



# RESIDENCE One

Single-Story • Approx. 1,757 Sq. Ft. • 2 Bedrooms + Den • 2 Baths  
2-Car Garage • Covered Patio • Optional Bedroom 3 in Lieu of Den



ELEVATION 1A






ELEVATION 1B



ELEVATION 1C



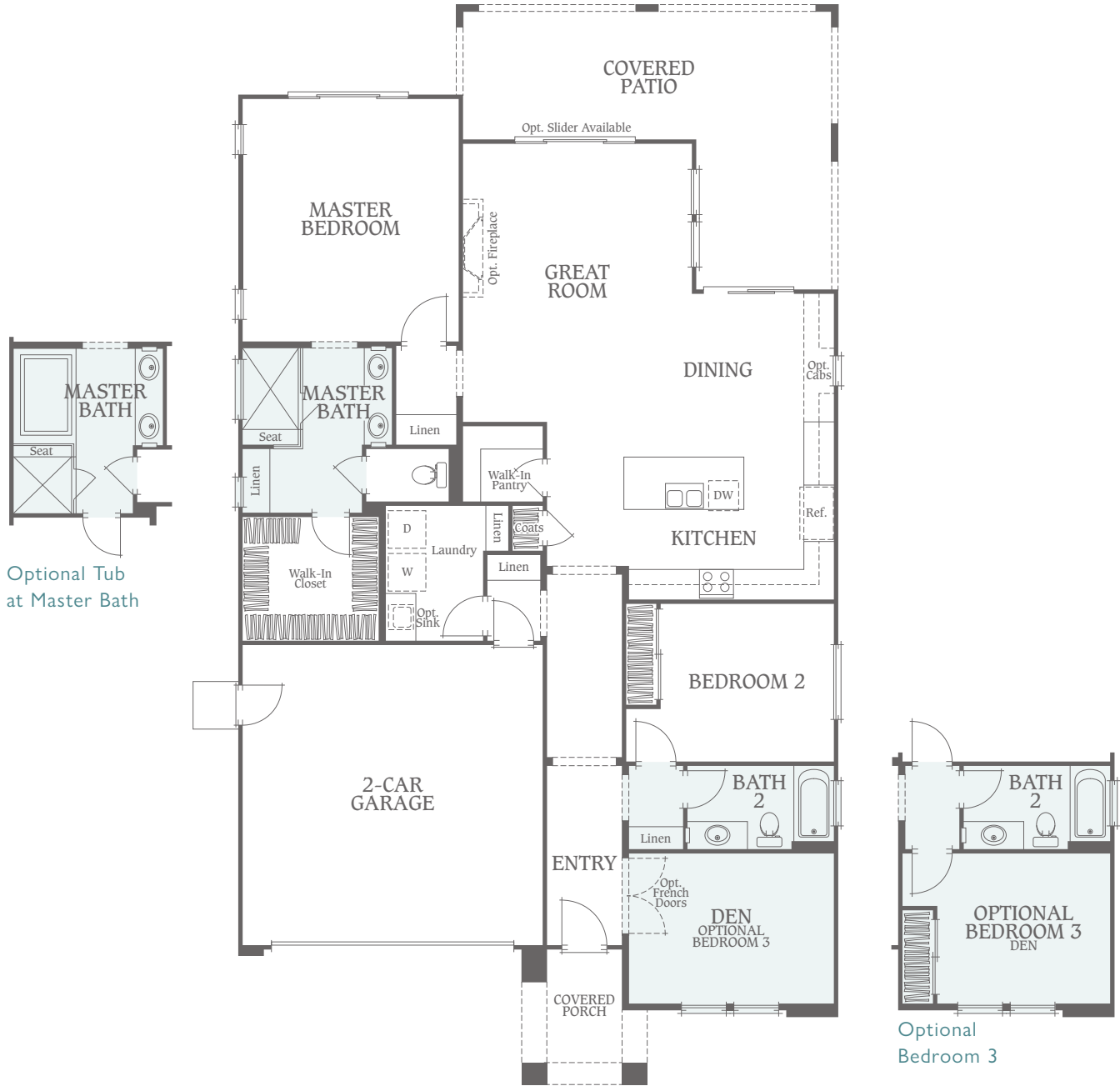
**PONDEROSA**  
HOMES

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# RESIDENCE One



Single-Story • Approx. 1,757 Sq. Ft. • 2 Bedrooms + Den • 2 Baths  
2-Car Garage • Covered Patio • Optional Bedroom 3 in Lieu of Den



