

ROSE AVENUE

ESTATES



BY PONDEROSA HOMES

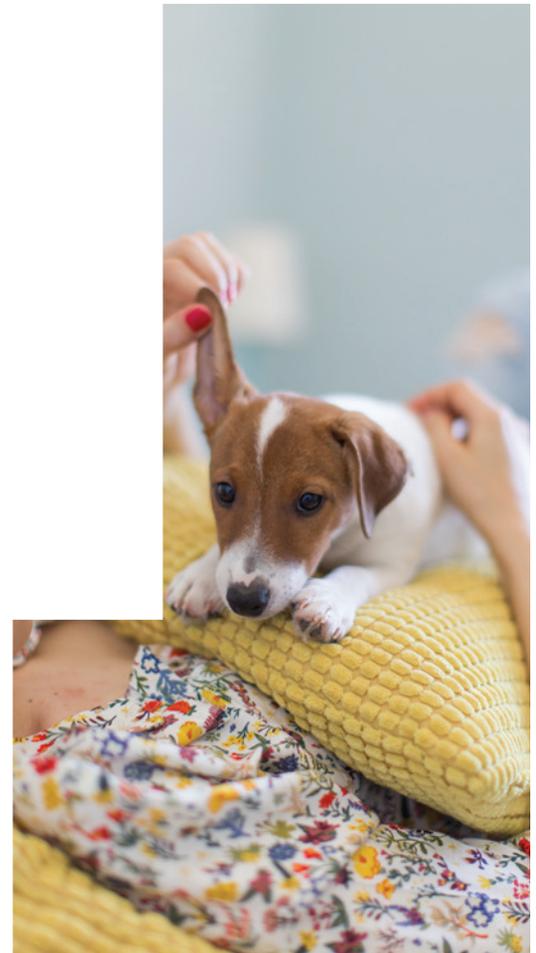




Rose Avenue Estates In Pleasanton

Just a short stroll from the spirited hub of downtown Pleasanton emerges a new home community where luxury is redefined. Discover a life that transcends imagination when you come home to Rose Avenue Estates. Situated near the Alameda County Fairgrounds, the Pleasanton Golf Center and key employers in the Bay Area, these expansive single-family homes set the stage for eventful days and everlasting memories. With three gorgeous designs to choose from, each home offers a host of striking features that can only be improved upon by your personal touches. It's comfort. It's grace. It's home.

