

# BRIXWOOD

by FEATHER HILLS



*Restaurant & Wine Bar, Cabin  
Rentals, Concert Amphitheater in the  
heart of Shawnee Hills Wine Country*

# *Overview of Brixwood*

The three parcel property was acquired in late 2020 after sitting vacant since its closure in 2015. Renovations of the original tasting room began in January of 2021 and the Fork and Vine Restaurant and wine bar was opened July 2021.

## **Restaurant Renovations Include:**

Structural fixes of the south end, tri-level deck after we hired an engineer to determine if it was sound. Large concrete footers, LVL beams, and support walls were added to ensure it is now fully up to commercial building code.

All of the wood decking was replaced with composite decking and the hand rails are all steel posts with stainless steel cable.

All new LP siding with 40 year guarantee replaced the vinyl siding.

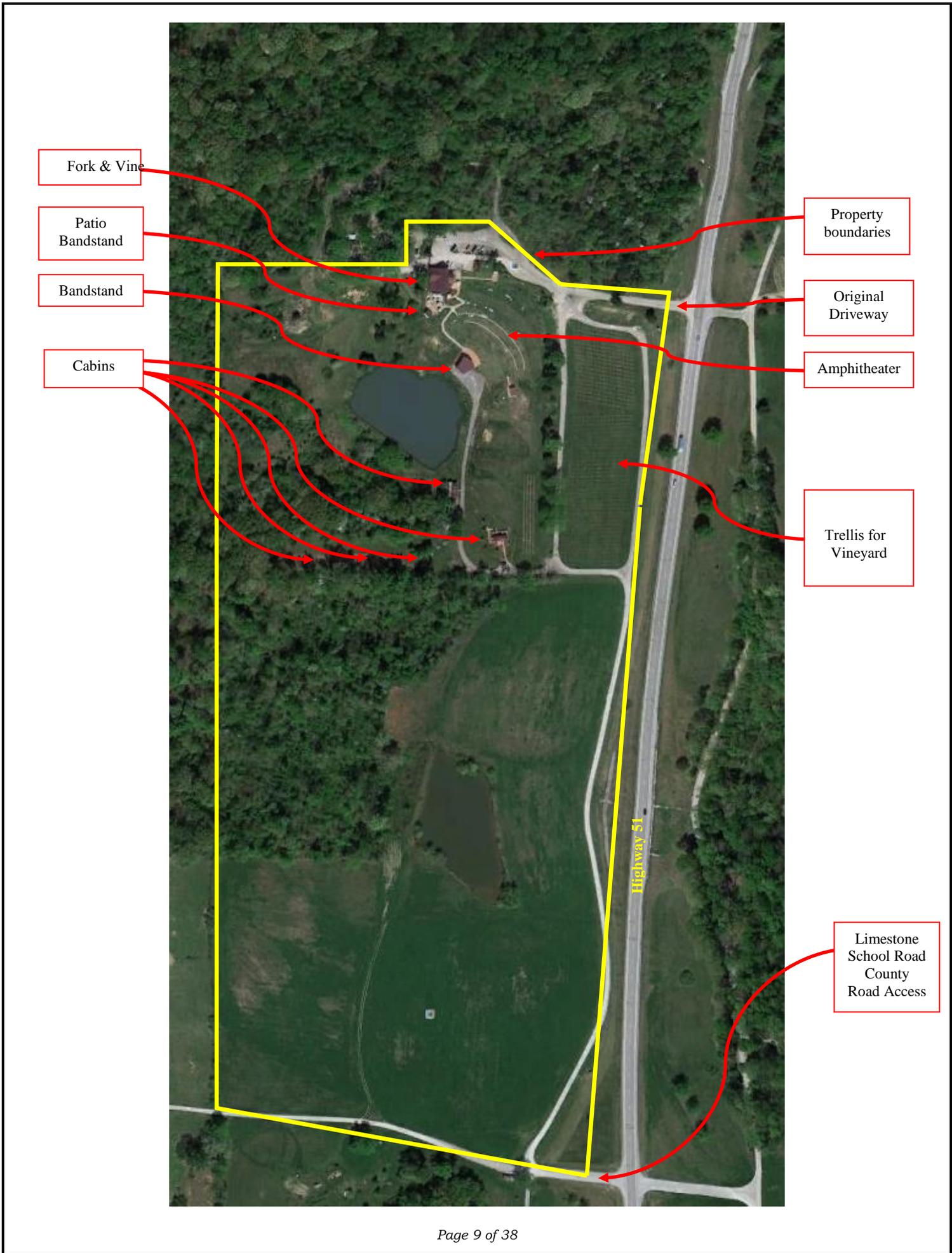
The “dining room” was reframed after it was found to have 3/4 walls with severe rot damage and mold. It was converted to the “all seasons room” and now has 3 insulated glass roll up doors spanning a total of 28 feet for an indoor/outdoor dining experience.

