



MONTAGE  
RESIDENCES

HEALDSBURG

185 SYCAMORE COURT | HEALDSBURG, CALIFORNIA

Estate Homesite 22



185 SYCAMORE COURT

## Estate Homesite 22

Set on the end of a quiet cul-de-sac a short golf cart ride from the resort, Estate Homesite 22 is enveloped by a stand of mature native oak trees. Estate Homesite 22 is designated for Estate Home A, which boasts clean lines and walls of windows that bring in bountiful natural light. 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.



ESTATE HOMESITES 

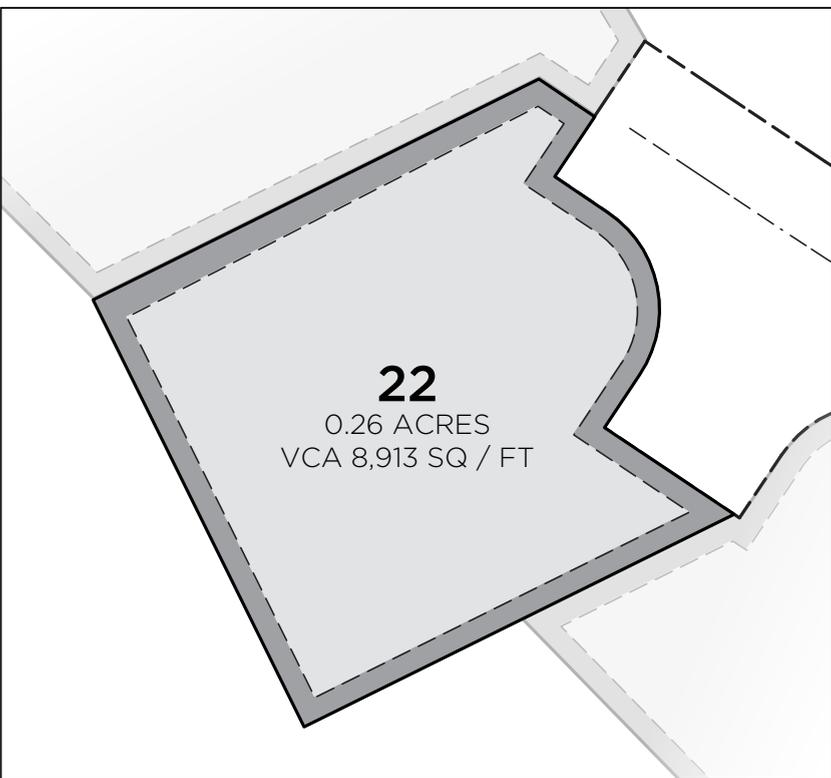
HARVEST HOMESITES 

MONTAGE HEALDSBURG RESORT 



ESTATE HOMESITE 22

# Homesite Diagram



LOT ACREAGE  
0.26 Acres

BUILD HEIGHT  
19 FT\*

VERTICAL  
CONSTRUCTION AREA  
8,913 SQ / FT

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

## Homesite Features

### HOMESITE SIZE

11,171 SQ / FT

### VIEWES

Views face southwest and glimpse rolling hills and the ridges of Dry Creek Valley through the leaves and branches of dozens of surrounding oaks.

### LOCATION

Estate Homesite 22 truly sits amidst the trees—its end of street location on Sycamore Court is nearly surrounded by a mature grove of thriving oaks.





Enjoy ample sunlight and incredible southwest-facing vistas from Estate Homesite 22, which sits amidst several carefully preserved native oaks and looks out to nearby vineyards and the ridges of Dry Creek Valley beyond.

COMMISSIONED FOR ESTATE HOMESITE 22

## Estate Home A

Modern, sleek and stylish, Estate Home A seamlessly connects outdoor living spaces with bright, welcoming interiors. Additional features include a large terrace off the primary suite and garage golf cart storage.