# RESIDENCE two

Single-Story • Approx. 1,930 Sq. Ft. • 2 Bedrooms • Dual Masters • 2.5 Baths  
2-Car Garage • Covered Patio



**PONDEROSA**  
HOMES

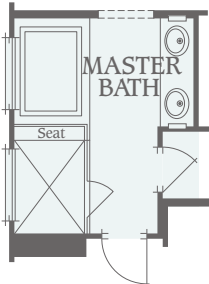
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# RESIDENCE two



Single-Story • Approx. 1,930 Sq. Ft. • 2 Bedrooms • Dual Masters • 2.5 Baths  
2-Car Garage • Covered Patio



Optional Tub  
at Master Bath




# RESIDENCE three



Single-Story • Approx. 1,950 Sq. Ft. • 2 Bedrooms + Den • 2.5 Baths  
2-Car Garage • Covered Patio • Optional Bedroom 3 in Lieu of Den



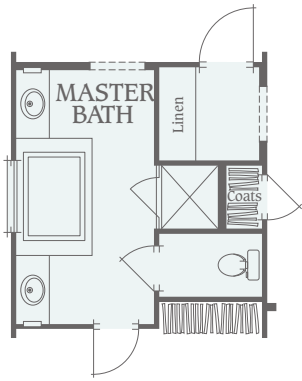
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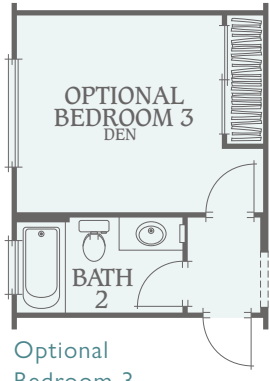
# RESIDENCE three



Single-Story • Approx. 1,950 Sq. Ft. • 2 Bedrooms + Den • 2.5 Baths  
 2-Car Garage • Covered Patio • Optional Bedroom 3 in Lieu of Den



Optional Tub at Master Bath



Optional Bedroom 3

# RESIDENCE four



Two-Story • Approx. 2,318 Sq. Ft. • 3 Bedrooms + Den and Bonus Room • 3 Baths  
2-Car Garage • Covered Patio • Optional Bedroom 4 in Lieu of Den



ELEVATION 4A (MODELED)



ELEVATION 4B



ELEVATION 4C



**PONDEROSA**  
HOMES

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# RESIDENCE four



Two-Story • Approx. 2,318 Sq. Ft. • 3 Bedrooms + Den and Bonus Room • 3 Baths  
 2-Car Garage • Covered Patio • Optional Bedroom 4 in Lieu of Den



# RESIDENCE five

Two-Story • Approx. 2,419 Sq. Ft. • 3 Bedrooms + Loft • 3.5 Baths  
2-Car Garage • Covered Patio



