



**Durham North Carolina * Village Hearth
1 Bedroom / 1 Bath 641 SF \$279,000
4962 Buttonbush Dr, Durham NC 27712**

Move-In Ready, One Year New, Meticulously Maintained, Spacious Open Floor Plan, Park Like Atmosphere, Pets are Welcome. Dog Park Coming Soon!

Village Hearth Cohousing Community is the first 55+ in the USA created by and for LGBTQ, Friends, and Allies.

Single-story attached contemporary cottage with open concept floor plan, sleek modern kitchen, skylight, vaulted ceilings, attic storage, and granite countertops. Extra wide doorways and hall, handicap-accessible bathroom with roll-in shower, and low or no thresholds. Inviting covered front porch.

Stainless Steel Appliances, Neutral Window Treatments, Ceiling Fans, Custom Closets and Easy Landscaping.

Monthly HOA Dues for 2021 are \$314 per month. Dues include shared expenses, insurance for the common area, basic cable/internet, water, trash and recycling. Village Hearth Community is made up of 28 contemporary one-story cottages in 7 environmentally friendly buildings, each containing 4 smart designed attached homes. This is a non-smoking community.

Fifteen acres of space for quiet contemplation. The remaining ten of the community's fifteen acres is mostly natural with woods, walking paths, a beautiful oak meadow, and space for gardens.

Additional amenities include:

- 2600 sq foot Common House with Arts & Craft and Exercise Rooms
- Large Woodworking and Maintenance Shop
- City Water & Sewer
- Electric Car Charging Station
- Laundry Facilities and Guest Suite in Common House

Contact Kathy at 619 992 9933 with questions about the unit and Pat McAulay at villagehearthcohousing@gmail.com for questions about Village Hearth HOA and Cohousing or visit their website at www.villagehearthcohousing.com



All Interior Photos are of a Staged Home-not the Subject Property





The Common House

The **2600 sq foot Common House** is the heart of the community. It boasts a gourmet kitchen, large dining/multipurpose room separated from a sitting/media/game room by a double-sided fireplace. Laundry, office, craft room, fitness room, guest suite, and a spacious terrace with umbrellaed tables. In addition, there is a separate workshop/maintenance building.

Village Hearth Community is only 15 minutes away from vibrant and inclusive downtown Durham. Convenient to shopping, recreation and medical facilities.

Why Durham North Carolina

Durham is located in the center of NC in the area called “The Triangle” which includes Raleigh, Durham and Chapel Hill. The Triangle has a temperate four-season climate and is approximately 3 hours from the Carolina coast or the Appalachian Highlands. Durham is home to the award-winning Durham Performing Arts Center, restaurants that have earned national or regional acclaim. Add the North Carolina Symphony Durham Arts Council, Third Friday Arts Walk, Open Studios, Duke University’s Nasher Museum of Art, the North Carolina Museum of Art, the Festival for Eno, the historic Carolina Theatre and the Great American Tobacco Campus Home to WUNC and the Full Frame Festival. It’s clear you’ll never be bored.

Access to Nature

Parks and outdoor recreation are at your doorstep: Falls Lake, Jordan Lake, Umstead Park, Sarah P Duke Gardens, Duke Gardens and Duke Forest offer abundant access to natural areas, lakes and rivers.

The American Tobacco Trail is 22+ miles of rails-to-trails available for walking and biking right through the city, and the Mountain to the Sea Trail runs along the Eno River.

Higher Education

The area boasts Duke University, North Carolina Central University, UNC Chapel Hill and NC State. These universities and the Research Triangle Park draw students, faculty, and researchers from all over the world.

RTP, the largest research park in the US and a premier global innovation center, houses hundreds of companies, including science and technology firms, government agencies, academic institutions, startups and nonprofits, on 7000 acres.

Sports

Durham is home to the Durham Bulls minor league baseball team made famous in the 1988 movie, Bull Durham. The Triangle area also boasts the Carolina Hurricanes, the professional ice hockey team based in Raleigh, NC.

The Triangle boasts multiple nationally ranked college teams. March madness is a major event here. Duke University, UNC Chapel Hill, NC State, and North Carolina Central University are all 30 minutes or less drive to home games.

Characteristics of Cohousing Communities

Relationships

- Neighbors commit to being part of a community for everyone's mutual benefit.
- Cohousing cultivates a culture of sharing and caring.
- Design features and neighborhood size promote frequent interaction and close relationships.

Balancing Privacy with Community

- Cohousing neighborhoods are designed for privacy as well as community.
- Residents balance privacy and community by choosing their own level of engagement.

Participation

- Decision making is participatory and often based on consensus.
- Self-managed HOA empowers residents, builds community and saves money.

Shared Values

- Cohousing communities support residents in actualizing shared values
- Cohousing communities typically adopt green approaches to living.