



FREQUENTLY ASKED QUESTIONS

Who is Ponderosa Homes?

Ponderosa Homes is a private home builder that has been building in the Bay Area since 1985. We are a well-known builder of quality, luxury homes with an exceptional reputation for building homes and communities of lasting value. Elissagaray Ranch is our first community in the Central Valley, and we are excited to be here!

Where is Elissagaray Ranch?

Our community is located at 1121 Dominique Drive in Tracy, CA and is adjacent to the Hidden Lake community, in the well-established neighborhood of Elissagaray Ranch.

How many homes will be built at Elissagaray Ranch?

Ponderosa Homes will be building 47 single-family homes at Elissagaray Ranch. We are currently planning to build 17 two-story homes and 30 single-story homes.

Is there a homeowner association at Elissagaray Ranch?

No, there is no homeowner association at Elissagaray Ranch. We do have CC&Rs and an architectural review board to protect your investment.

What is the tax rate at Elissagaray Ranch?

Ponderosa Homes at Elissagaray Ranch has special Community Facilities District (CFD) taxes. They are included in your property tax bill from the San Joaquin Assessor's office. The total tax rate is from 1.4% to just below 1.5% of the property purchase price.

What are the lot sizes at Elissagaray Ranch?

The lots that each home is built on at Elissagaray Ranch are sized from approximately 6,400 to 12,000 square feet.

How long will it take for your home to be built at Elissagaray Ranch?

It takes approximately five to six months to build your home, weather permitting.


What kind of amenities are at Elissagaray Ranch?

There is a community park with two tennis courts in the Elissagaray Ranch community. Kellogg Park is located two blocks from the sales office and model home complex.

Kristi Corbett, Community Sales Manager | CA DRE Lic. # 01089513
kcorbett@ponderosahomes.com | 925.701.1563

ElissagarayTracy.com • PonderosaHomes.com • 1121 Dominique Drive, Tracy, CA 95304 •   

PONDEROSA
HOMES

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 actual depictions of the buildings, fencing, walks, driveways or landscaping and are not to scale. Models do not reflect racial preference. Homes shown do not reflect actual homesites. Ponderosa Homes is a licensed California real estate broker, CA DRE license #01257567 and #02068867. REALTOR® 



What are the prices of homes at Elissagaray Ranch?

Homes at Elissagaray Ranch are individually priced, based on floor plan, lot size, location and included options and upgrades. Pricing is released by phase and options/upgrades are subject to construction timing. Please check with our Community Sales Manager for current pricing.

If I join the priority list for one phase release, will I be on the priority list for future phase releases?

We start a new priority list for each phase at Elissagaray Ranch. All priority lists are on a first-come-first-serve basis. Each phase's priority list will typically start several weeks before the release. Please inquire with the Community Sales Manager for information regarding future priority lists and phase releases.

Do I have to pre-qualify to purchase a home at Elissagaray Ranch?

All prospective homebuyers must be pre-qualified through one of Ponderosa Homes' preferred lenders. There are no exceptions.

What is the initial deposit to purchase a home at Elissagaray Ranch?

The earnest money deposit at Elissagaray Ranch is \$20,000.

Will I need to provide any additional deposits other than the initial deposit?

No other deposits are required.

Can I choose my flooring, counter tops and other optional features, or am I limited to a few choices?

Yes! You can choose from an array of flooring, countertops and more. We have a design studio set up just for you and your imagination. You will have several meetings with our outstanding designers.

Where is the ACE train?

The ACE train station is a seven-minute drive from Elissagaray Ranch. We have heard positive comments about the ACE train from commuters.

What are the sales office hours at Elissagaray Ranch?

Elissagaray Ranch is open Thursday through Sunday from 10am to 5pm and Monday from 2 pm to 5 pm.

Effective 3/15/2020 - Please be aware that we are currently open "By Appointment Only" due to the COVID-19 situation and the Governor's Shelter in Place" order. Please call (925) 701-1563 to set up an appointment to view our model homes or confirm our hours of operation.

Thank you for visiting Ponderosa Homes at Elissagaray Ranch!

Kristi Corbett, Community Sales Manager | CA DRE Lic. # 01089513
kcorbett@ponderosahomes.com | 925.701.1563