

PONDEROSA  
COLONY  
AT ALAMO CREEK

# W E L C O M E

The moment you enter Ponderosa Colony at Alamo Creek in Danville, you'll realize you're in the midst of something exceedingly fine and unusually rare: elegantly crafted new luxury residences in what is widely considered one of the East Bay's most coveted and desirable addresses.

This collection of 50 single-family homes features architectural designs by the award-winning firm of William Hezmalhalch Architecture in classic Spanish, Colonial and European styles. These beautiful homes boast up to 4,400 square feet of living space and feature exceptional craftsmanship, dramatic living spaces and quality finishes throughout. Ponderosa Homes has also taken special care to incorporate state-of-the-art features and appliances that conserve energy and water, while allowing for the ultimate in comfort and convenience.

Indeed, Ponderosa Colony at Alamo Creek is truly extraordinary on every count, and the location is no exception. Conveniently situated off Camino Tassajara in Danville, residents are close to all that this charming town has to offer. Blackhawk Plaza, with its cinemas, shopping and restaurants, is just down the road. Six golf courses, including the prestigious Blackhawk Golf and Country Club, Crow Canyon Country Club and Diablo Golf and Country Club, are nearby. Danville's delightful downtown is host to boutiques, cafés and a wide variety of restaurants, as well as seasonal festivals, the weekly farmer's market and frequent events for the entire family.

Opportunities to explore nature are nearby too. View the stars from the lofty peak at Mount Diablo State Park, where hiking, biking and horseback trails abound. Or venture to the hills and grasslands of Sycamore Valley Open Space. It's all within a short drive.

The San Ramon Valley Unified School District is among the best in California. The schools serving Ponderosa Colony at Alamo Creek are all highly regarded, high-performing schools, which encourage a lifelong enthusiasm for learning and routinely achieve a "10" in academic ranking for the state.

A spacious and elegant new home. An exceptional neighborhood surrounded by the best of everything. It's not often that something this delightful comes along. Seize the day – and the opportunity – at Ponderosa Colony at Alamo Creek.

**PONDEROSA**  

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**H O M E S**



# 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 concrete tile roof
- Front-yard introductory drought tolerant landscaping with weather station controlled automatic irrigation system
- Carriage house sectional roll-up insulated garage door(s) with windows to coordinate with architecture. Includes automatic opener and two transmitters
- Side-and rear-yard fencing with two gates
- Scored tan-colored concrete driveway and walkway with salt and broom finish and accent borders (per plan)
- Welcoming porch or courtyard (per plan)
- Gas barbecue outlet at rear patio

## EXQUISITE INTERIOR APPOINTMENTS

- Richly stained or painted raised-panel wood eight-foot-high entry door with Schlage® oil-rubbed bronze exterior hardware
- Decorator-selected carpeting and floor covering
- Durable and stylish hand-set ceramic tile flooring in entry, foyer, kitchen, laundry room, powder room and all bathroom water closets
- Radius drywall corner detailing
- Formal living and dining room (per plan)
- Elegant chandelier in dining room (per plan)
- Gas fireplace with ledgestone surround in family room/club room and pre-cast surround in the living room of Plans Two and Three
- Golden wheat-stained maple staircase
- Elegant cabinet accented with Kohler® sink and designer faucet in powder room (Plan One only) and distinctive pedestal sink in Plans Two and Three powder rooms
- Raised, two-panel interior doors with Schlage® satin nickel lever-style door hardware
- Raised, two-panel wardrobe doors in all secondary bedrooms
- Kohler® self-rimming china sinks and cast-iron tubs in secondary baths with Kohler® brushed nickel faucets
- Rocker-style light switches
- 3 ¼" door casings and 5 ¼" baseboards
- Insulation in bathrooms, laundry and main bedroom suite, per plan, to minimize sound transmission