ELEVATION 5A



ELEVATION 5B



ELEVATION 5C



**PONDEROSA**  
HOMES

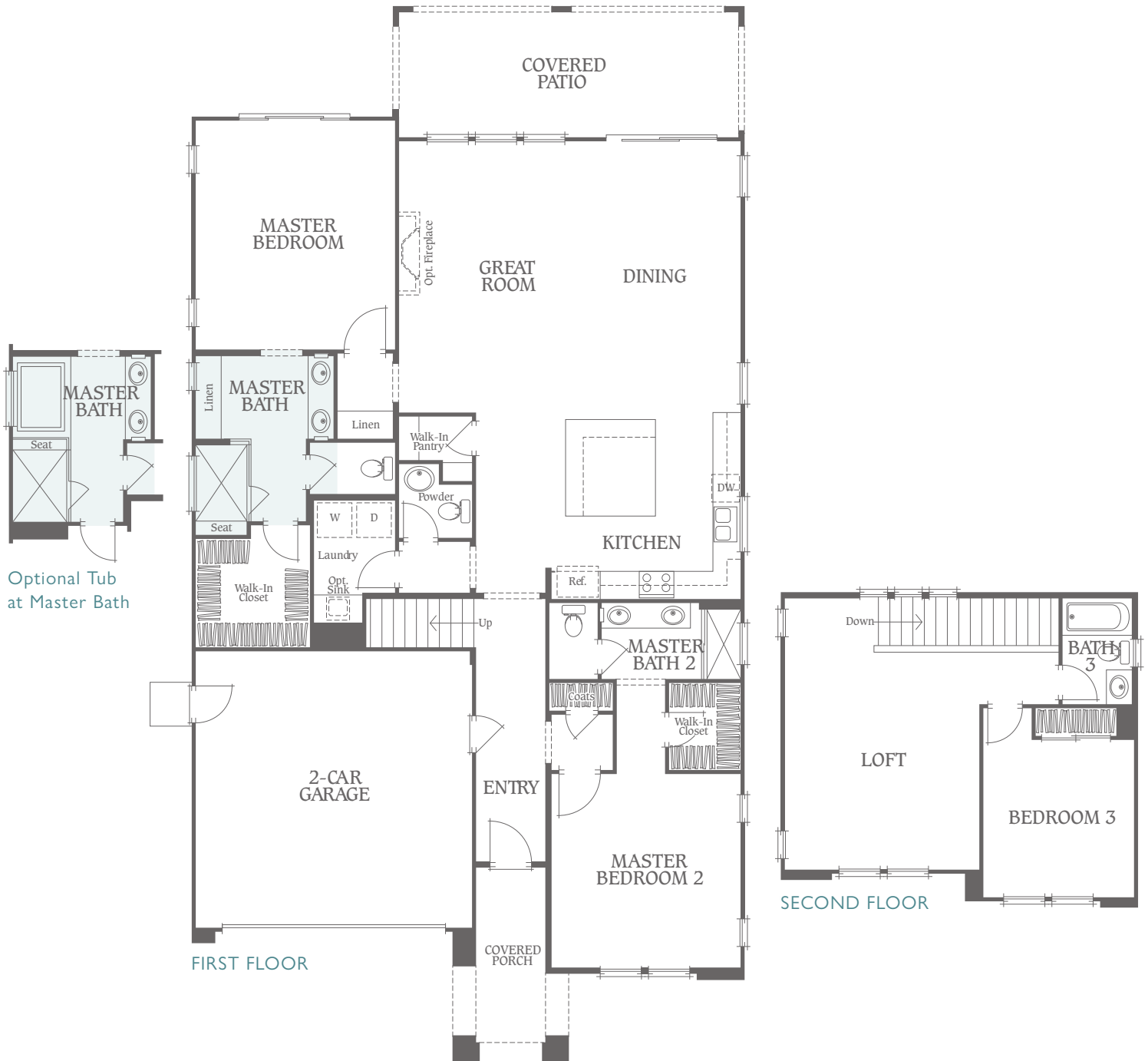
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# RESIDENCE five



Two-Story • Approx. 2,419 Sq. Ft. • 3 Bedrooms + Loft • 3.5 Baths  
2-Car Garage • Covered Patio



Floor Plan Pictured Represents Elevation 5A

# RESIDENCE SIX



Two-Story • Approx. 2,723 Sq. Ft. • 3 Bedroom + Den and Bonus Room • 3.5 Baths • 2-Car Garage  
Covered Patio • Optional Bedroom 4 in Lieu of Den • Optional Bedroom 5 & Loft in Lieu of Bonus Room



ELEVATION 6A



ELEVATION 6B (MODELED)



