



*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.





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## 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





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## 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.



Montage Healdsburg

# 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 Hudson Springs Bar & Grill
- S The Residential Club

ESTATE HOMESITES NORTH	
ESTATE HOMESITES SOUTH	
HARVEST HOMES	



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.

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.



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

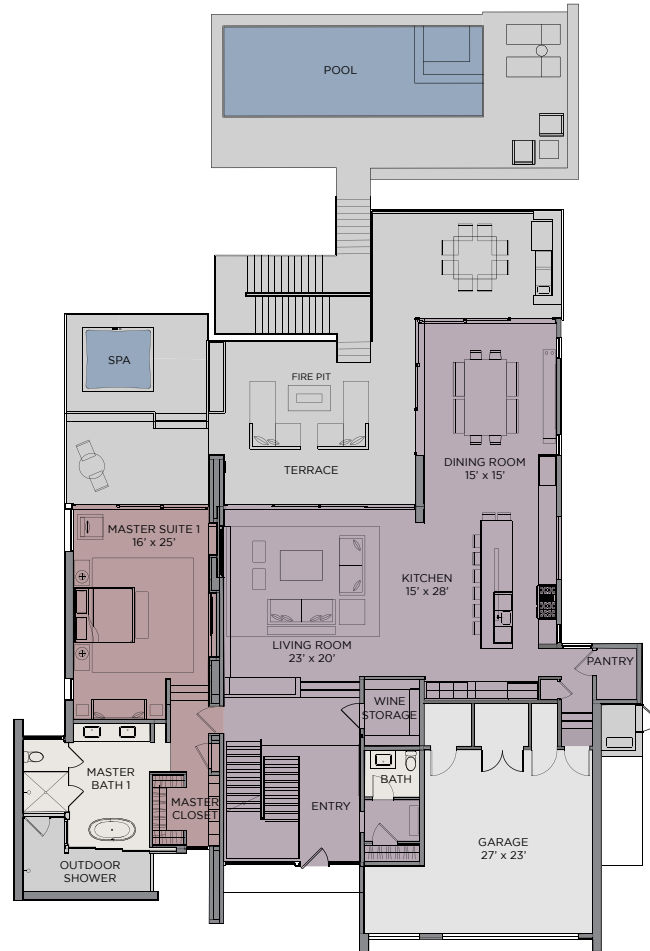




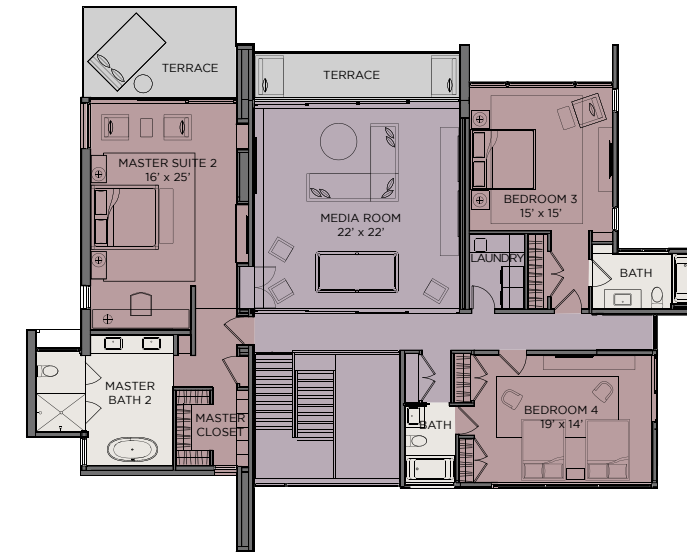
A bright living room opens to a large outdoor terrace.

# Floor Plan

LOWER LEVEL



UPPER LEVEL



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.

