## ELLISTON VINEYARDS – Buildings and Infrastructure Summary

**A. HISTORIC MANSION:** Historic three-story mansion built in 1890 by Elliston Winery's founder Captain Henry Hiram Ellis. This stately neo-Romanesque mansion includes 17-rooms, two decks, multiple restrooms, library, billiard room, family room, kitchen, storage and other hospitality rooms and amenities. During weddings, the mansion is often used by the wedding party for overnight accommodations, bride and groom preparation rooms, and more. Occupancies: 30 seated or 80 standing. **7,500 SF.**

**B. INDOOR WINE LOUNGE:** Lush and airy wine tasting room and lounge overlooking the patio and grounds. Includes adjacent kitchen and food prep room. Updated in 2023. Occupancies: 50 seated or 80 standing. **1,600 SF.**

**C. OUTDOOR WINE PATIO LOUNGE:** Multi-level wine tasting, dining and gathering area with retractable shade structures. Area provides views of the vineyards, mansion and surrounding grounds. Occupancies: 80 seated or 250 standing. Updated in 2022. **3,600 SF.**

**D. INDOOR / OUTDOOR EVENT CENTER:** Turn-key event center with indoor and outdoor seating, dining and gathering areas. Exterior terrace provides dramatic views across the winery and surrounding hillsides. Includes outdoor gazebo, full commercial kitchen and catering preparation/staging room, two beverage serving and storage areas, and two full guest restrooms. Indoor space: **2,000 SF**. Outdoor Terrace Occupancy (Main Patio + Sunset Patio): 275 max seated or 450 standing. **6,000 SF**. This two-story building also includes a wine cellar and dry storage on the ground level. Occupancies: 150 seated with dance floor or 220 in seminar style. Total area of building: **3,250 SF.**

**E. RESIDENTAL BUILDING No. 1:** This prominent studio apartment is perched above the main grounds providing amazing views over the winery and neighboring hills. This unit includes a main living area, kitchen, restroom, air conditioning, and more. A large deck on the west side provides outdoor living and entertaining space. Updated in 2022. **600 SF.**

**F. RESIDENTAL BUILDING No. 2:** This apartment is located on the south side of the winery center, and includes two bedrooms, kitchen, restroom, air conditioning and more. A large deck provides outdoor living and entertaining space. The building also includes a storage area on the ground floor. **1,450 SF.**

**G. RESIDENTAL BUILDING No. 3:** Another wonderful ground level apartment unit, including two rooms (with bedroom), kitchen, restroom, air conditioning and more. The building also includes a large adjacent storage area. **700 SF.**

**H. RESIDENTAL BUILDING No. 4:** A lovely ground level studio apartment with private entrance, parking, kitchen, restroom, air conditioning and more. **225 SF.**

**I. RESIDENTAL BUILDING No. 5:** Nestled in the upper portion of the property is the unique 'Tree House' apartment. A short staircase leads you through the hillside trees to this private complete unit, with multiple rooms, restroom, air conditioning and more. A 60 SF loft area provides a secluded space in this special building. Newly constructed. **350 SF.**

**J. RESTROOM BUILDINGS:** Located directly across from the upper parking area, two fully equipped restrooms accommodate event guests and winery visitors. **100 SF each.**

**K. OFFICE BUILDING:** The winery office building is near the main entrance, tucked into the towering trees on the property. Built in 2020. **1,000 SF.**

**L. WORK BUILDING No. 1:** A single-story metal work shed with roll up door, tucked behind the indoor wine lounge building. **400 SF.**

**M. WORK BUILDING No. 2:** A single-story work shed, tucked behind the indoor wine lounge building. **192 SF.**

**N. WORK BUILDING No. 3:** A single-story metal storage shed with large door, situated behind the indoor wine lounge building. **112 SF.**

**O. EVENT CENTER STORAGE BUILDING No. 1:** A single-story metal storage shed located adjacent to Residential Building No. 2. **180 SF.**

**P. EVENT CENTER STORAGE BUILDING No. 2:** A single-story storage shed located near Residential Building No. 4. **168 SF.**

**Q. EVENT STORAGE CONTAINER:** Metal storage container located adjacent to Event Center Storage Building No. 2. **160 SF.**

**R. OUTDOOR CEREMONY AREA & GAZEBO:** Lush landscaped area for wedding and other events. Occupancies: 300 seated or 300 standing. **10,000 SF.**

**S. OUTDOOR LOUNGE AREA, PONDS & GAZEBO:** Approaching the historic mansion, a large landscaped outdoor lounge and gathering area are flanked by a 120 SF gazebo and year-around pond. **4,500 SF.**

**T. EAST DECK:** Located adjacent to the waterfall feature and pond behind the historic mansion, this deck area provides a semi-private gathering area overlooking the grounds. **800 SF.**

**U. MAIN PARKING AREA:** Entering the winery through the main gates, this primary parking area provides ample and convenient parking to the estate's facilities. **20,000 SF.**

**V. UPPER PARKING AREA:** Located behind the historic mansion, this secondary parking area provides convenient access to the estate's facilities. **3,300 SF.**

**W. VINEYARDS:** Two vineyards include Chardonnay and Syrah grapes. **2.0-acres**

**X. OUTDOOR OSTRICH / ANIMAL VIEWING AREA:** A fully fenced animal pen area provides guests the opportunity to view the resident Ostriches. **4,000 SF.**

**UTILITIES:** The property currently uses power by PG&E and an onsite solar power generation equipment, including back up battery power. Propane and natural gas are also available. A 350' deep well provides 40 GPM. Two permitted septic tanks service the property.

**NOTE:** Building and infrastructure areas, sizes and details are approximate.

**MAP WITH LABELS**

