

COMPASS



-  BBQ/Picnic Area
-  Helipad
-  Winery
-  Equestrian Stables
-  House
-  Lake



Dean Lueck
949.275.1801
dean@privateclientgroupoc.com
privateclientgroupoc.com
DRE 01752859

MAJORCA VINEYARDS RANCH-STYLE ESTATE

39280 Via Majorca, Murrieta, CA

COMPASS



Private Client Group OC



ITALIAN INSPIRATION, SOUTHERN CALIFORNIA LUXURY

Perched brilliantly atop the prestigious Santa Rosa Plateau in rolling foothills, this stunning Majorca Vineyards estate sprawls over 57 contiguous tree-covered acres. Upon arrival, you’re transported to rural Northern Italy—replete with rolling hills, a temperate climate and European-inspired design elements.

This ultimate private retreat sits 21 miles northeast of the Pacific Ocean at an elevation of 2,120 feet, in the esteemed estate community of La Cresta. Ocean breezes from the Pacific escarpment provide cooling afternoon temperatures ideal for vineyards and active lifestyles, while abundant amenities offer a comfortable environment. Meticulous and well cared for, this property has been under development by the same ownership for two decades with an investment of more than \$6 million in addition to their original acquisition price. Now as the current owners seek to pass the baton, they invite you to discover all this spectacular estate has to offer and envision it as your own.

ESSENTIALS

Amentities
Helipad | 500,000 gallon lake | 4,950 vines | Rockscape pool and spa
Equestrian facilities | BBQ/Picnic area | Fruit and Avocado Orchard
Approx. 5 miles of well-developed roads | 2 wells and industrial generator

10,114 SF	56.65 acres
Sq Ft total estimated living space	6 contiguous parcels
7,212 SF	1992
Main residence including pool cabana	Main residence construction completed
2,200 SF	5B 8B
Winery facility including 1000 Sq Ft apartment	5 Bedrooms and 8 Bathrooms
700 SF	4 CAR
Wine lab and refrigerated storage	Garage 1,114 Sq Ft



EXPLORE THE LAY OF THE LAND & AMENITIES

Building Structures

With approximately 7,214 Sq Ft of living area, the main residence and separate circular pool cabana boasts five bedrooms, eight bathrooms and a four-car garage. Built in 1992, this architectural gem was constructed with world-class materials and European accents throughout. With parking for 50+ cars, the “dude-ranch” style property is ideal for hosting sizable gatherings.

The 2,200 Sq Ft winemaking and equestrian facility has a 1,000 Sq Ft apartment suitable for employees or guests. When ready to perfect your wine, head to the wine lab for testing and analysis. Refrigerated storage can accommodate 1,000 cases.

Landscape and Infrastructure

Soak up the sun and admire the picturesque views as you take a dip in the natural rockscape pool or elevated spa embellished with waterfalls and grottos. The adjacent custom grilling area and pool cabana is perfect for hosting parties year-round and unwinding with family and friends.

With your own exclusive helipad, you can skip the freeway traffic—just a 20-minute flight will put you on the tarmac at Orange County Airport and Newport Beach.

Navigating the property is a breeze with miles of well-developed roads giving easy access. Whether you’re heading to the shaded picnic area under a canopy of ancient oak trees—complete with a Santa Maria-style masonry BBQ pit—or the 500,000-gallon stocked lake, recreation abounds.

For optimum efficiency, an irrigation system runs throughout the property and nourishes 238 avocado trees, 110 olive trees and hundreds of oak trees, as well as a citrus orchard where oranges, lemons, limes, plums and Asian pears flourish.

Currently planted with approximately 4,950 vines, the fruitful vineyard yields around 1,000 cases of wine annually. The high-quality, premium varieties of Pinot Noir, Cabernet Franc and Cabernet Sauvignon are estate bottled, and the 2015 Pinot Noir received the bronze medal (in the commercial division) at the Orange County Fair. Only a fraction of the land is presently used for vineyards and clearing has been done to greatly expand production.

Adjacent to two spacious front pastures and attached to the winery are four large turnouts that provide secure room for your horses. Saddle up at the hitching rails for a two-hour ride on your own ranch. Your excursion will take you from the front of the property, through vineyards, around the lake, and down the hill across Bear Creek and up to Via Vista Grande, the street at the rear of the property. Your ride in this rural paradise will drain the stress from the day and remind you of nature’s gifts. On the way back, make a stop while your horses graze, and cast a line in the fully stocked lake where you’re guaranteed to catch a fish. Perhaps your journey will even take you through the picnic area where you’ll partake in lunch and a glass of premium Majorca Vineyards wine.





Section 2—Main House

GET ACQUAINTED WITH YOUR FUTURE HOME

The tree lined driveway is a precursor to the grand entry at a traffic circle where Remington's remarkable Rattlesnake statute welcomes guests. Enter by the outdoor fountain featuring a bronze Rebecca sculpture. Pass through the porte-cochère where you're welcomed by a towering foyer complemented by an artesian fountain with elegant custom tile work. The opulent and comfortable home is meticulously maintained, constructed with custom materials of impeccable quality and no detail is overlooked. Throughout the residence you'll find arched mahogany doors, planked birch flooring, artisanal tile baseboards and a total of four fireplaces to cozy up to on cold nights.

Step into the massive great room with unobstructed views that will simply take your breath away. Featuring birch planked floors, vaulted open-beam ceilings, fireplace, built-in cabinetry and four double doors that open onto a covered patio, where towering windows reveal mesmerizing views of the Temecula Valley, nearby mountains and sparkling city lights. Walk through the double mahogany doors and you're in the formal dining room with custom bar that overlooks the great room via a handsome balustrade. Like all the rooms in this home, the dining room showcases sweeping mountain and valley views. Above the foyer, accessible via a well-designed curved staircase, is an observatory with windows that offer a 360-degree view of the surrounding countryside and private sundeck.





