AN ARCHITECTURAL LOOKBOOK
PROPOSED CONCEPTUAL RESIDENCE

# 4145 Raphael

DRIVE · EL DORADO HILLS, CALIFORNIA 95762



FRONT ARRIVAL · AI-GENERATED CONCEPTUAL VISUALIZATION · NOT A PHOTOGRAPH

Layered rooflines, a recessed entry and warm material contrast compose a deliberate arrival.

**Inquire for Price**

Lot 98
Proposed conceptual residence
LEV Designs · July 15, 2026

**Nevezi Custom Homes** · Builder concept

Private inquiry · eldoradohillsliving.com →

01 · INTERIORS

# The social heart

Two parallel central elements create room to gather and prepare, with a separate back kitchen supporting the everyday.



KITCHEN & GATHERING · CONCEPTUAL RENDERING · AI-GENERATED · NOT A PHOTOGRAPH

## Gathering, with intention

The source plan separates preparation from seating without separating the people who use them. A wet island, a parallel eight-seat element and an enclosed back kitchen establish distinct roles within the main living core.

### PLAN-INFORMED ARRANGEMENT

The cooking run is on the front perimeter wall. Dining connects behind the kitchen; the back kitchen is separate. Cabinetry, lighting and stone shown here are illustrative.

Conceptual architectural visualization informed by LEV Designs' proposed conceptual set, July 15, 2026. Finishes, furnishings, landscaping and views are illustrative. Design is subject to change.

02 · INTERIORS

# Rooms that exhale

A vaulted volume, a fireplace wall and a broad opening to the covered patio bring the great room into conversation with the landscape.



GREAT ROOM · CONCEPTUAL RENDERING · AI-GENERATED · NOT A PHOTOGRAPH

## A room with breathing space

The great room anchors the main level between the arrival sequence and covered terrace. The plan places the fireplace on the shared primary-suite wall, with the kitchen immediately alongside the living core.

### HEIGHT & CONNECTION

The source plan labels a vaulted great room with a 14′ plate height and an 18′ × 10′ rear opening. Illustrated glazing, finishes and landscape are not final specifications.

Conceptual architectural visualization informed by LEV Designs' proposed conceptual set, July 15, 2026. Finishes, furnishings, landscaping and views are illustrative. Design is subject to change.

03 · INTERIORS

# A private horizon

A private suite is composed around an intimate covered patio, an opposing fireplace wall and a quieter connection to the outdoors.



PRIMARY RETREAT · CONCEPTUAL RENDERING · AI-GENERATED · NOT A PHOTOGRAPH

## A quieter connection

The primary wing draws its own relationship to the outdoors. The bedroom opens to a separate covered primary patio, while the fireplace composition faces the bed from the shared interior wall.

### A DISTINCT RETREAT

The conceptual schedule lists 174 SF for the primary patio. The suite's 10′ ceiling and indicated lower soffits are distinct from the vaulted great room.

Conceptual architectural visualization informed by LEV Designs' proposed conceptual set, July 15, 2026. Finishes, furnishings, landscaping and views are illustrative. Design is subject to change.

04 · OUTDOOR LIVING

# Drawn into the view

The covered patio extends the residence outward. The future pool shown in the design set is by others, with landscape and water details illustrative.



FUTURE POOL BY OTHERS · CONCEPTUAL VISUALIZATION · AI-GENERATED · NOT A PHOTOGRAPH

## The outdoor chapter

The covered patio extends the residence outward. The rear concept conveys layered roof forms and a stepped terrace, with a separate primary patio retaining a more intimate outdoor setting.

