



PONDEROSA CLASSICS
AT IRONWOOD

W E L C O M E

Pleasanton has been a favorite hometown for more than a century. Located in the historic Amador-Livermore Valley, the lively community is now home to Ponderosa Classics at Ironwood, a collection of fine homes in a comfortable master-planned setting not far from historic Main Street.

The city of Pleasanton offers a friendly, small-town atmosphere that is truly extraordinary. Intended to honor General Alfred Pleasanton, a clerical error in the recording office gave the town its name in 1851 and Pleasanton quickly lived up to that new title. Ranchers, farmers and merchants were drawn to the scenic location and sunny climate. The charming city was made famous on the silver screen in the 1917 version of "Rebecca of Sunnybrook Farm," capturing the character of Pleasanton for generations of film-goers.

Today festivals, parades and events keep the lively downtown bustling with activity. The tree-lined Main Street is home to an array of shops, museums, restaurants and sidewalk cafés. Hundreds of acres of community parks feature playing fields, sport courts, tot lots, picnic and barbecue areas and more. Local vineyards and the historic Alameda County Fairgrounds delight residents of all ages.

Established in 1867, Pleasanton's public school system also has a proud history of excellence. With student scores consistently ranking above state and national averages, Pleasanton's public schools have been recognized by the State as "California Distinguished Schools," and both middle and high schools have received the prestigious "National Blue Ribbon Award."

Enjoy a new neighborhood as vibrant as Pleasanton itself:
Ponderosa Classics at Ironwood.

PONDEROSA

H O M E S



THE ELM

Residence Two
 4 Bedrooms, 3-1/2 Baths,
 Butler's Pantry and Optional Walk-In Linen/Storage
 Approx. 2,746 Square Feet



FIRST FLOOR
 (Elevation A)



Walk In Pantry Option



Elevation A - modeled



Elevation B

Artists' conceptions of floor plans and elevations.



THE ELM

Residence Two
4 Bedrooms, 3-1/2 Baths,
Butler's Pantry and Optional Walk-In Linen/Storage
Approx. 2,746 Square Feet



Walk-In Linen/Storage Option

SECOND FLOOR
(Elevation A)



Elevation C



THE OAK

Residence Three
4 Bedrooms, 3-1/2 Baths,
Great Room, Loft
Approx. 2,922 Square Feet



FIRST FLOOR
(Elevation B)



Elevation A



Elevation B - modeled

Artists' conceptions of floor plans and elevations.



THE OAK

Residence Three
4 Bedrooms, 3-1/2 Baths,
Great Room, Loft
Approx. 2,922 Square Feet



SECOND FLOOR
(Elevation B)



Elevation C



THE WILLOW

Residence Four
5 Bedrooms, 4-1/2 Baths,
Optional Retreat and Suite/Bedroom 5
Approx. 3,067 Square Feet



Suite with Bedroom 5 Option

FIRST FLOOR
(Elevation C)



Elevation A



Elevation B

Artists' conceptions of floor plans and elevations.



THE WILLOW

Residence Four
5 Bedrooms, 4-1/2 Baths,
Optional Retreat and Suite/Bedroom 5
Approx. 3,067 Square Feet



THE ALDER

Residence One
3 Bedrooms, 2-1/2 Baths, Den
Optional Dining Room/Bedroom 4
Approx. 2,162 Square Feet



Elevation A



Elevation B

THE ALDER

Residence One
3 Bedrooms, 2-1/2 Baths, Den
Optional Dining Room/Bedroom 4
Approx. 2,162 Square Feet



Bedroom 4 Option
in lieu of Den



Dining Room with
Butler's Pantry Option
in lieu of Den
and walk-in Pantry



Elevation C - modeled



PONDEROSA CLASSICS AT IRONWOOD

FEATURES

DISTINCTIVE EXTERIOR DETAILS

- Low-maintenance stucco and/or James Hardie® lap siding exterior with accents of stone or brick (per plan)
- Durable, long lasting Monier Lifetile™ concrete tile roof
- Front yard introductory landscaping with automatic irrigation system
- Sectional roll-up insulated garage door(s) with automatic opener and two transmitters
- Side and rear yard fencing with one gate
- Scored colored concrete driveway and walkway with salt and broom finish (per plan)
- Welcoming porch or courtyard (per plan)

