

# RECORDING STUDIO FOR SALE

## 2540 SEAFORTH RD PITTSBORO, NC



±5,617 SF STUDIO & ±4,584 SF RESIDENCE ON 17 AC



OFFERED AT \$6,000,000



50051 GOVERNORS DRIVE  
CHAPEL HILL, 27517  
**BOLDCRE.COM**



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# PROPERTY OVERVIEW: THE STUDIO

Located on 17 forested acres near Jordan Lake in the heart of North Carolina's thriving Triangle region, this estate offers a singular opportunity: a purpose-built, world-class recording campus that merges technical precision with natural serenity. Just 25 minutes from RDU and the cultural centers of Raleigh, Durham, and Chapel Hill, the property is a sanctuary for creators, designed to elevate the artistic process without compromise.

At the heart of the estate is a 5,617-square-foot recording facility engineered for exceptional sonic performance. Designed by Wes Lachot—one of the industry's foremost acousticians—the studio is a meticulously crafted acoustic environment that honors both form and function. The space features a soaring 24-foot live room with variable acoustics, control rooms for stereo and surround mixing, and two flagship consoles: a 64-channel API Vision and a 144-channel Harrison Trion. Every element, from HVAC isolation to diffusion geometry, reflects an unwavering commitment to technical excellence and creative clarity. Studio B and an adjoining annex expand the site's versatility, making it equally suited to tracking, mixing, mastering, or immersive production.

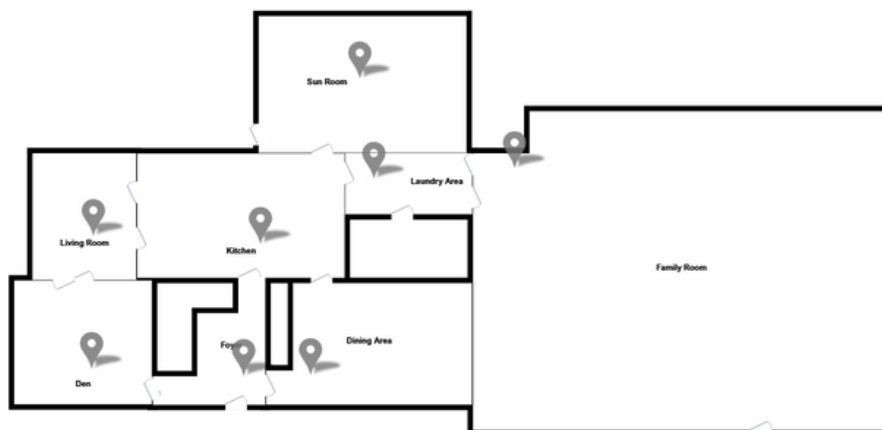


[manifoldrecording.com](http://manifoldrecording.com)

# PROPERTY OVERVIEW: THE RESIDENCE



Complementing the studio is a 4,584-square-foot residence that offers comfort with intention. With four bedrooms, three baths, a yoga and meditation suite, and a commercial-grade kitchen, the home is designed as both a private refuge and a hospitality space for artists and collaborators. Large windows, expansive decks, and seamless indoor-outdoor transitions frame the surrounding forest, grounding the property's sophisticated interior in a rich natural context.



PROPERTY HIGHLIGHTS	
Sale Price	\$6,000,000
Zoning	Office Institutional (O-I)
Building Size	Main Studio: 3,927 Studio Annex: 1,690 House: 4,584 SF
Year Built	Studio: 2011 House: 1990
Lot Size	17 AC
Market	Durham MSA, Chatham County Submarket
APN	0017475

Offered at \$6 million, this fully integrated recording campus stands at the intersection of art, architecture, and investment. It is ideal for an artist-entrepreneur, media visionary, or institutional buyer seeking a turnkey creative asset in one of the Southeast’s most dynamic growth corridors. As the Triangle region continues to attract innovators, tech leaders, and world-class talent, properties of this caliber—purpose-built, fully equipped, and perfectly situated—are increasingly rare.

