



IVY LANE
BY PONDEROSA

*A place
where life is
everything you
envisioned.*



The opportunities for adventure are nearly infinite — this is Ivy Lane. Situated in Pleasanton, this classic community reflects the charming allure of the city and the beauty of small-town comfort. With thoughtfully designed single-family residences, this quaint new neighborhood invites you to enjoy a lifestyle that's just as relaxing as it is energizing. Spacious floor plans, sophisticated architecture and modern conveniences offer innovative amenities and sought-after features in a convenient location near downtown Pleasanton. Ivy Lane presents the opportunity to indulge in new experiences and embrace life with new meaning.

At Ivy Lane, your new beginning awaits at home.



IVY LANE

BY PONDEROSA



587 Gyles Place, Pleasanton, CA 94566 | IvyLanePleasanton.com | PonderosaHomes.com

PONDEROSA
HOMES

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Residence 1A

Approx. 2,197 Sq. Ft.
4 Bedrooms, 3 Baths
Optional Den at Bedroom 4



Residence 1A

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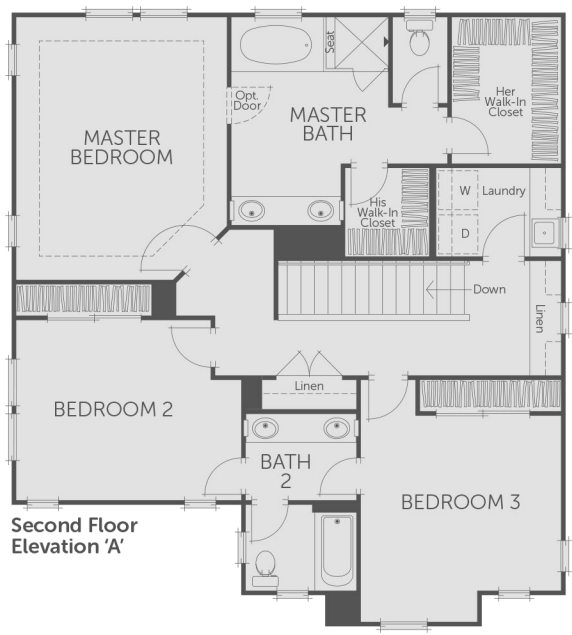


Residence 1A

Approx. 2,197 Sq. Ft.
4 Bedrooms, 3 Baths
Optional Den at Bedroom 4



First Floor Elevation 'A'



Second Floor Elevation 'A'



Optional Den

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Residence 1B

Approx. 2,197 Sq. Ft.
4 Bedrooms, 3 Baths
Optional Den at Bedroom 4



Residence 1B

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Residence 1B

Approx. 2,197 Sq. Ft.
 4 Bedrooms, 3 Baths
 Optional Den at Bedroom 4



First Floor Elevation 'B'



Second Floor Elevation 'B'



Optional Den

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Residence 1S

Approx. 2,197 Sq. Ft.
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Optional Den at Bedroom 4



Residence 1S

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Residence 1S

Approx. 2,197 Sq. Ft.
 4 Bedrooms, 3 Baths
 Optional Den at Bedroom 4



First Floor Elevation 'S'



Second Floor Elevation 'S'



Optional Den

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Residence 2A

Approx. 2,233 Sq. Ft.
4 Bedrooms, 3 Baths
Optional Den at Bedroom 4



Residence 2A

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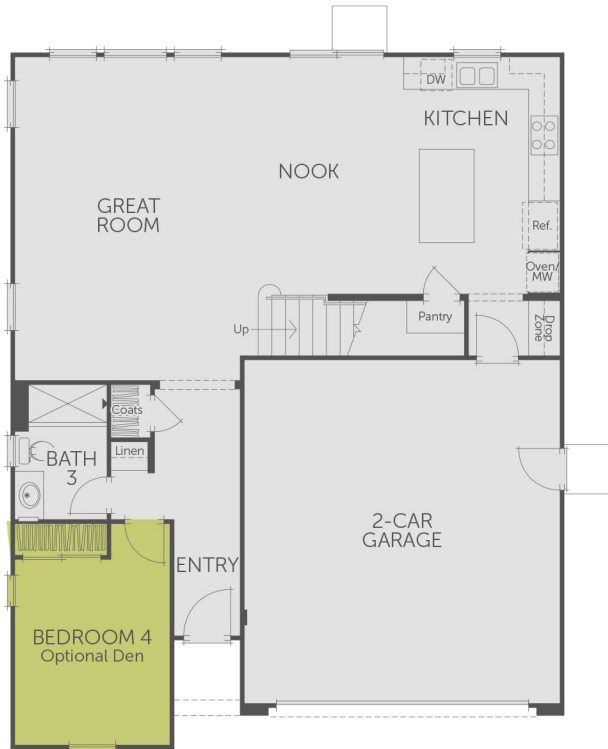
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Residence 2A

Approx. 2,233 Sq. Ft.
4 Bedrooms, 3 Baths
Optional Den at Bedroom 4



First Floor Elevation 'A'



Second Floor Elevation 'A'



Optional Den

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Residence 2B


Approx. 2,233 Sq. Ft.
4 Bedrooms, 3 Baths
Optional Den at Bedroom 4



Residence 2B

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Residence 2B

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 4 Bedrooms, 3 Baths
 Optional Den at Bedroom 4



First Floor Elevation 'B'



Optional Den



Second Floor Elevation 'B'

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Residence 3A

Approx. 2,656 Sq. Ft.

