



MONTAGE  
RESIDENCES

HEALDSBURG

135 SAGEBUSH COURT | HEALDSBURG, CALIFORNIA

Harvest Home 28





135 SAGEBUSH COURT

## Harvest Home 28

Harvest Home 28 sits amidst a lush, dense grove of mature oaks just moments from the resort. 135 Sagebush Court will also be eligible to enroll in the optional turn-key rental program at Montage Healdsburg.







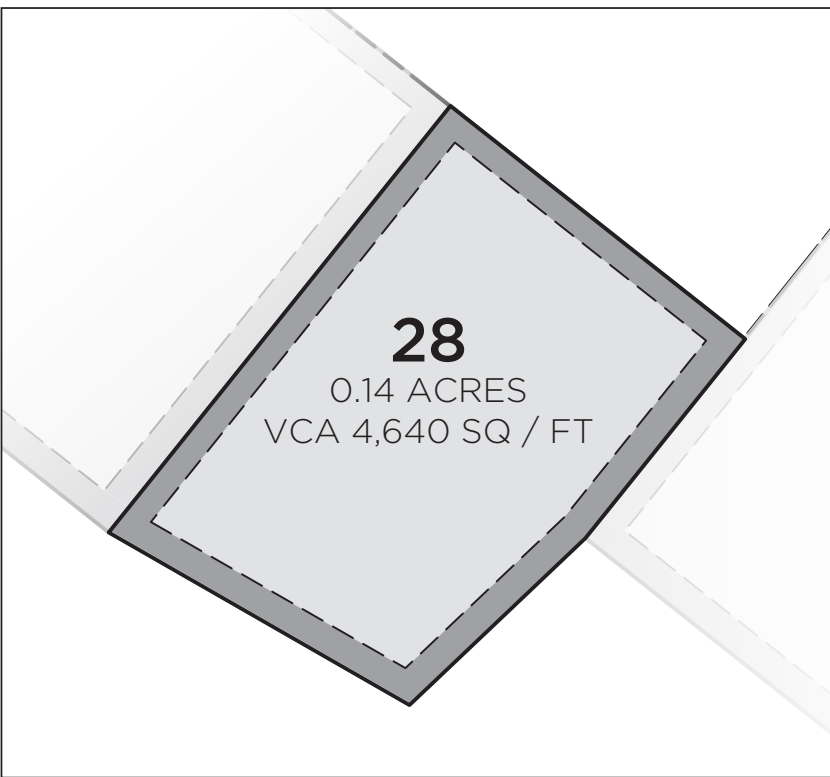
ESTATE HOMESITES 

HARVEST HOME 

MONTAGE HEALDSBURG RESORT 



# Homesite Diagram



LOT ACREAGE  
0.14 Acres

BUILD HEIGHT  
25 FT

VERTICAL  
CONSTRUCTION AREA  
4,640 SQ / FT



## Homesite Features

HOMESITE SIZE  
6,122 SQ / FT

VIEWS  
Picturesque southwest-facing vistas peer out over sun-dappled oak grove treetops to glimpse rising valley ridges on the horizon.

LOCATION  
Set on Sagebush Court, Harvest Home 28 is a quick golf cart ride from the resort, which offers owners an abundance of special conveniences, including priority reservations at on-property restaurants and Spa Montage.







From its peaceful, tree-shaded setting, Harvest Home 28 offers southwest-facing views that glimpse acres of woodlands and distant valley ridges.



HARVEST HOME 28

## Commissioned for Select Homesites

The collection of Harvest Homes at Montage Residences Healdsburg were custom designed for 25 homesites within the community. With over 4,500 square feet of indoor-outdoor living space, the Harvest Home boasts generously proportioned open floor plans, a private plunge pool and expansive terraces with fire pits and lounge areas. Harvest Home owners have the option to enroll their estate in the resort's rental management program.











## Home Features

4 BEDROOMS

4 FULL + 1 HALF BATHROOMS

INDOOR AREA  
3,132 SQ / FT

OUTDOOR AREA  
1,062 SQ / FT

POOL AREA  
54 SQ / FT

GARAGE AREA  
445 SQ / FT

TOTAL AREA  
4,693 SQ / FT

PRIVATE PLUNGE POOL

DEDICATED GARAGE WITH  
CONVENIENT GOLF CART ACCESS

LOCK-OFF SECOND  
PRIMARY BEDROOM SUITE









ARTIST CONCEPTUAL RENDERING

The Harvest Home's primary suite boasts a large private terrace plus a soaking tub and an outdoor shower.



