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COMING ATTRACTIONS

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Green Acres

By Lara Becker

These luxury developments are doing sustainability right.

PHOTO COURTESY OF MONTAGE RESIDENCES HEALDSBURG

At Montage Residences Healdsburg in Northern California, rolling hillsides are in view from all around. Each home is built to preserve the land, and not disrupt it.

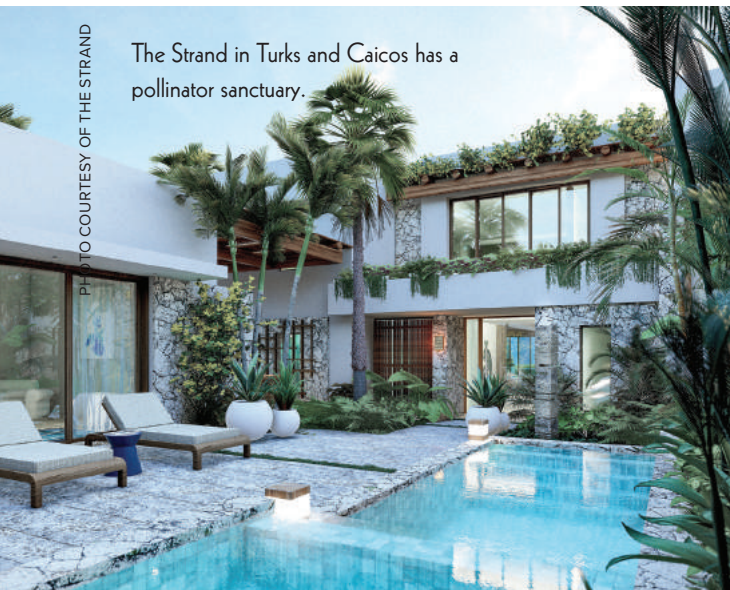


PHOTO COURTESY OF THE STRAND

The Strand in Turks and Caicos has a pollinator sanctuary.

As new trends change and evolve in real estate, one thing has been consistent as of late: green initiatives. It's cool to be kind to the environment in 2023 — even the little things can have a ripple effect to create change all around us.

Luxury developments across the globe are leading by example in this department. Many are following in the footsteps of planet-friendly legislation, and creating their own ways of sustainable living for residents, whether it's solar-paneled energy, electric cooking devices, conservation of land, or harvesting fruits and vegetables.

The Strand, a luxury oceanfront real estate development in Turks and Caicos, sees the pros far outweighing the cons when it comes to these changes.

“Practicing sustainability is just being smart, thoughtful and forward-thinking,” says John Fair, managing director, developer and project

manager at The Strand. “Would you rather pay 50 cents per kilowatt-hour for electricity generated from diesel fuel, or 13 cents per kilowatt-hour from the sun?”

The Strand offers private homes, villas, and custom residences overlooking Cooper Jack Bay on the island, with gorgeous views and shoreline swimming. One of the factors that it is most proud of, beyond offering solar-powered homes, is its ability to turn the property into a pollinator sanctuary for all types of creatures.

The Strand propagates native flowers and plants on site, which is able to attract all kinds of butterflies, dragonflies, hummingbirds and more to the property. A plethora of flora and fauna boasts beautiful scenery all around, and offers improved air quality and green ecosystems.

The Strand is focused on incorporating the natural scenery into the architecture of the homes as well. According to Fair, the property sits on a limestone shelf, which millions of years ago was a coral reef. Now, seashell limestone and coral stone is incorporated into the flooring and textures of every residence on the property. This allows the natural surroundings to blend seamlessly into the present.

Beyond just the beauty, The Strand also integrates state-of-the-art smart technology in every room, only LED lighting throughout the property, and smart irrigation systems with rainwater catchment cisterns.

Another development focused on the success of its natural environment is Tributary, located in Driggs, Idaho. Tributary is a 1,500-acre development, with luxury real estate nestled in gorgeous wildlife. Five hundred of its acres are fen-designated wetlands, which are pristinely maintained by the Teton Regional Land Trust.

“The Woods Creek Fen is the most floristically unique wetland in Teton County,” says Sara Beth Judson, real estate sales associate at Tributary, of the property. “The fen is managed to protect the on-site wildlife and rare plants.”

In addition to the existing wetlands, Judson notes, it also has constructed various ponds on site, in order to provide shelter and habitats for native trumpeter swans, long-billed curlews, waterfowl and shorebirds. Tributary is perfect for hiking alongside the ponds in the summer, and well-known as an emerging top-10 skiing destination in the winter.

The land itself is entrenched in rich, vast ecosystems, and residents can enjoy being a part of it all. Tributary is situated in the western



The Strand also incorporates the textures of the natural landscape into the architecture of each homesite; particularly their roots in coral stone.

PHOTO COURTESY OF THE STRAND
PHOTO COURTESY OF MONTAGE RESIDENCES HEALDSBURG



Vineyards, budding oak trees, and buzzing beehives are just a few of the vibrant ecosystems that are alive on the Montage Residences property.

slope of the Teton mountain range, and also in a high alpine valley, which makes it a “biodiversity hotspot.”

The property is actually part of the Greater Yellowstone Ecosystem, one of the most integral ecological landscapes in the world. This 15-million-acre organization encompasses Yellowstone and Grand Teton national parks as well.

“With every expansion or home being built, we take full consideration of our footprint and the materials used to ensure we are responsible stewards of the incredible ecosystem that surrounds us,” Judson says.

Providing a bit of a different landscape is Montage Residences Healdsburg, in sunny Sonoma County, California, which takes this one step further with its own sustainable farms.

Montage Residences, which offers luxury estates and homesites, is located in the scenic Alexander Valley, closeby to the Russian River. With private vineyards, towering oak trees, honey-soaked beehives, and an orchard of hazelnut trees to produce truffles, it’s safe to say that Montage Residences has a well-produced ecosystem.

Each residence is crafted through tolerant landscaping, with renewable-energy systems made possible through Tesla batteries. The property is also Cal Certified, meaning that the homes are extremely well-rated for energy efficiency. Montage Residences is able to offer unique farm-to-table dining experiences, and also a true integration into the environment through the use of their farms and natural production.

“The rolling hillsides of Healdsburg not only provide beautiful vineyard vistas, but also create opportunities for uniquely designed homes that are built into the landscape instead of on it,” says Neil Johnson, managing director of development at Ohana Real Estate Investors, from Montage. “Homes at Montage Residences Healdsburg complement the natural landscape of Northern California, preserving the rolling terrain and native oak trees in each home design.”

Each of these properties agree that green infrastructure should not only be a piece of their initiatives, but a top priority. The land gives way to each of these incredible experiences, and is treated as an honored host.

“Preserving the magic and beauty of the natural setting through environmental stewardship is incredibly important to us,” Johnson mentions. “In speaking with owners at Montage Residences Healdsburg, they’re most excited about the opportunity to live within the region’s natural beauty.” [LHE](#)



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PHOTOS COURTESY OF TRIBUTARY



The Tributary sits in the Idaho wetlands of Teton County, and has constructed its own ponds to host native flora and fauna.