On the interior, all new, commercial grade vinyl plank flooring was installed. Pressure assist toilets were installed in the bathrooms and an employee ADA compliant bathroom was also built. Two gas fireplaces were installed with floor to ceiling stone work to match the newly constructed front and back bar.

In the kitchen, we overhauled the layout. Initially, it had 20 foot ceilings with a cat walk that was used for dry good storage. We installed a ceiling to make it more energy efficient with LED lighting and HVAC. A manager’s office and additional dry good storage is now in the upstairs area. Appliances include: 6 burner gas stove/oven combo, 36 inch flattop grill, 24 inch charbroiler, 2 deep fryers, a double decker pizza oven, 2 cold stations, 4 drawer chef’s base cooler, a 6 x 10 walk in cooler, 3 upright beverage coolers and 2 upright freezers plus a large prep and expo station

**Water Source:** initially, a single well that produced 4-6 gallons per minute was the sole water source and it was tied to an illegal water cistern. We filled the cistern in and dug a second well, that produces 18-20 gallons per minutes. Both lines are now tied in to each other with valves so that in the event one water source goes down, we can back feed into the other. The entire system is filtered through a large, commercial salt water softener system

**Metal Outbuilding:** we replaced the original wine production building (after it was condemned) with a new, 1200 square foot metal building for additional storage. It has power and water. **Other information/Details:** Fiberoptic High speed internet is available.



