



771 SMITH LEVEL ROAD
BOULDER HILL ESTATES – CHAPEL HILL



“Design is not a frivolous add-on to our lives but rather at the root of how we live.”

– Dean Sarah Whiting, Harvard University Graduate School of Design

A HOME FOR THE AGES amidst a mesmerizing setting. Eleven sweeping acres within a superbly quiet, leafy hamlet that's barely a five-minute drive from downtown but feels a world away. A custom-crafted, iron gate and stone-columned-entry leads to artfully planted rolling acreage surrounded by old-growth forest. Commune with nature in grand style ultra-near the humming art, culture, and internationally known culinary scene of Carrboro and Chapel Hill.

The design-savvy owners partnered with Sitzer Spuria studios and Will Johnson Building Company to create this soulful home at one with the land. Enchanting from every angle and in natural harmony with its surroundings. Metal roofing glinting in the sun; long-lasting, low-maintenance Nichiha Sierra Premium shake and locally-sourced stone gracing the exterior; cedar v-groove eave ceilings; and a solid, dark sapele-and-glass front door begin the story of how this home quietly impresses with unparalleled quality, elegant artistry, and innovative function. The strength of the architecture lies in the clarity and seeming simplicity of the composition—a simplicity that belies a rigorous selection of materials and finishes. Bravura moments proliferate throughout. No single detail was too obscure and no room too secondary for the highest levels of imagination and craftsmanship. The result is a warmth, depth, and air of timelessness where tranquility is off the charts. A study of the calming lull of neutrality, the genteel palette and organic textures throughout the interior enhance the vivid greens and blues of the landscape framed

by Marvin casement and picture windows strategically placed to best appreciate the beauty of the land. Broad expanses of glass provide open sight lines across the property. Natural light becomes a material unto itself, as window walls cast bright planes across rooms and overhead apertures by Artemide, Foscarini, and Terzani bathe spaces in diffuse glows. Stop and stair: the home's hallmark and testament to passion and precision is the floating staircase of Cumaru cantilevered treads flanked by solid glass and custom-coated concrete wall. Versatile spaces foster moments of serenity and corners of creativity. The living room's corner windows, built-in console, and flow onto the screen porch invite longer-lounging. Balancing comfort, character, and a heightened sensitivity to context to create rooms of palpable joy. Inside and out is a choreographed range of thoughtful experiences. Carefully curated appointments include: bespoke cabinetry and built-ins by Aventine; stone countertops; Camaru exotic hardwood along with natural slate and soapstone flooring; solid doors; sleek fixtures including sculptural entry hooks; expansive ceilings; as well as home automation of lighting, speakers, television, heating & cooling, security, and cameras.

The modern, uber-functional kitchen and dining rooms turn up the heat with organic flavors and luxe élan. They are a masterful mix of marvels, textures, and moods. Curly maple cabinetry; Brazilian marble and Jade Stone quartz countertops; glass wall tile in a mossy hue; Miele appliances including wall-oven stack, induction,

and refrigerator drawers; island with porcelain Franke prep sink; and walk-in pantry. The beverage center raises the bar with an open ceiling, picture window, sink, Miele wine cooler, and second Fisher-Paykel dishwasher.

A meditative-bedroom dreams are made of, the main-level primary suite has two custom-outfitted walk-in closets. The well-designed, modernist primary bath cossets body and soul with neutral hues, clean lines, and natural finishes; separate vanity areas with abundant curly maple cabinetry; a spacious shower with glass tile accent wall; heated floors + towel bar; and a soaking tub enveloped in the heated tile floor.

The marker of a thoughtful home is a personality-packed powder room—this one is decidedly charismatic and features a lava stone and enamel sink imported from France. The command center office with built-in desk and pocket door empowers household management. An organizer's dream conjured the loads of style laundry and put-together, practical mudroom.

Upstairs, slumber in style in secondary bedrooms with vista views; perfect the art of work-life balance in flex space; and read between the lines in the fresh tile bathroom with en-suite as well as hall access.

