



**MONTAGE
RESIDENCES**

HEALDSBURG



MONTAGE RESIDENCES HEALDSBURG

Welcome Home

Situated in the rolling hills of northern Sonoma County wine country, Montage Residences Healdsburg combines the exceptional amenities and genuine service of a luxury resort with the spirit of the town of Healdsburg for a true respite from daily life.

Celebrating the natural undulating landscape and effortless indoor-outdoor living, Montage Residences Healdsburg offers an exclusive selection of homesites to create an idyllic wine country escape. The initial offering includes 25 sites for the future Harvest Homes, a selection of signature single-family homes eligible for enrollment in the Montage Healdsburg resort rental program, and 15 Estate Homes, spacious homesites upon which to create a contemporary wine country escape.





Site Plan

Located on 258 pristine acres of lush countryside, Montage Healdsburg offers a quiet escape hidden away in the verdant hills of northern Sonoma County.

Legend

- | | | |
|--|----------------|-----------------------------|
| 1. Harvest Homes (sites 1-8 and 24 - 40) | 4. Spa Montage | 7. Hotel Lobby & Restaurant |
| 2. Estate Homes (sites 9 - 23) | 5. Family Pool | 8. Hotel Rooms & Suites |
| 3. Future Development | 6. Adult Pool | 9. Estate Vineyards |

Life at Montage Healdsburg

Life at Montage Residences Healdsburg captures the charm and authenticity of Healdsburg, providing residents with access to a wealth of activities and amenities at the 130-room campus-style resort, all located just steps away from your private home.

HOTEL AMENITIES

- Exclusive access to curated wine experiences and itineraries, including private tastings with local winemakers, personal tours of private vineyards, and more
- Celebrated dining options including Hazel Hill, a contemporary restaurant and bar specializing in new Californian cuisine
- Adult and family pools overlooking the estate vineyards surrounding the resort





- Signature 11,500-square-foot Spa Montage, a restorative oasis with 11 treatment rooms, a state-of-the-art fitness center, and a professional salon
- Outdoor yoga platform for yoga and fitness classes among the resort vineyards
- Montage Activities program featuring a resort trail system for walking and hiking as well as access to world-class road cycling



- Private amphitheater to enjoy live entertainment tucked into the resort's signature heritage oak trees
- Close proximity to downtown Healdsburg, featuring incredible restaurants, local tasting rooms, and world-class art galleries as well as family-owned wineries surrounding the resort

Residential Ownership

Montage Residences Healdsburg offers residential owners the luxuries of an exclusive resort within the comforts and privacy of their own home, with signature Montage amenities and seamless resort access that make life truly effortless.

RESIDENTIAL OWNERSHIP AMENITIES

- Membership to an exclusive wine program led by renowned winemaker Jesse Katz that offers access to special vintages, private tours and tastings, and a dedicated row of vines named for each founding owner at the resort's private vineyards
- A dedicated staff of residential concierges that offer personalized services and attentive property management, ensuring an effortless ownership experience
- Residential owner privileges on all Spa Montage services, resort restaurant and bars, Paintbox and retail purchases at all Montage resorts
- Access to the resort's exceptional amenities, including adult and family pools overlooking the private estate vineyards, a variety of restaurants and bars, and more



Harvest Homes

The collection of Harvest Homes at Montage Residences Healdsburg were custom designed for only 25 homesites within the community. With over 4,500-square-feet of indoor-outdoor living space, these homes will offer both privacy and space with close proximity to all resort amenities, as well as the opportunity to enroll in the Montage Healdsburg resort rental program





Harvest Homes

SIGNATURE FEATURES

- Four-bedroom, four-and-a-half-bath fully furnished residences with open floor plans that connect the kitchen, dining and living spaces
- Optional lock-off second primary bedroom for added living and rental flexibility through the resort rental management program
- Thoughtful contemporary architecture inspired by the colors and textures of the surrounding wine country landscape
- Expansive terraces with fire pits, lounge areas, and breathtaking views
- Private plunge pools and garages dedicated to each residence as well as convenient golf cart access to the main resort and amenities



LOWER LEVEL

UPPER LEVEL



Indoor area: 3,132 sq. ft.
 Outdoor area: 1,062 sq. ft.
 Garage area: 445 sq. ft.
 Pool area: 54 sq. ft.
 Total area: 4,693 sq. ft.

