



The image is a wide-angle aerial photograph of a vineyard in Healdsburg, California. The foreground and middle ground are filled with rows of grapevines, some with yellowing leaves, suggesting autumn. Several modern, low-profile houses with flat roofs are scattered throughout the landscape, nestled among trees and vineyard sections. A winding road or path cuts through the vineyard. In the background, rolling hills and mountains are visible under a clear, bright blue sky. The overall scene is peaceful and scenic, highlighting the natural beauty and modern architecture of the area.

*M*  
MONTAGE  
RESIDENCES  
HEALDSBURG

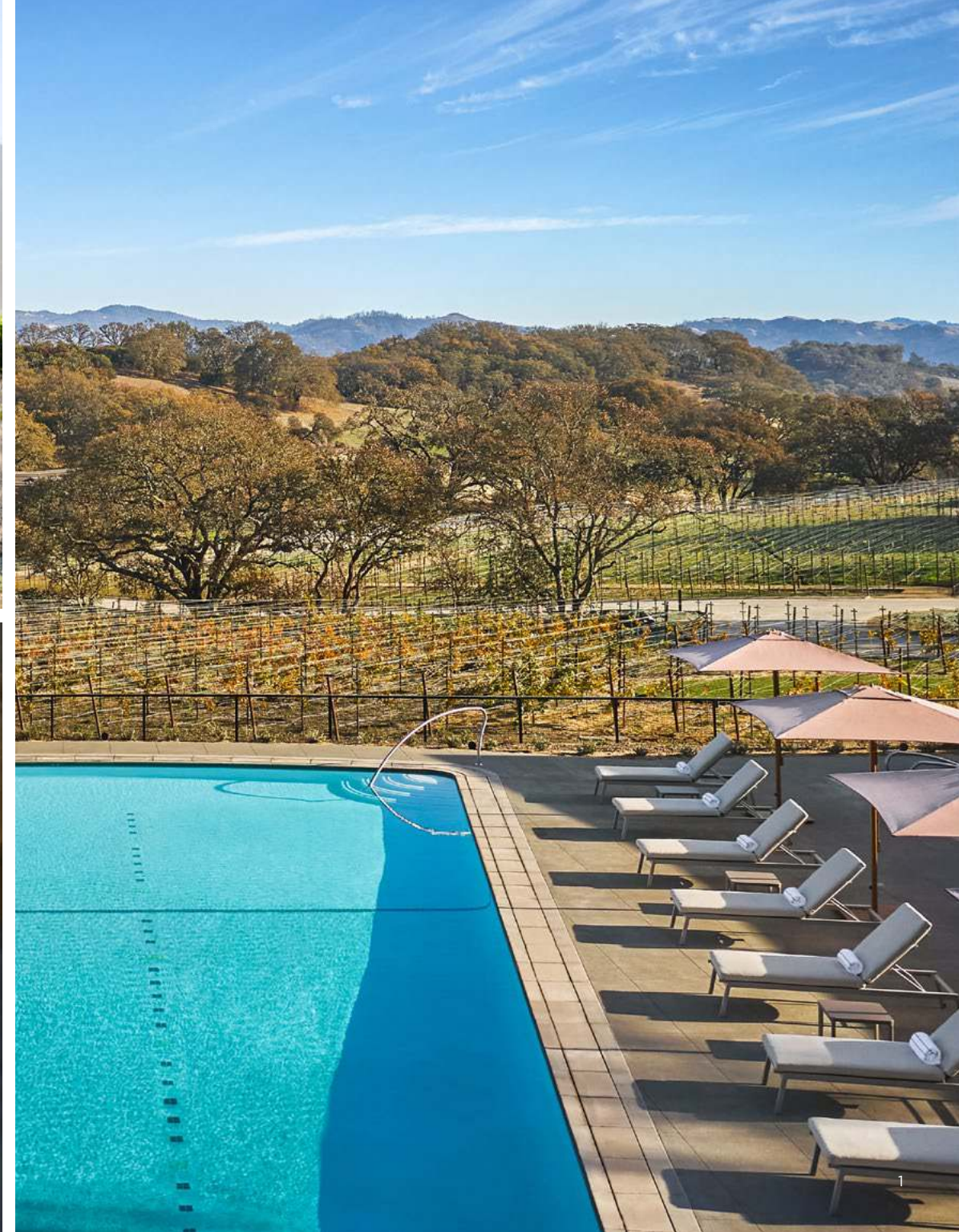
BROKER TOOLKIT

## 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 abundant array of world-class amenities at Montage Healdsburg.

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 Garden, set amidst rows of verdant vineyards.