## A brief overview of Brixwood Property

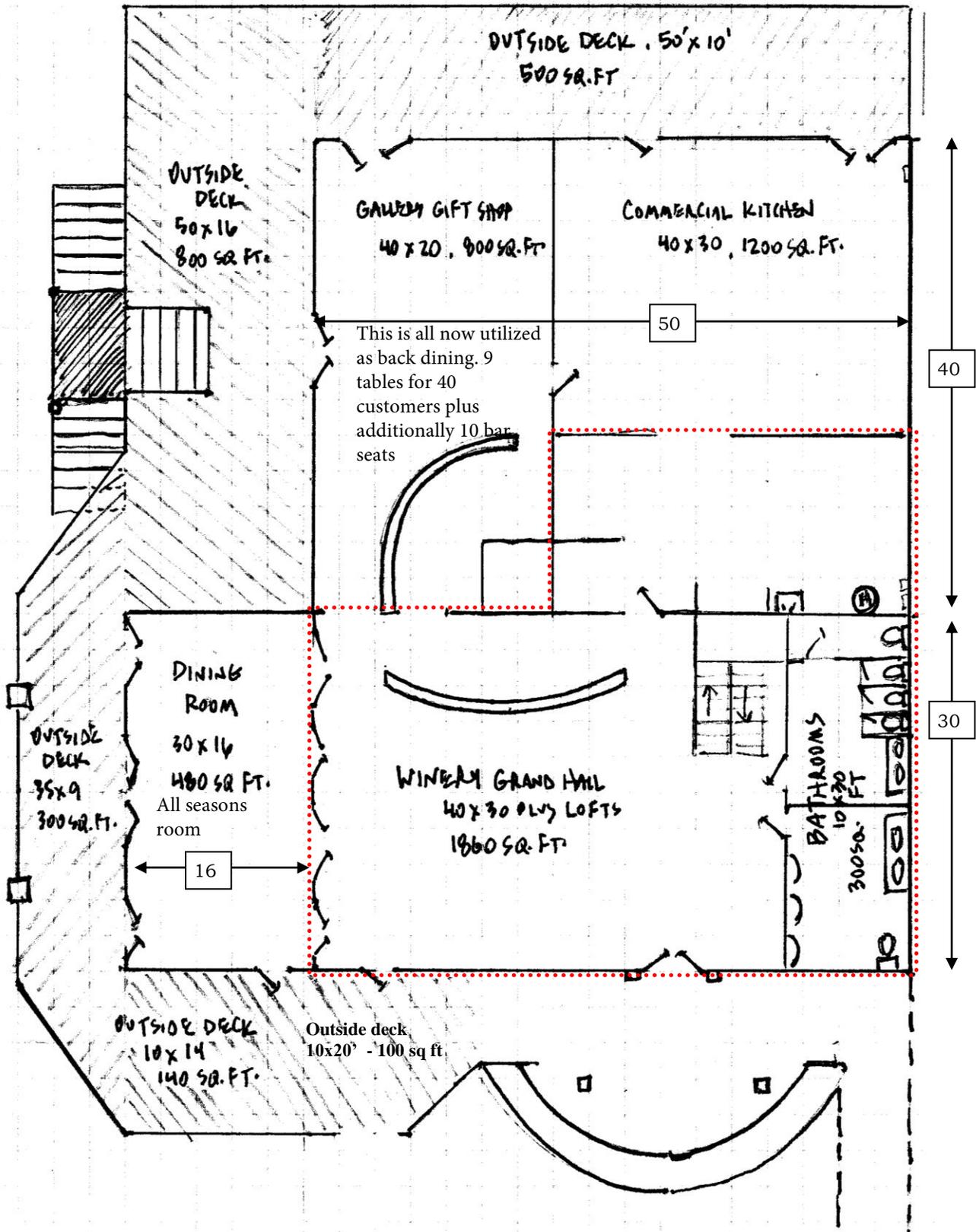


*This Property was initially built as a winery however the actual wine production building was found to be condemned and had to be torn down. The vineyard trellis is still intact as well however the vines were all dead from not being cared for from 2015 until it's purchase in 2020. The main building, which is now Fork & Vine Restaurant, was completely gutted and remodeled after it was found to have many structural issues as well as several electrical and plumbing issues that were far from being up to code.*



This 1200 sq foot metal building was rebuilt where the original wine production facility sat. It already has water and power but would need some further finishing/upgrades to be converted to a production facility.