ELEVATION 6C



**PONDEROSA**  
HOMES

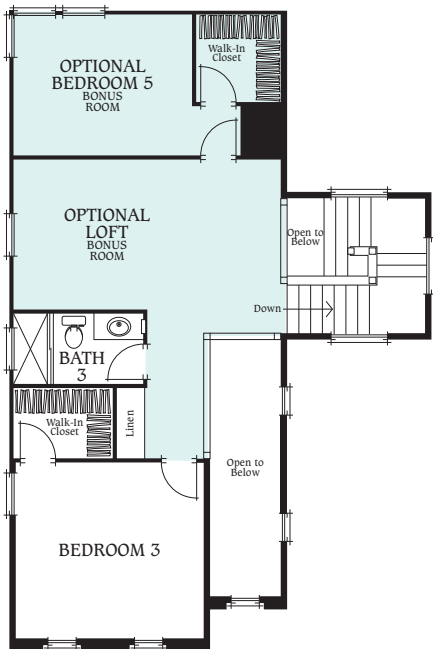
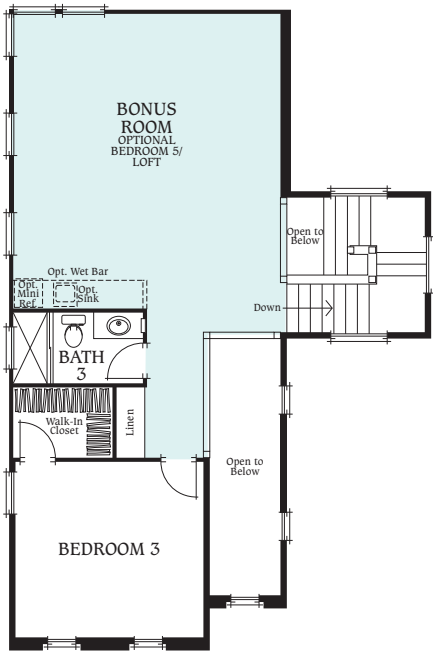
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# RESIDENCE SIX

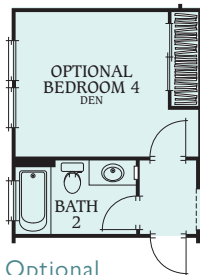


Two-Story • Approx. 2,723 Sq. Ft. • 3 Bedroom + Den and Bonus Room • 3.5 Baths • 2-Car Garage  
 Covered Patio • Optional Bedroom 4 in Lieu of Den • Optional Bedroom 5 & Loft in Lieu of Bonus Room