## ENERGY-SAVING FEATURES

- Comfort Wise™ energy-efficient home. Exceeds California Energy Standards by at least 15%
- Homes are designed to meet the new Title 24 Energy Requirements
- Central air-conditioning (13.0 SEER with TVX) and 0.92 AFUE gas heating with programmable thermostat(s); two systems in all plans
- R-13 insulation in exterior walls and R-38 insulation in the attic areas
- Water-conserving Kohler® showerheads and dual-flushing toilets throughout
- 75-gallon water heater with recirculating hot water pump for faster hot water delivery
- Gas stub-out and 220v outlet for dryer in laundry room
- Vinyl dual-glazed Milgard windows and sliding door with Low-E glass
- Weather stripping on all exterior doors
- Prewired for ceiling fan or light in all bedrooms, bonus room, family room and office
- Radiant barrier OSB roof sheathing
- Tankless water heater
- Solar photovoltaic panels

## AMENITIES FOR YOUR CONVENIENCE

- Interior laundry room with Kohler® utility sink and chrome faucet, plus maple cabinetry
- Fans in all bathrooms for superior ventilation
- Abundant recessed lighting to provide room illumination
- Designer-placed media niche (per plan) for enhanced media viewing
- Smoke detectors to meet current code
- Pre-wired with RG-6 coaxial cable for television in the family room, all bedrooms and other rooms per plan
- Pre-wired with CAT-5E wiring with RJ-11 jack for telephones in the kitchen, all bedrooms and other rooms per plan
- Structured wiring CAT-5E for home network in bedrooms and office
- 300 AMP electrical service panel
- Garage interior fully drywalled, textured and painted
- Basic security system
- Post-tension concrete slab foundation

# FEATURES

## CAREFULLY PLANNED KITCHENS

- Elegant granite slab countertops with full backsplash and gourmet work island
- Durable hand-set ceramic tile flooring
- Kohler® cast-iron, three-bowl kitchen sink with stainless pullout faucet and stainless soap dispenser
- Beautiful golden wheat-stained maple raised panel cabinetry with knobs, dovetail wood drawers, maple laminate interiors and concealed European-style hinges
- Recessed lights and under cabinet lighting
- Stainless steel GE® Monogram appliances:
  - 48" six-burner professional gas cooktop
  - Two self-cleaning convection ovens
  - Built-in Advantium® wall oven with speed cook technology
  - Built-in multi-cycle dishwasher with stainless steel interior
  - Built-in 42" side-by-side refrigerator
  - ½ hp garbage disposal with Sinktop Switch™
- Butler's pantry (per plan)
- Abundant storage features

## LUXURIOUS MAIN SUITE

- Beautiful hand-set ceramic tile countertop with Kohler® dual china vanity sinks
- Large walk-in closet with inset mirror in closet door
- Oval jetted tub with in-line heater and elegant ceramic tile surround
- Separate stall shower with hand-set ceramic tile surround and clear-glass enclosure
- Kohler® Forte sculpted fixtures in brushed nickel and matching bath accessories
- Separate water closet for privacy with ceramic tile flooring

## CUSTOMIZING OPPORTUNITIES

- Beautiful upgraded countertop materials including granite slab, Caesarstone® and ceramic tile
- Extensive selection of flooring materials in marble, granite, wood, laminate, upgraded ceramic tile and carpet
- Upgraded Wolf® and Sub-Zero® appliances
- GE® Monogram Trivection oven
- GE® Monogram double wall oven

