



## ***SPRINGHOUSE COTTAGE 3 - 163 SPRINGHOUSE LANE***

Located on the largest Springhouse Cottage homesite, this bright and airy home offers private and panoramic views of the Greenbrier Valley and mountains, all within walking distance to The Greenbrier resort and its 55+ amenities, and a short drive to The Sporting Club Members' Lodge. The high ceilings and clerestory in the great room and large windows throughout the home provide wonderful natural light and spectacular seasonal views. Built in 2005 in a timeless design and using the highest quality materials and craftsmanship, the home has been maintained with exceptional care. Five spacious bedrooms, all with en suite baths, plus a large office with a full bath that can be used as a bedroom, will welcome your friends and family. Enjoy the warmth and casual elegance of this custom built home.

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### ***Dramatic Vaulted Ceiling and Madison Stone Fireplace***

The welcoming great room has a cathedral ceiling with a two-story clerestory and custom woodwork, offering wonderful natural light and space. A custom, full height fireplace, built with local Madison County stone, anchors the room, balanced by a custom breakfront and media center with a hidden bar. French doors lead to the large rear porch (60' x 12'), which expands the living space and offers spectacular views of the Greenbrier Valley and mountains.

**Great Room Dimensions: 21'11" x 29'7" = 648 SF**



### ***Custom Cabinetry and Limestone Countertops***

Top of the line appliances, including Sub Zero, Wolf, Miele, and Fisher Paykel make this kitchen a chef's dream. Custom cabinetry, hand painted tiles, a beamed ceiling, limestone countertops, and a Kohler farmhouse sink round out the classic look. The dining room features a peaked ceiling with hidden speakers and French doors that lead out to the porch, which offers an additional outdoor dining area and grill.

**Kitchen and Dining Room Dimensions: 18'1" x 20'3" = 365 SF**



### ***Master Suite***

Recharge in this gorgeous master suite conveniently located off the great room. The master suite features decorative painted walls, cove lighting, and a tray ceiling with hidden speakers, plus extensive custom cabinetry and closets. The master bath features his and her vanities, an oversized whirlpool soaking tub, steam shower, and a heated tile floor.

**Master Bedroom Dimensions: 16'1" x 16' = 256 SF / Master Suite Total: 487 SF**



### ***Lower Level and Recreation Rooms***

The inviting lower level has 10½ foot ceilings and the same level of custom finishes and detail. The billiard room, with a coffered ceiling and 19th century English pub mirrors, leads through French doors to the media room, with 7.1 surround sound. There are three large bedrooms, each with an en suite bath, plus a 550+ bottle wine cellar. French doors from the media room and two of the bedrooms lead to a slate patio with fairway and mountain views.

**Media Room Dimensions: 24' x 24'8" = 592 SF / Billiard Room Dimensions: 21'11" x 15'8" = 343 SF**

# FEATURES

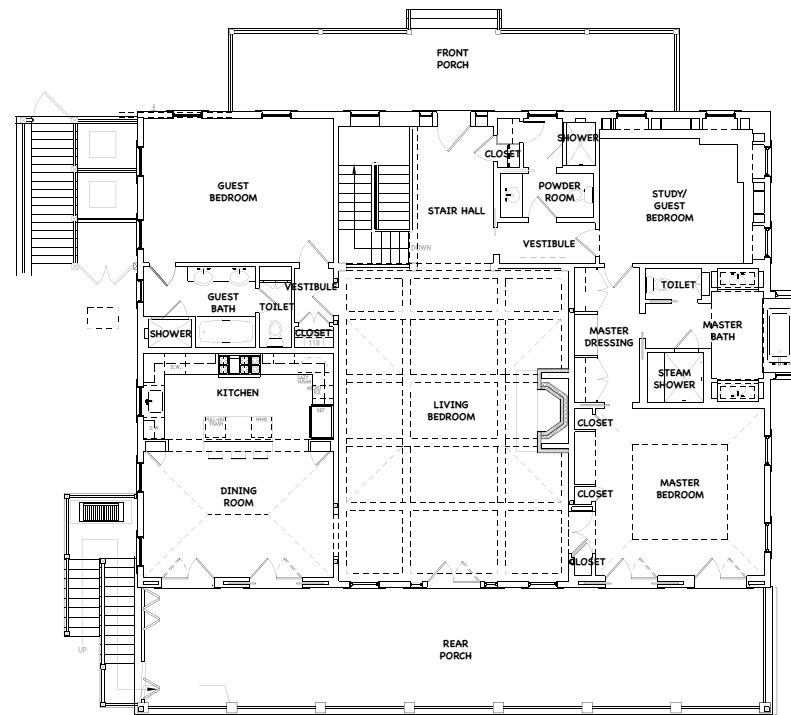
5 Bedrooms & 6½ Bathrooms  
*Views* Fairway & Mountain  
*Architect* Donald Rattner; Muse Architects  
*Builder* Sterling Construction Management  
*Landscape Architect* Windy Knoll Nursery  
*Year Built* 2005  
*Square Footage* 6,154 Heated, 7,230 Total

