



## RIDGES 14 - 254 MONROE RIDGE

Come see Monroe Ridge Retreat, a palatial 3-story home with 2 garages and 2 apartments, offering breathtaking mountain and valley views! Sitting on 4 parcels of land of over 22 acres, this 8 bedroom, 9 full/5 half bath home (including carriage house) offers a private hideaway, yet is within close proximity to The Greenbrier resort and Sporting Club amenities. Many unique finishes adorn the interior, such as Brazilian cherry hardwood, onyx tile, oak hardwood, and an antique pegged oak floor once danced on by Lyndon B. Johnson. Suited for master or novice chef, the kitchen is well-equipped with Wolf, Sub-Zero, and Asko appliances, granite countertops, a large hardwood island, and custom cabinets. Sprawling entertaining spaces include a large living room with vaulted ceiling, antique bar with built-in stained glass, theater, and a ballroom with rare pecky cypress walls. Unwind in the his and her master suite with gas fireplace, infinity tub, and 2 Kohler showers.

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## GREAT ROOM

The main level is home to the great room with ample windows, exquisitely framing the surrounding mountain landscape. The open floor plan is ideal for entertaining, framed by vaulted ceilings with large exposed beams and illuminated by 2 stunning chandeliers. Custom built-in cabinetry surrounds a large stone fireplace and includes a motorized TV lift.

**Great Room Dimensions: 31'7" x 20'8" = 653 SF**



## KITCHEN

Granite countertops, custom cabinetry, a large kitchen island with serpentine sink, 2 Sub-Zero refrigerators, 2 Asko dishwashers, and a Wolf range are features of the luxe cook's kitchen. The space is fabulous for entertaining: equipped with a commercial Victory refrigerator and ice maker in the back kitchen, open to the great room and dining room.

**Kitchen Dimensions: 25'6" x 16'3" = 414 SF**



## PUB ROOM WITH ANTIQUE BAR

Perfect for entertaining guests, the pub room allows access to the upper deck, and flows effortlessly into the dining room and great room beyond. Unique features adorn the antique bar and include backlit stained glass and woodcarving. The fireplace provides the perfect location to enjoy a cocktail on cooler evenings.

**Pub Room Square Footage: 267**



## MASTER SUITE

A true, well-appointed master suite featuring 3 walk-in closets, fireplace, and private French door access to the master deck with hot tub overlooks spectacular views. Highlights of the his and her bathroom include granite countertops, a double Kohler shower with waterfall and steam, and a luxurious infinity tub.

**Master Suite Square Footage: 1,028**

# FEATURES

8 Bedrooms & 9 Full, 3 Half Bathrooms\* | 22.71 Acres

**Views** Mountain & Valley

**Architect** McConnell & Ewing Architects, Inc.

**Builder** P. H. Loos Construction Inc

**Year Built** 2005

**Square Footage** 9,911\* Heated (12,933\* Total)

\*Includes Carriage House

## Exterior Features

- Direct Access to 2-stall Garage
- 2nd Detached 2-stall Garage with Apartments Above and Below (Carriage House)
- 75 kw/hr Whole House Generator
- 2 Hot Tubs
- Viewing Deck
- Very Private: Only House on Monroe Ridge
- Expansive Porches on Lower and Main Levels
- Fenced-in Backyard
- Greenhouse

## Interior Features

- 6 Fireplaces
- 3-level Elevator
- Brazilian Cherry and Oak Hardwood Flooring
- Large Great Room with Vaulted Ceiling, Exposed Beams, Huge Windows, Built-in Cabinetry with Motorized TV Lift, and Large Stone Fireplace
- Large Hardwood Island with Serpentine Sink, Granite Countertops, 2 Sub-Zero Refrigerators, 2 Asko Dishwashers, Wolf Range, and Custom Cabinetry in Kitchen
- His and Her Master Bathroom with Infinity Bathtub, Double Waterfall/Steam Kohler Shower, 3 Walk-in Closets, and Hot Tub Access
- Antique Bar with Built-in Backlit Stained Glass
- Office with Antique Pegged Oak Flooring and Fireplace
- Onyx Half Bath
- Professional Home Theater with Stadium Seating for 10+
- Cedar Closet
- Full Bar/Kitchenette at Lower Level with Ice Maker and Dishwasher
- Ornate Temperature-controlled Wine Closet
- Expansive Family Room with Pecky Cypress Walls, Built-in Cabinetry with Motorized TV Lift, Large Stone Fireplace, and Marble Flooring



## FAMILY ROOM AND GAME ROOM

The family room features beautiful custom cabinetry, marble flooring, pecky cypress walls, large stone fireplace, and motorized TV lift. A full bar with ice maker and dishwasher, as well as temperature-controlled wine storage sits to the rear of the space. Enter the expansive lower deck with 2nd hot tub through French doors. Bordering the family room is additional space for a game room, with direct French door access to the lower terrace.

