



THE VINEYARD
COLLECTION II

BY PONDEROSA HOMES





 THE VINEYARD
COLLECTION II





something
EXTRAORDINARY

Find your balance at The Vineyard Collection II in the heart of Wine Country – where the sweet delights of the Bay Area line up, one after another, prepared to shine a new kind of light on your life. Set in the heart of Livermore, these beautiful new homes are infused with a classic allure that promises unforgettable memories. Two inspired designs at this remarkable community elevate your way of living, making – and keeping – the promise to transform each new day into something extraordinary. From charming hole-in-the-wall eateries to eclectic galleries and theaters, Livermore’s blossoming downtown ignites passion and sparks creativity, delivering a colorful world where surprises spring from every corner.

PONDEROSA
H O M E S

residence

1

Single-Story Home

Approx. 3,230 Sq. Ft.

3 Bedrooms + Den

3.5 Baths

3-Car Garage

Optional Bedroom 4 +
Bath 4 at Den + Powder

Optional Hobby Room/
Mudroom/Pet Spa

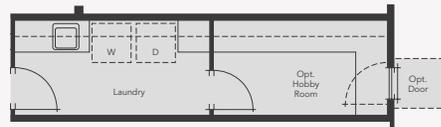


Floor Plan Pictured Represents Elevation 1B

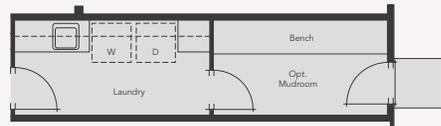
PRELIMINARY

residence

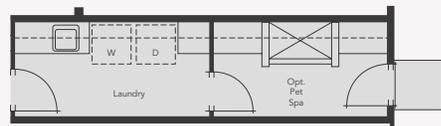
1



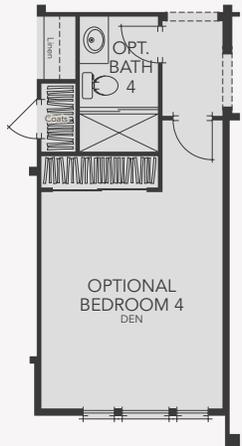
OPTIONAL HOBBY ROOM



OPTIONAL MUDROOM



OPTIONAL PET SPA



OPTIONAL
BEDROOM 4 + BATH 4



PRELIMINARY

residence

2

Single-Story Home

Approx. 3,490 Sq. Ft.

3 Bedrooms + Den

4.5 Baths

3-Car Garage

Optional Bedroom 2 at Den



MAIN FLOOR



Floor Plan Pictured Represents Elevation 2B

PRELIMINARY

residence

2



OPTIONAL BEDROOM 2

PRELIMINARY

Elevation 2B



Elevation 2D





features and AMENITIES

A Community to Call Home

The Vineyard Collection II is ideally situated in Livermore Valley Wine Country near transportation, schools, shopping, restaurants, world-class sports venues and world-renowned universities.

The Vineyard Collection II offers two single-story floor plans designed by award-winning architect WHA, Inc.

Distinctive Exterior Details

The distinctive exterior details at The Vineyard Collection II include low-maintenance stucco and/or exterior siding products, durable concrete tile roofs, post tension concrete slab foundations and spacious three-car garages with automatic openers.

Exquisite Interior Appointments

At Ponderosa Homes, we work with our design team to select exquisite interior appointments that complement your lifestyle. Your new home at The Vineyard Collection II offers a wide range of flooring, including hardwood, carpet and tile, square drywall corner detailing for a contemporary touch, elegant dining rooms with sophisticated chandeliers, a warming gas fireplace, levered interior door hardware, decorative light fixtures in beautiful finishes and upgraded Kohler® plumbing fixtures.

Energy-Saving Features

The energy-saving features at The Vineyard Collection II are plentiful. They include a photovoltaic solar panel system, tankless water heater with recirculating pump for energy-saving hot water delivery, central air conditioning and heating with programmable thermostat, energy-efficient 2 x 6 exterior wall construction, efficient low-flow showerheads and toilets, Milgard® vinyl dual-glazed Low-E windows and sliding doors, quality upgraded insulation and a high-performance attic with R-49 insulation to reduce heat and keep the home cooler in hot weather and warmer in cold weather.

Amenities for Your Convenience

Ponderosa Homes residences include a variety of features that enhances the conveniences of daily living. Our homes offer convenient laundry rooms with stylish utility sinks and polished chrome faucets, fire sprinklers for added safety, humidity control sensors and fans in all bathrooms for superior ventilation and abundant recessed LED lighting to provide maximum room illumination.

In addition, they're pre-wired with a Cat 6 and RG-6 coaxial cable for telephone, data and television at pre-selected locations, Legrand® On-Q® structured wiring panel, 300 amp electrical service panel. Plus, all homes include textured and painted, fully finished, drywalled garages as well as a basic security system with one year of monitoring included for additional peace of mind.

Carefully Planned Kitchens

At The Vineyard Collection II, we know that the kitchen is the heart and soul of your home. That's why ours have been carefully designed to accommodate even the most discerning of chefs.

