

# BUILD YOUR DREAM HOME IN WINCHESTER GOLF AND COUNTRY CLUB

Exclusive Lots Available



LOT 299



LOT 323



LOT 304

## 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 three premium lots offer a unique opportunity for builders and home buyers alike, combining serene natural beauty with resort-style amenities.*

FOR COMPLETE DETAILS, VISIT THE WEBSITE AT:

**[www.ThePointAtWinchester.com](http://www.ThePointAtWinchester.com)**

## LOT DETAILS

### 1662 The Point Road, Lot 299

Price: **\$240,000** | 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 Road, Lot 323

Price: **\$240,000** | 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.*

### 1712 The Point Road, Lot 304

Price: **\$195,000** | 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.

## POSSIBLE 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.
4. Call Broker for Multiple Lot Pricing.

*\*Subject to Seller Approval with Offer*

**GO TO [www.ThePointatWinchester.com](http://www.ThePointatWinchester.com)**  
**For More Information**

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# Sample Home Renderings





# Homeowner Association Amenities



PRIVATE CLUBHOUSE



CLUBHOUSE MEETING ROOM



OLYMPIC-SIZED POOL



TENNIS AND PICKLEBALL COURTS



GOLF SHOP



FITNESS CENTER