



GLENWOOD

TRUE TO THE NATURE OF SCOTTS VALLEY

Since its inception, Scotts Valley has maintained a certain allure. Whether due to its blessed geography, municipal foresight, or a combination of both, the town has carefully preserved a quality of life that's a little more quiet, a little more natural. Here, among the redwoods of the Santa Cruz Mountains, those efforts have created an extraordinary place to live: Glenwood by Ponderosa Homes.

Glenwood is a neighborhood that's sophisticated and luxurious, yet tasteful and at ease with the surrounding natural beauty. Residences have been designed to mix with the hillsides and trees as if they had been here just as long. The architecture is the very best of the classic Californian architecture, Mission, Mediterranean and Craftsman styles are all represented with authentic details. Inside, the interiors are cozy, inviting and ready for the demands of modern active living.

The influence of nature can be felt throughout Glenwood. We've treaded carefully on the foothill landscape; of the 195 acres our community rests upon, 160 have been left as permanent open space and habitat for native plants and wildlife. As part of their standard features, Glenwood homes offer energy-saving appliances and earth-friendly materials and finishes. It's something for which Ponderosa Homes is well known – and a way we can all do our part for the environment.

Scotts Valley offers a unique, small town atmosphere with opportunities for recreation and culture. The schools are excellent, the community tight-knit. The Santa Cruz Mountains, with nationally-known parks like Big Basin and Henry Cowell, are within short distance. The coastal climate is mild, perfect for winemaking. Many wineries, the beaches of Santa Cruz, Capitola and Carmel and the opportunities of UC Santa Cruz are all within easy reach.

Scotts Valley is an easy commute to San Jose, the economic power center of Silicon Valley. What a wonderful paradox when a town can be itself among natural and man-made wonders alike. Scotts Valley has such individuality. At Ponderosa Homes, we're pleased to create a fine neighborhood in the middle of it all.

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 one gate
- Scored tan-colored concrete driveway and walkway with salt and broom finish (per plan)
- Welcoming porch or courtyard (per plan)

EXQUISITE INTERIOR APPOINTMENTS

- Richly painted raised-panel Therma-Tru™ 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 foyer
- Radius drywall corner detailing
- Formal living room, dining room or great room (per plan)
- Elegant chandelier in dining room (per plan)
- Wood-burning fireplace with glass doors in family room or great room
- Natural maple staircase with painted white skirt board
- Elegant cabinet and sink in powder room accented by Kohler® designer faucet
- Raised-panel Classique style interior doors with chrome lever-style door hardware
- Mirrored wardrobe doors in all secondary bedrooms
- Rocker-style light switches

AMENITIES FOR YOUR CONVENIENCE

- Interior laundry room with utility sink and 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-6U 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
- 200 AMP electrical service panel
- Garage interior fully drywalled, textured and painted
- Basic security system
- Post tension concrete slab foundation with thickened perimeter footings

ENERGY SAVING FEATURES

- ComfortWise™ energy-efficient home with Energy Star™ designation
- Central air conditioning and heating with programmable thermostat(s); two systems in all plans
- R-13 insulation in exterior walls and R-38 insulation in the attic areas
- Low water usage Kohler® showerheads and toilets throughout
- 50/75-gallon water heater (per plan) 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 and windows

FEATURES

- Deadbolt interconnected lock on entry doors
- Insulation in bathrooms, laundry and main suite on non-closet walls to minimize sound transmission

CAREFULLY PLANNED KITCHENS

- Elegant 12 by 12-inch granite tile countertops and gourmet work island
- Cast iron kitchen sink with Kohler® chrome pullout swing spout faucet
- Beautiful natural maple cabinetry with laminate interiors
- Recessed canister ceiling lights and under-cabinet lighting
- Choice of white or black Whirlpool Gold™ appliances:
 - Five-burner gas glass cooktop
 - Self-cleaning double oven with upper convection oven
 - Microwave oven
 - 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

