



W E L C O M E

Just east of Mount Diablo lies the friendly city of Brentwood, a charming, pastoral locale that is fast becoming the Bay Area's favorite hometown. Here you'll find Ponderosa Crossroads, a collection of five exquisitely appointed home designs perfect for active Brentwood lifestyles.

One of the most attractive aspects of the Brentwood area is its highly rated school system. The district's schools have twice been designated as Distinguished California Schools by the California Board of Education.

When it comes to recreation, Brentwood residents are never at a loss for fun things to do. Local activities include everything from youth leagues to swimming to bowling. For golfers, there are numerous golf courses in the area. The community's extensive Youth Sports program includes baseball/softball leagues, basketball, football, cheerleading and gymnastics, as well as competitive swimming, tennis and soccer.

Brentwood residents can enjoy a myriad of water-oriented activities such as boating, waterskiing, fishing and bird watching on the nearby waterways of the San Joaquin Delta. For hikers, Marsh Creek Trail is a meandering, 14-mile path from the Delta to Round Valley Regional Park just south of town.

Together, Brentwood's country charm, excellent schools and wide variety of recreational opportunities make Ponderosa Crossroads a truly exceptional place to live.

PONDEROSA

H O M E S

FEATURES

DISTINCTIVE EXTERIOR DETAILS

- Five distinctive home designs, including Craftsman, Cottage, American Farmhouse, Prairie and Arts & Crafts styles
- Low maintenance stucco and/or James Hardie® lap siding exterior with accents of stone (per plan)
- Durable, long lasting concrete tile roof
- Front yard introductory landscaping with automatic irrigation system
- Sectional roll-up garage door(s) with automatic opener and two transmitters
- Side and rear yard fencing with one gate
- Scored concrete driveway and walkway with salt and broom finishes (per plan)
- Welcoming porch or courtyard (per plan)

EXQUISITE INTERIOR APPOINTMENTS

- Richly painted raised-panel Colonist eight-foot high entry door with oil-rubbed bronze hardware
- Durable and stylish hand-set ceramic tile foyer
- Radius drywall corner detailing
- Formal living and dining room
- Elegant chandelier in dining room
- Gas fireplace with glass doors in family room
- Natural oak staircase with painted white skirt board
- Raised-panel Colonist style interior doors with oval-shaped chrome door hardware
- Mirrored wardrobe doors in all secondary bedrooms
- Rocker-style light switches

AMENITIES FOR YOUR CONVENIENCE

- Interior laundry room with utility sink and oak cabinetry
- Smoke detectors and fire sprinklers
- Pre-wired with RG-6 coaxial cable for television in the family room, den, loft and all bedrooms
- Pre-wired with CAT-5 wiring for telephones in the kitchen, den, loft and all bedrooms
- 200 AMP electrical service panel
- Garage interior fully drywalled

ENERGY-SAVING FEATURES

- ENERGY STAR® home
- Central air conditioning and heating with programmable thermostat(s); dual-zoned system in two-story plans
- R-13 insulation in exterior walls and R-38 insulation in the attic areas
- Low water usage showerheads and toilets throughout
- Gas stub-out for dryer in laundry room
- Vinyl dual-glazed windows and sliding door with Low-E2 glass
- Weather stripping on all exterior doors and windows

FEATURES

CAREFULLY PLANNED KITCHENS

- Elegant ceramic tile countertops and gourmet work island
- Double-compartment cast iron kitchen sink with Price Pfister® chrome pullout swing spout
- Beautiful oak cabinetry with laminate interiors
- Recessed lights and under cabinet lighting
- Choice of white or black appliances:
 - Five-burner gas cooktop
 - Self-cleaning double oven
 - Microwave oven
 - Built-in multi-cycle dishwasher
 - Refrigerator area pre-plumbed for ice maker
- Built-in 42-inch side-by-side refrigerator
- Kitchen sink hot water dispenser
- Upgraded appliance packages
- Upgraded Price Pfister® faucets and fixtures in kitchen and baths
- Island vegetable sink (per plan)
- Cabinet stain finishes and doors
- Home theatre surround sound speaker system
- Alarm systems
- Extra electrical
- Home networking system hub and multi-com wiring
- Closet organizers
- Flex room options
- Crown molding in selected rooms
- Interior paint choices
- Entry porch flooring (over slab)
- And many more

