

M
meridian
AT IRONWOOD

START SOMETHING SPECTACULAR



Meridian at Ironwood reveals the kind of lifestyle you've always imagined—where someday becomes every day and home embraces the life you deserve. Situated in the beautiful city of Pleasanton, these exquisite new residences transport you to a unique place of luxury. Three captivating designs embody elegance at every turn with distinguished features, generous appointments and impressive amenities.





SITE MAP



Map Not to Scale

- Residence 1
- Residence 2
- Residence 3

PONDEROSA
HOMES

1013 JUNO CIRCLE, PLEASANTON, CA 94566
MERIDIANPLEASANTON.COM • PONDEROSAHOMES.COM

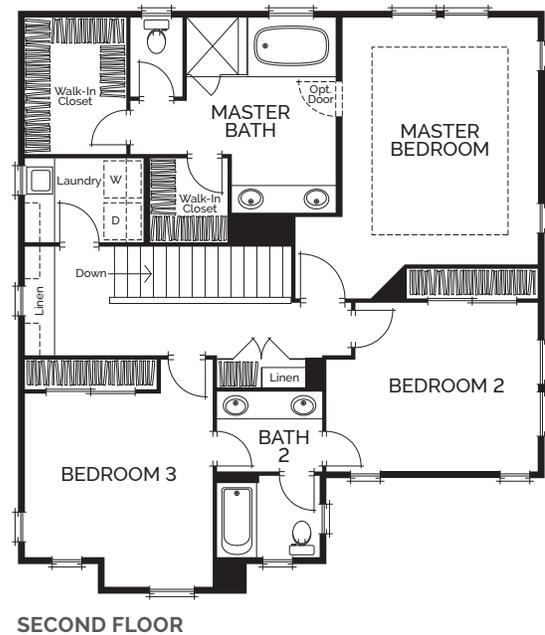
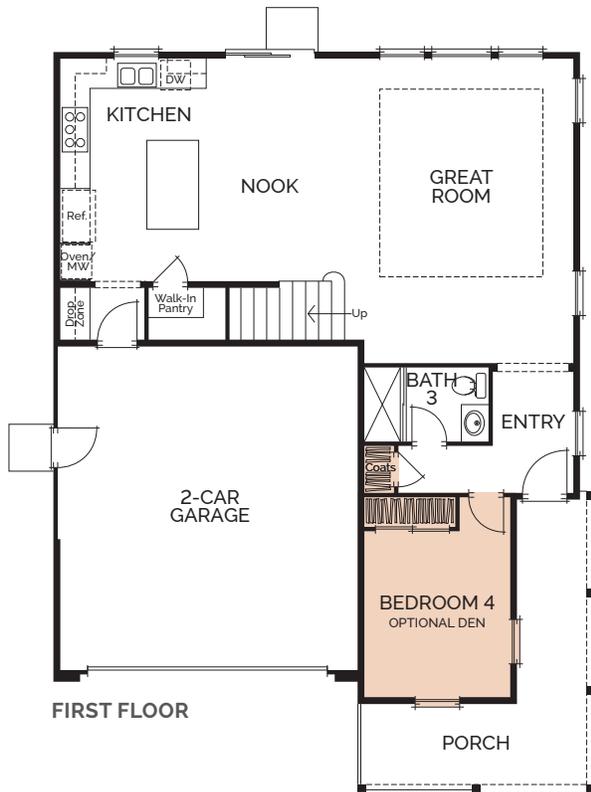
Ponderosa Homes reserves the right at its sole discretion to make changes or modifications to prices, floor plans, features, specifications, exterior color schemes, policies, guidelines, dates, literature, maps, materials, homesites released and plans designated on each homesite without notice or obligation. 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, 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, CalBRE license #01257567 REALTOR®.