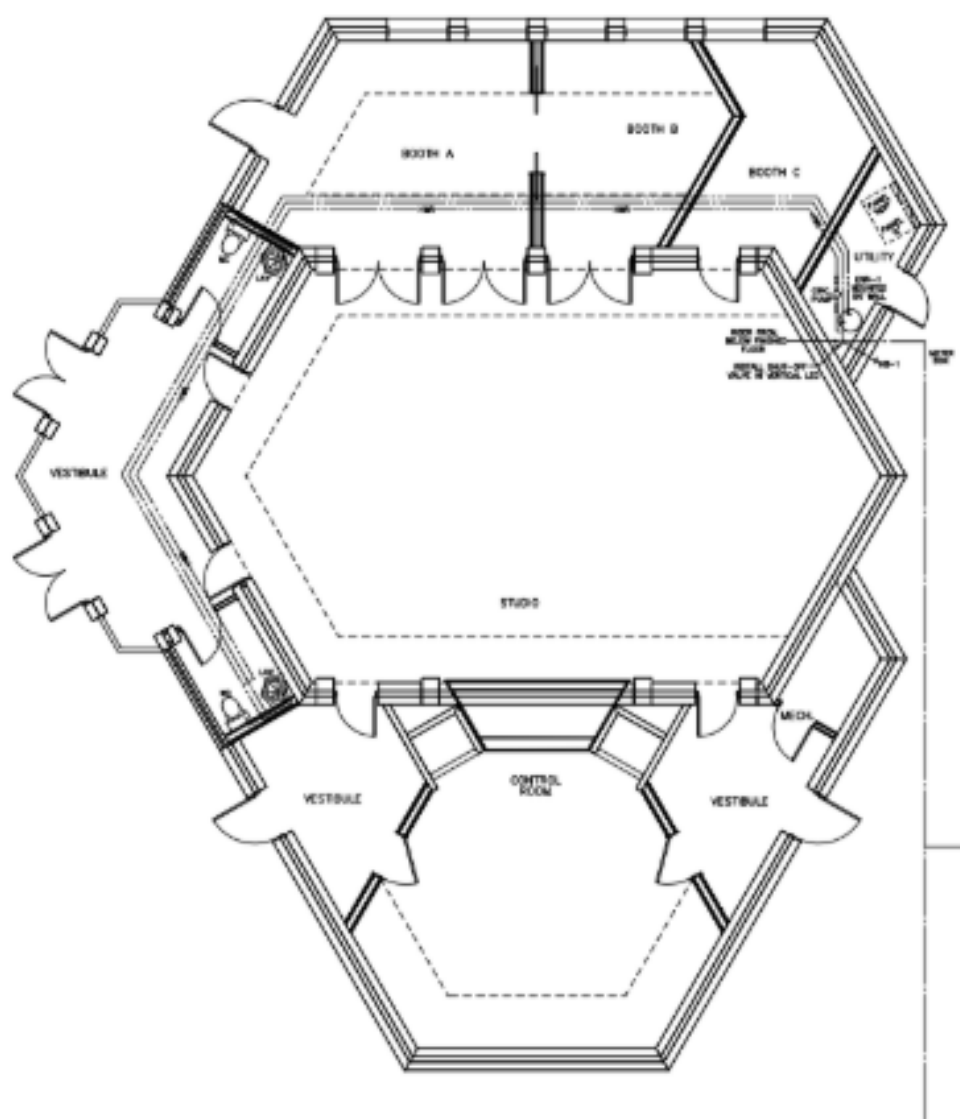
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