



## 125 COPELAND HILL COURT

One of the best locations on property, this cottage sits atop Copeland Hill within walking distance to The Greenbrier resort and amenities. Possibility for turnkey with furnishings negotiable and rental potential, this residence has an HOA that includes lawn and landscape maintenance. The one-level floor plan offers 4 bedroom suites each with full private bath, a full kitchen, and central living area with woody interior décor, giving a nature feel to this classically inspired cottage. The full-length, Southern-style covered porch off the living room faces southwestern mountain and valley views, offering year-round use and enjoyment.

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### OPEN PARLOR AND DINING ROOM

Mellow pines and natural finishes, Highland plaids and nubby upholstery highlight the open living area. A gas fireplace with a built-in cabinet is at the center, with dining at one side. A game table and extra seating are found opposite. French doors lead out to the spacious covered back porch to enjoy the mountain views.

**Parlor/Dining Room Dimensions: 22' x 22', plus 22' x 12'9" = 764 SF**



### RUSTIC KING-SIZED BEDROOM

The cottage has four identically-sized master bedrooms, each with their own full private bath and outside access. This one features a rustic mountain theme, with Old Hickory furnishings, plaid drapery, and natural carpet. The other three bedrooms have different design schemes with one featuring two double beds.

**Bedroom Dimensions: 18'6" x 13'10" = 256 SF**



### FULL BATH WITH DOUBLE VANITY

The identical master bathrooms feature a furniture-style double vanity, tile flooring, and a tub with separate shower. Colorful Greenbrier wall coverings, coupled with natural lighting, enhance the overall space.

**Bathroom Dimensions: 10'5" x 7'5" = 77 SF**



### FULL-LENGTH COVERED PORCH

The back porch is what makes this charming, classic cottage. Spanning across the entire width of the cottage, the porch has direct access from two bedrooms and adjacent living area by double French doors. Furnished with rocking chairs, it is the perfect place for an early morning sunrise or catching the last rays in the evening.

