



PONDEROSA ESTATES
AT IRONWOOD

W E L C O M E

Pleasanton has been a favorite hometown for more than a century. Located in the historic Amador-Livermore Valley, the lively community is now home to Ponderosa Estates at Ironwood, a collection of fine homes in a comfortable master-planned setting not far from historic Main Street.

The city of Pleasanton offers a friendly, small-town atmosphere that is truly extraordinary. Intended to honor General Alfred Pleasanton, a clerical error in the recording office gave the town its name in 1851 and Pleasanton quickly lived up to that new title. Ranchers, farmers and merchants were drawn to the scenic location and sunny climate. The charming city was made famous on the silver screen in the 1917 version of "Rebecca of Sunnybrook Farm," capturing the character of Pleasanton for generations of film-goers.

Today festivals, parades and events keep the lively downtown bustling with activity. The tree-lined Main Street is home to an array of shops, museums, restaurants and sidewalk cafés. Hundreds of acres of community parks feature playing fields, sport courts, tot lots, picnic and barbecue areas and more. Local vineyards and the historic Alameda County Fairgrounds delight residents of all ages.

Established in 1867, Pleasanton's public school system also has a proud history of excellence. With student scores consistently ranking above state and national averages, Pleasanton's public schools have been recognized by the State as "California Distinguished Schools," and both middle and high schools have received the prestigious "National Blue Ribbon Award."

Enjoy a new neighborhood as vibrant as Pleasanton itself:
Ponderosa Estates at Ironwood.

PONDEROSA

H O M E S



FEATURES

DISTINCTIVE EXTERIOR DETAILS

- Low maintenance stucco and/or James Hardie® lap siding exterior with accents of stone or brick (per plan)
- Durable, long lasting Monier Lifetile™ concrete tile roof
- Front yard introductory landscaping with automatic irrigation system
- Sectional roll-up insulated garage door(s) with automatic opener and two transmitters
- Side and rear yard fencing with two gates
- Scored tan-colored concrete driveway and walkway with salt and broom finish (per plan)
- Welcoming porch or courtyard (per plan)
- R-13 insulation in exterior walls and R-38 insulation in the attic areas
- Low water usage Moen® shower heads and Kohler® toilets throughout
- 75-gallon water heater with recirculating hot water pump for greater hot water delivery
- Gas stub-out and 220v outlet for dryer in laundry room
- Vinyl dual-glazed Milgard® Classic windows and sliding door with Sun-Coat™ Low-E glass
- Weather stripping on all exterior doors
- Insulation in bathrooms, laundry and main suite, per plan, to minimize sound transmission

EXQUISITE INTERIOR APPOINTMENTS

- Richly painted raised-panel Aurora™ fiberglass insulated eight-foot high entry door with Baldwin™ oil-rubbed bronze exterior hardware
- Decorator-selected carpeting and floor covering
- Durable and stylish hand-set ceramic tile flooring in foyer, laundry room and all bathroom water closets
- Radius drywall corner detailing
- Formal living and dining room (per plan)
- Elegant chandelier in dining room (per plan)
- Gas fireplace with glass doors in family room/ living room (per plan)
- Natural maple staircase with maple skirt board
- Raised-panel colonist style interior doors with Schlage® lever-style door hardware in oil-rubbed bronze
- Raised-panel colonist style wardrobe doors in all secondary bedrooms
- Rocker-style light switches

ENERGY-SAVING FEATURES

- Comfort Wise™ energy-efficient home with Energy Star® designation
- Central air conditioning and heating with programmable thermostat(s); two systems in all plans
- Radiant barrier roof sheathing

AMENITIES FOR YOUR CONVENIENCE

- Interior laundry room with utility sink and Moen® chrome faucet, plus natural maple cabinetry
- Fans in all bathrooms for superior ventilation
- Abundant recessed lighting to provide maximum room illumination
- Designer-placed TV niche (per plan) for enhanced media viewing
- Smoke detectors to meet current code
- Pre-wired with RG-6 coaxial cable for television in the family room, den, loft and all bedrooms
- Pre-wired with CAT-5E wiring with RJ-11 jack for telephones in the kitchen, den, loft and all bedrooms
- Homenet-structured wiring basics plus package
- 300 AMP electrical service panel
- Garage interior fully drywalled, textured and painted
- Basic security system
- All copper water supply piping, proven quality for ease of operation and extended life
- Post tension concrete slab foundation
- Gas stub-out in rear of home