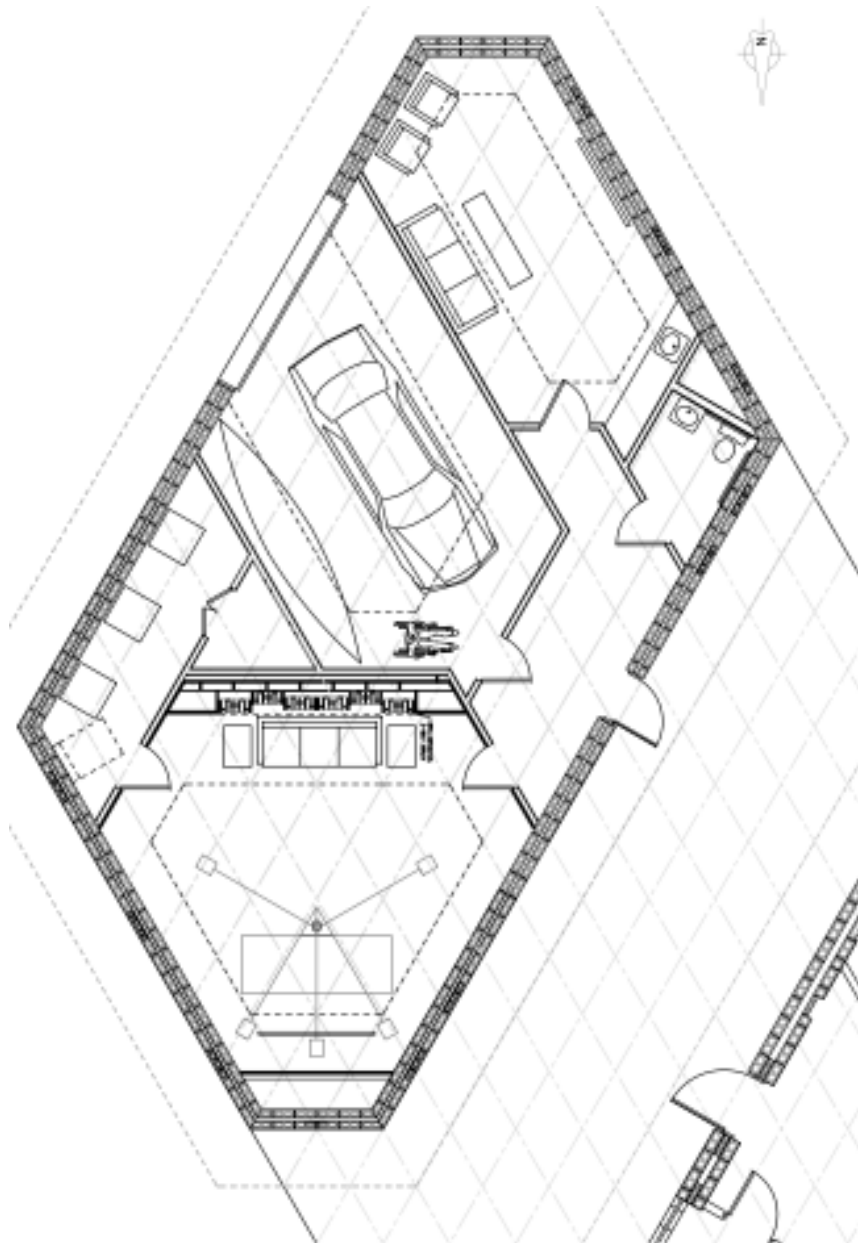
# FLOOR PLAN