RESIDENCE 1

Approx. 2,211 Sq. Ft.
4 Bedrooms • 3 Bathrooms
Optional Den



Optional Den





RESIDENCE 1

Approx. 2,211 Sq. Ft.
4 Bedrooms • 3 Bathrooms
Optional Den



Modeled



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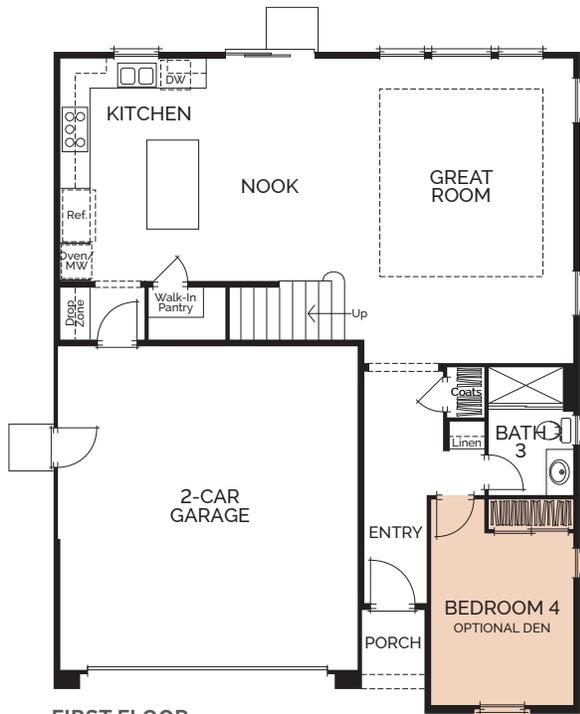
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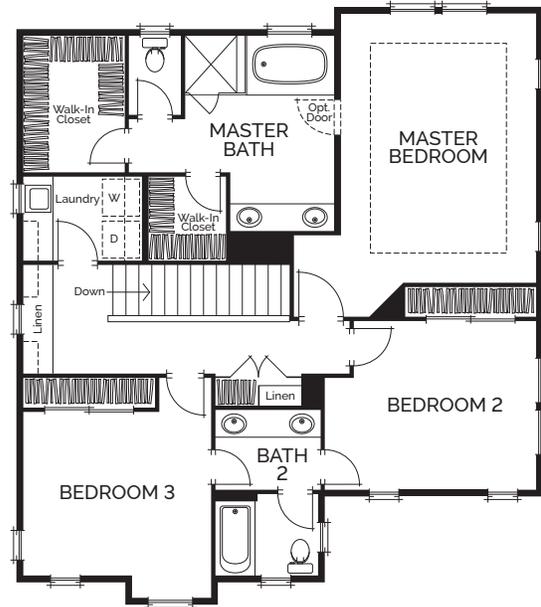


RESIDENCE 2

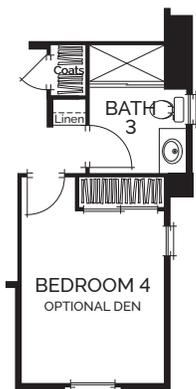
Approx. 2,255 – 2,284 Sq. Ft.
4 Bedrooms • 3 Bathrooms
Optional Den



