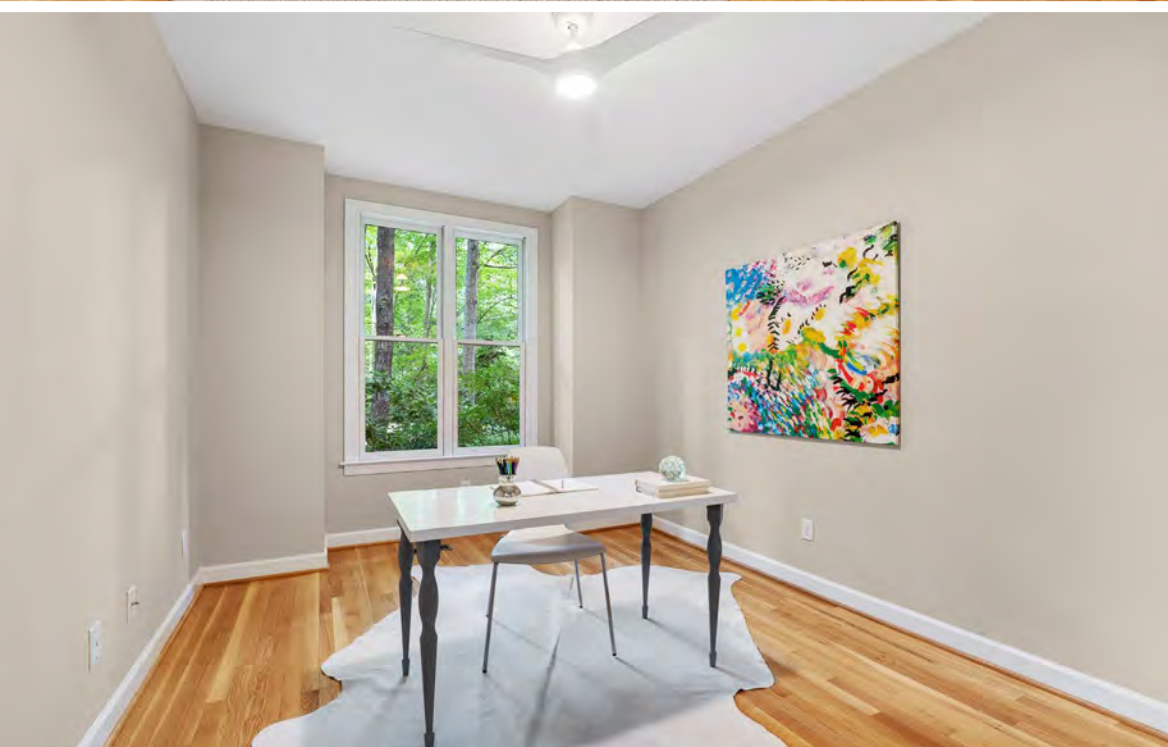


ENTRY

MAIN-LEVEL BEDROOM

BATHROOM

LAUNDRY





PRIMARY BEDROOM
EN-SUITE BATHROOM
SCREENED PORCH





SECOND-LEVEL FLEX
BEDROOMS
HALL BATHROOM





LOVING THE LOWER LEVEL





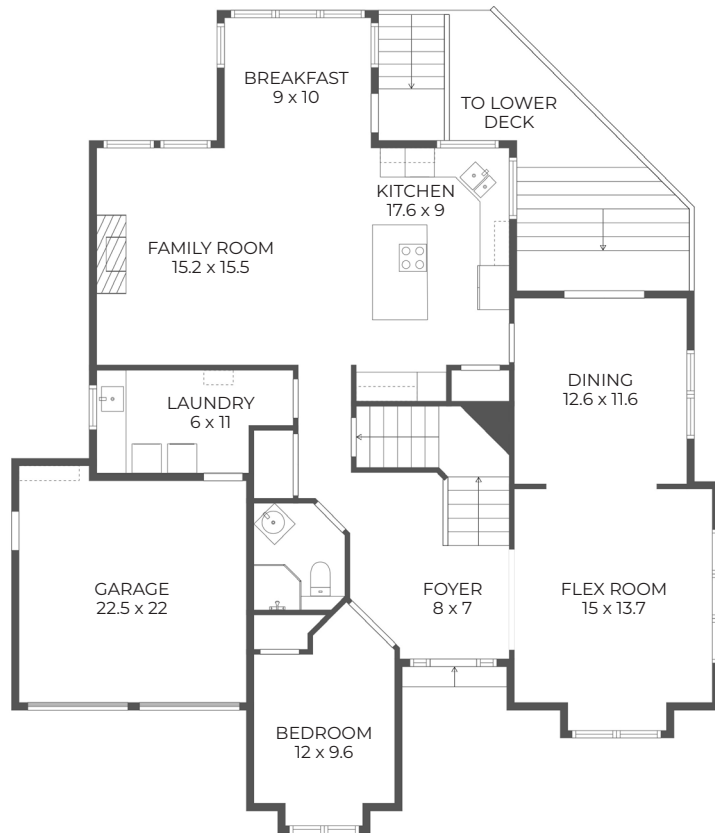
"STUDY NATURE, LOVE NATURE, STAY CLOSE TO NATURE; IT WILL NEVER FAIL YOU."