LUXURIOUS MAIN SUITE

- Beautiful ceramic tile countertop with dual china vanity sinks
- Large walk-in closet with inset mirror in closet door
- Deep oval soaking tub with elegant ceramic tile surround
- Separate stall shower with hand-set ceramic tile surround and clear glass enclosure
- Price Pfister® “Treviso” chrome fixtures

CUSTOMIZING OPPORTUNITIES

- Beautiful upgraded countertop materials including slab granite, Corian® and ceramic tile
- Extensive selection of flooring materials in marble, granite, stone, wood, laminate, upgraded ceramic tile and carpet

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, material, home sites released and plans designated on each home site 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 renderings, floor plans and maps are artists' conceptions and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping and are not to scale. All square footages and dimensions are approximate. Window locations vary per plan and elevation. Garage spaces may not accommodate all makes of vehicles. Fencing and walls, if included, will vary according to size and location of lots. Not all options are available on every plan or with every phase due to preplotting 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. R1003



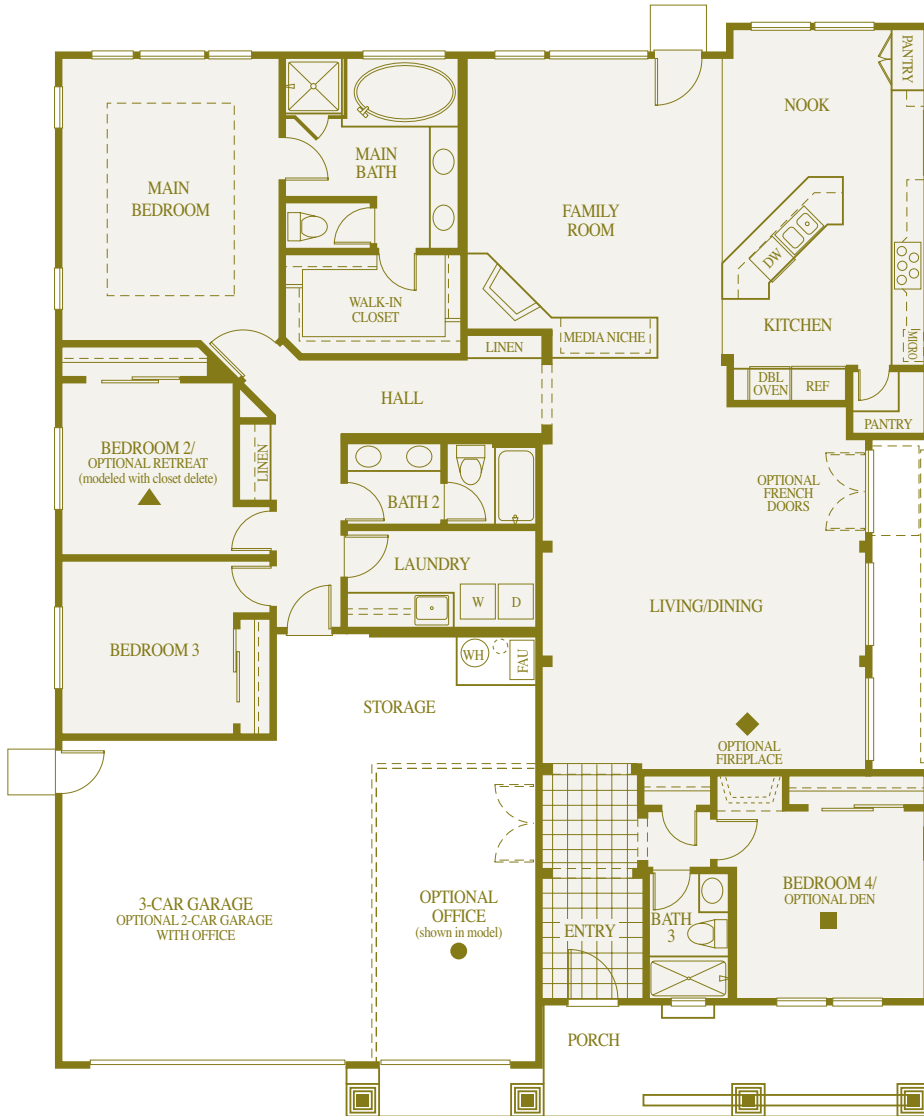
THE BUNGALOW

Residence One

4 Bedrooms, 3 Baths

Optional Retreat, Office and Den

Approx. 2,648 Square Feet



Elevation B



Elevation D

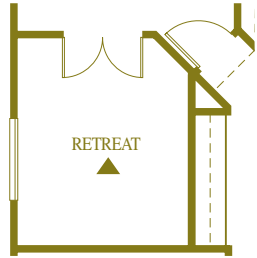
THE BUNGALOW

Residence One

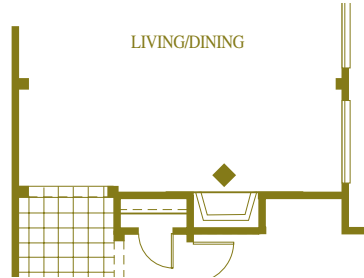
4 Bedrooms, 3 Baths

Optional Retreat, Office and Den

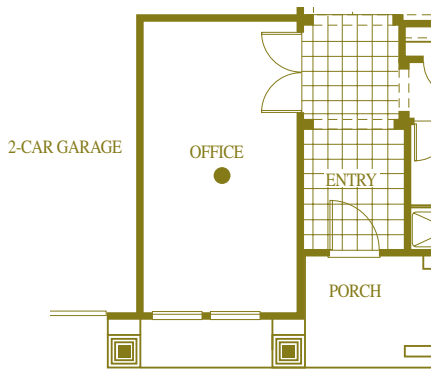
Approx. 2,648 Square Feet



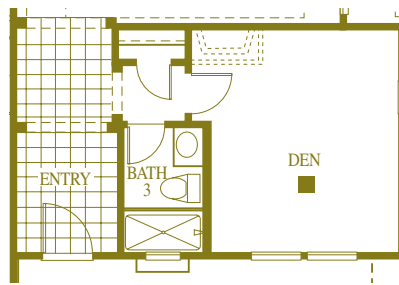
Retreat Option



Optional Fireplace in Living Room



Office Option in Lieu of Third Car Garage (Shown in Model)



Den Option (Shown in Model Without Closet)