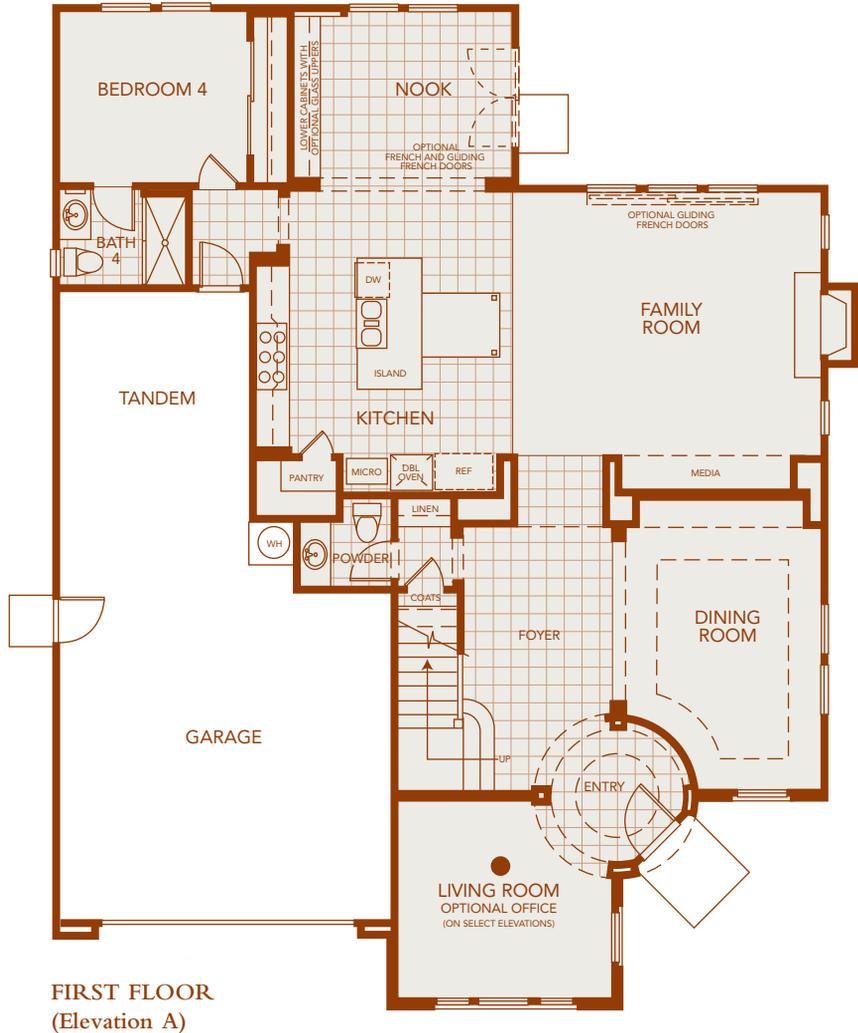
- GE® Monogram 30" warming drawer
- Upgraded Kohler® faucets and fixtures in bathrooms
- Cabinet stain finishes and door styles
- Andersen® French doors
- Built-in media centers
- Home theater surround sound speaker system
- Upgraded security system
- Home networking system hub and multicom wiring
- Closet organizers
- Garage organizers
- Flex room options
- Crown molding in selected rooms
- PV solar electric system
- Whole house fan
- 15 SEER TXV air-conditioning with 12 EER
- R-30 insulation at garage ceiling with living areas above
- Hot water pipe insulation
- And many more

*Ponderosa Homes reserves the right at its sole discretion to make changes or modifications to prices, floor plans, features, specifications, exterior color schemes, policies, guidelines, dates, literature, maps, material, homesites released and plans designated on each homesite without notice or obligation. Special wall and window treatments, custom paint colors, upgraded floor coverings, landscaping, custom designed walks and patio treatments and many other items featured in and around the model homes are decorator-suggested and are not included in the purchase price. All renderings, floor plans and maps are artists' conceptions and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping and are not to scale. All square footages and dimensions are approximate. Window locations vary per plan and elevation. Garage spaces may not accommodate all makes of vehicles. Fencing and walls, if included, will vary according to size and location of lots. Not all options are available on every plan or with every phase due to preplotting by Ponderosa Homes for construction timing. All sales are made on a first-come, first-served basis. Home and product types are subject to availability. Ponderosa Homes also reserves the right to disregard, suspend or delay any sales release, the taking of reservations and the writing of offers. Prices may increase or decrease at any time and without notice. 12/07*



# THE CAPISTRANO

Residence One  
 4 - 5 Bedrooms, 4-1/2 Baths,  
 Bonus Room, 3-Car Tandem Garage  
 Approx. 3,452 Square Feet



Elevation B



Elevation C



Artists' conceptions of floor plans and elevations.

