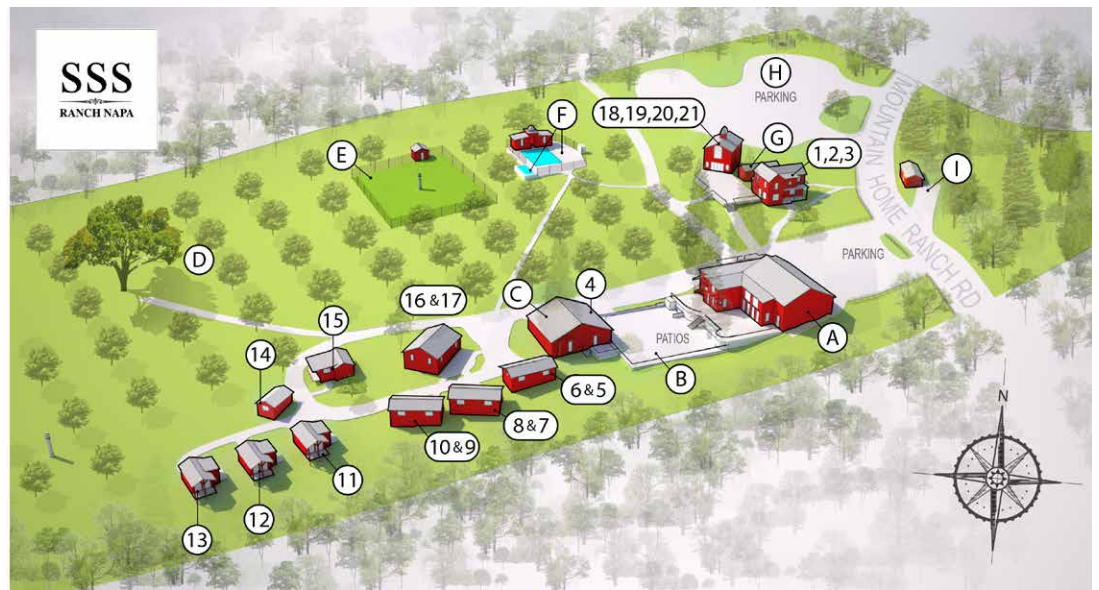


# Triple S Ranch Property Map

The lodging on property consists of 21 individual rooms with ensuite baths located in multiple structures. These structures consist of a Grand Victorian, a new Victorian, a Bunk House and 12 Cabins. The occupancy is up to 60 people double occupancy or 34 people single occupancy. Glamping is available for a fee.



## The Grand Victorian



### 1 – ALBANA ROOM

One bedroom with king bed and ensuite bath—sleeps 2 double occupancy. Bathroom with toilet, double sinks, large rain shower, 6’ cast iron pedestal bathtub.



### 2 – ALCANTE ROOM

One bedroom with king bed and ensuite bath—sleeps 2 double occupancy. Bathroom with toilet, sink, and large rain shower.



### 3 – BARBERA ROOM

One bedroom with king bed and ensuite bath—sleeps 2 double occupancy. Bathroom with toilet, double sinks, large rain shower, 6’ cast iron pedestal bathtub.



### COMMON AREAS

Living room with 3 leather sofas and full kitchen with Thermador appliances. Casual dining area for 6 people and formal dining room for 10 people. Large deck with dining table and Victorian porches for lounging. Incredible western views.

## Meeting Barn Cabin



### 4 – BAROLO CABIN

One bedroom with king bed and ensuite bath—sleeps 2 double occupancy. Bath has toilet, sink and rain shower. Kitchenette with stove/oven, sink and mini refrigerator. Deck with table and chairs overlooking vineyard and canyon.

## Dirty Dancing Cabins



### 5 – BEAUJOLAIS CABIN

One bedroom with queen bed and ensuite bath—sleeps 2 double occupancy. Bath has toilet, sink and shower. Small porch with Adirondack chair.



### 6 – BORDEAUX CABIN

One bedroom with queen bed and ensuite bath—sleeps 2 double occupancy. Bath has toilet, sink and shower. Small porch with Adirondack chair.



### 7 – BURGUNDY CABIN

One bedroom with queen bed and ensuite bath—sleeps 2 double occupancy. Bath has toilet, sink and shower. Small porch with Adirondack chair.



### 8 – CABERNET CABIN

One bedroom with queen bed and ensuite bath—sleeps 2 double occupancy. Bath has toilet, sink and shower. Small porch with Adirondack chair.