Elevation A

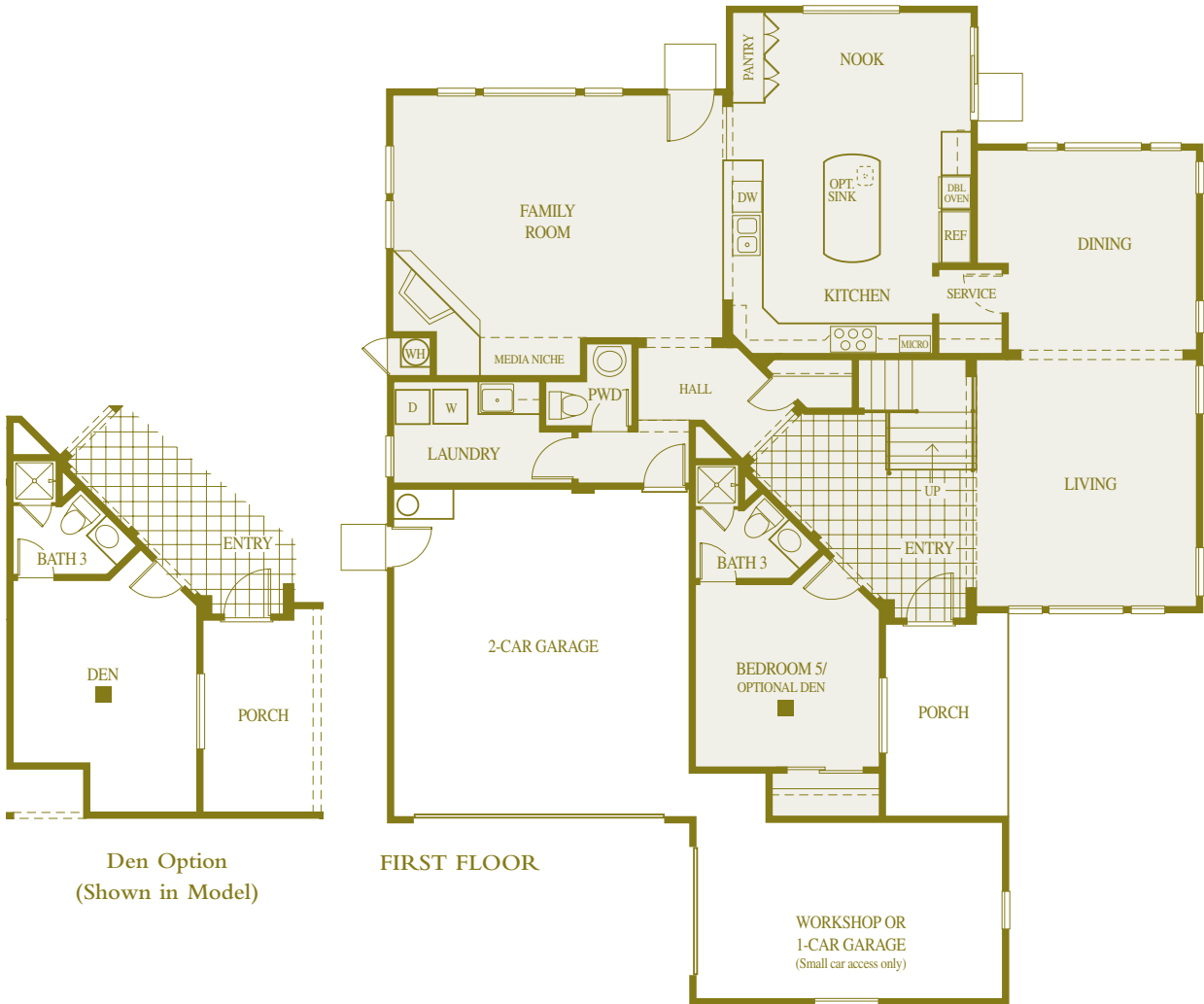
THE HOMESTEAD

Residence Four

5 Bedrooms, 3 1/2 Baths

Optional Den and Bath 4

Approx. 3,261 Square Feet



Elevation C



Elevation E

THE HOMESTEAD

Residence Four

5 Bedrooms, 3 1/2 Baths

