

VINSANTO II



A PEACEFUL WINE COUNTRY RETREAT

Blending timeless ambience, unrivaled beauty and unique wine country charm, Vinsanto II by Ponderosa captures the essence of peaceful luxury, presenting a calming retreat amid a picturesque natural backdrop. Situated in historic South Livermore Valley, this breathtaking collection of single-family residences is the neighborhood you've been searching for—where elegant living transforms each day into an experience of comfort. Vinsanto II's vision unfolds through its distinctive designs, sought-after qualities and friendly neighborhood atmosphere as well as its proximity to the captivating downtown, fine restaurants, historic wineries, plentiful parks, recreation opportunities and more. From the architectural detailing to the sought-after location, life at Vinsanto II by Ponderosa Homes is nothing less than extraordinary.

Intersection of Sardonyx Rd. & Obsidian Way.

To visit Vinsanto II, take San Vicente Dr. and go right on Concannon Blvd. Take Concannon Blvd. approx. 2.6 miles and go right on Verdite St., left on Tourmaline Ave., right on Lodestone Rd. and left on Obsidian Way.

VinsantoLivermore.com | PonderosaHomes.com

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VINSANTO II SITE MAP



MAP NOT TO SCALE

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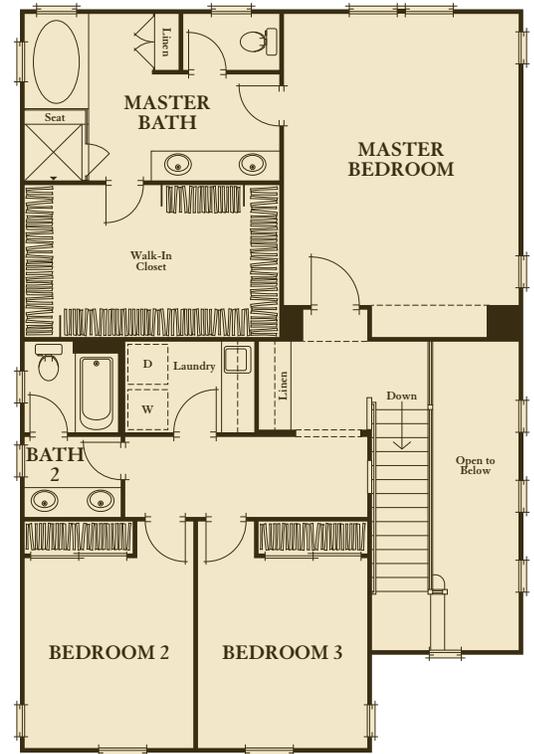
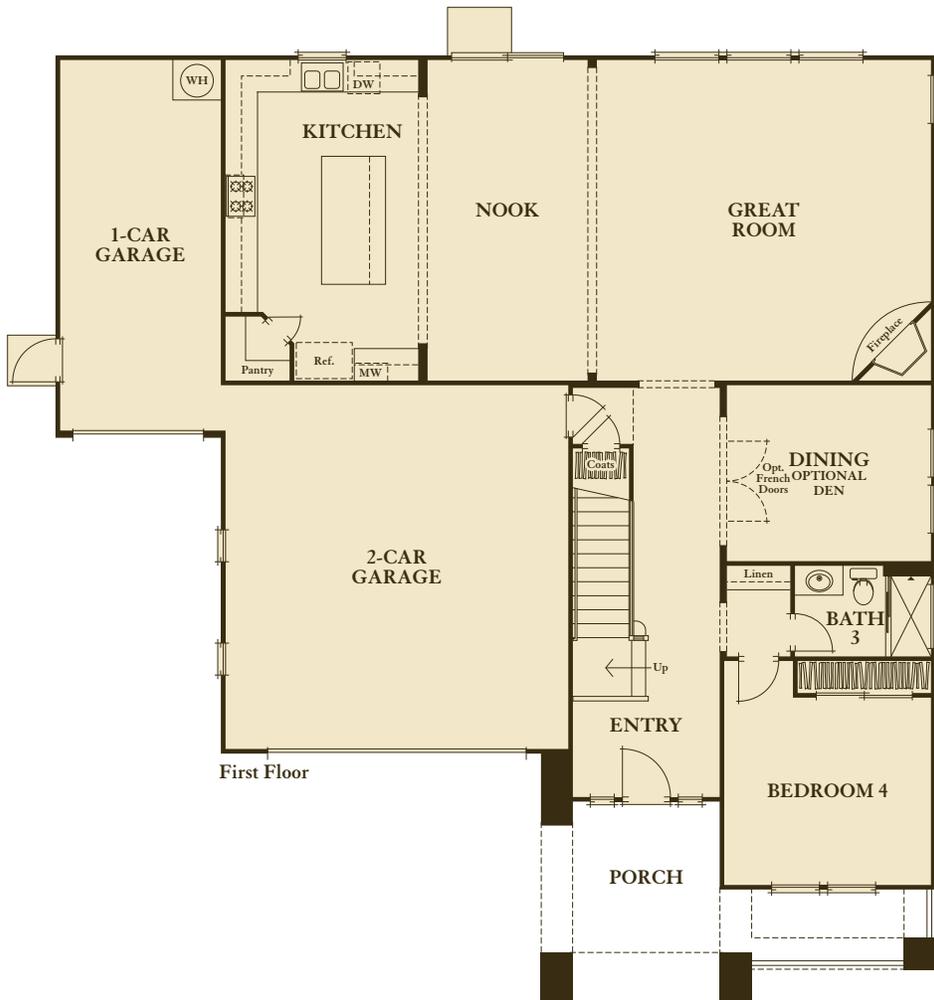
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VINSANTO II
RESIDENCE