4 Bedrooms, 3 Baths and Bonus Room

Optional Den at Bedroom 4

Optional Bedroom 5 at Bonus Room



Residence 3A

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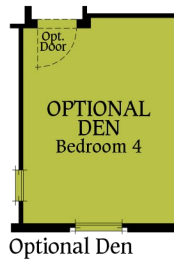
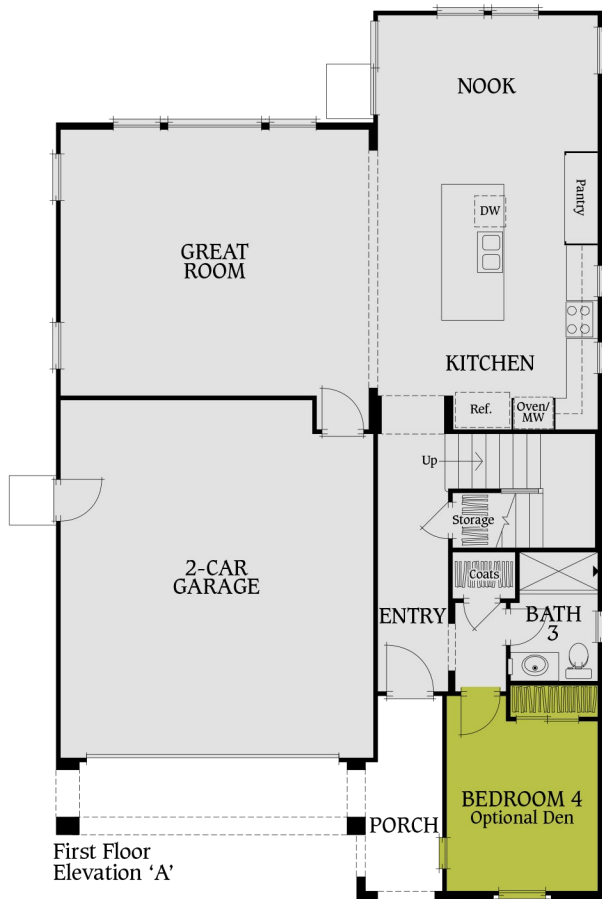
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Residence 3B

Approx. 2,656 Sq. Ft.

4 Bedrooms, 3 Baths and Bonus Room

Optional Den at Bedroom 4

Optional Bedroom 5 at Bonus Room



Residence 3B

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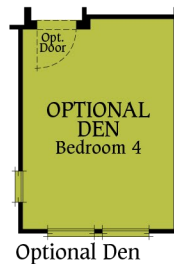
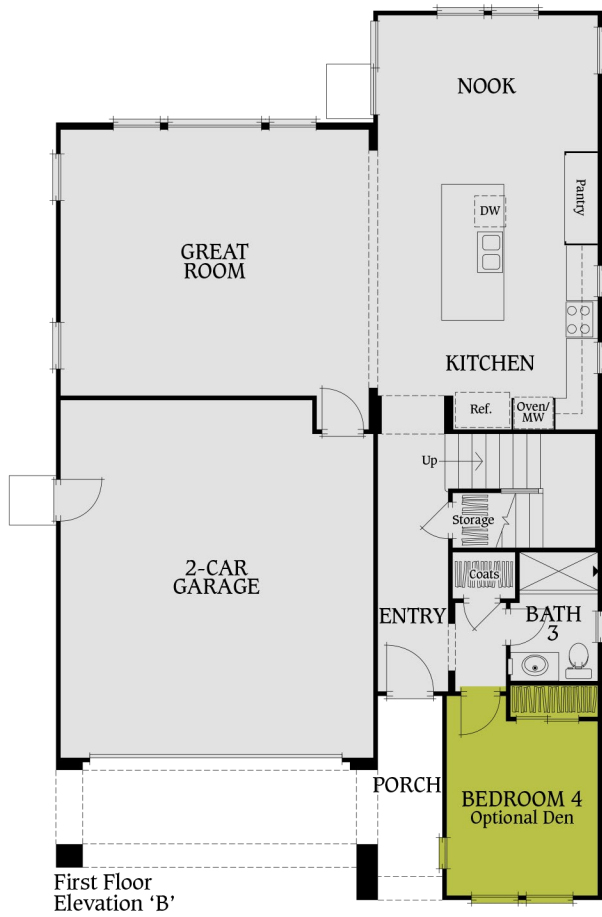
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Features



