



Oak Crest Vineyard

A Thriving Virginia Winery

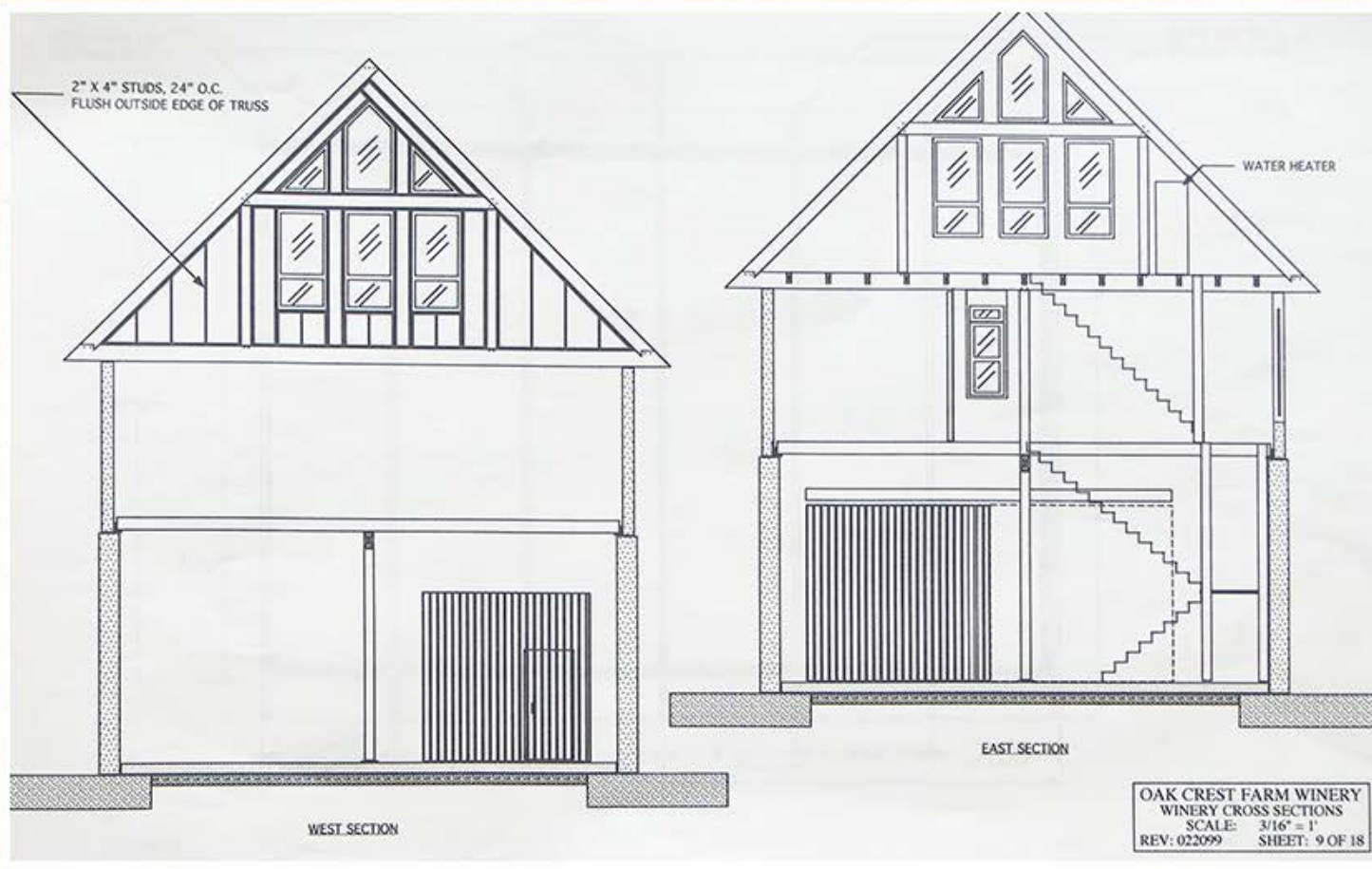
A taste of Europe in the historic & scenic Northern Neck, bounded by the Potomac River, Rappahannock River, & the Chesapeake Bay.











About the Winery

Oak Crest Vineyards is located in the historic Northern Neck of Virginia 2.5 miles off of Rt. 301. Rt. 301 is an alternate to interstate 95 connecting Washington DC, Baltimore, and NOVA with Richmond, Virginia Beach, and points South. The 18.5 acre parcel includes a winery and vineyard capable of producing 2500 cases a year. Also included in the parcel as an option is an attractive, 3600 square foot 3 bedroom, 3 bath home. The property is a mix of open, planted and wooded land offering privacy yet proximity to major thoroughfares. The vineyard is planted with 3 acres of Cabernet Sauvignon, 0.8 acres of Merlot and 0.3 acres of Cabernet Franc completed in 1998. Completed in 2001 was the planting of 3.5 acres of Symphony, a UC-Davis cultivar similar to Riesling. In 2008 the vineyard produced 39.6 tons of wine grapes.

Large wooden posts and trusses support the steep roof over the tasting room floor which covers the deep, reinforced concrete production room and the underground wine storage area. The winery-tasting room has a gift shop with a fireplace and small tables for customer seating. Surrounding the winery are numerous beautifully landscaped seating areas ideal for weddings and special events. The home is secluded, surrounded by trees with a cathedral ceiling in the living room and large stone fireplace, open dining room/kitchen with custom wood cabinets and a solid oak, 8 foot spiral staircase which leads from the living room to the lower level game room and garage. There are covered patios and decks, a 2 car garage, ceiling fans, central vacuum, and more. Oak Crest is a turnkey vineyard-winery with an established clientele that is poised to take the next step by establishing itself as a wedding – special events destination with proximity to the metropolitan Washington DC – Baltimore - Richmond areas and a tourist destination as through traffic on route 301 increases!

Priced at: \$1.3 M (inclusive of inventory)

Please contact Virginia Estates for more information and to schedule a visit.

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OAK CREST
VINEYARD & WINERY