



THE VILLAGE
AT IRONWOOD



THE VILLAGE CLUB

FOR YOUR ACTIVE LIFESTYLE

Nowhere is The Village at Ironwood's active lifestyle and sense of community more apparent than at The Village Club, the community's central gathering place. Whether you're looking for a workout, some fun and games or just an inviting place to gather with your friends, family and neighbors, you'll find The Village Club to be the perfect venue.

Built especially for residents, The Village Club offers homeowners the opportunity to:

- Exercise or rejuvenate at the exclusive outdoor pool and spa
- Enjoy lively play at two bocce ball courts
- BBQ and picnic with family and friends
- Stay toned in the fitness center and aerobics/pilates area
- Read, relax and reflect at the library
- Deal yourself in at the card room
- Take advantage of a convenient catering kitchen
- Utilize the clubhouse for a special event
- Kick back in the comfortably furnished lounge area
- Warm by the fireplaces on a chilly winter evening
- Unwind in the flexible and highly functional multi-purpose room
- Enjoy outdoor, covered loggia areas to capture the essence of California living



The Village at Ironwood | Tel (925)485-0100 | Fax (925)485-0300 | PonderosaHomes.com

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GREEN FEATURES

ENERGY EFFICIENCY

- Designed and built to achieve GreenPoint Rated by Build It Green™
- Engineered HVAC (Heating, Ventilation and Air Conditioning) design means improved all-around home performance, comfort and energy efficiency
- Homes are designed and built to exceed California Energy Standards by over 15%
- HVAC ducts are tightly sealed for optimum performance and lower heating and cooling costs
- Quality installed insulation prevents energy loss and helps maintain consistent indoor temperatures
- Roof-integrated photovoltaic solar power system generates clean, safe, efficient electricity from the sun
- Low-E windows help to keep heat in during the winter and out during the summer, thereby lowering energy use
- Fluorescent light fixtures greatly reduce energy use versus traditional incandescent fixtures
- Energy Star® appliances offer the great performance you expect while utilizing fewer resources
- Building performance is certified through a third-party independent inspection and review to ensure each home is built better for the homeowner and the environment

RESOURCE CONSERVATION

- Recycled jobsite materials cut down on waste and our landfill impact at the end of construction
- Engineered wood products conserve natural resources and are generally stronger than actual dimensional lumber
- Site waste management practices give our worksites a minimum 65% diversion by weight of non-hazardous materials, including green waste
- Fiber cement and stucco siding are resource-efficient materials, minimizing the use of wood products

INDOOR AIR QUALITY

- Formaldehyde-free insulation reduces emission in homes
- Low-VOC paint products reduce low-level toxic emissions in the home, improving indoor air quality

- Carbon monoxide alarms will alert you to potentially dangerous carbon monoxide in the home, adding increased peace of mind
- Sealed gas fireplace prevents energy loss year-round and improves comfort and indoor air quality
- Vented range hoods increase indoor air quality by diverting cooking odors out of the kitchen rather than re-circulating them
- Exhaust fans in bathrooms improve air quality by removing humidity from the home

WATER CONSERVATION


- Landscaping has been carefully planned to be resource-efficient with drought-resistant plants and minimal turf areas, conserving water
- High-efficiency irrigation systems use technology to monitor and adjust water usage to conserve water resources
- Low-flow toilets, faucets and showerheads reduce unnecessary water waste
- Hot water pipe insulation results in efficient hot water distribution, thereby saving energy costs
- Tankless water heaters are energy-efficient and reduce energy use

COMMUNITY AND THE VILLAGE CLUB

- Advanced storm water treatment measures integrated into The Village, including a permeable pavement system, bio-swales, bio-retention basins and an underground detention system, help restore clean water to the environment
- Common area and The Village Club utilize water-conserving landscaping and irrigation systems
- Building performance is ensured through an exhaustive, third-party diagnostic review
- Fluorescent light bulbs throughout The Village Club lower electricity use
- Energy Star® appliances in The Village Club kitchen conserve energy while offering high performance
- Designed to be GreenPoint Rated by Build It Green™



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FEATURES

- 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, loft and all bedrooms
- 200 AMP electrical service panel and structured wiring panel for telephone, cable and computer
- Garage interior fully drywalled, textured and painted
- Basic security system with one year free monitoring for additional peace of mind
- Post-tension concrete slab foundation
- Extra large attic storage platform with pull-down ladder for easy access (Plans 1, 2 & 3) (Plan 4 access in loft)

