

MOSAIC
AT ESPLANADE

W E L C O M E

The endless sky. The majestic mountain views. The extraordinary home designs and features. This can only be Mosaic at Esplanade by Ponderosa Homes, La Quinta's most exciting new community. Beautifully designed, exquisitely appointed and situated on large lots, the homes of Mosaic offer a unique combination of prestige and value.

Nestled at the base of the Santa Rosa Mountains just 20 minutes from Palm Springs, La Quinta is one of California's fastest growing cities. Its renowned championship golf courses, award-winning restaurants and world-class resorts make La Quinta one of the desert's most sought-after addresses. A haven for golf and tennis enthusiasts from around the world, La Quinta is home to the PGA West with its six championship golf courses and hosts frequent world-class events. For shoppers, El Paseo in nearby Palm Desert offers almost every kind of upscale boutique imaginable.

The La Quinta community places great emphasis on providing a quality education for area students. For grades K through 12, the La Quinta area is served by the Desert Sands Unified School District. For continuing students, College of the Desert is the Coachella Valley's premier community college. In addition, California State University San Bernardino will soon open a new campus in the Coachella Valley.

What's your pleasure? A morning round of golf? A hike through palm-filled canyons? A tranquil evening watching the sunset? La Quinta's spectacular natural beauty and broad variety of leisure activities make Mosaic at Esplanade an exceptional place to enjoy the desert's alluring lifestyle.

PONDEROSA

H O M E S

FEATURES

COMMUNITY FEATURES

Prestigious gated community

Convenient La Quinta location perfect for accessibility, golf and shopping

Imperial Irrigation District Utility Company

Top-ranked Desert Sands Unified School District

Generous large lots

Majestic La Quinta mountain views

Low homeowner's dues

Beautiful greenbelt area throughout the community

DISTINCTIVE EXTERIOR FEATURES

Low maintenance, sand finish, stucco exteriors

Durable, long lasting concrete tile roof

Welcoming front porch and courtyard (per plan)

Extra tall eight-foot, insulated, sectional roll-up garage door with automatic opener and transmitter(s)

Scored concrete driveway and walkway with broom finish (per plan)

Front yard landscaping with automatic irrigation system and accent lighting

Side and rear yard fencing with gate

Covered rear patios, pre-wired for ceiling fan and speaker package (per plan)

EXQUISITE INTERIOR APPOINTMENTS

Richly painted Therma Tru eight-foot high entry door with oil-rubbed bronze exterior hardware

Durable and stylish 16-inch x 16-inch hand-set ceramic tile flooring in entry, kitchen, water closets, and laundry room

Textured ceilings and walls with custom radius corner detailing

Formal dining room with elegant chandelier

Raised-panel Colonist style interior doors with chrome lever door hardware

Sophisticated rocker-style Decora light switches

Gas fireplace with glass doors and ceramic log set in family room/living room (per plan)

Attractive pre-cast concrete fireplace surrounds

Mirrored wardrobe doors in secondary bedrooms (per plan)

Enameled steel tubs in secondary baths

Hand-set 6-inch x 6-inch ceramic tile countertop in secondary baths and laundry

LUXURIOUS MAIN SUITE

Beautiful ceramic tile countertop with dual china porcelain vanity sinks

Large walk-in closet with inset mirror in closet door

Oval soaking tub with elegant ceramic tile surround

Separate ceramic tile stall shower with glass enclosure

Moen[®] "Monticello" chrome fixtures

Coffered ceilings pre-wired for ceiling fan and speaker package (per plan)

AMENITIES FOR YOUR CONVENIENCE

Full security system

Large interior laundry room with utility sink, tile countertop, and white cabinetry

Smoke detectors

Pre-wired with RG-6 coaxial cable wire for television and satellite in the family room/great room, den and all bedrooms

Pre-wired with CAT-5 wiring in the kitchen, den, living room, family room/great room and all bedrooms