**Family Room and Game Room Square Footage: 1,400**



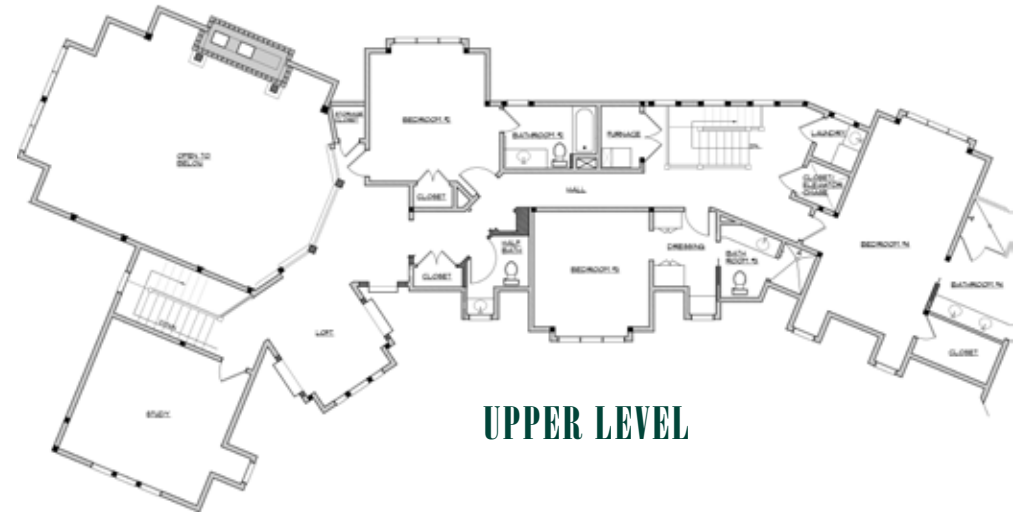
## THEATRE

Downstairs, adjacent to the family room, is a professional home theater with stadium seating for 10+, perfect for cozy nights in.

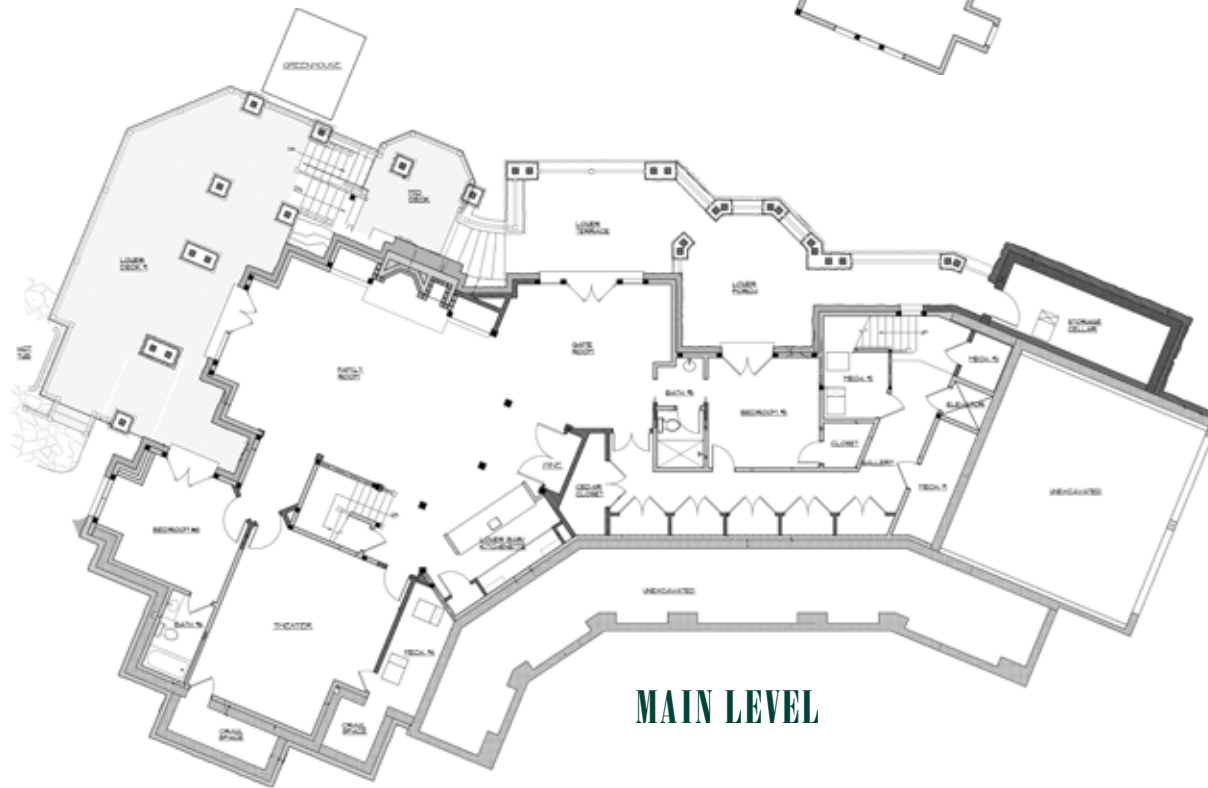
**Theater Dimensions: Square Footage: 364**