CAREFULLY PLANNED KITCHENS

- Elegant granite slab countertops with full backsplash and gourmet work island
- Durable hand-set ceramic tile flooring

FEATURES

- Cast iron kitchen sink with Moen® white pullout swing spout faucet and white lotion dispenser
- Beautiful natural maple raised panel cabinetry with laminate interiors and concealed European-style hinges
- Recessed lights and under cabinet lighting
- Stainless steel KitchenAid® appliances:
 - 36-inch gas professional cooktop (Plans 1 and 2)
 - 48-inch gas professional cooktop (Plan 3)
 - Two self-cleaning double ovens
 - Microwave oven with convection feature
 - Built-in multi-cycle dishwasher
- Refrigerator area pre-plumbed for ice maker
- Chef's walk-in pantry or butler's pantry (per plan)
- Abundant storage features
- Cabinet stain finishes and doors
- Zero energy home program
- Wine chiller
- Solar hot water system
- Home theater surround sound speaker system
- Upgraded security system
- Extra electrical
- Home networking system hub and multi-com wiring
- Closet organizers
- Flex room options
- Crown moulding in selected rooms
- Interior paint choices
- Entry porch flooring (over slab)
- And many more

LUXURIOUS MAIN SUITE

- Beautiful hand-set ceramic tile countertop with dual china vanity sinks
- Large walk-in closet with inset mirror in closet door
- Jetted tub with in-line heater and elegant ceramic tile surround
- Separate stall shower with hand-set ceramic tile surround and clear glass enclosure
- Moen® Monticello fixtures in platinum
- Separate water closet for privacy with ceramic tile flooring

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
- Kitchen sink hot water dispenser
- Upgraded appliance packages
- Built-in, 42-inch side-by-side refrigerator
- Upgraded faucets and fixtures in kitchen and baths

PORCHES AND WINDOWS MAY VARY IN SIZE AND CONFIGURATION PER PLAN AND ELEVATION

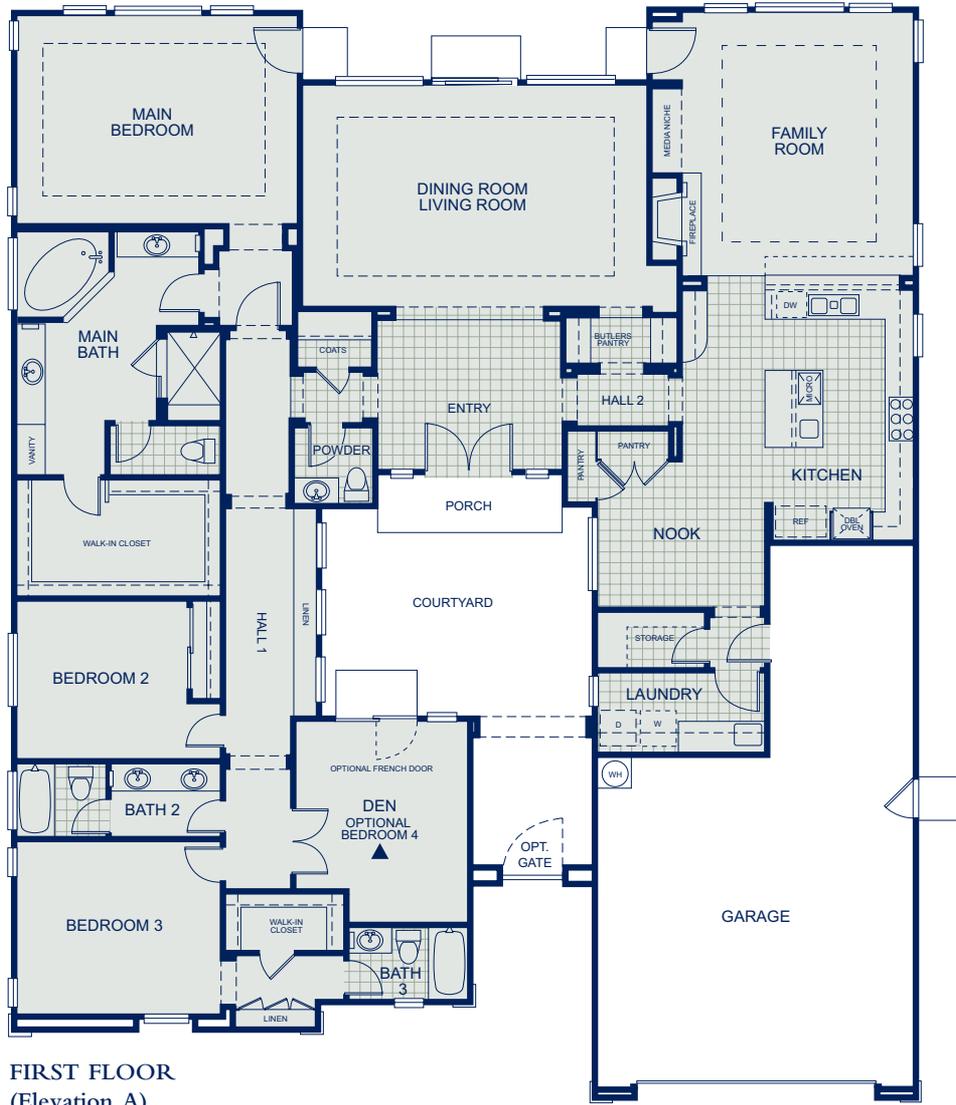
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PONDEROSA
H O M E S