PONDEROSA
H O M E S



ROSE AVENUE

ESTATES



BY PONDEROSA HOMES





RESIDENCE ONE

Approx. 3,906 Square Feet

4 Beds

4.5 Baths

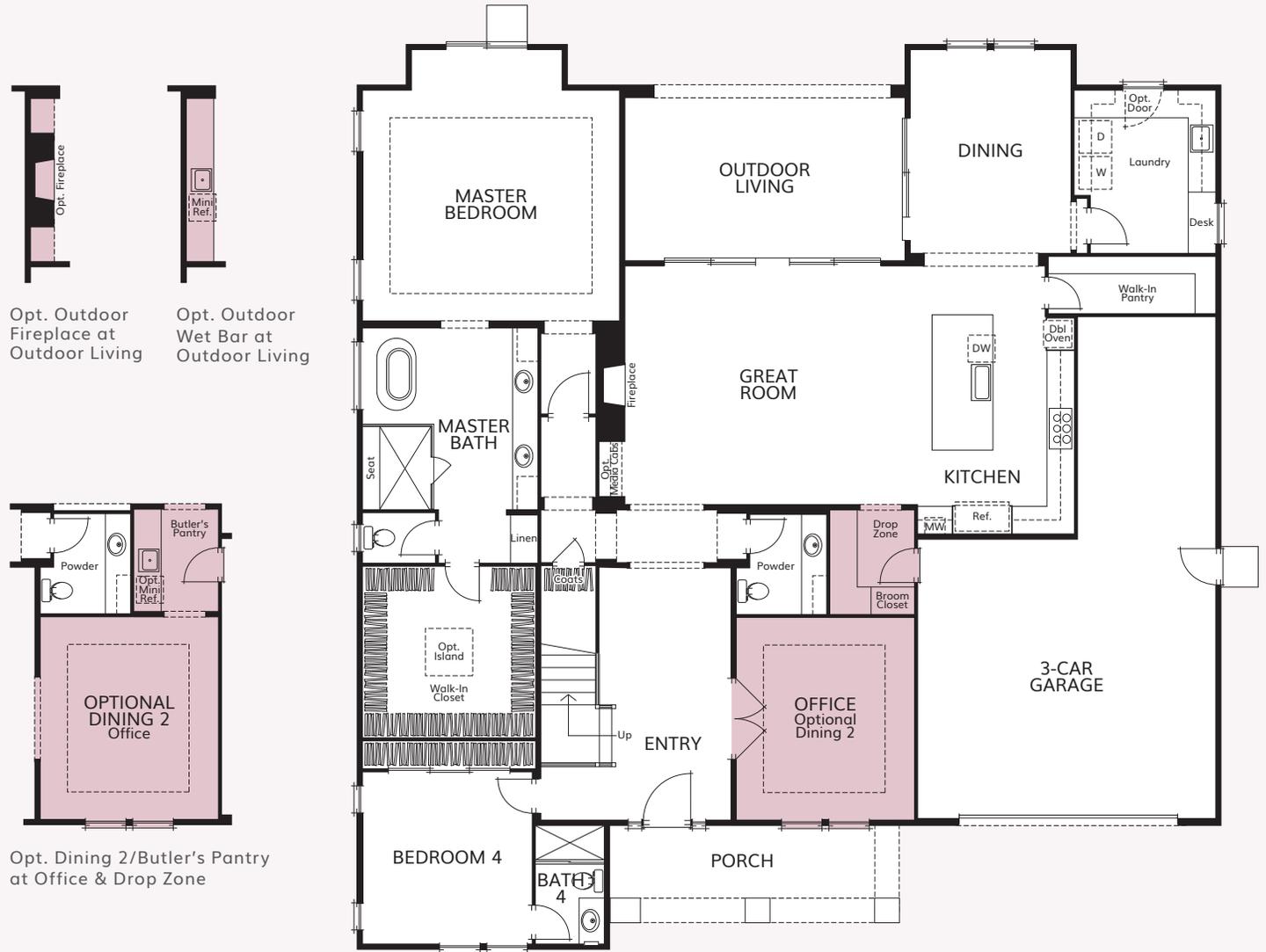
Great Room

Office

Dining

3-Car Garage

Optional Dining 2
at Office



Opt. Outdoor
Fireplace at
Outdoor Living

Opt. Outdoor
Wet Bar at
Outdoor Living

Opt. Dining 2/Butler's Pantry
at Office & Drop Zone

FIRST FLOOR



SECOND FLOOR

ELEVATION 1A



ELEVATION 1B (MODELED)



