

THE PENTHOUSES



CANOPY

MILL DISTRICT

CANOPY AT MILL DISTRICT

Olson Kundig masterfully fuses architecture and interior design to create a cohesive sense of place authentic to Healdsburg and its prized small-town charms. Inspired and expansive indoor living spaces flow seamlessly to wrap-around outdoor terraces, set within a preserved grove of heritage redwood trees.

Welcome to an exclusive collection of luxurious penthouse residences just steps from the Healdsburg plaza, and the world-famous food and wine culture of Sonoma County.





The Penthouses at Canopy overlook a grove of heritage redwood trees and the gardens of The Preserve.

WINE COUNTRY'S ONLY PENTHOUSES

The Penthouses at Canopy are the only opportunity in wine country to experience panoramic, tree-level living. Spacious wrap-around terraces, temperature-controlled wine features, and luxuriously-appointed indoor and outdoor kitchens, dining and lounging areas adorn each residence. Sliding glass walls command breathtaking views of Fitch Mountain and downtown Healdsburg, elevating the art of living and entertaining inside and out.

These never-before, never-again Canopy Penthouses are a one-of-a-kind experience for those in search of the ultimate in wine country living.





Penthouses are filled with natural light, with 10'6" ceilings and expansive glass walls that bring nature's panorama into the home.

CRAFTING THE ULTIMATE HEALDSBURG RESIDENCES

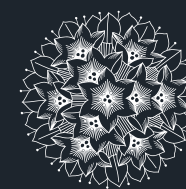
The Penthouses at Canopy are the result of a rare and remarkable collaboration between two world-class talents.

Olson Kundig is renowned for creating exceptional and innovative homes sought after by the world's most discerning clientele. Kyle Connaughton is globally recognized for SingleThread, a 3 Michelin Star farm, restaurant and inn showcasing the unique seasonal tastes of Sonoma County, alongside award-winning wine curation.

Together, they have crafted an extraordinary integration of architecture, interior design, wine lifestyle, and kitchen gardens in the Penthouses at Canopy.



Olson Kundig



SINGLETHREAD
FARM · RESTAURANT · INN



Olson Kundig

NATURE-INFUSED, FULLY-INTEGRATED DESIGN

Honored members of *Architectural Digest's* AD100 list for the ninth consecutive year in 2021, and included among *Fast Company's* Top Ten Most Innovative Companies in Architecture, Olson Kundig is world-renowned for head-turning fusions of indoor and outdoor spaces in architecture and design.

Olson Kundig has designed the Penthouses at Canopy with a sense of awe-inspiring openness, where sliding walls seamlessly combine lofty interiors with stunning exteriors in a fluid living experience.

Remarkable artistry and craftsmanship can be found throughout, from distinctive entrances and custom interior architecture features that brings a noteworthy level of materiality and detail to the Penthouses.



Olson Kundig creates dramatic integrations of exterior and interior living.

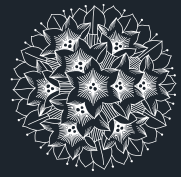
HALLMARKS OF DISTINCTION

LUXURIOUS INTERIORS The Penthouses holistic luxury offers Olson Kundig-designed interiors, Snaidero kitchens, German-engineered Miele kitchen appliances, and Waterworks artisan fixtures.

LIFE OUTSIDE Interiors flow seamlessly to spacious, wrap-around terraces, featuring outdoor DCS kitchens, to entertain family and friends.

A WORLD-CLASS TEAM The Penthouses are developed by Replay Destinations, and features landscaping by VITA Planning & Landscape Architecture. Mill District's hotel and amenities are designed by SB Architects.





SINGLETHREAD
FARM - RESTAURANT - INN

CHEF & SOMMELIER- INFLUENCED DESIGN

Chef Kyle Connaughton of SingleThread Farm, Restaurant and Inn—one of only six Michelin 3-starred restaurants in California, and voted the 37th best restaurant in the world in 2021—provides creative direction to ensure that Penthouse kitchens are designed for incomparable function and performance.

Winner of the 2021 Wine Spectator Grand Award, SingleThread's Wine Director, Andrew Rastello, guides the design of temperature-controlled wine features for optimal curation and display.

And SingleThread's Head Farmer, Katina Connaughton, oversees curation and planting of Penthouse kitchen gardens, for a fully-integrated cooking experience.

Their direction and influence ensures that Penthouse owners will embody Sonoma County's approach to food and wine: cooking and eating with the seasons, enjoying fresh herbs and greens from kitchen gardens, and gathering over long, leisurely meals under the stars.



Chef Kyle Connaughton and the SingleThread team have optimized the food and wine experience the Penthouses.

A SINGLETHREAD-ENHANCED LIVING EXPERIENCE

KITCHEN DESIGN AND PERFORMANCE Chef Kyle Connaughton chose German-engineered Miele appliances for high-performance kitchens, and will provide Penthouse homeowners with ideas for flawless kitchen organization and function.

WINE EDUCATION AND CURATION SingleThread's Wine Director, Andrew "Rusty" Rastello, will be available to Penthouse owners who choose to fully customize their wine collections. Whether you're new to wine or an experienced collector, Rusty will ensure that Penthouse owners make the most of their temperature-controlled wine features.

CULINARY KITCHEN GARDENS SingleThread's Head Farmer, Katina Connaughton, will oversee planting of fresh herbs and salad greens in culinary gardens, for true terrace-to-table cooking experiences.





Entertain with indoor and outdoor kitchens and dining areas.



Over 1,000 square feet of stone terrace wraps around the Penthouses, for a nature-infused living experience.



10'6" floor-to-ceiling glass walls glide open for a seamless interplay of indoor and outdoor living space.



Primary bedrooms feature open, stylish design and private outdoor space.