Popcorn-fueled movie-night marathons await in the lower-level home theater starring eight uber comfy, reclining seats plus 138" movie screen, laser-based 8K JVC movie projector, and 9 surround sound speakers. Concessions provided by the adjacent,

conditioned 2700-bottle wine cellar with custom built cherry wine storage system.

Expansion potential and easy-storage abound in the unfinished, pre-plumbed room above the three-car garage, as well as the poured-concrete lower level with outdoor access. The brains-of-the-home mechanical room is insulated and a comfortable temp year-round.

Entertaining outdoors is second nature in this lush aerie. Choose from multiple airy retreats: the screen porch with wood-burning fireplace and Mugnaini pizza oven; Trex deck with raised stone planter and arbor; fenced garden area; pergola-topped patio; and front covered terrace—the current owners favorite spot for the evening-wind-down.

Extensive orchard with hazelnut, pear, apricot, French plum, quince, persimmon, and a dozen+ varieties of fig trees. The park-like setting unfolds into the surrounding woods that soothe even as they inspire curiosity and promote wandering the multitude of nearby trails.

Architecture, design, horticulture, and poetry coalesce for a multi-sensory aesthetic journey. Authenticity and artisanship make their own statement. This is a residence that, while epic, eschews grandiosity in favor of understated elegance. Nature's majesty and all the luxe of your favorite hotel. No reservations required.



