



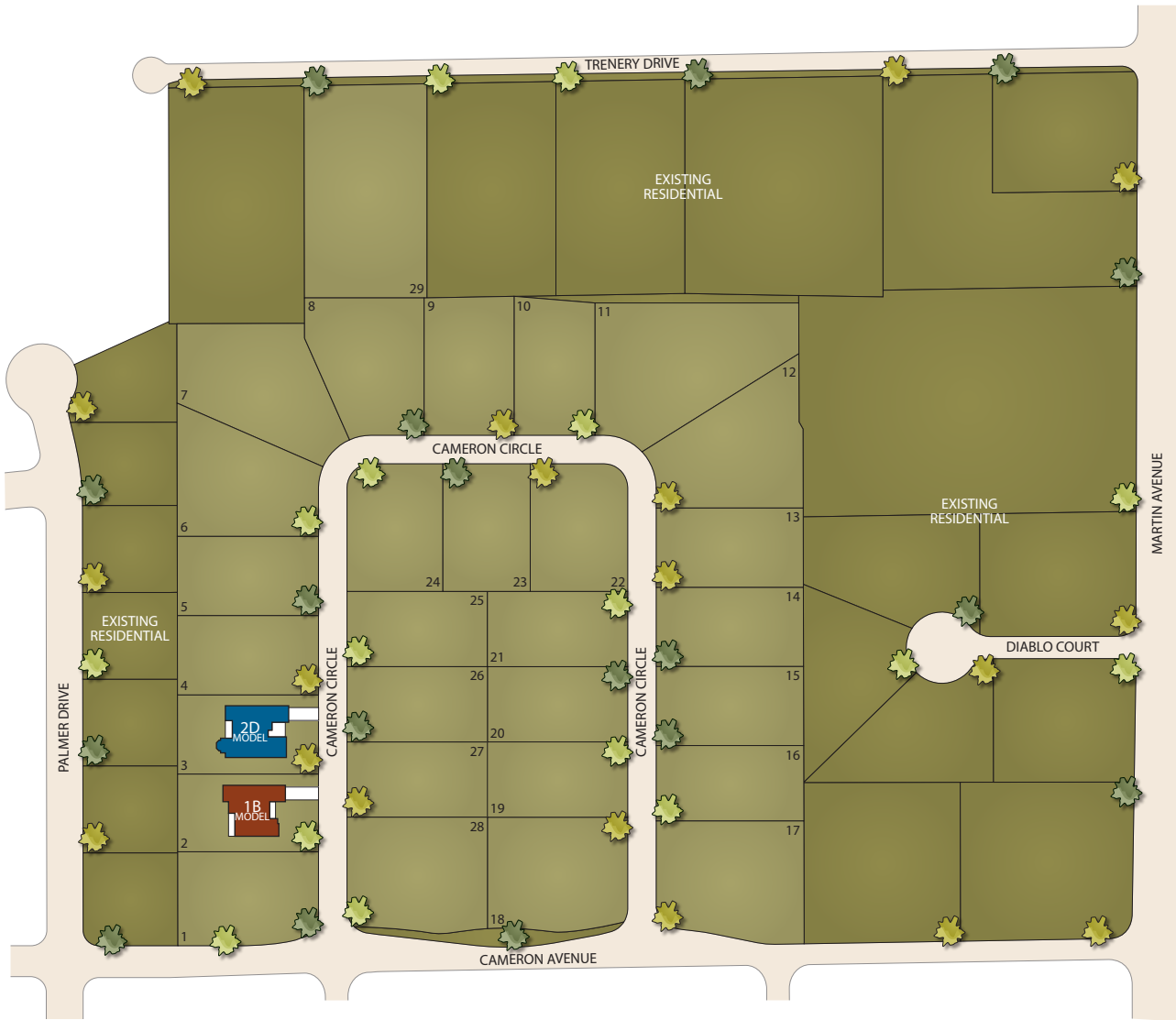
CAMERON PLACE

AN ELEVATED LIFESTYLE

Where sophistication meets inspiration, Cameron Place reveals the kind of lifestyle you've always imagined—where some day becomes every day and home embraces the life you deserve. Situated in the beautiful city of Pleasanton, this exquisite new enclave of 29 single-family residences transports you to a unique place of luxury. Three captivating designs embody elegance at every turn with distinguished features, generous appointments and impressive amenities while expansive lots provide the perfect space to enjoy the wonders of nature. Surrounded by every comfort and convenience the area has to offer, Cameron Place presents a warm, friendly