They include granite slab countertops with a full backsplash, 18" x 18" ceramic tile flooring, Kohler® fixtures, maple cabinetry with Shaker-style doors, dovetail drawers with soft-close feature and melamine interiors, premium stainless steel Wolf® appliances, Sub-Zero® 48" built-in refrigerator and walk-in pantry.

Ponderosa Homes offers a variety of options to upgrade your kitchen, including cabinets, counters, flooring and appliances. Optional upgrades are subject to construction cut off dates and pre-selected builder options. See Community Sales Manager for details.

Luxurious Master Suites

The Vineyard Collection II master suites are elegant and timeless. Large walk-in closets with a white closet organizer system allows for ample organization and storage.

The master bathroom includes 18" x 18" ceramic tile flooring, a generous walk-in shower with quartz surrounds, Kohler® plumbing fixtures, elegant quartz countertops and a rejuvenating soaking tub.

Ponderosa Homes offers a variety of options to upgrade your master bathroom, including cabinets, counters, flooring and plumbing fixture finishes. Optional upgrades are subject to construction cut off dates and pre-selected builder options. See Community Sales Manager for details.

Customizing Opportunities

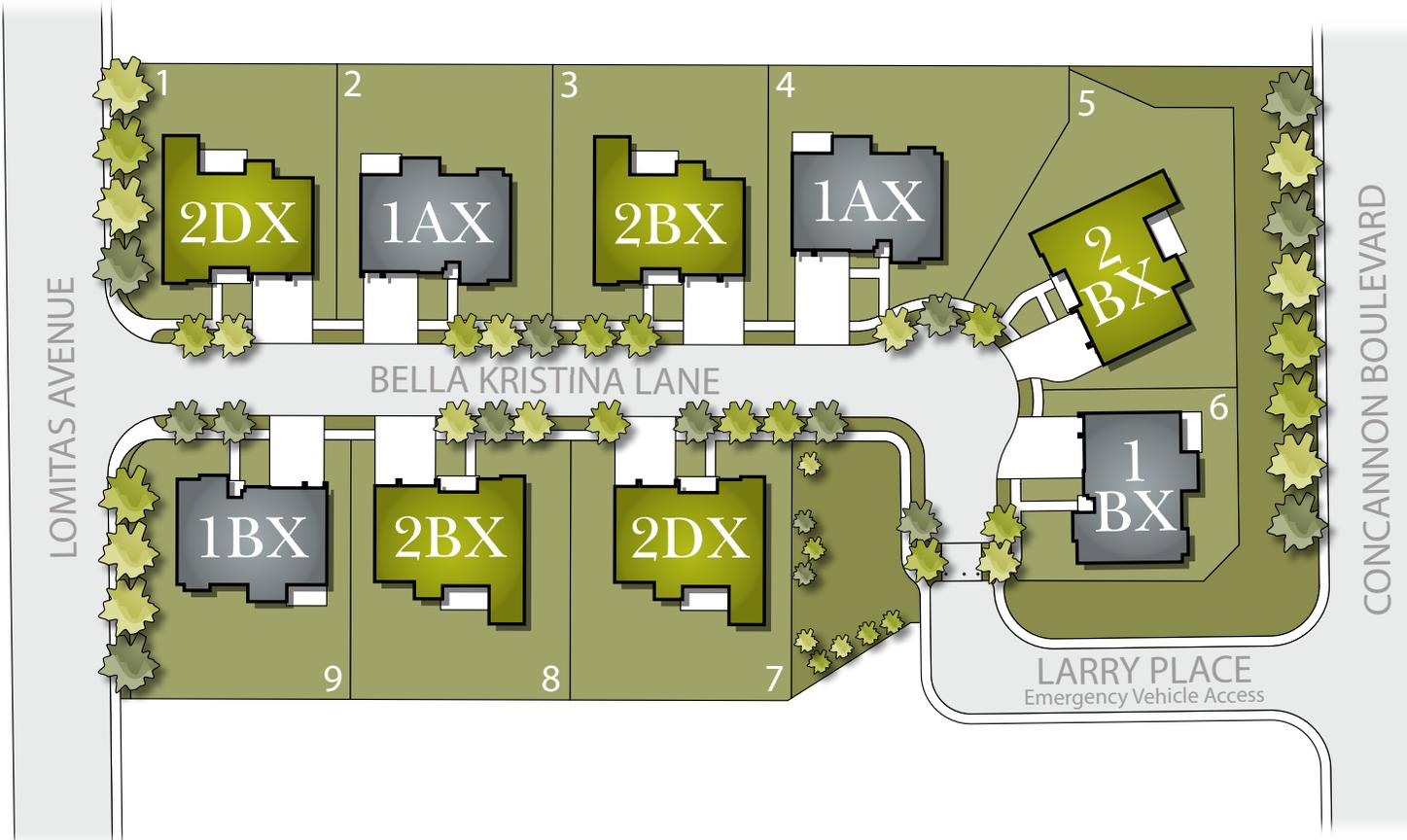
At The Vineyard Collection II, we invite you to work with our design professionals to enhance your dream home. The Vineyard Collection II offers you many design opportunities, including the ability to upgrade and select from a variety of countertop and flooring materials, cabinet styles and finishes, plumbing fixture finishes, French doors, home electronics, lighting packages, window coverings, closet organizers and so much more!



