



PARK VIEW



PARK VIEW



Discover the Comfort of Home

Uncompromising beauty, lush green trees and inspiring tranquility—it's your idea of relaxation to a tee and it's where an exceptional new lifestyle beckons you home. Introducing Park View, Ponderosa Homes' stunning new collection of 14 single-family two-story residences nestled in the heart of San Jose. Designed to embrace your every need, this inviting new enclave presents all the comforts of home, from striking interiors and refined features to unrivaled amenities and stunning surrounds. Perfectly placed adjacent to the awe-inspiring Cunningham Lake Park, Park View balances nature with modern convenience in a setting close to area freeways, quality shopping and dining, Silicon Valley employers and all the wonders that San Jose has to offer. Create memories beyond your expectations and experience life at the height of comfort. A new kind of living awaits at Park View.

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🏠 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, materials, homesites released and plans designated on each homesite without notice or obligation. Porches, windows, garages and courtyards (if available) may vary in size and configuration per plan and elevation. Square footages are approximate. 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. Models do not depict ethnic preference. Ponderosa Homes is a licensed California real estate broker, license #01257567 REALTOR®.



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Site Map



MAP NOT TO SCALE



Residence 1

Approximately 2,053 Sq. Ft.
 3 Bedrooms | 2.5 Baths
 Loft | Optional Bedroom 4 at Loft



PARK VIEW



First Floor



Second Floor



Optional Bedroom 4

Residence 1

Approximately 2,053 Sq. Ft.
3 Bedrooms | 2.5 Baths
Loft | Optional Bedroom 4 at Loft



PARK VIEW



Elevation 1A



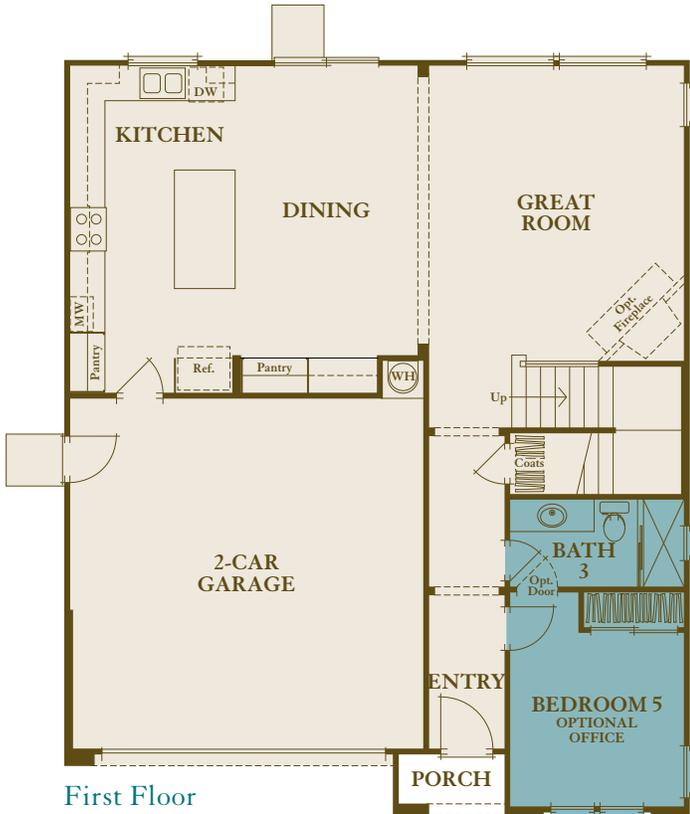
Elevation 1B

Residence 2

Approximately 2,334 Sq. Ft.
 4 Bedrooms | 3 Baths
 Loft | Optional Bedroom 4 at Loft
 Optional Office at Bedroom 5



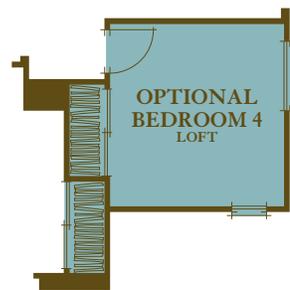
PARK VIEW



First Floor



Optional Office



Optional Bedroom 4



Second Floor

Residence 2

Approximately 2,334 Sq. Ft.
4 Bedrooms | 3 Baths
Loft | Optional Bedroom 4 at Loft
Optional Office at Bedroom 5



