

HEALDSBURG

145 SYCAMORE COURT | HEALDSBURG, CALIFORNIA

Estate Homesite 18



### 145 SYCAMORE COURT

## Estate Homesite 18

Positioned on a subtly elevated site amidst carefully preserved oak groves, Estate Homesite 18 offers sweeping southwest-facing valley and vineyard views. Estate Homesite 18 is designated for Estate Home B, which is crafted with two levels of floor-to-ceiling windows and features nearly 5,000 square feet of bright interior living 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.





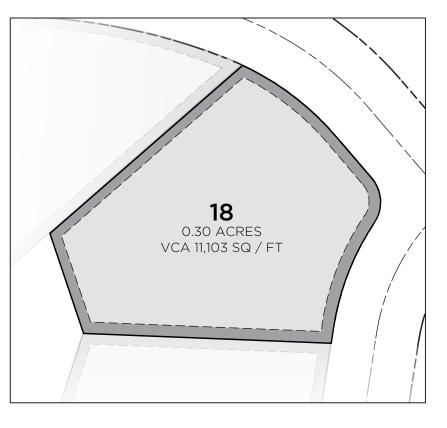
hwest-facing views from Estate Homesite 18 capture acres of nearby vineyards and valley ridges beyond.





ESTATE HOMESITE 18

## Homesite Diagram



LOT ACREAGE 0.30 Acres

BUILD HEIGHT 26 FT\*

VERTICAL CONSTRUCTION AREA 11,103 SQ / FT

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

## Homesite Features

HOMESITE SIZE 13,218 SQ / FT

## VIEWS

This gently elevated homesite offers far-reaching southwest views, which capture vineyard-striped hills, acres of dense forests and rugged valley ridges in the distance.

## LOCATION

Estate Homesite 18 sits at the curved entrance of Sycamore Court.









From its slightly elevated, nature-steeped setting, Estate Homesite 18 provides far-reaching southwest-facing vistas that encompass vineyards, woodlands and forested valley ridges on the horizon.

## COMMISSIONED FOR ESTATE HOMESITE 18

## Estate Home B

Every aspect of Estate Home B embraces the region's enchanting wine country scenery and provides exceptional opportunities for outdoor entertaining. Estate Home B's generously sized outdoor areas accommodate a pool, hot tub and fire pit. Additional features include an outdoor shower off the primary suite and garage golf cart storage.









## Home Features

4 BEDROOMS + DEN

4 FULL + 1 HALF BATHROOMS

INDOOR AREA 5,230 SQ / FT

OUTDOOR AREA 1,920 SQ / FT

GARAGE AREA 651 SQ / FT

POOL AREA 380 SQ / FT

TOTAL AREA 8,181 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 soaking tub and private outdoor shower.

HOME DESIGN B

LOWER LEVEL

Floor Plan





UPPER LEVEL

4 BEDROOMS + DEN 4 FULL + 1 HALF BATHROOMS

# BEDROOM 3 15' × 15' AUNDRY H BEDROOM 4 19' × 14' BEDROOM 4

## 8,181 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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