LUXURIOUS MAIN BEDROOM SUITE

- Beautiful hand-set ceramic tile countertop with dual china vanity sinks
- Large walk-in closet with inset mirror in closet door
- Oval soaking tub with elegant ceramic tile surround
- Separate stall shower with hand-set ceramic tile surround and clear glass enclosure
- Chrome Kohler® fixtures
- Separate water closet for privacy

- 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 Whirlpool® appliance packages
- Built-in 42-inch side-by-side refrigerator
- Upgraded Kohler® faucets and fixtures in kitchen and baths
- Cabinet stain finishes and doors
- Home theater surround sound speaker system
- Upgraded security systems
- Extra electrical
- Home networking system hub and multi-com wiring
- Closet organizers
- Flex room options
- Crown molding in selected rooms
- Interior paint choices
- Radiant barrier roof sheathing
- And many more

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 actual depictions 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. R1104

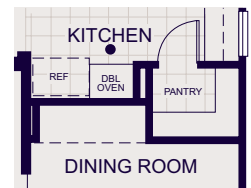
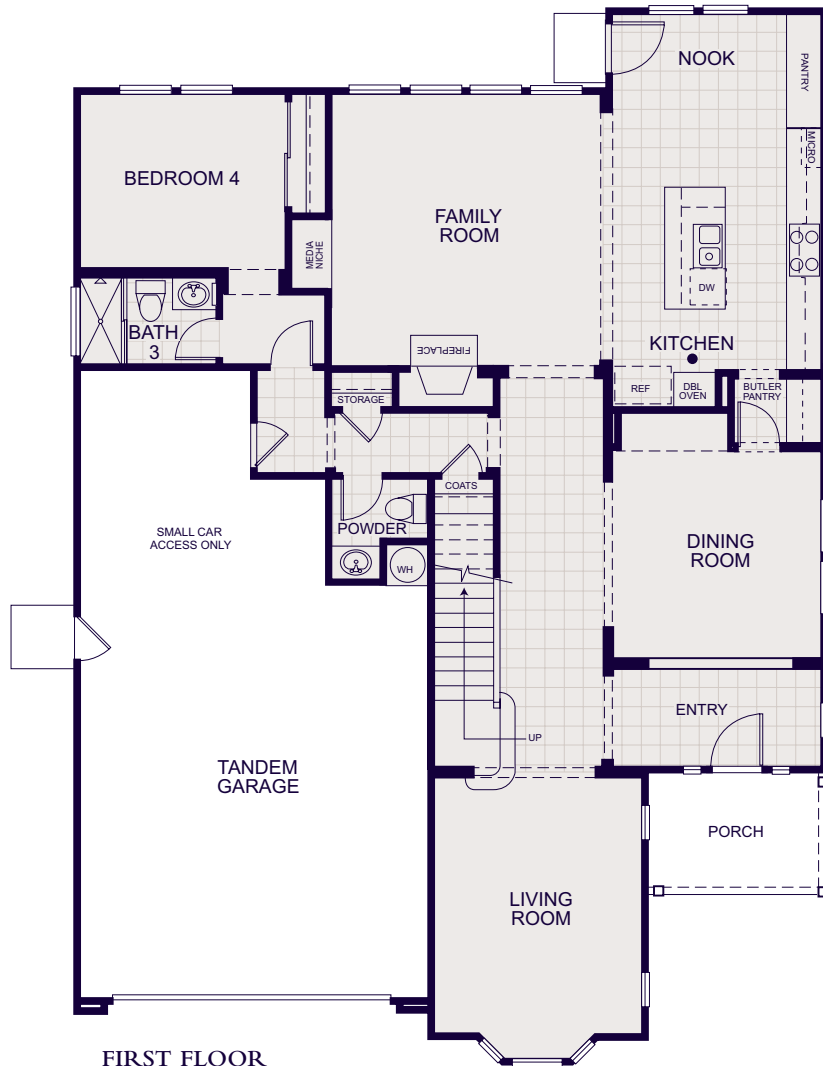