PARK VIEW



Elevation 2A



Elevation 2B



PARK VIEW

Features & Amenities

A COMMUNITY TO CALL HOME

- Generous homesites offer a sense of privacy and space
- Classic design reveals a time-honored ambience
- Ideally situated near Silicon Valley employers
- San Jose shopping and boutiques, prized restaurants and cultural and business centers—all so close to home
- Nearby Lake Cunningham and the Raging Waters park provide ample opportunities for hiking, bicycling, swimming and skateboarding

EXTERIORS OF STYLE

- Stunning architecture designed by the award-winning KTG Architecture & Planning
- Low-maintenance exterior finishes
- Durable, traditional concrete tile roof enhances architecture
- Professionally landscaped front yards with automatic weather track irrigation system
- Side and rear yard fencing with one gate
- Sectional roll-up garage door and automatic opener with transmitters
- Therma-Tru® 8' high entry door dressed in alluring paint and stylish exterior hardware

INCOMPARABLE INTERIORS

- Radiant, easy-care handset ceramic tile flooring graces the entry, kitchen/nook, powder room, master bath, water closets and laundry room
- Thoughtful detailing includes textured ceilings, walls and custom radius corners
- Raised-panel interior doors
- Sleek rocker-style Decora® light switches
- Spacious laundry room with sink
- Secondary baths impress with shower or tub/shower combination (per plan), elegant Delta® chrome plumbing fixtures and cultured marble vanity countertops
- Graceful powder room (per plan)
- Popular elongated toilets in all baths
- Humidistat-controlled exhaust fans in bathrooms



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Features & Amenities

KITCHENS PERFECT FOR ANY CHEF

- Savor the elegance of granite slab countertops
- Stylish GE® appliances in stainless steel
 - 30-inch freestanding five-burner gas cooktop
 - 30-inch GE® high-performance range hood
 - 1.8-cubic-foot GE® microwave
 - GE® tall tub Energy Star® built-in dishwasher
- Stainless steel, single-basin sink with Delta® single-handle, pullout faucet
- Beautiful beech wood cabinetry with easy-care interiors
- Recessed lights
- Delta® plumbing fixtures in chrome finish
- Separate reach-in or walk-in pantry provides generous storage space (per plan)

MASTER SUITES DESIGNED FOR COMFORT

- Rejuvenating soaking tub with separate shower
- Complementing beautiful cultured marble vanity countertops with dual sinks
- Gorgeous Delta® plumbing fixtures with chrome finish
- Spacious walk-in closet

CRAFTED TO FULFILL YOUR NEEDS

- Hard-wired smoke detectors in key locations
- Hard-wired carbon monoxide detectors
- Pre-wired with RG-6 coaxial cable for television and satellite in the kitchen, great room and all bedrooms
- Pre-wired with CAT-5 wiring in the kitchen, great room and all bedrooms
- Heavy-duty 200 AMP electrical service panel
- 50-gallon water heater
- DSC basic security panel system with wiring to select locations

ENERGY-EFFICIENT GREEN FEATURES

- Every home proudly boasts an energy-efficient rating that exceeds California energy standards by at least 15%
- One dual-zoned heating and air conditioning system (13 SEER) with programmable thermostats for optimum comfort and energy reduction
- R-13 insulation in exterior walls and R-38 insulation in the attic above living areas
- Water-saving, high-efficiency showerheads and toilets in all baths
- Milgard® Simplicity® white dual-glazed windows and sliding door with SunCoat® Low-E glass
- Build It Green™ features include engineered beams/headers, web floor trusses, OSB subfloor/shear and roof, low-VOC paints and sealants and Green Label certified carpet
- Independent third-party verified duct testing on every home

CUSTOMIZE YOUR PERSONAL SPACE

- Elegant flooring upgrades
- Beautiful upgraded faucets and fixtures
- Interior fireplace (per plan)
- An array of two-tone interior paint choices provides a more personal touch
- A variety of cabinet and staircase stain upgrades
- Elegant countertop upgrades
- HunterDouglas® blind package
- Mirrored wardrobe doors
- And so much more!

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