



## LOT #1

*incomparable views*

- LOT PRICE: \$425,000
- 5 ACRE ESTATE PARCEL
- UNOBSTRUCTED 270 DEGREE VIEWS
- SOUTH FACING
- PRIVATE CULDESAC LOCATION
- FLAT BUILDING SITE
- GREAT SOLAR EXPOSURE



## RECOMMENDED HOME PLAN

THE *Medoc*



*Luxury home design by Jim Phelps | www.jimphelpscollecton.com*

**THE MEDOC** is a perfect estate plan for Lot 1, as it is designed for indoor and outdoor entertaining—a must for this lot with incomparable views. But this house design doesn't just cater to one type of function.

The 5,907 square foot home includes 4 full bedroom suites with private bathrooms and sizable closets, including a main level, vaulted master bedroom. It also boasts a professional sized kitchen with nook and formal dining rooms, a living room and great room that are both connected by a sprawling rear covered porch, a private raised study with fireplace, and a raised theater room. The home also was designed with a mud room and connected laundry/hobby room that will accommodate all sorts of activities, and a 3 bay garage that also features a closed off, large shop/storage area.

The plan is also somewhat customizable, with an optional 639 sq. ft. of space above the garage perfect for a game room or other configurations, and in addition an optional wine cellar fit for a king.

**LOT 1 + HOME PACKAGE THROUGH DC FINE HOMES  
OFFERED AT \$1,496,000**

*for additional information contact:*

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THE  
*Medoc*



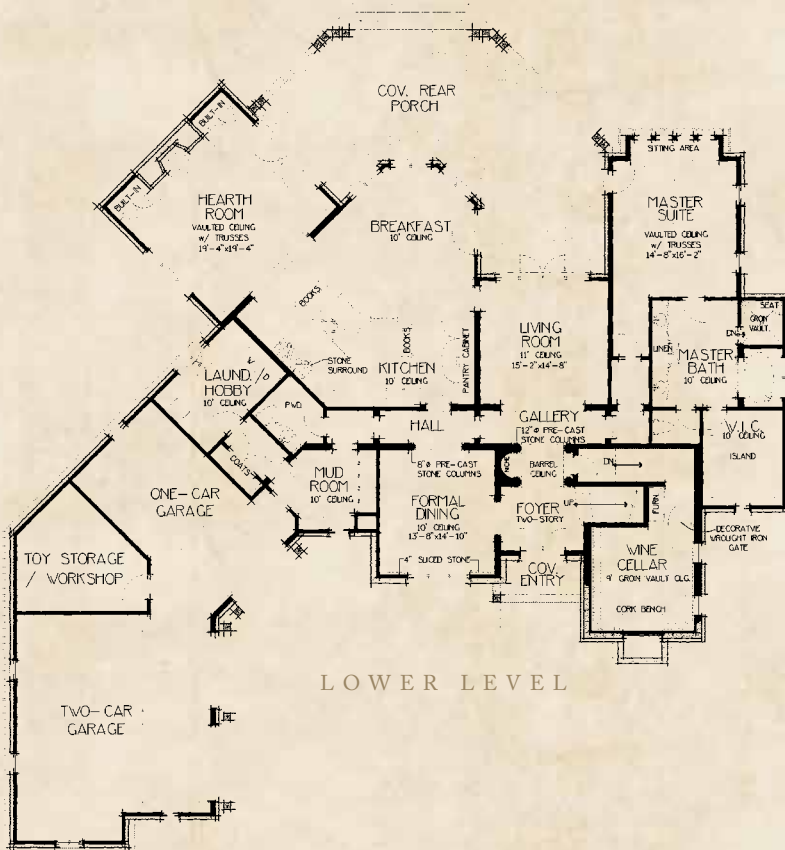
FINE HOMES | INTERIOR DESIGN



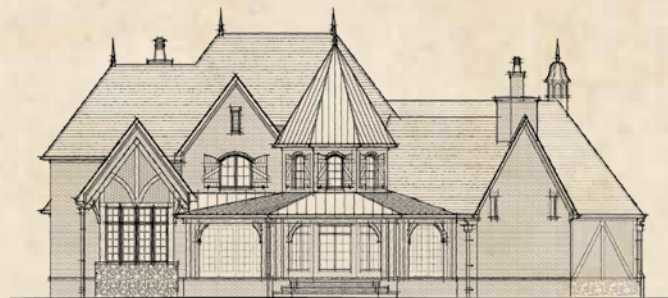
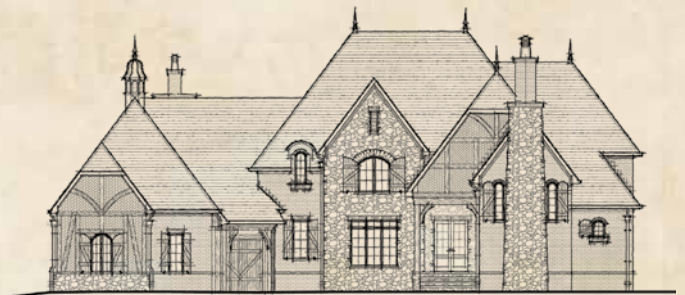
JIM PHELPS COLLECTION

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FRONT ELEVATION



REAR ELEVATION