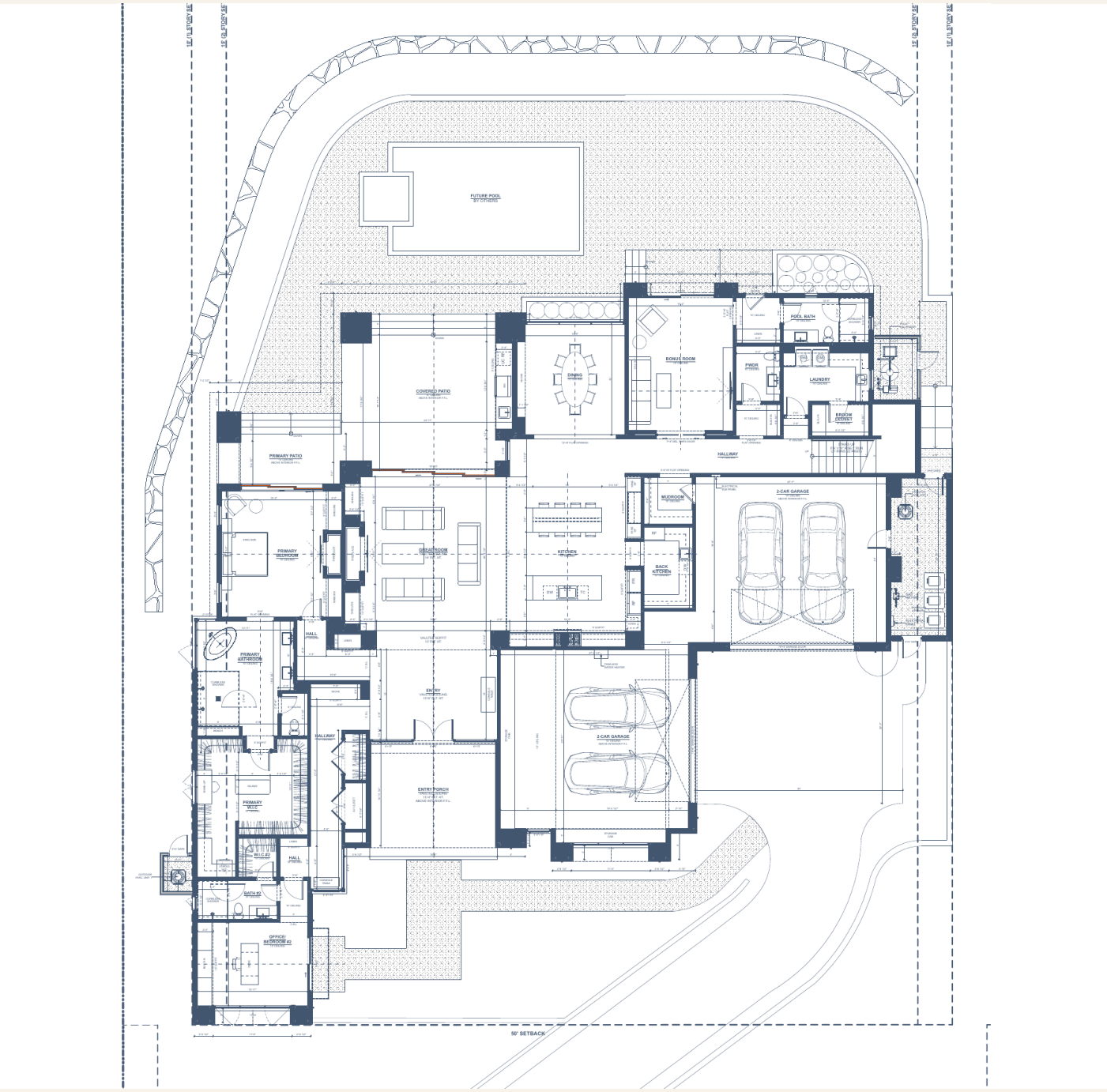
### FUTURE POOL BY OTHERS

The source plan explicitly labels “FUTURE POOL BY OTHERS.” Pool, spa, landscape, water edges and views shown in the visualization are illustrative, not a finalized construction scope.

Conceptual architectural visualization informed by LEV Designs' proposed conceptual set, July 15, 2026. Finishes, furnishings, landscaping and views are illustrative. Design is subject to change.

# Main level

LEV Designs · Lot 98
Proposed conceptual set · July 15, 2026




**Living core & private wing**

Great room, kitchen, dining and a separate back kitchen; primary suite and dual-use Office / Bedroom #2.

**Service & arrival**

Bonus room, laundry and mudroom; two staggered two-car garage bays. The rear site diagram identifies a future pool by others.

Actual supplied plan image · Source PDF page 3 · Reproduced intact, not to scale. Conceptual plan, not a permit or dimensioned construction-document representation.

# Upper level

LEV Designs · Lot 98
Proposed conceptual set · July 15, 2026




**A partial upper level**

Bedrooms #3 and #4, walk-in closets, two baths and a loft are arranged around the stair and hall.

**Reading the drawing**

The upper level is principally above the right-hand wing as printed. Pale underlay shows the main-level footprint, not additional upper-floor living area.

Actual supplied plan image · Source PDF page 4 · Reproduced intact, not to scale. No separate per-floor living-area breakdown is verified from the source schedule.

