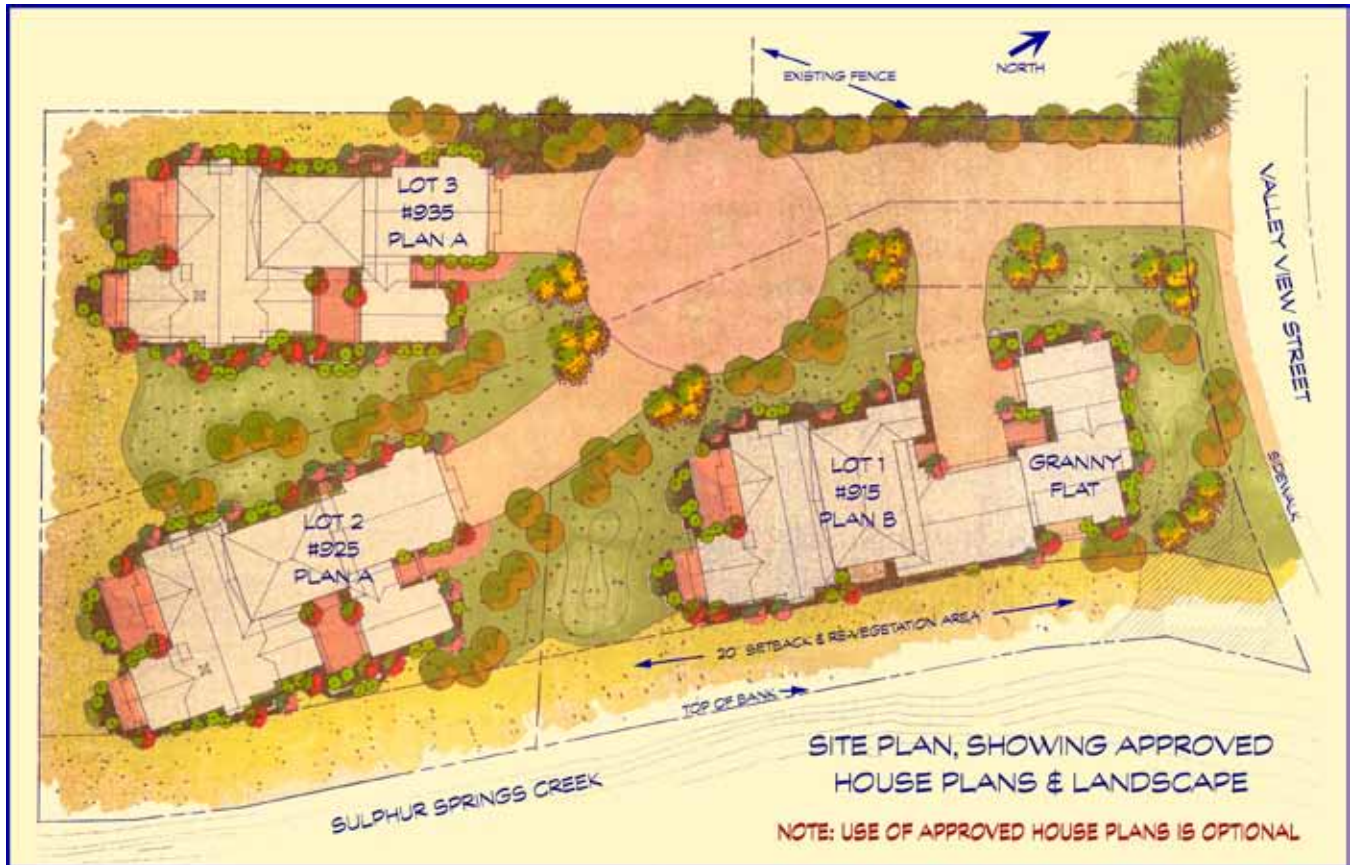


# ON VALLEY VIEW IN WEST ST. HELENA

3 Residential Lots • Ready to Build  
with Approved Plans, Water & Sewer



- Choice in-town, West St. Helena location.
- Convenient to schools and shopping.
- Unobstructed southern exposures, with vineyard and Western Hills' views.
- All three building lots are ready-to-go, with utilities and building pads in, city planning department approvals complete, and building permits ready to be picked up. Cost of the permits is not included.
- Properties are accessed by a private drive.
- Each lot is approximately 1/3-acre.
- Lots 1 & 2 overlook Sulphur Springs Creek.
- Two house plans (A & B) have been developed and approved for construction. Use of these plans is optional.
- Plan A has 2 bedrooms and 2-1/2 baths on the lower level, with a third bedroom and bath on the upper level.
- Plan B has 2 bedrooms and 2 baths on the lower level and a bonus room (possible third bedroom) and bath on the upper level. It also features a separate granny flat with one bedroom and one bath.

For prices and further information,  
contact Howard Spector  
541.317.2950  
howard@mbdsarchitects.com

LOT 1 • 915 VALLEY VIEW ST  
LOT 2 • 925 VALLEY VIEW ST  
LOT 3 • 935 VALLEY VIEW ST