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# SOPHISTICATION DEFINED

**SUBMITTED REPORT BY REBECCA R. NEWSOME, MIRM**

Sophistication, defined by the written word: the process or result of becoming cultured, experienced, worldly-wise and/or knowledgeable. Sophistication, visually defined: 518 N. Scottswood Blvd. in Hillsborough's Churton Grove. This address speaks volumes on elegance, style and panache. And it's available for its next lucky owners.



Clockwise from above: The epicurean kitchen has granite countertops, a tile backsplash, a walk-in pantry, dual ovens and a gas cook top. The exterior is a combination of brick, stone and fiber cement. A fantastic outdoor kitchen and stone patio/fireplace entertainment area beckon for enjoyable times. The light-filled great room includes a stone fireplace and custom bookshelves.



At 4,750 square feet, this property is a thoughtfully designed home of five bedrooms and four baths on a wooded half-acre lot. An open foyer, gleaming hardwoods and soaring ceilings greet guests upon arrival. A formal dining room on the right and a study with custom bookcases and an adjoining alcove on the left are bordered by stately columns. These spaces are open and airy, yet exclude warmth and a feeling of belonging, as they lead to the heart-of-the-home kitchen with lovely cabinetry and shelving. A guest room and full bath round out the first floor of this gorgeous home. Last but absolutely not least, beyond the great room, a wonderful screened-in porch and fantastic outdoor kitchen and stone patio/fireplace entertainment area beckon for enjoyable times. Upstairs houses an additional four bedrooms, including a luxurious owner's suite. This retreat consists of a spacious bedroom, an adjoining sitting room with a to-die-for three-sided fireplace, a large spa-like owner's bath with separate his and

used as family gathering space or as a play area for the kids. The other three bedrooms and two full baths upstairs are abundant in size and storage. The exterior of 518 N. Scottswood is a masterful combination of brick, stone, and fiber cement, all harmonizing to welcome and delight anyone and everyone upon approach. The lushly wooded homesite emanates a quiet, park-like setting, enhanced by a fenced-in backyard and the previously mentioned outdoor kitchen and fireplace entertaining area. "This home is loaded with features," says Broker Michael Cashion of Berkshire Hathaway HomeServices York Simpson Underwood Realty. "Priced at \$569,900, it's less than \$120/square foot, which is totally unheard of in a home with these amenities. Besides the fact that it's an incredibly stunning and well-designed home, it's located in a terrific neighborhood." Churton Grove provides home owners with an Olympic-sized pool, clubhouse, tennis and basketball courts, sidewalks, five miles of hiking and biking trails and a grocery store, restaurants and other retail within walking distance. The neighborhood is close to US-70, I-85 and I-40 with charming downtown Hillsborough just minutes away.



The home will be open for viewing today, Sunday, May 17, 2 to 4 p.m. at 518 N. Scottswood Blvd. To visit from I-85 South/Highway 70 West, take Exit 170 towards NC 86 North. Travel approximately five miles and turn right on N. Scottswood Boulevard. 518 is on the left.

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30 yr fixed	3.750	0.000	\$40	20%	3.752	30 yr fixed	Call for Rates				
30 yr fixed	3.625	0.282	\$750	20%	3.685	15 yr fixed	Call for Rates				
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