

PONDEROSA
VILLAS
AT PARADISO

PONDEROSA
HOMES

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FEATURES

COMMUNITY FEATURES

- Private Walled and Gated Community
- Top-ranked Desert Sands Unified School District
- Large lots in appealing Shadow Hills area
- Beautiful greenbelts and private cul-de-sacs
- Imperial Irrigation District power
- Convenient access to I-10, schools, shopping, golf courses and employment centers

DISTINCTIVE EXTERIOR DETAILS

- Low maintenance, sand-finish stucco exteriors
- Durable, long-lasting concrete tile roof
- Extra tall eight-foot, sectional roll-up garage door with automatic opener and transmitter(s)
- Scored concrete driveway and walkway with broom finish (per plan)
- Front yard landscaping with automatic irrigation system
- Side and rear yard block walls with gate

EXQUISITE INTERIOR APPOINTMENTS

- Richly painted Therma-Tru® eight-foot high entry door
- Durable and stylish handset ceramic tile flooring in entry, kitchen, water closets and laundry room
- Textured ceilings and walls with custom radius corner detailing
- Formal dining room with elegant light fixture (per plan)
- Raised-panel eight-foot Colonist style interior doors
- Sophisticated rocker-style Decora light switches with dimmer switch in dining room and nook
- Large interior laundry room
- Mirrored wardrobe doors in secondary bedrooms (per plan)
- Elongated toilets in all baths
- Porcelain enameled steel tubs in secondary baths

- Cultured marble countertops and tub/shower surrounds in secondary baths.

LUXURIOUS MAIN SUITE

- Beautiful ceramic tile countertop with dual china porcelain vanity sinks
- Oval soaking tub with elegant ceramic tile surround
- Separate ceramic tile stall shower with glass enclosure
- Moen® chrome fixtures

AMENITIES FOR YOUR CONVENIENCE

- Smoke detectors
- Pre-wired with RG-6 coaxial cable wire for television and satellite in the great room, study/office and all bedrooms
- Pre-wired with CAT-5 high speed wiring in the kitchen, study/office, great room, and all bedrooms
- 200 AMP electrical service panel

ENERGY-SAVING FEATURES

- ComfortWise™ energy-efficient home which exceeds California energy standards by at least 15%
- Two separate HVAC zoned systems for heating and air conditioning (13 SEER) with programmable thermostats
- TechShield® Radiant Barrier roof sheathing for energy savings
- R-13 insulation in exterior walls (including garage) and R-38 insulation in the attic area
- Low water usage shower heads and toilets throughout
- Milgard® vinyl dual-glazed windows and sliding doors with Low-E glass
- 50-gallon water heater (Plan 1, 2 and 3); 75-gallon water heater (Plan 4)

CAREFULLY PLANNED KITCHENS

- Elegant granite tile countertops
- Double-compartment cast iron kitchen sink with Moen® pullout faucet
- Beautiful maple cabinetry
- Recessed lights
- Choice of white or black Whirlpool® appliances:
 - 36-inch five-burner gas cooktop
 - Built-in 30-inch double oven with self-cleaning upper
 - Built-in microwave oven
 - Built-in multi-cycle dishwasher
- Separate pantry for convenient storage (per plan)

CUSTOMIZING OPPORTUNITIES

- Beautiful upgraded countertop materials including granite slab in kitchen and ceramic tile in main bathrooms
- Extensive selection of upgraded flooring materials in marble, granite, ceramic tile and carpet
- Interior and exterior fireplaces
- Upgraded Whirlpool® appliance package in stainless steel finish
- 36-inch side-by-side KitchenAid® built-in refrigerator
- 220v dryer outlet in laundry room
- Upgraded Moen® faucets and fixtures in kitchens and baths
- Upgraded cabinet finishes and doors
- French doors
- Wood shutter packages
- Home theater surround sound speaker system
- Stereo speaker package
- Full security system
- Ceiling fan package in a variety of styles and finishes

