



260 QUARTER GATE TRACE
BRIAR CHAPEL – CHAPEL HILL

ERIKA & Co
FINE HOMES



MODERN RADIANCE

Life is shiny on Quarter Gate. With its sunlit interiors, elevated ceilings, and luxe, considered design, this Briar Chapel home rounds the corner in a soft, sophisticated shine.

Corner homesite maximizing feeling of openness and natural light. Windows frame neighborhood greenery.

Close to schools, parks, and one of Briar Chapel's entrances. Five minutes to The Veranda.

Main level is one open and bright lounging haven with 10' ceilings + shiplap-trimmed walls.

Site-finished hardwoods throughout the main-level and second level hallway.

New designer lighting in foyer, living, and dining.

Polished kitchen with Quartz countertops, farmhouse apron sink, stainless appliances including a new induction range, dishwasher, and refrigerator.

Front and rear porches + fenced garden.

Private porch off primary bedroom.

Third floor recreation room, bedroom + bathroom.

Two-car garage with Tesla charger + built-in storage platforms.

Green-Certified home built by Saussy Burbank.

Convenient: 8.9 miles (16 min) to UNC and 24.8 miles (34 min) to RDU.

White Glove Treatment: Fresh touch-up paint throughout, professionally pressure washed, cleaned windows + steam-cleaned carpets.

\$2k closing cost credit from Nate Haines/Robby Oakes at CIMG available.

BRIAR CHAPEL

The great outdoors are calling. Living in Briar Chapel your yard has blossomed into a 900-acre playground. Meet neighbors in one of 20 parks, traverse 20+ miles of hiking and biking trails or tote a camping chair to an outdoor movie or festival. The Briar Club is a social hub meets stay-cation spot. The LEED-certified, resort-style club offers a water park, fitness center, indoor space for gatherings, fireplace, patios, outdoor cabana, playground, event lawn, snack bar and full-time actives director. The Courts at Boulder Point are the hotspot for matches, tournaments or impromptu games. Featuring five tennis courts, two pickle ball courts, two half-court basketball courts and an open-air pavilion. Culture and history are woven into the landscape of Briar Chapel. Local artist crafted original artwork and sculptures create whimsical treasures that dot the parks and line the trails. Veranda is the neighborhood's "front porch." It's where you can pick up a pizza, have a glass of wine by an outdoor fireplace, bite into a burger to live music. But that's not all, it's also where you'll find physicians, daycare, shopping and more. It's a connected, neighborly way of life.

FOUR BEDROOMS

THREE AND ONE-HALF BATHROOMS

RECREATION ROOM

MAIN AND SECOND-LEVEL FRONT & REAR
COVERED PORCHES

DETACHED TWO-CAR GARAGE

CORNER HOMESITE WITH FENCED REAR
GARDEN



ENTRY
KITCHEN
FAMILY ROOM
DINING





POWDER
FAMILY ROOM
DINING
KITCHEN



NEW & NOTEWORTHY – 2026

LG Refrigerator, LG Induction Range, and LG Dishwasher

Tesla Electric Vehicle Charger

Designer Lighting

Google Nest Thermostats and Doorbell Camera

Garage Storage Racks

White Glove Treatment: Professional Carpet Cleaning, Power Washing, Window Cleaning, and Paint Touch-Up