200 AMP electrical service panel

Garage interior fully dry walled, textured, painted and insulated

Pre-wired for ceiling fans in family room/great room and all bedrooms (per plan)

Pre-wired for speaker package in select locations

Gas stub-out for future BBQ at rear patio

Pre-wired for surround sound in family room/great room

FEATURES

ENERGY-SAVING FEATURES

Two separate HVAC zoned systems for heating & air conditioning (12 SEER) with programmable thermostats

Tech Shield Radiant Barrier roof sheathing for energy savings

R-13 insulation in exterior walls (including garage), and upgraded R-38 insulation in the attic area

Recirculating hot water system

Low water usage shower heads and toilets throughout

Gas stub and 220 v outlet for dryer in laundry room

Milgard® white aluminum dual-glazed Suncoat windows and sliding door with Low-E glass

50-gallon water heater

CAREFULLY PLANNED KITCHENS

Elegant granite slab countertops with full splash behind cook top and gourmet work island

Double-compartment cast iron kitchen sink with Moen® white pullout swing spout faucet

Beautiful Euro height maple cabinetry with laminate interiors and concealed European-style hinges

Recessed lights and under cabinet lighting

Choice of white or black upgraded General Electric® appliances:

36-inch five-burner gas cook top

Built-in 30-inch double oven with self-cleaning upper

Built-in 27-inch microwave oven

Built-in multi-cycle dishwasher

Refrigerator area pre-plumbed for ice maker

Separate pantry for convenient storage (per plan)

CUSTOMIZING OPPORTUNITIES

Beautiful upgraded countertop materials including slab granite and ceramic tile

Extensive selection of flooring materials in marble, granite, stone, upgraded ceramic tile and carpet

Built-in 42-inch General Electric® Monogram

side-by-side refrigerator

Upgraded General Electric® appliance packages

Upgraded Moen® faucets and fixtures in kitchen and baths

Upgraded cabinet finishes and doors

Home theater surround sound speaker system

Stereo speaker package

Ceiling fan package in a variety of finishes

Cased interior window trim

Additional electrical

Closet organizers

Flex room options

Crown molding in selected rooms

Interior paint choices

Energy-efficient upgraded 14 SEER air conditioner

Attractive pool and rear yard landscaping packages

Interior wall insulation

Courtyard fireplace (plan 3)

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, 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. R1003