PROPOSED CONCEPTUAL RESIDENCE

# The numbers, clearly stated

4145 Raphael Drive · Lot 98 · El Dorado Hills, California 95762
Builder: Nevezi Custom Homes · Design: LEV Designs

| SOURCE SCHEDULE CATEGORY | SQUARE FEET |
|---|---|
| Living | 5,580 |
| Garage | 1,470 |
| Covered Patio | 669 |
| Primary Patio | 174 |
| Entry Porch | 314 |
| Nonliving subtotal · garage, patios & entry porch | 2,627 |
| **Combined Schedule · living + nonliving** | **8,207** |

Areas are stated in the LEV Designs proposed conceptual set dated July 15, 2026. The 8,207 SF combined schedule includes 5,580 SF of living area plus 2,627 SF of garage, patios and entry porch; it is not living area.
**8,207 SF is not living area or a primary-area claim.**

## Plan-labeled rooms

Four bedroom-capable rooms are labeled; #2 is expressly Office / Bedroom #2. The plan indicates 5 full bathrooms + 1 powder room. These are conceptual-plan descriptions, not verification of legal bedroom status.

## Spaces & scope

The bonus room is distinct from the upper loft; neither is counted as an additional bedroom. Two separate two-car garage bays total four cars. No separate per-floor living-area breakdown is verified.

## Concept & source disclosure

Conceptual architectural visualizations, not photographs of completed construction. Layouts are informed by the supplied LEV Designs proposed conceptual set dated July 15, 2026; finishes, furnishings, landscaping and views are illustrative. AI-generated visualizations are not dimensioned construction documents. Specifications and design are subject to change. The plans identify the pool as 'FUTURE POOL BY OTHERS.' No permit approval or construction completion is represented.

Area source: LEV Designs proposed conceptual set, project 2613-LEV-SD-ARC, July 15, 2026, PDF pages 3–4. The garage schedule is 1,470 SF. Drawings are reproduced for reference, not to scale, and are not presented as permits. No construction completion, permit approval or ranking is represented.

EXCEPTIONAL HOMES. PERSONAL ATTENTION.

# Chris Wolfe

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As an El Dorado Hills and Serrano resident, Chris brings more than 13 years of experience and over $600 million in closed real estate transactions to his representation of exceptional homes.

Known for bespoke cinematic marketing and confidential representation, Chris serves discerning local, Bay Area, and relocation clients with a direct, tailored approach.

His local resource library below includes luxury home tours, Serrano market updates, moving-to-El-Dorado-Hills guidance, and practical advice for buying and selling luxury homes.

Private consultations · eldoradohillsliving.com →

| $600M+ | 13+ Years | Serrano |
|---|---|---|
| Career volume | Elite specialization | Resident expert |

## Local perspective. Regional reach.

Chris Wolfe is an El Dorado Hills luxury real estate advisor serving buyers, sellers, and relocation clients across Serrano, Kalithea, The Summit, Blackstone, and other premier communities.

These community references describe Chris Wolfe's service area and local experience. They do not identify or verify the subdivision of 4145 Raphael Drive. Career credentials are approved profile statements, not ranking claims.

CHRIS WOLFE · OFFICIAL CHANNELS

# A closer conversation

Explore Chris's local resource library, then connect directly for a private discussion of the proposed residence and builder concept.

## YouTube →

Luxury home tours, Serrano homes and El Dorado Hills guidance.

https://www.youtube.com/@chriswolfe_realestate

## Instagram →

Real estate, residence stories and local community updates.

https://www.instagram.com/chriswolfe_realestate/

## TikTok →

Short-form real estate and El Dorado Hills perspectives.

https://www.tiktok.com/@chriswolfe_realestate

## El Dorado Hills Living →

Private consultations and local buyer and seller resources.

https://www.eldoradohillsliving.com/

## Serrano Lifestyle →

Community-focused lifestyle information and local context.

https://liveserrano.com/

## Serrano Lots for Sale →

Explore local custom-home and lot resources.

https://serranolotsforsale.com/

DATED WEBSITE-PUBLISHED AUDIENCE FIGURES

| 2.26K | 9,117 | 2.8M+ |
|---|---|---|
| YouTube subscribers | Instagram followers | Channel views |

Website-published figures from 4512echosprings.com, recorded November 3, 2026. These are a dated reference-site snapshot, not verified live account counts; figures may change.
Source: 4512echosprings.com · recorded November 3, 2026 →

## Inquire for Price

Residence inquiry & Nevezi Custom Homes builder information: https://eldoradohillsliving.com →
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All residence images are AI-generated conceptual visualizations, not photographs. Proposed design is subject to change; future pool by others. See the complete concept and source disclosure on page 8.