CUSTOMIZING OPPORTUNITIES

PONDEROSA
HOMES

THE CRANE

Residence One
 4 Bedrooms, 3-1/2 Baths,
 Butler's Pantry and Optional Walk-In Linen/Storage
 Approx. 2,761 Square Feet



Walk In Pantry Option

FIRST FLOOR
 (Elevation A)



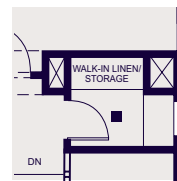
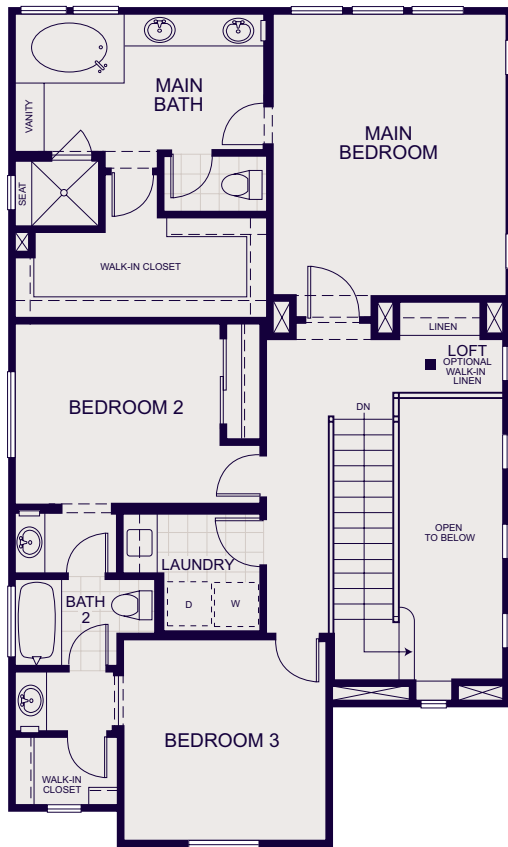
Elevation A - modeled



Elevation B

THE CRANE

Residence One
4 Bedrooms, 3-1/2 Baths,
Butler's Pantry and Optional Walk-In Linen/Storage
Approx. 2,761 Square Feet



Walk-In Linen/Storage Option

SECOND FLOOR
(Elevation A)



