

Fact Sheet

SIENA VINEYARD ESTATES

A private gated community in Temecula's Wine Country
Nine custom homesites integrated into sixty acres of vineyards

LANDOWNER

Siena Vineyard Estates, Inc.

LOCATION

Adjacent to the Ponte Family Estate winery
All home sites front on Via del Ponte which has direct access to
Rancho California Road, in the heart of Temecula's Wine Country
and five miles east of the I-15 freeway.

BUILDABLE AREA

Each five-acre estate lot provides an almost one-acre buildable area
for construction of a custom home and several amenities including guest house,
hobby winery, barn, pool and cabana, gardens, yards, barbecue, bar and outdoor fireplace.

VINEYARD MAINTENANCE AND MANAGEMENT

Each buildable area is surrounded by approximately four acres of professionally managed
vineyards. The vineyards are farmed by an affiliate of the owners of Ponte Family Estate
under an easement agreement.

CUSTOM HOMESITE SIZES

31,000 square feet to 41,000 square feet

CUSTOM HOME SIZES

From 3,500 square feet minimum to 10,000 square feet maximum
Maximum buildable square footage is 40% of buildable area

UTILITIES

Water laterals and meter boxes will be provided to each estate. Each estate homeowner will
be responsible for purchasing its own water meter. A septic tank will be located within each
building pad (Homeowner's responsibility), and each estate will be provided an empty
conduit for power. Residents may apply to Southern California Edison for permanent
power and Verizon for telephone service to their estates. Although the cable television
provider Adelphia is currently not servicing the estates, conduit will be provided should
servicing become available in the near future.

RESIDENTIAL DESIGN STANDARDS

HOMEOWNER'S ASSOCIATION

RULES AND REGULATIONS

COVENANTS, CONDITIONS & RESTRICTIONS (CC&Rs)

Available Upon Request



www.sienavineyardestates.com

(866)64-SIENA