Optional Den and Bath 4

Approx. 3,261 Square Feet



SECOND FLOOR



Elevation A

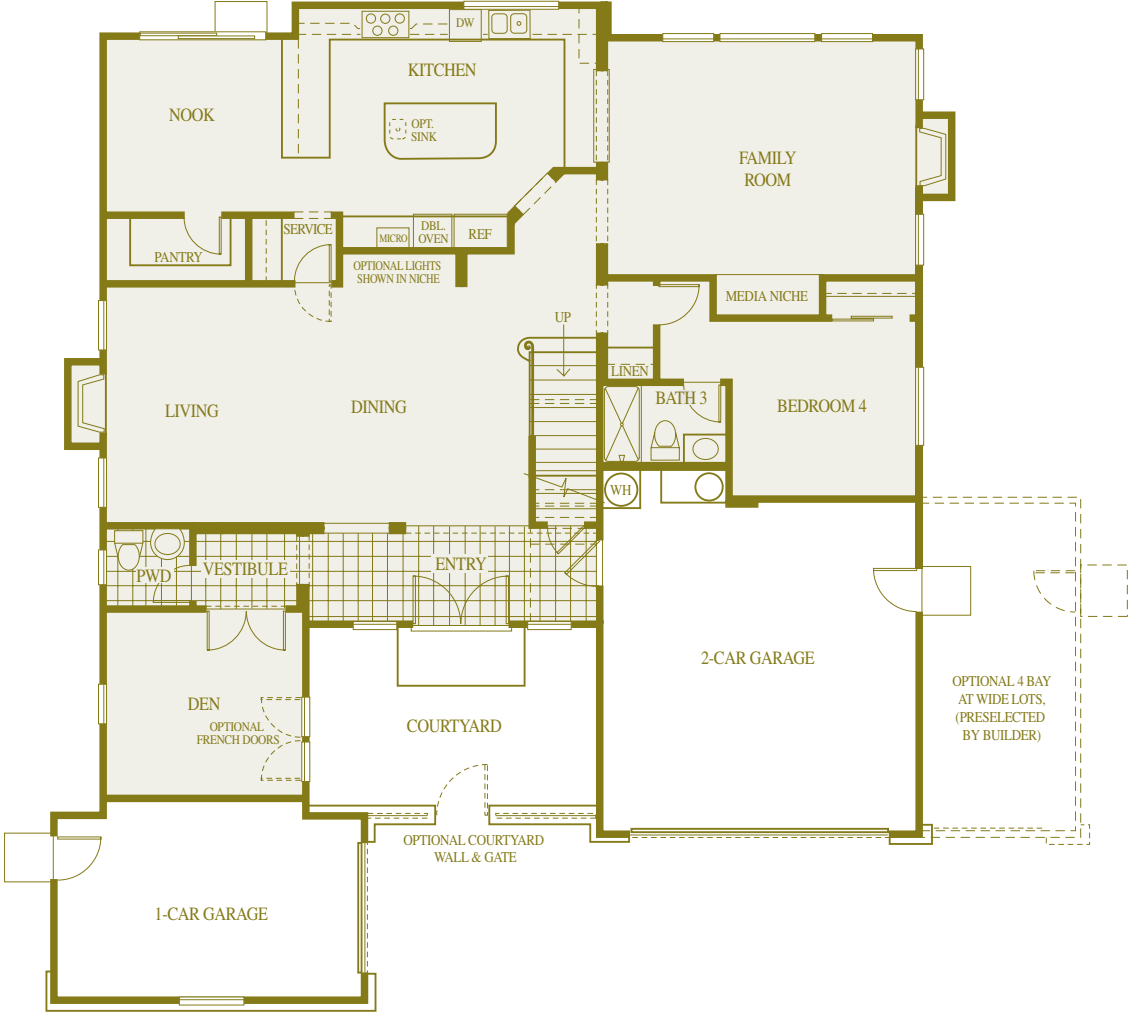
Note: This model is shown with optional cased windows at first floor only. Artists' conceptions of floor plans and elevations.