Areas provided are gross planned areas and are subject to change.

Estate Homes

The Estate Homes at Montage Residences Healdsburg are designed for 15 spacious homesites ranging from a quarter to half an acre in size. Offering owners seclusion and space, these homesites combine expansive plots of land with natural woodlands and undulating landscapes for an exceptional site that can bring your vision of a wine country escape to life.

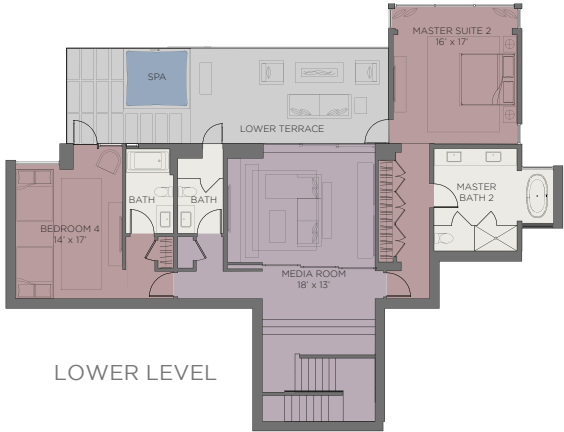




Estate Home A

Estate Home A

This four-bedroom, five-and-a-half bath home was designed with entertaining in mind with an open floor plan spanning 4,678 square feet. Two levels, each with their own covered terraces, offer owners and guests plenty of space to enjoy the Healdsburg countryside, whether from the ample outdoor lounge seating or from the deck of the home's private pool. Estate Home A is commissioned for Estatesites 9, 12, 16, and 22.



INDOOR AREA 4,678 sq. ft. **OUTDOOR AREA** 1,992 sq. ft. **GARAGE AREA** 711 sq. ft. **POOL AREA** 506 sq. ft. **BED** 4 Bedrooms + Den **BATH** 5 Full Bath + 1 Half Bath
Areas provided are gross planned areas and are subject to change. For Estate Homesites with active permits, please note that pool and pool deck square footage is not accounted for in permitted outdoor area.



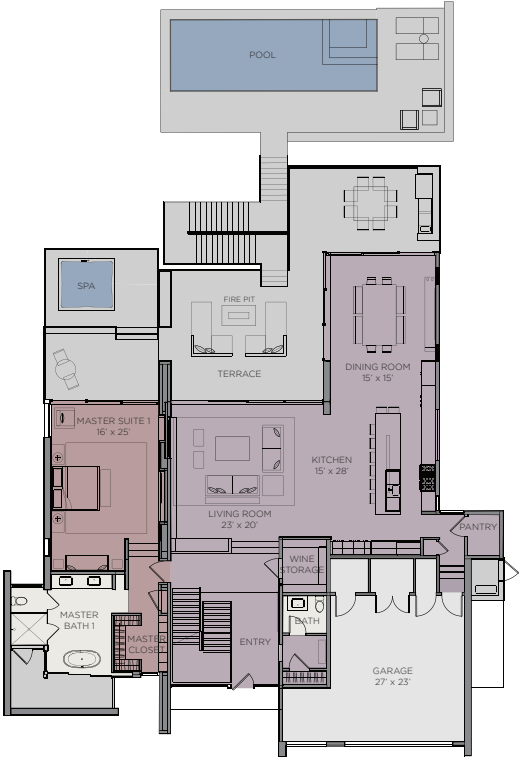
Estate Home B

Estate Home B

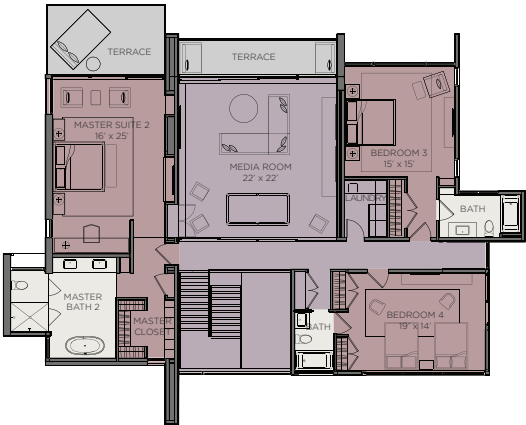
Centered around generously sized outdoor areas featuring a pool, hot tub, and fire pit, Estate Home B provides four bedrooms, a den, and four-and-a-half baths for effortless indoor-outdoor living. 5,230 square feet and custom details such as wine storage and an outdoor shower in the primary bath make for a thoughtfully designed home. Estate Home B is commissioned for Estate Homesites 13 and 18.



