

BUILD YOUR DREAM HOME IN WINCHESTER GOLF AND COUNTRY CLUB

Exclusive Lots Available

NATURE'S TRANQUILITY MEETS LUXURY LIVING

Discover the perfect setting to create your dream home in the highly sought-after Winchester Golf and Country Club Community. Nestled in the picturesque Sierra Nevada foothills, these four premium lots offer a unique opportunity for builders and home buyers alike, combining serene natural beauty with resort-style amenities.

LOT 323



LOT 304



LOT 299



LOT 336



FOR COMPLETE DETAILS, VISIT THE WEBSITE AT:

www.ThePointAtWinchester.com

LOT DETAILS

1662 The Point Rd, Lot 299

Price: \$300,000 | 1.3 Acres

APN # 058-080-030-000

This spacious, semi-flat lot features stunning views of the golf course, with natural boulders and oak trees to inspire architecture in harmony with nature.

Perfect for: A custom home integrating modern design with natural elements.

1711 The Point Rd, Lot 323

Price: \$300,000 | 1.2 Acres

APN #058-070-022-000

Set against a lush, tree-filled landscape, this upward-sloping lot offers a captivating golf course view from its summit, ideal for a secluded home surrounded by nature's beauty.

Perfect for: A home with sweeping vistas and peaceful shade.

1621 The Point Rd, Lot 336

Price: \$274,000 | 1 Acre

APN #058-080-022-000

A sun-drenched lot with an upward slope, this parcel allows for plenty of natural light, making it perfect for a home that celebrates the outdoors.

Perfect for: A bright and airy home design.

1712 The Point Rd, Lot 304

Price: \$200,000 | 1.5 Acres

APN#058-070-003-000

With its gentle downward slope, this spacious lot offers the opportunity to build a unique home that blends into the natural landscape.

Perfect for: A hillside retreat with expansive outdoor spaces.

COMMUNITY AMENITIES

Clubhouse & Social Life: Enjoy year-round community events at the luxurious clubhouse, complete with a full kitchen, Olympic-size pool, spa, bocce courts, pickleball, and tennis courts. The Winchester HOA fosters a warm, active social environment.

24-Hour Security: Feel secure with 24-hour security patrol as part of your HOA.

Additional Perks: Access the exclusive 18-hole championship golf course, state-of-the-art gym, sauna, massage therapy, fitness classes, and locker rooms for an additional fee. A pub offering breakfast and lunch completes the high-end experience.

Outdoor Adventures: Experience six miles of trails for hiking, biking, or equestrian rides, and embrace the Tahoe-like atmosphere just an hour from Truckee/Tahoe and two hours from the Bay Area/Napa region.

Full-Service Concierge: We connect you with top-tier builders, architects, landscape designers, and financing professionals to make building your dream home stress-free.

BUYER INCENTIVES

- 1) Short term (up to 3 years) Seller Financing Available for up to 50% of the Purchase Price with a competitive 7.0% Interest Rate.
- 2) Enjoy the first 6 months of HOA dues on us! Receive a credit at closing from the Seller to cover your initial HOA costs.
- 3) Seller Concession up to 2.5% for Buyer's Closing Costs

GO TO www.LoveLivingInWinchester.com

FOR MORE DETAILS OF THE COMMUNITY AND ALL HOMES AND LOTS FOR SALE.

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1621-1712 The Point Road

Meadow Vista, CA 95722



Sample Rendering



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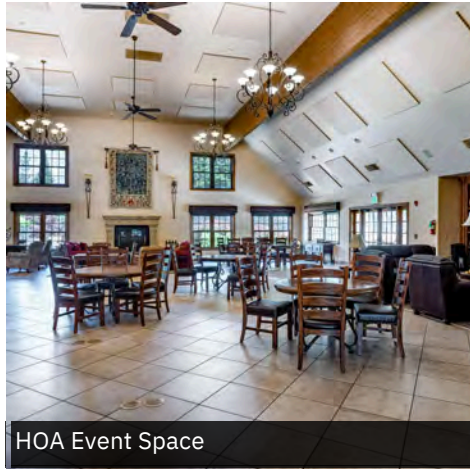


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HOA Community Center



HOA Event Space



HOA Grounds



HOA Swimming Pool



HOA Tennis & Pickleball Courts



Winchester Golf & Country Club House



WCC Fitness Center



WCC Pro Shop



Golf Course

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