THE RANCHETTE

Residence Five

5 Bedrooms, 3 1/2 Baths, Den, Retreat
Optional Bonus Rooms 1 and 2, and Bath 4
Approx. 3,824 Square Feet



FIRST FLOOR



Elevation C



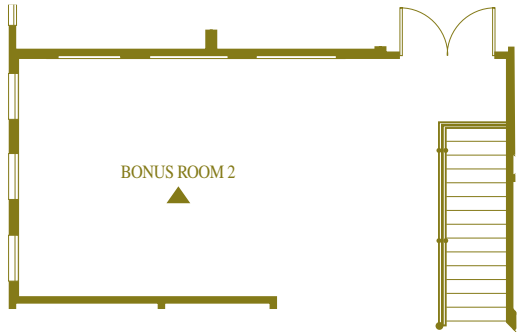
Elevation E

THE RANCHETTE

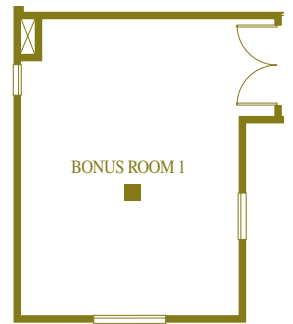
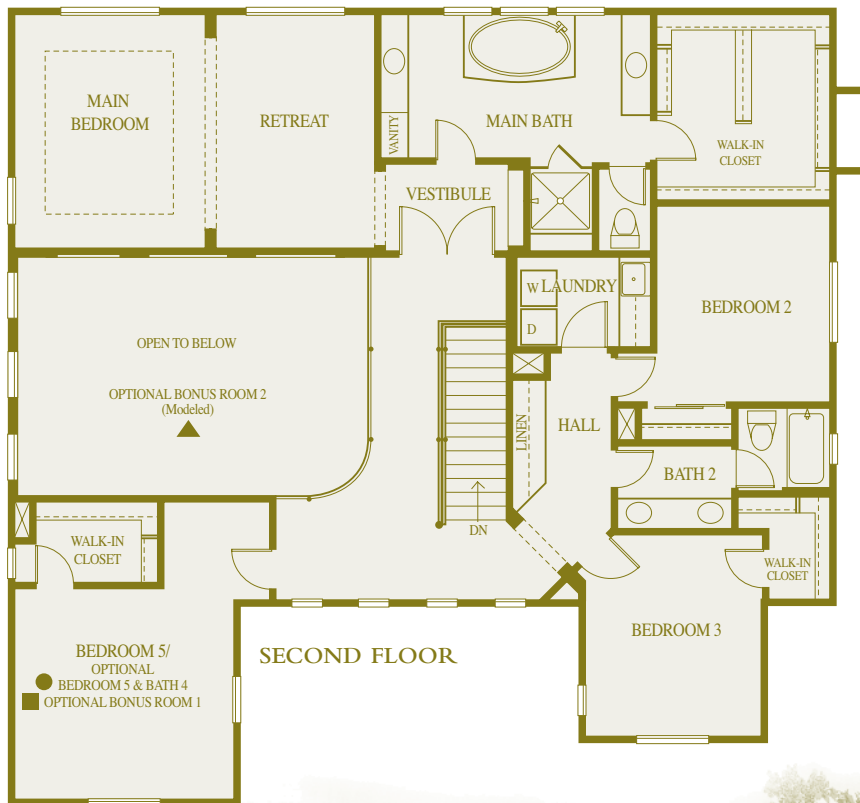
Residence Five

5 Bedrooms, 3 1/2 Baths, Den, Retreat

Optional Bonus Rooms 1 and 2, and Bath 4, Approx. 3,824 Square Feet



Bonus Room 2 Option (Modeled)



Bonus Room 1 Option



Bedroom 5/Bath 4 Option (Modeled)



