

*Imagine the possibilities...*



# *Willow Creek Estancia*



*WillowCreekEstancia.com*

# Willow Creek Estancia Overview

Discover this remarkable estate inspired by the ranches of Argentina. Carefully selected to create a secluded park-like retreat with equestrian and recreational facilities, the seven parcels comprise 77.06 acres. Designed by renowned architect Marc Appleton, the 15,000 SF main residence with wine cellar and tasting room emulates classic Santa Barbara architecture, celebrating indoor/outdoor living with a spacious airy ambiance. Complete with tennis court, pool, bowling alley, arcade, multiple residences, two barns, and its own private bass-filled lake, this luxury property has something for everyone.

Local Rancho Santa Fe Land Use Attorney, C. Samuel Blick, who represented the Seller in securing the necessary entitlements for the property, is available to assist in the evaluation for future development.

Interested Buyers and their Agents are encouraged to consult with Mr. Blick as a courtesy of the Seller.



# Explore the Possibilities

- 1 Private Shared Ownership - Multi-Family Estate
- 2 Premier Destination Equestrian Retreat
- 3 Exclusive Horse Breeding and Training Facility
- 4 All-Inclusive Olympic Training Center
- 5 Health and Wellness Spa Resort
- 6 Corporate and/or Adventure Retreat



# Current Accommodations

- \* Main 15,000 SF residence
- \* 6 private, 2- and 3-bedroom apartments
- \* 3-bedroom caretaker's cottage
- \* 2-bedroom guest house with living room
- \* 1-bedroom guest house adjacent to the main barn
- \* 1-bedroom staff home near small barn
- \* Multiple conference rooms
- \* Business offices



# Current Equestrian Facilities

- \* Professional center aisle main barn with 27 stalls
  - Farrier workspace
  - Grooming stalls with wash racks
- \* Small barn with 7 stalls and tack room
- \* 16 fertile pastures
- \* 3 riding arenas
- \* Grand Prix field
- \* Two exercise walkers
- \* Large hay and storage facility
- \* Farm equipment and mechanics building



# Current Recreation Facilities

- \* Pool and spa
- \* 2-lane bowling alley
- \* Video arcade and game room
- \* Tennis court with clubhouse
- \* Bocce ball court
- \* 15-acre bass-filled lake
- \* Meditation pavilion
- \* Walled garden



# Private Shared Ownership - Multi-Family Residence

## **Current Status:**

Willow Creek Estancia has multiple apartments, residences and staff quarters. It currently encompasses a variety of family friendly adventures with horses, bowling, bocce ball, tennis, lake, pool, spa and walking and riding trails. The main house can serve as a central meeting place for families to dine together or entertain guests on a larger scale.

## **Further Development Ideas:**

\* Construct additional luxury casitas with varying vantage points overlooking the lake or tree-lined meadows.

## **Additional Considerations:**

Large complexes and community pools and recreation areas can become so crowded it takes the luxury and relaxation away from one's ability to enjoy these amenities.

A shared ownership, multi-family complex can foster the ideal elite community in which families can enjoy shared adventures, schedule group rides, games of tennis, bowling competitions or happy hour together, while still enjoying the privacy of their own respective homes.



# Premier Destination Equestrian Retreat

## **Current Status:**

With professional stables, staff apartments, offices and meeting rooms, as well as sand arenas, the Grand Prix field and riding trails, WCE is already equipped to house staff and horses and offers a variety of training grounds for riders of any equestrian discipline. For non-equestrians, relaxing getaways for the whole family include trail riding and other outdoor activities such as swimming, tennis, hiking, and fishing.

## **Examples:**

Fork and Farm Stables, North Carolina

- [ForkStables.com](http://ForkStables.com)

Estancia Vik Jose Ignacio, Uruguay

- [EstanciaVik.com](http://EstanciaVik.com)

The Ranch at Rock Creek, Montana

- [TheRanchatRockCreek.com](http://TheRanchatRockCreek.com)

## **Further Development Ideas:**

- \* A covered arena for all-weather training
- \* Additional participant housing
- \* Veterinary Center

## **Additional Considerations:**

The retreat can offer clinics for beginning, intermediate and advanced riders focusing on particular skills. Between classes and at the end of training days, guests can relax at the recreation pavilion staffed with a bartender, take a dip in the pool, cross train on the tennis court or wind down with guided meditation at the serenity pavilion.