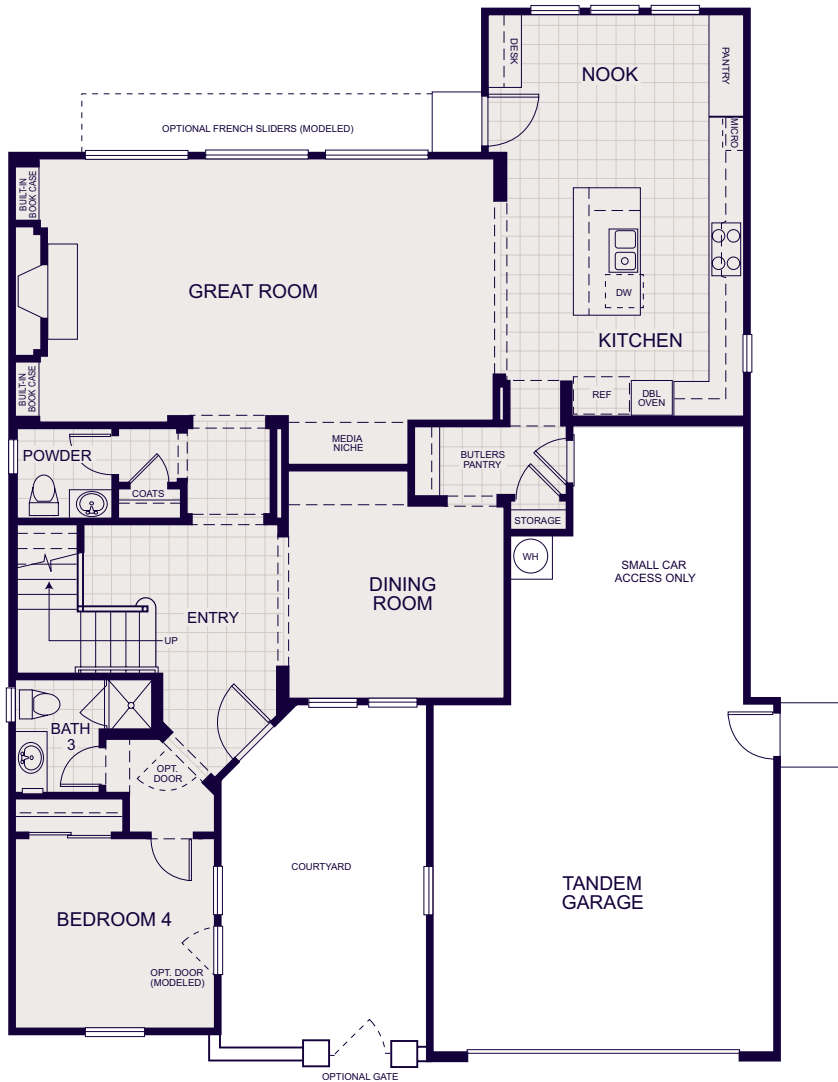
Elevation C

Artists' conceptions of floor plans and elevations.



THE EAGLE

Residence Two
4 Bedrooms, 3-1/2 Baths,
Great Room, Loft
Approx. 2,922 Square Feet



FIRST FLOOR
(Elevation B)



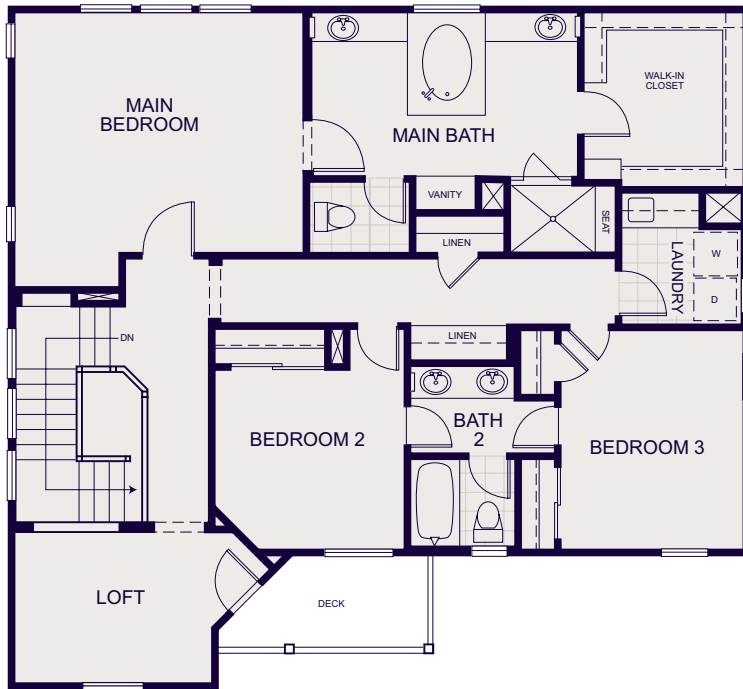
Elevation A



Elevation B - modeled

THE EAGLE

Residence Two
4 Bedrooms, 3-1/2 Baths,
Great Room, Loft
Approx. 2,922 Square Feet



SECOND FLOOR
(Elevation B)