CAREFULLY PLANNED KITCHENS

- Elegant granite slab countertops with six-inch backsplash (full backsplash behind cooktop) and gourmet work island
- Durable and attractive handset ceramic tile flooring
- White cast-iron, dual-bowl kitchen sink and single-control pullout sprayer faucet
- Beautiful raised-panel cabinetry in beech with chrome knobs, easy-clean laminate interiors and concealed European-style hinges
- Stylish recessed lights and under-cabinet lighting (per plan)
- Premium stainless steel GE Profile™ appliances:
GE Profile™ cooktop with five sealed gas burners
GE Profile™ high-performance range hood
GE Profile™ convection oven
GE Profile™ built-in microwave
GE Profile™ dishwasher with smart dispense technology
- Convenient pantry (Plans 1 & 2 reach-in pantry, Plans 3 & 4 walk-in pantry)
- Abundant storage features, including pullout shelves at pre-determined cabinet locations (per plan)
- Glass block windows at counters for additional natural light

LUXURIOUS MASTER SUITE


- Beautiful handset ceramic tile flooring with dual china vanity sinks in master bath area

- Large walk-in closet
- Walk-in shower with tile flooring and cultured marble surround
- Kohler® plumbing fixtures in chrome finish
- Separate water closet for privacy
- Cultured marble countertops

CUSTOMIZING OPPORTUNITIES

- Beautiful upgraded countertop materials, including granite slab, marble slab, cultured granite and ceramic tile
- Extensive selection of flooring materials in marble, granite, stone, wood, laminate, upgraded ceramic tile and carpet
- Upgraded plumbing fixture finishes in kitchen and baths
- Cabinet stain finishes and cabinet knobs
- Interior French doors at den
- Upgraded paint packages
- Home theater surround-sound speaker system
- Upgraded security system
- Optional fire safety package
- Additional electrical
- Lighting packages
- Flat-panel television prep package
- Stylish window coverings (plantation shutters and two-inch blinds)
- Efficient closet organizers to maximize storage
- Elegant crown molding in selected rooms
- GE Profile™ 42" built-in, side-by-side stainless steel refrigerator
- Viking® Professional 42" built-in, side-by-side stainless steel refrigerator
- Viking® Professional appliance package
- Courtyard walls and gates (Plan 2 only)
- Wine refrigerator
- Shower grab bars
- Universal design features
- And so much more!

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FEATURES

COMMUNITY FEATURES

- Architecture by the award-winning firm—William Hezmalhalch Architects, Inc. (WHA)
- Private entry gates accentuate the gracious setting within the Ironwood master planned community
- Central Pleasanton location near transportation, shopping, restaurants, medical facilities, world-class sports teams, universities and entertainment
- Low-maintenance homesites
- Front yard and community landscaping maintained by the Homeowners Association
- Three single-story floor plans and one two-story floor plan
- Private clubhouse for residents—The Village Club—offering meeting rooms, exercise facilities, swimming pool, two bocce ball courts, catering kitchen, BBQ, card room and library
- Walking distance to the Iron Horse Trail

DISTINCTIVE EXTERIOR DETAILS

- Low-maintenance stucco and/or James Hardie® exterior siding products with accents of stone or brick (per plan)
- Durable, long-lasting concrete tile roof
- Front yard landscaping with automatic irrigation system included
- Sectional roll-up insulated garage door(s) with automatic opener and two transmitters
- Attractive side and rear yard fencing with one gate
- Scored concrete driveway and walkway with broom finish (scoring design per plan)
- Covered patio at rear
- Beautiful coach lighting at garage and entry

EXQUISITE INTERIOR APPOINTMENTS

- Richly painted raised-panel Therma-Tru® fiberglass-insulated eight-foot entry door with oil-rubbed 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

- Elegant dining room with sophisticated chandelier
- Warming gas fireplace
- Continental, smooth two-panel interior doors with lever-style door hardware in chrome finish
- Contemporary rocker-style light switches
- Kohler® plumbing fixtures in chrome
- Levered interior door hardware in chrome


