



LOOKING GLASS REALTY



31 PICCADILLY PLACE BREVARD, NC

3 BEDROOMS · 3 BATHROOMS · 3,463 FT² HLA · 4.35 ACRES

OFFERED AT \$1,550,000



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PROPERTY FEATURES

- Private, 4.35-acre estate setting on three lots
- Pastoral and mountain views
- Beautiful, extensive, park-like landscaping
- Gently sloping property for full use
- Stone firepit with flagstone surround
- Gently sloping driveway into a natural enclave
- New 1/8-acre fish pond with three aeration systems

INFRASTRUCTURE FEATURES

- Hard stucco and stone veneer exterior
- Front porch with wrought iron railing surround
- The basement is newly encapsulated with a new dehumidifier
- New Rinnai tankless water system and hot water heater
- Two 2022 Bryant variable speed heat pumps
- Leaf filter gutter guards - partial
- Generac upgraded UPS system
- 325-gallon buried propane tank
- Well (no treatment required) and septic system

HOME FEATURES

- 3,463 conditioned space with a 750 SF garage
- Custom French country-style home by architect
- Sprawling one-level design with dramatic ceilings
- 8" crown molding in all rooms and hallways
- Abundance of wood clad windows by Jeld-Wen
- 8' double French doors for entry and library
- Wood floors in main rooms with tile in bathrooms
- Well-thought-out kitchen with walk-in pantry and cabinets
- New Cafe' gas range and refrigerator
- Custom wood island by local artist
- Bar area with wood/glass cabinetry
- Library with beautiful wood cabinets, bookshelves, and a two-story ceiling
- Formal dining room with beautiful chandeliers and arched window
- Sunroom overlooking the property with a mountain view
- Three fireplaces in living and sunrooms and primary suite
- Four bedrooms and three full bathrooms- one bedroom is used as an art studio
- Large separate walk-in closets in primary suite
- Private guest bedroom with separate outside door for entrance
- Laundry room and mud rooms off garage
- Radiant heated floors in bathrooms
- Custom shades and valences



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