ENTRY
KITCHEN | DINING



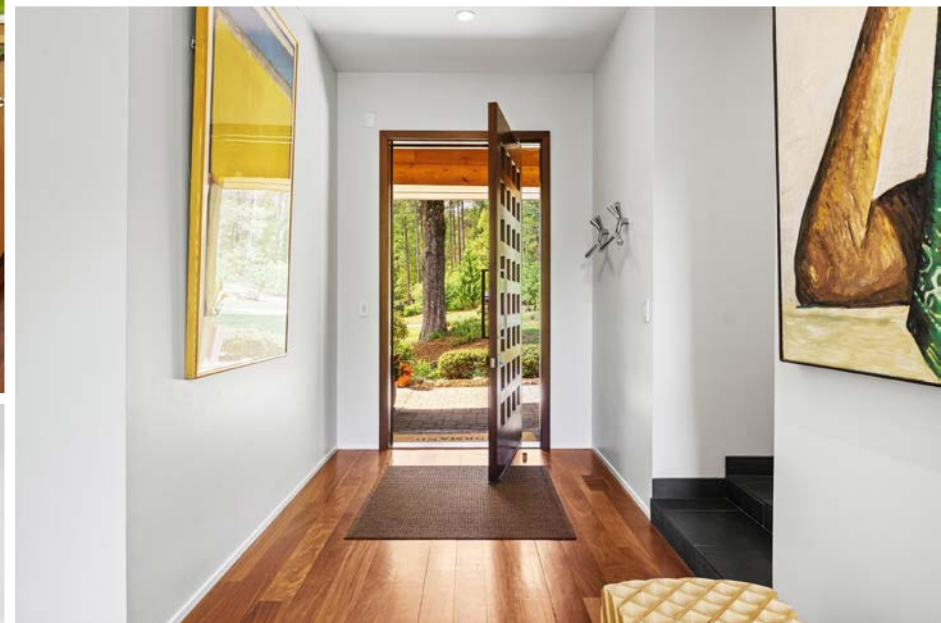


KITCHEN | DINING
ENTRY





KITCHEN | DINING
FAMILY
ENTRY





KITCHEN

FAMILY

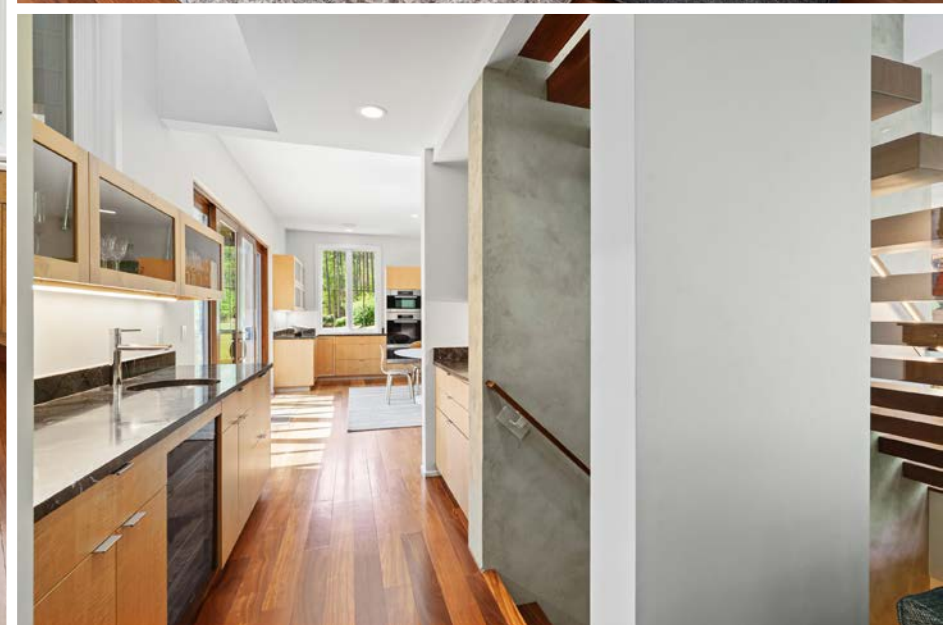
COMMAND CENTER

POWDER





FAMILY
KITCHEN | DINING
BUTLER'S PANTRY





KITCHEN | DINING
MUDROOM
BUTLER'S PANTRY





FLOATING STAIRS
LAUNDRY ROOM





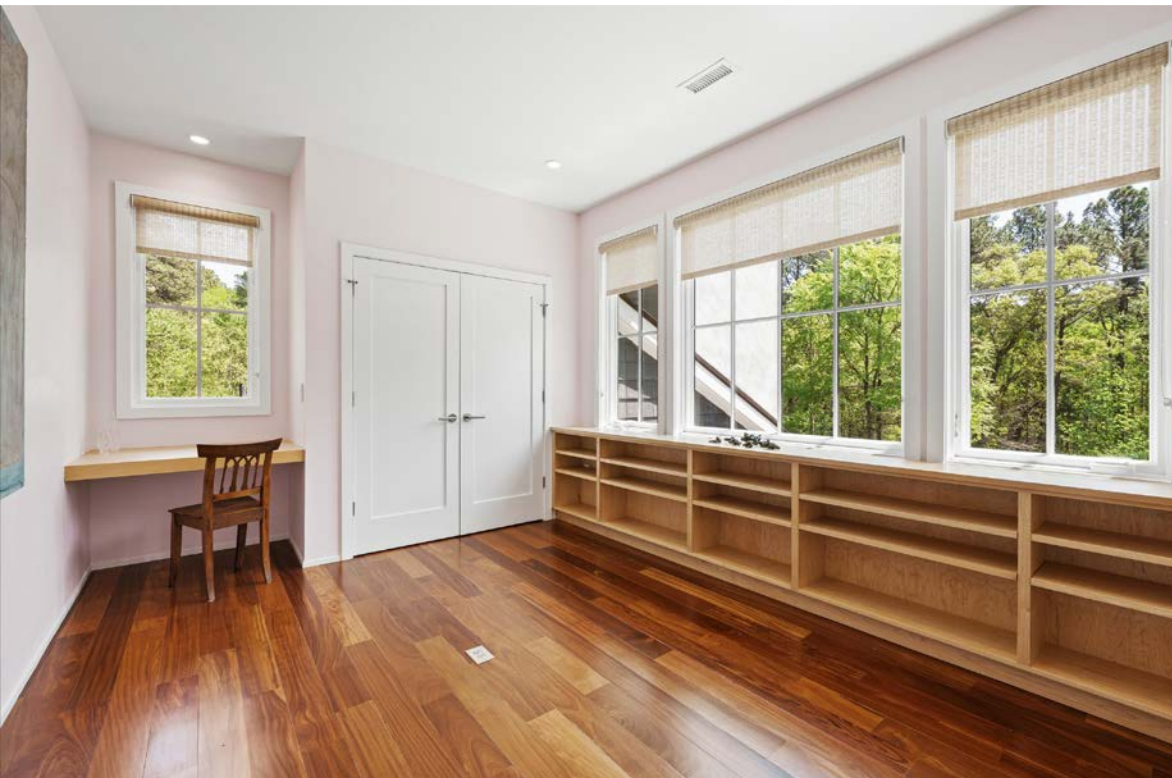
MAIN-LEVEL PRIMARY BEDROOM SUITE
PRIMARY BATHROOM
WALK-IN CLOSET



HEATED
BATHROOM
FLOORS + TOWEL
BAR



SECOND-LEVEL FLEX ROOM
BEDROOM





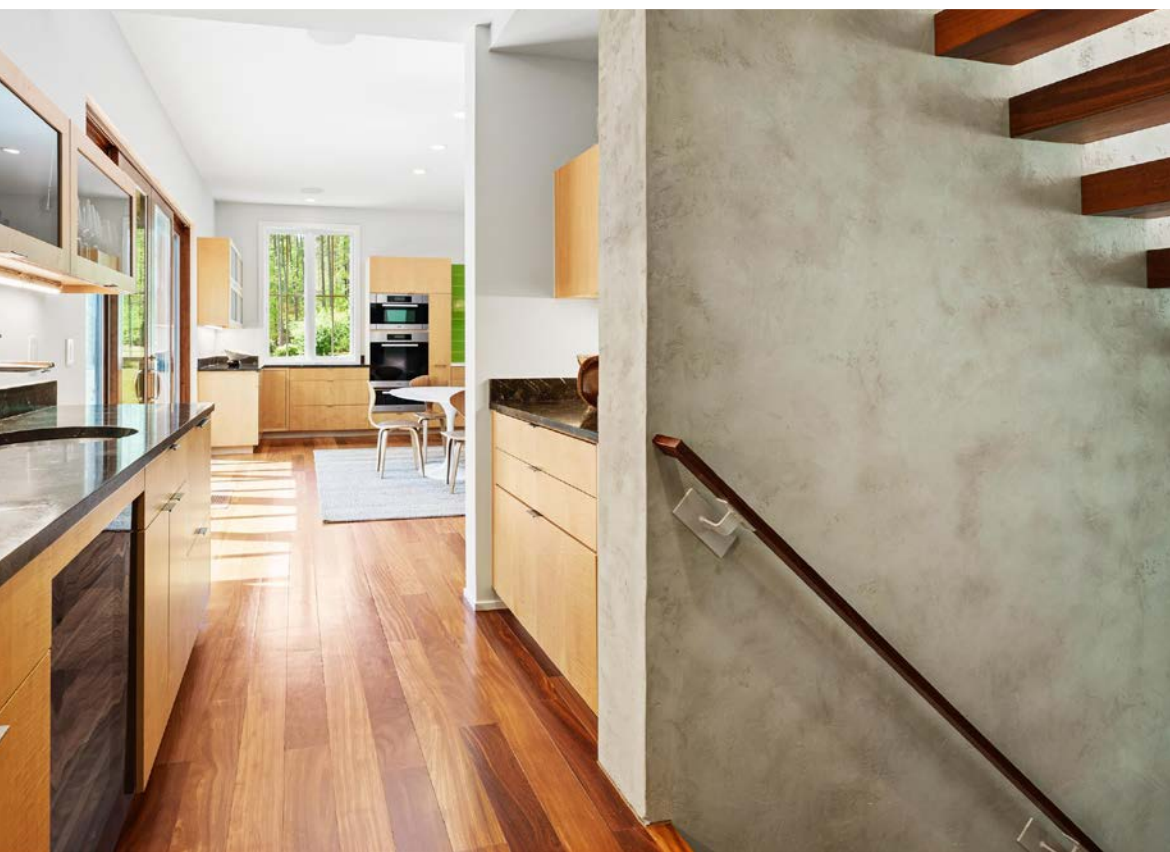
BEDROOMS WITH BUDDY + HALL BATHROOM





STAIRS TO LOWER LEVEL

LOWER-LEVEL THEATER + WINE CELLAR



HOME SYSTEMS - LIGHTING, SPEAKERS, SECURITY
ALARM SYSTEM AND 6 EXTERIOR CAMERAS, HOME
THEATER - BY AUDIO ADVICE, RALEIGH

HOME THEATER WITH GIANT SCREEN AND
RECLINING SEATS FOR 8 PEOPLE

CONDITIONED WINE CELLAR IN LOWER LEVEL FOR
2,700 BOTTLES



THREE-CAR GARAGE
DECK | SCREENED PORCH
PERGOLA + PATIO