LOWER LEVEL



UPPER LEVEL



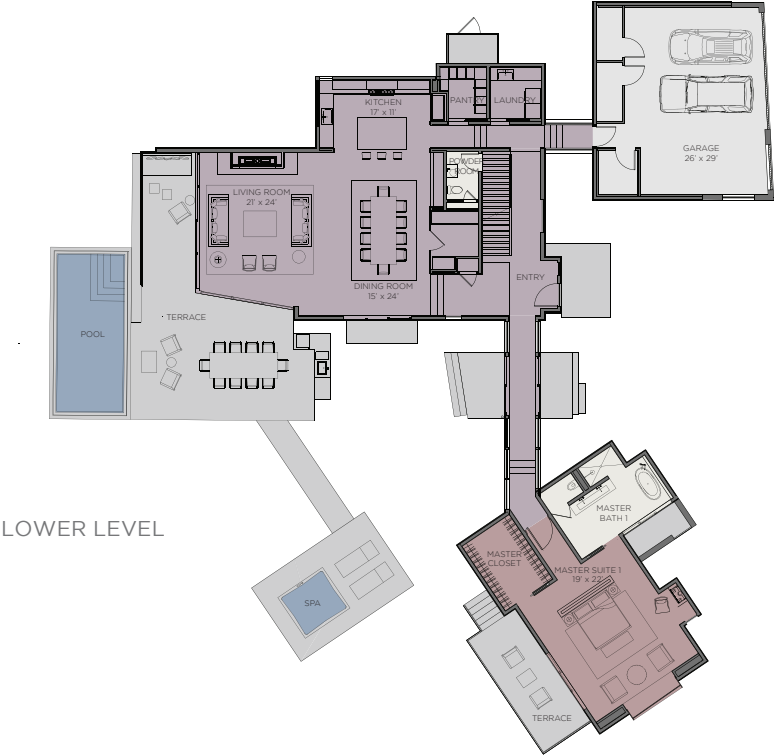
INDOOR AREA 5,230 sq. ft. **OUTDOOR AREA** 1,920 sq. ft. **GARAGE AREA** 651 sq. ft. **POOL AREA** 380 sq. ft. **BED** 4 Bedrooms + Den **BATH** 4 Full Bath + 1 Half Bath
 Areas provided are gross planned areas and are subject to change. For Estate Homesites with active permits, please note that pool and pool deck square footage is not accounted for in permitted outdoor area.



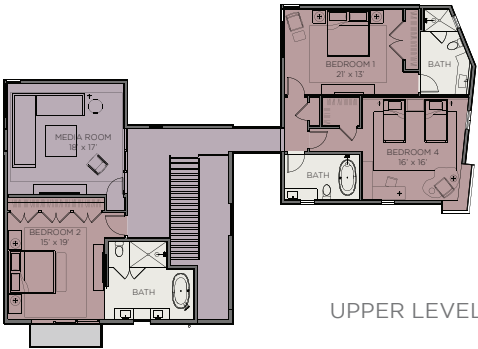
Estate Home E

Estate Home E

As a uniquely designed home created to bring the outdoors in, this 4,909-square-foot home features four bedrooms and four-and-a-half baths with a private primary suite separated from the main home. A pool, hot tub, and open floor plan make this spacious home perfect for hosting family and friends in northern Sonoma wine country. Estate Home F is commissioned for Estate Homesites 15 and 23.



