

PONDEROSA
Legacy

PONDEROSA HOMES

The scenic Livermore Valley has been

producing award-winning wines since the late 1800's. Vintners named Wetmore, Concannon and Wente planted vines, established wineries and nurtured a legacy of fine living in the valley.

Now, to this historic wine country, comes a new tradition of fine living, Ponderosa Legacy. In keeping with Livermore's plan to encourage viticultural activity in the valley, Ponderosa Legacy is surrounded by permanent agricultural areas— lush vineyards and olive groves. Three spacious home designs reflect the architectural traditions and gracious lifestyle of the valley.

The pleasing combination of Craftsman, American Farmhouse, and Victorian details brings a classic wine country look to the community. Wrap-around porches, plentiful windows, set-back garages and options for guest suites and studios are perfect for this wine country setting. We welcome you to a vintage style of living—here at Ponderosa Legacy.

Features

EXQUISITE INTERIOR APPOINTMENTS

Handsome eight-foot stained entry door with appealing side lights (per plan) and Baldwin® oil-rubbed bronze hardware

Sophisticated hand-set 12- by 12-inch ceramic tile flooring in the entry foyer

Finely-crafted radius drywall corner detailing brings a custom look throughout

Inviting formal living and dining rooms—perfect for entertaining

Spacious family room with media niche and wood-burning fireplace accommodates casual gatherings of friends and family

Elegant all-maple staircase with matching skirt board

Sophisticated, clean-burning gas-log fireplace with rich marble surround in living room

Beautiful six-panel colonist interior doors with oil rubbed bronze lever style hardware

Decorator-selected rocker-style light switches

Ceramic tile vanities and tub/shower surrounds in secondary baths

DESIGNER GOURMET KITCHENS

Exquisite granite tile countertops with full backsplash and convenient work island – island height choices in some plans (see salesperson for details)

Stylish and durable 12- by 12-inch ceramic tile flooring in kitchen and nook

Attractive Euro-design maple kitchen cabinetry with pre-finished white Melamine® interiors

High-quality enamel over cast iron triple-bowl Kohler® sink with Moen® pull-out swing faucet and convenient soap/lotion dispenser

State-of-the-art KitchenAid® appliances in choice of white or black:

- 36-inch five-burner gas cooktop
- Double oven
- Microwave oven
- Multicycle dishwasher

Stainless steel KitchenAid® hood with exhaust fan and lighting

Contemporary recessed ceiling lighting and under-cabinet task lighting

Spacious walk-in pantry

Refrigerator area preplumbed for ice maker

LUXURIOUS MAIN SUITE

Large bedroom

Generous walk-in closet

Luxurious bath

Elegant oval soaking tub with ceramic tile surround

Separate walk-in shower with tile surround and clear glass enclosure

Beautiful tile vanities with dual china basins

Designer-selected Moen® “Monticello” fixtures with platinum finish

Hand-set ceramic tile flooring in water closets

OTHER FINE FEATURES FOR COMFORT AND CONVENIENCE

Interior laundry room with sink, ceramic tile floors and ceramic tile countertops

Electronic security system

Prewired for telephones with CAT-5 wiring in kitchen, all bedrooms and den/loft

Prewired for cable television with RG-6 coaxial cable in family room, all bedrooms and den/loft

Smoke detectors in all bedrooms and living/hall areas

400 AMP electrical service panel

Fully drywalled and textured garage interiors



DISTINCTIVE EXTERIOR DETAILS

Traditional or Craftsman architectural styling with large covered porch and expansive windows—designed to capture the beauty of the outdoors

Attractive, fire-resistant composite shingle roofing with 40-year warranty

Professionally-designed and installed front yard landscaping with automatic irrigation system (introductory package)

Side- and rear-yard fencing with two gates

Handsome insulated roll-up raised panel garage door with window lites

Automatic garage door openers with remote control transmitters

Concrete walk and driveway with landscape strip down the center

ENERGY-EFFICIENT AMENITIES

Dual-zoned and thermostatically controlled central air-conditioning and heating, two furnaces, two air-conditioners and programmable set-back thermostats

Energy-efficient Millgard® vinyl dual-glazed Low-E2 windows throughout

Gas stub-out and electric dryer hookup in laundry room

Low water usage toilets and shower heads

CUSTOMIZING OPPORTUNITIES

A full range of custom options are available through Ponderosa Homes' Design Center, including but not limited to the following:

