



401 Piper Street

HEALDSBURG



BRUINGTON
HARGREAVES

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401 Piper Street | Healdsburg

This creatively renovated and expanded 1910s Arts and Crafts provides an extraordinary blend of historic character and modern, contemporary luxury on a coveted corner lot just steps from Healdsburg's plaza.

Entering the home through its large front porch, leads into a vaulted great room with v-groove wood paneling and light dormer which flows seamlessly to a chef's kitchen featuring premium Thermador appliances, 36" gas range, 42" French Door refrigerator and stunning marble feature island - with seating for four and large work surface. A Morning Bar provides a hidden cove for coffee and espresso makers with dedicated refrigeration below; while the Evening Bar provides wine storage and glass shelf display for barware and elevated entertaining. A cozy fireplace creates a central focal point for the great room, affording a variety of furnishing and layout options depending on how one lives.

Adjoining the great room, a versatile flex room adapts seamlessly to an office, media room, or guest quarters, while creating a layered connection to the outdoor garden. A guest bedroom and bath provides versatility for guests or home office while also connecting the interior plan to the garden.



A luxurious primary bedroom is secluded from the main flow, creating a private retreat. The large room includes seating nook, sliding doors to a garden terrace, dual, large walk-in closets, and spa-inspired ensuite featuring heated tile floor, walk-in shower with rainhead, soaking tub with french casement windows and garden views, and dual vanities.

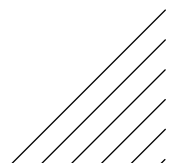
The property's secret jewel is its private, but large courtyard featuring multiple outdoor rooms connected to several of the interior spaces. A unique contemporary cedar fence design provides both privacy and interesting exterior wall surface for the courtyard. Creative adaptation of site grade allows the home's interior to flow seamlessly onto the terrace, expanding both livability and home size. The main dining terrace with overhead Tivoli lighting adjoins a seating area beneath a majestic heritage sycamore. Outdoor kitchen and firepit ready, the courtyard has gas, water, sewer and electric utilities all in place for your final design.

The thoughtful renovation preserved and updated the original Douglas fir floors, double-hung windows, and original millwork which was stripped of all old paint and then re-assembled. New, contemporary flourishes include v-groove panel accents, smooth drywall, in ceiling speaker system, and LED ceiling lighting for both mood and accent.

In addition to the main home, a clever 540-square-foot carriage unit has been woven into the floor plan above the new one car garage. The cozy design provides a full one bedroom residence has vaulted ceilings, ample natural light and great outlooks to the green surroundings making it feel much larger. An efficient but fully equipped kitchen frames the living room with an 8' deep, west-facing deck that extends living space and captures town and coastal range sunset views. Intimate but thoughtfully designed this 'bonus unit' is perfect for visiting guests, 30+ day rentals or long term income as a rental, qualifying it for 1031 exchange.

Modern comfort and conveniences include high-efficiency heating and cooling systems, wifi enabled smart entry locks, structured wiring to home run central point, low water use fixtures, and fire-resistant construction. The one-car garage provides abundant storage and access.

Don't miss this rare opportunity to own a true masterpiece where Healdsburg's irreplaceable historic charm meets today's most coveted amenities you would expect in new construction.





CURRENT
LISTINGS

WALKING TOUR OF
HEALDSBURG

MOVING TO
HEALDSBURG

PROPERTY
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E-BOOK





Main House: 401 Piper Street

BEDROOMS

3

BATHROOMS

2

LIVING SPACE

1,700 SQFT

LOT SIZE

5,662 SQFT

YEAR BUILT

1902

LEVELS

1

Guest Unit: 504 College Street

BEDROOMS

1

BATHROOMS

1

LIVING SPACE

540 SQFT



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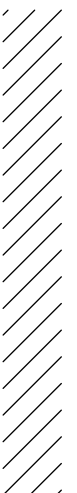
Holcomb House – A Seller's Story

Welcome to our labor of love—a home where every restoration decision was made with one question in mind: “How will the people who live here feel when they walk through that front door each day?

Picture this: your morning ritual begins in the cozy window seat, coffee in hand, watching the morning light filter through those original 1910 sash windows with their beautiful rolled glass. The world feels peaceful here, even though you’re just steps from the Plaza’s vibrant energy. When friends drop by for dinner—and they will, because that’s what happens when you live in Healdsburg—everything flows effortlessly from the spacious pantry to the built-in morning bar, then out to your private courtyard where the evening bar keeps the wine perfectly chilled as conversations stretch late into the night.