 Ponderosa Homes reserves the right at its sole discretion to make changes or modifications to pricing, 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. Models do not display racial preference. Renderings are artist's concepts. Homes shown do not represent actual homesites. 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 square footages and dimensions are approximate. Garage spaces may not accommodate all makes of vehicles. Not all options are available on every plan or with every phase due to pre-plotting by Ponderosa Homes for construction timing. All sales are made on a first-come, first-served basis. Homes, product types and finish materials 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. Ponderosa Homes is a licensed California real estate broker, CA DRE license #01257567.

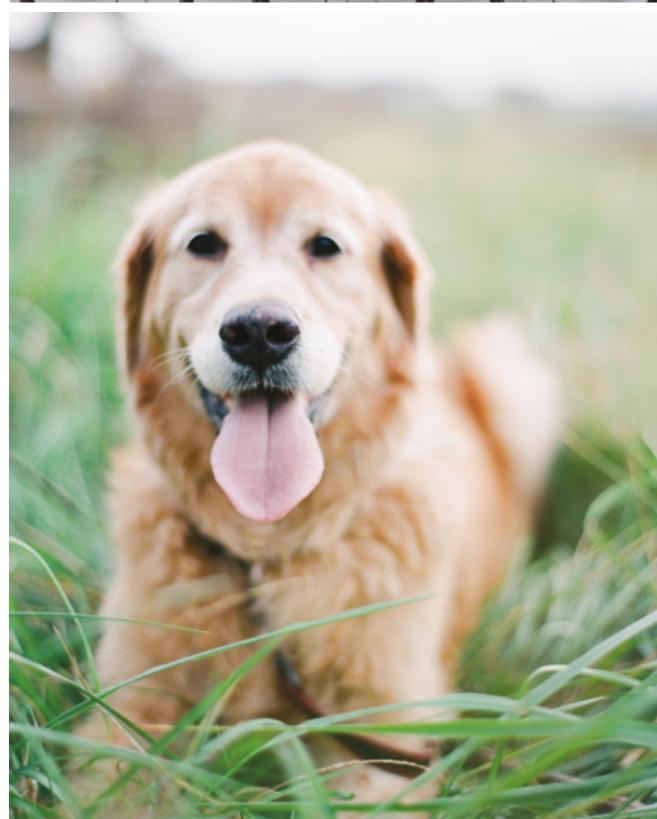
PONDEROSA
HOMES

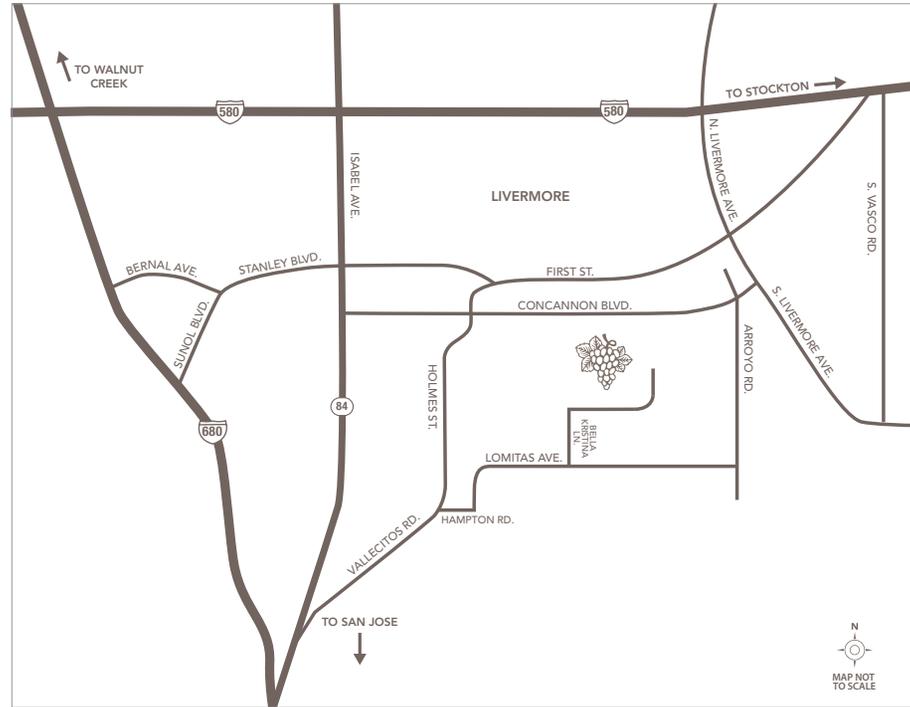
SITE MAP



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