ELEVATION 1C





RESIDENCE TWO

Approx. 4,188 Square Feet

4 Beds

4.5 Baths

Great Room

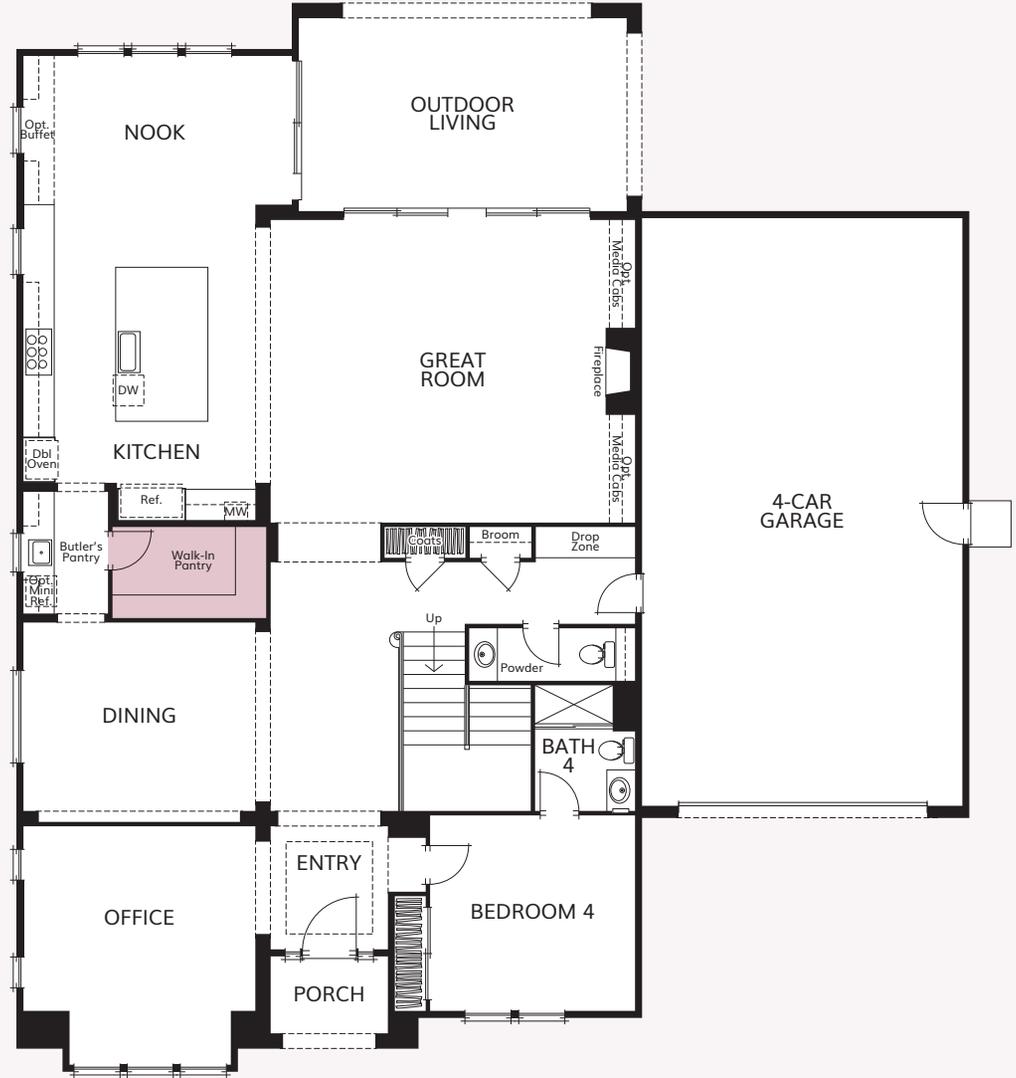
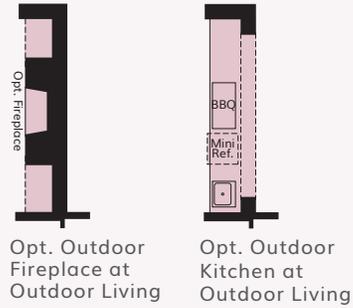
Office

