



PORTER LANE



A Life of Beauty, Comfort and Style

Discover a place where life takes on a whole new level of relaxed elegance. Tucked away in the inspiring hillsides of San Jose, Porter Lane in the Alum Rock area invites you to experience the lifestyle you've always longed for but have never been able to call your own. A beautiful new enclave of 19 single-family residences framed by grand trees, this stunning community reflects a unique combination of beauty, comfort and style. Spacious two-story floor plans offer a world of luxury while an ideal location adjacent to the San Jose Country Club and Alum Rock Park lends a sense of convenience. Enjoy close proximity to major transportation, shopping, dining and Silicon Valley employers and delight in the rewards of living only a few miles from downtown San Jose. At Ponderosa Homes' Porter Lane, extraordinary is simply a way of life.

57 Porter Lane, San Jose, CA 95127 | PorterLaneSanJose.com | PonderosaHomes.com

PONDEROSA
H O M E S

🏠 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, materials, homesites released and plans designated on each homesite without notice or obligation. Porches, windows, garages and courtyards (if available) may vary in size and configuration per plan and elevation. Square footages are approximate. All renderings, floor plans and maps are artist's conceptions and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping and are not to scale. Models do not depict ethnic preference. Ponderosa Homes is a licensed California real estate broker, license #01257567 REALTOR®.



PORTER LANE

Site Map



MAP NOT TO SCALE

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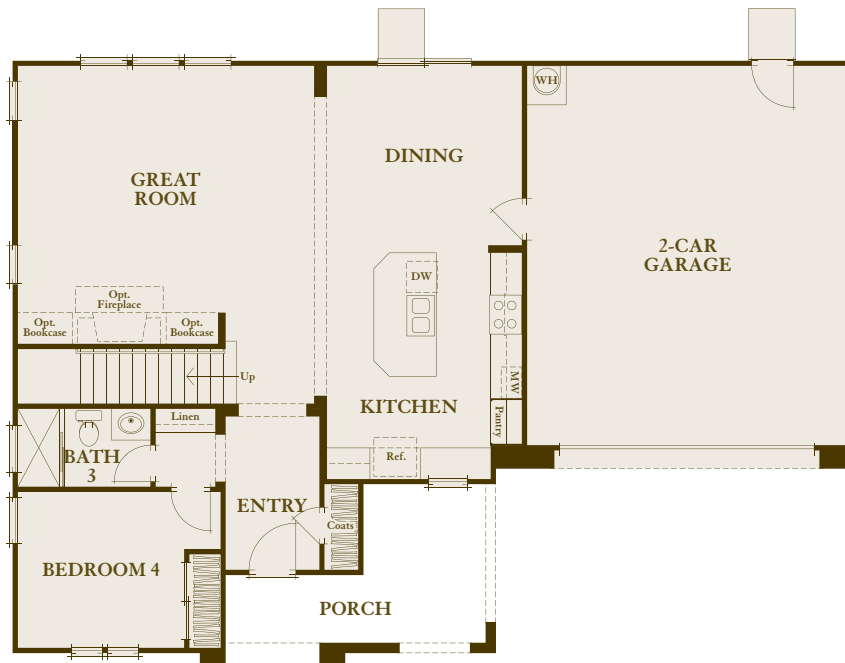
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Residence 1

Approximately 2,431 Sq. Ft.
4 Bedrooms | 3 Baths
Optional Loft at Bedroom 3



PORTER LANE



First Floor



Optional Loft

Second Floor

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Elevation 1A



Elevation 1B

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Residence 2

Approximately 2,334 Sq. Ft.
 4 Bedrooms | 3 Baths
 Loft | Optional Bedroom 4 at Loft
 Optional Office at Bedroom 5



PORTER LANE



First Floor



Second Floor



Optional Office



Optional Bedroom 4

Residence 2

Approximately 2,334 Sq. Ft.
4 Bedrooms | 3 Baths
Loft | Optional Bedroom 4 at Loft
Optional Office at Bedroom 5



PORTER LANE



Elevation 2A



Elevation 2B

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Residence 3

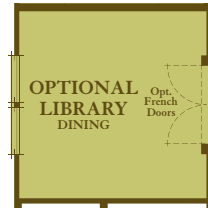
Approximately 2,735 Sq. Ft.
 4 Bedrooms | 3.5 Baths
 Loft | Optional Bedroom 5 at Loft
 Optional Library at Dining



