



275 MAGNOLIA ROAD

275 MAGNOLIA RD, PINEHURST, NC 28374

\$1,549,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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28374

Welcome to the Village of Pinehurst where history, elegance, and the good life converge. This stunning new construction home, built by award-winning third-generation builder and developer F. Calvin Riddle, Jr., offers 2,742 square feet of thoughtfully designed living space, four bedrooms, and three full bathrooms. Clad in fiber cement shake and lap siding, this beautifully proportioned New England Cottage-style home fits naturally and gracefully into the historic streetscape of the Village, a fitting nod to the New England resort heritage that gave Pinehurst its very soul.

Garage Count: 2 Car Garage,
Age: New Construction,
Basement: None,
Garage Description: Garage

\$1,549,000



Two bedrooms and bathrooms on the main floor offer convenient and comfortable single-level living, while two additional bedrooms upstairs each enjoy private access to a dedicated full bath and sitting room. Wide-plank wood floors flow throughout the majority of the main level, lending warmth and enduring character at every turn. The kitchen is anchored by a natural gas range, while a natural gas fireplace in the living room sets the perfect scene for cozy Sandhills evenings. Comfort and efficiency are built in from the ground up: a natural gas furnace serves to heat the main level, an electric heat pump handles the upper level, and a tankless natural gas water heater ensures timely hot water throughout. Step through to the screened porch, accessible from the living room, and you will find the ideal setting for morning coffee, alfresco entertaining, or simply listening to the whisper of the pines. A two-car detached garage completes the property, tucked discreetly behind the home in keeping with the Village's traditional and refined character. Established in 1895 and master planned by Frederick Law Olmsted, the legendary landscape architect behind Central Park, the Village of Pinehurst was conceived as a gracious retreat whose winding roads and timeless cottages remain to this day.

In 1996, the Village earned designation as a National Historic Landmark, the first golf resort and community ever to receive the honor. Residents enjoy navigating the village's storied streets by golf cart, strolling beneath longleaf pines, and savoring a lifestyle rooted in tradition and world-class recreation, all just steps from the Pinehurst Country Club and its iconic Course #2, confirmed anchor site for the 2029 Back-to-Back Men's and Women's U.S. Open and the 2035, 2041, and 2047 Men's U.S. Opens. A transferable PCC charter membership is available for the buyer to pay the initiation fee and subsequent monthly dues. Buyer to transfer membership within 60 days of closing.