1



Approximately 2,822 Sq. Ft. | 4 Bedrooms | 3 Baths
Optional Den at Dining



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RESIDENCE

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Optional Den at Dining



ELEVATION 1A



ELEVATION 1B



ELEVATION 1C

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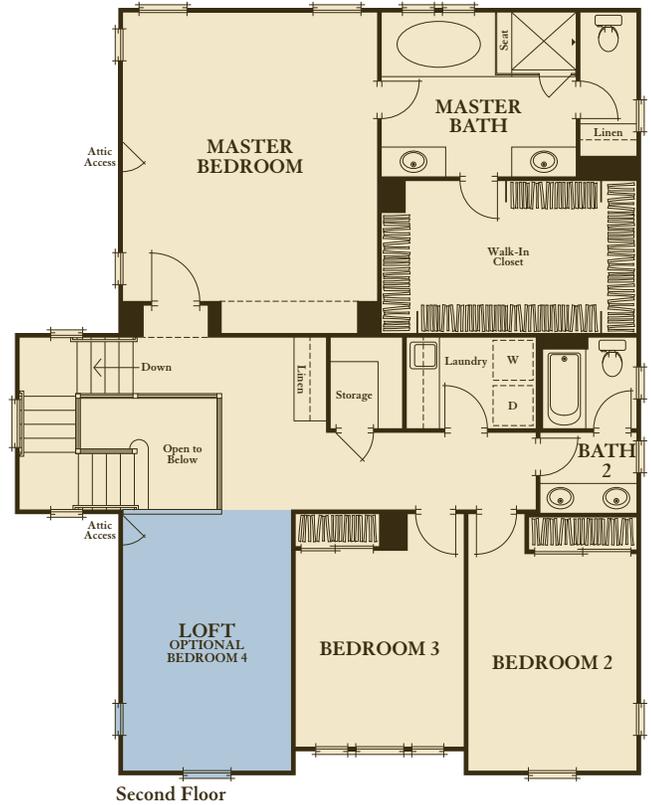
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VINSANTO II
RESIDENCE

2



Approximately 3,168 Sq. Ft. | 4 Bedrooms | 3.5 Baths
Loft | Optional Bedroom 4 at Loft



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VINSANTO II
RESIDENCE

2



Approximately 3,168 Sq. Ft. | 4 Bedrooms | 3.5 Baths
Loft | Optional Bedroom 4 at Loft

ELEVATION 2A



ELEVATION 2B



ELEVATION 2C



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VINSANTO II FEATURES



FEATURES

COMMUNITY FEATURES

- Architecture by the award-winning firm – William Hezmalhalch Architects, Inc. (WHA)
- Central Livermore location near transportation, schools, shopping, restaurants, world-class sports teams, universities and wineries
- Two, two-story floor plans