### 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.



## 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 the customizable Estate Homesites.

### 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

Our build-ready Estate Homesites are set across two enclaves—the northern enclave features versatile properties that can be customized with unique wine country homes while the southern homesites offer specially commissioned, site-specific home designs.



## Resort Map

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



EFFORTLESSLY YOURS

## Harvest Homes

As the signature turn-key residence of Montage Healdsburg, the 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.

HARVEST HOME

LOWER LEVEL

Floor Plan



UPPER LEVEL



4 BEDROOMS

4 FULL + 1 HALF BATHROOMS

4,693 TOTAL SQ / FT

READY-TO-BUILD RETREATS

## Estate Homesites

Our build-ready Estate Homesites are set across two enclaves— the northern enclave features versatile properties that can be sited for custom homes that suit the owners' preferences while the southern homesites offer specially commissioned, site-specific home designs.





CUSTOMIZABLE PROPERTIES

## Estate Homesites North

Located north of the resort, these generously sized homesites provide peaceful settings for custom wine country homes while offering close proximity to Montage Healdsburg and its remarkable amenities and experiences.

DISTINCT ARCHITECTURAL ESTATES

## Estate Homesites South

These homesites range in size from quarter- to half-acre parcels and are coupled with custom Estate Home designs specially commissioned for each site to ensure a streamlined building process.



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.