THE DANBURY

R e s i d e n c e O n e
3 Bedrooms, 3-1/2 Baths, Den
Optional Bedroom Four
Approx. 3,182 Square Feet



Elevation A - Modeled



Elevation B

THE DANBURY

Residence One
3 Bedrooms, 3-1/2 Baths, Den
Optional Bedroom Four
Approx. 3,182 Square Feet



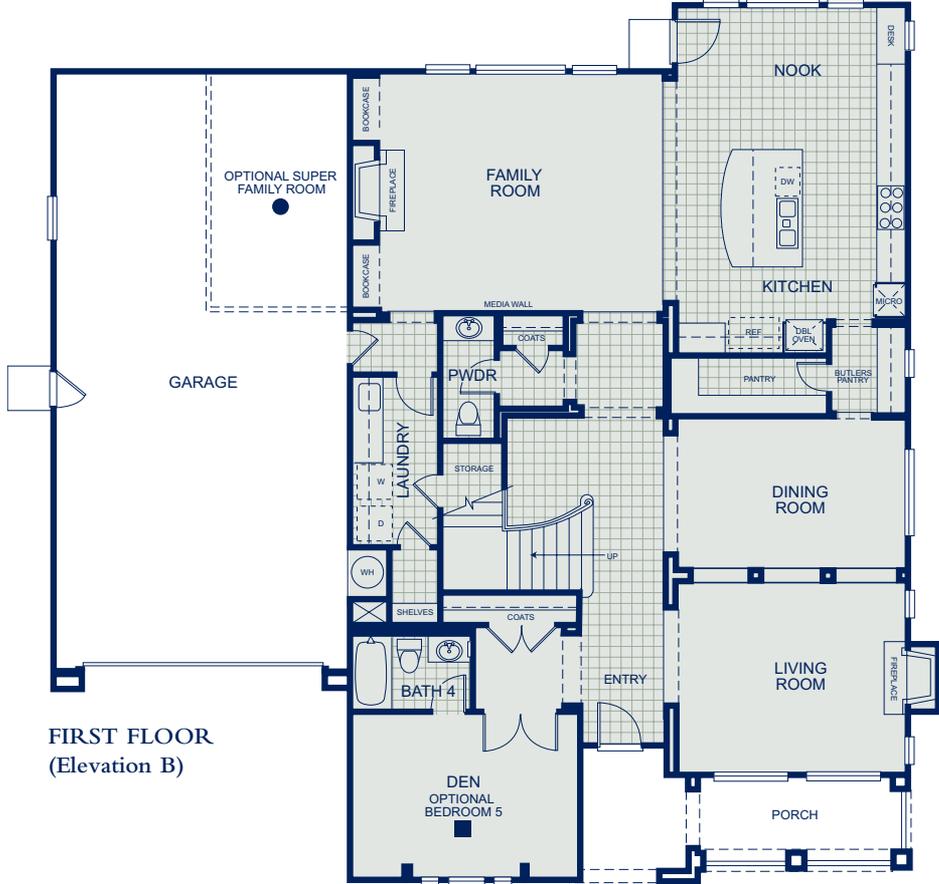
Optional Bedroom 4



Elevation C

THE ESSEX

Residence Two
 4 Bedrooms, 4-1/2 Baths, Den
 Optional Bedroom Five, Optional Super Family Room,
 Optional Retreat, Optional Bonus Room
 Approx. 3,900 Square Feet



Optional Bedroom 5



Optional Super Family Room
 (in Lieu of Fourth-Car Garage Space)
 Adds Approx. 173 Square Feet



