

**1118 Blackwood Mountain Rd**  
Chapel Hill, NC 27516



*Special Updated John Hartley home in Beautiful,  
Sustainable Heartwood Neighborhood*

Year Built 1991 • 2687 Heated Square Feet • 1285 Other Square Feet  
0.64 acres • 3 Bedrooms • 2.5 Bathroom • Bedroom Loft Space

**MLS# 2073932**  
Offered at \$485,000



**Desiree Goldman** Broker, ABR, GRI, CHLMS  
*Exceptional Homes - Exceptional Service*



[www.DesireeGoldman.com](http://www.DesireeGoldman.com)

919.696.5848

[Desiree@DesireeGoldman.com](mailto:Desiree@DesireeGoldman.com)

*Living Room*



*Living Room*

*Kitchen*



*Breakfast Area*

*Dining Room or Office*



*Walk In Pantry*

*Master Bedroom*



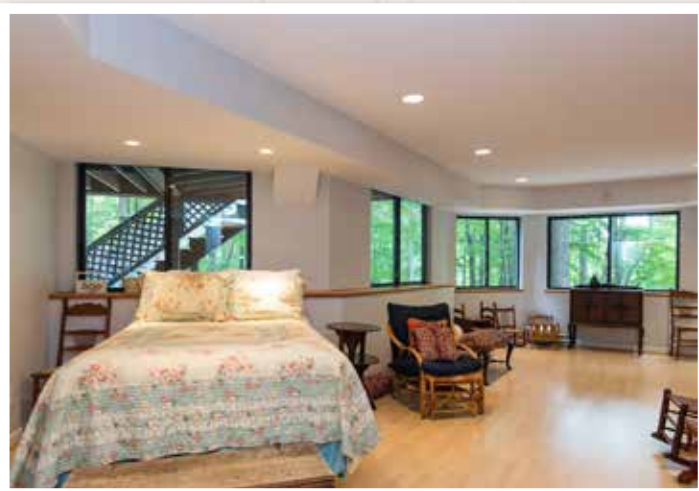
*Master Bathroom*

*Bedroom*



*Bedroom*

*Basement*



*Loft Area*



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### Special Features

- Newly painted exterior – 2016
- Hardwood floors throughout
- Each bedroom has loft living space
- Master bedroom includes walk-in closet, loft space, a balcony deck and updated bathroom with granite
- Enclosed porch for all seasons and deck provide plenty of outdoor living
- All major appliances convey
- Heartwood Neighborhood has trails, ponds, and plenty of fantastic benefits

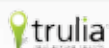
To view additional photos and other specifications, visit [www.DesireeGoldman.com](http://www.DesireeGoldman.com)

### Room Dimensions & Locations

Family Room	21.2 x 16.6	Main Floor
Dining Room	13 x 10.7	Main Floor
Kitchen	15.3 x 14.9	Main Floor
Breakfast Area	14.1 x 11	Main Floor
Master Bedroom	16.1 x 15.8	Second Floor
Second Bedroom	11.9 x 11.7	Second Floor
Third Bedroom	14.2 x 11.2	Second Floor
Rec Room	13.5 x 27.2	Lower Floor
Workshop	10 x 10	Lower Floor
Covered Porch	25.7 x 7.9	Outside – Front
Enclosed Porch	11.6 x 11.4	Outside – Back
Deck	12 x 12	Outside – Back



