



101 BOTANICAL WAY
CREEKSIDE – CHAPEL HILL





A piece of living architecture- a place attuned to the ways we gather and our desire for community. I suppose that is the meaning of home. -- unknown

MODERN MARVEL

A modernist icon in coveted Morgan Creek. Built by the owner of highly acclaimed Link Design + Build as his personal residence and improved-upon by the current owners. Style and tranquility are off the charts. Glass-walled interiors allow the sublime landscape to penetrate rooms bathed in natural light. Airy spaces, outfitted in elevated neutrals, seamlessly blend clean-lines and warmth. The open living room, dining zone and kitchen are a voluminous sweep of luxe functionality. Personality and poise shine with soaring ceilings; a statement floating steel and wood staircase; European white oak flooring; Christian Lacroix and handcrafted Scottish wallpaper; Carrera marble in the kitchen and baths; designer tile including Ann Sacks; Dacor and SubZero appliances; custom cabinetry, Circa lighting and more. Soak up the serenity in meditative bedrooms with en-suite baths and spacious closets. Two main level bedrooms, one of which is a separate suite with kitchenette. The bonus is a game changer - ready for purpose and playfulness - complete with a wet bar and beverage refrigerator. Amidst the poetic landscape is a detached studio with a garden view picture window. Entertaining outside is second nature. Outdoor spaces have indoor comforts including the expansive screen porch plus gravel patio with masonry fireplace and canopy of twinkle lights. While mature oaks attract songbirds, multiple garden rooms in raised and terraced beds include woodland, hydrangea, specialty, edible, pollinator and butterfly gardens. Garden maintenance is a breeze with the new Hydrowise irrigation system. Quick access to even more serenity at the Morgan Creek, Botanical Garden and Merritt's Pasture trails. Ultra convenient to the natural beauty, flourishing food scene and cultural offerings of Chapel Hill as well as UNC, Durham, I40, Chatham and backroads to RTP. This one-of-a-kind in-town estate is a private opulent retreat in the heart of a vibrant neighborhood.



POWDER ROOM

KITCHEN

DINING

FAMILY



RECENT IMPROVEMENTS

Interior and exterior painted 2022

Ralph Lauren dining and Circa kitchen pendant lighting

Timorous Beasties dining room curtains

Custom painted kitchen cabinetry

Marble kitchen counters semi-honed and sealed with a lifetime warranty

Carrera marble Ann Sacks herringbone kitchen backsplash

Powder room hosts Ann Sacks mirrored wall tile and handcrafted Scottish wallpaper

Timorous Beasties wallpaper in bonus room

HydraWise controlled irrigation system with sensors and dedicated water meter

Fragrant rose garden with 20+ varieties tended by Witherspoon

Raised cedar vegetable garden with Soil3



FAMILY ROOM

BONUS | BEDROOM

STAIRCASE & ENTRY



INTERIOR

10-foot & 9-foot high ceilings

8-foot tall main-level doors

Recessed LED lighting

Abundant floor-to-ceiling windows framing painting-worthy views

Wide-plank European white oak flooring throughout the main level, stairs, second level hallway and primary suite

Solar shades throughout

Floating steel and wood staircase

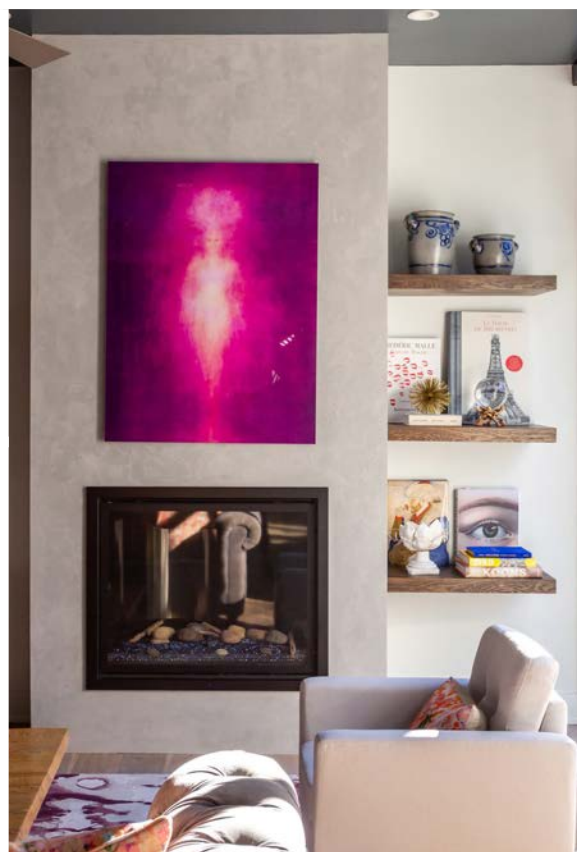
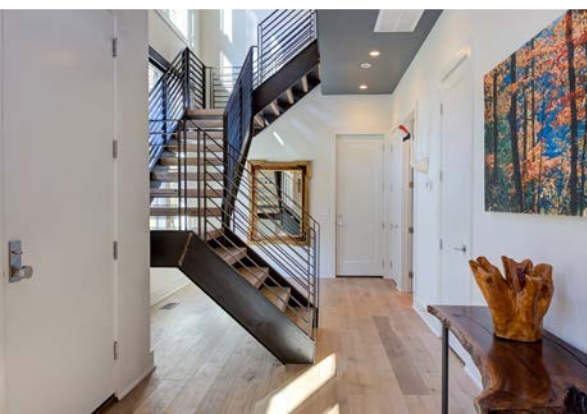
Attic storage closet