Elevation A



Elevation B - Modeled

Artists' conceptions of floor plans and elevations.

THE ESSEX

Residence Two
 4 Bedrooms, 4-1/2 Baths, Den
 Optional Bedroom Five, Optional Super Family Room,
 Optional Retreat, Optional Bonus Room
 Approx. 3,900 Square Feet



Elevation C

THE MADISON

Residence Three
4 Bedrooms, 4-1/2 Baths, Loft, Den
Optional Bedroom Five
Approx. 4,391 Square Feet



Elevation A



Elevation B

Artists' conceptions of floor plans and elevations.

THE MADISON

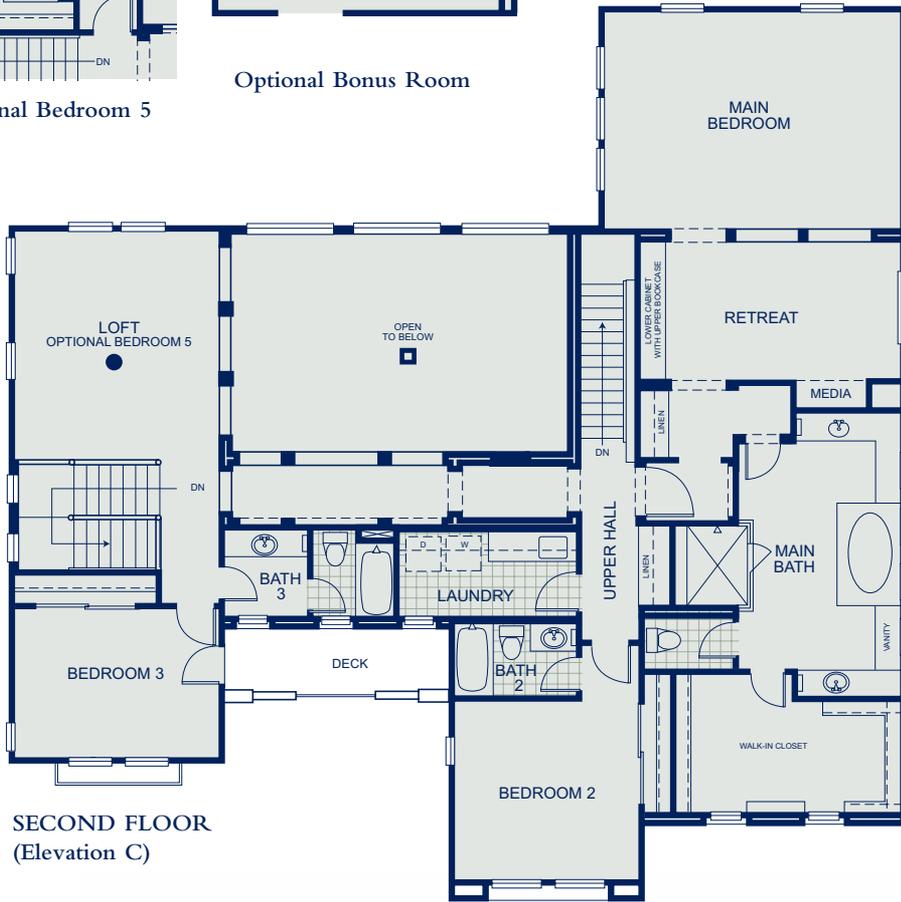
Residence Three
4 Bedrooms, 4-1/2 Baths, Loft, Den
Optional Bedroom Five
Approx. 4,391 Square Feet