**Back Porch Dimensions: 60' x 11'7" = 695 SF**

# FEATURES

4 Bedrooms & 4½ Bathrooms

**Views** Mountain & Valley

**Architect** Donald Rattner

**Builder** Sterling Construction Management, LLC

**Year Built** 2001

**Interior Designer** Carleton Varney

**Landscape Architect** George Betsill

**Square Footage** 2,700 SF Heated

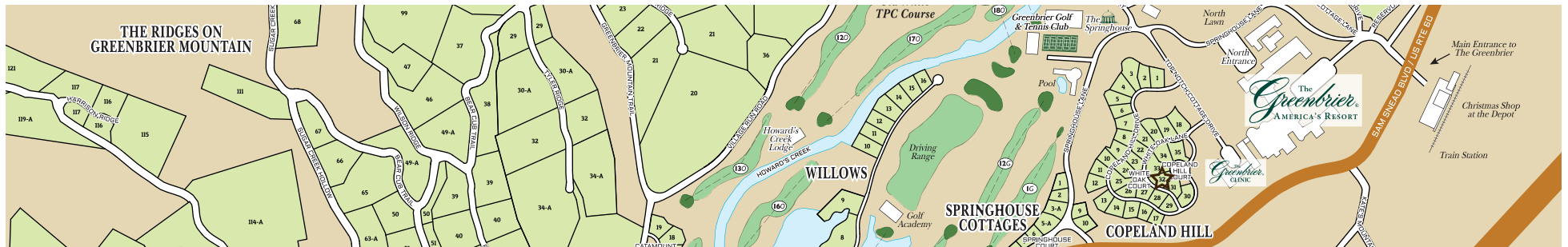
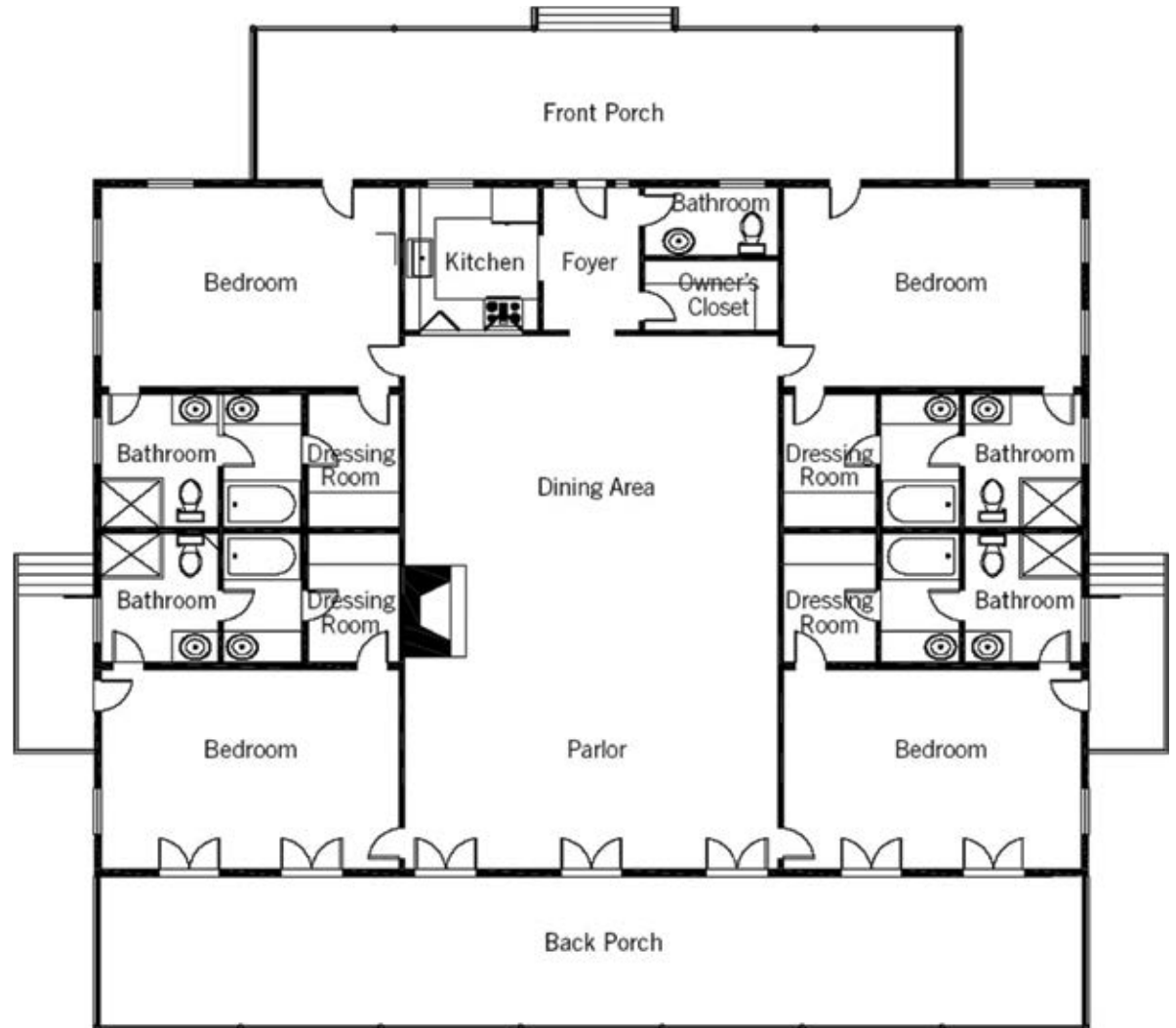
3,585 SF Total

2,700 SF Unfinished Basement

- Furnishings Negotiable
- Rental Program Potential Through The Greenbrier
- Oak Hardwood Floors
- Custom Tile
- Kohler Bathroom Fixtures
- Gas Fireplace in Living Room
- Corian Counters
- Whirlpool Appliances
- Natural Maple Cabinets in Kitchen
- Pre-wired for Cable, Satellite, Data, and Phone

## Additional Room Dimensions

- Foyer: 7' x 9' = 63 SF
- Closets: 4'2" x 7'5" = 31 SF
- Kitchen: 7' x 9' = 63 SF
- Powder Room: 7' x 4'6" = 32 SF
- Storage: 7' x 4'2" = 29 SF





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