EXQUISITE INTERIOR APPOINTMENTS

- Richly painted raised-panel Therma-Tru™ eight-foot high entry door with Baldwin® oil-rubbed bronze exterior hardware
- Decorator-selected carpeting and floor covering
- Durable and stylish hand-set ceramic tile foyer
- Radius drywall corner detailing
- Formal living and dining room(s) (per plan)
- Elegant chandelier in dining room (per plan)
- Gas fireplace with glass doors in family room or great room
- Natural maple staircase with painted white skirt board
- Elegant cabinet and sink in powder room accented by Kohler® designer faucet
- Raised-panel Classique style interior doors with chrome lever style door hardware
- Mirrored wardrobe doors in all secondary bedrooms
- Rocker-style light switches

AMENITIES FOR YOUR CONVENIENCE

- Interior laundry room with utility sink and natural maple cabinetry
- Fans in all bathrooms for superior ventilation
- Abundant recessed lighting to provide maximum room illumination
- Designer-placed TV niche (per plan) for enhanced media viewing
- Smoke detectors to meet current code
- Pre-wired with RG-6U coaxial cable for television in the family room, den, loft and all bedrooms
- Pre-wired with CAT-5E wiring with RJ-11 jack for telephones in the kitchen, den, loft, and all bedrooms
- 200 AMP electrical service panel
- Garage interior fully drywalled, textured and painted
- Basic security system
- All copper water supply piping, proven quality for ease of operation and extended life
- Post tension concrete slab foundation with deepened perimeter footings for added stability

ENERGY SAVING FEATURES

- Comfort Wise™ energy-efficient home with Energy Star™ designation
- Central air conditioning and heating with programmable thermostat(s); two systems in two-story plans
- R-13 insulation in exterior walls and R-38 blown-in insulation in the attic areas
- Low water usage Kohler® showerheads and toilets throughout
- 50/75-gallon water heater (per plan) with recirculating hot water pump for greater hot water delivery
- Gas stub-out and 220v outlet for dryer in laundry room

- Vinyl dual-glazed Milgard® classic windows and sliding door with Sun Coat™ Low-E glass
- Weather stripping on all exterior doors and windows
- Deadbolt interconnected lock on entry doors
- Insulation in bathrooms, laundry and main suite on non-closet walls to minimize sound transmission

CAREFULLY PLANNED KITCHENS

- Elegant 12 by 12-inch granite countertops and gourmet work island
- Cast iron kitchen sink with Kohler® chrome pullout swing spout faucet
- Beautiful natural maple cabinetry with laminate interiors
- Recessed lights and under cabinet lighting
- Choice of white or black Whirlpool Gold™ appliances:
 - Five-burner gas glass cooktop
 - Self-cleaning double oven with upper convection oven
 - Microwave oven
 - Built-in multi-cycle dishwasher
- Refrigerator area pre-plumbed for ice maker
- Chef's walk-in pantry or butler's pantry (per plan)
- Abundant storage features

LUXURIOUS MAIN SUITE

- Beautiful hand-set ceramic tile countertop with dual china vanity sinks
- Large walk-in closet with inset mirror in closet door
- Oval soaking tub with elegant ceramic tile surround
- Separate stall shower with hand-set ceramic tile surround and clear glass enclosure
- Chrome Kohler® fixtures
- Separate water closet for privacy

CUSTOMIZING OPPORTUNITIES

- Beautiful upgraded countertop materials including slab granite, Corian® and ceramic tile
- Extensive selection of flooring materials in marble, granite, stone, wood, laminate, upgraded ceramic tile and carpet
- Kitchen sink hot water dispenser
- Upgraded Whirlpool® appliance packages
- Built-in 42-inch side-by-side refrigerator
- Upgraded Kohler® faucets and fixtures in kitchen and baths
- Cabinet stain finishes and doors
- Zero energy home program
- Home theater surround sound speaker system
- Upgraded security systems
- Extra electrical
- Home networking system hub and multi-com wiring
- Closet organizers
- Flex room options
- Crown molding in selected rooms
- Interior paint choices
- Radiant barrier roof sheathing
- And many more

PONDEROSA DUETS

There is a separate features sheet for the Ponderosa Duets—please see community sales manager for details.

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LOCATION