Fine selection of kitchen countertop materials including granite, Corian® and ceramic tile

Richly detailed cabinetry in an array of stain colors and styles

Marble, granite, wood, laminate, or upgraded ceramic tile flooring

Upgraded appliance packages

KitchenAid®, Sub-Zero®, or Viking® 48-inch wide side-by-side built-in refrigerator

Sub-Zero® wine storage cellars

Kitchen sink hot water dispenser

Crown molding in selected rooms

Interior wall paint options

Surround sound system

Security system upgrades

Extra electrical

Jetted spa tub at main bath

Closet organizers

Central vacuum system

Anderson® French doors

Flex room options

Computer networking system, wiring and hub

Garage interior paint

Upgraded porch finishes

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, home sites released and plans designated on each home site 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 artist's 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. Homes 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. 11/01





Elevation A • Model • American Farmhouse

RESIDENCE ONE
The Bay

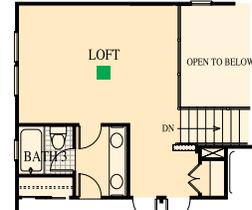
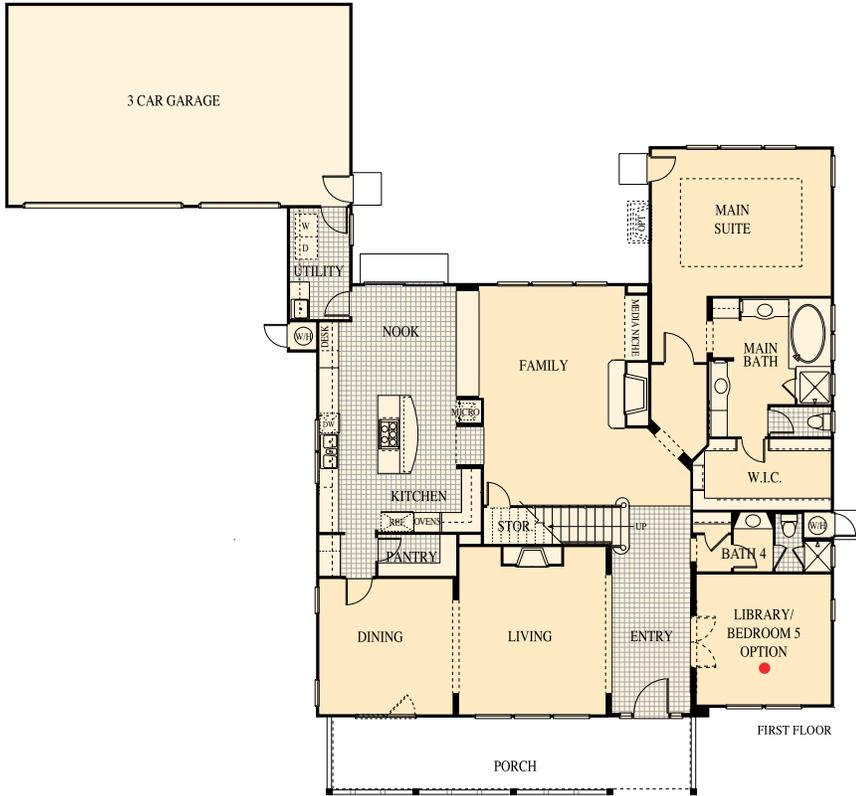


Elevation B • Folk Victorian

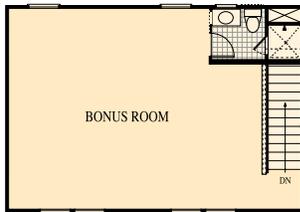
Four Bedrooms
Four Baths, Library
Optional Loft and Bedroom Five.
Optional Bonus Room or Guest Suite Over Garage
Approximately 3,436 Sq. Ft.



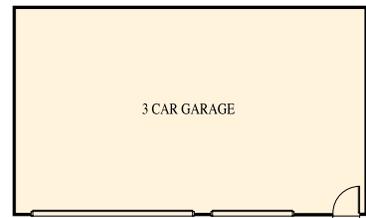
Artist's conception of elevations.