DISTINCTIVE EXTERIOR DETAILS

- Low-maintenance stucco exterior siding products with accents of stone or brick (per plan)
- Durable, long-lasting concrete tile roof
- Front yard landscaping with automatic irrigation system included
- Sectional roll-up insulated garage door(s) with automatic opener and two transmitters
- Attractive side and rear yard fencing with one gate (location varies per plan)
- Scored concrete driveway and walkway with broom finish (scoring design per plan)
- Beautiful coach lighting at garage and entry

EXQUISITE INTERIOR APPOINTMENTS

- Richly painted raised-panel Therma-Tru® fiberglass-insulated 8' entry door with oil-rubbed bronze exterior hardware
- Decorator-selected carpeting and floor covering
- Durable and stylish handset ceramic tile flooring in entry, kitchen, nook, laundry room and all bathrooms
- Custom radius drywall corner detailing for a contemporary touch
- Elegant dining room with sophisticated chandelier (per plan)
- Warming gas log fireplace
- Two-panel arch-top interior doors with lever-style door hardware in chrome finish
- Contemporary rocker-style light switches
- Kohler® plumbing fixtures in chrome

ENERGY-SAVING FEATURES

- GreenPoint Rated energy-efficient home
- Radiant barrier roof sheathing to reduce heat and keep the home cooler in hot weather
- Central air conditioning (SEER/EER) and heating (92% efficiency rating) with programmable thermostat
- R-15 insulation in exterior walls and R-38 insulation in the attic areas
- Efficient, low-flow showerheads and toilets throughout
- Gas stub-out and 220-volt outlet for dryer in laundry room
- Energy-efficient, dual-pane windows and sliding door with Low-E glass
- Weather stripping on all exterior doors and windows
- Insulation in select bathrooms, laundry and master bedroom walls to minimize sound transmission (per plan)
- Tankless water heaters with 95% efficiency rating

AMENITIES FOR YOUR CONVENIENCE

- Convenient laundry room with stylish utility sink and chrome faucet
- Fire sprinkler system
- Fans in all bathrooms and laundry for superior ventilation
- Abundant recessed lighting to provide maximum room illumination
- Smoke detectors to meet current code
- Carbon monoxide detectors to meet current code
- Pre-wired with RG-6 coaxial cable for television in the great room, den, loft and all bedrooms
- Pre-wired with Cat5e wiring with jack for telephone or data in the kitchen, den, loft and all bedrooms
- 200 AMP electrical service panel
- Structured wiring panel for telephone, cable and computer
- Garage interior fully drywalled, textured and painted
- Basic security system with one year of free monitoring for additional peace of mind
- Post-tension concrete slab foundation

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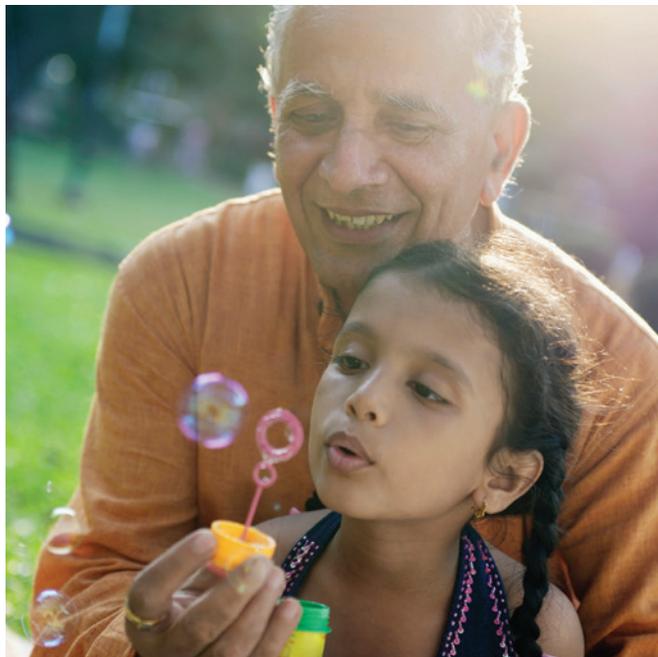
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VINSANTO II FEATURES



