

H E A L D S B U R G

In The States AVA



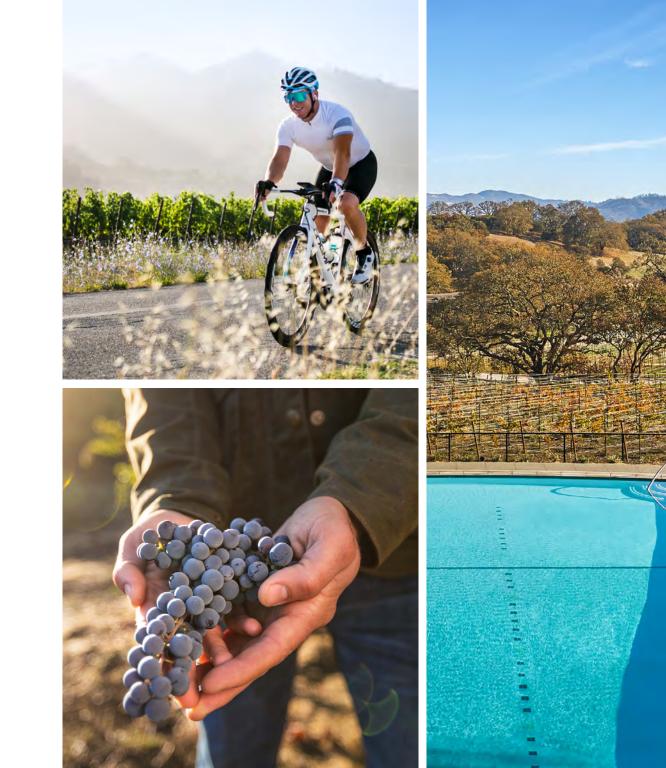
Authentic Wine Country Living

Spanning 258 acres in the heart of Northern Sonoma, Montage Residences Healdsburg offers a selection of rarified residential retreats, each boasting epic vineyard, valley and mountain views.

Spend every season reveling in the region's distinct natural beauty, savoring locally sourced food and wine and delighting in Montage Healdsburg's unparalleled services and amenities.

When Montage Residences Healdsburg is home, elevated wine country living is truly effortless.









Inspired Amenities, Moments from Home

A soothing spa day. Yoga amidst the vineyards. An incredible meal crafted by esteemed culinary professionals and served in the comfort of your own home—or nearby at one of the resort's restaurants. Owning a home at Montage Residences Healdsburg means having complete access to the new Montage Healdsburg resort's abundant array of world-class amenities.

Though steeped in privacy, every home at Montage Residences Healdsburg is conveniently set minutes—a quick ride by golf cart—from the resort's 11,500-square-foot Spa Montage, Yoga Garden, three signature dining options, fully equipped fitness center plus bocce and pickleball courts. Here, you can revel in Montage experiences, every day.

Culinary

Whether the day calls for a glass of crisp Sauvignon Blanc, farm-fresh salads, multicourse meals or ready-made charcuterie plates, residents have a variety of delectable options right at their fingertips.

HAZEL HILL

Enjoy preferred reservations for meals at Montage Healdsburg's signature restaurant, known for its French-influenced California cuisine.

HUDSON SPRINGS BAR & GRILL

Burgers, salads, wraps and snacks—this main outdoor pool eatery cooks up classic, light fare perfect for sunny days.

SCOUT FIELD BAR

Swing by the resort's lobby bar for freshly muddled cocktails, locally brewed beers and shareable plates.

HEALDSBURG COUNTRY STORE

A must-stop before any day trip, picnic or at-home happy hour. This petite market offers grab-and-go foods, coffee and artisan charcuterie fare.

ESTATE VINEYARDS

Raise a glass—residents get special access to the resort's private label releases in addition to the wine programming and exclusive events led by award-winning winemaker Jesse Katz.







Wellness & Activities

Residents are privy to a range of wellness spaces and exhilarating outdoor pursuits, from pulse-pounding workouts to spa pampering, scenic bike rides and much more.

SPA MONTAGE Get a soothing massage, facial or body scrub at the spa, or opt for a mani/pedi at the full-service Salon Montage.

