

HEALDSBURG

135 WOODLANDS DRIVE | HEALDSBURG, CALIFORNIA

Estate Homesite 17



135 WOODLANDS DRIVE

Estate Homesite 17

Enjoy expansive wine country sunsets from Estate Homesite 17, which boasts west-facing vistas and sits amidst carefully preserved groves of native oaks. Estate Homesite 17 is designated for Estate Home G—which offers a sunlit, contemporary aesthetic and ample outdoor space. Alternatively, homeowners can opt to commission a custom design for this homesite by an architect of their choosing that maintains the property's aesthetic vision and standards.



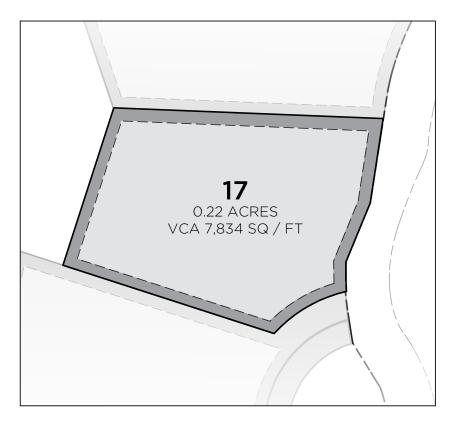


t-facing views from Estate Homesite 17 take in acres of surrounding woodlands and rolling hills beyond.



ESTATE HOMESITE 17

Homesite Diagram



LOT ACREAGE 0.22 Acres

BUILD HEIGHT 26 FT*

VERTICAL CONSTRUCTION AREA 7,834 SQ / FT

*Subject to verification from the City of Healdsburg and the Design Review process.

Homesite Features

HOMESITE SIZE 9,721 SQ / FT

VIEWS

West-facing views look out over treetops to glimpse rolling hillside vineyards and capture stunning sunset skies.

LOCATION

Set on Woodlands Drive, Estate Homesite 17 offers peaceful privacy as well as quick access to resort amenities.









West-facing views from Estate Homesite 17 capture vibrant nightly sunsets and pastoral panoramas that encompass nearby oak groves and sun-soaked hillsides dotted with vineyards.

COMMISSIONED FOR ESTATE HOMESITE 17

Estate Home G

Estate Home G is a contemporary architectural residence commissioned for the homesite at 135 Woodlands Drive. Featuring more than 5,000 square feet of indoor-outdoor living space, this home is designed to embrace the natural environment with its unique "walk-down" configuration that conforms to the site's topography. Estate Home G boasts a light-filled open kitchen and living spaces that extend onto a generous covered terrace with an outdoor fire pit. Additional features include an outdoor shower in the primary suite, a lap pool, hot tub and golf cart storage.









Home Features

5 BEDROOMS

5 FULL + 1 HALF BATHROOMS

INDOOR AREA 4,870 SQ / FT

OUTDOOR AREA 1,680 SQ / FT

GARAGE AREA 719 SQ / FT

POOL AREA 500 SQ / FT

TOTAL AREA 7,679 SQ / FT

PRIVATE TWO-CAR GARAGE

LARGE OUTDOOR TERRACE WITH POOL AND SPA

SPACIOUS OPEN-PLAN KITCHEN WITH OVERSIZED EAT-IN ISLAND









The primary suite is replete with a balcony, soaking tub and private terrace with an outdoor shower.





HOME DESIGN G

LOWER LEVEL

Floor Plan







5 FULL + 1 HALF BATHROOMS 5 BEDROOMS

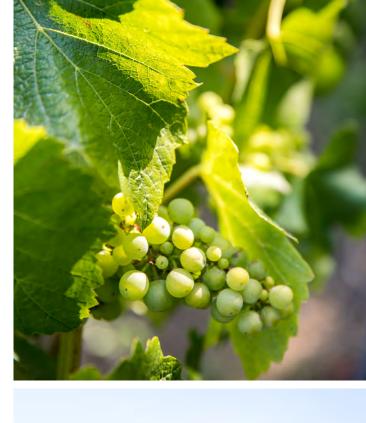
7,679 TOTAL SQ / FT

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, turnkey 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

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Sonoma Luxury Resort LLC (the "Developer") is developing The Resort and Residences at Passalacqua Drive, also referred to as Montage Residences Healdsburg (the "Residences" or "MRHB") which are being offered for sale by the Developer through Ohana Realty"). MRHB is not owned, developed, or sold by Montage Hotels & Resorts LLC or its and marketing (corp. ("Ohana Realty"). MRHB is not owned, developed, or sold by Montage Hotels & Resorts LLC or its and marketing of the Residential Units in the MRHB under a limited, non-exclusive, non-transferable and non-sublicensable and non-sublicensabl

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