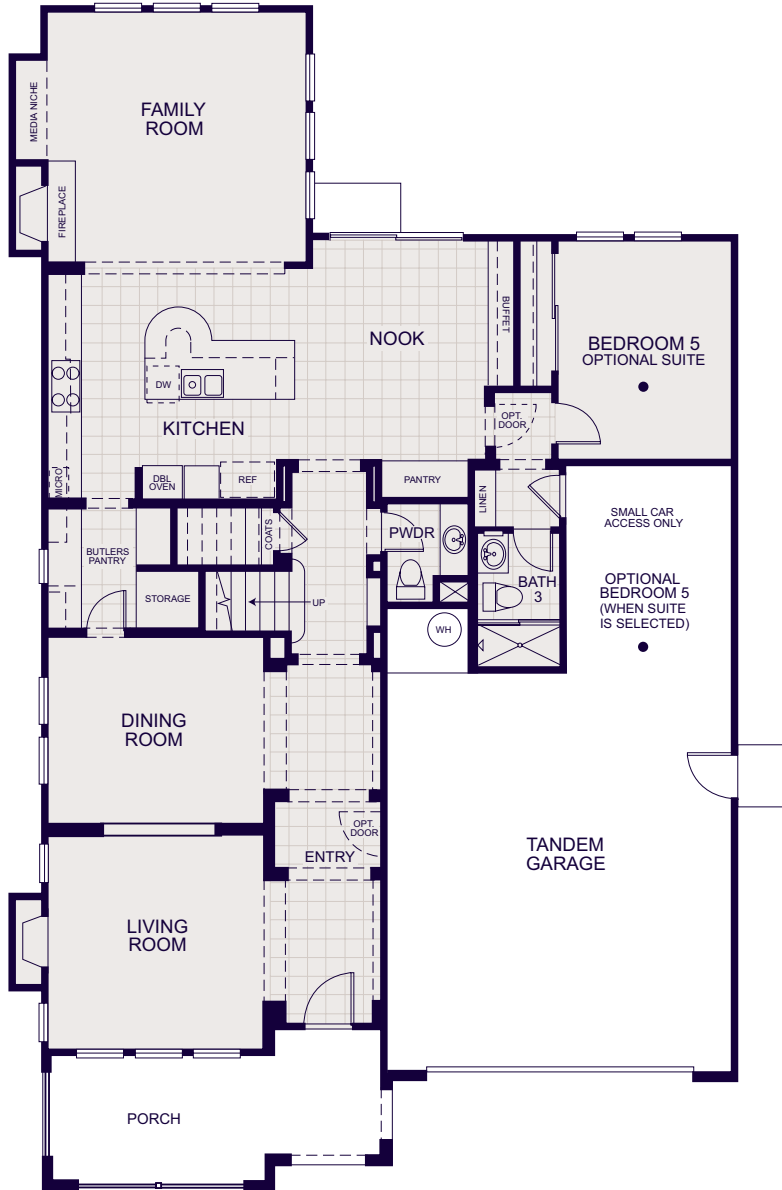
Elevation C

Artists' conceptions of floor plans and elevations.



THE FALCON

Residence Three
 5 Bedrooms, 4-1/2 Baths,
 Optional Retreat and Suite/Bedroom 5
 Approx. 3,260 Square Feet



Suite with Bedroom 5 Option

FIRST FLOOR
 (Elevation C)



