



NAPA VALLEY, CA

YOUNT MILL ESTATE

Presented by
Ginger Martin + Dex Hoelle



In the Heart of Napa Valley

Adjacent to Yountville - this 14 acre estate is positioned within the prestigious Del Dotto Estate Winery's Piazza location. Piazza is a landmark winery, renowned for its imported stone architecture and four magnificent wine caves, attracting affluent clientele from around the world. This high yield investment includes the development consisting of 7,500 sq. ft. main residence and an 800 sq. ft. detached guest house for a total of 8,300 sq. ft. featuring an infinity edge pool, elevator, and sweeping valley views. The estate also boasts one acre of premium Cabernet Sauvignon vines, enhancing its exclusivity.

Price Upon Request
YOUNT MILL ESTATE

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New Home Information

- Lot size (14 acres)
- There is a possible winery site on the property
- Vineyard on the property
- Main house (7,500 sq. ft.)
- Guest house (800 sq. ft.)
- Total sq ft (8,300 + 3 car garage)
- Number of beds + baths (5 BD | 7 BA)



Property Highlights

- Views from the property (To the West, South, North and hillside views and vineyard valley views. Infinity edge pool views)
- Proximity to Yountville (bikeable distance, couple miles) country road, very low traffic
- Walkability to Del Dotto Winery (4 wine caves with italian arcitecture)
- Located right next to the Del Dotto Estate in the Piazza location
- Architectural highlights (Infinity edge pool, elevator, sweeping valley views, acre of premium Cabernet Sauvignon vines, very private estate, hilltop views, private vineyard road access
- Private, gated long driveway off of low traffic country road





