

207 W CORBIN STREET
209 W CORBIN STREET

HILLSBOROUGH NORTH CAROLINA

hillsborough
REAL ESTATE GROUP



207 + 209 W CORBIN STREET | YES, YOUR EYES ARE DECEIVING YOU

At first glance, this sweet 1950s split-ranch brick house looks like a modest-sized property. Step inside, though, and you'll be amazed at how much space and flexibility it offers. Plus, with a separate building housing an ADU upstairs and office/studio space on the ground floor, this property promises room to spread out and a second (or third) revenue stream, all with the accessibility and charms of being in Hillsborough's Historic District.



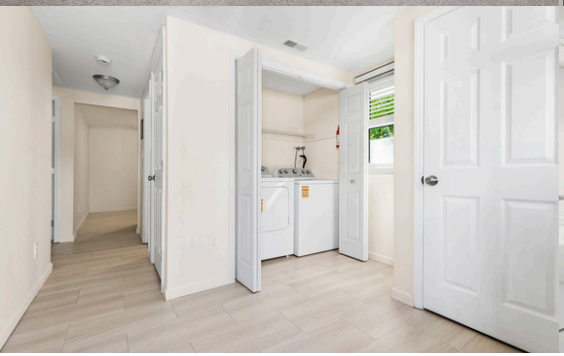
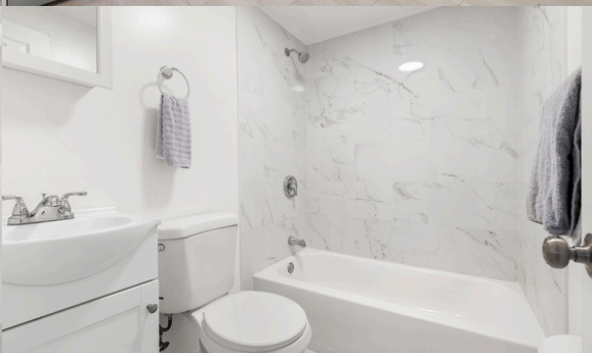
In the main home, a wide open living space and an adjacent modern kitchen are designed for multiple uses – for large gatherings with friends and family or for cozier get-togethers around the gas fireplace. Hardwoods and LVP throughout the main floor provide beauty and practicality in equal measure.



MAIN HOUSE:

4 BEDROOMS + BONUS ROOM | 3 FULL BATHS | 3394 SF



Beyond the covered carport the freestanding ADU has Hardie Plank siding and a new roof. Upstairs there's a carpeted 2-bedroom, one-bathroom apartment that feels roomy, with a large living space, vaulted ceilings, exposed beams, and in-unit laundry. Downstairs, a separate studio with LVP flooring, full bath, fridge, dishwasher, and stackable W/D could be used by the owners as a home office or rented out as an artist studio or co-workspace. Through a separate outside entrance, there's a small workshop with concrete flooring. Plenty of off-street parking ensures easy access to and from the home.



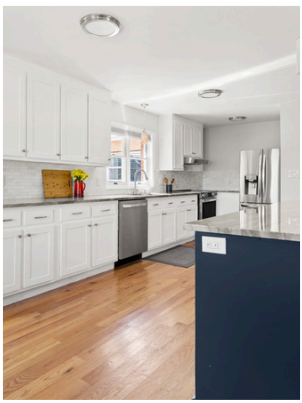


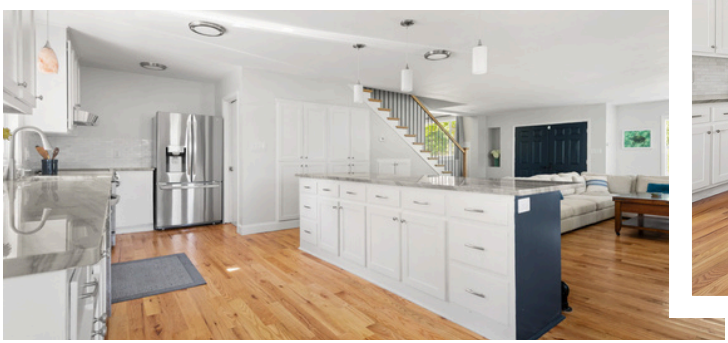



UPPER APARTMENT: 2 BEDROOMS | 1 BATH | 896 SF
LOWER OFFICE WITH KITCHENETTE & FULL BATH 546 SF
LOWER WORKSHOP & STORAGE 349 SF









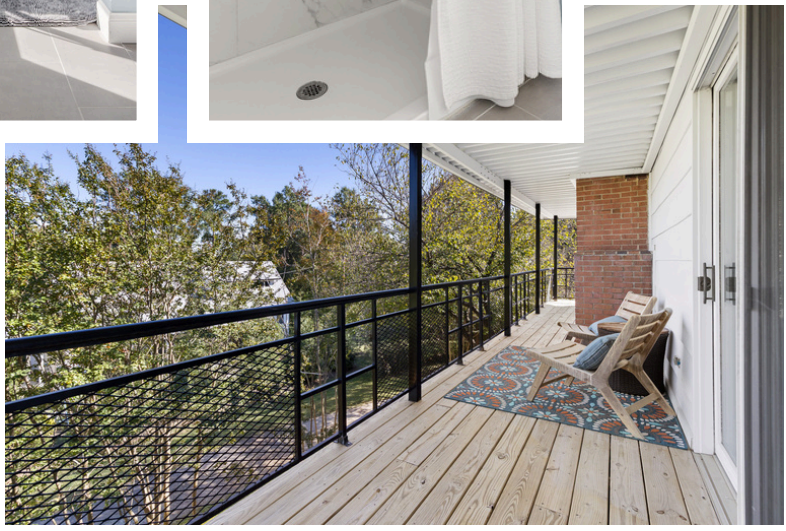
The updated kitchen includes a generous island with countertop seating and pendant lighting, marble tile backsplash, walk-in pantry, new cabinet drawer fronts, and quartz countertops. For more formal meals, there's a dedicated dining room with a tray ceiling; the street-facing space with a picture window could also be repurposed as a morning yoga spot or kids' play space.