Dining

Retreat

4-Car Garage

Optional Bedroom 5 at Retreat



FIRST FLOOR

FLOOR PLAN PICTURED REPRESENTS ELEVATION 2C



Opt. Bedroom 5 at Retreat

SECOND FLOOR



ELEVATION 2B



ELEVATION 2C





RESIDENCE THREE

Approx. 4,463 Square Feet

4 Beds

4.5 Baths

Great Room

Office

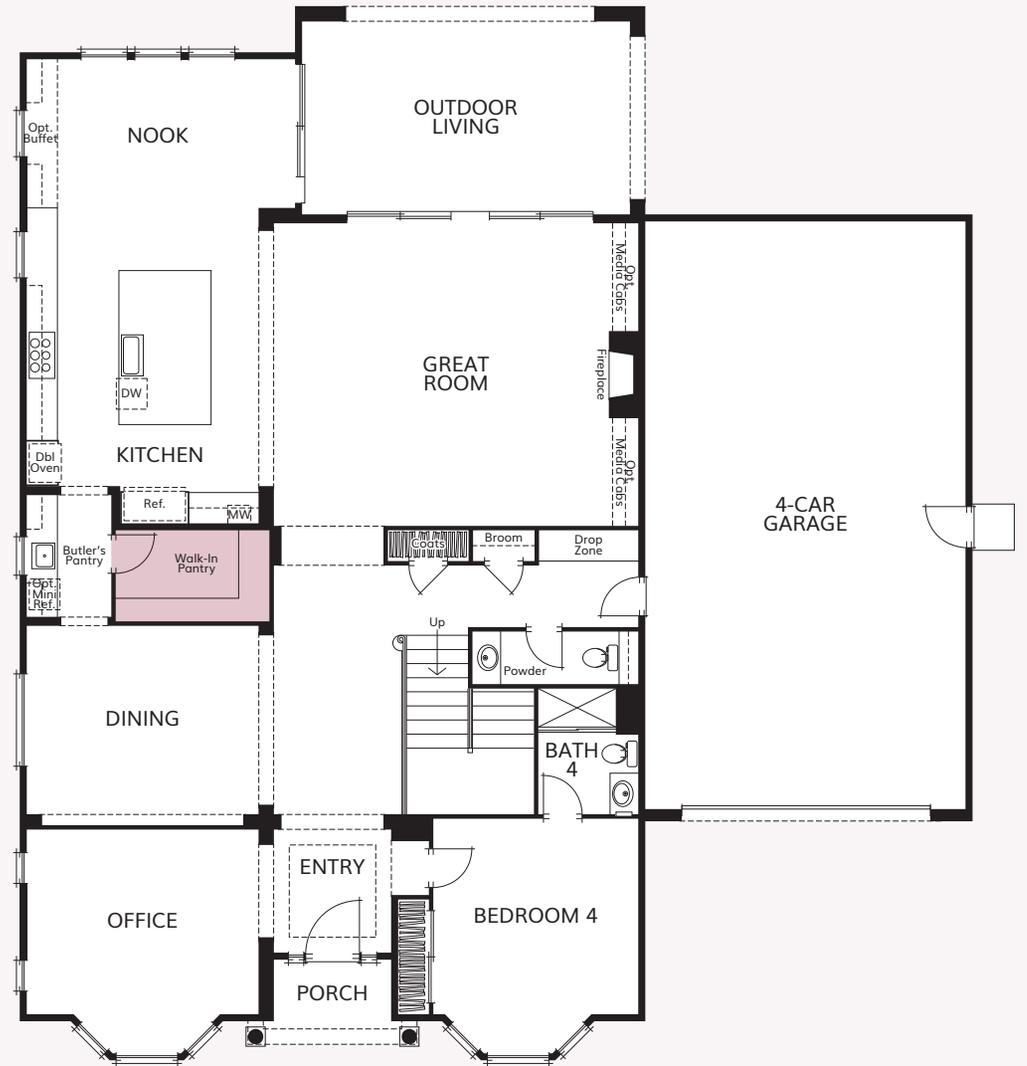
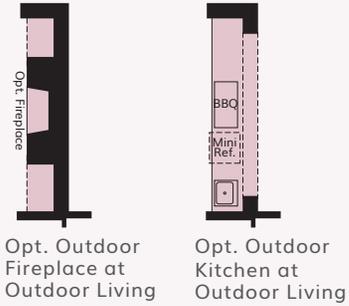
Dining

