



## LOT #7

*privacy, vineyards & views*

- LOT PRICE: \$245,000
- 5 ACRE ESTATE PARCEL
- 5 EXTRA ACRES OF VIEW EASEMENT/VINEYARD PLANTING
- VIEWS OF VINEYARD BELOW & SPENCER BUTTE
- PRIVATE
- IDEAL GRAPE-GROWING SOIL



## RECOMMENDED HOME PLAN

THE *St. Cirq*



JIM PHELPS COLLECTION



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

Lot 7 was designed for those who seek privacy, residents who dream of waking up in the morning and looking over their grape covered property. Building the 'ST. CIRC' on lot 7 is the perfect compliment for such a desirable setting and lifestyle.

At 4,477 square feet, this cozy Old-World French Country home is large enough to have all the luxuries of modern estate living, but compact enough to be a small compliment to the expanse of the 5 acre lot. The home will look like it has lived there for hundreds of years—fitting in with the theme of the Vineyards at Gimpl Hill—but will be equipped with up to date amenities and understated old-world charm on the interior, thus possessing a balance of old and new that will make the home comfortable and inviting.

The home welcomes you with an open foyer that leads into a large Great Room with coffered ceiling, a room that features large windows looking out towards the rear covered area. A formal dining room, nice sized kitchen and breakfast area join the powder room, walk in pantry and mud/laundry room make up the west wing of the home, while the large Master Wing resides on the east part of the main floor and includes a Master Bedroom with Sitting area, Master Bath with his and hers sink, a sit-down vanity, and a magnificent his/hers closet configuration.

The upstairs houses 3 full suites with private bathrooms, providing versatility for kids, guests, and home office needs, and also has a Game Room big enough for movies and recreation.

LOT 7 LOT + HOME PACKAGE  
THROUGH DC FINE HOMES OFFERED AT \$1,066,000

*for additional information contact:*

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THE *St. Cirg*



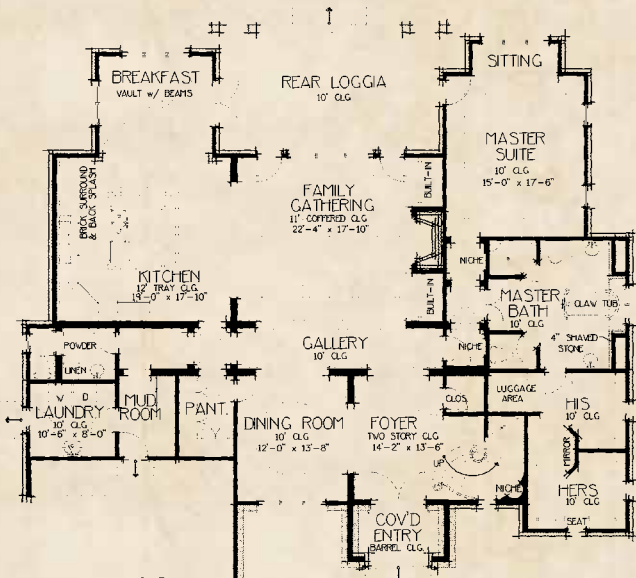
FINE HOMES | INTERIOR DESIGN



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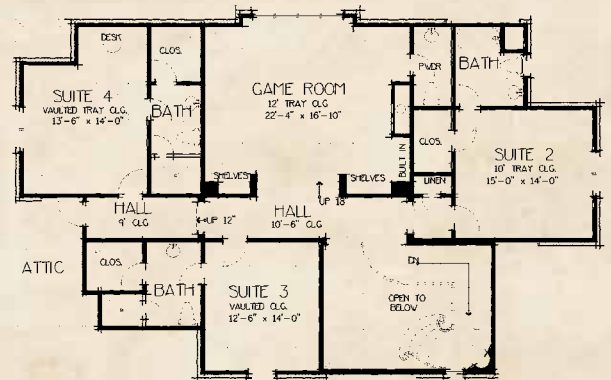


MAIN LEVEL

FRONT ELEVATION



REAR ELEVATION



UPPER LEVEL

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