FAMILY ROOM

Dramatic floor-to-ceiling windows on both sides of the room

Gas log fireplace

Floating shelving





KITCHEN DINING



DINING

New Ralph Lauren lighting
Floor-to-ceiling windows with custom Timorous Beasties curtains (conveyance is negotiable)

KITCHEN

New Circa pendant lighting
Custom painted kitchen cabinets that extend to the ceiling
Marble kitchen counters semi-honed and sealed with a lifetime warranty
Carrera marble Ann Sacks herringbone kitchen backsplash
Dacor six-burner dual fuel range with double ovens and Sub-Zero refrigerator
Stainless steel hood with chase to ceiling
Pot filler
Oversize island with niche for stools plus additional cabinetry storage
Instahot water dispenser
Abundant storage with pullout shelving



MAIN-LEVEL BEDROOM
EN-SUITE BATHROOM



POWDER ROOM

Ann Sacks mirrored wall tile
Handcrafted Scottish wallpaper

MAIN-LEVEL BEDROOM & BATH

European oak flooring
Niche ideal for a desk or armoire
Expansive garden view windows
Floating vanity with Carrera marble countertops; floating shelves; sconce lighting; tile shower with glass enclosure; tile floor





DETACHED GUEST SUITE WITH KITCHENETTE
OFFICE OR BEDROOM
EN-SUITE BATHROOM
SEPARATE ENTRANCE



DETACHED GUEST SUITE BEDROOM | OFFICE & BATH

- Entry from the garage and side covered porch
- Cork flooring
- Woven window shades
- Built-in cabinetry
- Floating glass shelving
- Kitchenette with under counter refrigerator, granite countertop and sink
- Wood wall paneling
- Reclaimed wood on the ceiling
- Granite and tile bathroom with glass-door shower enclosure
- Large walk-in and hall closets



PRIMARY BEDROOM
EN-SUITE BATHROOM



PRIMARY BEDROOM

- Private vestibule entry
- Walls of windows in bedroom and bath frame verdant views
- European oak flooring
- Pendant, recessed and bedside sconce lighting
- Expansive walk-in closet

PRIMARY BATHROOM

- Separate vanities with plentiful storage and Carrera marble counters
- Modern freestanding tub
- Spacious marble shower with multiple shower heads and glass enclosure



PRIMARY BEDROOM
EN-SUITE BATHROOM
WALK-IN CLOSET
LAUNDRY



LAUNDRY

Supremely functional laundry room accessible from the primary bedroom closet and second level hallway
Cabinetry, shelving, utility sink, hanging rod and folding counter



TECHNICAL DETAILS

Engineered TGI floor system on main level
20" engineered floor trusses on second level
HVAC has four separate zones
Spray foam insulation
20 inches of packed insulation between the primary bedroom and downstairs bedroom/office
Aesthetically pleasing side-mount garage door motor
HVAC ductwork conditions the attic space
Sealed crawl space



BEDROOM

EN-SUITE BATHROOM

BONUS | BEDROOM

WET BAR



SECONDARY UPSTAIRS BEDROOM & BATH

- Plush carpeting
- Wall of windows
- Roomy closet
- En-suite bathroom with floating cabinetry, Quartz counter, tub/shower with tile surround plus additional vanity counter, cabinetry and drawers