**9 – CHABLIS CABIN**

One bedroom with queen bed and ensuite bath—sleeps 2 double occupancy. Bath has toilet, sink and shower. Small porch with Adirondack chair.



**10 – CHAMPAGNE CABIN**

One bedroom with queen bed and ensuite bath—sleeps 2 double occupancy. Bath has toilet, sink and shower. Small porch with Adirondack chair.

**Tree House Cabins**



**11 – CHARDONNAY CABIN**

One bedroom with king bed and ensuite bath—sleeps 2 double occupancy. Luxurious bathroom with toilet, sink and indoor/outdoor shower. Large private deck with Adirondack tables/chairs and views of canyon.



**12 – CHIANTI CABIN**

One bedroom with king bed and ensuite bath—sleeps 2 double occupancy. Luxurious bathroom with toilet, sink and indoor/outdoor shower. Large private deck with Adirondack tables/chairs and views of canyon.



**13 – GRENACHE CABIN**

One bedroom with king bed and ensuite bath—sleeps 2 double occupancy. Luxurious bathroom with toilet, sink and indoor/outdoor shower. Large private deck with Adirondack table/chairs and views of canyon.

## Safari Cabins



### 14 – MERLOT CABIN

One bedroom with king bed and ensuite bath—sleeps 2 double occupancy. Luxurious bathroom with toilet, sink and tub/shower in front of a Palladian window. Deck with Adirondack table/chairs overlooking western mountains.



### 15 – PINOT CABIN

One bedroom with king bed and ensuite bath—sleeps 2 double occupancy. Bath has toilet, sink and shower. Living room and kitchenette with stove/oven, sink and mini refrigerator. Porch with Adirondack chair and bench overlooking western mountains.

## Bunk House



### 16 – RIESLING BUNK ROOM

Bunk room with three full-size barn-beam bunk beds—sleeps 6 double occupancy. Ensuite bath with toilet, sink and rain shower.



### 17 – SAUVIGNON BUNK ROOM

Bunk room with four full-size barn-beam bunk beds—sleeps 8 double occupancy. Ensuite bath with toilet closet, two sinks and two rain showers.



### COMMON AREAS

Kitchenette with stove/oven, sink and mini refrigerator. Living room with leather sofa and 2 leather chairs. Large shared patio with iron tables/chairs.

# The New Victorian



## 18 – SHIRAZ ROOM

One bedroom with king bed and ensuite bath—sleeps 2 double occupancy. Bathroom has toilet, sink and rain shower.



## 19 – SYRAH ROOM

One bedroom with king bed and ensuite bath—sleeps 2 double occupancy. Bathroom has toilet, sink and rain shower. French doors open to private patio.



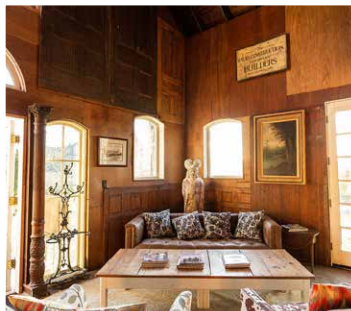
## 20 – TOKAY BUNK ROOM

Upstairs bunk room with 3 twin size barn-beam bunk beds—sleeps 3. Ensuite bath with toilet, double sinks, and large rain shower.



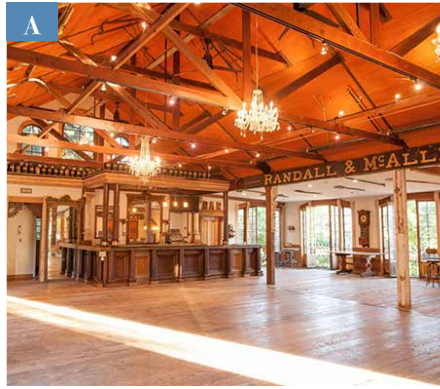
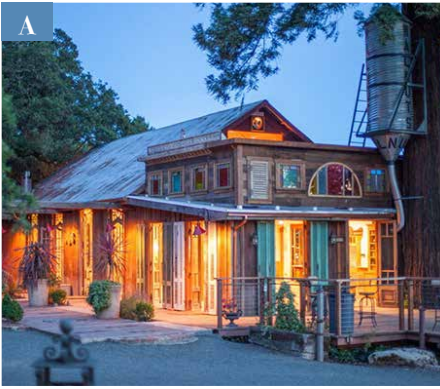
## 21 – ZINFANDEL BUNK ROOM

Upstairs bunk room with 5 twin size and 2 full-size barn-beam bunk beds—sleeps 9. Ensuite bath with toilet, sink, and two showers.