Unlike other equestrian retreats in remote locations, WCE is conveniently located 30 min. from San Diego's International Airport and Palomar Regional Airport.





# Exclusive Horse Breeding and Training Facility

## Current Status:

With both a 27-stall professional barn and a smaller 7-stall barn, as well as 16 pastures, horses can be kept in separate locations. WCE is ideal for raising, breeding and training all disciplines and breeds. Multiple hotwalkers, farrier and grooming spaces are already part of the ranch's design, while the Grand Prix fields and sand arenas are available for all types of training, whether dressage, western, or hunter/jumper. Conveniently located near the Del Mar Racetrack and Fairgrounds and Show Park.

## Further Development Ideas:

- \* Covered arena for all-weather training
- \* An additional pool for Equine swimming and rehab facilities
- \* Veterinary Clinic and Collection Lab
- \* Create a training track

## Additional Considerations:

- \* Smaller barn can be used as foal barn and is conveniently located next to staff home for around the clock care.
- \* The exclusive training facility can be offered for lease on a monthly or yearly basis.



# All-Inclusive Olympic Training Center

## Current Status:

With 77 acres, there is ample room for a variety of sports or athletic fields. The 27-stall professional barn, staff apartments, offices and meeting rooms are already equipped to house staff and horses. The sand arenas, Grand Prix field, plethora of pastures and direct access to biking, hiking and riding trails offer a variety of training grounds for riders of any equestrian discipline with the potential to be used for other sports.

## Examples:

Chula Vista Olympic Training Center  
South San Diego County  
-trainatchulavista.com

## Further Development Ideas:

- \* A covered arena for all-weather training
- \* Participant housing
- \* Medical clinic
- \* Gym and Physical Therapy Center
- \* Olympic size pool
- \* Running track
- \* Baseball diamond
- \* Soccer and Football Fields
- \* Indoor sports center

## Additional Considerations:

The barn could be converted in part or in whole to create a health and fitness center for athletes of every sport and the 16 pastures can be converted to softball, soccer, field hockey, baseball, tennis, archery, track and field and other sports fields. At the end of training days, athletes can step away from their sport, relax at the recreation pavilion, take a dip in the pool, go out on the lake or wind down with guided meditation at the serenity pavilion.



# Health and Wellness Spa Resort

## **Current Status:**

Serenity and Willow Creek Estancia are synonymous concepts. From the Spanish-style balconies overlooking the gardens and lush lawns to the meandering paths past green pastures and along the private lake, the estate is the ideal setting for relaxing and rejuvenating.

With a lap pool, tennis court and meditation pavilion, as well as equestrian amenities, WCE has the atmosphere and foundations for a health and wellness retreat.

## **Examples:**

Four Seasons Hampshire, UK  
- [www.fourseasons.com/hampshire/spa](http://www.fourseasons.com/hampshire/spa)

## **Further Development Ideas:**

- \* Build an additional 6-10 private bungalows
- \* Convert half the barn into a wellness center with a gym and rooms for massage, skin and nail care
- \* Add sauna and steam rooms
- \* Expand lap pool or add a resort style pool

## **Additional Considerations:**

- \* Buy foot paddle boats for guest to go out on lake
- \* Convert the garden to edible plants for Farm to Table dinners



# Corporate and/or Adventure Retreat

## Current Status:

When you want to get away from it all, but don't have the time for a long vacation - Willow Creek Estancia. The lush green grounds, meandering paths and tranquil scenery are the perfect location for a day or weekend of relaxation, team building or private deal making.

The professional barn building already houses several offices and conference rooms, while the property includes multiple residences.