FIRST FLOOR



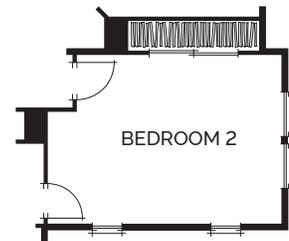
SECOND FLOOR



Bedroom 4
2X Floor Plan Only



Optional Den



Bedroom 2
2X Floor Plan Only





RESIDENCE 2

Approx. 2,255 – 2,284 Sq. Ft.
4 Bedrooms • 3 Bathrooms
Optional Den



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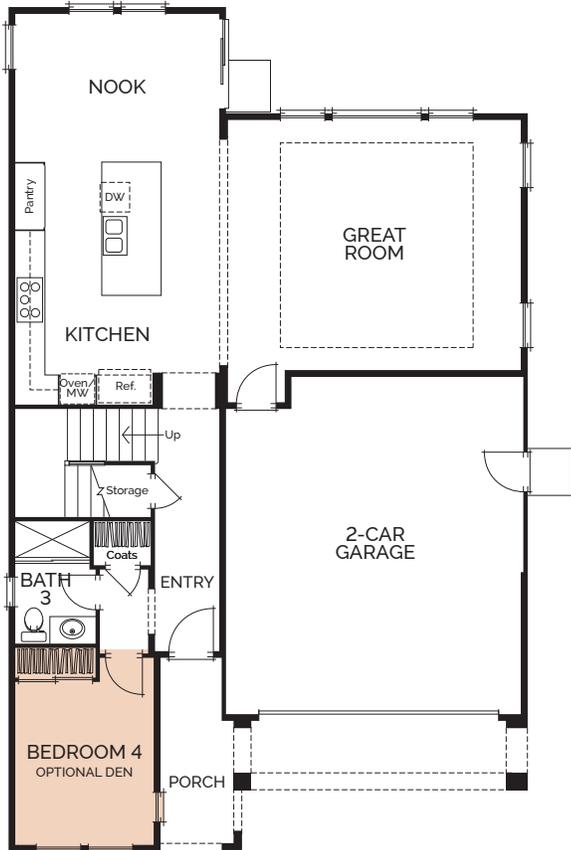
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RESIDENCE 3

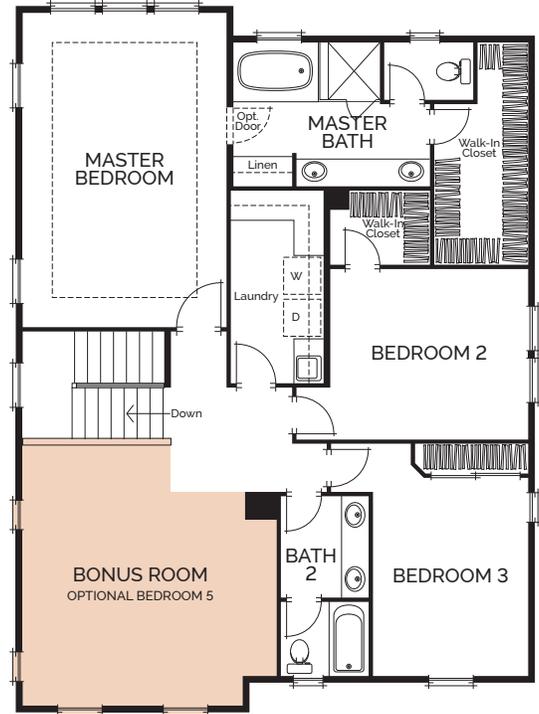
Approx. 2,660 – 2,682 Sq. Ft.
4 Bedrooms • 3 Bathrooms • Bonus Room
Optional Den • Optional Bedroom 5



FIRST FLOOR



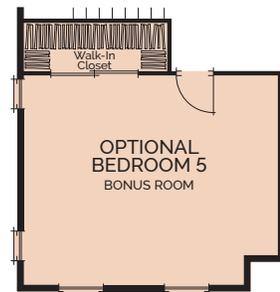
3X Floor Plan Only



SECOND FLOOR



Optional Den



Optional Bedroom 5





RESIDENCE 3

Approx. 2,660 – 2,682 Sq. Ft.
4 Bedrooms • 3 Bathrooms • Bonus Room
Optional Den • Optional Bedroom 5



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FEATURES AND AMENITIES



COMMUNITY FEATURES

- Impressive architecture by the award-winning William Hezmalhalch Architects, Inc.
- Central Pleasanton location within walking distance to Main Street shops, restaurants and entertainment
- Low-maintenance homes
- Impressive front yard landscaping installed and maintained by the homeowners' association
- Three inviting two-story floor plans

DISTINCTIVE EXTERIOR DETAILS

- Low-maintenance, durable stucco and/or lap siding exterior with accents of stone or brick (per plan) for your convenience
- Durable, long-lasting tile roofs
- Beautiful, water-conserving front yard landscaping with automatic, high-efficiency irrigation system included
- Convenient sectional roll-up insulated garage door(s) with automatic opener, two transmitters and keyless entry pad
- Attractive side and rear yard fencing with gate
- Scored concrete driveway and walkway with handsome scored broom finish (per plan) for a smooth drive
- Inviting porch (per plan) ideal for family time and entertaining