Section 2—Main House

The family room flows seamlessly into the gourmet kitchen—a chef's dream—with a Viking range, Sub-Zero refrigerator, wine unit, center island and spacious granite countertops where you can experiment with new recipes, cook up family favorites and prepare for parties with ease. A large walk-in pantry includes wine racks and cupboard space for every odd item of cookery you can imagine. The circular breakfast room, is a quintessential spot for casual meals, impromptu snacks and creating culinary memories with loved ones as you take in the unobstructed valley view below. Both the family room and adjoining atrium have plenty of windows through which pools of light spill in and scenic views are on constant display.

To the right of the foyer on the main level, you enter the owners' wing. There, a one-of-a-kind master suite with a roomy sitting area backed by picture windows provides a place to warm up by the fireplace. The master suite is serviced by entirely separate his and hers bathrooms. In each bathroom, oversized walk-in closets with built-in drawers and shelves accommodate even the most extravagant wardrobe. Her bathroom contains a steam shower and Jacuzzi tub for ultimate relaxation.

The owners' wing includes a light filled atrium entry, large laundry room, and an elegant private office with built-in file cabinets and bookshelves. The office also features birch planked floors and a full-wall mural of the African savanna to complement the genuine artifacts that completes the decor.

The upper guest wing adjoins the foyer where a few steps will take you to two guest suites. The larger of the two suites features a walk-in closet, en-suite bath with spa tub and shower, a fireplace and balcony with winding staircase that accesses the sheltered patio below. The second suite also contains an en-suite bath, walk-in closet and scenic balcony.

In the lower guest wing you'll find a fully self-contained maid's quarters with en-suite bath and separate access to the outside.

The home also features a comprehensive security system, Meridian phones and FIOS high-speed internet. Car enthusiasts will appreciate the spacious garage that comfortably fits four vehicles.







DISCOVER THE FLOURISHING VINEYARD

Winemaking Philosophy

Quality above all—Premium wines for discerning people.

The current owners began construction of this magnificent property in 2000. For five years they cleared land, built all-weather roads and installed miles of irrigation lines with dozens of strategically placed fire hydrants. They began vineyard development in 2005 with the planting of Pinot Noir grapes near seasonal Bear Creek that crosses the property. They added Cabernet Franc vines in the higher elevations and planted 2,000 Cabernet Sauvignon vines in 2016. Production varies from year to year as weather conditions impact both quantity and quality of grapes. With total production of nearly 1,000 cases, 2017 was a robust year. The fruitful vineyard yields high-quality, premium varieties of Pinot Noir, Cabernet Franc and Cabernet Sauvignon are estate bottled, and the 2015 Pinot Noir received the bronze medal (in the commercial division) at the Orange County Fair. Only a fraction of the land is presently used for vineyards and clearing has been done to greatly expand production.

Uniqueness

Only in the higher altitudes of the Santa Rosa Plateau can Pinot Noir be produced in the Temecula Valley AVA. The proximity to the ocean and the hill-and-valley terrain results in tight clusters of small berries that cool overnight.

Over the past 18 years, the current owners have gradually pushed back brush and contoured their land for vineyards. They estimate that less than 20 acres are directly in production, leaving plenty of room for future growth.



Section 3—Winery/Winemaking Philosophy

The winery is named Majorca Vineyards after the street name where the headquarters is located. The winemaking facility accommodates all production operations. All wines are estate bottled, grapes are neither bought nor sold, and harvest is selective and done by hand to enforce strict quality standards. While the present owners operate under the Majorca Vineyards brand, you are welcome to produce private labels with one or more identities.

Harvesting

The vineyards are organized into 24 individual blocks with vines planted on 8-foot centers. Quality begins during winter and early spring when individual vines are selectively pruned to retain only the best clusters. Each block is surrounded with vineyard roads to facilitate ease of harvest—the owners do not practice large-scale harvest. Blocks are harvested at the peak of quality, allowing wine production to continue at a comfortable pace. The current vine count is 1,870 Pinot Noir; 1,086 Cabernet Franc; and 2,000 Cabernet Sauvignon, for a total of 4,956 vines. Wine is barrel-aged in American oak at the winemaking facility.

Though the vines are planted in soil that has never before harvested any crops, the natural nutrients produce grapes rich in complexity. While the owners have forsaken the bureaucracy associated with the term organic, their growing methods would enable the use of that distinction. They do not fertilize—they add nothing to the soil because it doesn't need anything. The vineyards are intermingled with large groves of Oak trees where nature provides the needed checks and balances.

The present owners harvest their own grapes, ferment on site, barrel and rack in their own winery, and bottle on-site using Marathon Bottling's portable system. This enables control of the winemaking process at every step.

Their goal has never been to produce the maximum amount of wine their property can handle. For them, winemaking is a quality enterprise where smaller, unblended batches yield premium wine.

Utilities

In addition to city water service, the property is equipped with two wells and a holding tank with automatic controls that serve miles of irrigation lines supporting on-site agriculture. If a power outage should arise, the industrial generator is capable of sustaining all operations on the estate for an extended period of time.

A purchase of the parent LLC might be advantageous to the new owners.

Property Highlights

- Approximately 9,500 Sq Ft (all structures)
- 57.65 Acres in 6 contiguous parcels
- 5 Bedrooms and 8 Bathrooms
- Pool Cabana
- 4 Car garage
- Built in 1990