



## WHITE SULPHUR HILL 36 - 131 SPRUCE LANE

This spectacular home is located in an exclusive enclave behind Paradise Row, and just a short distance to The Greenbrier resort and its many amenities. With 6 bedrooms and 6.5 baths, along with over 7,000-square feet of open living space, this home provides plenty of space to stretch out. Rich with elegance, custom finishes include western red cedar siding, timber frames, numerous flagstone porches and patios, and four stone fireplaces. An attached 3-car garage, gourmet kitchen, and lower level recreation room with bar/kitchen area provides added convenience for day-to-day living. Mountain views are enjoyed from the covered/screened-in porch with outdoor fireplace and sitting area, making this a truly stunning Greenbrier Sporting Club home. Additionally, the property allows ample space for a guest cottage to be built.

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### **CUSTOM STONE FIREPLACE IN GREAT ROOM**

The great room opens to above and features a custom stone fireplace that extends over 20-feet through the vaulted, exposed-timber ceiling. French door access to the covered flagstone patio provides views of the surrounding woods. Random-width plank oak flooring and fresco walls give this room a sophisticated, mountain lodge feel.

**Great Room Dimensions: 19' x 27'6" = 523 SF**



### **CUSTOM KITCHEN FEATURES UNIQUE ELEMENTS**

Custom Jay Rambo cabinets deliver a one-of-a-kind kitchen, with customized island counter finish, a unique vent hood, farmhouse sink, and an open floor plan including the breakfast area. Commercial grade appliances consist of Sub-Zero and Wolf, including a two-zone wine refrigerator and dual dishwashers.

**Kitchen Dimensions: 16'6" x 18'9" = 309 SF**



### **MASTER SUITE WITH DIRECT PORCH ACCESS**

The master bedroom suite features direct French door access to a private porch, along with a stone fireplace and random width plank oak flooring. His and her dressing areas are adjacent to the master bath, which boasts granite counters and tiled floors.

**Master Bedroom Dimensions: 19' x 16'6" = 314 SF**



### **LOWER LEVEL RECREATION AREA WITH KITCHENETTE**

The lower level recreational room is highlighted by another custom stone fireplace, featuring a roomy billiards and home entertainment area. The room has a separate bar and kitchenette with multiple appliances, and offers adjacent French door access to the lower level porch.

**Lower Level Recreation Area Dimensions: 43'7" x 34'3" = 1,493 SF**

# FEATURES

6 Bedrooms & 6½ Bathrooms

**Views** Mountain & Wooded

**Architect** Hart Howerton

**Builder** Pinnacle Group, Inc.

**Year Built** 2006

**Square Footage** 7,575 Heated, 8,755 Total

## Exterior Features

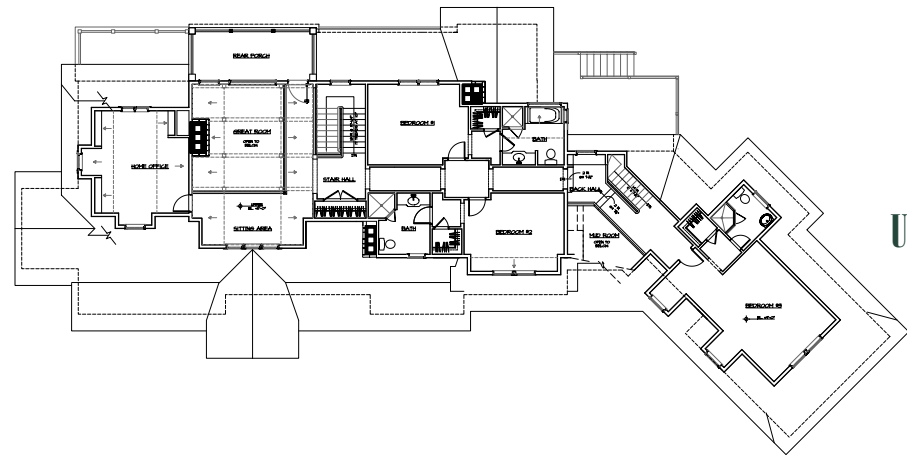
- Western Red Cedar Siding and Shake Shingle Roofing
- Flagstone Terraces on All 3 Levels
- Screened-in Porch
- 3-car Garage
- Mahogany Front Door
- Private Terrace off Master Bedroom
- Ample Space for a Guest Cottage to be Built