BONUS ROOM | FIFTH BEDROOM

- Beverage and snack center with custom cabinetry, granite counter, sink, refrigerator and open shelving
- Plush carpeting
- Two walls of windows
- Timorous Beasties wallpaper
- Hallway full bathroom access



SURROUNDED BY NATURE

GARDEN & PLANTINGS



GARDEN

- Professionally designed including rare specimen plantings
- Fenced rear yard
- Multiple garden rooms include woodland, hydrangea and butterfly gardens
- Gravel patio with bluestone stepping stones, masonry outdoor fireplace and canopy of twinkle lights
- Landscape lighting
- Bluestone lighted steps in the rear garden
- Landscape fabric under all planted beds
- HydraWise controlled irrigation system with sensors dedicated water meter
- Fenced area with storage, portable greenhouse and raised cedar vegetable garden with Soil3
- Perennial gardens bloom from spring through fall
- Edibles and medicinal plants including: figs, blueberries, thyme, rosemary, sage, oregano, lemongrass balm, catmint and more
- Butterfly bushes and sewn milkweed (from milkweed seeds in Merritt's Pasture) draw butterflies



SCREEN PORCH
DETACHED STUDIO
FRONT ENTRY



EXTERIOR

Spacious level driveway with ample space for guest parking
Cable-suspended awning over front entry, garage and door to separate suite
Insulated two-car garage with glass door; recess lighting; easy-clean coated concrete flooring;
two storage closets; cabinetry; abundant shelving and workshop space; wired for a mini split
Screened Porch with reclaimed wood on ceiling and removable screens for easy cleaning

Detached studio with Christian Lacroix wallpaper, enamel painted floor and garden-view picture window