LUXURIOUS MASTER SUITE

- Beautiful handset ceramic tile flooring and cultured granite countertops with dual china vanity sinks in bath
- Large walk-in closet
- Lavish walk-in shower with Florestone Saflor® shower receptor and cultured marble surround
- Chic clear-glass shower enclosure lends style
- Gorgeous Kohler® plumbing fixtures in chrome finish
- Separate water closet for privacy

EXQUISITE INTERIOR APPOINTMENTS

- Richly painted, insulated raised-panel 8' high Therma-Tru® fiberglass entry door with Venetian bronze exterior hardware
- Designer-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
- Continental smooth two-panel arch-style interior doors with lever-style door hardware in chrome finish
- Contemporary rocker-style light switches add flair
- Distinctive cased windows

AMENITIES FOR YOUR CONVENIENCE

- Convenient laundry room with stylish utility sink and chrome faucet
- Fire sprinkler system for added safety
- Quiet fans in all bathrooms, with humidity control sensors for superior ventilation
- Abundant recessed lighting to provide maximum room illumination
- Smoke detectors to meet current code
- Carbon monoxide detectors for your well-being
- Pre-wired with RG-6 coaxial cable for television in great room, den, loft and all bedrooms
- Pre-wired with CAT 5E wiring with jack for telephone or data in the kitchen, den and all bedrooms
- Legrand® On-Q® structured wiring panel at garage
- 200-amp electrical service panel
- Garage interior fully drywalled, textured and painted
- Basic security system provides peace of mind
- Post-tension concrete slab foundation



ENERGY-SAVING FEATURES

- GreenPoint Rated energy-efficient home
- Radiant barrier roof sheathing to reduce heat and keep the home cooler in hot weather
- Tankless water heater (sealed combustion) for energy-saving hot water delivery
- Central air conditioning and heating with programmable thermostat for added comfort
- Energy-efficient staggered-stud exterior walls with R-15 and R-8 insulation and R-38 insulation in the attic areas
- Resource-saving WaterSense® low-flow showerheads, faucets and toilets throughout
- Gas stub-out and 220V outlet for dryer in laundry room
- Vinyl dual-glazed windows and sliding door with Milgard® SunCoatMAX® Low-E glass for year-round comfort and savings
- Eco-friendly weather stripping on all exterior doors and windows
- Quality insulation in bathrooms, laundry and master suite (per plan) to minimize sound transmission

CAREFULLY PLANNED KITCHEN

- Elegant granite slab gourmet island and countertops with full backsplash at cooktop
- Attractive and durable handset ceramic tile flooring
- Striking stainless steel kitchen sink with chrome pullout spray faucet
- Beautiful raised-panel cabinetry in beech, with easy-clean melamine interiors
- Stylish recessed lights and under-cabinet lighting add an elegant touch
- Premium stainless steel appliances fit for a gourmet kitchen:
 - GE Profile™ gas cooktop
 - GE Profile™ high-performance range hood
 - GE Profile™ convection oven
 - GE Profile™ built-in microwave
 - GE Profile™ built-in dishwasher with hidden controls
- Chef's walk-in or face-frame pantry (per plan)
- Abundant storage features

CUSTOMIZING OPPORTUNITIES

- Beautiful upgraded countertop materials, including granite slab, engineered solid surfaces and a wide selection of decorative liners
- Extensive selection of flooring materials in marble, granite, stone, wood, laminate, upgraded ceramic tile and carpet
- Upgraded plumbing fixtures in kitchen and baths
- Upgraded GE Monogram® appliances enhance your culinary experience
- Optional GE Profile™ and GE Monogram® 42" side-by-side refrigerator
- Optional GE Profile™ and GE Monogram® beverage center and wine reserve
- Upgraded cabinet stain finishes and cabinet knobs
- Choice home theater surround sound speaker system
- Upgraded security system
- Additional electrical options
- Beautifully designed closet organizers
- Elegant crown molding in select rooms



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