FITNESS CENTER Build strength and endurance with Peloton bikes, state-of-the-art Technogym cardio and weight training equipment, all with the help of a team of personal trainers.

YOGA GARDEN Find your flow or drop into deep meditation in the Yoga

SPORTS COURTS Feeling a will to win? Reserve games on the resort's pickleball, bocce ball and versatile sports courts.

SWIMMING

Make every day a pool day. Dip into the spa's adults-only plunge pool or relax under one of the cabanas surrounding the resort's outdoor pool.

BIKING

Open roads and scenic paths await. Borrow an electric or road bike and take a cruise into charming downtown Healdsburg.

Find your flow or drop into deep meditation in the Yoga Garden, set amidst rows of verdant vineyards.





Residences

At Montage Residences Healdsburg, renowned architects have created artful home plans that honor each homesite's natural contours, century-old oaks and breathtaking views. Discover the design that meets your needs and desires—the turn-key Harvest Home or one of five architecturally distinct Estate Home plans—and explore the homesites that match.

HARVEST HOMES

These four-bedroom homes boast over 4,500 square feet of indoor-outdoor living space and are eligible for Montage's optional elite turn-key rental program.

ESTATE HOMESITES

This exclusive collection of 15 Estate Homesites offers nature-steeped seclusion and five contemporary home plans composed by grand living spaces.



Resort Map

- A Spa Montage
- B Fitness Center
- **C** Yoga Garden
- D Adult Pool
- E Family Pool
- F Hazel Hill Restaurant
- G Scout Field Bar
- H Country Store
- I Pickleball Courts
- J Bocce Courts
- **K** Compass Sports
- L Amphitheater
- M Hotel Rooms
- N Hotel Lobby
- East Vineyards
- P West Vineyards
- Wedding Lawn



EFFORTLESSLY YOURS

Harvest Homes

As the signature turn-key residence of Montage Healdsburg, the 25 Harvest Homes offer coveted mountain and valley views, close proximity to Montage resort amenities and thoughtfully designed, versatile interiors.



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

Lock-off second primary bedroom suite





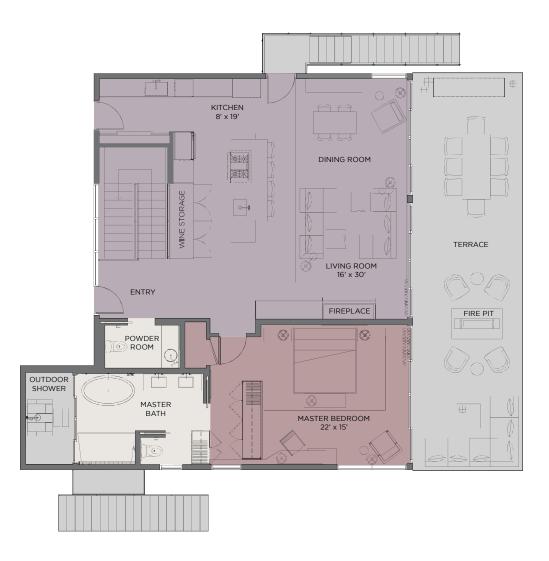


The Harvest Home's primary bedroom suite boasts a large private terrace plus a soaking tub and an outdoor shower.



Floor Plan







4 BEDROOMS 4 FULL + 1 HALF BATHROOMS

4,693 TOTAL SQ / FT



READY-TO-BUILD RETREATS

Artfully crafted to embrace their natural surroundings with timeless style and grace, the five Estate Home designs are each commissioned to be built on one of 15 scenic Estate Homesites. Each homesite provides a generous canvas on which to build a distinct wine country estate. Alternatively, homeowners can choose to commission a custom design for an Estate Homesite by an architect of their choosing that maintains the property's aesthetic vision and standards.

Estate Homesites

MASTERFULLY MODERN HOME

Estate Home A

4 Bedrooms + Den | 5 Full + 1 Half Bathrooms 4,678 SQ / FT Indoor | 1,992 SQ / FT Outdoor

This home is designed with a low-profile roof specially crafted to honor the surrounding tree canopy. It pairs spacious living areas with walls of windows that frame sweeping wine country views.