Retreat

Bonus Room

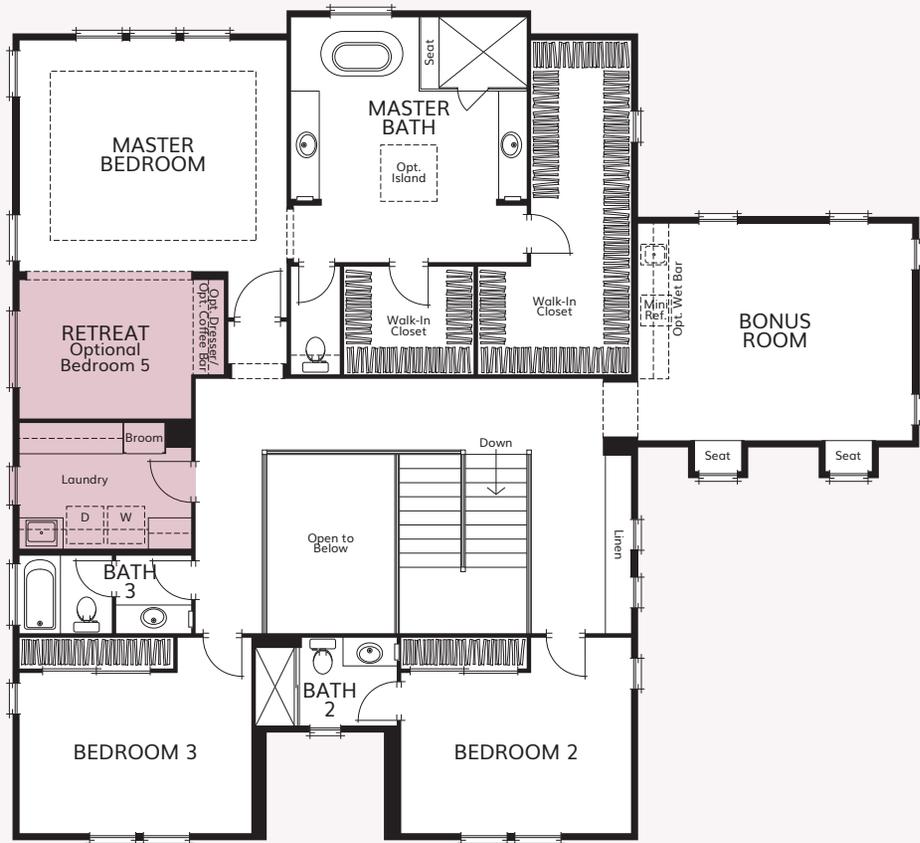
4-Car Garage

Optional Bedroom 5
at Retreat



FIRST FLOOR

FLOOR PLAN PICTURED REPRESENTS ELEVATION 3A



SECOND FLOOR

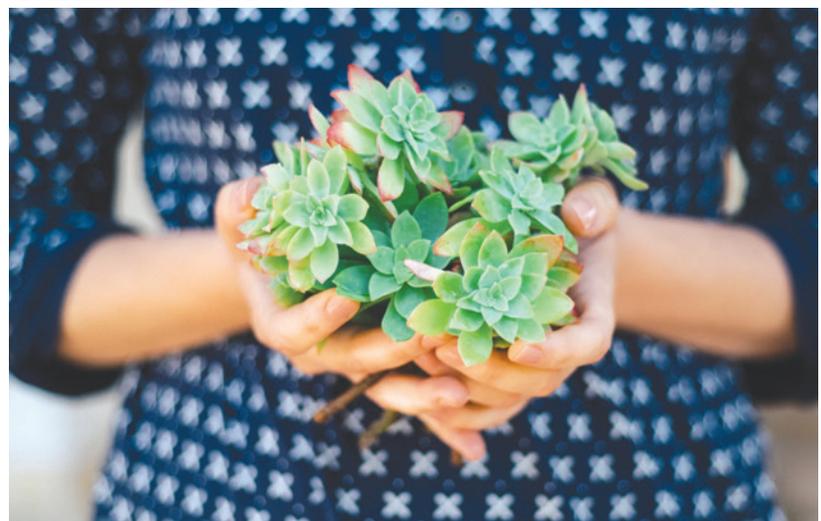


Opt. Bedroom 5 at Retreat

ELEVATION 3A (MODELED)



ELEVATION 3B



FEATURES & AMENITIES

A Community to Call Home

- Stunning architecture by award-winning Bassenian Lagoni architects
- Ideally situated near downtown Pleasanton, transportation, schools, shopping, restaurants, world-class sports teams and world-renowned universities
- Three classically designed two-story floor plans