CAREFULLY PLANNED KITCHENS

- Elegant granite slab countertops with 6" backsplash (full backsplash behind cooktop)
- Durable and attractive handset ceramic tile flooring
- Stainless steel single-bowl kitchen sink and chrome single-control pullout sprayer faucet
- Beautiful recessed-panel cabinetry in beech wood
- Stylish recessed lights and under-cabinet lighting (per plan)
- Premium stainless steel GE Profile™ appliances:
 - GE Profile™ cooktop with five sealed gas burners
 - GE Profile™ high-performance range hood
 - GE Profile™ convection oven
 - GE Profile™ built-in microwave
 - GE Profile™ dishwasher
- Convenient pantry (reach-in or walk-in pantry per plan)
- Abundant storage features (per plan)



LUXURIOUS MASTER SUITE

- Beautiful handset ceramic tile flooring
- Large walk-in closet
- Walk-in shower with cultured marble surround
- Kohler® plumbing fixtures in chrome finish
- Separate water closet for privacy
- Cultured marble countertops with dual china vanity sinks in master bath area

CUSTOMIZING OPPORTUNITIES

- Beautiful upgraded countertop materials, including granite slab, cultured granite and ceramic tile
- Extensive selection of flooring materials in stone, wood, laminate, upgraded ceramic tile and carpet
- Upgraded plumbing fixture finishes in kitchen and baths
- Upgraded cabinet door and stain finishes
- Interior French doors
- Upgraded paint packages
- Home theater surround sound speaker system
- Upgraded security system
- Optional fire safety package
- Additional electrical
- Lighting packages
- Flat-panel television prep package
- Stylish window coverings
- Efficient closet organizers to maximize storage
- GE Profile™ or Monogram® 42" built-in, side-by-side stainless steel refrigerator
- GE Monogram® appliance package
- GE Profile™ or Monogram® beverage center and wine reserve
- Upgraded fireplace mantel finishes
- Hot water recirculating pump with timer
- Crown moulding at selected locations (per plan)
- And so much more!

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VINSANTO II

GREEN FEATURES



GREEN FEATURES

ENERGY EFFICIENCY

- Designed and built to achieve GreenPoint Rated by Build It Green™
- Engineered HVAC (heating, ventilation and air conditioning) design means improved all-around home performance, comfort and energy efficiency
- Homes are designed and built to exceed 2013 California energy standards by 12%
- HVAC ducts are tightly sealed for optimum performance and lower heating and cooling costs
- Quality installed insulation prevents energy loss and helps maintain consistent indoor temperatures
- Low-E windows help to keep heat in during the winter and out during the summer, thereby lowering energy use
- Fluorescent light fixtures greatly reduce energy use versus traditional incandescent fixtures
- Energy Star® appliances offer the great performance you expect while utilizing fewer resources
- Building performance is certified through a third-party independent inspection and review to ensure each home is built better for the homeowner and the environment

RESOURCE CONSERVATION

- Recycled job site materials cut down on waste and our landfill impact at the end of construction
- Engineered wood products conserve natural resources and are generally stronger than actual dimensional lumber
- Site waste management practices give our worksites a minimum 65% diversion by weight of non-hazardous materials, including green waste
- Fiber cement and stucco sidings are resource-efficient materials, minimizing the use of wood products



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INDOOR AIR QUALITY

- Formaldehyde-free insulation reduces emission in homes
- Low-VOC paint products reduce low-level toxic emissions in the home, improving indoor air quality
- Carbon monoxide alarms will alert you to potentially dangerous carbon monoxide in the home, adding increased peace of mind
- Sealed gas fireplace prevents energy loss year-round and improves comfort and indoor air quality
- Vented range hoods increase indoor air quality by diverting cooking odors out of the kitchen rather than recirculating them
- Exhaust fans in bathrooms improve air quality by removing humidity from the home

WATER CONSERVATION

- Landscaping has been carefully planned to be resource efficient with drought-resistant plants and minimal turf areas, conserving water
- High-efficiency irrigation systems use technology to monitor and adjust water usage to conserve water resources
- Low-flow toilets, faucets and showerheads reduce unnecessary water waste
- Hot water pipe insulation results in efficient hot water distribution, thereby saving energy costs

COMMUNITY

- Advanced storm water treatment measures integrated into Vinsanto II, including bio-swales, help restore clean water to the environment
- Building performance is ensured through an exhaustive, third-party diagnostic review
- Designed to be GreenPoint Rated by Build It Green™



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