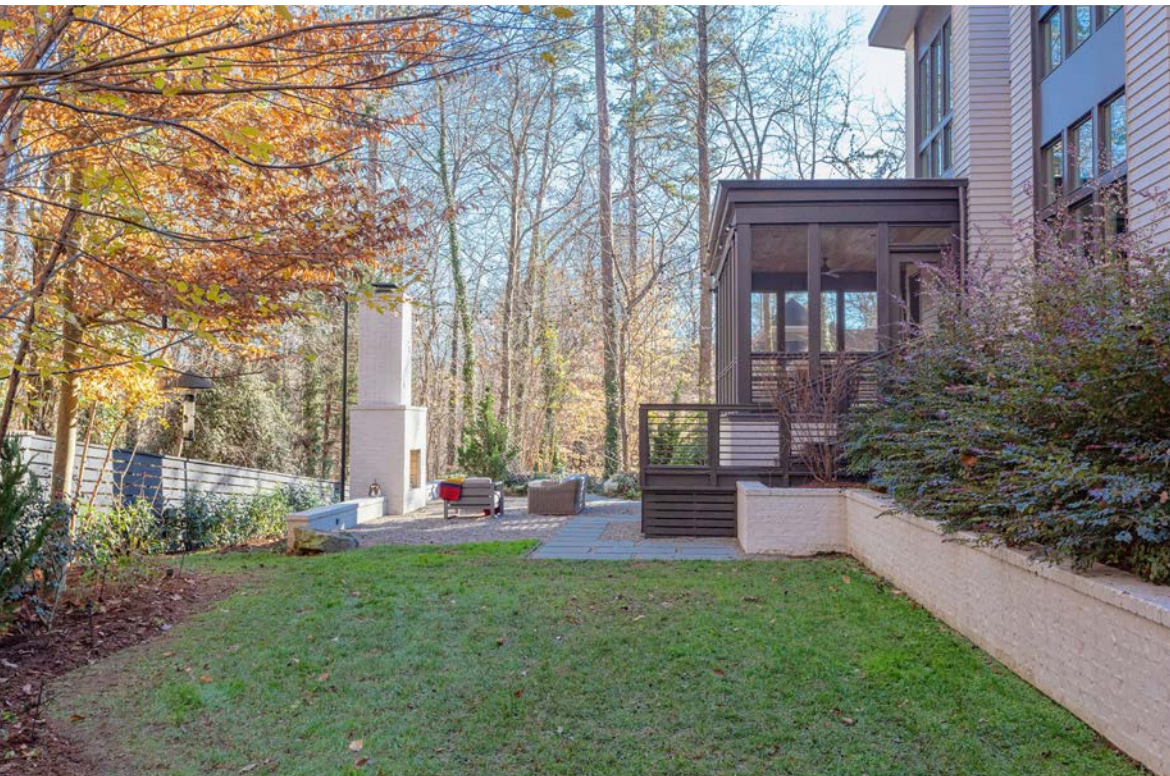


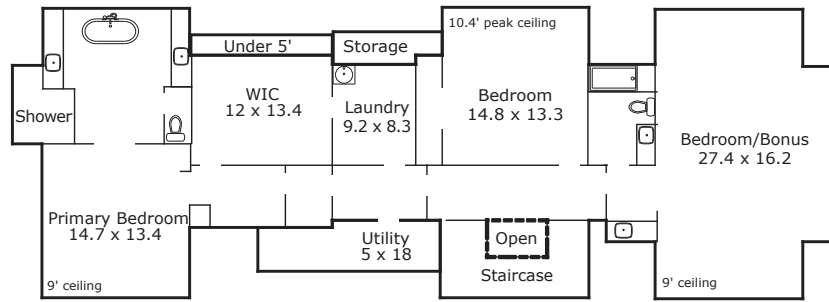
TERRACE
DETACHED STUDIO
GARAGE





SCREEN PORCH
DETACHED STUDIO
PATIO AND FIREPLACE
DECK AND YARD





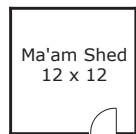
SECOND FLOOR

GROSS LIVING AREA

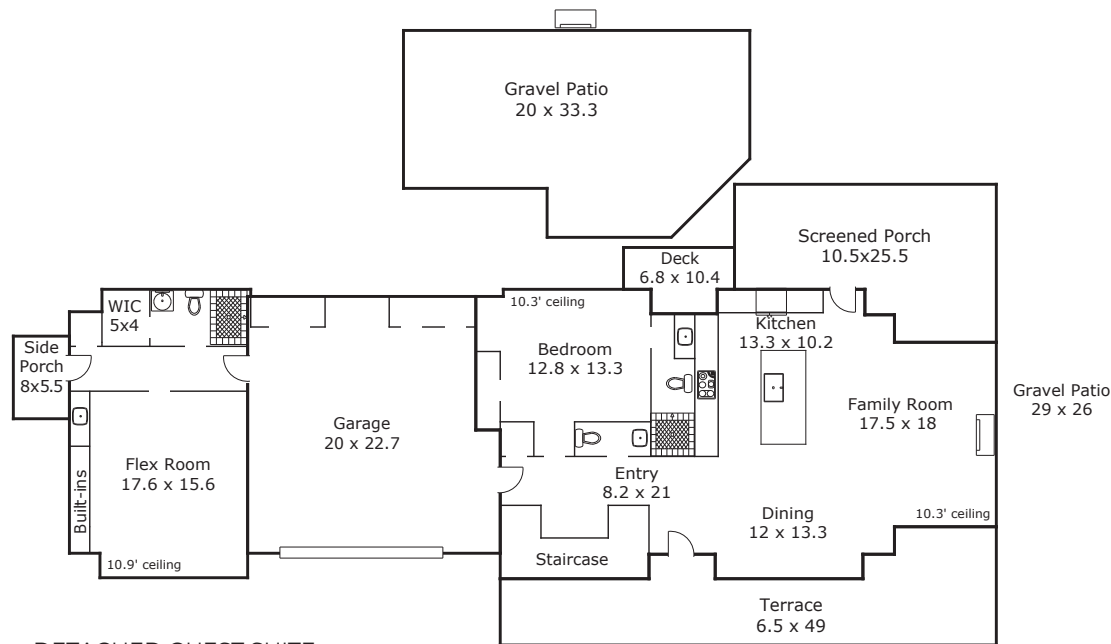
First Floor	1265.4 Sq ft
Second Floor	1824.3 Sq ft
Open to Below	-21.2 Sq ft
Total Living Area (Rounded):	3069 Sq ft

NON-LIVING AREA

Detached Guest Suite	481.2 Sq ft
Detached Studio	151.3 Sq ft
Terrace	390.6 Sq ft
Utility	84.4 Sq ft
Patio	592.9 Sq ft
Side Porch	44.5 Sq ft
Garage	593.5 Sq ft
Screened Porch	324 Sq ft
Deck	60.3 Sq ft
Storage	31.9 Sq ft
Area Under 5'	28 Sq ft



DETACHED STUDIO



DETACHED GUEST SUITE