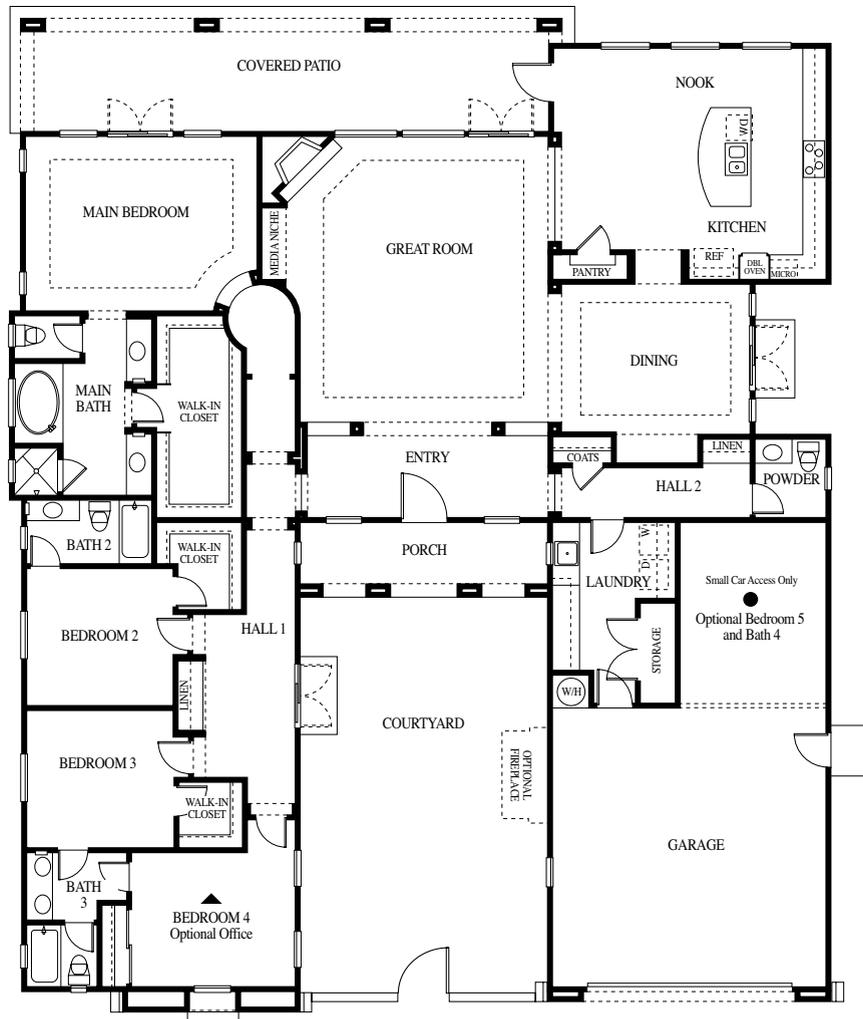
DESERT HACIENDA

Residence Three

4 Bedrooms, 3 1/2 Baths

Optional Bedroom 5 with Bath 4 and Office

Approx. 3,053 Square Feet



Elevation B



Elevation C

DESERT HACIENDA

Residence Three

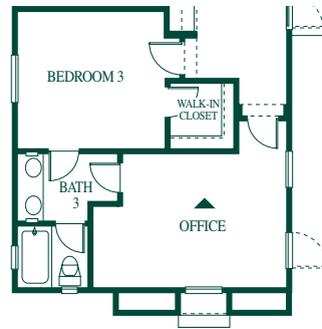
4 Bedrooms, 3¹/₂ Baths

Optional Bedroom 5 with Bath 4 and Office

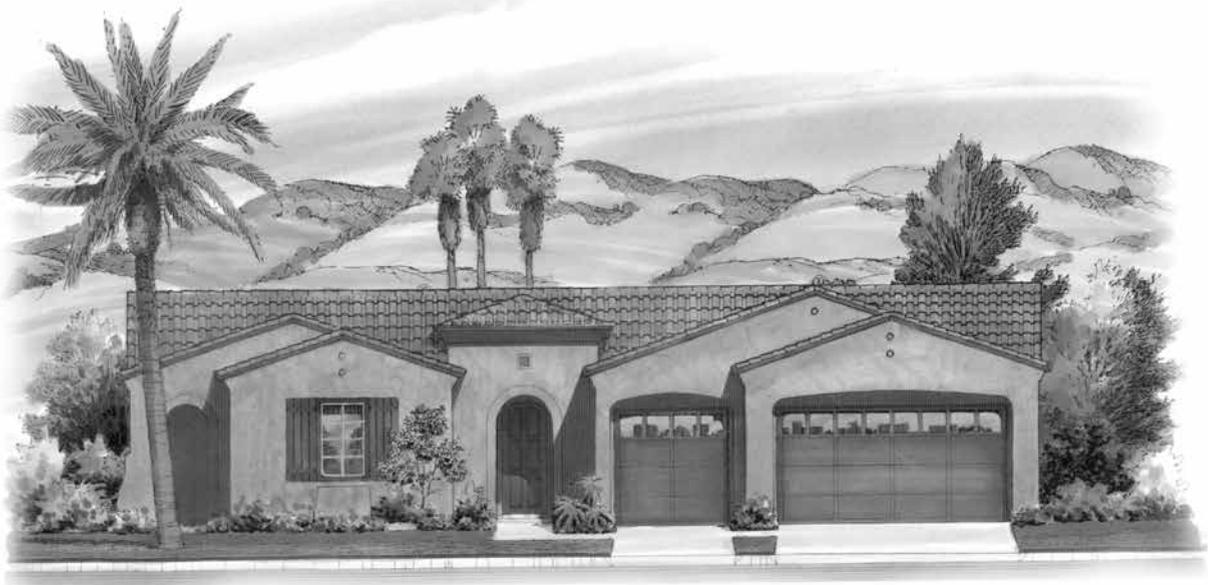