LOWER LEVEL



UPPER LEVEL

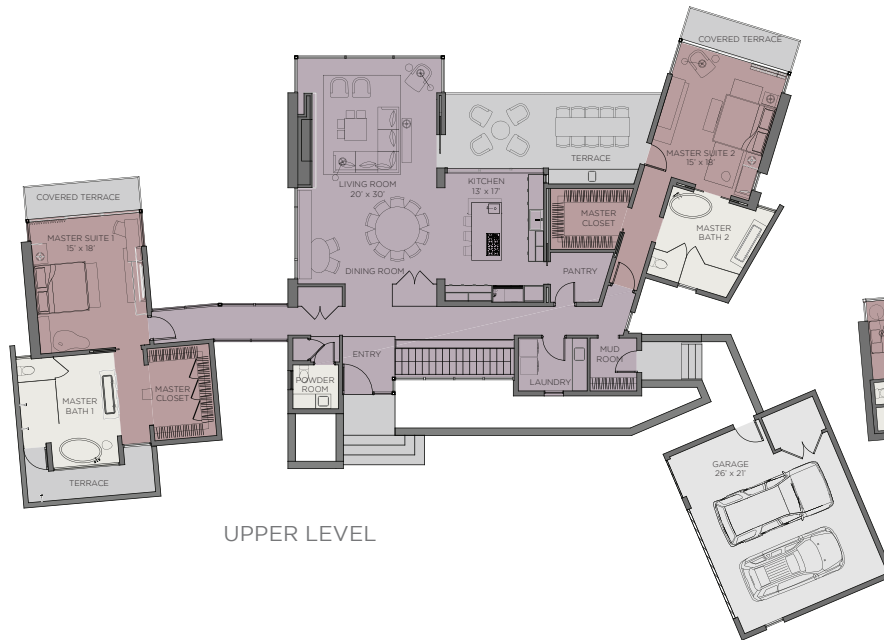
INDOOR AREA 4,909 sq. ft. **OUTDOOR AREA** 1,510 sq. ft. **GARAGE AREA** 832 sq. ft. **POOL AREA** 330 sq. ft. **BED** 4 Bedrooms + Den **BATH** 4 Full Bath + 1 Half Bath
Areas provided are gross planned areas and are subject to change. For Estate Homesites with active permits, please note that pool and pool deck square footage is not accounted for in permitted outdoor area.



Estate Home F

Estate Home F

This sprawling five-bedroom, six-and-a-half bath home was designed for year-round outdoor living, with floor-to-ceiling glass walls, covered terraces and an outdoor shower in the primary suite. 5,572 square feet provides ample space and storage and an extended pool provides the perfect place to unwind at sunset. Estate Home F is commissioned for Estate Homesites 10 and 20.



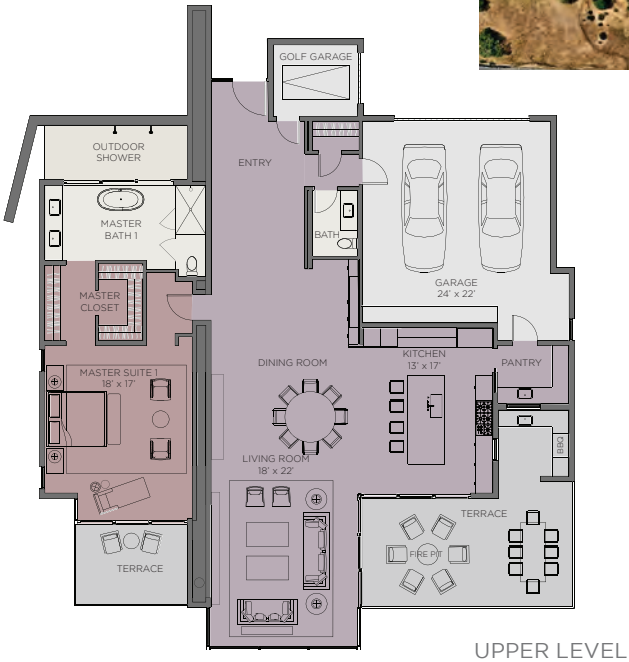
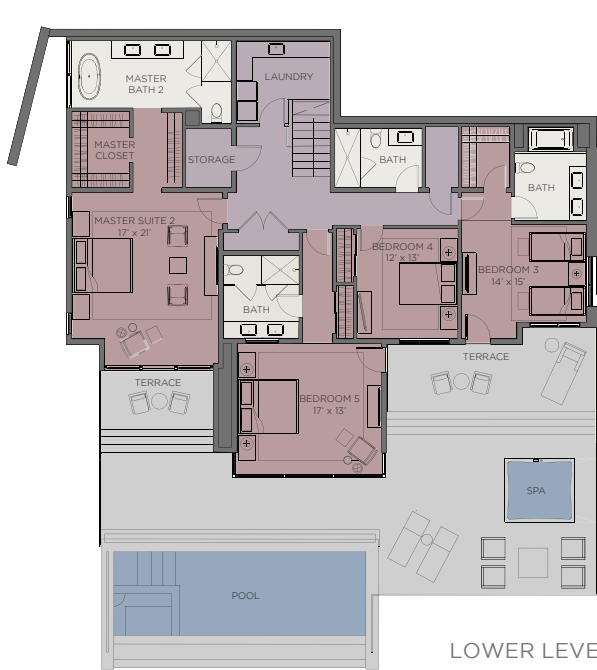
INDOOR AREA 5,572 sq. ft. **OUTDOOR AREA** 1,457 sq. ft. **GARAGE AREA** 607 sq. ft. **POOL AREA** 425 sq. ft. **BED** 5 Bedrooms + Den **BATH** 6 Full Bath + 1 Half Bath
Areas provided are gross planned areas and are subject to change. For Estate Homesites with active permits, please note that pool and pool deck square footage is not accounted for in permitted outdoor area.