Freestanding soaker tub in an ensuite with stone flooring and countertops.

THE POOLHOUSE

The Poolhouse is a private social, health and wellness facility, just steps from away.

Centered around an elevated, private lap pool and expansive pool deck, The Poolhouse is for the exclusive use of Mill District residents—a place where they can refresh, relax, socialize and entertain.

The Poolhouse is complete with fitness and movement studios, a living room, and a demonstration kitchen that can be transformed for business meetings.

Plan your day with the Experience Concierge over a morning espresso. Swim laps or work out with your personal trainer. Later, unwind on the pool deck with your favorite beverage, then spend the evening taking cooking classes, or wining and dining with a local winemaker and private guest chef.

The well-appointed living room and kitchen opens seamlessly to the pool deck, providing homeowners with a gathering place for receptions, reunions, and more. The Poolhouse also includes bike storage.

The Poolhouse is designed by SB Architects, an international architecture practice based in San Francisco, with 60 years of experience in providing clients with the highest level of creativity and design excellence for hospitality, residential and mixed-use developments.





SUSTAINABILITY

At Mill District, sustainability is central to everything we do. That commitment goes beyond embracing redevelopment of a former industrial site, and building up into the redwood canopy instead of sprawling out into Healdsburg.

The Mill District neighborhood features solar panels, electric vehicle charging station infrastructure in the garage, and an expansive recycling program. Power purchased from the City of Healdsburg is sourced from renewable energy. In-home designs incorporate low-flow fixtures, reducing water usage by up to 60 percent.

VITA Planning & Landscape Architecture, a renowned firm with experience on five continents, will design the garden landscape for Mill District. Outside, drought-tolerant plants have been incorporated into the landscaping.

Mill District is cycling and pedestrian friendly, and our vision for sustainability extends well into the future—when Sonoma-Marín Area Rail Transit comes to Healdsburg, it will stop across the street, obviating the need for cars. The better we take care of our environment, the more it will take care of us.



BUILDING FEATURES

Concrete and steel construction provides an innovative aesthetic that nods to Healdsburg's agrarian and lumber mill heritage.

Secured access includes keyless entry system.

Individual secured storage in garage for all homes.

Assigned private parking in underground parking garage.

EV charging infrastructure provided in all parking stalls.

Dog washing station.



INTERIOR FEATURES

Integrated interior design by Olson Kundig.

Multi-slide glass wall system.

Motorized window treatments in living areas and primary bedroom to custom-calibrate privacy and shade.

Temperature-controlled wine feature with design directed by SingleThread.

In-residence office space.

Engineered oak hardwood flooring in wide-plank format.

Programmable, front-loading washer and dryer from Miele, the industry leader in quality.

Lutron automated lighting system.

Choice of two interior palettes designed by Olson Kundig Interiors: Shadow or Light.



KITCHEN FEATURES

Designed by Olson Kundig Interiors, with creative direction from SingleThread's Co-Owner and Chef Kyle Connaughton.

German-engineered Miele appliance package, curated by Chef Connaughton, selected for innovative features and timeless elegance.

Modern aesthetic, evoking a warm, inviting ambiance:

- Walk-in pantry.
- Stone countertops.
- Snaidero designer cabinetry.



BATHROOM FEATURES

Free-standing sculptural soaker tub in primary ensuite.

Frameless glass shower with stone shower walls.

Contemporary floating vanities with under-cabinet lighting.

Stone countertops and backsplash.

Large-format stone floors.

AB401

3 BEDROOM PENTHOUSE

3.5 BATH

LIVABLE 4,275 SF

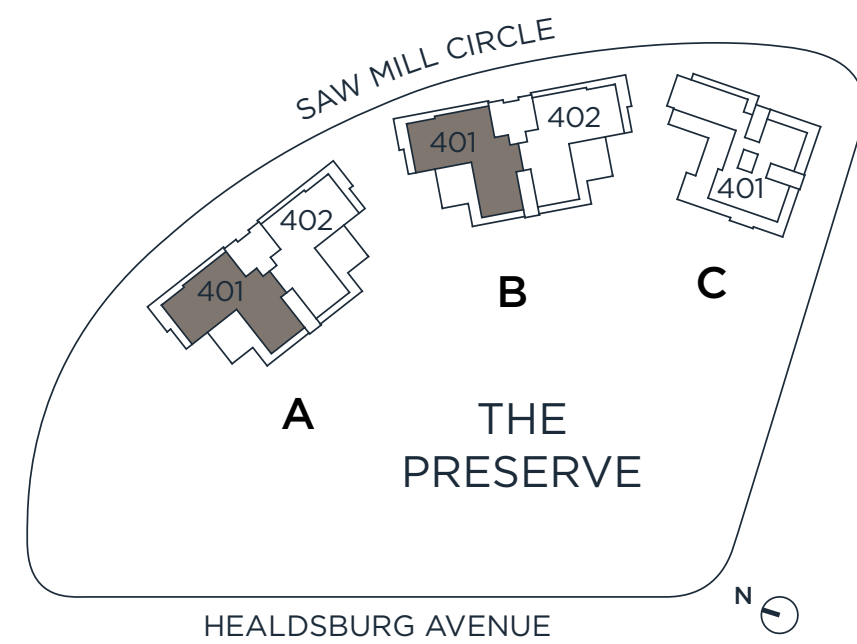
INDOOR 3,223 SF

OUTDOOR 1,052 SF

ELEVATION, THE PRESERVE



KEY PLAN, LEVEL 4



402

3 BEDROOM PENTHOUSE

3.5 BATH

LIVABLE 4,275 SF

INDOOR 3,223 SF

OUTDOOR 1,052 SF

ELEVATION, THE PRESERVE



KEY PLAN, LEVEL 4