## MAIN STUDIO 3,927 SF



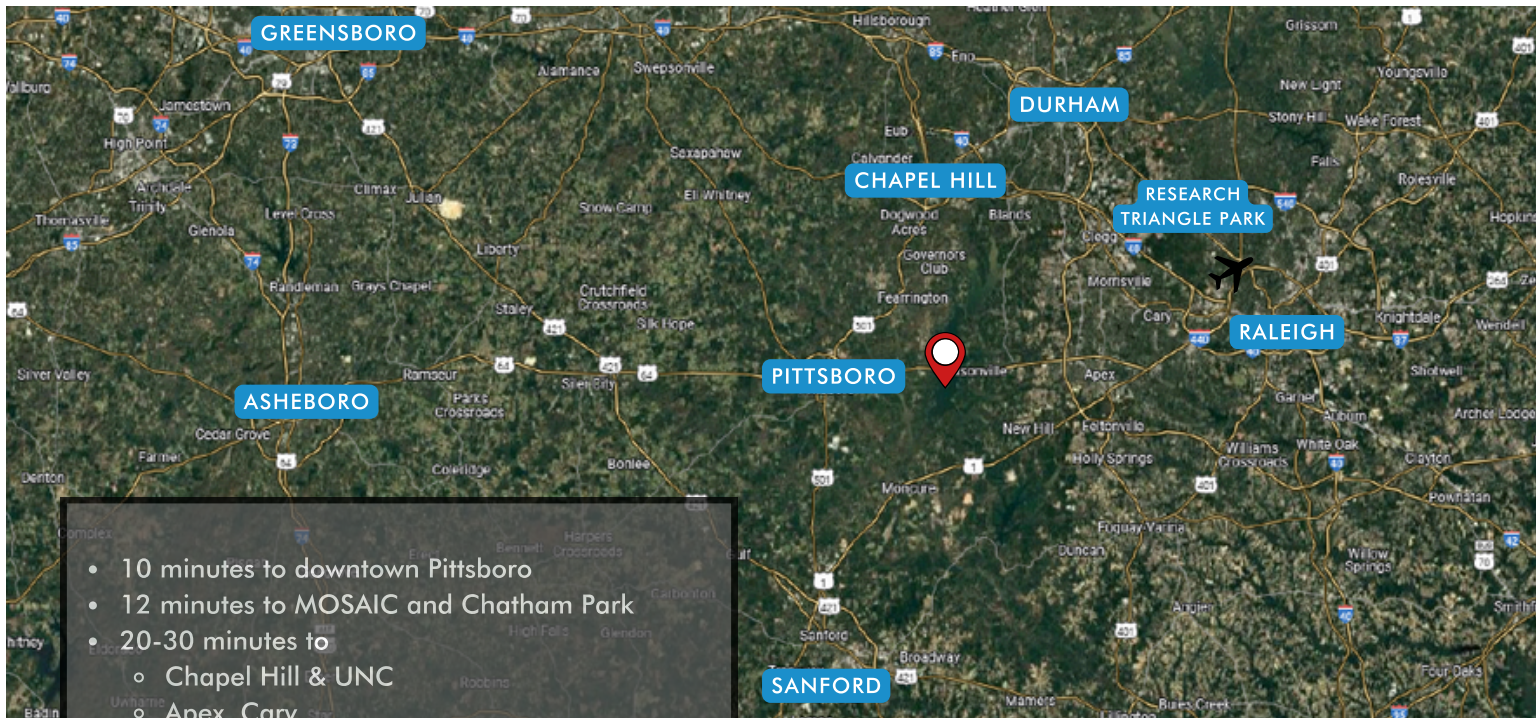
# FLOOR PLAN

## STUDIO ANNEX 1,690 SF





# PROPERTY LOCATION

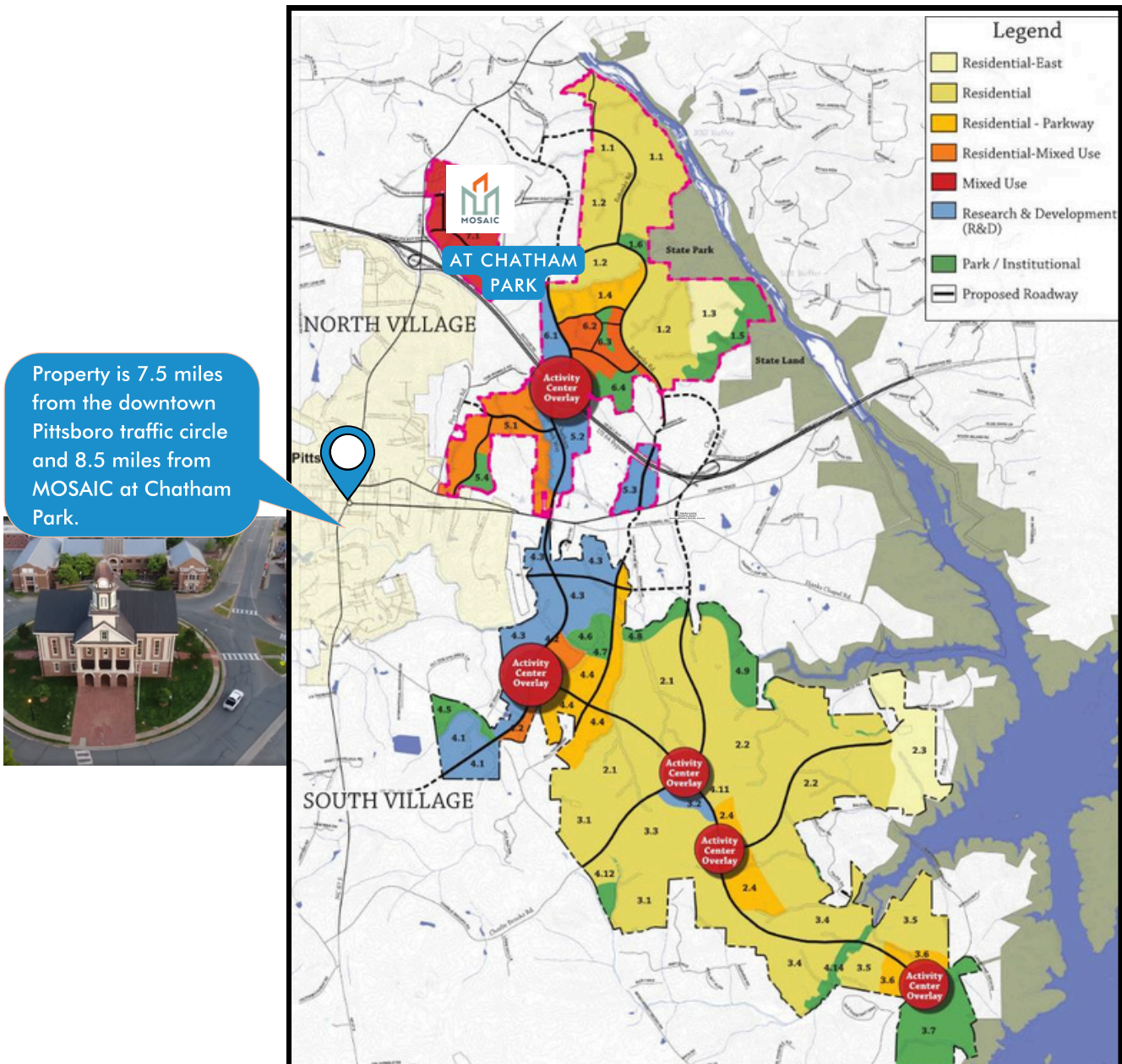


- 10 minutes to downtown Pittsboro
- 12 minutes to MOSAIC and Chatham Park
- 20-30 minutes to
  - Chapel Hill & UNC
  - Apex, Cary
  - Research Triangle Park
  - Raleigh-Durham Airport
- 35-40 minutes to:
  - Duke University
  - Raleigh





# PROPERTY LOCATION



Located in the fourth fastest-growing county in North Carolina, Chatham County, this property is situated near Raleigh-Durham and within close proximity to MOSAIC, a 44-acre mixed-use community that serves as the gateway to Chatham Park, a 7,100-acre live-work-learn-play community in Pittsboro. Recently ranked 2nd Best Place to Live in the U.S., Chatham Park and the neighboring Powell Place have delivered nearly 550 multi-family residences this year. Additionally, there are currently 6,500 single-family homes in development or under construction along the US 64 Corridor and NC-540W and within Chatham Park.

Source: [mosaicatchathampark.com/](https://mosaicatchathampark.com/)



# PHOTOS







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