

EALDSBURG

BROKER TOOLKIT



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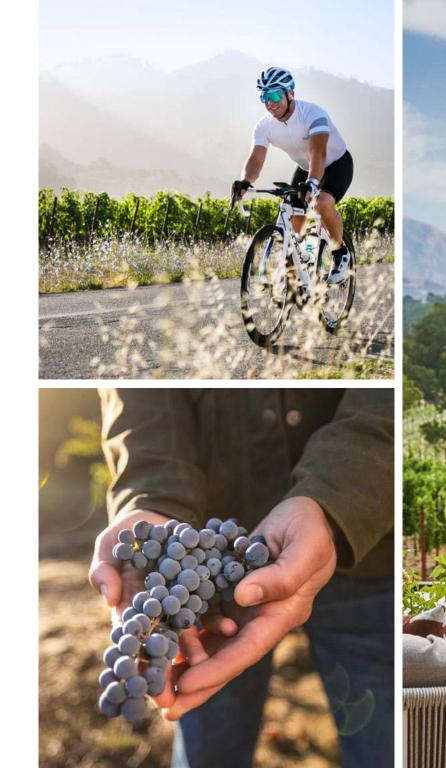
Authentic Wine Country Living

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

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 Experiences

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

Hudson Springs Bar & Grill

Scout Field Bar

Healdsburg Country Store

In-Residence Dining







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 Fitness Center Yoga Garden Sports Courts Swimming Biking Hiking Archery



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.

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
- East Vineyards
- P West Vineyards
- **Q** Wedding Lawn
- R Hudson Springs Bar & Grill



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 1,116 SQ / FT Garage Area 445 SQ / FT

Total Area 4,747 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

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

Featuring the largest and most private sites upon which to build a custom wine country residence, this enclave also offers conceptual architectural sketches for each site to help new owners envision their dream home.

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









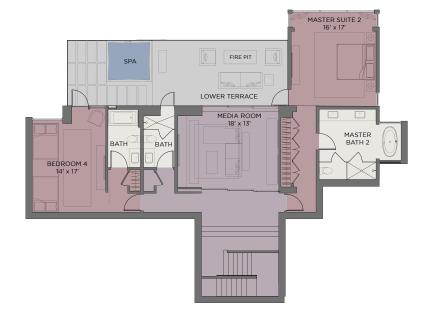
The primary bedroom suite on the upper level opens to a quiet outdoor terrace.

ESTATE HOMESITE A

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.

ESTATE HOMESITE B

Floor Plan

LOWER LEVEL

UPPER LEVEL







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









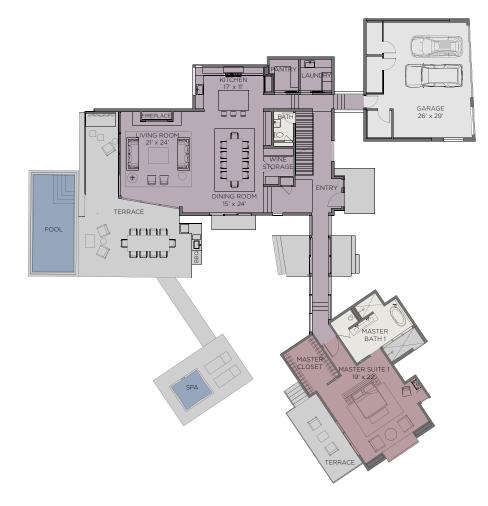
The primary bedroom suite features vaulted ceilings and a private terrace.

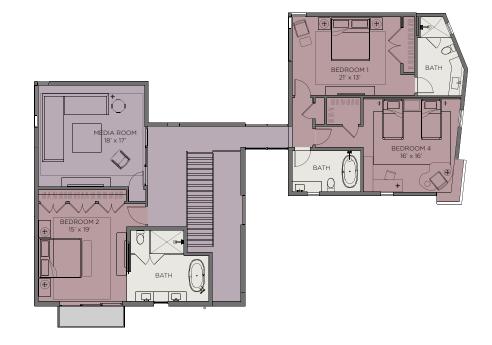
ESTATE HOMESITE E

Floor Plan

LOWER LEVEL

UPPER LEVEL







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.





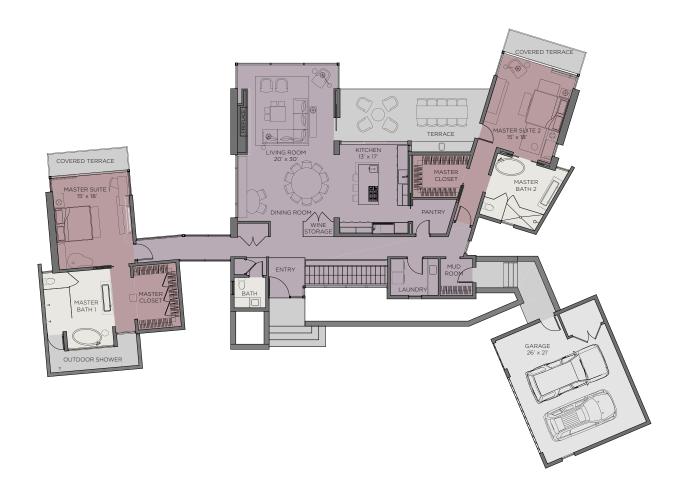
ESTATE HOMESITE F

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

This home is designed to embrace the natural environment with its unique "walk-down" configuration that conforms to the site's topography, while inside breezy living spaces open to expansive outdoor terraces.

Large outdoor terrace with pool and spa

Primary bedroom suite with private terrace and outdoor shower

Dedicated golf cart garage storage









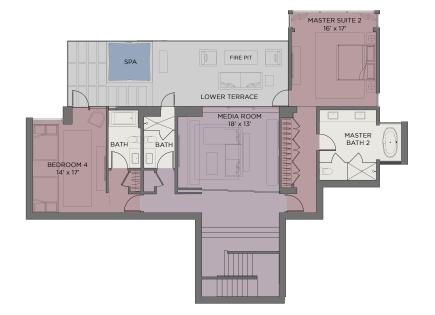
The kitchen boasts an airy layout and ample wine storage.

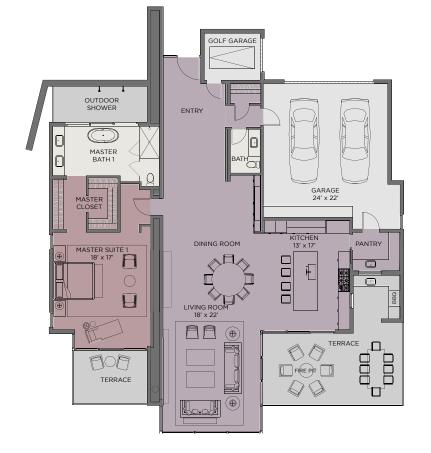
ESTATE HOMESITE G

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

the portfolio

Access to exclusive travel and lifestyle opportunities

Signing privileges for hotel stays throughout





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Montage Residences Healdsburg exclusively offered by

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