Distinctive Exterior Details

- Low-maintenance stucco and/or James Hardie® exterior siding products with accents of attractive stone or brick (per plan)
- Durable, long-lasting CertainTeed® composite roof with limited lifetime warranty
- Professionally landscaped front yard with weather-dependent automatic irrigation system included
- Sectional, roll-up and insulated garage door with automatic opener and two transmitters
- Attractive side and rear yard fencing with gate
- Beautiful coach lighting at garage (per residence)
- Post-tension concrete slab foundation
- Covered patio/outdoor room for entertaining (per residence)
- Spacious three- or four-car garage

Exquisite Interior Appointments

- Therma-Tru® Classic-Craft® rustic solid-panel door with sidelights and Baldwin® entry hardware in oil-rubbed bronze finish
- Decorator-selected carpeting and floor covering
- Durable and stylish handset 20" x 20" ceramic tile flooring in entry, kitchen, nook, powder, laundry room, pantry and all bathrooms (per residence)
- Custom radius drywall corner detailing for a contemporary touch
- Elegant dining room with recessed lighting (per residence)
- Warming gas fireplace
- Beautiful Masonite® two-panel, Shaker-style, smooth interior doors with Baldwin® lever-style door hardware in chrome finish
- Contemporary rocker-style light switches
- Kohler® plumbing fixtures in polished chrome
- Levered interior door hardware in polished chrome
- Attractive two-tone paint
- Decorative light fixture collections in beautiful finishes
- Designer-selected 5½" baseboards
- Distinctive cased windows

Energy-Saving Features

- CALGreen compliant energy-efficient homes
- Photovoltaic solar electric system – 5.04 kW solar panels
- Tankless water heater with recirculating pump for energy-saving hot water delivery
- Central air conditioning and heating with programmable thermostat for added comfort
- High-performance attic to reduce heat and keep the home cooler in hot weather
- Energy-efficient, staggered-stud exterior walls with R-23 and R-38 insulation in attic areas
- Gas stub-out and 220-volt outlet for dryer in laundry room
- Efficient, low-flow showerheads and toilets throughout
- Vinyl dual-glazed windows and sliding door with Milgard® Montecito® Series Low-E glass
- Eco-friendly weatherstripping on all exterior doors and windows
- Quality insulation in baths, laundry and master suite to minimize sound transmission
- Dual-zone HVAC system
- Energy-efficient LED lighting
- QuietCool® whole house fan

Amenities for Your Convenience

- Convenient laundry room with stylish utility sink and polished chrome faucet
- Fire sprinkler system for added safety
- Quiet fans in all bathrooms, with humidity control sensors for superior ventilation
- Abundant recessed LED lighting to provide maximum room illumination
- Smoke and carbon monoxide detectors to meet current code
- Pre-wired with Cat6 and RG-6 coaxial cable for telephone, data and television at pre-selected locations for added convenience
- Legrand® On-Q® structured wiring panel
- 300-amp electrical service panel
- Garage interior fully drywalled, textured and painted
- Basic security system with one year of monitoring included for additional peace of mind

Carefully Planned Kitchens

- Elegant granite slab countertops with full backsplash
- Durable and attractive handset 20" x 20" ceramic tile flooring
- Kohler® single-bowl kitchen sink in stainless steel and Kohler® Cruette® high-arch spout with pullout spray head in polished chrome finish
- Beautiful Monschein cabinetry in beech with maple melamine interiors, Euro-style hinges, slab panel doors and dovetail drawers
- Stylish recessed lights and under-cabinet lighting
- Premium stainless steel appliances:
 - Wolf® professional 48" range top with six sealed gas burners and griddle
 - Wolf® professional 48" high performance range hood
 - Wolf® professional 30" double oven (convection and self-cleaning)
 - Wolf® professional 24" microwave oven
 - ASKO Pro® 24" fully integrated dishwasher
 - Sub-Zero® PRO 48" side-by-side stainless steel refrigerator
- Convenient walk-in pantry
- Abundant storage features