Approx. 3,053 Square Feet



Optional Bedroom 5 and Bath 4
in Lieu of 3-Car Garage
and Powder
(± 179 Square Feet)



Optional Office
in Lieu of Bedroom 4
(Modeled)



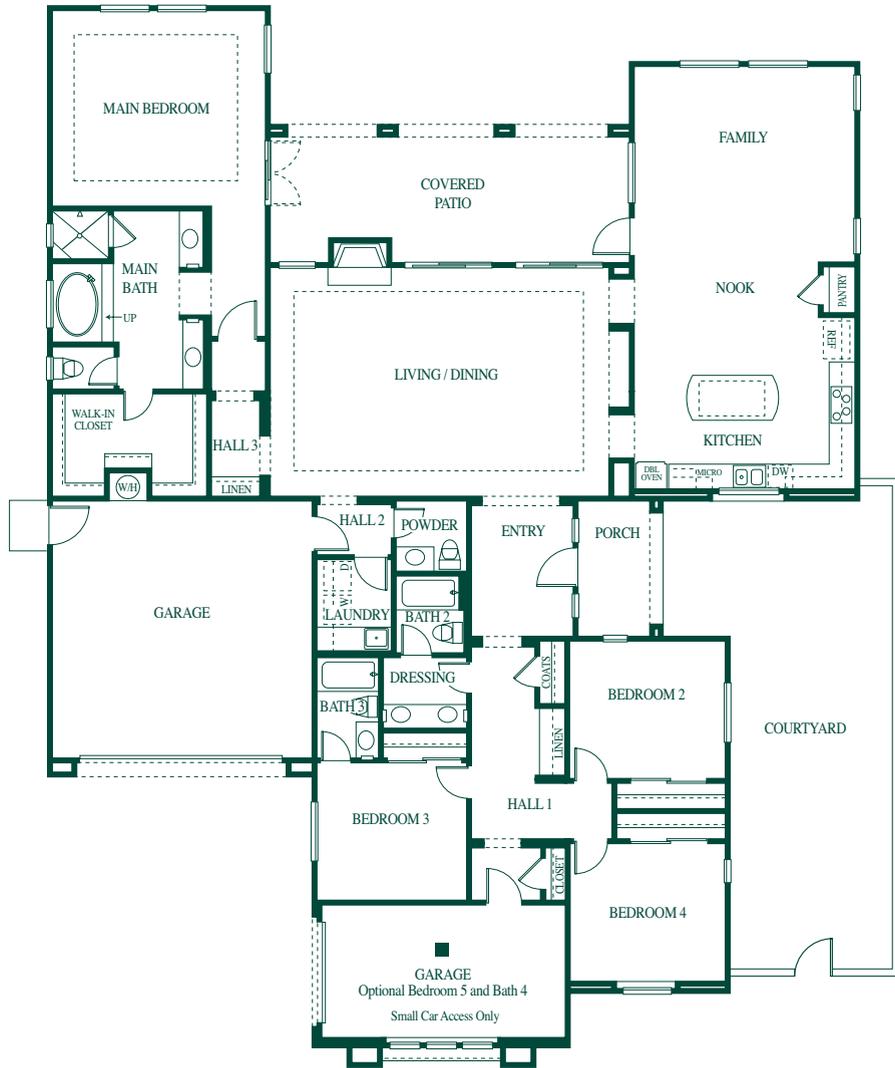
Elevation A

*Note: Garage options must be pre-selected by builder. See Sales Representative for details.
Artists' conceptions of floor plans and elevations.*