Estate Home G

Estate Home G

With an open kitchen, living and dining space that extends onto a covered terrace with an outdoor firepit, this five-bedroom, five-and-a-half bath home combines comfortable living with well-designed spaces to offer both convenience and privacy for owners and their guests. An outdoor shower in the primary suite, extensive lap pool and hot tub, golf cart storage, and den that doubles as an extra bedroom create an idyllic wine country escape. Estate Home G is commissioned for Estate Homesites 14, 17, 19, and 21.



INDOOR AREA 4,870 sq. ft. **OUTDOOR AREA** 1,680 sq. ft. **GARAGE AREA** 719 sq. ft. **POOL AREA** 500 sq. ft. **BED** 5 Bedrooms **BATH** 5 Full Bath + 1 Half Bath
 Areas provided are gross planned areas and are subject to change. For Estate Homesites with active permits, please note that pool and pool deck square footage is not accounted for in permitted outdoor area.

Town of Healdsburg

Surrounded by rich redwood forests, rolling hillsides and family-owned wineries, the town of Healdsburg is a quiet, countryside town home to generations of winemakers, culinarians, artists, and artisans. A charming square anchors the town, dotted with shops, restaurants, bars, and art galleries around its perimeter, providing a variety of experiences for residents just a five-minute drive from Montage Healdsburg. From Michelin-starred restaurants to folk art galleries and everything in between, Healdsburg's rich culture is a destination all unto its own.





Town of Healdsburg

- Tasting rooms from surrounding wineries offer easy access to sip and savor some of the finest wines Alexander Valley and the Russian River regions have to offer
- Three Michelin-starred restaurants in and around Healdsburg showcase California cuisine at its finest in addition to small eateries and bars offering a wide variety of dining options
- Dozens of locally owned shops line the streets of downtown Healdsburg, from clothing boutiques to home stores and more for window browsing or an afternoon stroll
- Small boutique art galleries featuring renowned work by local painters, sculptors, and artisans show the unique culture of the area
- Surrounding trails and vistas create generous opportunities for hiking and road cycling as Healdsburg quickly grows into a world-class cycling destination
- Russian River, located just a short drive away, provides a variety of outdoor experiences and activities, such as kayaking, tubing and rafting

About Ohana Real Estate Investors

Montage Healdsburg and Montage Residences Healdsburg are owned and developed by Ohana Real Estate Investors (Ohana), a vertically integrated investment firm focused exclusively on the luxury hospitality space. With over a decade of experience in the industry, Ohana owns properties in some of the most sought-after destinations in the U.S. and abroad, transacting over \$1 billion in private luxury real estate sales at these properties.

Its robust portfolio includes the ownership and development of Montage Laguna Beach, Montage Beverly Hills, Montage Deer Valley, and Montage Los Cabos as well as serving as the dedicated real estate brokerage at these resorts..

The current portfolio for Ohana features Maravilla Los Cabos, Monarch Beach Resort, Montage Deer Valley, Montage Healdsburg, and Montage Los Cabos.

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offered exclusively by



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, and are being offered for sale by the Developer through Ohana Realty Corp. ("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 expire 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 in any jurisdiction where prior registration is required, and no material relating to 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 use of certain facilities. Maps sketches, renderings and graphic materials, as well as descriptions of amenities, prices, terms and conditions, and other statements, contained in this document are preliminary, and the Developer reserves the right to modify or withdraw any or all of the same in its sole discretion and without prior notice. Views may not be available from all Lots. Review the proposed Purchase Agreement for a Lot for more information and representations.

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