PORTER LANE



First Floor



Optional Library



Second Floor



Optional Bedroom 5

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Residence 3

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4 Bedrooms | 3.5 Baths
Loft | Optional Bedroom 5 at Loft
Optional Library at Dining



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Elevation 3A



Elevation 3B

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PORTER LANE

Features & Amenities

A COMMUNITY TO CALL HOME

- Generous homesites offer a sense of privacy and space
- Classic design reveals a time-honored ambience
- Ideally situated near Silicon Valley employers
- San Jose shopping and boutiques, prized restaurants and cultural and business centers—all so close to home
- Nearby Alum Rock Park provides ample opportunities for hiking, bicycling and equestrian activities

EXTERIORS OF STYLE

- Stunning architecture designed by the award-winning KTG Architecture & Planning
- Low-maintenance exterior finishes
- Durable, traditional concrete tile roof enhances architecture
- Professionally landscaped front yards with automatic weather track irrigation system
- Side and rear yard fencing with one gate
- Sectional roll-up garage door and automatic opener with transmitters
- Therma-Tru® 8' high entry door dressed in alluring paint and stylish exterior hardware


INCOMPARABLE INTERIORS

- Radiant, easy-care handset ceramic tile flooring graces the entry, kitchen/nook, powder room, master bath, water closets and laundry room
- Thoughtful detailing includes textured ceilings, walls and custom radius corners
- Raised-panel interior doors
- Sleek rocker-style Decora® light switches
- Spacious laundry room with sink
- Secondary baths impress with shower or tub/shower combination (per plan), elegant Delta® chrome plumbing fixtures and cultured marble vanity countertops
- Graceful powder room (per plan)
- Popular elongated toilets in all baths
- Humidistat-controlled exhaust fans in bathrooms



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Features & Amenities

KITCHENS PERFECT FOR ANY CHEF

- Savor the elegance of granite slab countertops
- Stylish GE® appliances in stainless steel
 - 30-inch freestanding five-burner gas cooktop
 - 30-inch GE® high-performance range hood
 - 1.8-cubic-foot GE® microwave
 - GE® tall tub Energy Star® built-in dishwasher
- Stainless steel, single-basin sink with Delta® single-handle, pullout faucet
- Beautiful beech wood cabinetry with easy-care interiors
- Recessed lights
- Delta® plumbing fixtures in chrome finish
- Separate reach-in or walk-in pantry provides generous storage space (per plan)

MASTER SUITES DESIGNED FOR COMFORT

- Rejuvenating soaking tub with separate shower
- Complementing beautiful cultured marble vanity countertops with dual sinks
- Gorgeous Delta® plumbing fixtures with chrome finish
- Spacious walk-in closet

CRAFTED TO FULFILL YOUR NEEDS

- Hard-wired smoke detectors in key locations
- Hard-wired carbon monoxide detectors
- Pre-wired with RG-6 coaxial cable for television and satellite in the kitchen, great room and all bedrooms
- Pre-wired with CAT-5 wiring in the kitchen, great room and all bedrooms
- Heavy-duty 200 AMP electrical service panel
- 50-gallon water heater
- DSC basic security panel system with wiring to select locations

ENERGY-EFFICIENT GREEN FEATURES


- Every home proudly boasts an energy-efficient rating that exceeds California energy standards by at least 15%
- One dual-zoned heating and air conditioning system (13 SEER) with programmable thermostats for optimum comfort and energy reduction
- R-13 insulation in exterior walls and R-38 insulation in the attic above living areas
- Water-saving, high-efficiency showerheads and toilets in all baths
- Milgard® Simplicity® white dual-glazed windows and sliding door with SunCoat® Low-E glass
- Build It Green™ features include engineered beams/headers, web floor trusses, OSB subfloor/shear and roof, low-VOC paints and sealants and Green Label certified carpet
- Independent third-party verified duct testing on every home

CUSTOMIZE YOUR PERSONAL SPACE

- Elegant flooring upgrades
- Beautiful upgraded faucets and fixtures
- Interior fireplace (per plan)
- An array of two-tone interior paint choices provides a more personal touch
- A variety of cabinet and staircase stain upgrades
- Elegant countertop upgrades
- HunterDouglas® blind package
- Mirrored wardrobe doors
- And so much more!

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