After a long day of team-building, negotiations or professional development, employees can unwind during happy hour at the recreation pavilion, throw some strikes at the bowling alley, catch up on the news or the big game with a drink at the bar, and play a round of pool.

## Further Development Ideas:

- \* Add an 18-hole pitch and putt course.
- \* Indoor or outdoor rock-climbing walls
- \* Create a parkour course with obstacles and rock-climbing walls
- \* Add an archery and/or ax-throwing range

## Additional Considerations:

- \* Offer guided hiking, biking and horseback rides
- \* Offer mindfulness and goal-setting professional development exercises at the meditation pavilion
- \* Impress and entertain potential clients in a secluded, but convenient location.

Willow Creek Estancia is conveniently located 30 min. from San Diego's International Airport and Palomar Regional Airport.



# Activity Concepts



## Farm to Table Food Adventures

Food is central to the estancia experience. Guests gather food from the vegetable garden and orchard and prepare their own delicious, healthy dishes to enjoy together!

### Development Ideas:

- \* Plant vegetable gardens

## Wine Tasting

Discover a world of wines through guided tastings with a sommelier in the lower level wine cellar and tasting room while learning about the property's vineyards.

### Development Ideas:

- \* Plant vineyards



## Guided Yoga & Meditation

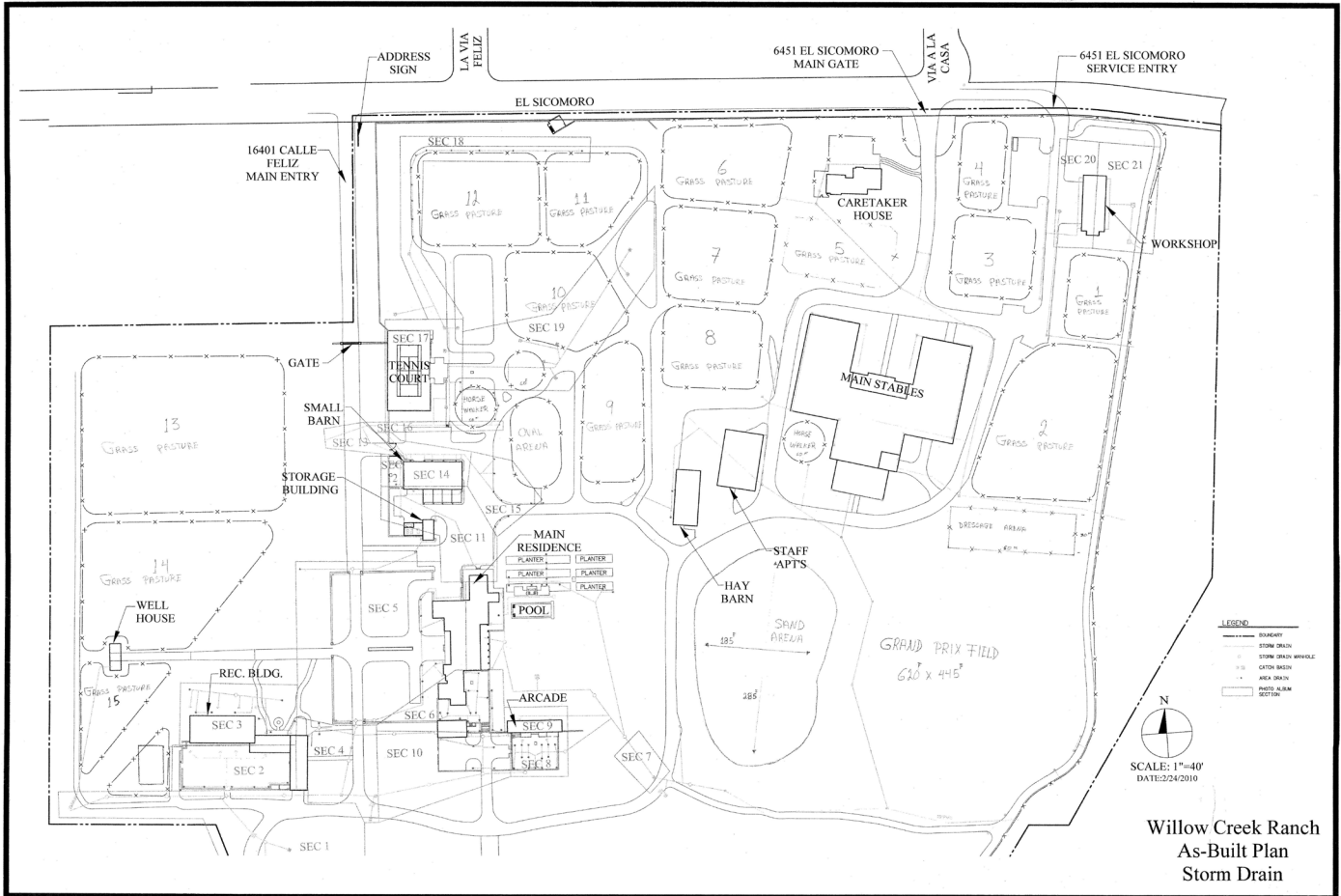
Enjoy the peaceful zen of the beautiful grounds with guided yoga and meditation classes in the covered, open air serenity pavilion.

