



COPELAND HILL 1 - 128 COPELAND HILL DRIVE

Located within walking distance to The Greenbrier resort and in close proximity to members-only Sporting Club amenities, this 4 bedroom, 4.5 bath cottage features classic Carleton Varney styling with expansive porches. An open parlor with dining area welcomes guests with a fireplace, mountain style furnishings, and hardwood floors. The kitchen boasts Corian counters and natural maple kitchen cabinets, while custom tiling highlights the bathrooms. Furnishings are negotiable and there is potential rental income.

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OPEN PARLOR AND DINING ROOM

Mellow pines, 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, where you will delight in the mountain vistas.

Parlor/Dining Room Dimensions: 22' x 22', plus 22' x 12'9" = 765 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

Architect Dawson Wissmach Architects

Builder Sterling Construction Management, LLC

Year Built 2001

Interior Designer Carleton Varney

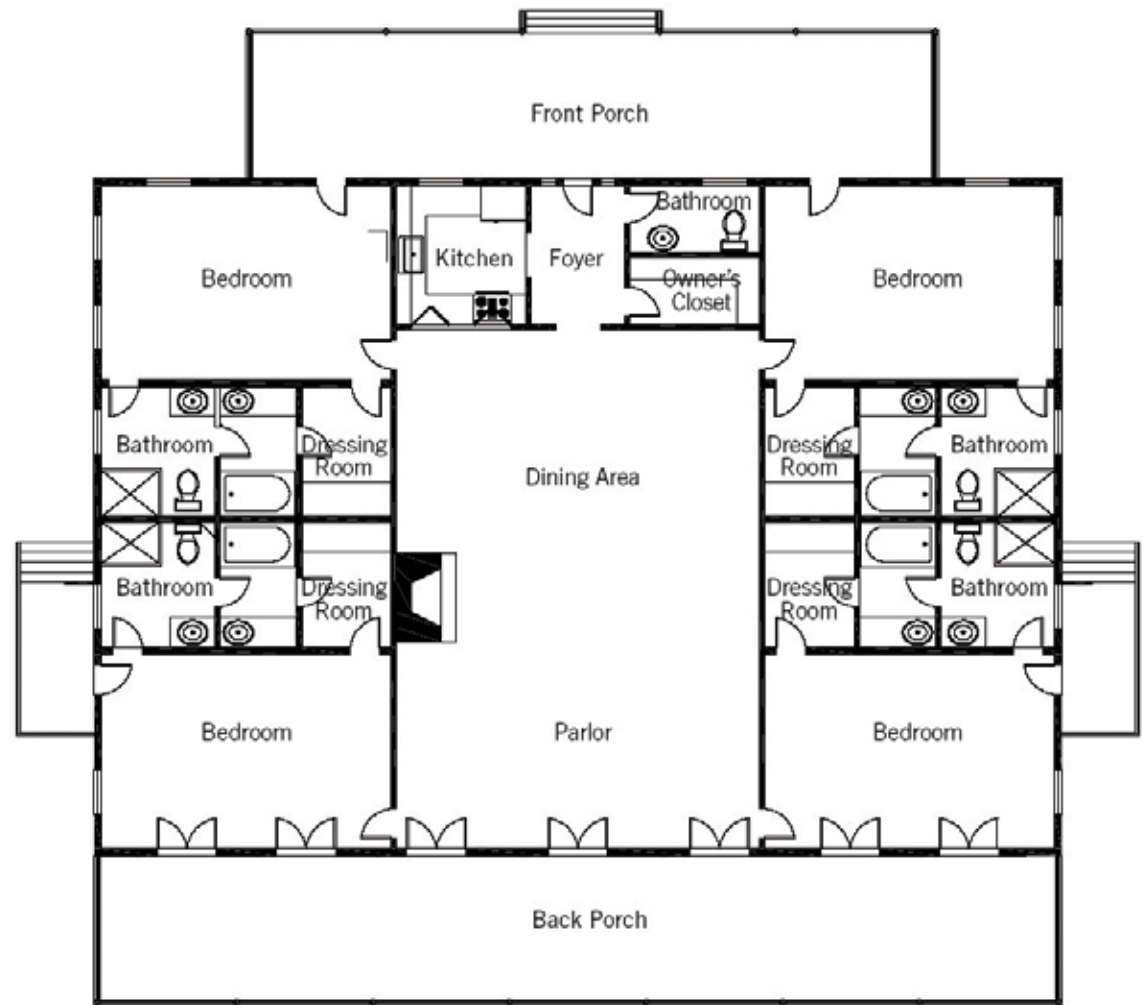
Landscape Architect TerraCare, Inc.

Square Footage 2,700 Heated, 3,585 Total
2,700 Unfinished Basement

- Furnishings Negotiable
- Rental Program Potential Through The Greenbrier
- Hardwood Flooring and Custom Tile
- Kohler Bathroom Fixtures
- Gas Fireplace in Living Room
- Corian Counters, Whirlpool Appliances, and 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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