– FRANK LLOYD WRIGHT

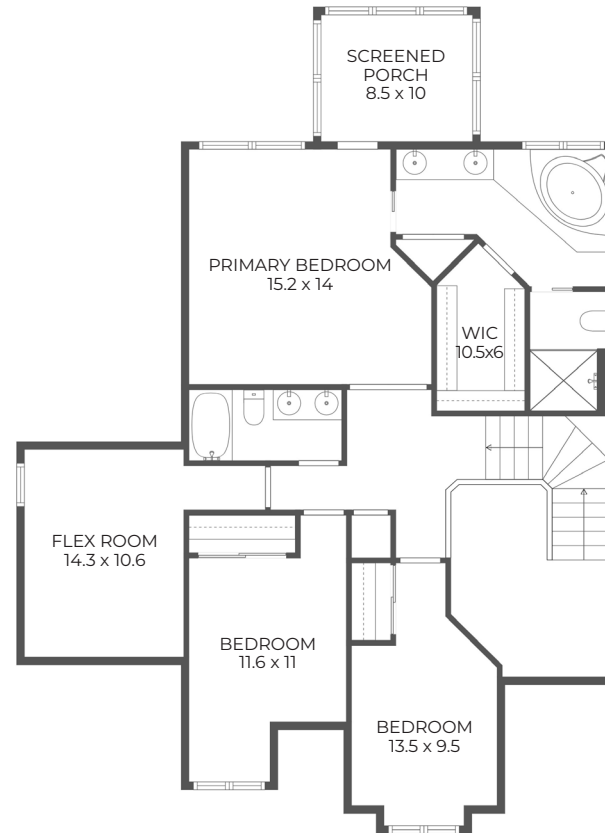


^^^ AN UNOBTUSIVE CABLE RAILING WILL BE INSTALLED ALONG THE SIDE DECK & WALKWAY TO THE REAR DECK, CONNECTING THE TWO POINTS OF EXISTING RAILING.

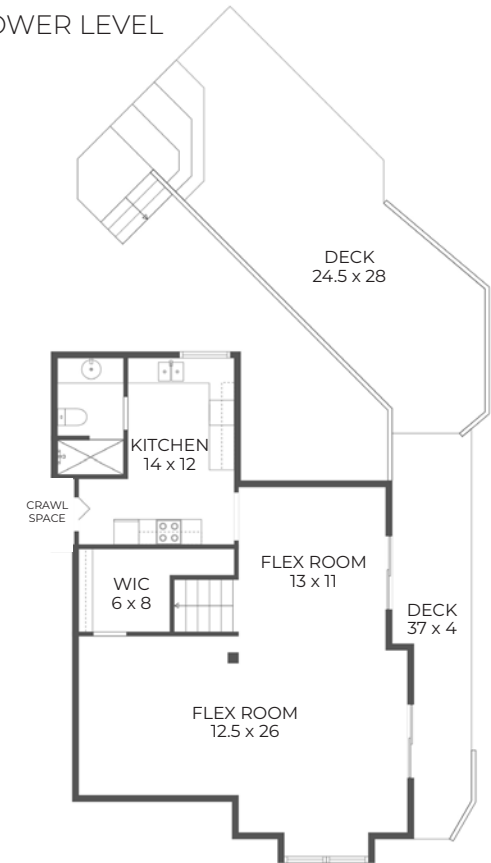
FIRST FLOOR



SECOND FLOOR



LOWER LEVEL



GROSS LIVING AREA

First Floor 1531.2 Sq Ft
 Second Floor 1293.6 Sq Ft
 Lower Level (below grade) 859.5 Sq Ft

Total Living Area (rounded) 3684 Sq Ft

NON-LIVING AREA

2-Car Attached Garage 507.3 Sq Ft
 Screened Porch 96.6 Sq Ft
 Deck 1062.9 Sq Ft
 Front Porch 22.1 Sq Ft

CLICK TO VIEW PROPERTY
 PHOTOS & VIDEO:

<https://placepropertyphotography.hd.pics/100-Collinson-Dr/idx>

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 ADVISOR & REALTOR®

Voted Your FAVORITE 2017- 2025

Chapel Hill Magazine

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ERIKA & CO
 FINE HOMES

BERKSHIRE HATHAWAY | YORK SIMPSON UNDERWOOD REALTY
 HOMESERVICES

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