# THE CAPISTRANO

Residence One  
4 - 5 Bedrooms, 4-1/2 Baths,  
Bonus Room, 3-Car Tandem Garage  
Approx. 3,452 Square Feet



Optional Bedroom 5

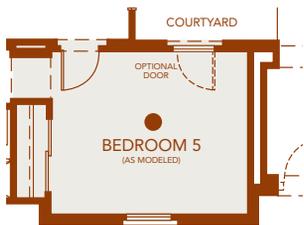
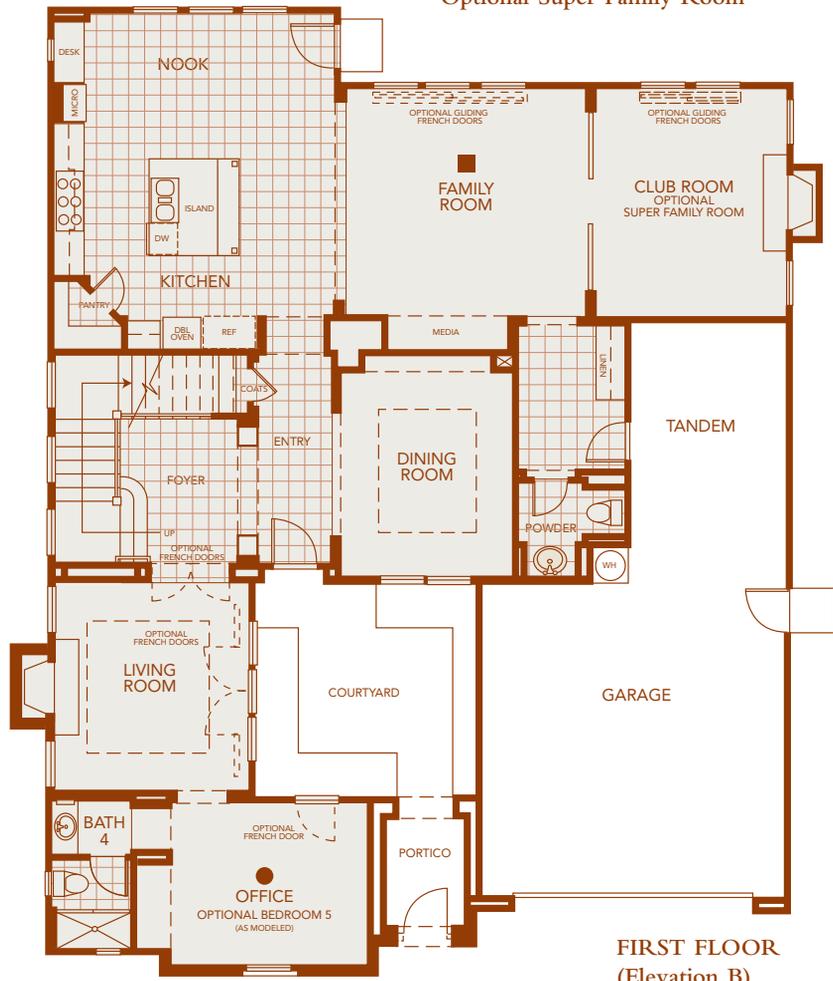
SECOND FLOOR  
(Elevation A)



Elevation A - Modeled

# THE KENSINGTON

Residence Two  
 4 - 5 Bedrooms, 4-1/2 Baths,  
 Club Room/Office, 3-Car Tandem Garage  
 Approx. 3,882 Square Feet



Elevation A



Elevation C



Artists' conceptions of floor plans and elevations.