Elevation B

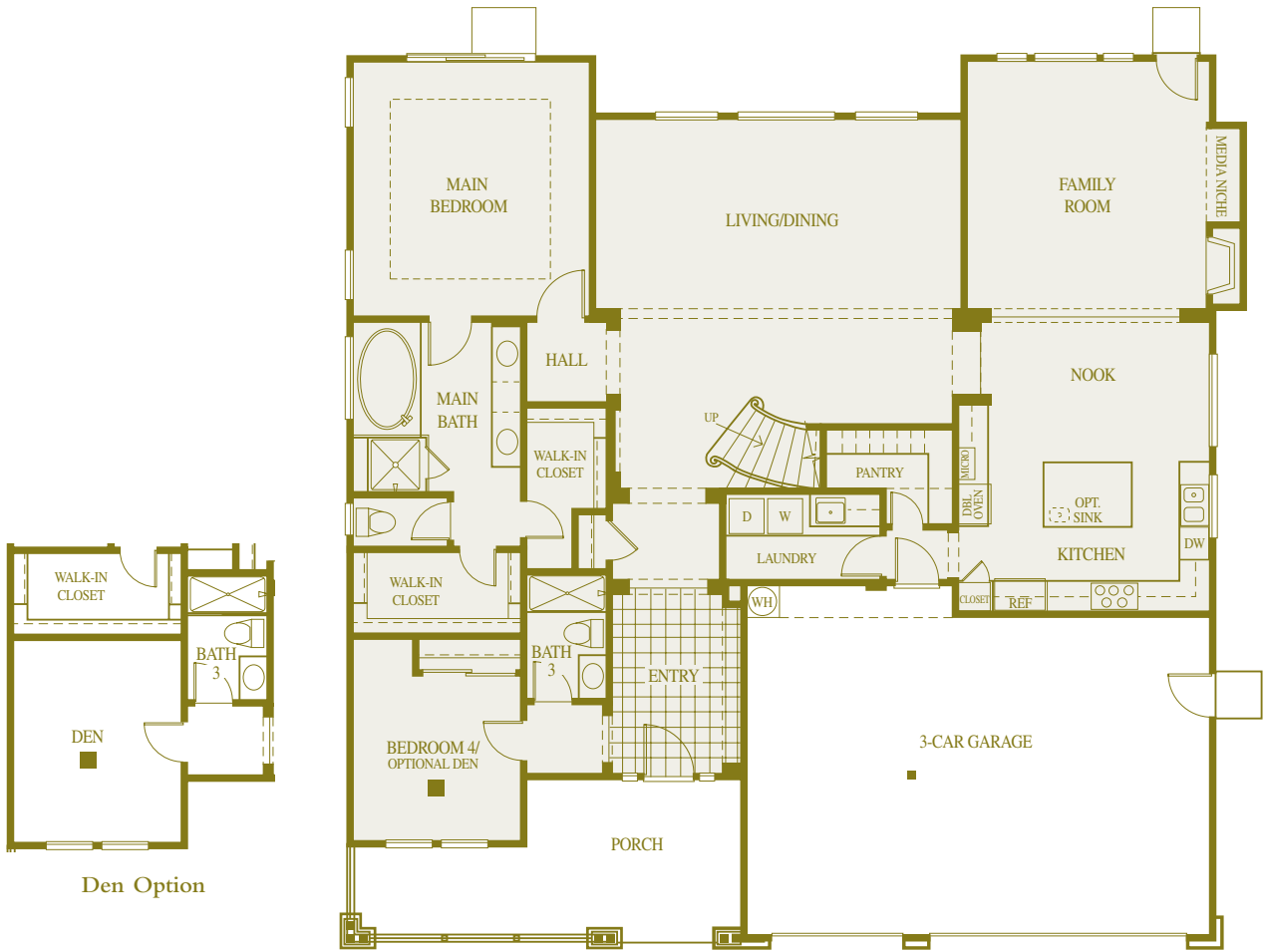
Note: This model shows an optional second shower head in main bath. Artists' conceptions of floor plans and elevations.



THE HACIENDA

Residence Three

4 Bedrooms, 3 Baths, Bonus Room
Optional Den and Bedroom 5/Bath 4
Approx. 3,085 Square Feet



FIRST FLOOR



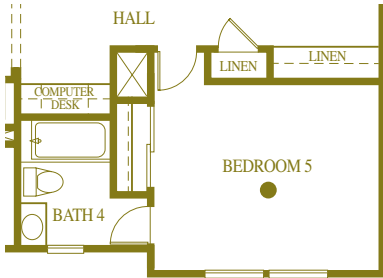
Elevation B



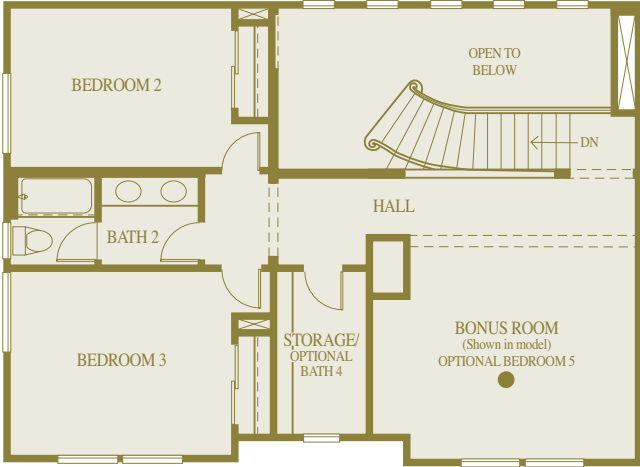
Elevation D

THE HACIENDA

Residence Three
4 Bedrooms, 3 Baths, Bonus Room
Optional Den and Bedroom 5/Bath 4
Approx. 3,085 Square Feet