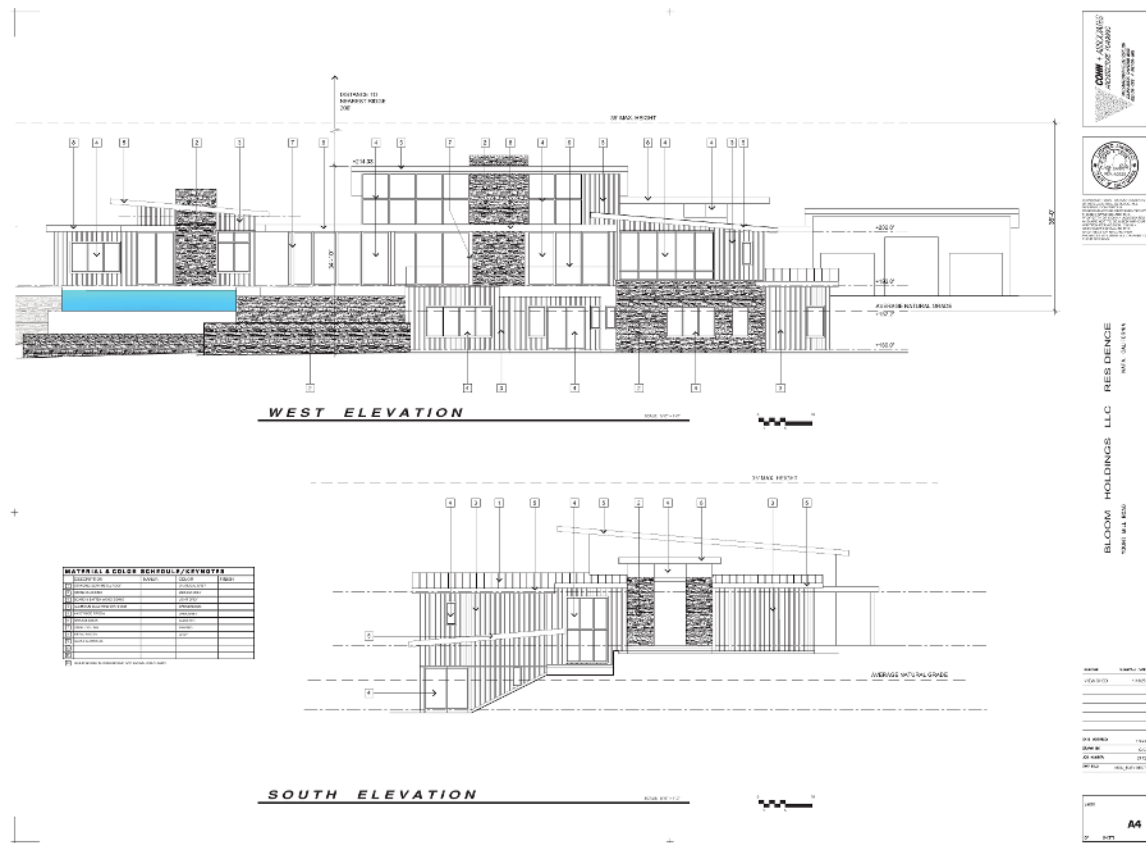
Sales Options

1. \$19,500,000
Finished home. The RMCI Group funds the construction

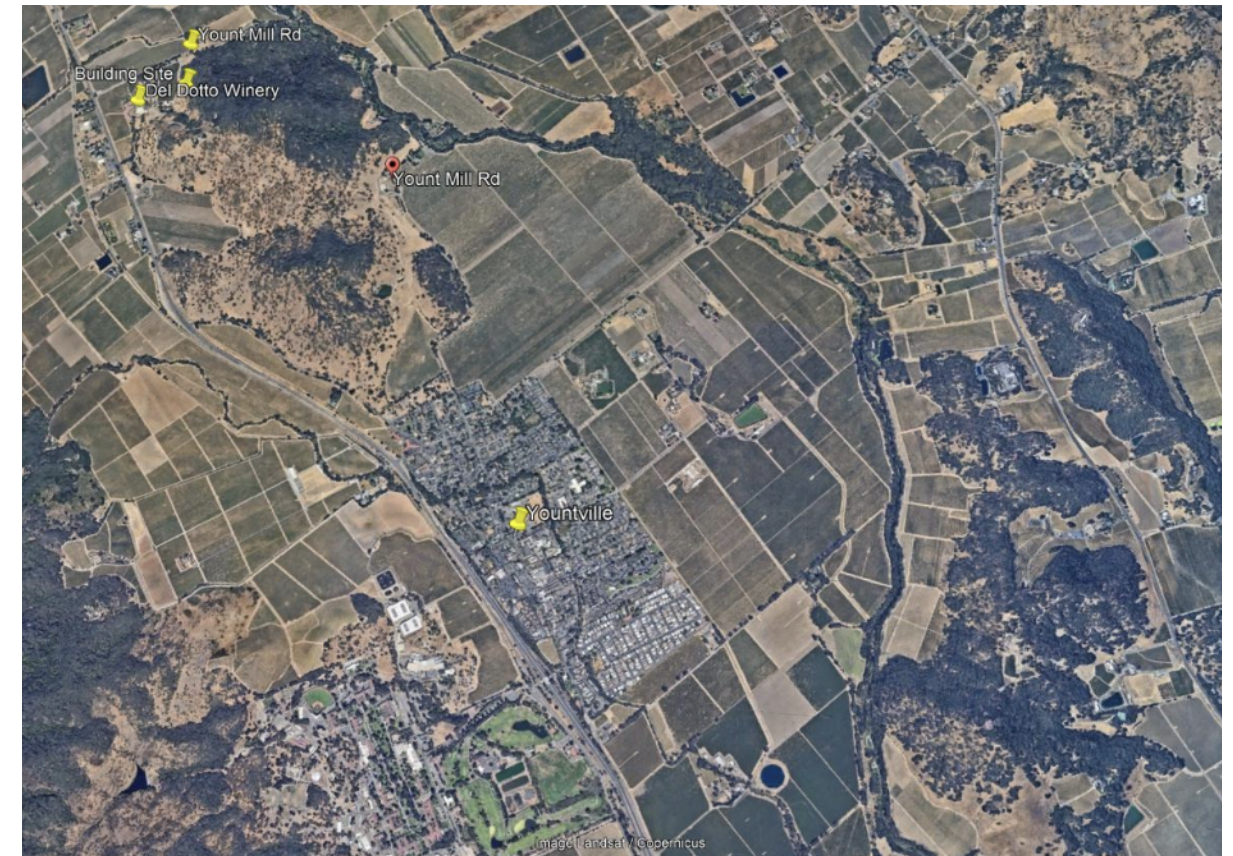
2. \$14,500,000
The buyer would close on the land for \$4,000,000 and fund the construction for \$10.5MM, for a total cost for the house of \$14,500,000MM

*Key part is the home is worth \$19.5MM+ so if the buyer goes this route they would have \$5MM in equity in the home and it would be a good investment for appreciation or if they ever wanted to sell in the future

Views & Elevations



Site Maps





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