RUSTIC RANCH

Residence Two
4 Bedrooms, 3 1/2 Baths
Optional Bedroom 5 and Bath 4
Approx. 2,838 Square Feet



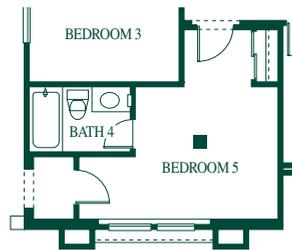
Elevation B



Elevation C

RUSTIC RANCH

R e s i d e n c e T w o
4 Bedrooms, 3 1/2 Baths
Optional Bedroom 5 and Bath 4
Approx. 2,838 Square Feet



Optional Bedroom 5 and Bath 4
in Lieu of 3rd Garage
(± 213 Square Feet)



Elevation A

*Note: Garage options must be pre-selected by builder. Courtyard wall configurations will vary based on lot size and layout.
See Sales Representative for details.
Artists' conceptions of floor plans and elevations.*



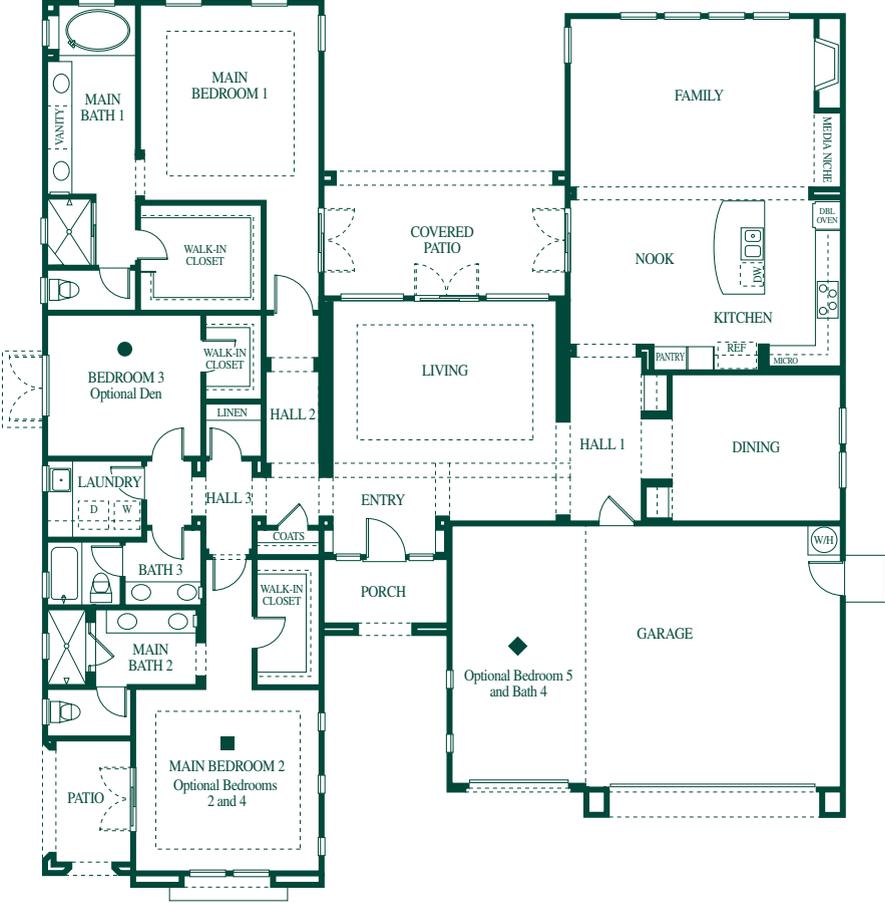
CALIFORNIA
CONTEMPORARY

Residence One

3 Bedrooms, 3 Baths

Optional Den and Bedroom 4 and 5

Approx. 2,728 Square Feet



Elevation B



Elevation C

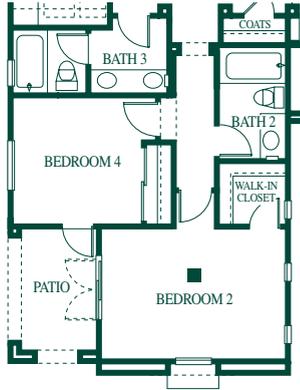
CALIFORNIA CONTEMPORARY

Residence One

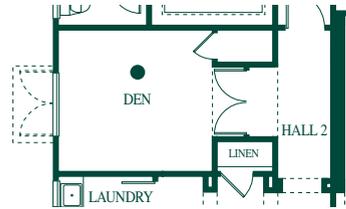
3 Bedrooms, 3 Baths

Optional Den and Bedroom 4 and 5

Approx. 2,728 Square Feet



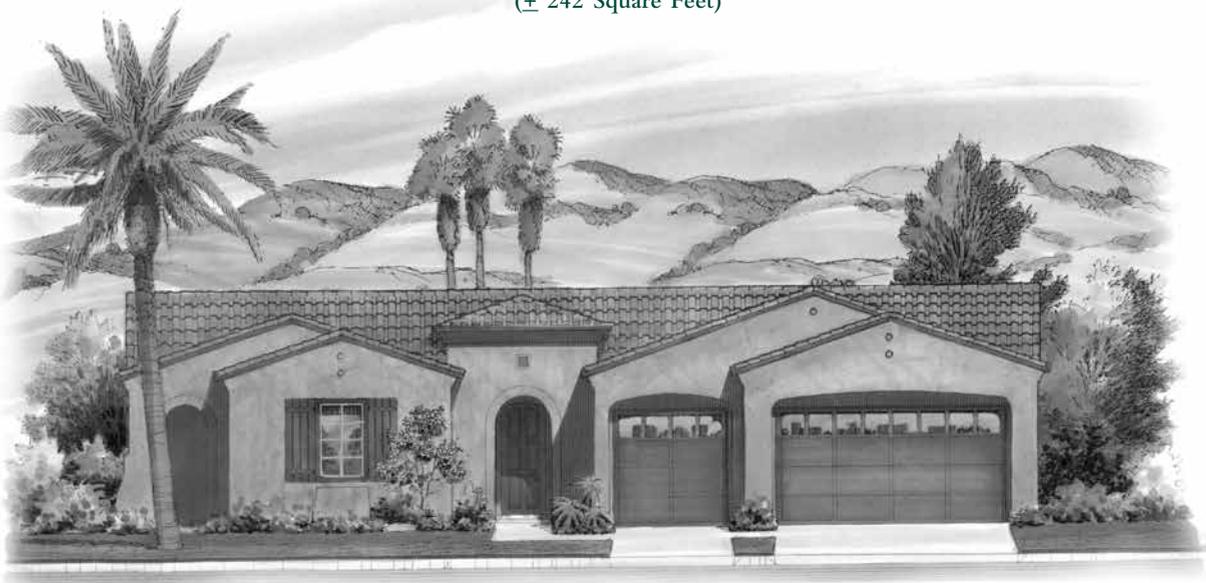
Optional Bedrooms
2 and 4 in Lieu of
Main Bedroom 2 and
Main Bath 2



Optional Den
in Lieu of Bedroom 3
(Modeled)



Optional Bedroom 5 and Bath 4
in Lieu of 3rd Garage
(± 242 Square Feet)



