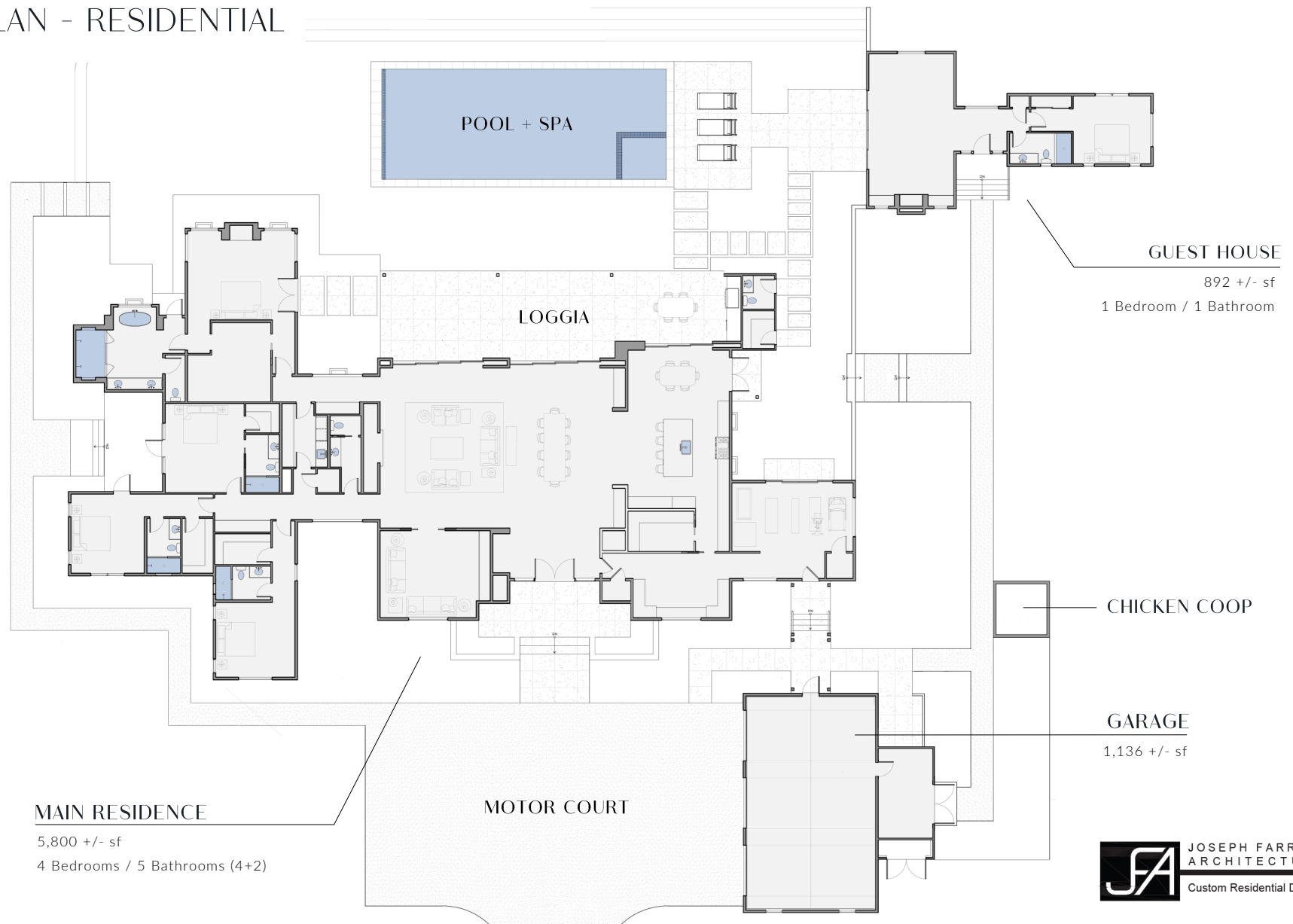


SITE PLAN - RESIDENTIAL



1260 VICTORIA LANE | ST. HELENA, CA

MATT BJORNER | 310.528.1768 MB@VANGUARDNAPA.COM DRE#01875408



Rendering and measurements provided by third party. All measurements are approximate and may not be exact. Vanguard Properties and Sotheby's International Realty has not and will not verify same. Do not rely on accuracy of these plans or the measurements contained therein when determining the price to pay for the property, or making decisions regarding buying or selling the property, without independent verification. Buyer is advised to verify the rendering and measurements with the appropriate professionals.

FLOORPLAN - MAIN RESIDENCE



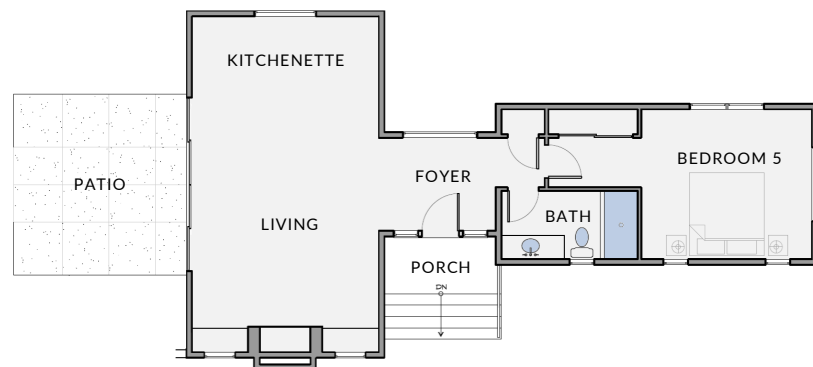
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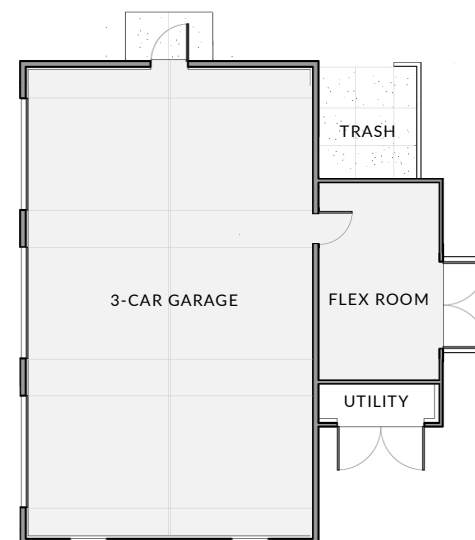


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FLOORPLAN - GUEST HOUSE



FLOORPLAN - GARAGE



BREAKDOWN + AMENITIES

MAIN RESIDENCE - 5,800 +/- sf

ENTRY FOYER	PRIMARY BEDROOM
GREAT ROOM	· OUTDOOR ACCESS
· LIVING + DINING	BEDROOM SUITE 2
KITCHEN	BEDROOM SUITE 3
· PANTRY + BAR	· SHARED PORCH
CASUAL DINING	BEDROOM SUITE 4
MEDIA ROOM	· SHARED PORCH
MUD ROOM	
WELLNESS / OFFICE	
POWDER ROOM	
LAUNDRY ROOM	

GUEST HOUSE - 892 +/- sf

GREAT ROOM
· LIVING + DINING
BEDROOM 5
FULL BATHROOM

AMMENITIES

COVERED LOGIO - 886 sf
· OUTDOOR KITCHEN
ELEVATED LAWN W 20' X 50' POOL
POOL HALF BATH
CHICKEN COOP
GAREN AREA

GATED MAIN DRIVEWAY
DETACHED GARAGE - 1,136 SF
· 3-CAR CAPACITY



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