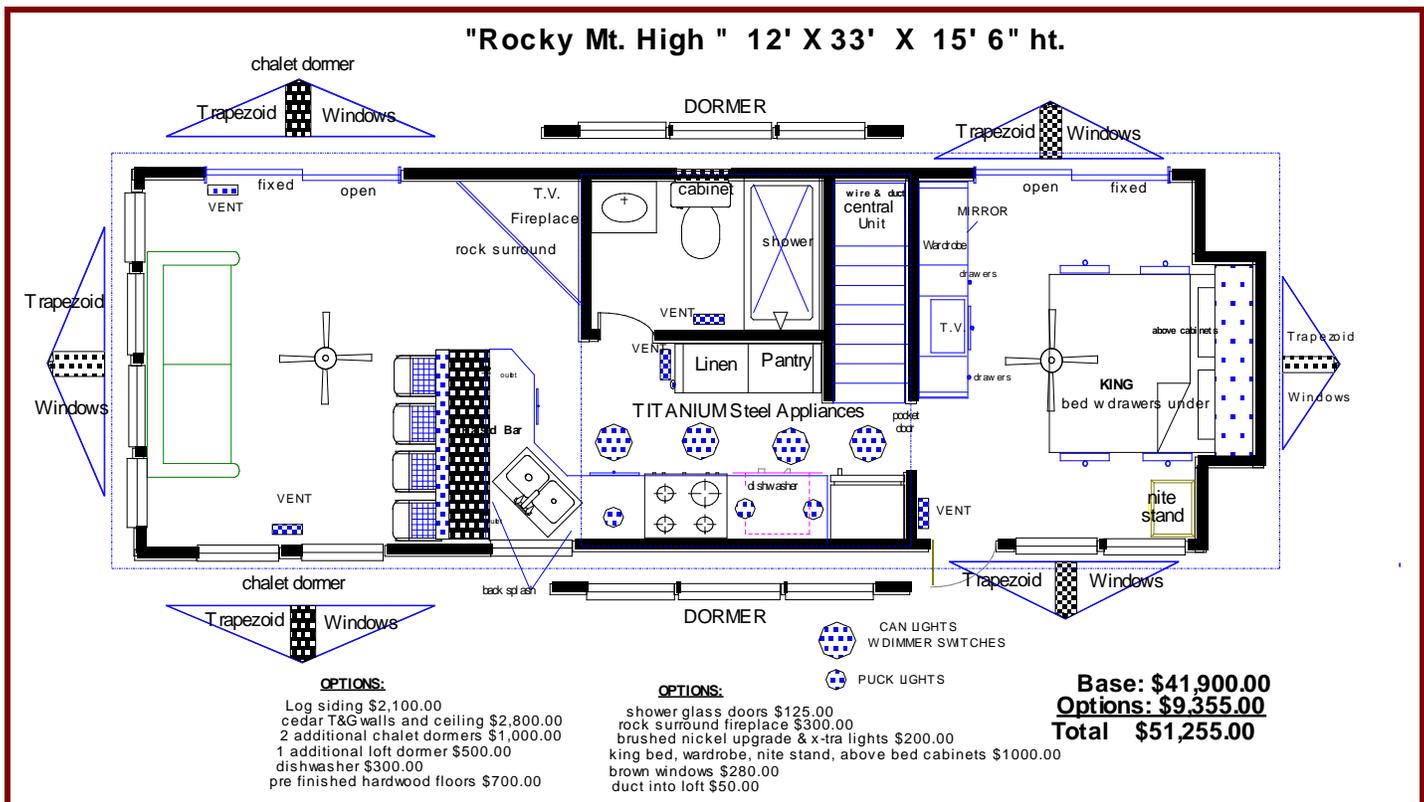
# Floor Plans of Fork & Vine



**Hillside Have Cabins**  
<https://hillsidehavencabins.com>

- Each is 400 square feet.
- 1 bedroom with king size Tempur-pedic bed, full bath, full kitchen and small living room.
- 15' vaulted ceilings with trapezoid dormers on both ends.
- Ceiling fan in living room and bedroom.
- 180 sq ft. upstairs sleeping loft, with 3 window dormers on both sides.
- 100 amp electric service.
- Central air and heat.
- 2 electric fireplaces: 1 in bedroom, 1 in living room.
- 2 Satellite HD TVs: 1 in bedroom, 1 in living room.
- Full kitchen: fridge, stove, microwave, dishwasher. All appliances were purchased premium.
- Each cabin has a 3-sided wrap around wooden deck, 10' wide, with 2 sets of stairs.
- Wifi.
- Each cabin has 18 concrete piers for foundation support, each 1'x3' in diameter, buried in the ground.
- Metal roofs.
- Cedar siding on outside.
- Cedar wainscoating on inside.
- Hard wood floors throughout, with carpet in bedroom and upstairs sleeping loft.

These cabins are designed as a romantic getaway for a couple, or an overnight tourist getaway for 1 to 4 people.



(Floorplan for Park Model cabins)