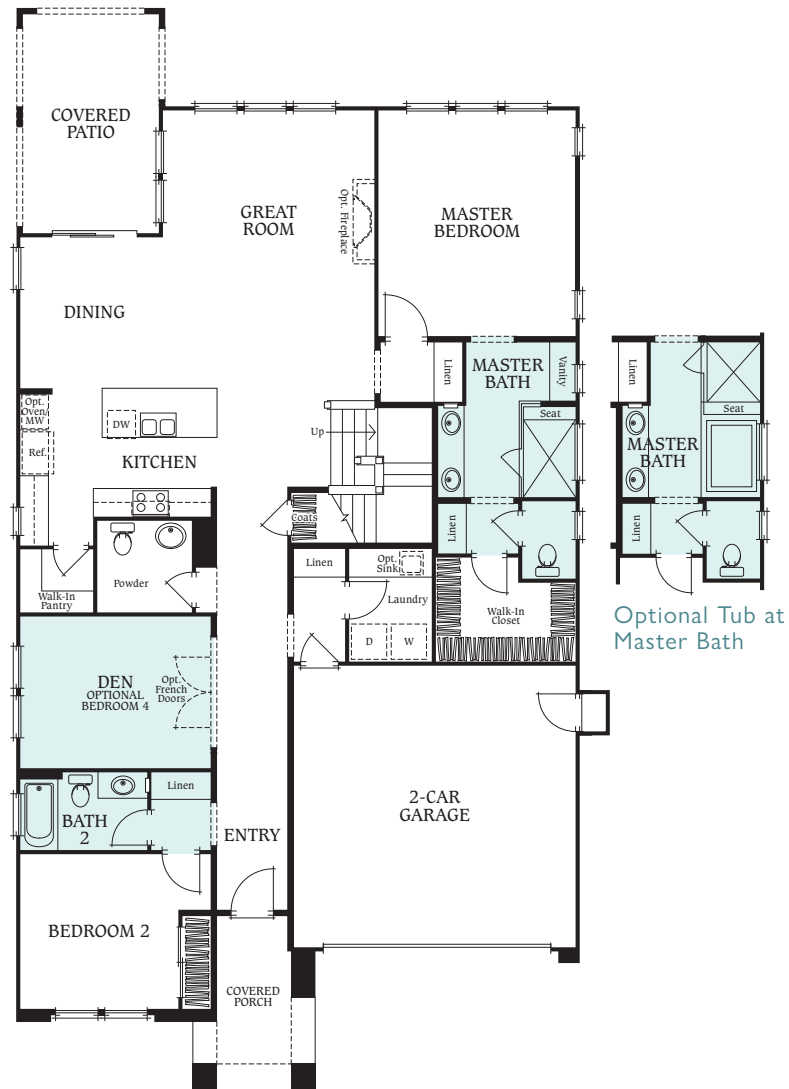


Optional Bedroom 5/Loft

## SECOND FLOOR



Optional Bedroom 4



FIRST FLOOR

Optional Tub at Master Bath

Floor Plan Pictured Represents Elevation 6B (MODELED)



# features AND amenities



## A COMMUNITY TO CALL HOME

- Impressive gated community of 111 homes in a central Palm Desert location
- Close to shopping, dining, universities, medical centers, parks, recreation and entertainment
- Location provides easy access to all major thoroughfares, Interstate 10 and employment centers
- Private community clubhouse, fitness area, yoga lawn, gathering/BBQ area, pool and spa
- Impressive architecture by the award-winning William Hezmalhalch Architects, Inc.
- Three inviting single-story floor plans and two elegant two-story floor plans
- Landscape architecture by Summers Murphy & Partners, Inc.
- Enjoy special Palm Desert resident rates at The Classic Club 18-hole golf course and Desert Willow's two championship 18-hole golf courses

## DISTINCTIVE EXTERIOR DETAILS

- Richly detailed architectural styles – Desert Contemporary, Modern and Contemporary Spanish design
- Low-maintenance, hand-painted and durable stucco exterior with stone accents (per residence)
- Durable, long-lasting tile roof with homeowner-owned photovoltaic solar panel system
- Extensive covered rear yard patio to enjoy outdoor entertaining
- Concrete slab foundation
- Elegant 8' Therma-Tru® fiberglass entry door with hardware in Venetian bronze finish
- Convenient Wayne Dalton® steel sectional garage door with automatic opener and two transmitters
- Fully finished and painted two-car garage
- Beautiful, water-conserving and HOA-maintained front yard landscaping with automatic high-efficiency drip irrigation system
- Handsome scored concrete driveway and walkway with broom finish

- Attractive side and rear yard solid block wall fencing with wrought iron gate

## EXQUISITE INTERIOR APPOINTMENTS

- Designer-selected carpeting and floor covering
- Durable and stylish 18" x 18" ceramic tile flooring at entry, kitchen, laundry room and all bathrooms
- Contemporary square drywall corner detailing for a modern touch
- Masonite® Select™ 8' interior doors with lever-style door hardware in chrome finish (per residence)
- Contemporary rocker-style light switches add flair
- Modern designer-selected light fixtures in chrome finish
- Water-efficient elongated toilets throughout
- Pre-wired for ceiling fans in select rooms

## CAREFULLY PLANNED KITCHEN

- Elegant granite slab countertops with 6" backsplash and full backsplash at cooktop
- Attractive and durable handset 18" x 18" ceramic tile flooring
- Striking stainless steel kitchen sink with chrome pullout spray faucet
- Beautiful Shaker-style beech cabinetry with easy-clean melamine interiors
- Stylish recessed LED lighting adds an elegant touch
- Quality Whirlpool® appliances fit for a gourmet kitchen:
  - Whirlpool® 30" black on stainless steel free-standing range with five sealed burners and integrated griddle
  - Whirlpool® 30" stainless steel microwave and range hood combination
  - Whirlpool® 24" stainless steel built-in dishwasher
- InSinkErator® stainless steel waste disposal with air switch
- Chef-inspired walk-in or face-frame pantry (per residence)
- Abundant storage features