Optional Bedroom 5



Optional Bonus Room



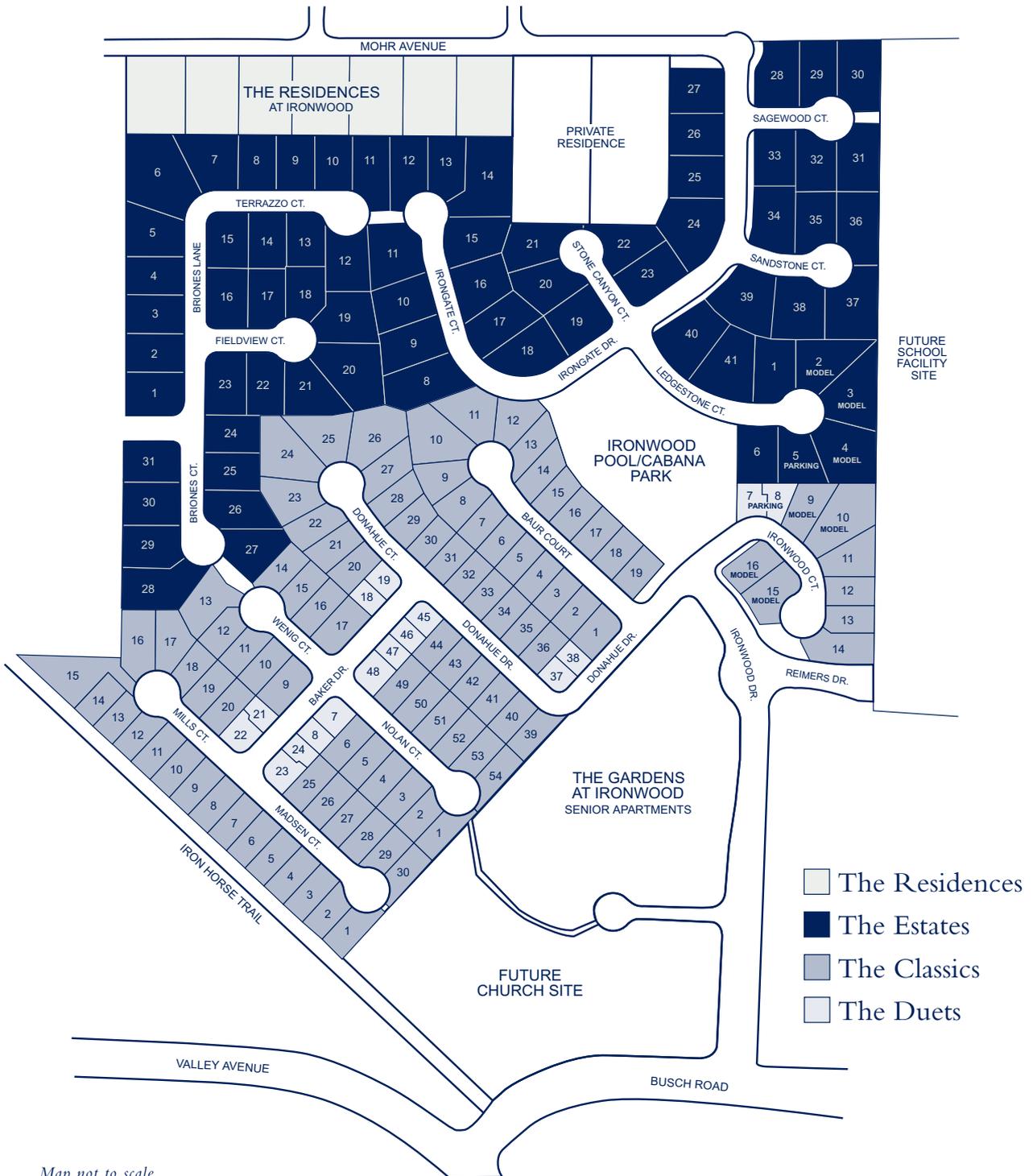
SECOND FLOOR
(Elevation C)



Elevation C - Modeled



PONDEROSA ESTATES AT IRONWOOD



Map not to scale.

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