Oversized chef's kitchen with custom wine storage

Expansive floor-to-ceiling windows

Large outdoor terrace with pool plus lower terrace with spa











The primary bedroom suite on the upper level opens to a quiet outdoor terrace.

HOME DESIGN A

Floor Plan







7,887 TOTAL SQ / FT

WINE COUNTRY MODERN HOME

Estate Home B

4 Bedrooms + Den | 4 Full + 1 Half Bathrooms 5,230 SQ / FT Indoor | 1,920 SQ / FT Outdoor

A stunning fusion of modern style and rustic warmth, every aspect of this home embraces the region's enchanting scenery, including its two levels of floor-to-ceiling windows and generously sized outdoor areas.

Primary suite with private patio and outdoor shower

Large outdoor terrace with pool, spa and fire pit

Dedicated media room with open-air terrace









A bright living room opens to a large outdoor terrace.







LOWER LEVEL

Floor Plan







BEDROOM 3 15' x 15' \oplus BATH BEDROOM 4

8,181 TOTAL SQ / FT

CONTEMPORARY SONOMA FARMHOUSE

Estate Home E

4 Bedrooms + Den | 4 Full + 1 Half Bathrooms 4,909 SQ / FT Indoor | 1,510 SQ / FT Outdoor

This charming, farmhouse-inspired design taps into a beloved local aesthetic. Inside, find soaring, vaulted ceilings, airy living spaces as well as an ultra-private, standalone primary bedroom suite separated from the main home via a glass-walled corridor.

- Standalone primary bedroom suite with terrace
- Large outdoor terrace with pool and spa
- High ceilings and walls of windows













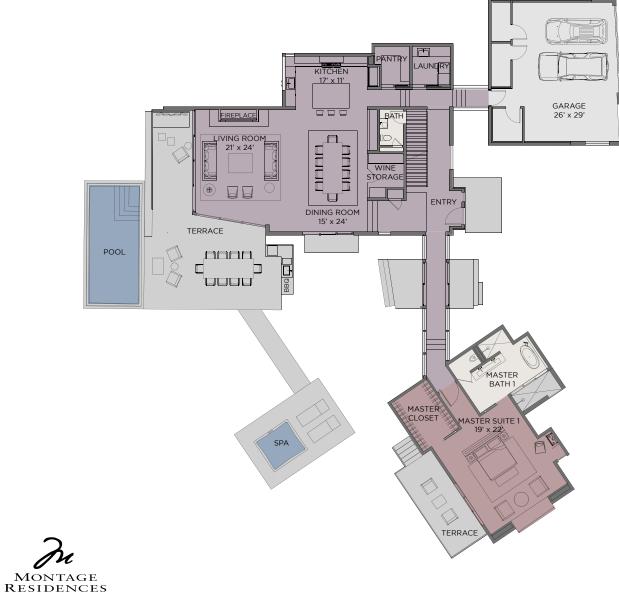


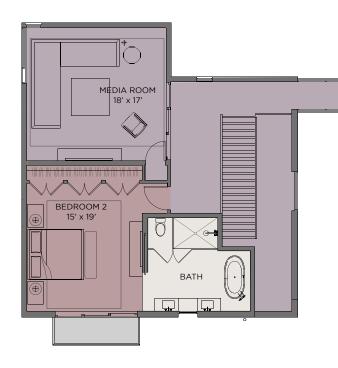
The primary bedroom suite features vaulted ceilings and a private terrace.

HOME DESIGN E

HEALDSBURG

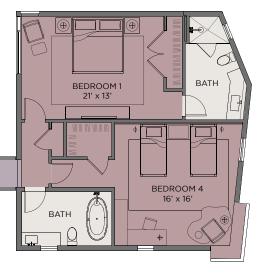
Floor Plan





UPPER LEVEL

4 BEDROOMS + DEN 4 FULL + 1 HALF BATHROOMS



7,581 TOTAL SQ / FT

HILLSIDE PAVILION HOME

Estate Home F

5 Bedrooms + Den | 6 Full + 1 Half Bathrooms 5,572 SQ / FT Indoor | 1,457 SQ / FT Outdoor

Crafted in a modern bungalow style that mirrors the contemporary aesthetic of the resort, this estate is spread across three structures—the main home, primary bedroom suite pavilion and garage—all connected by light-filled, glass-enclosed hallways.