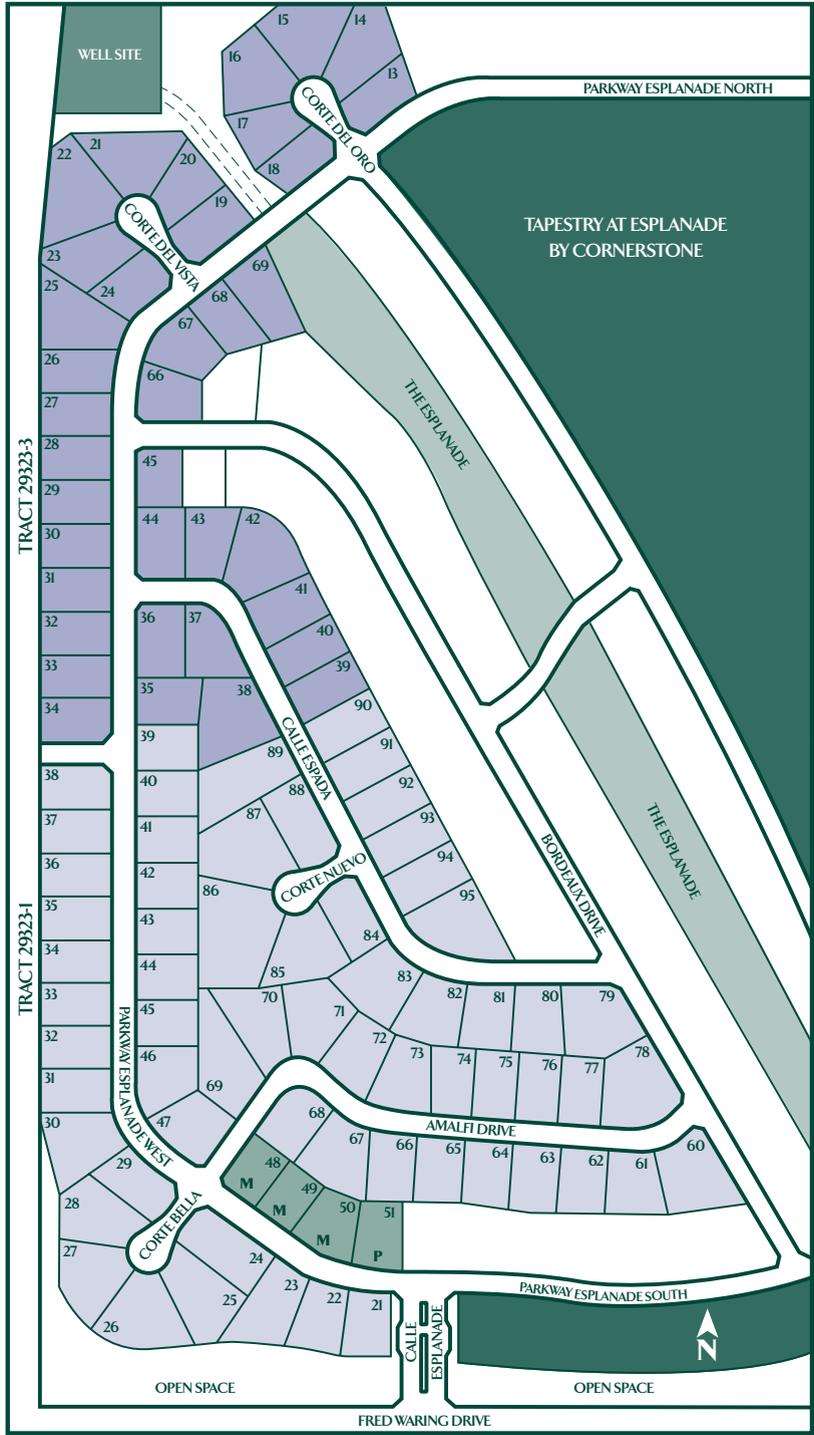
Elevation A

Note: Garage options must be pre-selected by builder.
See Sales Representative for details.
Artists' conceptions of floor plans and elevations.



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