## Interior Features

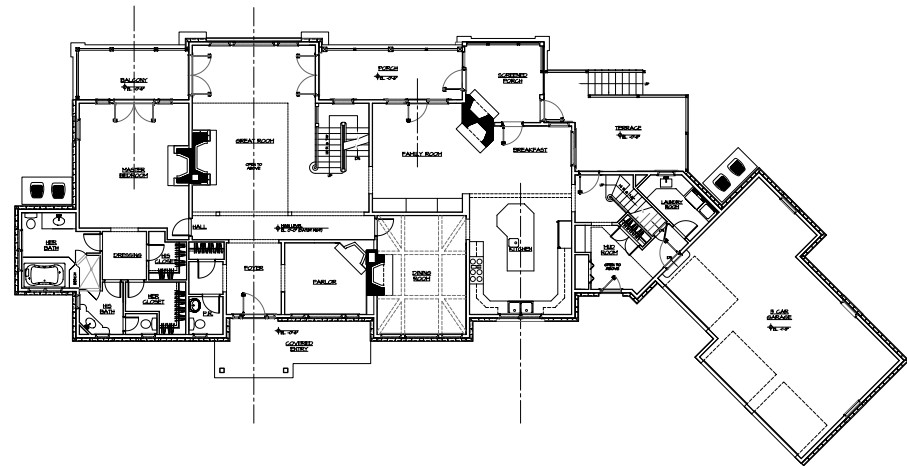
- Three Levels of Open Living Space
- Random-width Oak Plank Flooring
- Vaulted Ceiling in Great Room with Exposed Timber Beams
- Custom Timber Framing
- 4 Custom Stone Fireplaces
- Jay Rambo Custom Distressed Cabinetry
- Sub-Zero, Wolf, and Asko Appliances
- Custom Vent Hood and Island Countertop in Kitchen
- Corian Countertops in Kitchen and Baths
- Copper Sinks in Master Bath
- Lower Level Recreation Room with Kitchenette, Billiards, and Home Entertainment Areas
- Den with Built-In Bookshelves

## Additional Dimensions

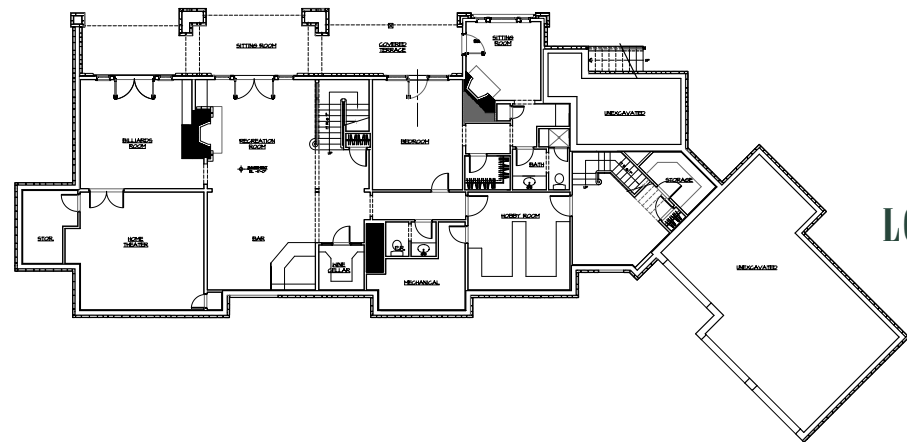
- Master Bath Suite: 16'6" x 19' = 314 SF
- Family Room: 14' x 16' = 224 SF
- Dining Room: 14' x 18'9" = 263 SF
- Breakfast Room: 10'2" x 15'6" = 158 SF
- Home Office: 18'1" x 15'4" = 277 SF
- Bedroom #1: 13'7" x 12'9" = 173 SF
- Bedroom #2: 13'11" x 13' = 181 SF
- Bedroom #3: 17' x 14' = 238 SF
- Lower Level Bedroom #4: 15'2" x 14'11" = 226 SF
- Lower Level Bedroom #5: 11'11" x 11'6" = 137 SF



UPPER LEVEL



MAIN LEVEL



LOWER LEVEL





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