PRIVATE PARADISE | PERFECT PLACE





FROM TOP TO BOTTOM

DETAILS TO MAKE YOU SWOON

ROOM FOR EXPANSION UNDER ROOF WITH ELECTRICAL AND PLUMBING READY TO ADD 596 SF ADDITIONAL LIVING SPACE ABOVE GARAGE.

AN OUTDOOR ACCESS TO LOWER-LEVEL CONDITIONED SECOND BASEMENT OFFERS 863 SF POTENTIAL

FULL BASEMENT, POURED CONCRETE, SEALED CRAWLSPACE

CUSTOM MASSIVE IRON GATE BY STORYBROOK FARM, CHAPEL HILL

ALL CABINETS, FLOATING STAIRS, AND BUILT-INS BY AVENTINE, CARRBORO

COUNTERTOPS, STONE VENEER AND STONE ON GATE ENTRANCE BY CUSTOM STONE, DURHAM MIELE KITCHEN APPLIANCES AND WINE COOLER

MARVIN CLAD ULTIMATE CASEMENT WINDOWS

NICHIHA SIERRA PREMIUM SHAKE SIDING

CUSTOM DARK WALNUT FRONT DOOR

ITALIAN LIGHT FIXTURES BY ARTEMIDE, FOSCARINI, TERZANI

CUSTOM DESIGNED FLOATING STAIRS IN POURED CONCRETE WALL CONNECT LIVING ROOM TO UPPER LEVEL



CULTIVATED LIVING: INSIDE AND OUTSIDE AT 771 SMITH LEVEL ROAD

DEODARA CEDAR (2)
OKLAHOMA RED BUD (3)
FORTUNES OSMANTHUS (4)
MEXICAN BUSH SAGE (7)
DARUMA LOROPETALUM (6)