## Exterior Features

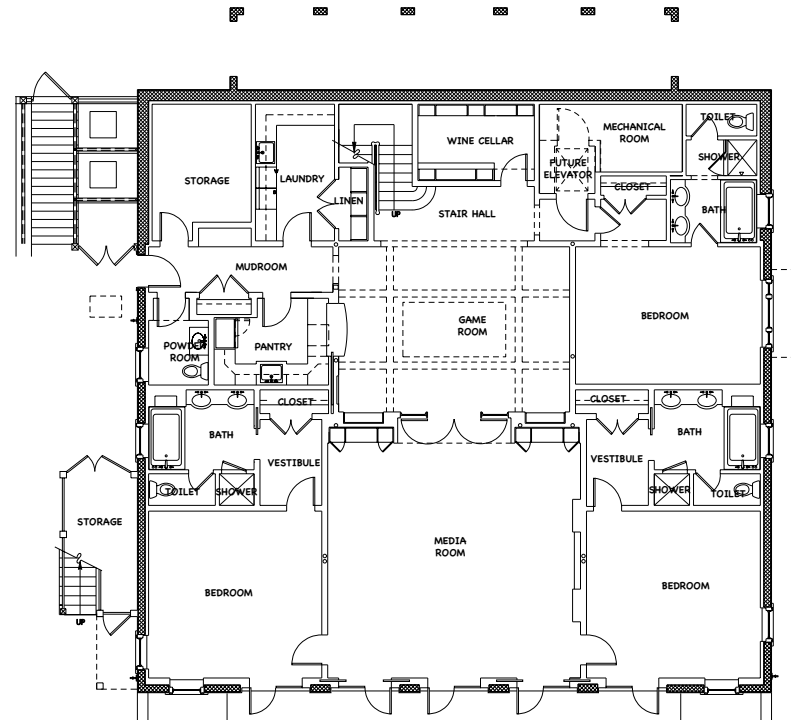
- Located on One and One-half Lots, Largest Property in Springhouse Cottages
- Covered Full Length Rear Porch with Retractable Shutters, Ceiling Fans, and Speakers
- Custom Slate Terrace and Stonework
- Views of 1st and 18th Fairways of Greenbrier Course and Mountains from Rear Porch and Slate Terrace
- Professionally Landscaped with Mature Plantings
- Underground Sprinkler System
- Rear Yard and Stairway Leads to Valley View Trail

## Interior Features

- Great Room with Cathedral Ceiling and Clerestory
- Handcrafted Stone Fireplace made of Local Madison County Stone
- Reclaimed Antique Oak Flooring
- Wood Graining and Decorative Painting by Malcolm Robson
- Custom Cabinetry and Moldings
- Sub Zero, Wolf, Miele, Fisher Paykel, and GE Appliances
- Built-in Control 4 Sound System
- 5 En Suite Bedrooms with Double Sinks, Marble Countertops, Kohler Soaking Tub, Shower, and Toto Toilets
- Office with Full Bath, Can Be Used as 6th Bedroom
- 10½' Ceilings on Lower Level
- 550+ Bottle Wine Cellar with Separate Cooling System and Slate Floor
- Billiard Room with Built-in 19th Century English Pub Mirrors
- Separate Pantry Kitchen Area on Lower Level
- Foundation Poured with Base for Future Elevator
- Media Room with 7.1 Surround Sound, Wood Graining, Decorative Painted Grass Cloth, and French Doors Leading to Slate Terrace and Yard
- Laundry Room with Whirlpool Duet Washer/Dryer and Built-in Ironing Board
- Limestone Tile Flooring in Laundry Room and Mudroom
- Large Storage Room with Deep Built-in Shelving



*Main Level*



*Lower Level*





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