# Willow Creek Estancia

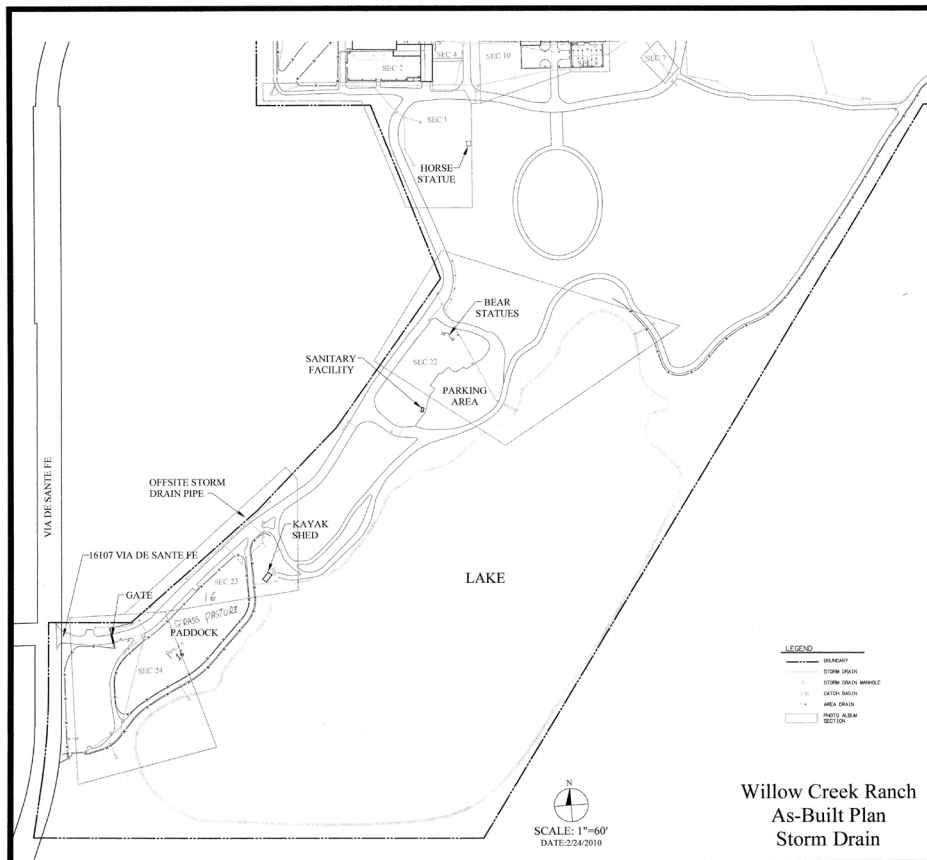


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# Willow Creek Estancia



Willow Creek Ranch  
As-Built Plan  
Storm Drain



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As-Built Plan  
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