



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

WEST ELEVATION

SOUTH ELEVATION

MATERIAL & COLOR REFERENCE/COMMENTS	NO.
1. EXTERIOR WALLS (UPPER PORTION)	1
2. EXTERIOR WALLS (LOWER PORTION)	2
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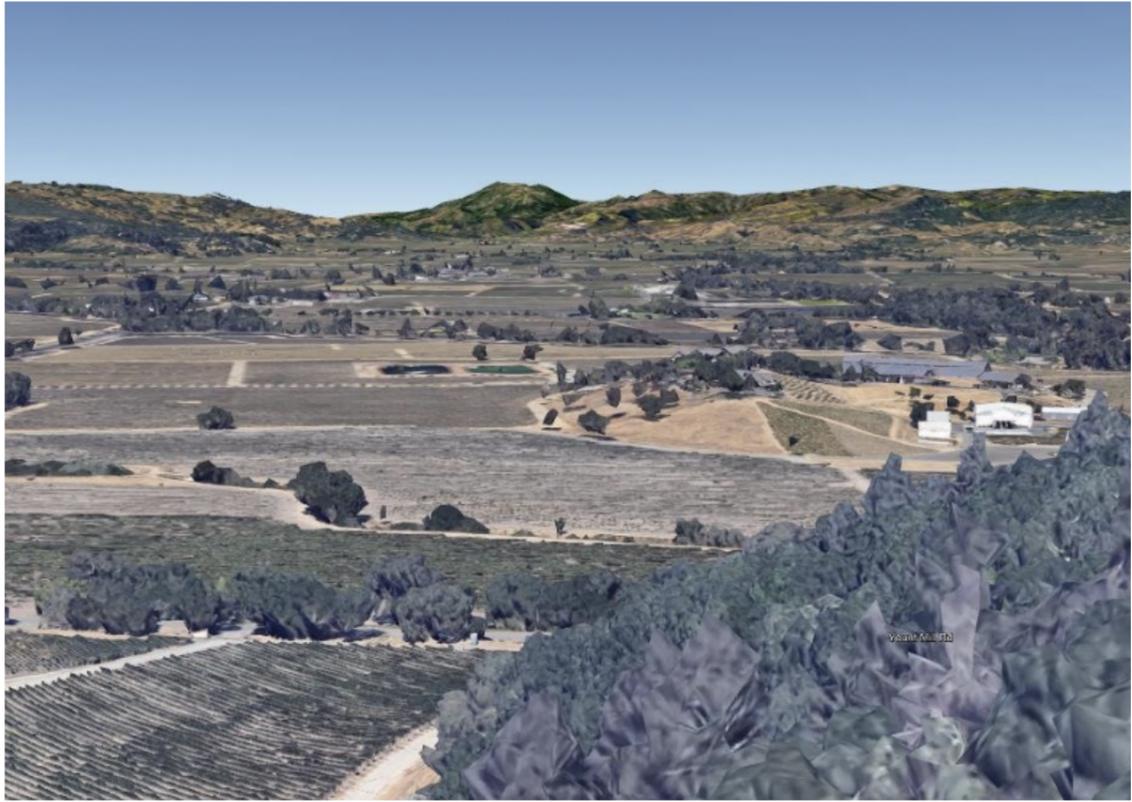
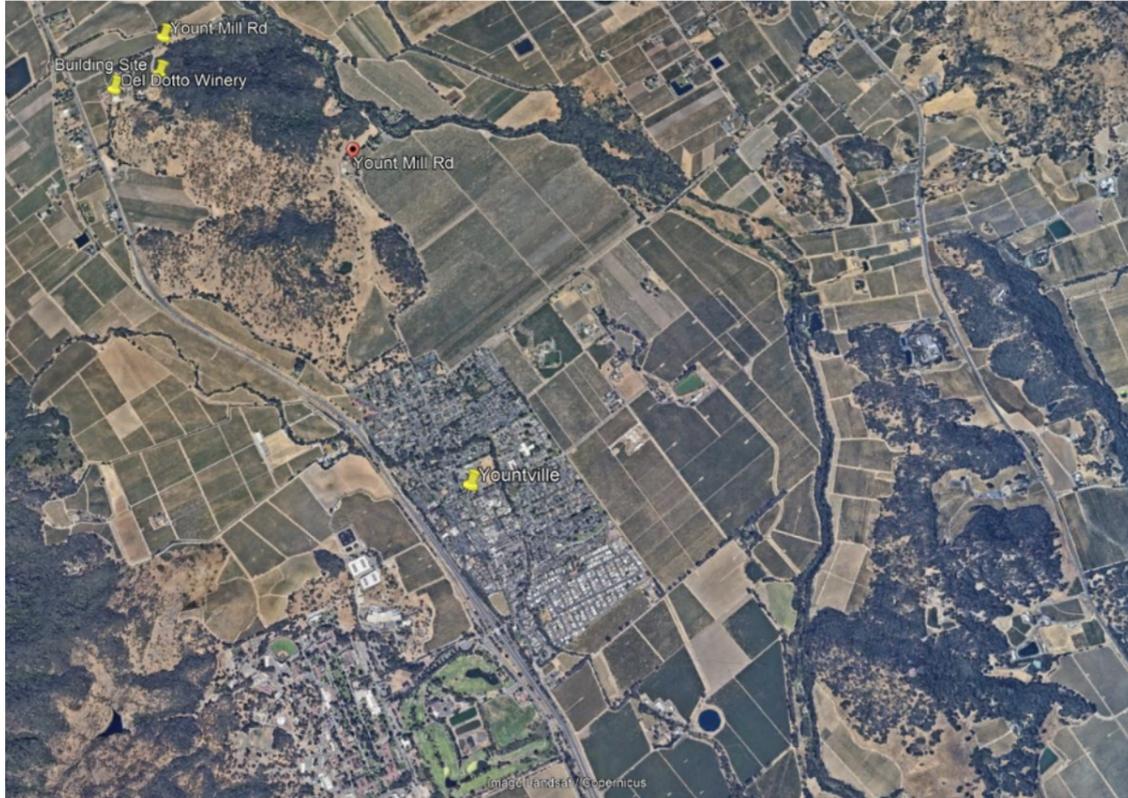
COMPASS ARCHITECTS
ARCHITECTS

