

1100 Cold Springs Road

Saureel

A Northern California
Legacy Estate

PLACERVILLE, CALIFORNIA

LEMBACH GROUP



Beyond the Estate

A WORLD OF YOUR OWN

Some estates impress.

A rare few transform the way you live.

Saureel brings together approximately 116 acres of privacy, a private lake, four residences, an established vineyard, world-class equestrian facilities and extraordinary gathering spaces into one remarkable estate.

A place to live well, entertain generously, create lasting memories and build a legacy for generations.

SAUREEL VINEYARDS | 1100 Cold Springs Rd - Placerville, CA

IS THIS YOUR NEXT CHAPTER?

Saureel is not for every luxury buyer.

It is for those who value space over square footage, privacy over proximity, and the freedom to create a life that few properties can offer.

Perhaps you envision family gathered across generations. Perhaps you dream of horses outside your window, mornings overlooking the vineyard, evenings by the lake, or a private retreat where friends become family.

If any part of this feels familiar, you may have been searching for a place exactly like this.

01 THE LEGACY FAMILY

A family creating a lasting estate where multiple generations can live, gather, celebrate, and build a legacy together.

02 THE EQUESTRIAN PRINCIPAL

A horseman who understands the years, expertise, and capital required to assemble a premier equestrian property—and recognizes the value of acquiring one already complete.

03 THE VINEYARD LIFESTYLE BUYER

Someone who has always imagined owning a vineyard—not simply for production, but for the lifestyle, beauty, and experiences that accompany it.

04 THE PRIVATE ESTATE SEEKER

A founder, executive, entertainer, or public figure who values privacy, security, and the freedom to host family, friends, and business away from the public eye.

05 THE RETREAT VISIONARY

An entrepreneur or investor seeking a private destination today—with the vision for wellness retreats, hospitality, corporate events, or future opportunities tomorrow.

06 THE VISIONARY COLLECTOR

A buyer who isn't searching for another luxury home. They're searching for a once-in-a-generation property that becomes part of their family's story.

Some buyers spend years searching for a property that offers everything. Very few ever find one.

A NEW CHAPTER

This isn't simply a place to live.
It's a place to build the life you've been imagining.

THE ESTATE

A rare combination, already assembled.



116

APPROX ACRES

A contiguous luxury estate combining vineyard, equestrian, residential and recreational uses.

9

ACRE PRIVATE LAKE

Private waterfront centerpiece for recreation, entertaining and unforgettable views.

4

DISTINCT RESIDENCES

Main Estate • Historic Residence
• Lake House • Rental Residence

21,600

SQ FT COVERED LAKESIDE ARENA

Professional-caliber indoor arena supported by barns, paddocks and extensive equestrian infrastructure.

Luxury Estate • Vineyard • Equestrian Facilities • Four Residences • Private Lake •
Event Venue • Concert Venue • Owned Solar



THE MAIN RESIDENCE

The heart of the estate.

More than the primary home, the main residence anchors the entire property designed for grand entertaining, effortless family living, and quiet moments overlooking the vineyards and lake. Every space feels generous without sacrificing warmth, creating a home equally suited for intimate evenings or celebrations on a remarkable scale.

7,800+
APPROX. SQUARE FEET

5
BEDROOMS

6
BATHROOMS

attached guest house / ADU | temperature controlled wine cellar | fitness room | six-car garage | expansive outdoor living areas | sweeping vineyard, valley & lake views

SAUREEL VINEYARDS | 1100 Cold Springs Rd - Placerville, CA



THE PRIVATE LAKE

Life at the water's edge.

9

Few private estates are defined by a body of water. Fewer still by a nine-acre lake that becomes the heart of daily life. From quiet mornings on the dock to evenings reflected across the water, the lake creates an experience that is both peaceful and unforgettable.

APPROXIMATE ACRES OF WATER

A centerpiece for recreation, entertaining, fishing, paddleboarding, kayaking, wildlife, and the kind of privacy that cannot be built.

THE LAKE HOUSE

A retreat within the retreat.

Positioned at the water's edge, the approximately 1,500-square-foot lake house offers an entirely separate living experience. Ideal for guests, extended family, weekend escapes, or simply enjoying the estate from a different perspective.



EQUESTRIAN INFRASTRUCTURE

BUILT FOR THOSE WHO KNOW THE DIFFERENCE

- 21,600 sf indoor arena: A professionally designed lakeside indoor arena with push-button doors, allowing year-round riding and training regardless of the season.
- Purpose-Built Support Facilities; A dedicated show barn, feed barn, tack areas, round pen, outdoor arena, trailer parking, and operational infrastructure are already in place.
- 36 Stalls Across Multiple Barns; A flexible equestrian layout with a show barn, mare motel, and supporting facilities designed to accommodate private programs or larger operations.
- 20,000+ Linear Feet of Steel Pipe Fencing; Extensive paddocks and pasture divisions create efficient daily management while providing durability, safety, and long-term value.

The operational depth is the luxury. Every fence line, every barn, and every arena represents years of planning, investment, and experience that the next owner never has to recreate.