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***More Special Features***

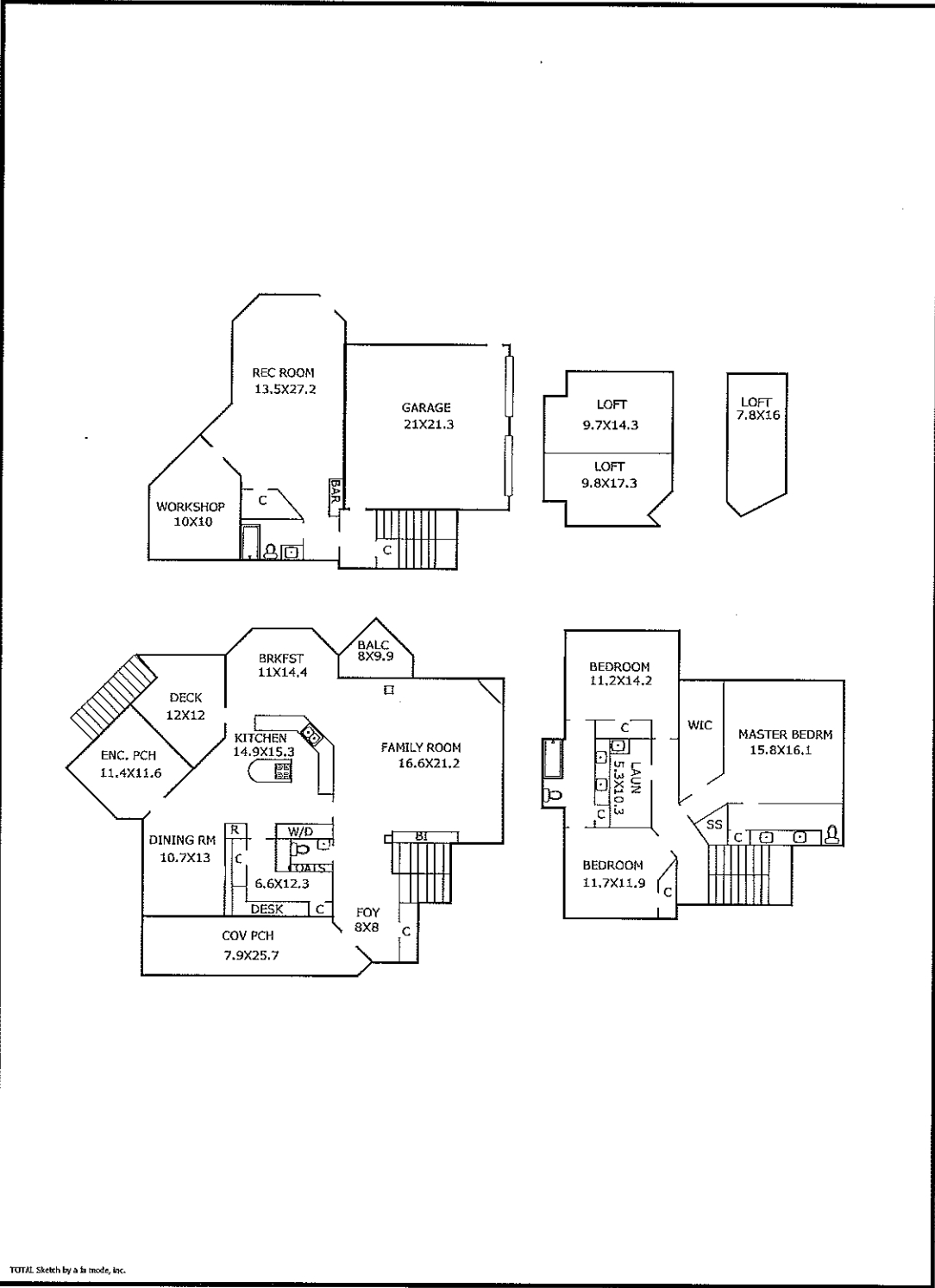
- 4 Star roof with 50 year warranty – 2011
- Updated Kitchen with white cabinetry, solid surface counters, gas cooktop and double oven
- Large walk in pantry with built in desk and shower for dogs or gardening clean up
- Natural Stone gas fireplace, expansive windows and vaulted ceiling in picturesque Family Room
- Basement finished with bath (unpermitted) and storage/workshop room
- Central Vacuum
- Whole House Filtration System
- 2 Car side entry Garage
- Whole house filtration system

***Features of Heartwood Neighborhood***

- Sustainable, Natural Environment
- Beautiful trails and community gardens
- Walking distance to Emerson Waldorf School and Spence's Farm
- Borders Duke Conservation Land
- Swimming permitted at pond
- Viewing deck and amphitheatre
- HOA \$400/year – common area maintenance
- Perfect location to UNC/Duke and I-40

### Building Sketch

Borrower	MEASURE/FLOORPLAN		
Property Address	1118 Blackwood Mountain Rd		
City	Chapel Hill	County	Orange
		State	NC
		Zip Code	27516
Lender/Client			



TOTAL Sketch by a la mode, Inc.