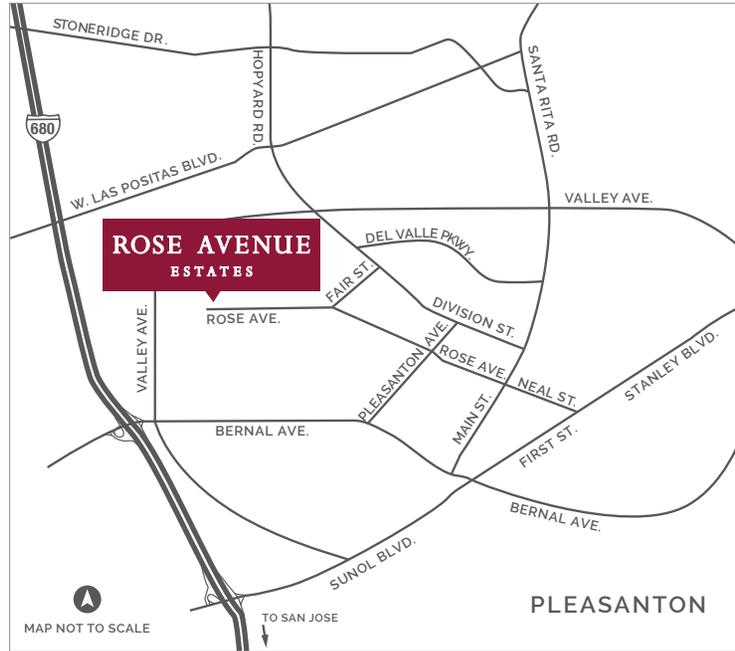
Luxurious Master Suite

- Beautiful handset 20" x 20" ceramic tile flooring in master bath
- Large walk-in closets with full-length closet door mirrors
- Generous walk-in shower with quartz surround and 2" x 2" mosaic floor tiles
- Kohler® plumbing fixtures in polished chrome finish
- Separate water closet for added privacy
- Elegant quartz countertops with dual Kohler® china vanity sinks in master bath
- Rejuvenating Kohler® Sunstruck® freestanding soaking tub
- Kohler® Comfort Height® elongated toilet
- Closet organizer system (white) in master closet(s) to maximize storage
- Classic framed mirrors

Customizing Opportunities

- Beautiful upgraded countertop materials including granite slab, ceramic tile, quartz, engineered solid surfaces and a wide selection of decorative liners
- Extensive selection of flooring materials in marble, granite, stone, wood, upgraded ceramic tile and carpet
- Stylish stacking glass door system for the ultimate access to outdoor entertaining (per residence)
- Flex room options (per residence)
- Outdoor fireplace options (per residence)
- Contemporary, linear fireplace options (per residence)
- Upgraded plumbing fixture finishes in kitchen and baths
- Cabinet stain finishes and knobs
- Cabinet soft-close drawer options
- Mirrored wardrobe doors
- Upgraded two-tone paint packages
- Klipsch® home theater surround sound speaker system
- Fire safety package
- Additional electrical
- Lighting packages
- Flat-panel television prep package
- Stylish Woodfold or HunterDouglas® hybrid composite 3½" plantation shutter package
- Efficient upgraded wood-grain closet organizers to maximize storage
- Wolf®, Sub-Zero® and ASKO® professional appliance package upgrades
- Wolf® warming drawer, Sub-Zero® beverage center and wine reserve
- Crown molding at select locations (per residence)
- Built-in media center, bookshelves and wine storage (per residence)
- Secondary laundry for added convenience (per residence)
- Stunning Andersen® French doors (per residence)
- And so much more!





ROSE AVENUE
ESTATES
BY PONDEROSA HOMES

5706 Melinda Way
Pleasanton, CA 94566
RoseAvenuePleasanton.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. 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. Ponderosa Homes sales agents and brokers have not verified approximate square footage. 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 and product types 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. Models do not reflect racial preference. Homes pictured do not reflect actual homesites. Ponderosa Homes is a licensed California real estate broker, CA DRE license #01257567.