community atmosphere in a setting near transportation, shopping, dining, recreation and beautiful natural scenery. Follow your dreams and create memories that flourish—at Cameron Place imagination knows no bounds.



CAMERON PLACE



2157 CAMERON CIRCLE, PLEASANTON, CA 94588

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PONDEROSA
HOMES

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CAMERON
PLACE

RESIDENCE 1

Approximately 3,231 Sq. Ft.

3 Bedrooms, 3.5 Baths

Optional Super Great Room

Optional Bedroom 4

Optional Media Room

Optional Den



RESIDENCE 1B



RESIDENCE 1A



RESIDENCE 1D



RESIDENCE 1C

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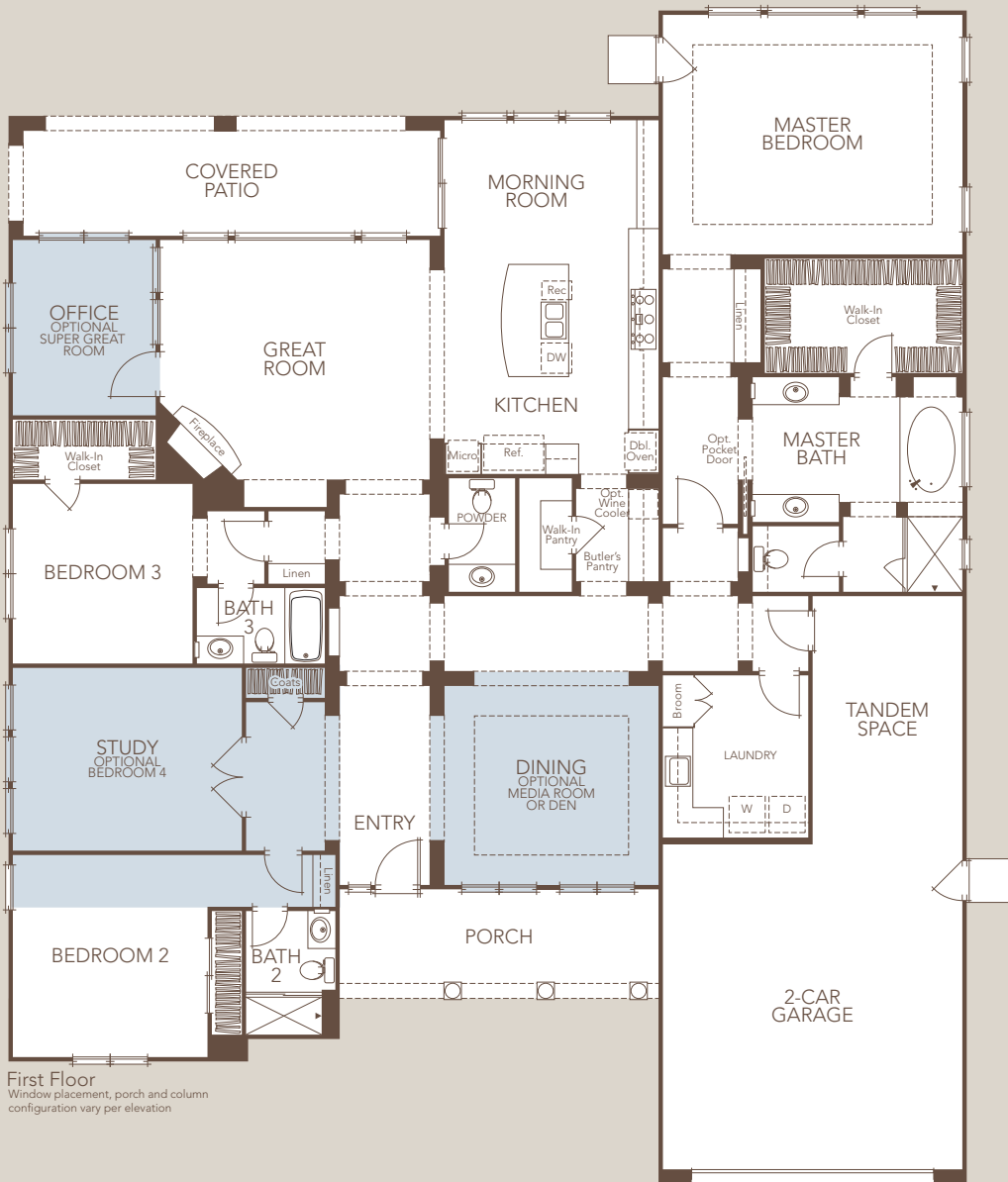