The guest suite above the garage became our favorite feature of all. There’s something magical about offering visiting family or friends their own private retreat, complete with its own entrance. They feel welcomed but not intrusive, and you get to enjoy their company without giving up your sanctuary. The thoughtful design means you can host effortlessly, whether it’s a weekend with the grandkids or old friends exploring wine country.

As we pass the keys to you, we hope this home becomes your own private escape in the heart of it all—a place where dinner parties flow seamlessly from indoor elegance to outdoor charm, where your bedroom brings the morning light to you and the garden, and where every guest feels like they’ve discovered their own secret corner of Healdsburg. May your days here be filled with the same joy and connection that inspired every careful restoration choice we made.









1910's Classic Arts and Crafts Historic Restoration With Contemporary Addition in Downtown Healdsburg

Lifestyle features

- Highly desirable location walking distance to downtown Healdsburg
- Corner lot provides great daylight to all rooms, with solar protection from large trees on east and south exposures
- 8' deep, raised, covered front porch with ceiling fans
- Vaulted ceiling in main great room with v groove wood paneling
- Flex room between great room and private courtyard - great for office, media or guest room
- Seamless indoor/ outdoor living via three outdoor 'rooms' accessible from multiple locations in home interior

Arts and Crafts Heritage Meets Contemporary Style

- Large, restored and operable double hung windows
- Refinished original door and window casing
- Refinished original douglas fir floors
- Reclaimed dormer with historic window feature
- 'Steel and glass' look sash windows and doors
- Combination of dimmable lighting for art, task and entertaining modes
- Level 4 finish walls with v-groove wood accents
- Centrally located gas fireplace
- New foundation

Large chef's kitchen with upscale appliance package

- Thermador appliances
- 36" gas range
- 42" French door refrigerator
- Drawer microwave
- Granite countertop surrounds
- Large marble feature island with seating for 4
- Large pantry
- Build in 'morning bar' with undercounter drawer refrigerator
- Evening bar with refrigerated wine cooler

Large primary bedroom

- Sliding doors to secluded outdoor garden terrace
- Private seating nook
- Dual walk-in closets
- En suite, large primary bath with
 - Heated tile floors
 - Walk in tile shower with rainhead and offset thermostatic control and wand
 - Soaking tub with views to outdoor garden
 - Dual vanity with ample drawer space

Technology, Sustainable, Hi Performance

- Range of dimmable LED recessed lighting for optimum scene creation and highlighting area
- Wifi enabled, programmable smart entry locks on main entrance and ADU
- In ceiling speaker ready wired to home run communication box
- High efficiency, gas hot water tankless hot water
- High performance foam insulation/ sealed attic system
- Fire resistant construction – sealed attic, hardened perimeter, fire resistant decking
- High efficiency air sourced heat pump heating and cooling units

Intimate, flexible, versatile outdoor courtyard with variety of spaces

- Multiple connections to interior rooms expands indoor/ outdoor living
- Main dining terrace with overhead Tivoli lighting and outdoor chandelier
- Natural gas firepit ready seating area under majestic heritage tree
- Outdoor kitchen ready with gas, water, sewer and electric service in place
- Secluded secondary terrace adjoining primary bedroom
- Sunken cottage garden off primary bathroom
- Variety of durable paving materials – acid washed concrete, durable, fire-resistant wood decking, pre-cast pavers, and gravel define outdoor rooms

Large one car garage with additional storage areas

- Electric garage door opener with remote key pad
- High ceiling capable of accommodating additional storage racks

540 SF Carriage unit above garage

- Separate, private off street entrance
 - Full kitchen
 - Vaulted ceiling LVP flooring
 - Quartz countertops
 - West facing covered deck with sunset and coastal range views and natural cedar accent paneling
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About Us

Jonathan Bruington and David Hargreaves created BruingtonHargreaves in late 2022 to build on their success over the past few years as the highest performing individual agents in W Real Estate. Their shared philosophy of delivering the best possible service to clients combined with their drive and enthusiasm to give of their best in everything they do makes them a great team to have on your side. Over the past year, they have completed over 60 transactions with a combined value of over \$70m in sales across Sonoma County.



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BruingtonHargreaves by the Numbers

2024

HOMES SOLD



\$71m

DEALS



68

REPEAT CLIENTS



13

VACATION RENTALS



11

LOTS



6

INVESTMENT PROPERTIES



\$32m

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