



LOTS #5 & 8

ideal for vineyard planting

- LOT 5 PRICE: \$350,000 / LOT 8 PRICE: \$375,000
- 5 ACRE ESTATE PARCEL
- EXTRA ACRES OF VIEW EASEMENT/VINEYARD PLANTING
- VIEWS OF VINEYARD BELOW & SPENCER BUTTE
- IDEAL GRAPE-GROWING SOIL ON ALL OF PROPERTY
- GREAT SOLAR EXPOSURE



RECOMMENDED HOME PLAN

THE

Deauville



JIM PHELPS COLLECTION



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

Welcome to Lots 5 & 8, where Lot 5 has ease of hiking trail access and westerly views while 8 boasts some of the best grape-growing soil in the Willamette Valley (*Belpine*). Lot 5 is one of the best views for the money, and lot 8 enjoys views of Spencer Butte that will frame your personal vineyard below. **THE DEAUVILLE** was selected as a great fit for either lot, as this French Country Home has some unique qualities in the floor plan design, each space facing the back were designed to take full advantage of the views that each lot has to offer.

The 4,307 square foot home features a large Master Suite Wing, complete with a Sitting area, Vaulted Master Bath, Morning Bar and His & Hers Walk in Closets. A Vaulted Study, Formal Dining Room, and Breakfast area with Multi-Purpose Bar share the first level with the Kitchen that connects to a large Walk-in Pantry and opens to a Sizable Great Room equipped with a Coffered Ceiling, Large Windows and a spacious outdoor covered porch with fireplace.

The upstairs has 3 suites with full bathrooms, and also has an open balcony and loft area with built ins. And, if you so desire to have a theater/rec. room, the optional space off the loft is a great way to add 516 square feet of entertaining space.

The home will use a combination of stone, stucco and brick on the exterior, and features 3 grand fireplaces. The High Pitched roof, swooping lines and arch topped windows will provide unique architecture for a unique setting. And, with exposed timbers, exclusive ceiling details and the finest materials designed for the interior of the home, the intrigue will only begin once your guests enter the front door.

LOT 5 + HOME PACKAGE

THROUGH DC FINE HOMES OFFERED AT \$1,199,900

LOT 8 + HOME PACKAGE

THROUGH DC FINE HOMES OFFERED AT \$1,239,900

for additional information contact:

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THE
Deauville



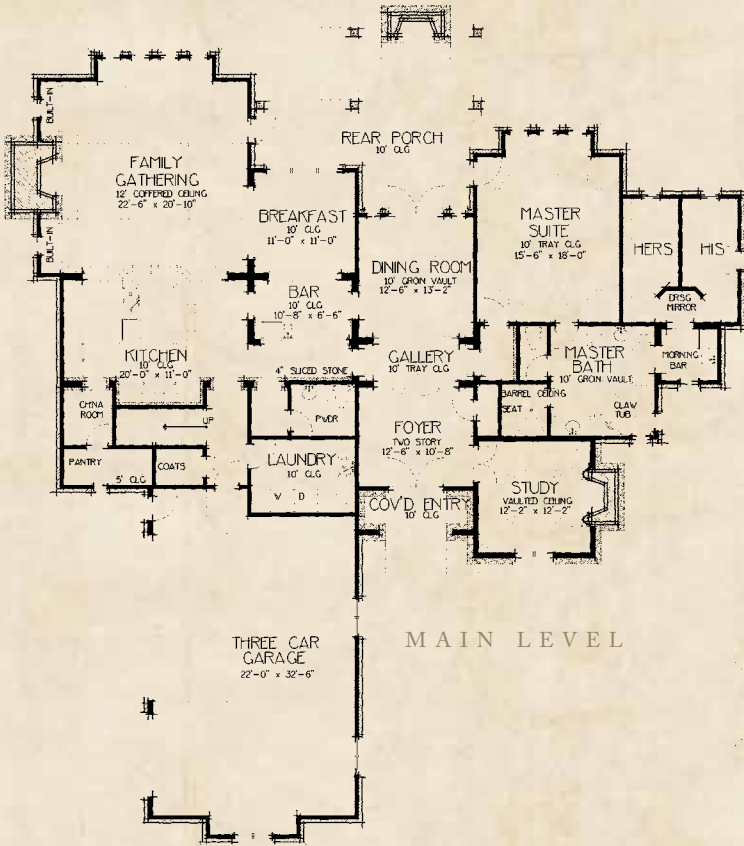
FINE HOMES | INTERIOR DESIGN



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FRONT ELEVATION



REAR ELEVATION