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12,993 Square Feet including Carriage House



**UPPER LEVEL**



**MAIN LEVEL**



**CARRIAGE HOUSE**



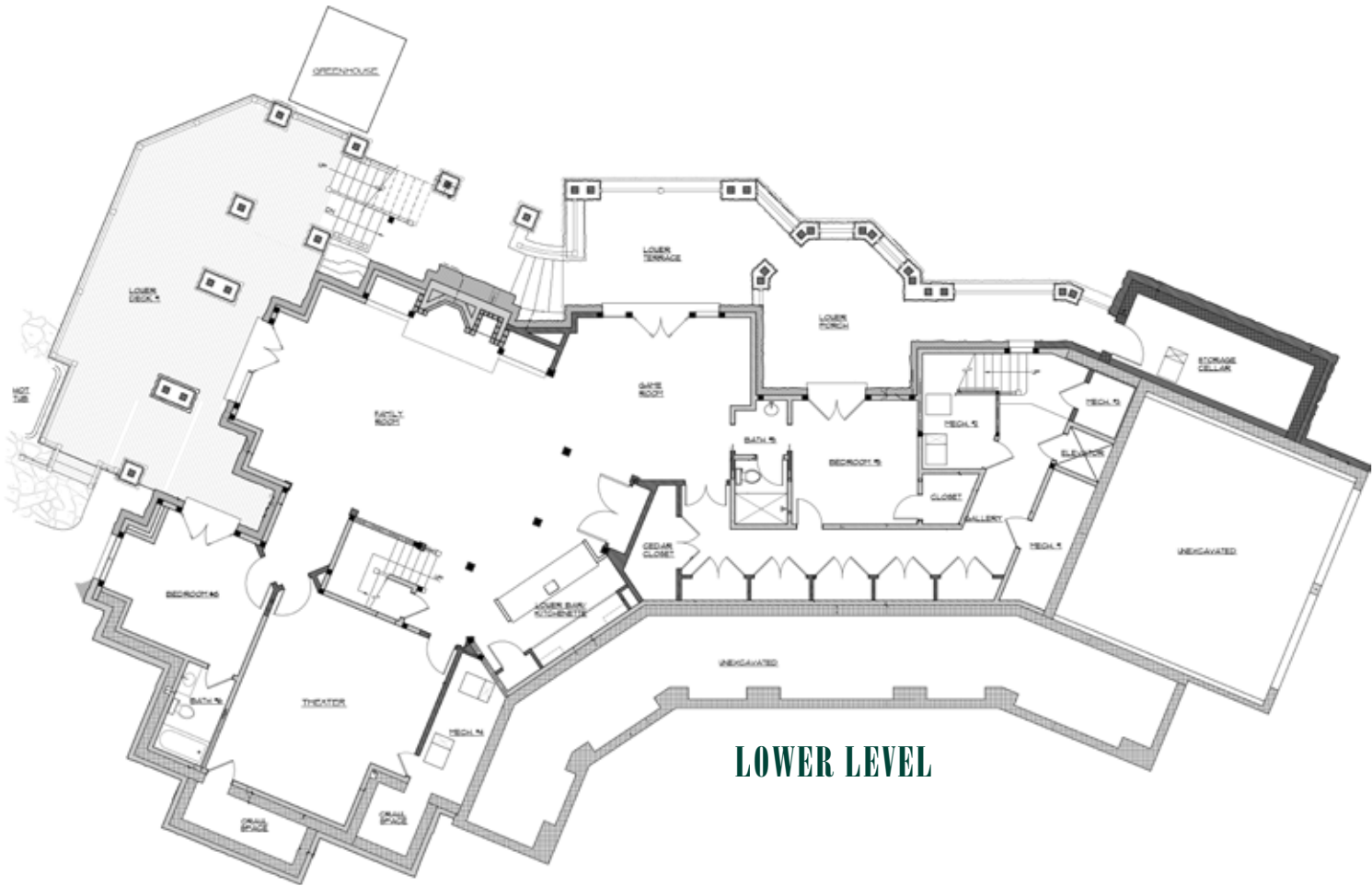
Lower Level



Main Level



Upper Level



**LOWER LEVEL**



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