

I E A L D S B U R G

# ESTATE HOMESITES

ST STRAY

- 11/5



## 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.







# 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



#### READY-TO-BUILD RETREATS

### Estate Homesites

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.

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













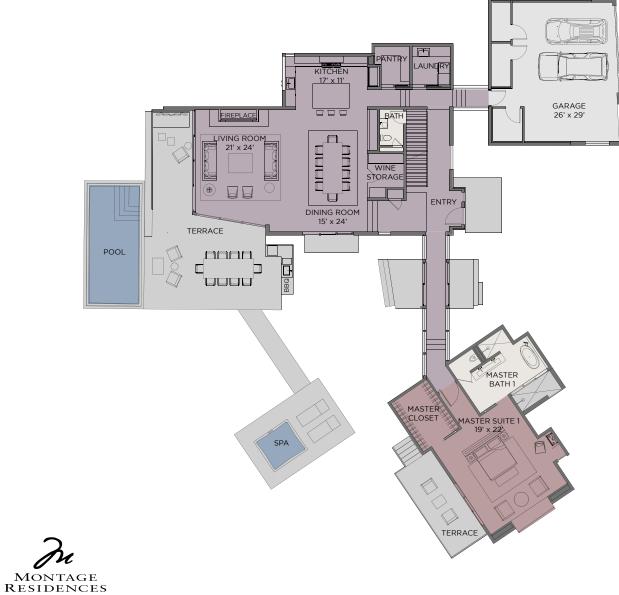


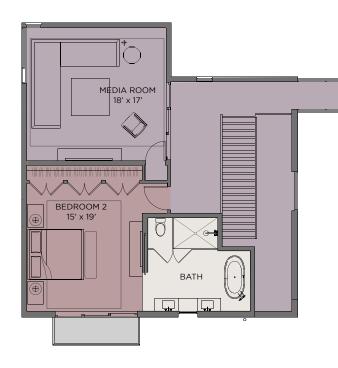
The primary bedroom suite features vaulted ceilings and a private terrace.

#### HOME DESIGN E

HEALDSBURG

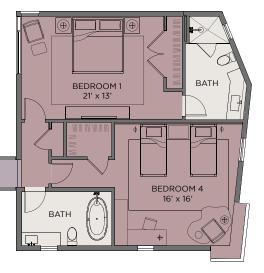
### Floor Plan





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









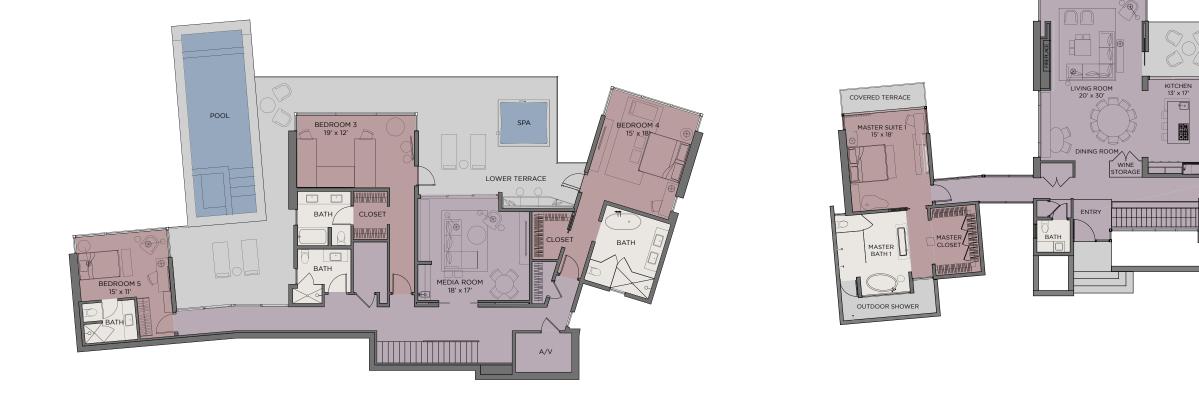
The kitchen features an eat-in island and opens to an expansive outdoor terrace.





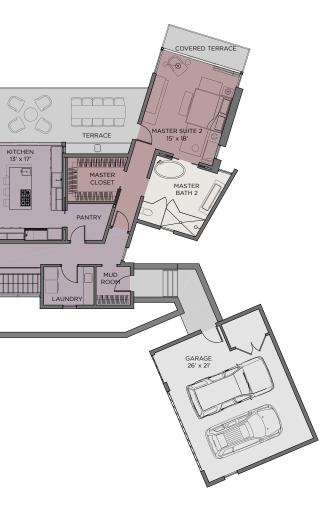


### Floor Plan





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 outlets and retail purchases Montage and Pendry hotels

Pre-arrival provisioning

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

- Discounts on spa services, food and beverage
- Discounts on best available rooms at other
- Event and menu planning and implementation
- Laundry, dry cleaning and pressing services
- Private chef and in-residence catering
- Pet grooming, walking and sitting services

#### 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:

services

the portfolio

opportunities

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

Signing privileges for hotel stays throughout

Access to exclusive travel and lifestyle



HEALDSBURG

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Montage Residences Healdsburg exclusively offered by

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