Chef's kitchen with customized wine storage

Large outdoor terrace with pool and spa

Ultra-private primary bedroom suite pavilion with terrace









The kitchen features an eat-in island and opens to an expansive outdoor terrace.





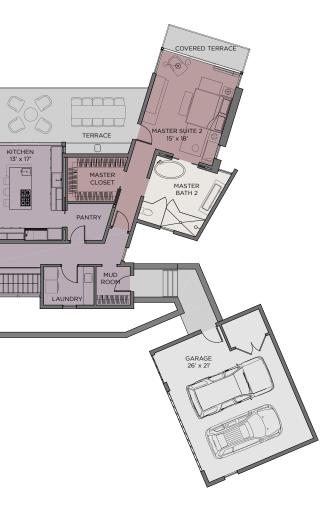


Floor Plan





5 BEDROOMS + DEN 6 FULL + 1 HALF BATHROOMS



8,061 TOTAL SQ / FT

WINGTIP HOME

Estate Home G

5 Bedrooms | 5 Full + 1 Half Bathrooms 4,870 SQ / FT Indoor | 1,680 SQ / FT Outdoor

Refreshingly modern and welcoming, this home is designed to embrace the natural environment with its unique "walk-down" configuration that conforms to the site's topography. Inside, breezy living spaces open to expansive outdoor terraces shaded by the home's dramatically angled, wing-like roof.

Large outdoor terrace with pool and spa

Primary bedroom suite with private terrace and outdoor shower

Dedicated golf cart garage storage











The kitchen boasts an airy layout and ample wine storage.

Floor Plan







5 BEDROOMS 5 FULL + 1 HALF BATHROOMS

MS 7,769 TOTAL SQ / FT

AN UNPARALLELED EXPERIENCE

Residential Ownership

Montage Residences Healdsburg owners enjoy a celebrated world of privileges, including personalized services, preferred access to lifestyle amenities and special benefits throughout the full portfolio of both Montage Hotels & Resorts and Pendry Hotels & Resorts.









RESIDENTIAL SERVICES Effortless Living

While in-residence at Montage Healdsburg, owners enjoy a dedicated residential staff that stands ready to arrange personalized services with the highest standard of comfort, privacy and luxury.

- 24-hour concierge 24-hour housekeeping 24-hour maintenance 24-hour in-residence dining 24-hour security Car and limo services Childcare services Discounts on spa services, food and beverage outlets and retail purchases Discounts on best available rooms at other Montage and Pendry hotels Event and menu planning and implementation
 - Laundry, dry cleaning and pressing services
 - Private chef and in-residence catering
 - Pre-arrival provisioning
- Pet grooming, walking and sitting services

Some services are offered à la carte and are subject to additional fees.

AMENITIES & SERVICES ACCESS

An Inspiring Extension of Home

Montage Healdsburg residents enjoy exclusive access to an array of amenities and services, including:

Montage Healdsburg's estate wine programming and events

Priority dining and spa reservations

Resort events and activities

Paintbox, the signature children's program of Montage Hotels & Resorts

Opportunity to participate in the optional Montage Rental Program







GLOBAL BENEFITS

More Reasons to Call Montage Home

Montage ownership benefits extend far beyond the reach of home to the entire portfolio of both Montage Hotels & Resorts and Pendry Hotels & Resorts, including:

Special reservation access and upgrades, preferred discounts on accommodations and other experiences such as dining and spa services

the portfolio

opportunities

Signing privileges for hotel stays throughout

Access to exclusive travel and lifestyle



HEALDSBURG

RESIDENTIAL SALES TEAM Healdsburg@OhanaRE.com | 707.209.0202 MontageResidencesHealdsburg.com

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Montage Residences Healdsburg exclusively offered by

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