## LUXURIOUS MASTER SUITES

- Impressive master suite with separate bath
- Beautiful handset 18" x 18" ceramic tile flooring at master bath
- Piedrafina e-stone slab countertops with 4" backsplash and dual china vanity sinks
- Spacious walk-in closet with wood shelf and pole
- Custom Shaker-style beech cabinets
- Lavish walk-in shower with hot-mopped shower floor in 2" x 2" tile and Piedrafina e-stone surround
- Chic clear-glass shower enclosure lends style
- Gorgeous Delta® widespread plumbing fixtures in chrome finish
- Framed vanity mirrors
- Frameless medicine cabinet

## AMENITIES FOR YOUR CONVENIENCE

- Convenient interior laundry room with base cabinets
- Fire sprinkler system for added safety
- Quiet fans at all bathrooms with humidity control sensors for superior ventilation
- Abundant recessed lighting to provide maximum room illumination
- Smoke and carbon monoxide detectors to meet current code
- Pre-wired with RG-6 coaxial cable for television at select rooms (per residence)
- Pre-wired with CAT6 wiring with jack for telephone or data at select rooms (per residence)
- 200-amp electrical service panel

## ENERGY-SAVING FEATURES




- All homes meet or exceed the current Title 24 Building Energy Efficiency Standards
- Photovoltaic solar electrical system
- Tankless water heater with built-in recirculating pump for energy-saving hot water delivery
- Central air conditioning (14 SEER) and heating with programmable thermostat for added comfort
- Energy-efficient R-19 and R-15 insulation with R-38 insulation in the attic areas
- Resource-saving WaterSense® low-flow showerheads, faucets and toilets throughout
- 220V outlet for dryer in laundry room

- Milgard® vinyl dual-pane windows and sliding door with Low-E glass for year-round comfort and savings
- Eco-friendly weather stripping on all exterior doors and windows
- Low-VOC paint
- Energy-efficient fluorescent and LED recessed lighting
- Tightly sealed heating and air duct system

## CUSTOMIZING OPPORTUNITIES

- Bedroom/den room options to allow you to create your perfect home
- Beautiful upgraded countertop materials, including granite slab, engineered solid surfaces and a wide selection of decorative liners
- Extensive selection of flooring materials, including marble, granite, stone, upgraded ceramic tile and carpet
- Two-tone paint options in a variety of color combinations
- Upgraded plumbing fixture finishes at kitchen and bathrooms
- Upgraded electrical and photovoltaic system upgrade options
- Upgraded Whirlpool® and KitchenAid® appliances enhance your culinary experience
- Upgraded Whirlpool® and KitchenAid® refrigerators available in a variety of styles
- Upgraded cabinet door styles and heights, stain finishes and knobs or pulls
- Cabinet soft-close drawer options
- Home theater surround sound speaker system
- Security system for peace of mind
- Contemporary staircase options
- Under-cabinet kitchen lighting
- Beautifully designed closet organizers
- Washer and dryer options
- Laundry sink for added convenience
- Gas stub-out for dryer at laundry
- Elegant crown molding at select rooms
- HunterDouglas® window coverings and shutter options
- Slider at great room (per residence)
- French doors at den
- Contemporary fireplace options
- Upgraded home automation system
- Glass garage door for an elegant contemporary look
- And so many more...

**PONDEROSA**  
H O M E S

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# site plan



- Residence 1
- Residence 2
- Residence 3
- Residence 4
- Residence 5
- Residence 6

N  
MAP NOT TO SCALE

PRELIMINARY



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# A community TO CALL home



Designed to fuse relaxation, enjoyment and good conversation, the resort-style recreation center at Sage Palm Desert brings about a new scene to experience. The premier amenities you've dreamed of are here and all laid out in an exclusive community hub. Think pool days and afternoons by the grill. Energized gym sessions and peaceful yoga meetups. Every moment feels new and inspired – and you're invited to take it all in.



PRIVATE COMMUNITY CLUBHOUSE • LARGE LAP POOL AND SPA  
LEISURELY LOUNGE AREAS • BBQS PERFECT FOR GET-TOGETHERS • GOURMET KITCHEN  
INDOOR FITNESS AREA WITH STATE-OF-THE-ART EQUIPMENT • REJUVENATING YOGA LAWN



73326 Warhol Lane  
 Palm Desert, CA 92211  
 760.984.9026  
[SagePalmDesert.com](http://SagePalmDesert.com)  
[PonderosaHomes.com](http://PonderosaHomes.com)

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