

Greenberg Residence | Chapel Hill, NC

425 Brookside Dr
44.0055622, -123.1005260



A documented mid-century modern by architect Edward W. Waugh, AIA, one of the original faculty members at NCSU’s School of Design and one of North Carolina’s most influential modernist architects. Waugh is known for his low-slung, glass-forward residential work throughout Raleigh and Chapel Hill in the 1950s. Built in 1956 and set on a wooded lot in University Heights, this home carries the hallmarks of Waugh’s design language: an informal plan built around the site rather than against it. The original wood paneling in the living room, the material signature of the era and this architect, survives beneath a later application of paint; this may be a reversible cosmetic restoration for a buyer who wants to bring the home’s original character back into full view. Two focal fireplaces (one gas, one wood burning) on both floors, anchor the main living spaces, and hardwood flooring runs through much of the main level. The fully finished daylight basement is more than a bonus square footage: the space has potential income opportunity. Large windows and a separate private entrance directly from the backyard, provides real privacy for a future tenant or guest. The basement level offers a large primary bedroom, two flex rooms, a full bath and living room. Although the basement does not currently include a kitchen, a buyer interested in converting it into a private rental should consult with local ordinances. The location is under 10 minutes from both UNC Chapel Hill’s campus and UNC Hospitals, 425 Brookside sits inside one of the most walkable, tree-lined pockets close to the university: Ideal for incoming faculty, medical residents, relocating professionals, or investors targeting the university rental market. A rare opportunity to own a documented piece of Chapel Hill’s architectural history. The adjacent lot at 0 Brookside Road is also available for sale. Marianne Mansour | Realtor | Architect 919.696.7218 marianne.mansour@compass.com

Overview

Market Status:Active	Sale or Rent:For Sale	Initial list price (subject to change):\$760000
Rent price:\$	Land area:United Statesacre	Living area:2530ft2
Bedrooms:4	Full Bathrooms:3	Half Bathrooms:0
Architect:Edward W. Waugh, AIA	Builder:	Year Built:1956

Amenities



Finished Basement

Agent Details

NC Modernist Houses For Sale/Rent

marianne.mansour@compass.com - MARIANNE MANSOUR