# THE KENSINGTON

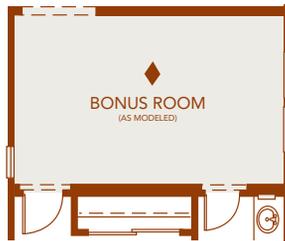
Residence Two  
4 - 5 Bedrooms, 4-1/2 Baths,  
Club Room/Office, 3-Car Tandem Garage  
Approx. 3,882 Square Feet



SECOND FLOOR  
(Elevation B)



Optional Main Retreat



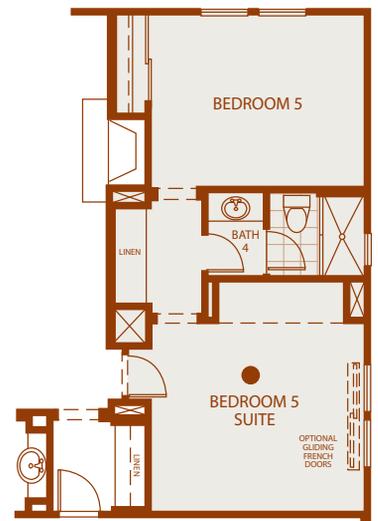
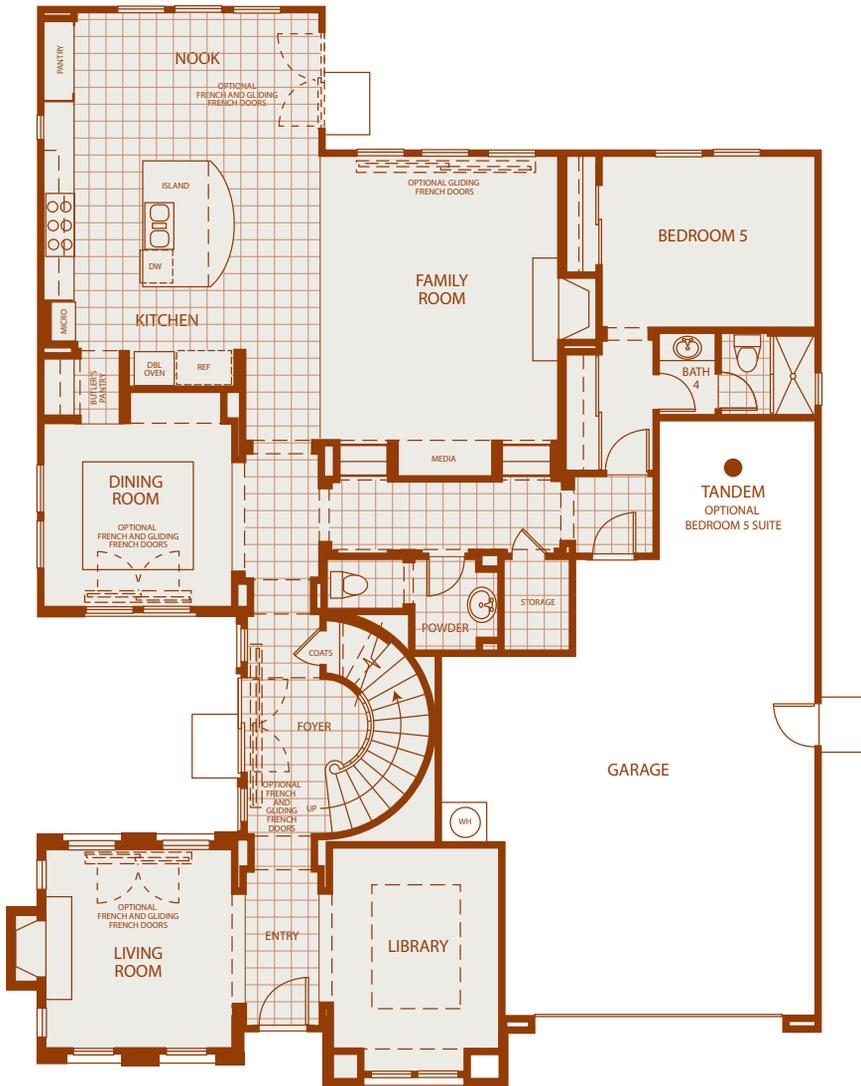
Optional Bonus Room



