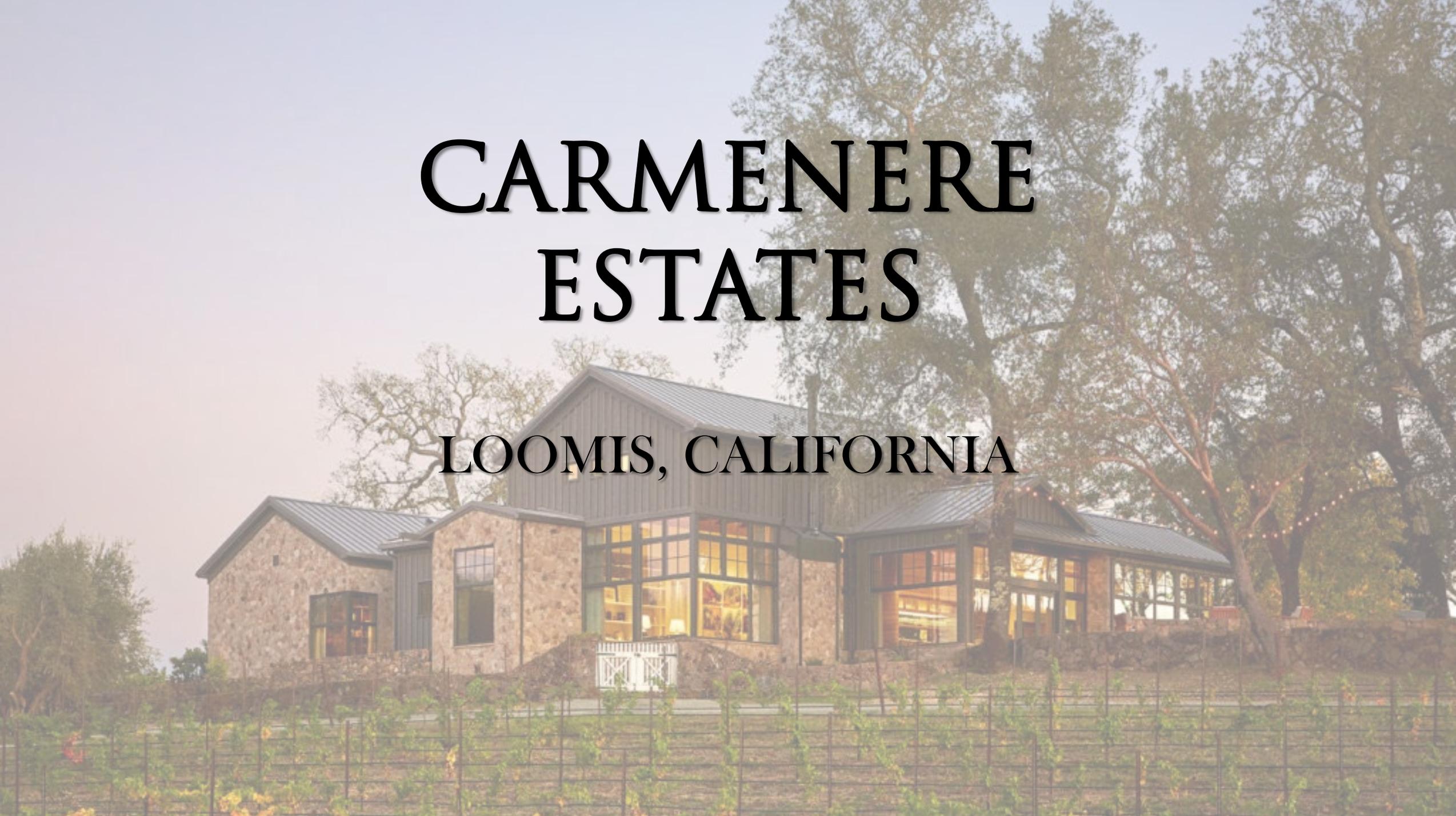


# CARMENERE ESTATES

LOOMIS, CALIFORNIA



# OVERVIEW

Carmenere is a luxury, low-density rural-residential subdivision in Loomis, California, thoughtfully designed to preserve the town's agricultural heritage while delivering estate-scale living. The project consists of 98 acres divided into 24 estate lots (2.3 (6) & 4.6 (18) acres) clustered around open space and a central community vineyard corridor, creating a distinctive wine-country lifestyle in Placer County.

True estate lots with generous setbacks and privacy - Integrated vineyard & open-space focus, not ornamental landscaping - Architecture and landscape guidelines that preserve country character - Low traffic, no high-density housing, and minimal visual impact, positions Carmenere as an exclusive legacy property opportunity, not a conventional new-home development.

# PROPERTY VISION & INTENT

- Maintains low-density, country character
- Blend small-scale vineyard with home sites
- Encourage agricultural stewardship
- Create architectural cohesion through Design Guidelines and review process
- Clustered around open space and vineyard corridor
- Open land focus
- Creative, compliant implementable low-income housing solution
- HOA & CCR's



# DEVELOPMENT

- Information related to subdivision located at:
  - <https://loomis.ca.gov/24-01-delmar-farms-subdivision/>
- Utilities
  - SPMUD – Sewer
  - PCWA- Potable Water
  - PG&E – Electrical & Gas
  - Data – Conduit to be placed - sub division to decide for data provider

# CONTACT

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