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RESIDENCE 1

Approximately 3,231 Sq. Ft.
3 Bedrooms, 3.5 Baths
Optional Super Great Room

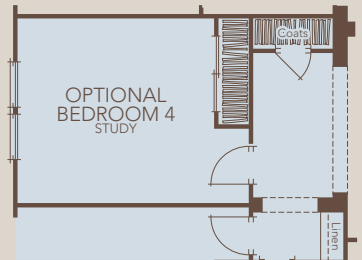
Optional Bedroom 4
Optional Media Room
Optional Den



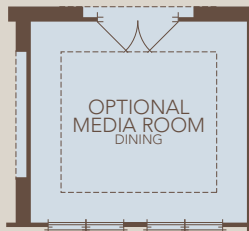
First Floor
Window placement, porch and column configuration vary per elevation



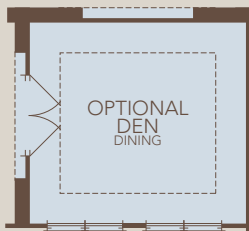
Optional Super Great Room



Optional Bedroom 4



Optional Media Room



Optional Den

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RESIDENCE 2

Approximately 3,679 Sq. Ft.

4 Bedrooms, 3.5 Baths

Optional Bedroom 5

Optional Media Room



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RESIDENCE 2

Approximately 3,679 Sq. Ft.

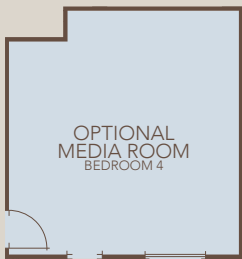
4 Bedrooms, 3.5 Baths

Optional Bedroom 5

Optional Media Room



Optional Bedroom 5



Optional Media Room

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PONDEROSA HOMES

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RESIDENCE 3

Approximately 3,725 Sq. Ft.

4 Bedrooms, 4.5 Baths

Optional Media Room



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RESIDENCE 3

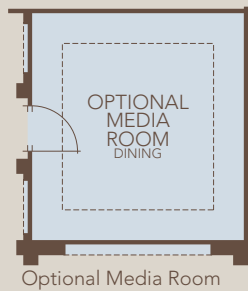
Approximately 3,725 Sq. Ft.

4 Bedrooms, 4.5 Baths

Optional Media Room



First Floor
Window placement, porch and column
configuration vary per elevation



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CAMERON
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FEATURES



COMMUNITY FEATURES

- Architecture by the award-winning firm Bassenian Lagoni Architects, Inc.
- Central Pleasanton location near transportation, schools, shopping, restaurants, world-class sports teams and world-renowned universities
- Three single-story floor plans
- Walking distance to downtown Pleasanton restaurants and shops




DISTINCTIVE EXTERIOR DETAILS

- Low-maintenance stucco and/or James Hardie® exterior siding products, with accents of stone or brick (per plan)
- Durable, long-lasting concrete tile roof
- Front yard landscaping with weather-dependent, automatic irrigation system included
- Sectional, roll-up insulated garage door(s) with automatic opener and two transmitters
- Attractive side and rear yard fencing with one gate
- Scored concrete driveway and walkway with broom finish (scoring design per plan)
- Beautiful coach lighting at garage (per plan)
- Post-tension concrete slab foundation
- Covered patio (Plans 1 and 2)
- Three- or four-car garages (per plan)