## COMMON AREA

Living room with leather sofa and 2 chairs. French doors overlooking western mountains and pool.



## COMMON SPACES

### A – EVENTBARN

#### UPSTAIRS

2,000 sf of open space with cathedral ceilings, crystal chandeliers, 18' Victorian bar, stone fireplace, and doors from Buenos Aires and Paris. Deck under old growth redwood trees. Full commercial kitchen. Men's and Women's bathrooms.

#### DOWNSTAIRS

400 sf wine cellar with wine/whiskey barrels and antique iron. A 15' antique western bar. This space opens to the back patios through doors from Buenos Aires.



### B – DINING PATIOS

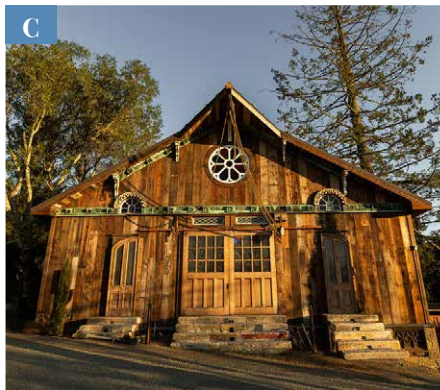
#### UPPER PATIO

The 1300 sf upper patio is used primarily for cocktails and has rustic high-top tables and chairs. Cocktails are served from the bar downstairs in the Event Barn.

#### LOWER PATIO

The 2,800 sf lower patio has redwood farm tables and chairs supplied for up to 150 people. There is a wood fired pizza oven, Argentine BBQ, and sinks.

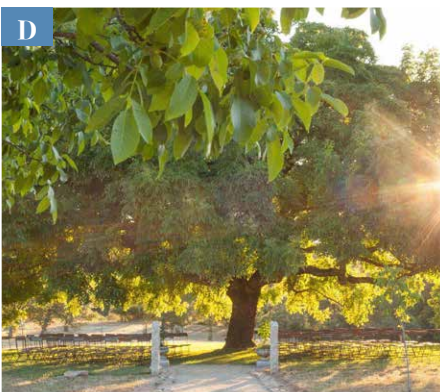
*Both patios have market lighting above, antique streetlights, and vineyard and creek views. There are redwood trees that shade the patios and beautiful iron fencing and iron details within the surrounding stonework. Seating capacity up to 200 people.*



**C – MEETING BARN** (not in current use with exception of Barolo)

### D – CEREMONY TREE

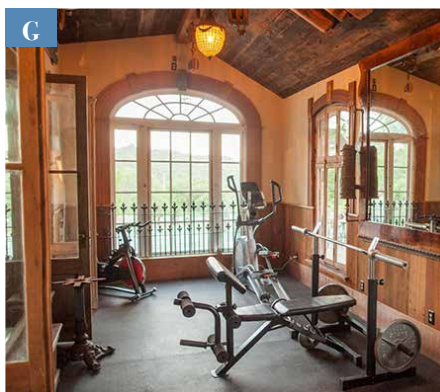
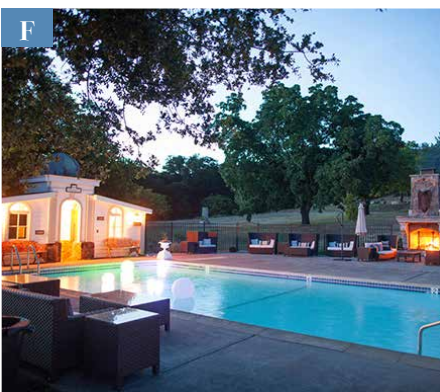
- Massive 200-year-old Black Walnut tree
- Large stone patio with capacity up to 200 people
- Ceremony chairs for up to 150 are supplied



### E – ORGANIC GARDEN

### F – POOL/SPA

- Pool and 25-person salt-water infinity hot tub
- Large stone patio with pool furniture and massive stone fireplace from France
- Changing room and two outdoor showers



### G – GYM

- Gym with free weights, stationary bike, and elliptical
- Rubber floor and western mountain views

### H – PARKING LOT

### I – BUS PARKING