Elevation B - Modeled

# THE CARMEL

Residence Three  
 5 Bedrooms, 4-1/2 Baths,  
 Library, Bonus Room, 3-Car Tandem Garage  
 Approx. 4,257 to 4,425 Square Feet



Optional Bedroom 5 Suite  
 \*Note: Garage entry and storage change when this option is selected.

FIRST FLOOR  
 (Elevation C)



Elevation A

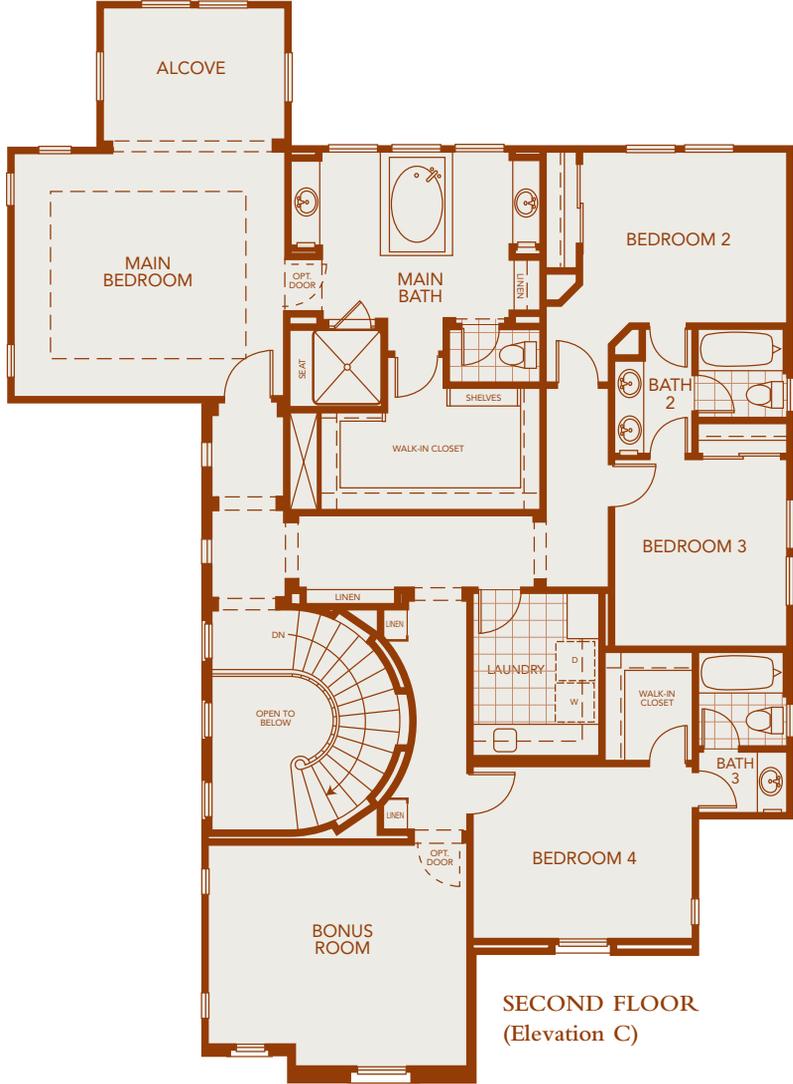


Elevation B



# THE CARMEL

Residence Three  
5 Bedrooms, 4-1/2 Baths,  
Library, Bonus Room, 3-Car Tandem Garage  
Approx. 4,257 to 4,425 Square Feet