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EXQUISITE INTERIOR APPOINTMENTS

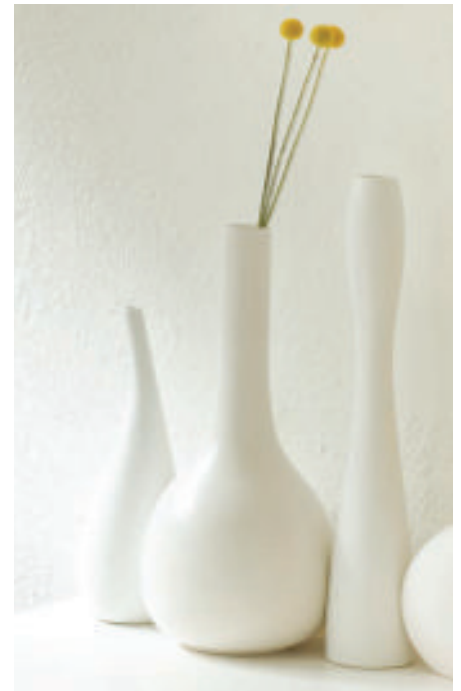
- Richly painted raised-panel Therma-Tru® fiberglass-insulated 8' entry door with Baldwin® oil-rubbed bronze exterior handleset
- Decorator-selected carpeting and floor covering
- Durable and stylish handset ceramic tile flooring in entry, kitchen, nook, laundry room and all bathrooms
- Custom radius drywall corner detailing for a contemporary touch
- Elegant dining room with sophisticated chandelier
- Warming gas fireplace
- Masonite® Cheyenne smooth two-panel interior doors with Schlage® lever-style door hardware in chrome finish
- Contemporary rocker-style light switches
- Kohler® plumbing fixtures in chrome
- Levered interior door hardware in chrome
- Attractive two-tone paint
- Decorative light fixture collections in beautiful finishes
- Stylish beech cabinets with raised-panel doors, dovetail drawers and soft-close feature

ENERGY-SAVING FEATURES

- GreenPoint Rated energy-efficient homes
- Radiant barrier roof sheathing to reduce heat and keep the home cooler in hot weather
- Central air conditioning and heating with programmable thermostat
- R-13 insulation in exterior walls and R-38 insulation in the attic areas
- Efficient, low-flow showerheads and toilets throughout
- Gas stub-out and 220-volt outlet for dryer in laundry room
- Energy-efficient, dual-pane windows and sliding door with Low-E glass
- Weather stripping on all exterior doors and windows
- Rinnai® tankless water heater

AMENITIES FOR YOUR CONVENIENCE

- Convenient laundry room with stylish utility sink and chrome faucet
- Fire sprinkler system
- Fans in all bathrooms and laundry 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 in the great room, kitchen, office, study and all bedrooms
- Pre-wired with Cat5e wiring with jack for telephone or data in the great room, kitchen, office, study and all bedrooms
- 200-amp electrical service panel and structured wiring panel for telephone, cable and data
- Garage interior fully drywalled, textured and painted
- Premium security system with one year of free monitoring for additional peace of mind



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CAREFULLY PLANNED KITCHENS

- Elegant granite slab countertops with full backsplash
- Durable and attractive handset ceramic tile flooring
- Kohler® two-bowl kitchen sink, in white or single-bowl in stainless steel, with Kohler® Simplice® high arch spout with pull-down spray head in chrome finish
- Beautiful Monschein® cabinetry in beech, with raised-panel doors, dovetail drawers and soft-close feature
- Premium stainless steel GE Monogram® appliances:
 - GE Monogram® 48" rangetop with six sealed gas burners and griddle
 - GE Monogram® 48" high-performance canopy range hood
 - GE Monogram® 30" electronic convection double-wall oven
 - GE Monogram® 24" built-in microwave
 - GE Monogram® 24" fully integrated dishwasher
- Convenient walk-in pantry
- Abundant storage features (per plan)