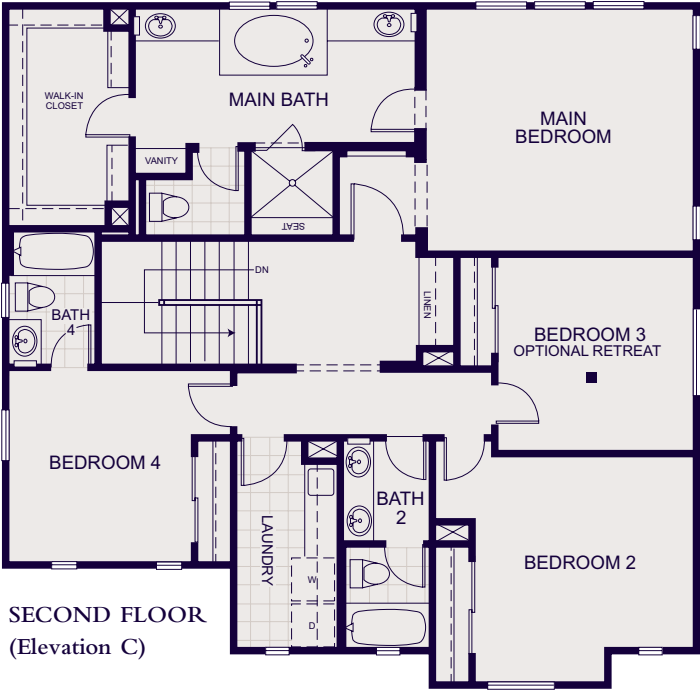
Elevation A



Elevation B

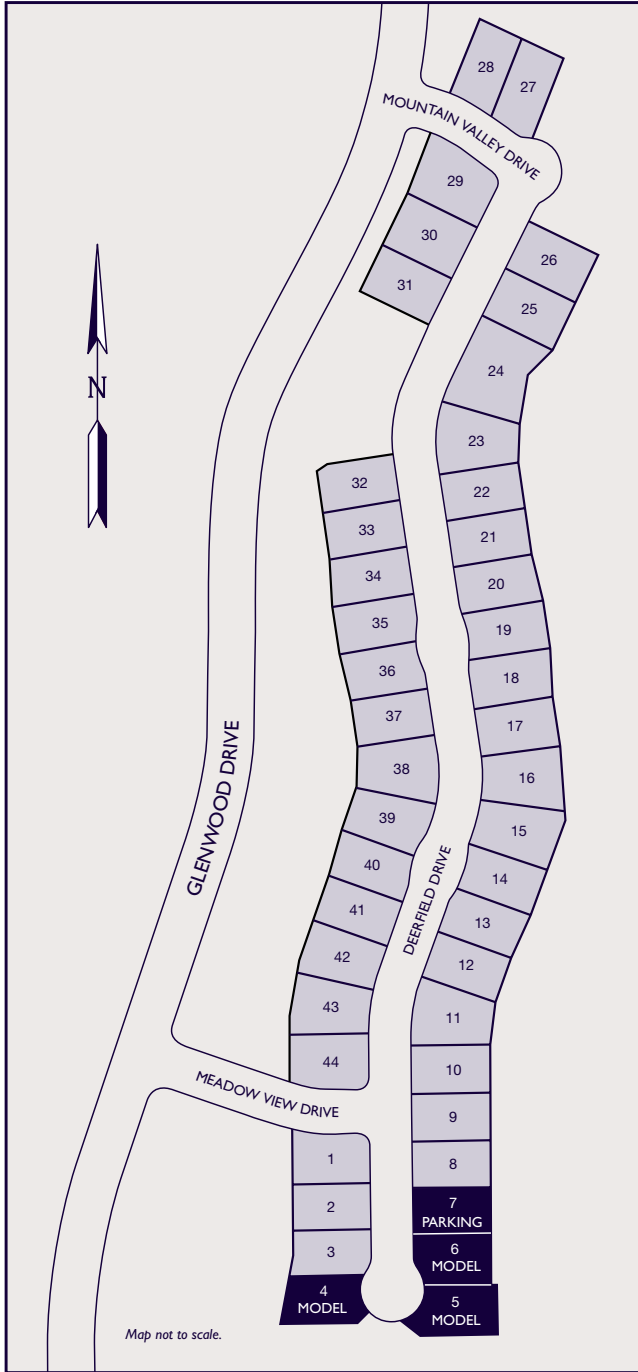
THE FALCON

Residence Three
5 Bedrooms, 4-1/2 Baths,
Optional Retreat and Suite/Bedroom 5
Approx. 3,260 Square Feet



Elevation C - modeled

SITE MAP



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