OPTIONAL LOFT IN LIEU OF BEDROOM 4



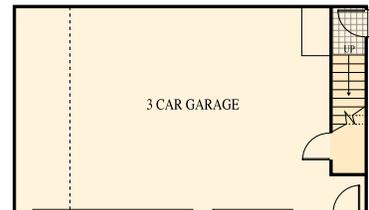
OPTIONAL BONUS ROOM ABOVE DETACHED GARAGE



1 STORY DETACHED GARAGE FLOOR PLAN



OPTIONAL LIVING SPACE ABOVE DETACHED GARAGE



FIRST FLOOR WITH OPTIONAL LIVING SPACE
ABOVE DETACHED GARAGE FLOOR PLAN

Artist's conception of floor plan.
Garage configurations (detached and attached) are preplotted and cannot be changed.
Guest suite configuration is slightly different on attached garage.



Elevation A • Model • Folk Victorian

RESIDENCE TWO

The Morgan

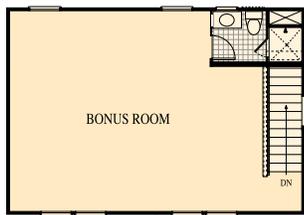
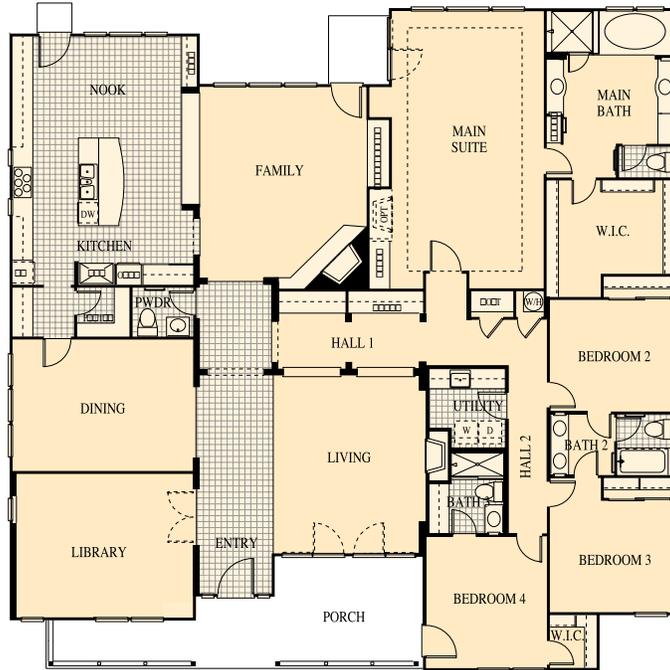
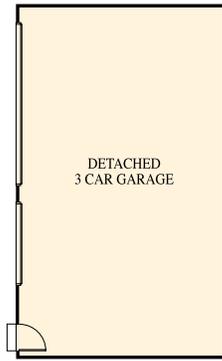


Elevation B • Craftsman

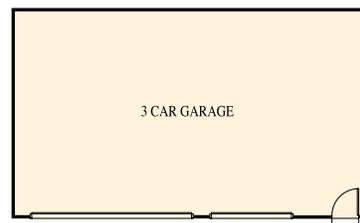
Four Bedrooms
Three and One-Half Baths, Library
Optional Bonus Room or Guest Suite Over Garage
Approximately 3,768 Sq. Ft.



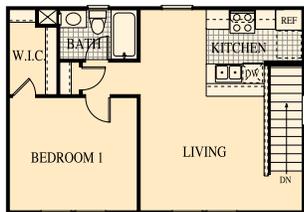
Artist's conception of elevations.



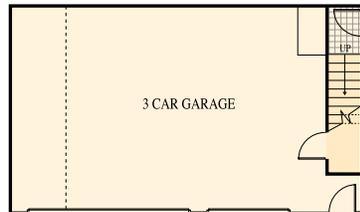
OPTIONAL BONUS ROOM ABOVE DETACHED GARAGE



1 STORY DETACHED GARAGE FLOOR PLAN



OPTIONAL LIVING SPACE ABOVE DETACHED GARAGE



FIRST FLOOR WITH OPTIONAL LIVING SPACE ABOVE DETACHED GARAGE FLOOR PLAN

Artist's conception of floor plan.
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Elevation A • Folk Victorian

