

202 MIMOSA DRIVE

COMPARABLE PROPERTIES

CLOSED COMPS

1812 Rolling Rd

4 bed | 3 bath | 2,801 SF | Sold for \$1,750,000 in May 2026

Mid-century modern in Lake Forest, renovated in the 2010's. CH-Carrboro schools (East Chapel Hill HS), inside city limits. The most directly comparable comp to Mimosa: similar era, mid-century modern, renovated, single-level, similar size and bedroom count, same high school. Renovations are from mid-2010's so not as updated, and it's on a much smaller lot (0.67 acres), with city taxes, and without Duke Forest adjacency.

308 N Elliott Rd

4 bed | 4 bath | 4,284 SF | Sold for \$2,400,000 in Oct 2024

Built in the same era as 202 Mimosa by another renowned modernist architect (Arthur Cogswell). Underwent an extensive renovation between 2015–2017. Although larger in square footage, it's functionally similar to Mimosa with 4 bedrooms, single-level living, and same school district.

4625 Array Dr

3 bed | 3 bath | 2,082 SF | Sold for \$1,693,964 in Sep 2025

New construction modern home on 2.2 acres in Hillsborough with Orange County schools (not Chapel Hill-Carrboro). Closest in size and single-level layout to Mimosa, demonstrating the premium for intentional modernist design, even in a less desirable school district and location.

1117 Old Lystra Rd

4 bed | 4 bath | 3,165 SF | Sold for \$1,618,401 in Jan 2026

New construction modernist home on approximately 3 acres, offering a similar sense of privacy to Mimosa. Most living space is on the main level, with a fourth bedroom and bonus room upstairs. While Mimosa is technically a renovation, the down-to-the-studs scope makes it practically new construction, making these two homes very comparable in terms of build quality and layout. The key difference is location: this home is in Chatham County with Chatham schools, which are significantly less desirable than Mimosa's Chapel Hill-Carrboro district. Yet it still traded above \$1.6M, reinforcing Mimosa's value.

202 MIMOSA DRIVE

COMPARABLE PROPERTIES

CLOSED COMPS (continued)

6358 Pathway Ct

4 bed | 2.5 bath | 2,509 SF | Sold for \$1,550,500 in May 2025

New construction modern home on 1.67 acres with single-level living. Orange County schools (not Chapel Hill-Carrboro). Most comparable to Mimosa in size, lot, and layout, but in a far less established location without the school district, architectural heritage, or Duke Forest adjacency. Mimosa at only approximately \$100K more is well-positioned.

101 Botanical Way

4 bed | 4.5 bath | 3,121 SF | Sold for \$2,050,000 in Sep 2025

Modern luxury home within Chapel Hill city limits, similar in size to Mimosa. Two stories on a much smaller lot (0.80 acres), and carries Chapel Hill city taxes. Mimosa is functionally more appealing with true single-level living, double the acreage, all-new systems, and no city taxes. Supports the premium buyers pay for modern, architect-driven design in the Chapel Hill area.

115 Meadowbrook Dr

4 bed | 3.5 bath | 3,031 SF | Sold for \$1,590,000 in Oct 2024

Contemporary/modern home in the same school district as Mimosa (East Chapel Hill HS), similar in size, with a comparable design aesthetic. However, the home is outdated compared to Mimosa's full renovation, sits on a much smaller lot (0.81 acres), carries Chapel Hill city taxes, and has two bedrooms on the second level, making it less functional. Mimosa offers true single-level living, double the acreage, all-new systems, Duke Forest adjacency, and no city taxes.

ACTIVE / PENDING COMPS

740 Cedar Brook Way

2 bed | 2.5 bath | 2,924 SF | Active at \$2,500,000

Brutalist-modern home designed by architect Louis Cherry on a large, wooded & private lot. Only 2 bedrooms. CH-Carrboro schools, outside city limits. Demonstrates the ceiling that architect-designed modernist homes command in the Chapel Hill area. Mimosa is far more functional for most buyers at \$850K less.

202 MIMOSA DRIVE

COMPARABLE PROPERTIES

ACTIVE / PENDING COMPS (continued)

721 Jones Ferry Rd

3 bed | 3.5 bath | 3,413 SF | Active at \$2,500,000

NC Modernist-featured home designed by Philip Szostak on 4 wooded acres. Built 2023, single-story with high-end finishes. CH-Carrboro schools, Carrboro city limits. A higher price point for a newer modernist build in a similar setting. Reinforces that Mimosa at \$1.65M is well-positioned in the modernist market.

AREA PREMIUM SUPPORT

All located outside city limits and districted for Chapel Hill-Carrboro schools, with the same convenience of being halfway between Durham and Chapel Hill, minutes to I-40. These sales demonstrate the premium this micro-area commands for luxury homes with acreage and privacy.

5040 Shakori Trail

5 bed | 4.5 bath | 4,551 SF | Sold for \$1,830,000 in Sep 2025

475 Martin Madden Way

4 bed | 4.5 bath | 4,467 SF | Sold for \$1,750,000 in Sep 2024

3825 Whitfield Rd

5 bed | 5.5 bath | 4,116 SF | Sold for \$2,500,813 in Aug 2023