COMMUNITY DETAILS

- Architecture by the award-winning William Hezmalhalch Architects, Inc.
- Central Pleasanton location, walking distance to Main Street shops, restaurants and entertainment
- Low-maintenance homesites
- Impressive front yard landscaping installed and maintained by the homeowners association
- Three inviting two-story floor plans

DISTINCTIVE EXTERIOR DETAILS

- Low-maintenance, durable stucco and/or lap siding exterior with accents of stone or brick (per plan)
- Durable, long-lasting CertainTeed® composition roof shingles
- Beautiful front yard resource-efficient landscaping with automatic high-efficiency irrigation system included
- Convenient sectional roll-up insulated garage door(s) with automatic opener, two transmitters and keyless entry pad
- Attractive side and rear yard fencing with gate
- Scored concrete driveway and walkway with handsome scored broom finish (per plan)
- Inviting porch (per plan)

EXQUISITE INTERIOR APPOINTMENTS

- Richly painted Therma-Tru® raised-panel fiberglass-insulated eight-foot high entry door with Venetian bronze exterior hardware
- 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
- Continental smooth two-panel, arch-style interior doors with lever-style door hardware in chrome finish
- Contemporary rocker-style light switches
- Distinctive cased windows

ENERGY-SAVING FEATURES

- GreenPoint Rated energy-efficient home
- Radiant barrier roof sheathing to reduce heat and keep the home cooler in hot weather
- Central air conditioning and heating with programmable thermostat for added comfort
- Energy-efficient R-13 and R-19 insulation in exterior walls and R-49 insulation in the attic areas
- Resource-saving WaterSense® low-flow showerheads, faucets and toilets throughout
- Gas stub-out and 220-volt outlet for dryer in laundry room
- Vinyl dual-glazed windows and sliding door with Milgard® SunCoatMAX® Low-E glass
- Eco-friendly weather stripping on all exterior doors and windows
- Quality insulation in bathrooms, laundry room and master suite (per plan) to minimize sound transmission

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Features



AMENITIES FOR YOUR CONVENIENCE

- Convenient laundry room with stylish utility sink and chrome faucet
- Fire sprinkler system for added safety
- Quiet fans in all bathrooms with humidity control sensors for superior ventilation
- Abundant recessed lighting to provide maximum room illumination
- Smoke detectors to meet current code
- Carbon monoxide detectors for your well-being
- Pre-wired with RG-6 coaxial cable for television in the great room, den, loft and all bedrooms
- Pre-wired with CAT 5E wiring with jack for telephone or data in the kitchen, den and all bedrooms
- Legrand® On-Q® structured wiring panel at garage
- 200-amp electrical service panel
- Garage interior fully drywalled, textured and painted
- Basic security system provides peace of mind
- Post-tension concrete slab foundation

CAREFULLY PLANNED KITCHENS

- Elegant granite slab gourmet island and countertops with full backsplash at cooktop
- Attractive and durable handset ceramic tile flooring
- Striking stainless steel kitchen sink with chrome pull-down spray faucet
- Premium stainless steel GE Profile™ appliances:
 - GE Profile™ gas cooktop
 - GE Profile™ high-performance range hood
 - GE Profile™ convection oven
 - GE Profile™ built-in microwave
 - GE Profile™ built-in dishwasher with hidden controls
- Deluxe chef's walk-in or face-frame pantry (per plan)
- Abundant storage features

LUXURIOUS MASTER SUITE

- Beautiful handset ceramic tile flooring in bathroom and cultured granite countertops with dual china vanity sinks
- Large walk-in closet
- Lavish walk-in shower with Florestone Saflor® shower receptor and cultured marble surround
- Chic clear-glass shower enclosure
- Enhancing Kohler® plumbing fixtures in chrome finish
- Separate water closet for privacy

CUSTOMIZING OPPORTUNITIES

- Beautiful upgraded countertop materials including granite slab, engineered solid surfaces and a wide selection of decorative liners
- Extensive selection of flooring materials in marble, granite, stone, wood, laminate, upgraded ceramic tile and carpet
- Upgraded plumbing fixtures in kitchen and bathrooms
- Upgraded GE Monogram® appliances
- Optional GE Profile™ and GE Monogram® 42" side-by-side refrigerator
- Optional GE Profile™ and GE Monogram® beverage center and wine reserve
- Upgraded cabinet stain finishes and cabinet knobs
- Choice home theater surround sound speaker system
- Upgraded security system
- Additional electrical
- Beautifully designed closet organizers
- Elegant crown molding in selected rooms

And so many more!

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