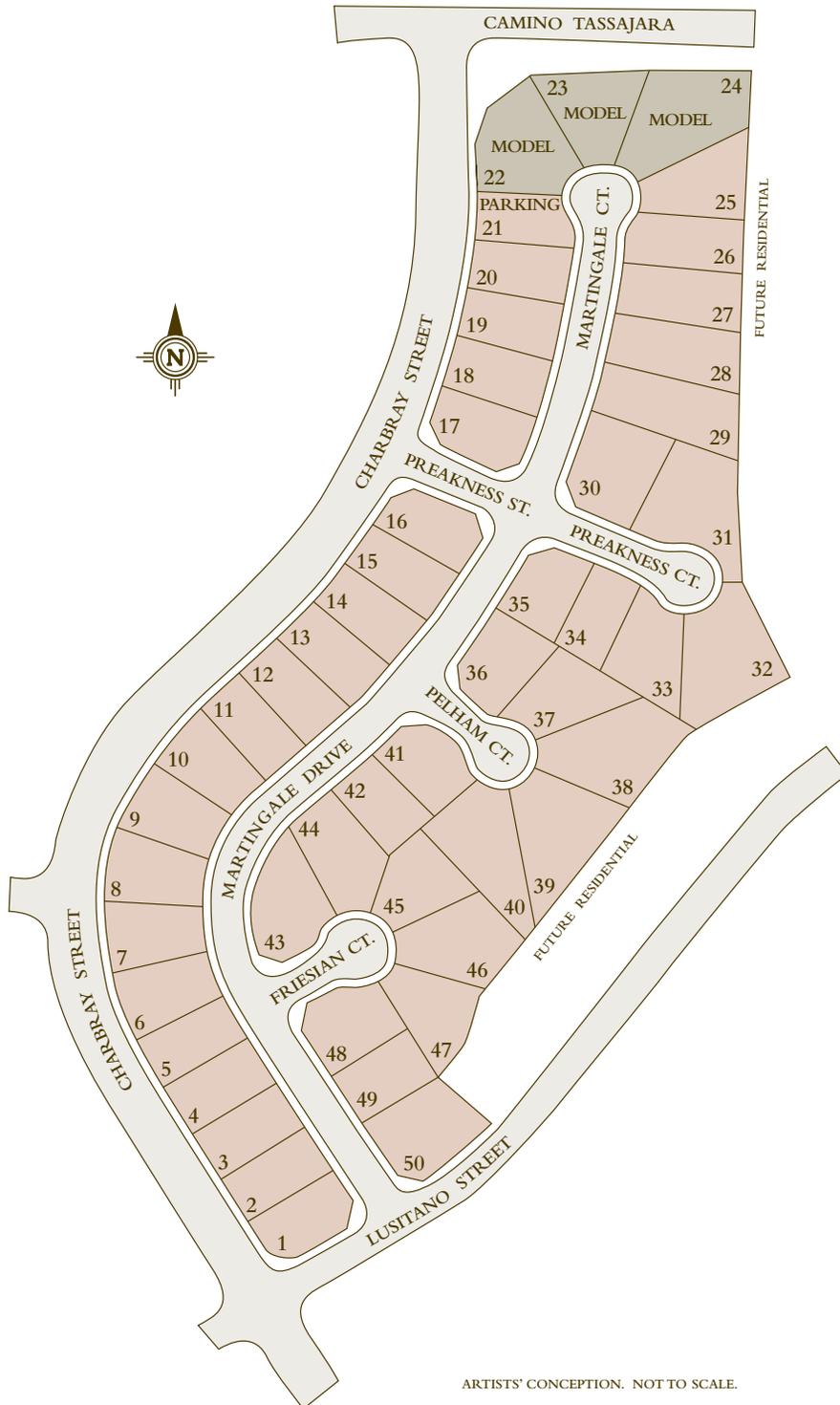


Elevation C - Modeled

# PONDEROSA COLONY



AT ALAMO CREEK



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