BLOOM HOLDINGS, LLC RES DENCE
NOV 10, 2014

DATE 11/10/14
SCALE 1/8" = 1'-0"
BY JAC
CHK JAC
APP JAC

A4

Site Maps



SITE PLAN KEY NOTES

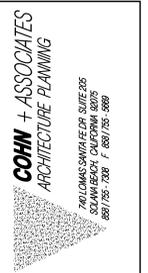
- 1 LINE OF PROPOSED BUILDING FOOTPRINT
- 2 DASHED LINE REPRESENTS EXISTING ACCESS ROAD
- 3 PROPERTY LINES
- 4 LINE OF GARAGE WALL
- 5 NEW RETAINING WALLS - SEE CIVIL PLANS
- 6 GRAVEL PARKING AREA
- 7 AC MOTOR COURT
- 8 20' EASEMENT FOR NEIGHBOR FOR TRACTOR TURN AROUND. NO INGRESS AND EGRESS GRANTED BY EASEMENT. RECORD NUMBER 2025-0002931, RECORDED 2.28.2025
- 9 EXISTING WELL TO REMAIN
- 10 TOP OF EPHEMERAL STREAM BANK
- 11 FLOW LINE OF EPHEMERAL STREAM
- 12 35' SETBACK FROM EPHEMERAL STREAM TOP OF SLOPE BANK
- 13 100' RADIUS FROM WELL
- 14 NEW AC PAVED DRIVEWAY
- 15 FIRE DEPARTMENT STANDARD HAMMERHEAD TURNAROUND AC PAVING PER DETAIL (A1.3)
- 16 EXISTING GATE AND PILASTERS TO REMAIN: ROLLING GATE WITH NO STRUCTURE ABOVE. MINIMUM OF 13'-6" VERTICAL CLEARANCE. EXISTING GATE TO BE PERMITTED UNDER SEPARATE SUBMITTAL.
- 16A EXISTING PILASTERS TO REMAIN: INSTALL ADDRESS SIGNAGE ON EXISTING PILASTER PER DETAIL (A1.3)
- 17 30' TURNING RADIUS PER DETAIL (A1.3) DRIVEWAY ENTRANCE PER P-2
- 18 LEACH FIELD AREA INCLUDING 200% RESERVE SEPTIC SYSTEM PER DRAWINGS PREPARED BY CHAUDHARY AND ASSOCIATES - UNDER SEPARATE PERMIT # E25-00278
- 19 FIRE HYDRANT PER DETAIL (A1.3)

- 20 FIRE DEPARTMENT TURNOUTS PER DETAIL (A1.3)
- 21 LINE OF NEW GRAVEL ACCESS ROAD: 10'-0" WIDE WITH A 2'-0" GRAVEL SHOULDER EACH SIDE PER DETAIL (A1.3)
- 22 FIRE DEPARTMENT STAGING AREA - NOT A REQUIRED TURNOUT
- 23 GARAGE TO BE FIRE SPRINKLERED
- 24 EASEMENT FOR GATE. RECORD NUMBER 2024-0018911 RECORDED 12.26.24

SEE CIVIL PLANS AS PREPARED BY:
 CHAUDHARY & ASSOCIATES INC
 Engineers-Surveyors-Inspectors
 211 Gateway Road West, Suite 204
 Napa, CA 94558-6279
 707-255-2729
 FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION

NOTE:
 THIS PROJECT SHALL COMPLY WITH THE 2023 NAP COUNTY ROAD AND STREET STANDARDS

WATER SUPPLY REQUIRED (POOL)
 THE TOTAL CUBIC FEET FOR ALL STRUCTURES ON THE SITE IS 181,500 CUBIC FEET
 WATER SUPPLY REQUIRED (POOL) = VOLUME OF STRUCTURE IN CUBIC FEET / 7 X 1 X 1.5
 THE RESULT CAN THEN BE REDUCED BY 50% AS THE STRUCTURE IS SPRINKLERED.
 WATER SUPPLY REQUIRED (POOL) 181,500 CUBIC FEET / 7 X 1 X 1.5 / 2 = 19,446.43 GALLONS REQUIRED FOR THE POOL PER CALCULATION BELOW. THE POOL WILL SUFFICIENTLY MAINTAIN THAT CAPACITY.
 THE TOTAL CUBIC FEET OF THE POOL IS 3,500 CUBIC FEET
 1 CUBIC FEET = 7.48052 GALLONS
 3,500 X 7.48052 = 39,272.73 GALLONS
 THE POOL CONTAINS AT A MINIMUM 26,181.82 GALLONS



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BLOOM HOLDINGS LLC RESIDENCE
 NAPA COUNTY, CALIFORNIA
 xxxx YOUNT MILL ROAD
 APN: 031-120-042-000

PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
BLDG. I	6/19/25
BLDG. II	9/16/25

DATE MODIFIED:	1/23/26
DRAWN BY:	G.C.
JOB NUMBER:	2412
DWG FILE:	MDD_SITE



YOUNT MILL ESTATE

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