

FEATURES & SPECIFICATIONS



OVERVIEW

- Mill District will be a residential neighborhood in the heart of Healdsburg, featuring a community park, lush gardens, a boutique hotel, pool and fitness facilities, and luxury residences with private outdoor living spaces
- Developed by Replay Destinations - renowned for creating luxury destinations and communities that immerse homeowners in a rich array of playful, social and active experiences
- Exclusive collection of 39 residences conceptually designed by Olson Kundig - studios, one to three bedroom flats, two-story lofts and penthouses
- Mill District is a natural extension of downtown Healdsburg with walkability to the town's plaza
- "A 10-acre garden" with pedestrian pathways lined with living walls that connect to edible landscape - pocket orchards, citrus groves, fruit trees and herb gardens

NEIGHBORHOOD

- Walkability to Healdsburg's most vibrant restaurants, galleries, bars and tasting rooms
- Mill District's Velo Club positioned as a starting point to what many consider to be the best cycling roads in the world
- Pool and fitness center located adjacent to Mill District's boutique hotel, offering residents and hotel guests an intimate gathering place for wellness, socializing, and relaxation
- One-acre community park surrounded by fifteen heritage redwood trees

BUILDING FEATURES

- Concrete and steel construction provides an innovative aesthetic that nods to the site's industrial heritage
- Fully-sprinkled residences for fire protection
- Individual secured storage in garage for all homes
- Secure storage for package delivery/pickup managed by HOA
- Assigned private parking in underground parking garage
- EV charging stations in all parking stalls in garage
- Dog washing station



INTERIORS

- Interiors feature tactile materials, calm, neutral colors, and contemporary design - wood, stone add texture and character to each residence; expansive glass walls maximize views to nature
- Open concept living room flows with ease into dining and kitchen areas
- Luxury multi-slide door system with moving glass walls to connect interior and outdoor living spaces
- Choice of two exclusively designed color schemes by Olson Kundig Interiors - Canopy and Horizon color palettes
- Large plank engineered oak hardwood flooring
- 10' ceilings in dining and living areas (two-story, vaulted living room in lofts)
- 8' interior doors with lever hardware
- Expansive windows to embrace natural day lit views
- Motorized window treatments for privacy and shade
- Den/office/pantry flex spaces (dependent on floorplan)
- Faucets, fixtures, fittings and accessories for Kitchens and Baths by KOHLER (Kallista in loft and penthouse residences)
- Large-capacity front-loading washer and dryer
- Signature entry door hardware exclusively designed by Tom Kundig
- Refrigerated wine storage feature in all homes
- Custom closet systems
- Home automation system

KITCHENS

- Exceptionally designed kitchens by Olson Kundig Interiors
- Miele appliance package - German design and engineering representing innovation and timeless elegance
- Modern while still evoking a warm, inviting ambiance
- Natural stone countertops
- Waterfall-edged countertops on kitchen islands
- Designer cabinetry with special finishes, including textured wood that exudes tactile appeal and casual sophistication

BATHROOMS

- Spa inspired bathrooms designed by Olson Kundig Interiors
- Contemporary floating vanities with under cabinet lighting
- Marble countertops and backsplash
- Frameless glass showers with limestone shower walls
- Large format stone floors
- Backlit, illuminated mirrors
- Free-standing sculptural tubs (in select larger residences)

