

# The Seller Scoop

110 Chestnut St. | Durham | 277077

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**View** | View of downtown - watching the fireworks at the Durham Bulls Stadium and the Liberty Tower Christmas lighting from the second-floor screened-in balcony

**Room** | Large primary bedroom with en suite bathroom and second-floor balcony recently screened in spring of 2024

**Tree** | Large pecan trees that produce loads of pecans and offer lots of shade and privacy to the balcony. Well-maintained trees with recent work done by arborists to trim back limbs from the house and allow more sunlight for grass to grow and flexibility for potential landscaping projects

**Walk** | Extremely walkable neighborhood to Parker and Otis, all of downtown, ATC, libraries, Delafia, and the American Tobacco Trail

**Hike** | Walkable to the American Tobacco Trail. Quick car ride to Duke Forest, Umstead Park, and parts of the Eno

**Breakfast** | Walkable to lots of Downtown restaurants: Press, Cheeni, Lutra, and more

**Lunch** | Walkable to many Downtown restaurants

**Dinner** | Walkable to many Downtown restaurants like Viceroy, M sushi, and Alley 26

**Pub/Winery** | Walkable to many Downtown drinking establishments - Velvet Hippo, Delafia, and soon the ATC Fullsteam

**Living here has been...** | Such a fun place to live with the walkability to Downtown life and a great place to start a family with walkable daycares, parks, libraries, and more. It's a very engaged and vibrant community of neighbors that we will miss