BLUE CHIP BUTTERFLY BUSH (6)
LYSIMACHIA (24)
ROSE CREEK ABELIA (12)
SAYBROOK GOLD JUNIPER (25)
KNOCKOUT ROSE (6)
PINK MUHLY GRASS (22)
SETCREASCA (24)
SHASTA DAISY (12)
NEPETA WALKER'S LOW (24)
MISS HUFF LANTANA (8)
ACORUS OGON (24)
GRACILLIMUS MISCANTHUS (5)
BLUE RUG JUNIPER (16)

TREE FORM NEDDLE POINT HOLLY
MISS RUBY BUTTERFLY BUSH (3)
GRACILLIMUS MISCANTHUS (3)
DWARF JAPANESE GARDEN JUNIPER (15)
PENNISETUM KARLEY ROSE (15)
LOROPETALUM DARUMA (2)

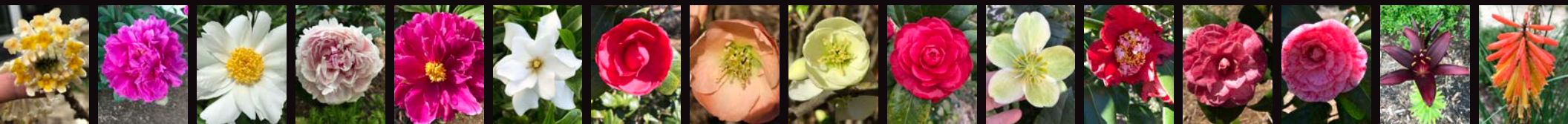
ITALIAN CYPRESS (3)
RED HONEYSUCKLE VINE
BORDEAUX HOLLY (25)
AGASTACHE (3)
BAPTISIA (2)
AGAPANTHUS (2)
PENNISETUM RUBRUM (2)
FROST PROOF GARDENIA (6)
TAMUKEYAMA JAPANESE MAPLE
JADE BUTTERFLIES GINGKO
285 - BIG BLUE LIRIOPE
MAY KNIGHT SALVIA (3)
CEPHALOTAXUS PROSTRATA (12)
PEONY (5)
LOROPETALUM PIZZAZZ (5)
OSMANTHUS GOSHIKI (3)
HELLEBORES (7)
EDGEWORTHIA
RED HOT CHERRY CALLA LILLY (3)
MISS HUFF LANTANA (8)
ACORUS OGON (5)
FURMAN'S RED SALVIA (26)
SKY PENCIL HOLLY (4)
ROSE CREEK ABELIA (10)