## Home Features

4 BEDROOMS + DEN

5 FULL + 1 HALF BATHROOMS

INDOOR AREA  
4,678 SQ / FT

OUTDOOR AREA  
1,992 SQ / FT

GARAGE AREA  
711 SQ / FT

POOL AREA  
506 SQ / FT

TOTAL AREA  
7,887 SQ / FT

PRIVATE TWO-CAR GARAGE

LARGE OUTDOOR TERRACE  
WITH POOL AND SPA

SPACIOUS OPEN-PLAN  
KITCHEN WITH OVERSIZED  
EAT-IN ISLAND





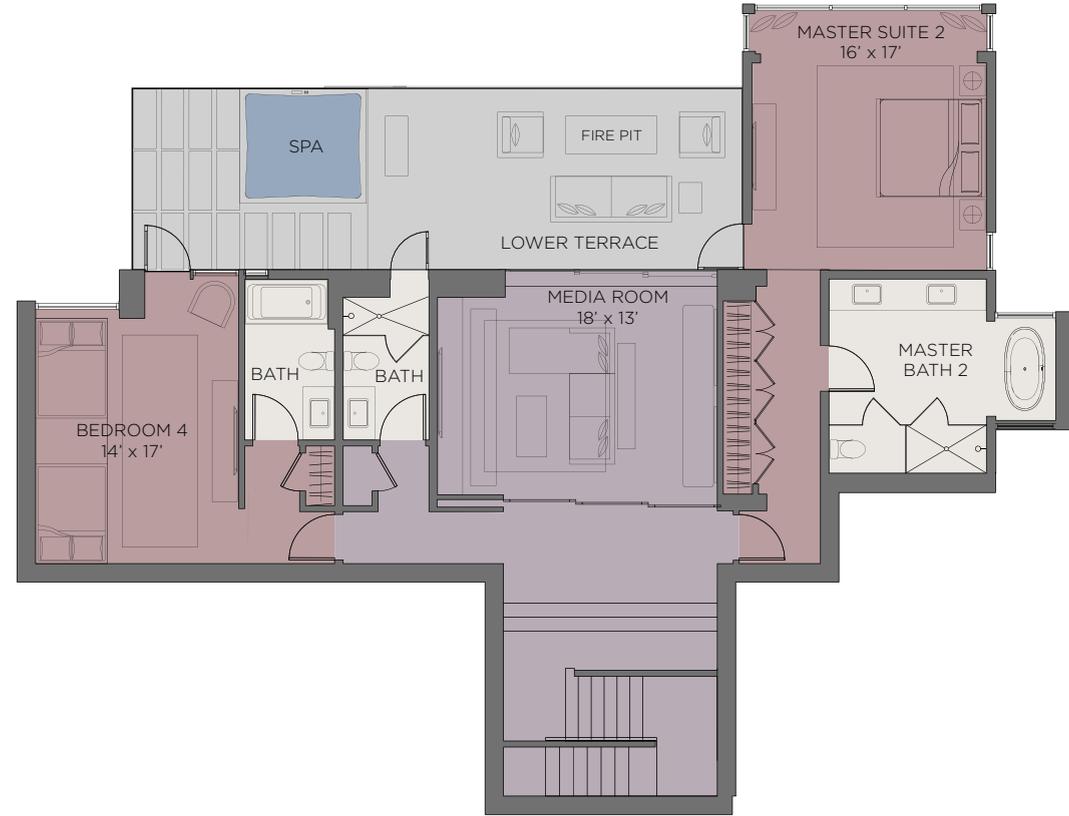
The primary suite is replete with a soaking tub and terrace.



HOME DESIGN A

LOWER LEVEL

# Floor Plan



UPPER LEVEL



4 BEDROOMS + DEN

5 FULL + 1 HALF BATHROOMS

7,887 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.

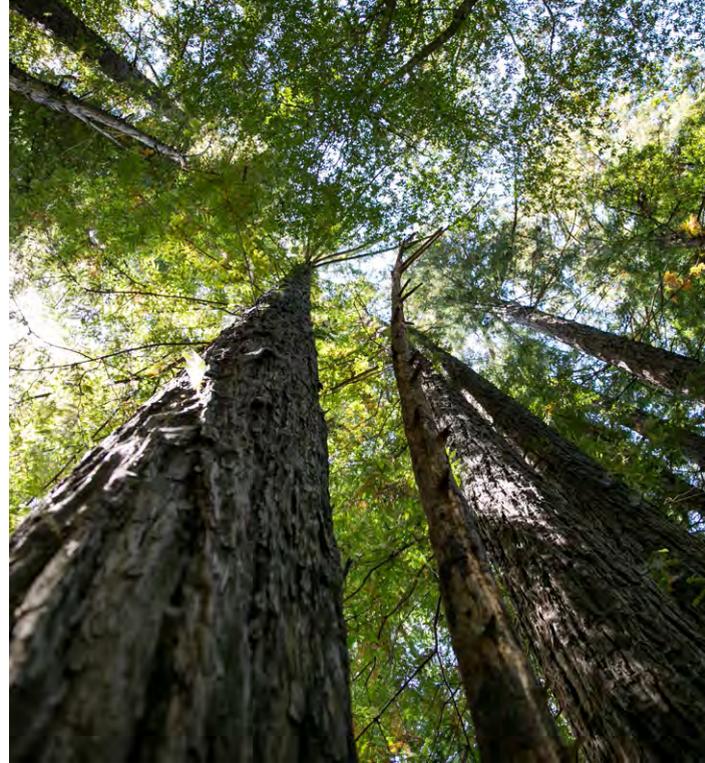
BENEFITS THAT EXTEND BEYOND YOUR HOME

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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