



COPELAND HILL 12 - 302 COPELAND HILL DRIVE

A stunning custom cottage in the Copeland Hill neighborhood offering two levels of living space, featuring a custom-designed lower level with bunk rooms and camp-style bathrooms. The main living area has beautiful architectural features along with an expansive master suite. Extensive design elements including custom cabinetry, beamed ceilings, faux finishes, and antique light fixtures are throughout the home. A stone patio walk-out at the lower level makes this home unique. Enjoy western sunset and mountain views, as well as being in close proximity to the amenities of The Greenbrier.

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GREAT ROOM

This spectacular great room features a vaulted and beamed ceiling, as well as grand stone and wood accents. The large space is perfect for family gatherings, located centrally to the master suite, kitchen, dining, and outdoor living space.

Great Room Dimensions: 30'3" x 22" = 666 SF



MASTER SUITE

The spacious master suite is luxuriously appointed, and features a master his and her bathroom with dual vanities, frameless glass shower, Kohler tub, closet featuring built-in drawers with linen shelving, and a large dressing room.

Bedroom Dimensions: 18' x 18'5" = 332 SF

Dressing Room Dimensions: 11'4" x 18'5" = 209 SF

Bathroom Dimensions: 15'8" x 18'5" = 289 SF



DINING ROOM

The dining room features plenty of space for entertaining, while convenient access to the kitchen and outdoor patio makes preparation easy and efficient. A large, lighted dish display with window anchors the space between the arched kitchen entryways.

Dining Room Dimensions: 13'5" x 18'5" = 247 SF



GOURMET KITCHEN

This amazing kitchen features top appliances, including a Wolf 48" range with hood, Sub-Zero Refrigerator, and a Bosch dishwasher. Custom cabinetry, tile work, farm sink, and a large bar area complete this one-of-a-kind gourmet kitchen.

Kitchen Dimensions: 11'4" x 18'5" = 209 SF

FEATURES

4 Bedrooms & 5½ Baths

Views Wooded & Mountain

Architect Civil Studio

Builder Sterling Construction Management, LLC

Square Footage 5,025 Heated, 5,910 Total

Exterior Features

- Located Near The Greenbrier's Outdoor Pool, 3 Championship Golf Courses, and Fitness & Tennis Center
- Flagstone Patio at Back

Interior Features

- Great Room and Dining Room Feature Ornate Beamed Ceilings
- Custom Cabinetry and Finishes Throughout
- Stone, Tile, Marble, and Oak Flooring Throughout
- Kitchen Appliances Include a Wolf 48" Range with Hood, Sub-Zero Refrigerator, and Bosch Dishwasher
- Game Room on Lower Level with Café and Media Room
- Lower Level Includes a "Camp-Style" Bedroom with Bunk-Style Beds and a Wall-to-Wall Painted Camp-Scene Mural
- Large Laundry Room with GE Washer & Dryer, Freezer, and Sink Area
- Alarm and Music System

Additional Dimensions

- Game Room: 20' x 22' = 440 SF
- Kid's Club: 39'4" x 18'5" = 724 SF
- Bedroom 3: 15'8" x 18'5" = 289 SF



MAIN LEVEL



LOWER LEVEL



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John Klemish, Broker-in-Charge
Real Estate Showroom located in the Lower Lobby

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