HARVEST HOME

LOWER LEVEL

# Floor Plan



UPPER LEVEL



4 BEDROOMS

4 FULL + 1 HALF BATHROOMS

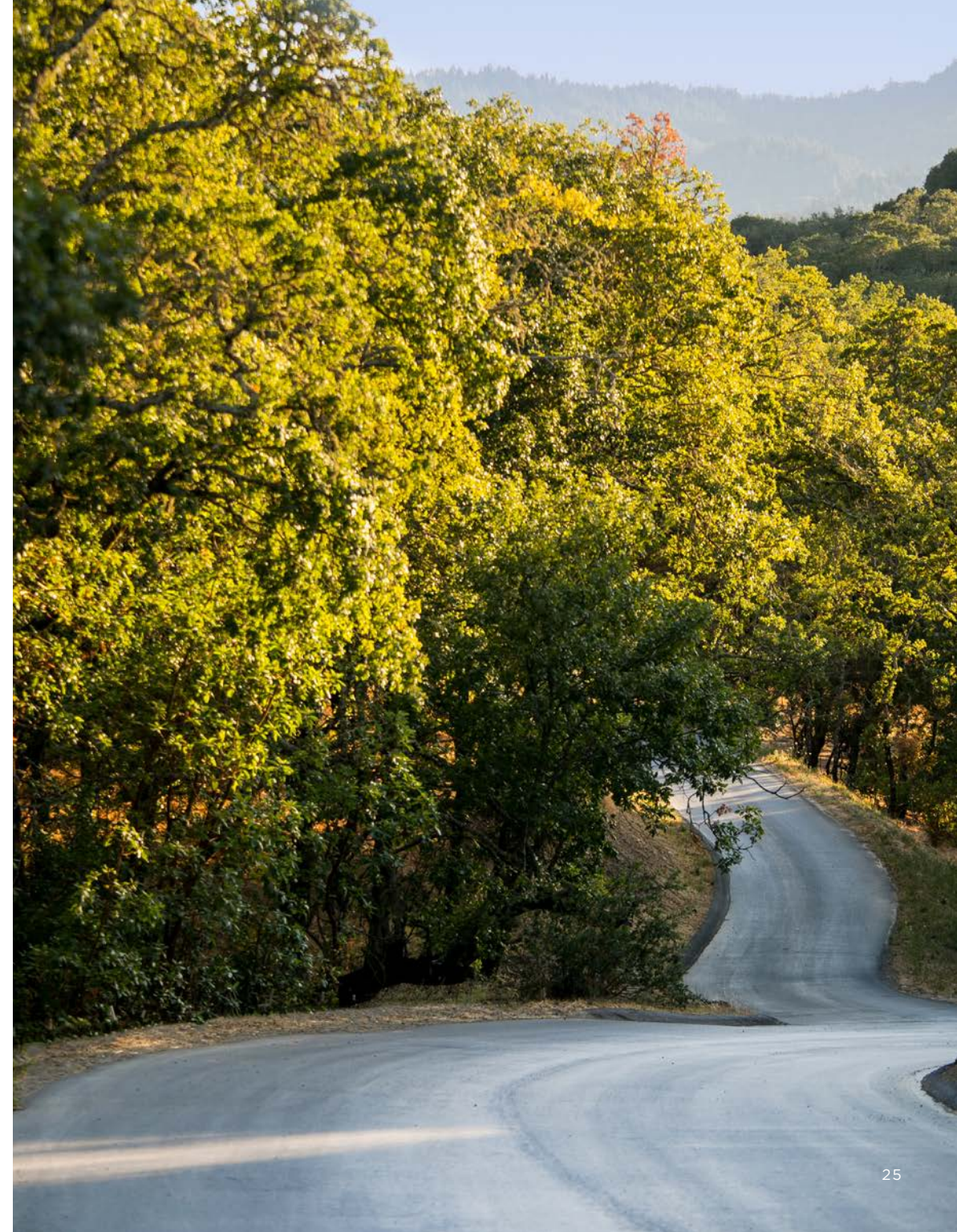
4,693 TOTAL SQ / FT



PRIVILEGES AND ACCESS

## Residential Ownership

Life at Montage Residences Healdsburg is designed to be effortless. Homeowners enjoy easy access to all Montage signature services and amenities as well as thoughtful, highly personalized attention from the dedicated residential staff. Every home is perfectly suited to you and your family's needs from the moment you arrive. Focused on delivering the highest standard of comfort, privacy and luxury, turn-key living awaits at Montage Residences Healdsburg, where owners enjoy all that Northern Sonoma wine country has to offer.







#### ESTATE WINE PROGRAMMING

Spearheaded by renowned winemaker Jesse Katz, our vineyards will produce estate vintages, with residents receiving privileged access to special releases, private tours and tastings, exclusive events—even a row of vines named for each founding owner at the resort's private vineyards.

#### RESIDENTIAL SERVICES

All residents enjoy exclusive resort access and personalized services afforded by Montage's dedicated residential staff, who can arrange customized experiences within the resort or provide dining reservations, bespoke wine experiences, special activities and more within the area.