Upstairs, the massive carpeted primary bedroom includes a private east-facing balcony for watching the sunrise with coffee, two walk-in closets, and a spa-like bathroom that features a soaking tub, double vanities, and yet-another walk-in closet. Here, there's room for everything!







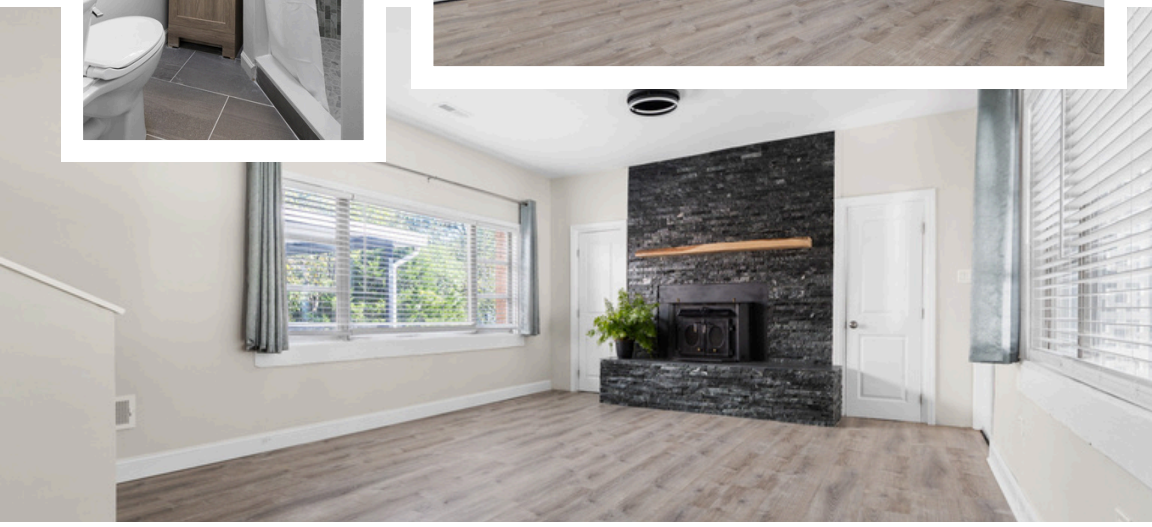
The main level includes three bedrooms and a shared bath with black-and-white subway tiles. And you'll also find a dedicated laundry room with a side by side washer and dryer and generous storage cabinets.











A huge family room, with a full bath and a wood-burning stove, is as adaptable as your imagination–as a man cave, she shed, play-and-crafts space, or as an In-Law suite and is accessible from inside or outside the home.

With its enviable location in Hillsborough's Historic District, myriad ways to use and adapt the space, and income-generating opportunities afforded by the separate ADU and office space, 207 & 209 W Corbin Street offers turnkey ready, customizable options for savvy buyers.

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FEATURES • UPDATES • DETAILS

207 & 209 W CORBIN STREET | HILLSBOROUGH NC 27278

MAIN HOUSE:
4 BEDROOMS + BONUS ROOM | 3 FULL BATHS | 3394 SF

UPPER APARTMENT
2 BEDROOMS | 1 FULL BATH | 896 SF | LAUNDRY

LOWER OFFICE/STUDIO SPACE
2 ROOMS | KITCHENETTE | 546 SF | LAUNDRY

LOWER WORKSHOP 349 SF

MAIN HOUSE

- HILLSBOROUGH HISTORIC DISTRICT
- OPEN LIVING AREA
- HARDWOOD & LVP FLOORS ON MAIN FLOOR
- GAS FIREPLACE
- UPDATED KITCHEN
- QUARTZ COUNTERTOPS
- LARGE ISLAND WITH SEATING
- PENDANT LIGHTING
- MARBLE TILE BACKSPLASH
- WALK-IN PANTRY
- DINING ROOM WITH TRAY CEILING
- LARGE, FLEXIBLE FAMILY ROOM
- WOOD-BURNING FIREPLACE
- DEDICATED LAUNDRY ROOM WITH STORAGE
- UPSTAIRS PRIMARY SUITE WITH CARPET
- PRIVATE EAST-FACING BALCONY
- THREE PRIMARY-SUITE WALK-IN CLOSETS
- EN SUITE BATH WITH SOAKING TUB & SEPARATE SHOWER
- COVERED CARPORT
- BACK DECK

DETACHED BUILDING

- 2 BEDROOM 1 BATH ADU WITH LAUNDRY
- 2 ROOM STUDIO/OFFICE WITH KITCHENETTE FULL BATH AND LAUNDRY
- ADU BUILDING HARDIE SIDING
- ADU BUILDING NEW ROOF
- UNFINISHED WORKSHOP/STORAGE
- AMPLE OFF-STREET PARKING
- POTENTIAL RENTAL INCOME

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