

1173 DARMS LANE NAPA VALLEY

OFFERING MEMORANDUM



GINGERMARTIN+CO
LUXURY REAL ESTATE | SONOMA & NAPA VALLEY



Introducing 1173 Darms Lane, is a true treasure in the heart of Napa Valley. This gorgeous approx. 2-acre estate with unparalleled sophistication presents the ideal luxurious and tranquil retreat. Projected to be complete in 2021, this contemporary home boasts approx. 6,680 sq.ft. in the main house and 720 sq.ft in the guest house, representing the finest in design, materials and craftsmanship; a magnificent masterpiece. Fabulous great room allows access to a covered loggia for outdoor dining with kitchen and bar overlooking the pool and spa. With breathtaking vineyard views, peace and serenity abound at this coveted wine country dream.

THE CREATORS

Artistic Rendering



RMCI GROUP The RMCI Group, headquartered in Solana Beach, CA is a boutique real estate investment and development company comprised of a select group of seasoned professionals with a proven track record in all facets of residential and commercial development. RMCI's leadership continues to adapt to the ever-changing dynamics of the real estate industry, to provide its investors with high returns to meet their investment objectives.

COHN+ASSOCIATES ARCHITECTS Cohn + Associates has been providing high quality residential architectural services since 1987. We are committed to designing homes and remodels that reflect our clients needs and desires. Located in Solana Beach, CA. we have extensive experience along the coastal corridor including, Coronado Island, Point Loma, La Jolla, Solana Beach, & Cardiff by the Sea. We have also designed projects in Los Angeles, Coastal San Luis Obispo County, Mammoth Lakes & Napa Valley.

OFFERING SUMMARY

GENERAL

- 2± acre lot
- APN – 034-212-001-000
- Level grounds with spectacular vineyard and mountain views
- Main House 5BR/5.5BA, 6,680± sq. ft.
- Guest House 1BA/1BA, 720± sq. ft.
- Heated Pool with an in-pool spa

INFRASTRUCTURE

- Private well, 35gpm
- 7 Bedroom- standard septic
- PG&E, gas and electric

MAIN HOUSE OVERVIEW

- 20' plate and 24' to Vault Ceilings
- Great room with fireplace and multi-slide pocket doors to covered porch and outdoor living
- Temperature controlled wine storage for 600 bottles.
- Kitchen prepared for 4'6"x 12' island
- Breakfast area off kitchen
- Butler's pantry
- Media Room, Office Suite and, Exercise Room
- Master Suite with fireplace, dressing area, walk-in closet and, access to outdoor living

MAIN HOUSE OVERVIEW cont.

- Master Suite Bathroom with soaking tub, large walk-in shower and, dual vanities.
- 3 Guest Suites with large walk-in closets and, mountain and vineyard views
- Large 4 car garage in interior access

GUEST HOUSE OVERVIEW

- Kitchenette
- Access to outdoor living
- Mountain and Vineyard views

Artistic Rendering



FLOOR PLAN



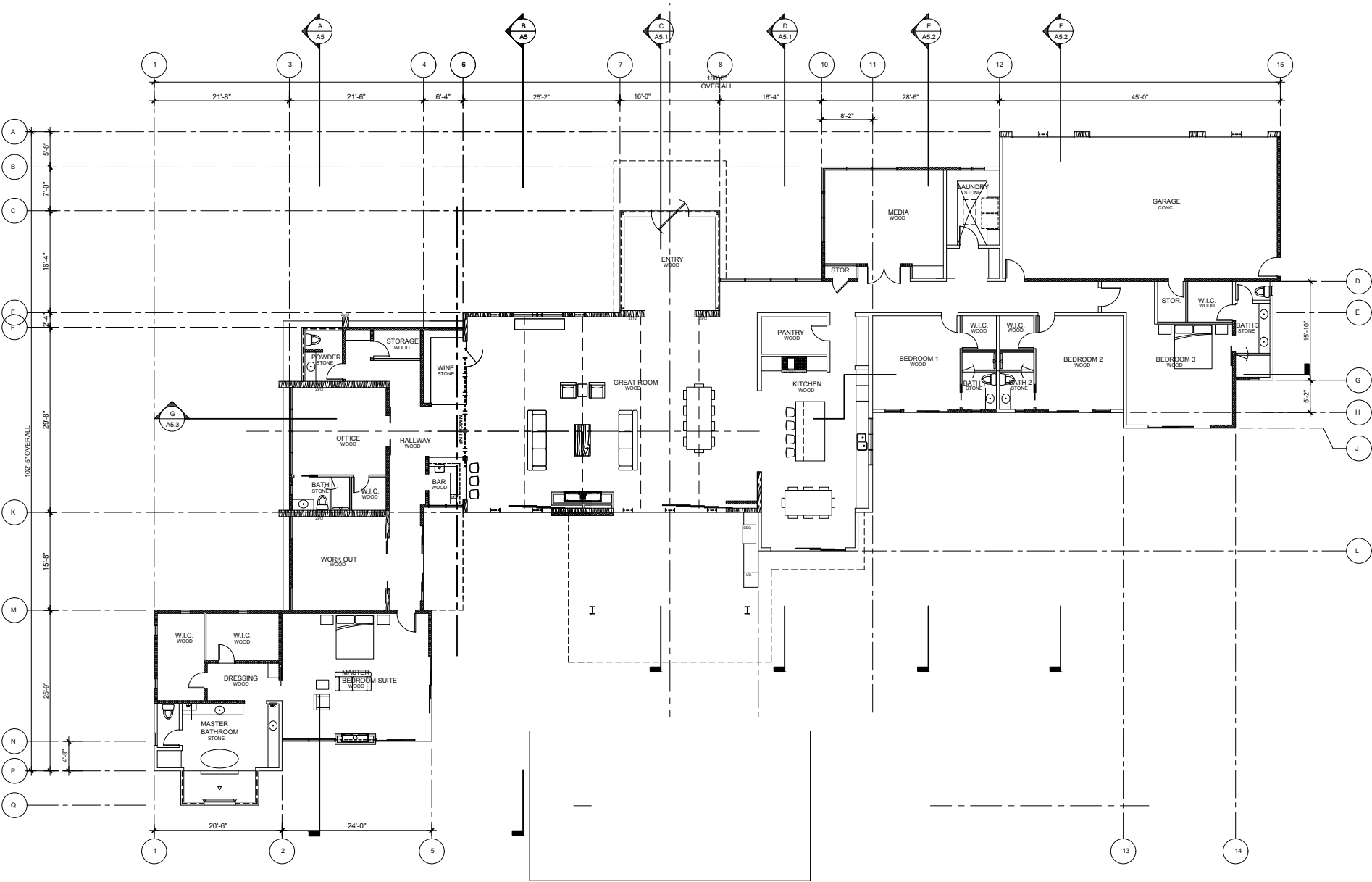
FLOOR PLAN



SITE PLAN



ARCHITECTURAL FLOOR PLAN





1173 DARMS LANE NAPA VALLEY

EXCLUSIVE REPRESENTATION



Sotheby's
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