KITCHEN
FAMILY ROOM
DINING
LAUNDRY





PRIMARY BEDROOM

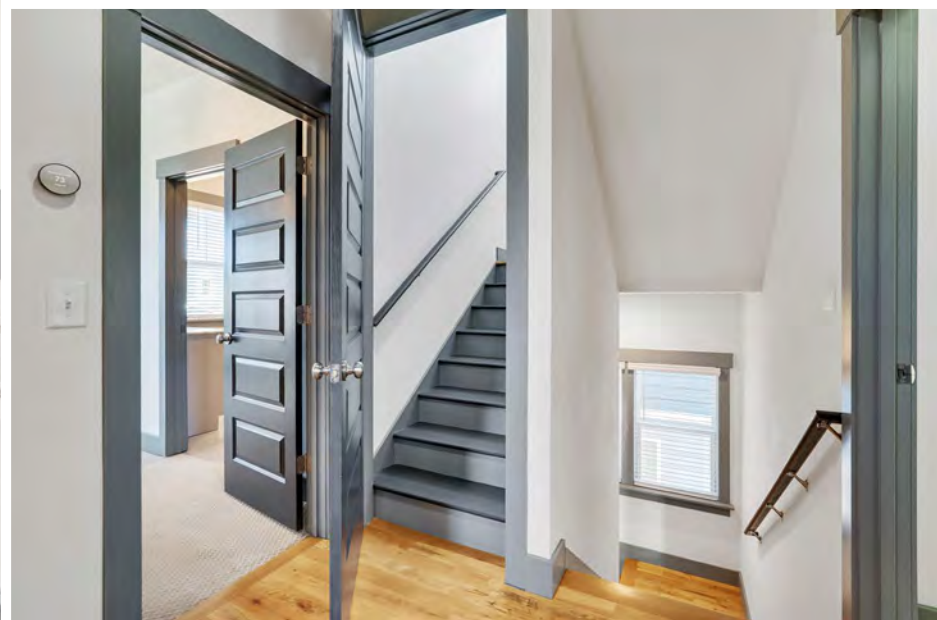
EN-SUITE PRIMARY BATHROOM

WALK-IN CLOSET





PRIMARY BEDROOM BALCONY
EN-SUITE PRIMARY BATHROOM
PRIMARY BEDROOM HALL ENTRY



SECONDARY BEDROOMS
BATHROOM





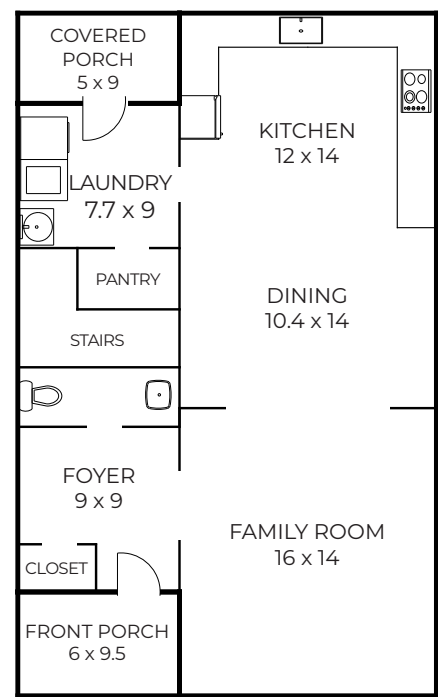
THIRD-LEVEL:
RECREATION ROOM
BEDROOM
BATHROOM



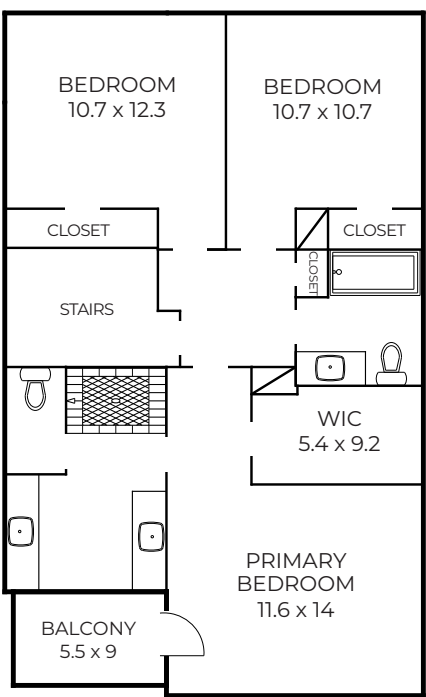


THREE PORCHES
LEVEL FENCED YARD
CORNER HOMESITE

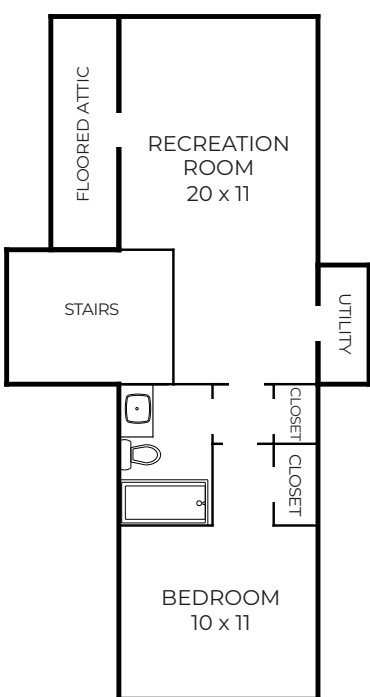




FIRST FLOOR



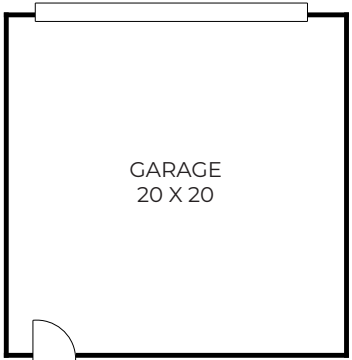
SECOND FLOOR



THIRD FLOOR

LIVING AREA	
FIRST FLOOR	878.2 SQ FT
SECOND FLOOR	928.5 SQ FT
THIRD FLOOR	521.3 SQ FT
TOTAL LIVING AREA	2328 SQ FT
(ROUNDED)	

NON-LIVING AREA	
DETACHED GARAGE	400 SQ FT
FRONT PORCH	58 SQ FT
COVERED PORCH	50.4 SQ FT
UTILITY	21 SQ FT
FLOORED ATTIC STORAGE	54.8 SQ FT
BALCONY	49.5 SQ FT





BRIAR CHAPEL

Click on listed items to view details on web

[Clubhouse](#) [Fitness Center](#) [Parks](#) [Trails](#) [Dog Parks](#) [Swimming Pool](#)

[Sports Courts](#) [Sustainable Living](#) [Briar Chapel Partners](#)



CLUBHOUSE
POOL
PLAYGROUND
TENNIS COURTS

