

HEALDSBURG

170 WOODLANDS DRIVE | HEALDSBURG, CALIFORNIA

Harvest Homesite 5

MONTAGE RESIDENCES HEALDSBURG,

170 WOODLANDS DRIVE

Harvest Homesite 5

Just a short golf cart ride from all resort amenities, Harvest Homesite 5 is framed by carefully preserved oak trees. A Harvest Home on 170 Woodlands Drive will also be eligible to enroll in the optional turnkey rental program at Montage Healdsburg.

ESTATE HOMESITES HARVEST HOMESITES MONTAGE HEALDSBURG RESORT

170 WOODLANDS DRIVE | HARVEST HOMESITE 5

Homesite Diagram



LOT ACREAGE 0.15 Acres

BUILD HEIGHT 25 FT VERTICAL
CONSTRUCTION AREA
5,141 SQ / FT

Homesite Features

HOMESITE SIZE 6,729 SQ / FT

VIEWS

Southeast-facing vistas sweep across grassy, sun-soaked hillsides and wooded ridges of the Russian River Valley in the distance.

LOCATION

From its quiet Woodlands Drive location, Harvest Homesite 5 provides tree-shaded privacy and easy access to the resort's spa, chef-led restaurants and more.









Picturesque southeast-facing vistas from Harvest Homesite 5 capture rolling hillsides and the distant tree-covered ridges of the Russian River Valley.

COMMISSIONED FOR HARVEST HOMESITE 5

Harvest Home

The collection of Harvest Homes at Montage Residences Healdsburg were custom designed for select homesites within the community—including Harvest Homesite 5. 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

OPTIONAL LOCK-OFF
SECOND PRIMARY BEDROOM





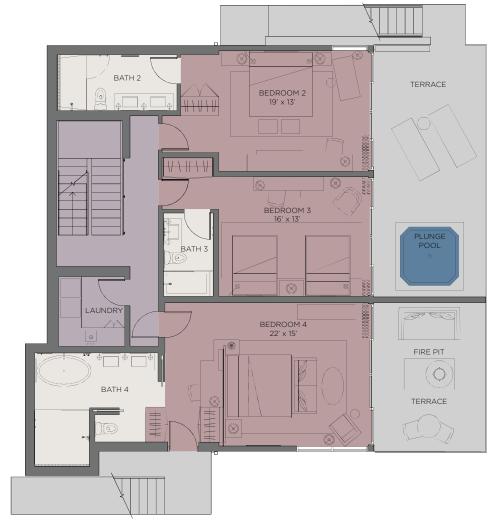


The Harvest Home's primary suite boasts a large private terrace plus a soaking tub and an outdoor shower.

HARVEST HOME

LOWER LEVEL

Floor Plan







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, 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.











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" (Corp. ("Ohana Realty") MRHB is not owned, developed, or sold by Montage dotels & Resorts LLC or its afficiency ("Notage") and Montage does not make any representations, warranties or guaranties whatsoever with respect to MRHB or any part thereof. The Developer uses the "Montage" brand name and ceratin Montage trademarks (collectively, the "Trademarks") in connection with the sales and marketing of the Residental Units in the MRHB under a limited, non-exclusive, non-transferable and non-sublicensable in the sales and marketing of the Residences at a limited, non-exclusive, non-transferable and non-sublicensable and non-sublicensable in the sales and marketing of the Residences, the contents of any governing doctor or the analysis of the Residences, the contents of any governing doctor or the analysis of the Residences, the contents of any governing doctor or the sales and marketing, sale or solicitation of the Residences, the contents of any governing doctor or the sales and marketing, sale or solicitation of the Residences, the contents of any governing doctor or the sales and marketing, sale or solicitation of the Residences, the contents of any governing doctor or the sales and marketing, sale or solicitation of the Residences, the contents of any governing on any offering and sales documents (including, without limiting, the budgets therein), or the sales and marketing process (including, without limiting, any sales or marketing materials and any statements or representations by Developer, brokers or sales persons). This is not an offering of property in any jurisdiction where prior registration is required and no material will be disseminated into such jurisdictions, unless the Developer has met such requirements. Void where prohibited by law. Purchasers w

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