

3 Pavilions in Durham Hope Valley CC

3312 Rugby Road, Durham, NC 27707

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Designed by renowned North Carolina Modernist architect Bill Waddell, "3 Pavilions" is a singular architectural residence that redefines contemporary living in Durham's coveted Hope Valley Country Club neighborhood. This extraordinary home seamlessly blends award-worthy architecture, exceptional craftsmanship, and environmentally conscious design into an unforgettable living experience. Designed around three distinct pavilions, the home celebrates natural light, soaring glass walls, and strong architectural lines while offering the comfort of predominantly main-level living. Every room is carefully positioned to frame the surrounding landscape, creating the sensation of living among the trees with remarkable privacy—yet just steps from Hope Valley Country Club, and minutes away from downtown Durham, Chapel Hill, and everything the Triangle has to offer. A dramatic front entry opens to expansive living spaces anchored by striking zebrawood-clad sculptural architectural details. Floor-to-ceiling windows dissolve boundaries between indoors and out, while rich white oak and cherry hardwood floors, stone and tile accents, and thoughtfully selected natural materials create warmth with distinctly Modernist aesthetic. The chef's kitchen is functional and artistic, featuring granite countertops, premium stainless appliances, a gas cooktop with vented hood, oven and warming drawer, and a built-in refrigerator and freezer. A beautifully designed wet bar—with its organic-shaped sink that doubles as an ice basin—makes entertaining effortless, while the central preparation pavilion provides additional workspace, seating, and display cabinetry. The primary suite occupies its own private pavilion, offering peaceful woodland views that evoke the feeling of a secluded treehouse retreat. Adjacent office space enjoys the same tranquil setting, while the custom-designed dressing room is exceptional, featuring floor-to-ceiling storage accessed by a rolling library ladder, built-in drawers, a generous island with integrated laundry hampers, and a stacked washer and dryer. Created equally for quiet everyday living and memorable entertaining, the home flows effortlessly to the screened porch and wraparound Ipe hardwood deck with sleek cable railing. Two fireplaces—one in the family room and one on the porch—extend comfortable living throughout the seasons, while the surrounding landscape provides an extraordinary sense of privacy and connection to nature. The walk-out lower level offers remarkable flexibility with two spacious bedrooms, a beautifully appointed full bath, laundry room, workshop space, and an oversized three-car garage with EV charging. Both bedrooms open onto a covered patio overlooking the natural landscape, creating an ideal retreat for family or guests. The separate lower-level entrances offer potential for multigenerational living or a private guest suite. Completing the property is a detached studio pavilion already plumbed for future conversion into a guest house, in-law suite, workshop, or additional garage—allowing the next owner to tailor the

space to their vision. Beyond its striking architecture, 3 Pavilions was designed with sustainability in mind. Rainwater harvesting, natural drainage systems, and carefully planned native landscaping—including fig trees, a flourishing pawpaw grove, mature mixed forest canopy, and a koi pond—reflect a deep respect for the surrounding environment. Rarely does a home achieve this balance of architectural significance, livability, privacy, and environmental stewardship. 3 Pavilions is more than a residence—it is a work of art designed to be experienced every day. Completing the experience is the coveted Hope Valley Country Club lifestyle. Members enjoy championship golf, tennis, swimming, exceptional dining, and year-round social events. Distinguished by its amenities and welcoming spirit, HV is celebrated for its architectural diversity and genuine sense of community.

ARCHITECT’S INFOAGENT’S LISTING FOR ADDITIONAL PHOTOS:

Overview

Market Status:Active	Sale or Rent:For Sale	Initial list price (subject to change):\$2500000
Rent price:\$	Land area:.98acre	Living area:3,644ft2
Bedrooms:3	Full Bathrooms:2	Half Bathrooms:1
Architect:Bill Waddell	Builder:	Year Built:2007

Amenities

- ✓ Garage
- ✓ Balcony
- ✓ Vaulted Ceiling
- ✓ Eco-Friendly
- ✓ Workshop
- ✓ Art Studio

Agent Details

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NC Modernist Houses For Sale/Rent