

# Home Guide

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## Contemporary Wine Country elegance in Healdsburg

A rare super-modern new-construction house with easy walkability to downtown Healdsburg, by a builder/owner with a sterling reputation for high-end design, is being listed for \$8.75 million.

The two-story home at 728 University St. in Healdsburg offers 4,104 square feet of interior space, four bedrooms, four full bathrooms and two partial bathrooms. It has direct views of Healdsburg's iconic Fitch Mountain.

Amenities include a pool with a built-in spa and Baja shelf, a two-car garage, an expansive stone patio, a fully equipped outdoor kitchen, a fire pit with seating, an outdoor shower with an adjacent pool powder room, a gas living room fireplace, and extensive landscaping and fencing for privacy. The property also has sustainable features like solar panels and drought-tolerant landscaping with lavenders and no-mow fescues.

A new home on University "that's in town and walk everywhere is pretty rare," says co-listing agent Carole Sauers, of Golden Gate Sotheby's International Realty. "There hasn't been one done to this level and with this much square footage in recent memory."

New construction in general in Healdsburg is rare and so are vacant lots, though there have been a few new subdivisions, she says. "Healdsburg is just hot," says co-listing agent Michael Dreyfus. "It's become the darling of the wine country. It has a really beautiful and active downtown with excellent restaurants and shops, and you're literally 10



ANTHONY HALAWA

The Healdsburg home includes a heated pool and offers outdoor spaces on both levels.

minutes from all of the vineyards. Healdsburg has blossomed into one of the wine country's premier destinations."

He describes Fitch Mountain as the "focal point of Healdsburg. It's like their Golden Gate Bridge."

The University Street home was designed by Mason Architects and built by MKB Construction. The owner, Arman Pahlavan, is a lawyer and art collector, Dreyfus says. "Through his art collecting, he started building high-end homes. He's super-

passionate about it, really into the design and the finishes."

Some of the design details include clear cedar wood siding, European oak wide-plank wood flooring throughout, lighted closets and wardrobes, bathroom sinks and fixtures by Porcelanosa,

Lutron and LED lighting, built-in ceiling speakers and Savant home automation.

Pahlavan, who also owns Starlite Vineyards, a high-end

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## Details

**Address:** 728 University St., Healdsburg.

**Price:** \$8.75 million.

**Features:** Striking design, luxurious details and ample opportunities for indoor/outdoor living await at this four-bedroom contemporary that includes four bathrooms and a pair of powder rooms. The home boasts more than 1,100 square feet of exterior living space, as well as a pool and spa. The spa-caliber primary bathroom suite comes with a Porcelanosa soaking tub and tub filler, curbless shower and glass-enclosed water closet. European wide-plank oak flooring spans the interior, and bedrooms enjoy lighted closets and wardrobes. The grounds also include an outdoor kitchen and natural gas fire pit.

**Open home:** Noon to 3 p.m. Sunday, January 21; noon to 2 p.m. Saturday, January 27; noon to 2 p.m. Saturday, February 3; 1 to 3 p.m. Saturday, February 10.



PHOTOS BY ANTHONY HALAWA

**Above:** The Healdsburg home features four bedrooms and more than 1,100 square feet of exterior living space. **Below:** This bedroom suite connects to a terrace overlooking the backyard.

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boutique winery in the Healdsburg area, is “certainly not your typical spec-home builder,” Dreyfus adds. “He puts a lot of thought into his houses. He also enjoys doing it. He told me the other day, ‘One of these times I’m going to keep it for myself.’”

“The house is all windows everywhere,” Dreyfus says. “For that kind of house with so many windows it has a good amount of privacy. He’s positioned them well, and he also brought in mature trees for screening.”

Pahlavan, who has built a half-dozen new homes so far,

also has a proven track record. His most recent new build, at 155 Bardet Road in Woodside, sold for a record price in that area of Woodside for \$13.55 million. And then it resold for \$14.25 million in October 2022.

“I create these houses as an artistic endeavor for myself,” Pahlavan says. “I don’t build spec houses. I’m a lawyer by profession and I have a huge love for the arts.”

“The houses that I build have followed my passion for art,” he says. “And then when I’m finished, there has been such a huge demand for them commercially.”

One of his favorite artists is Tom McKinley, whose hyper-realistic paintings explore the relationships between objects, architecture and the natural world. Pahlavan uses McKinley’s paintings for inspiration and design ideas for the homes he builds.

“I try to do these houses with spatial arrangements that make sense and with windows that frame exterior views,” he says. “When you’re able to frame a 100-year-old oak tree with a window, that creates a wonderful image.”

Let’s take a quick walk around the two levels of the home. The



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drama begins at the oversized glass and steel front door, which pivots and opens to a gracious entry foyer and immediate views of a central geometric art piece by Billy Al Bengston on the wall behind the dining table in the open-plan great room.

Floor-to-ceiling windows flood the great room with bright natural light and offer inviting views of the backyard pool. The open Italian kitchen by DOM Interiors features custom white cabinetry, a glass island, a walk-in pantry, and a suite of Miele appliances. This main level also holds a cozy sitting room, a powder room, an en-suite bedroom that opens to a stone patio and a mudroom/laundry (there are laundry spaces on both floors).

An eight-foot-wide staircase with a landing and a 14-foot window leads upstairs. Here you'll find a family room, an office and three en-suite bedrooms, each with a private balcony or access to a large wooden deck with planters that sits over the garage.

The primary suite features floor-to-ceiling glass windows and doors, a walk-in closet, a private balcony overlooking the pool and Fitch Mountain, a walk-in closet, and an en-suite with dual vanities, a curbless shower and a soaking tub.

"The concept here was to be able to live in a place where you can walk to the downtown," Pahlavan says. "The idea is that you don't need a car — you can easily bike or walk into town."

Listing agent Sauers remembers that sort of Healdsburg from decades ago.

"Growing up, it was the ultimate small town," she says. "I rode my bike everywhere as a kid. Doors were unlocked — I never had a key. Everybody was hard working, and you knew all of your neighbors and everybody in town."

"I would charge things at the corner market and the owner would tape the receipts to the register and my parents would



PHOTOS BY ANTHONY HALAWA

**Above:** A ribbon flame gas fireplace warms a living area with floor-to-ceiling windows. **Below:** The Healdsburg home includes a chef's kitchen with integrated appliances and European-style cabinetry.

stop in periodically and pay him," Sauers says. "My 1985 high school graduating class was just over 100. It was a farm community."

By the late 1990s, the town square had been rejuvenated and the town was encouraging hotels to come in, she says. And things have really taken off in the last five to 10 years. "It's now constantly voted as one of the best places to visit in the country."

The local population that was here has grown with it, she adds. "Many of those farmers are now winery owners."

The downtown area is a

charming mix of housing stock that dates to the late 1800s—many smaller bungalows along with Victorians and Craftsmen, "with a little of everything else mixed in," Sauers says. Outside the city limits, it becomes farmland and vineyards pretty quickly, she says. "We get rugged and rural real fast."

Learn more at [www.728university.com](http://www.728university.com).  
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