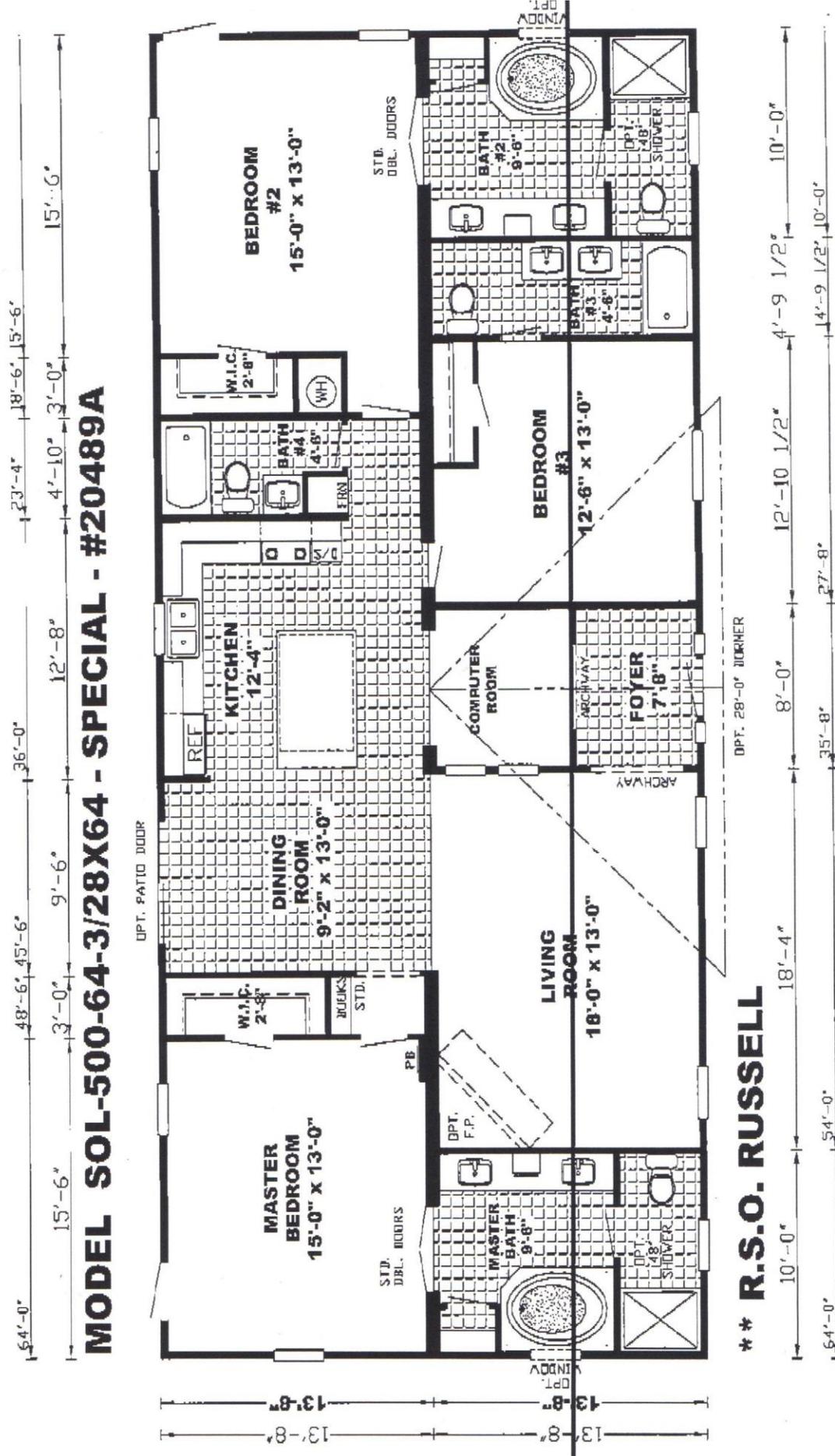
*(Looking from the winery toward the park model cabins)*

### **2012 Cabin Expansion.**

The expansion added three new cabins to the hostelry. But these are not “Park Model” cabins. The three new cabins are “house cabins”; each 1800 sq. ft., 3 bedroom/4 bath; designed as “group” getaways, amply capable of supporting 6 to 8 people each with all the amenities for stays up to a week or longer.



*(Three “house” cabins added at the end of 2012)*



Brixwood by Feather Hills is now one of the largest single location hostelry's on the Wine Trail.

1800 square feet, three bedroom / four bath.

Each bedroom has its own private bathroom, plus a 4<sup>th</sup> bathroom for guests.

The 4<sup>th</sup> bathroom has a full tub/shower in it.

The two bedrooms on each end of the house have "suite bathrooms", with double sinks, a Jacuzzi tub, and a separate "shower room" which houses the full size shower and toilet.

Each of these two end bedrooms has an outside door that opens onto the 12'x 64' back deck.

The 3<sup>rd</sup> bedroom has a bathroom with double sinks, a toilet and a full size tub/shower.

There is a ceiling fan in the living room and the two end bedrooms.

The kitchen has a 5x4' "island" with full cabinetry underneath and lighting above.