EDGEWORTHIA (2)
ORNAMENTAL PEACH TREE
MAGNOLIA (2)
CREPE MYRTLE (3)
RED BUDS (12)
CAMÉLIA (8)

ORCHARD:
FRENCH PLUM (MIRABELLE) TREE (6)
FIG TREES: 16 DIFFERENT KINDS
APRICOT TREE
PEAR TREE (2)
PLUM TREE
HAZELNUT TREE (3)
QUINCE TREE

AND MANY MORE...

GARDEN STATS:
1600' LONG OF 9' TALL DEER FENCE, WITH
4 DOORS INCLUDING THE MAIN ENTRANCE
GATE, FOR A TOTAL OF 3.25 ACRES OF
SECLUDED, PRIVATE GARDEN.



771 SMITH LEVEL ROAD, CHAPEL HILL



GROSS LIVING AREA
 FIRST FLOOR 2268.6 SQ FT
 SECOND FLOOR 1373.5 SQ FT
 FINISHED LOWER LEVEL 614.2 SQ FT
TOTAL LIVING AREA 4256 SQ FT
 (ROUNDED)

NON-LIVING AREA
 SCREENED PORCH 329.4 SQ FT
 DECK 300.3 SQ FT
 FRONT PORCH 372.9 SQ FT
 DETACHED GARAGE 768.8 SQ FT
 AREA ABOVE GARAGE 569.4 SQ FT
 WALK-IN CRAWL SPACE 863.6 SQ FT
 UNFINISHED LOWER LEVEL 517.5 SQ FT

CLICK TO VIEW ALL PHOTOS + VIDEO:

<https://tinyurl.com/771SLR>



771 SMITH LEVEL ROAD, CHAPEL HILL

BOULDER HILL ESTATES



LUXURY COLLECTIONSM

FOUR BEDROOMS WITH THE PRIMARY SUITE ON THE MAIN LEVEL | TWO AND ONE-HALF BATHROOMS

SECOND-LEVEL FLEX ROOM | HOME THEATER | 2700 BOTTLE WINE CELLAR

COMMAND CENTER HOME OFFICE | MUDROOM | COVERED FRONT PATIO | SCREEN PORCH | DECK

PERGOLA-TOPPED GRAVEL PATIO | THREE-CAR GARAGE

UNFINISHED ROOM ABOVE THE GARAGE FOR STORAGE OR FUTURE EXPANSION WITH PLUMBING ROUGH-IN

UNFINISHED MECHANICAL + EQUIPMENT ROOM | OUTDOOR ACCESS TO UNFINISHED LOWER LEVEL

FENCED GARDEN AREA | APPROXIMATELY THREE ACRES ENCLOSED BY DEER FENCE | GATED ENTRY

APPROXIMATELY ELEVEN ACRES | DESIGNED BY SITZER SPURIA STUDIOS

BUILT BY WILL JOHNSON BUILDING COMPANY

ERIKA & CO
FINE HOMES

BERKSHIRE HATHAWAY | YORK SIMPSON UNDERWOOD REALTY
HOMESERVICES

©2026 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate.

ERIKA BUCHHOLTZ
ADVISOR & REALTOR®

Voted Your FAVORITE 2017-2025
Chapel Hill Magazine

919 219 7218
advisors@erikaco.com | erikaco.com