# 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.

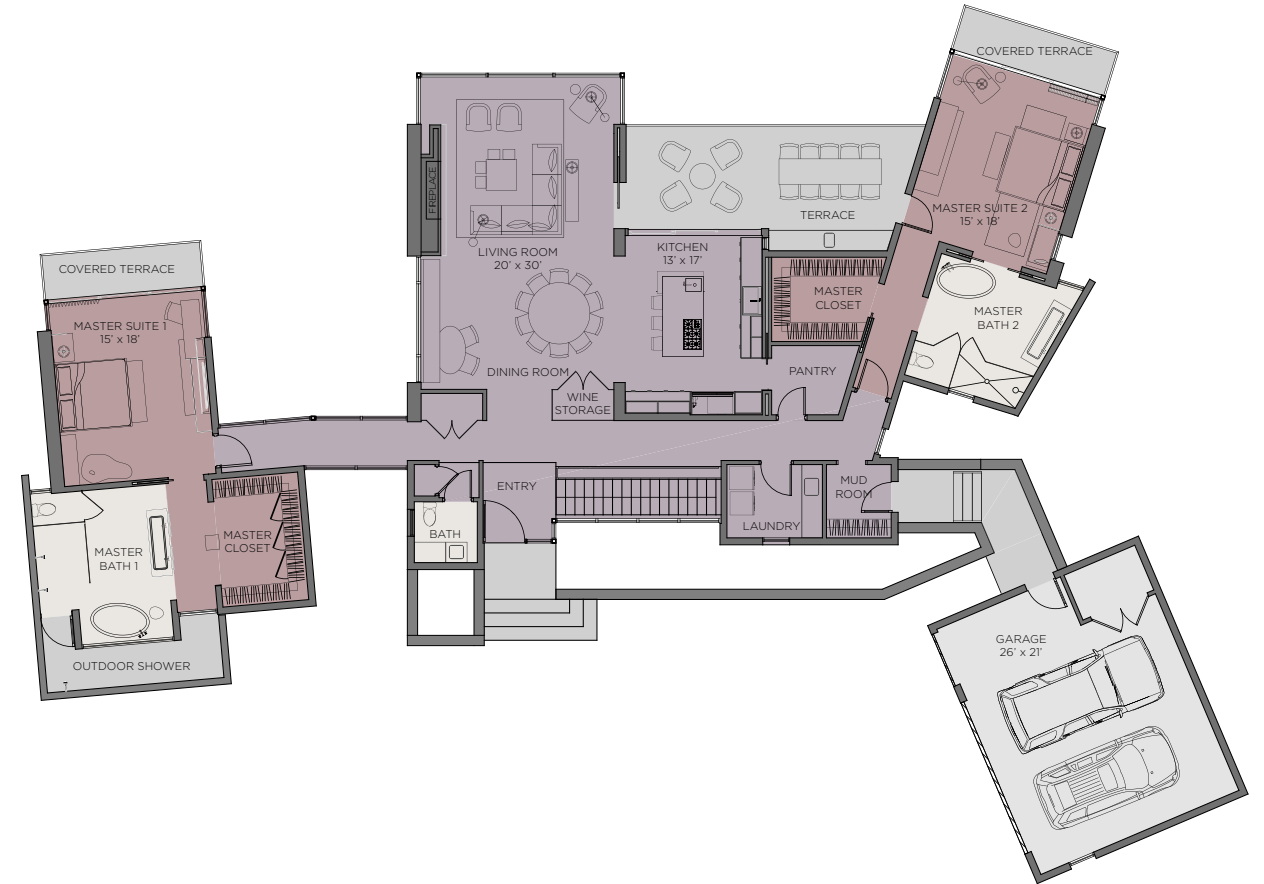


# Floor Plan

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





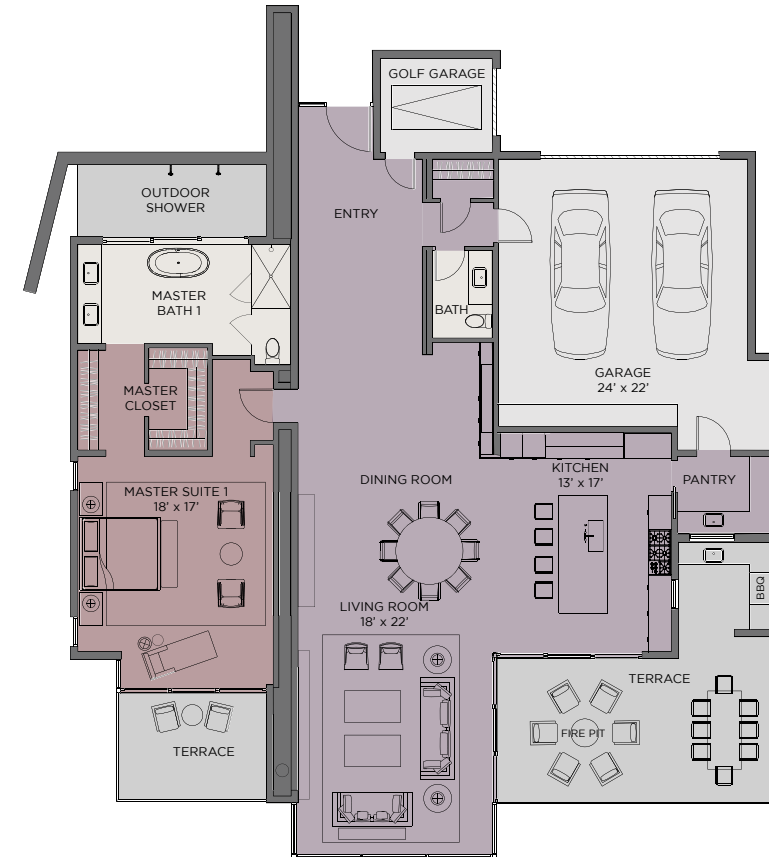
The kitchen boasts an airy layout and ample wine storage.

# 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.





AN OWNER EXCLUSIVE AMENITY

## The Residential Club

Situated within the northern Estate Homesites, The Residential Club is a private, owner-exclusive amenity with an array of features including:

Private pool with cabanas, hot tub and cold plunge

Clubhouse with indoor and outdoor lounge areas and fire pits

Fitness center with state-of-the-art equipment

Pickleball and bocce courts

Dedicated Residential Concierge team on-site





## 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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Montage Residences Healdsburg  
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