LUXURIOUS MASTER SUITE

- Beautiful handset ceramic tile flooring in master bath
- Large walk-in closet
- Walk-in shower with 6" x 6" ceramic tile surround and floor
- Kohler® plumbing fixtures in chrome finish
- Separate water closet for privacy
- Handset 6" x 6" ceramic tile countertops with dual Kohler® china vanity sinks in master bath area
- Kohler® oval soaking tub
- Kohler® Comfort Height® elongated toilet

CUSTOMIZING OPPORTUNITIES

- Beautiful upgraded countertop materials, including granite slab, cultured granite and ceramic tile
- Extensive selection of flooring materials in stone, wood, upgraded ceramic tile and carpet
- Upgraded plumbing fixture finishes in kitchen and baths
- Cabinet stain finishes and knobs
- French mirrored wardrobe doors
- Upgraded paint packages
- Klipsch® home theater surround sound speaker system
- Fire safety package
- Additional electrical lighting packages
- Flat-panel television prep package
- Stylish Woodfold® 3 1/2" plantation shutter package
- Efficient closet organizers to maximize storage
- GE Monogram® and Viking® Professional appliance package upgrades
- GE Monogram® and Viking® warming drawer, built-in refrigerator, beverage center and wine reserve
- Crown moulding at selected locations (per plan)
- Kohler® whirlpool tub
- Built-in media center, bookshelves and wine storage (per plan)
- Pullout ironing board and hamper
- Optional media room with QuietRock®
- And so much more!



GREEN FEATURES

ENERGY EFFICIENCY

- Designed and built to achieve GreenPoint Rated by Build It Green™
- Engineered HVAC (heating, ventilation and air conditioning) design means improved all-around home performance, comfort and energy efficiency
- Homes are designed and built to exceed California energy standards by 15%
- HVAC ducts are tightly sealed for optimum performance and lower heating and cooling costs
- Quality installed insulation prevents energy loss and helps maintain consistent indoor temperatures
- Low-E windows help to keep heat in during the winter and out during the summer, thereby lowering energy use
- Fluorescent light fixtures greatly reduce energy use versus traditional incandescent fixtures
- ENERGY STAR® appliances offer the great performance you expect while utilizing fewer resources
- Building performance is certified through a third-party independent inspection and reviewed to ensure each home is built better for the homeowner and the environment
- Tankless water heater reduces energy use and cost by heating water on demand

RESOURCE CONSERVATION

- Recycled jobsite materials cut down on waste and our landfill impact at the end of construction
- Engineered wood products conserve natural resources and are generally stronger than actual dimensional lumber
- Site waste management practices give our worksites a minimum 65% diversion by weight of non-hazardous materials, including green waste
- Fiber cement, stucco sidings and concrete tile roofing are resource-efficient materials, minimizing the use of wooden products

INDOOR AIR QUALITY

- Formaldehyde-free insulation reduces emission in homes
- Low-VOC paint products reduce low-level toxic emissions in the home, improving indoor air quality
- Carbon monoxide alarms will alert you to potentially dangerous carbon monoxide in the home, adding increased peace of mind
- Sealed gas fireplace prevents energy loss year-round and improves comfort and indoor air quality
- Vented range hoods increase indoor air quality by diverting cooking odors out of the kitchen rather than recirculating them
- Exhaust fans in bathrooms improve air quality by removing humidity from the home

WATER CONSERVATION

- Landscaping has been carefully planned to be resource efficient with drought-resistant plants and minimal turf areas, conserving water
- High-efficiency irrigation systems use technology to monitor and adjust water usage to conserve water resources
- Low-flow toilets, faucets and showerheads reduce unnecessary water waste
- Hot water pipe insulation results in efficient hot water distribution, thereby saving energy costs

COMMUNITY

- Advanced storm water treatment measures integrated into Cameron Place, including bioswales, help restore clean water to the environment
- Building performance is ensured through an exhaustive third-party diagnostic review



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