ENERGY-SAVING FEATURES

- GreenPoint Rated energy-efficient home
- Solar photovoltaic system for maximum energy savings
- Radiant barrier roof sheathing to reduce heat and keep the home cooler in hot weather
- Tankless water heater for energy-saving hot water delivery
- Central air conditioning and heating with programmable thermostat
- R-13 insulation in exterior walls and R-38 insulation in the attic areas
- Efficient, low-flow shower heads and toilets throughout
- Gas stub-out and 220v outlet for dryer in laundry room
- Energy-efficient, dual-pane windows and sliding doors with Low-E glass
- Weather stripping on all exterior doors and windows
- Insulation in select bathrooms, laundry and master bedroom walls to minimize sound transmission (per plan)

AMENITIES FOR YOUR CONVENIENCE

- Convenient laundry room with stylish utility sink and chrome faucet
- Fire sprinkler system
- Fans in all bathrooms and laundry for superior ventilation
- Abundant recessed lighting to provide maximum room illumination
- Smoke detectors to meet current code
- Carbon monoxide detector

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RESIDENCE 4

3 Bedrooms | 3 ½ Baths | Den | Dining Room
Loft | Optional Bedroom 4/Bath 4 at Den
Optional Exercise at Den | Optional Super Loft
Approximately 2,780 – 2,928 Square Feet



4A (MODEL)



4B



4D

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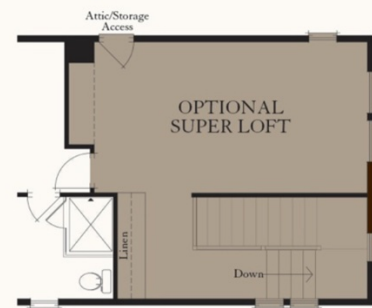
RESIDENCE 4

3 Bedrooms | 3 1/2 Baths | Den | Dining Room
Loft | Optional Bedroom 4/Bath 4 at Den
Optional Exercise at Den | Optional Super Loft
Approximately 2,780 – 2,928 Square Feet

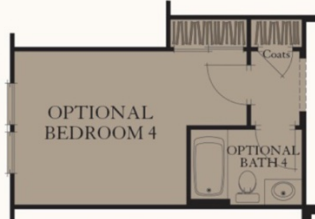
FIRST FLOOR



SECOND FLOOR



OPTION SUPER LOFT
(AS MODELED, ADDING 148 SQUARE FEET)



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RESIDENCE 3

2 Bedrooms | 2 ½ Baths | Den | Dining Room

Optional Bedroom 3/Bath 3 at Den

Optional Exercise at Den | Optional Den 2 at Dining Room

Approximately 2,372 Square Feet



3C (MODEL)



3A



3B

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RESIDENCE 3

2 Bedrooms | 2 1/2 Baths | Den | Dining Room

Optional Bedroom 3/Bath 3 at Den

Optional Exercise at Den | Optional Den 2 at Dining Room

Approximately 2,372 Square Feet



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RESIDENCE 2

2 Bedrooms | 2 Baths | Den | Dining Room
Optional Bedroom 3 at Den | Optional Den 2 at Dining Room
Approximately 2,083 Square Feet



2B (MODEL)



2A



2C

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RESIDENCE 2

2 Bedrooms | 2 Baths | Den | Dining Room
Optional Bedroom 3 at Den | Optional Den 2 at Dining Room
Approximately 2,083 Square Feet



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RESIDENCE 1

2 Bedrooms | 2 ½ Baths | Den
Optional Bedroom 3 at Den/Media
Approximately 1,910 Square Feet



1D (MODEL)




1A



1C

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RESIDENCE 1

2 Bedrooms | 2 ½ Baths | Den
Optional Bedroom 3 at Den/Media
Approximately 1,910 Square Feet



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BUILDING FOR TODAY'S 55 AND BETTER HOMEBUYER

At Ponderosa Homes, we have always taken pride in creating residences and communities with our customers specifically in mind. Nowhere is that commitment more evident than at The Village at Ironwood, where we have gone the extra mile to ensure that your needs are at the forefront and that the vibrant, active lifestyle you seek can be found right at home.

With The Village, Ponderosa has combined the same focus on quality and value that has been our hallmark since the 1960s with resort-inspired amenities, inviting gathering spaces and invigorating recreational opportunities that are exclusive to our residents. Add a location close to your daily necessities, and the result is a unique environment that integrates all of your needs while connecting you to the community like never before. Join Ponderosa Homes for a fresh, new beginning at The Village at Ironwood.



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