Bedroom 5/Bath 4 Option



SECOND FLOOR



Elevation A

THE COTTAGE

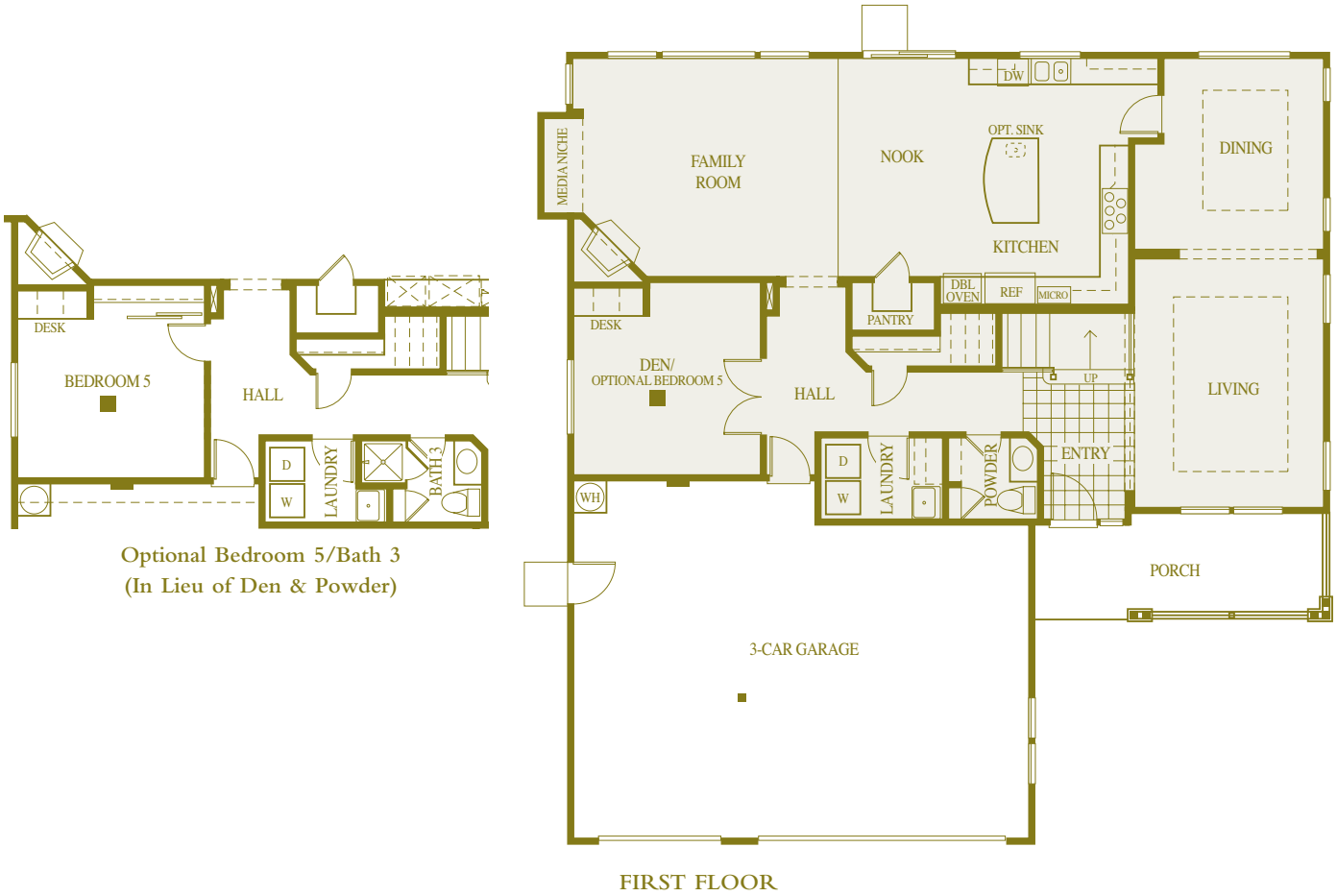
Residence Two

4 Bedrooms, 2 1/2 Baths, Den

Optional Bedroom 5/Bath 3, and Retreat

Approx. 2,822 Square Feet

(Not Modeled)



FIRST FLOOR



Elevation C



Elevation D