It also has full size refrigerator (icemaker), stove, dishwasher, microwave and oven/stove. The microwave is above the stove, and has an exhaust fan for the stove, which is vented to the outside.

All the kitchens are fully outfitted with dishes, glassware, cookware and silverware for 12.

There is a coffee maker, a toaster and a Keurig one-cup coffee machine.

There is a dual sliding plate glass door from the kitchen to the back deck.

All houses are fully furnished.

All houses are fully Zone 3 insulated.

A full size wood fireplace in each living room has been converted to a propane log set, and set in a "bookcase wall".



Four HD LED TVs in each of the three cabins.

A 50" tv in every living room.

A 42" tv in every bedroom.

Satellite feeds to every tv.

Wifi everywhere.

The ceilings are pitched for a more expansive interior effect.

Each house has a 200 amp electrical service and a separate septic system.

There was extensive prep work done on-site for the three cabins, to get them positioned to be "in the woods" but also easily available for access.

We had heavy equipment on site for 2 weeks clearing the woods, pulling dirt out of the

adjoining field and building the house pads.

During the prep, we built the road to the cabins and designed all the drainage and runoff so the water from torrential rains would move harmlessly away from the cabins themselves.

Alongside the road we buried 1 1/2" schedule 40 water pipe to each cabin, and conduited electric cable from the 800amp Powerboard to the 200 amp services located in each of the cabins.

Each house sits on a 30'x70' concrete pad, 6" deep.

Electric, water and sewer were all run under the pad before it was poured, and come up in the middle of the pad. All services are sleeved in conduit pipe.

## ELECTRICITY at Brixwood

#1 is main transformer coming into property from Highway 51.

#2 is ground transformer for the winery. It feeds a 1200 amp powerpanel with 6-200 amp disconnects.

#3 is ground transformer for the Big Bandstand and 2 small cabins. It feeds a 200 amp service in the bandstand, and 100 amp service in each of the cabins and in the 19<sup>th</sup> Hole Bar.

#4 is a junction box for future expansion.

#5 is a ground transformer for the 3 big cabins. It feeds an 800 amp powerpanel with 4- 200 amp disconnects.

All these lines were installed by Southern Illinois Electric Coop and are 4' deep.

There are no above ground electric lines anywhere on the Winery property. We wanted to keep the visual aesthetic clear of poles and wires.

The RED laterals are electric lines that WE ran from the transformers and junction boxes to various parts of the winery. These lines feed :

100 amp service at cabin 1 and 2

100 amp service in 19<sup>th</sup> Hole Bar

200 amp service in the Big Bandstand

100 amp service in the Well House

4- 200 amp services in the Winery

200 amp service in the Farm House.

200 amp service in the Wine Production room

100 amp service on the Patio Bandstand

60 amp service at the Tiki Bar

Various lights and plugs around the winery grounds.



## WATER at Brixwood

All yellow lines are main 1 1/2" schedule 40 water lines running from the main well house to each water location.

#1 is Well House. There is a 450' deep well, with a 28 gpm variable speed pump 350' down. The well produces 4-6 gpm. Additionally, in 2021, we dug a 2nd well that produces about 18-20 gallons per minute. A large, saltwater softener system was installed in the new outbuilding for the property

#2 is an on/off valve controlling the water going to the 19<sup>th</sup> Hole Bar.

#3 is a 4 way junction and on/off valves for Cabin1, Cabin 2 and the main line going to Cabins 3,4 & 5 and the support cabin.

#4 is an on/off valve for the farmhouse water.

The RED laterals are septic lines.

#1 is the septic tank for Cabins 1 & 2.

#2 is the septic tank for the 2 bathrooms in the 19<sup>th</sup> Hole Bar.

#3 is the septic tank for the winery, with two separate lines coming from the Winery and the kitchen.

#4 is the 8'x24'12' sand pit filter system for all septic tank run off.

