

HEALDSBURG

210 WOODLANDS DRIVE | HEALDSBURG, CALIFORNIA





### 210 WOODLANDS DRIVE

Set closest to the resort, Harvest Home 1 is encircled with leafy mature oaks and offers enchanting south-facing panoramas of distant wooded ridges and acres of undulating hills. This homesite offers easy access to Montage's many on-property amenities. 210 Woodlands Drive will also be eligible to enroll in the optional turn-key rental program at Montage Healdsburg.



## Harvest Home 1



Oak tree-framed, south-facing views from Harvest Home 1.



210 WOODLANDS DRIVE | HARVEST HOME 1

# Homesite Diagram



LOT ACREAGE 0.17 Acres

BUILD HEIGHT 25 FT



VERTICAL CONSTRUCTION AREA 5,709 SQ / FT

## Homesite Features

### HOMESITE SIZE 7,343 SQ / FT

### VIEWS

Beyond this homesite's lush groves of oaks and manzanitas, south-facing vistas capture rolling hills and valley ridges on the horizon.

### LOCATION

Harvest Home 1 sits on Woodlands Drive just seconds from the resort, offering convenient access to amenities like the airy Spa Montage and chef-led restaurants.









Harvest Home 1 enjoys south-facing views encompassing distant valley ridges and acres of wooded hills.

### HARVEST HOME 1

# 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.







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## Home Features

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> DEDICATED GARAGE WITH CONVENIENT GOLF CART ACCESS

LOCK-OFF SECOND PRIMARY BEDROOM SUITE

MONTAGE RESIDENCES HEALDSBURG 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





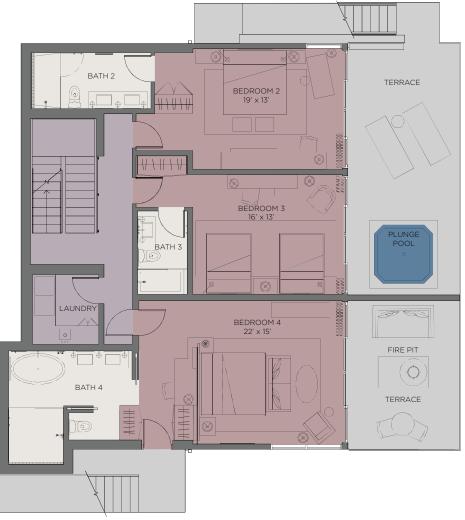


The Harvest Home's primary suite boasts a large private terrace plus a soaking tub and an outdoor shower.

#### HARVEST HOME

LOWER LEVEL

## Floor Plan







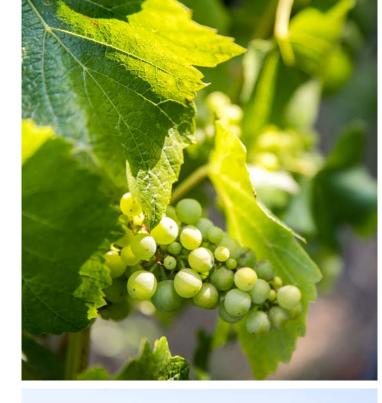
4 BEDROOMS 4 FULL + 1 HALF BATHROOMS

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, 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@OhaneRE.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, California (the "Resort") for sale by the Developer through Ohana Realty Core, ("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 guaranties 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 expite 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 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 a Lot. Other fees and charges may be assessed for a lat for withdraw any or all of the same in its sole discretions of amenities, prices. Verms may not be available from all Lots. Review the proposed Purchase Arcement for a Lot. Other fees and charges may be assessed for or a lot for material, as well as descriptions of amenities, prices. Verms and conditions, and other statements, ontained in this document are preliminary.

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