RESIDENCE THREE
The Palomino

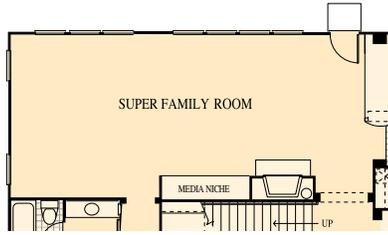


Elevation B • Model • Craftsman

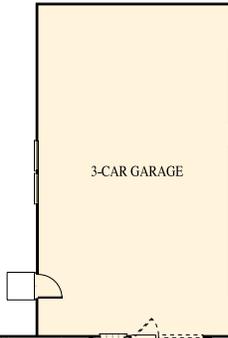
Four Bedrooms
Four and One-Half Baths, Library, Game Room, Loft
Optional Super Family Room, Bedroom Five,
Optional Bonus Room or Guest Suite Over Garage
Approximately 4,451 Sq. Ft.



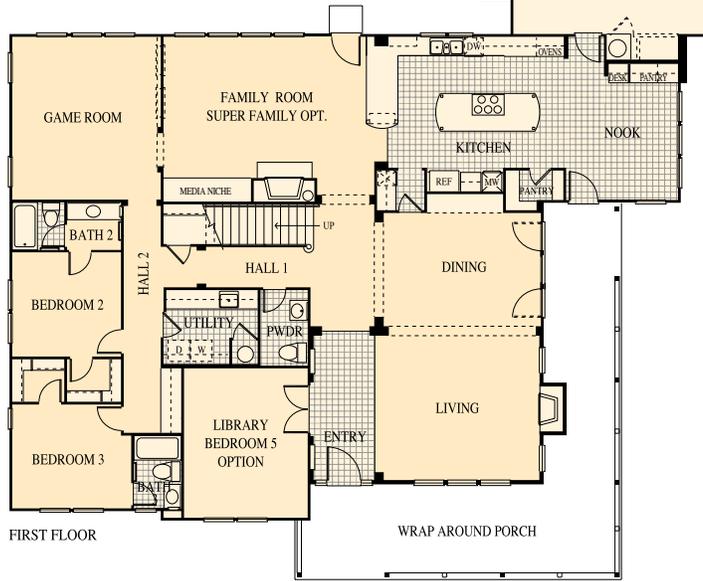
Artist's conception of elevations.



SUPER FAMILY ROOM OPTION

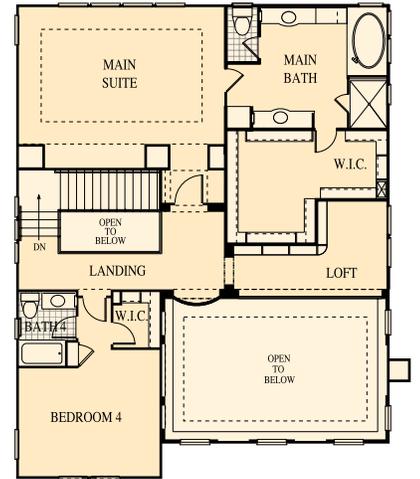


3-CAR GARAGE



FIRST FLOOR

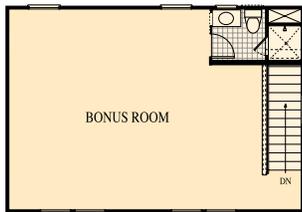
WRAP AROUND PORCH



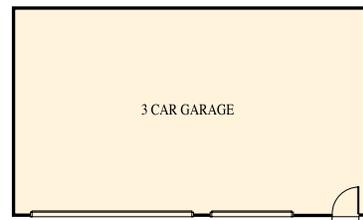
SECOND FLOOR



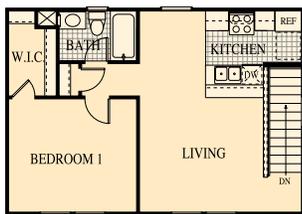
BEDROOM 5 OPTION



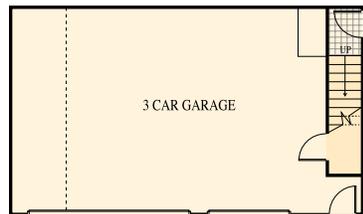
OPTIONAL BONUS ROOM ABOVE DETACHED GARAGE



1 STORY DETACHED GARAGE FLOOR PLAN



OPTIONAL LIVING SPACE ABOVE DETACHED GARAGE



FIRST FLOOR WITH OPTIONAL LIVING SPACE ABOVE DETACHED GARAGE FLOOR PLAN

Artist's conception of floor plan.

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