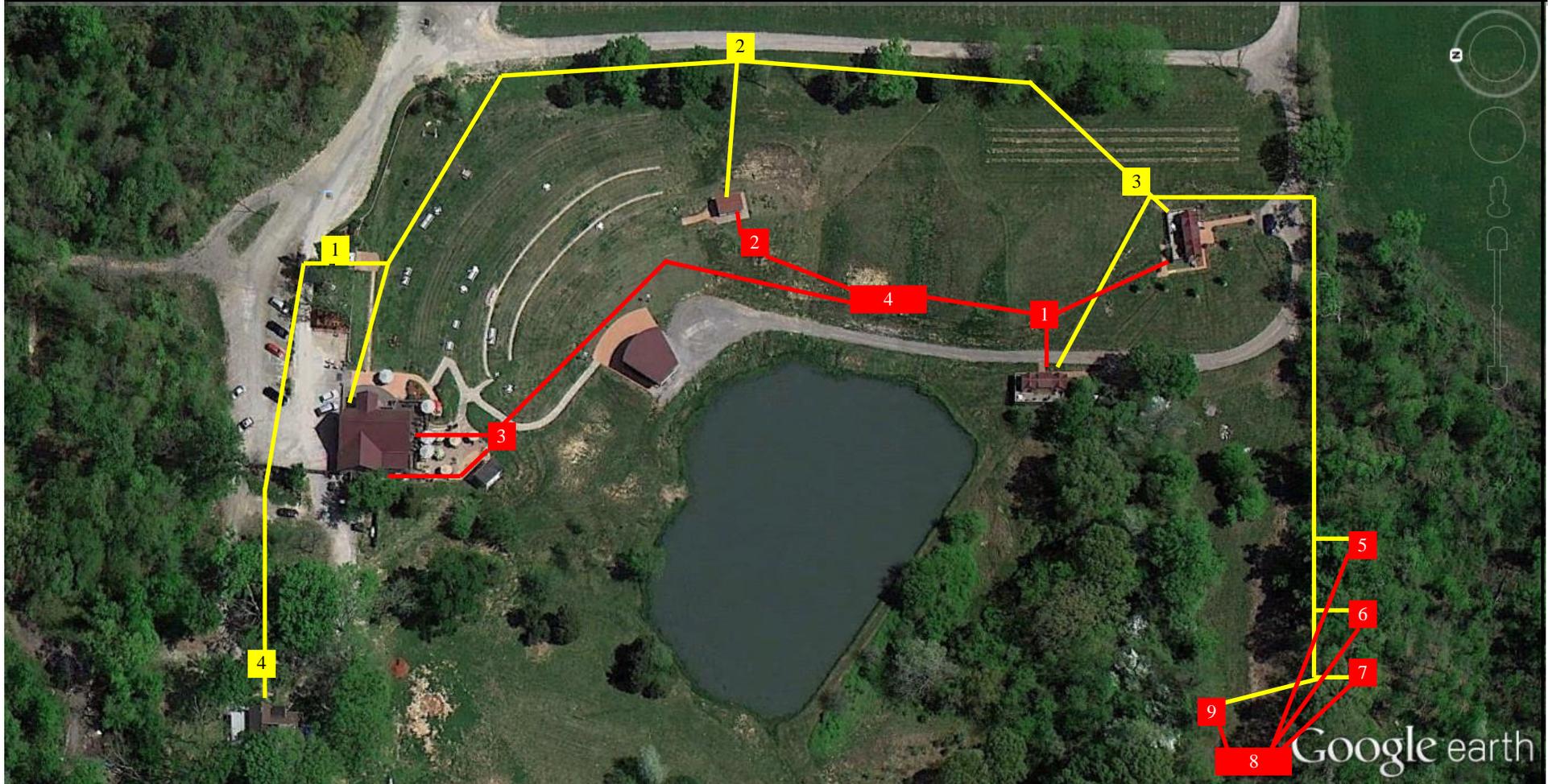
#5 is the septic tank for Cabin 3.

#6 is the septic tank for Cabin 4.

#7 is the septic tank for Cabin 5.

#8 is the 8'x40'12' sand pit filter system for all septic tank run off.

#9 is the septic tank for the support cabin



**A few pictures of the concert amphitheater in 2014.  
please note, the stage needs repaired before it can be  
utilized as it sat empty for years.**

From the sweeping view of the amphitheater on one of our outside concert days...



*Looking south and east across the amphitheater toward the big bandstand...  
... to a closeup of the Big Bandstand...*



From the cabins across the valley...



# BRIXWOOD

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