SAUREEL VINEYARDS | 1100 Cold Springs Rd - Placerville, CA



THE VINEYARD

A LANDSCAPE WITH PURPOSE

More than a scenic backdrop, the vineyard is part of the estate's identity—bringing agricultural heritage, visual beauty, and an established operating history to a property designed for both lifestyle and legacy.

- Producing vineyard: An established vineyard that enhances both the lifestyle and agricultural identity of the estate.
- El Dorado AVA: Situated within the renowned El Dorado American Viticultural Area, where elevation, climate, and soils have earned a reputation for exceptional wine grapes.
- Agricultural water infrastructure: Supported by an EID connection, agricultural well, and water infrastructure designed to serve the vineyard's ongoing operation.
- Documented Operating History: Qualified buyers may review historical production, operating records, and financial performance during the due diligence process.

A TRUE COMPOUND

A Compound Designed to Perform.

Four distinct residences create an estate capable of supporting family, guests, estate operations, and income-producing opportunities—all while preserving privacy and independence.



THE HISTORIC HOME

Approx. 3,338 sf | circa 1906

A beautifully restored historic residence with its own swimming pool. Currently leased, providing established rental income while preserving long-term flexibility for a future owner.



THE LAKE HOUSE

Approx. 1,500 sf | water's edge

A private lakeside retreat currently operating as a successful VRBO, offering guests an unforgettable waterfront experience and the potential for continued hospitality income.



THE RANCH RESIDENCE

Approx. 1,050 sf | vineyard setting

An independent residence currently occupied by the estate's ranch manager, supporting the property's ongoing vineyard and ranch operations.

PLUS...Attached Guest House / ADU

Connected to the main residence, the attached guest house provides additional accommodations for family, guests, or future estate staff.

SAUREEL VINEYARDS | 1100 Cold Springs Rd - Placerville, CA



GATHERING POTENTIAL

Where life's biggest moments
have room to unfold.

Multiple residences, the private lake, and expansive gathering spaces come together to create a setting designed for unforgettable experiences.

The value lies not in a single intended use, but in the freedom to shape the estate around your own vision.

Any commercial, event, retreat or hospitality use is subject to buyer investigation, zoning, permitting and governmental approvals.



THE STRATEGIC ADVANTAGE

Difficult to replicate. Available now.

Saureel's value is not conceptual. It is already established across the land—in its residences, water resources, vineyard, equestrian facilities and hospitality infrastructure.

01 LAND

Approximately 116 contiguous acres create a rare sense of scale, privacy and possibility. A dramatic arrival, expansive views and distinct areas for residential, agricultural, equestrian and hospitality use give Saureel the depth of a true legacy holding.

03 WATER RESOURCES

A private nine-acre lake forms the visual and emotional centerpiece of the property. An agricultural well, established water infrastructure and dual agricultural-rate water mains support the estate's residential, vineyard and equestrian uses.

05 EQUESTRIAN FACILITIES

Saureel offers substantial equestrian infrastructure already built for serious use, including a show barn, mare motel, feed barn, indoor and outdoor arenas, and more than 20,000 feet of steel pipe fencing. The scale supports private ownership, breeding, training, boarding or a broader equestrian enterprise.

07 ESTATE INFRASTRUCTURE

Saureel offers substantial equestrian infrastructure already built for serious use, including a show barn, mare motel, feed barn, indoor and outdoor arenas, and more than 20,000 feet of steel pipe fencing. The scale supports private ownership, breeding, training, boarding or a broader equestrian enterprise.

02 THE RESIDENTIAL COMPOUND

The estate encompasses multiple living environments, led by a 7,800+ square-foot main residence with an attached guest house. A historic residence, lake house and additional rental home provide exceptional flexibility for multigenerational living, guests, staff or independent accommodations.

04 THE VINEYARD

The mature vineyard brings agricultural identity, beauty and established operational value to the estate. It creates an immediate sense of place while offering continued potential for wine production, private-label development and expanded agritourism experiences.

06 HOSPITALITY & EVENTS

Saureel has an established history as a destination for weddings, concerts, private gatherings and overnight stays. Its event setting and popular vacation rental demonstrate the property's ability to welcome guests while creating multiple avenues for continued hospitality use and revenue.

For the right buyer, Saureel's value lies not only in what is here, but in the years they will not have to spend creating it.



Perhaps you've been searching for a place like this.

Perhaps you never imagined one existed.

For those seeking a legacy property unlike any other, private tours are available by appointment.

OFFERED AT \$9,000,000



ANDREA LEMBACH

BROKER ASSOCIATE | LUXURY RANCH SPECIALIST

916-524-3535

Andrea@LembachGroup.com

LembachGroup.com

DRE 01900099



Lembach
GROUP
ranches and real estate

LEMBACH GROUP | KELLER WILLIAMS REALTY

OwnSaureel.com

Information is deemed reliable but not guaranteed. Buyer to independently verify all acreage, square footage, zoning, permitting, improvements, water, income history, intended uses and included personal property. Equipment and furnishings are subject to the final asset list.

SAUREEL VINEYARDS | 1100 Cold Springs Rd - Placerville, CA