# Floor Plan

LOWER LEVEL



UPPER LEVEL



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



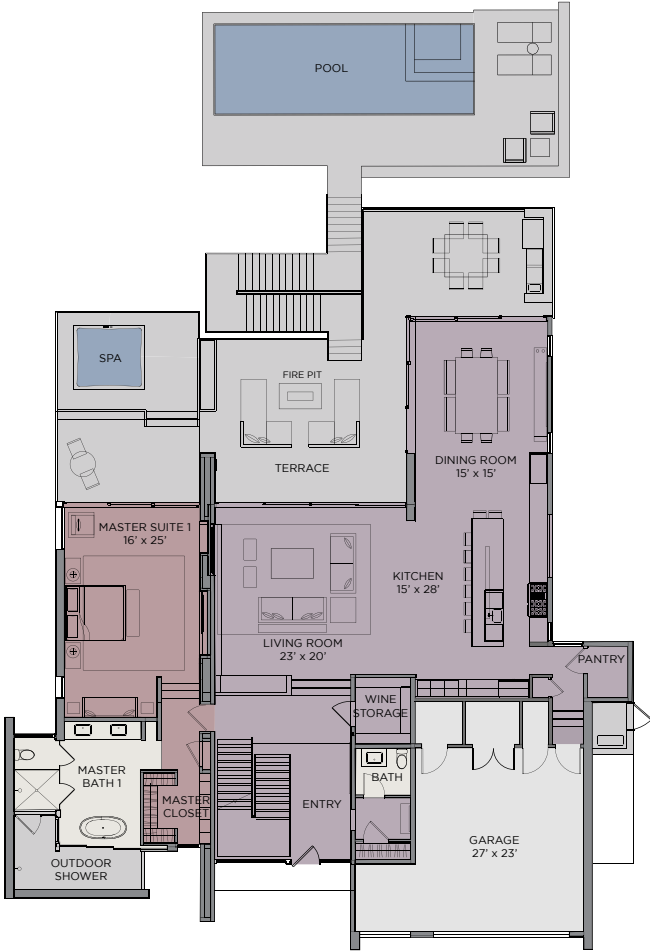




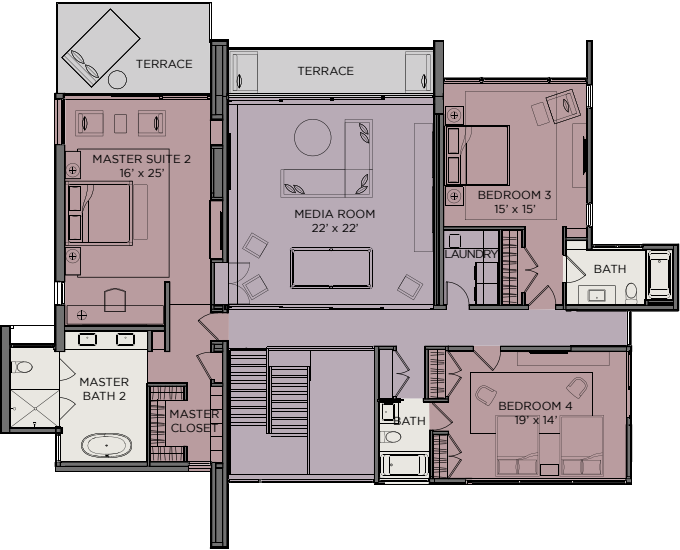
A bright living room opens to a large outdoor terrace.

# Floor Plan

LOWER LEVEL



UPPER LEVEL



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







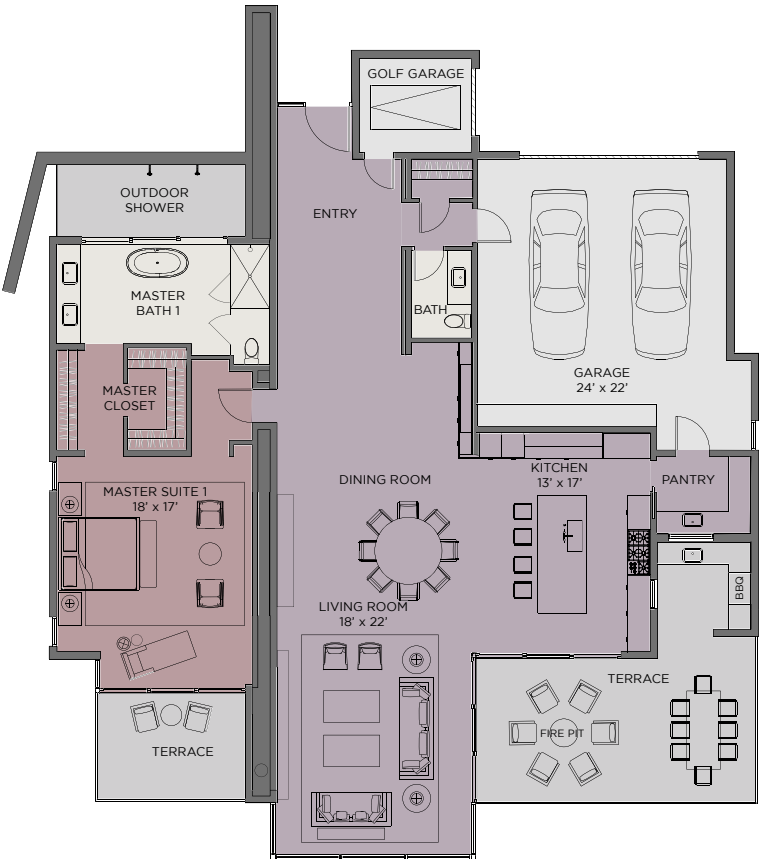
The kitchen boasts an airy layout and ample wine storage.

# Floor Plan

LOWER LEVEL



UPPER LEVEL



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 will 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 as well as preferred discounts on accommodations, dining and spa services

Signing privileges for hotel stays throughout the portfolio

Access to exclusive travel and lifestyle opportunities



  
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RESIDENCES  
HEALDSBURG

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Montage Residences Healdsburg  
exclusively offered by



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