#### CLOSE PROXIMITY TO RESORT AMENITIES

Homeowners enjoy seamless access to Montage Healdsburg's amenities—from pickleball and truffle foraging excursions to relaxing, regionally inspired Spa Montage services, Paintbox children's immersive program and locally sourced fare at the resort's chef-led restaurants.

#### BENEFITS THAT EXTEND BEYOND YOUR HOME

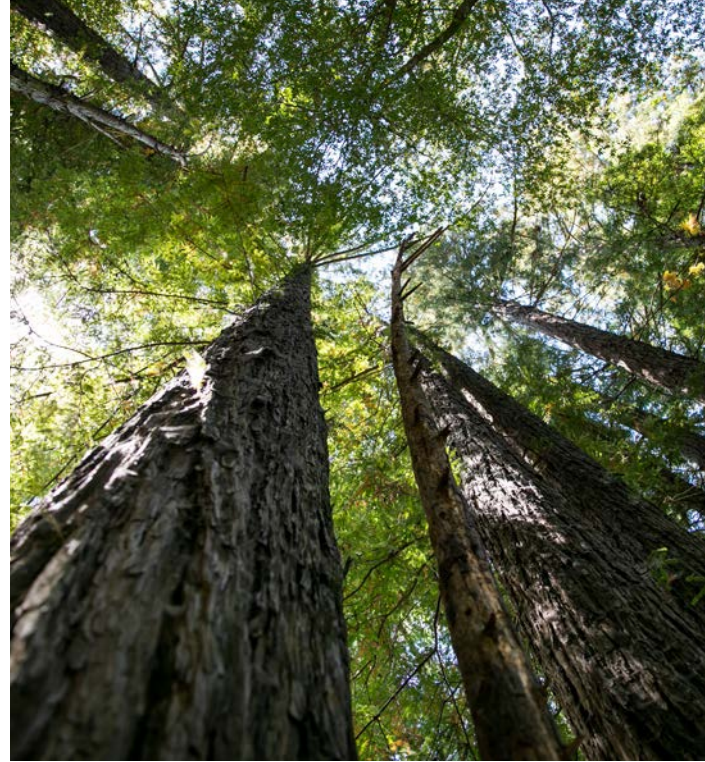
Owners at Montage Residences Healdsburg enjoy a celebrated world of privileges and benefits that extends beyond the reach of home and provides access to the portfolio of both Montage Hotels & Resorts and Pendry Hotels & Resorts. This includes a preferred array of special discounts and offerings as well as access to related travel and lifestyle exclusive opportunities.



DESTINATION

## A Wine Country Retreat Rooted in Heritage

In Healdsburg, timeless traditions and new adventures are unearthed every season of the year. Here, days are spent basking in Northern Sonoma's natural beauty, dining on irresistibly fresh cuisine from Michelin-starred restaurants and James Beard Award-winning chefs, sipping the region's world-famous wines, shopping the boutiques of downtown Healdsburg and exploring a broad range of carefully preserved natural spaces. When Healdsburg is home, it's all within reach.







Montage Residences Healdsburg  
exclusively offered by



## RESIDENTIAL SALES TEAM

Healdsburg@OhanaRE.com | 707.209.0202  
MontageResidencesHealdsburg.com

Sonoma Luxury Resort LLC (the "Developer") is developing The Resort and Residences at Passalacqua Drive in Healdsburg, California (the "Resort"). The Resort includes the Residences at Passalacqua Drive, which include residential lots (the "Lots"). The Lots may sometimes be referred to as Montage Residences Healdsburg, and are being offered for sale by the Developer through Ohana Realty Corp. ("Ohana Realty"). The Lots are not owned, being developed, or being sold by Montage Hotels & Resorts LLC or any of its affiliates (collectively, "Montage"), and Montage does not make any representations, warranties or guarantees whatsoever with respect to the Lots, the Resort or any part thereof. The Developer uses the "Montage" brand name and certain Montage trademarks (collectively, the "Trademarks") in connection with the sales and marketing of the Lots under a limited, non-exclusive, and non-transferable license. The foregoing license may be terminated or may expire without renewal, in which case neither the Lots nor any part of the Resort will be identified as a Montage branded project or have any rights to use the Trademarks. This is not an offering of the Lots in any jurisdiction where prior registration is required, and no material relating to the Lots will be disseminated into such jurisdictions unless the Developer has met such requirements. Void where prohibited by law. The Lots will be governed by a residential owners association. The Lots will be assessed for certain expenses relating to or incurred by that association, separate and apart from any purchase price paid for a Lot. Other fees and charges may be assessed for use of certain facilities. Maps, sketches, renderings and graphic materials, as well as descriptions of amenities, prices, terms and conditions, and other statements, contained in this document are preliminary, and the Developer reserves the right to modify or withdraw any or all of the same in its sole discretion and without prior notice. Views may not be available from all Lots. Review the proposed Purchase Agreement for a Lot for more information and representations.

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