- Upgraded mirrored inset closet doors in main bedroom
- Closet organizers and garage organizers
- Flex room options
- Upgraded interior paint choices
- Hot water recirculation system
- Interior wall insulation
- Courtyard and rear patio fireplace (per plan)
- Courtyard concrete
- Entry gate at courtyard
- Garage door windows
- Additional electrical
- And much 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, homesites released and plans designated on each homesite 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 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. 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. 9/08



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RESIDENCE

I

1-Story | 3 Bedrooms | 2.5 Baths | 3-Bay Tandem Garage
Optional Bedroom 4 with Bath 4 | Optional Study with Bath 3

Approx. 2,598 to 2,823 sq. ft.



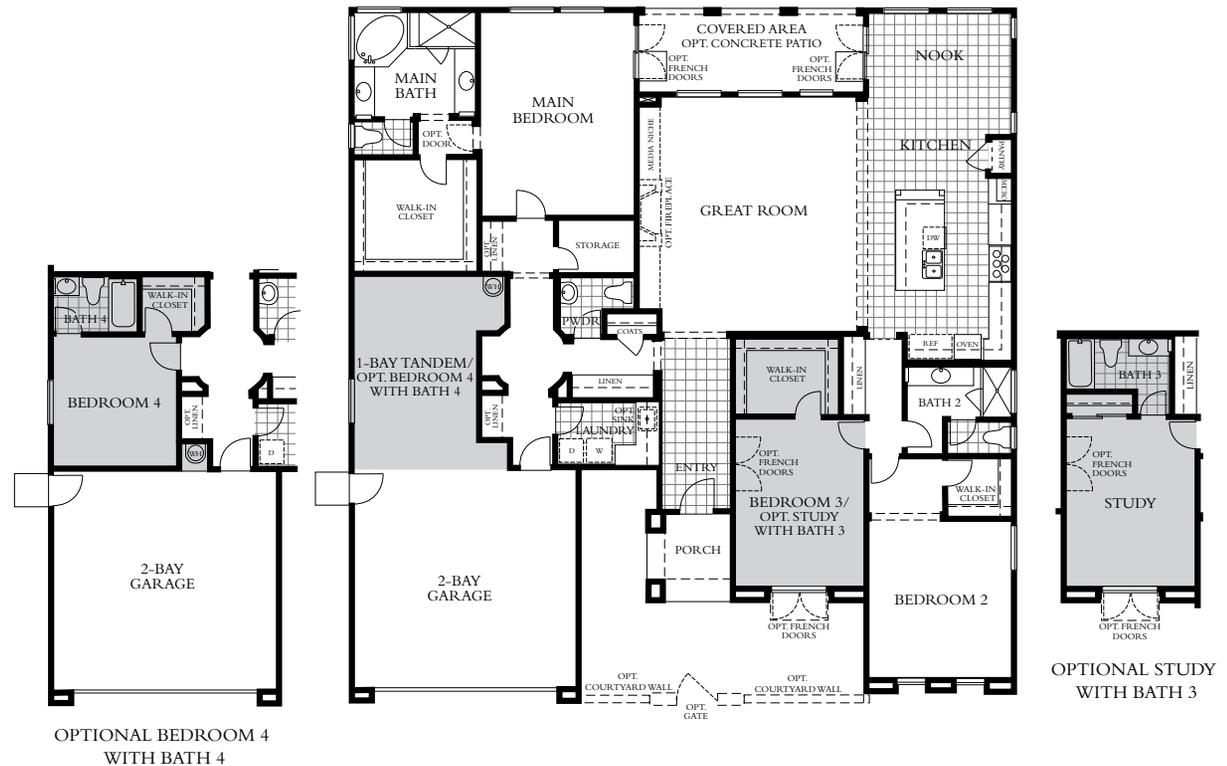
I A



I B



I C





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RESIDENCE

2

1-Story | 3 Bedrooms | 2.5 Baths | Study | 2-Bay Garage and 1-Bay Swing Garage
Optional Casita | Approx 2,868 to 3,083 sq. ft.



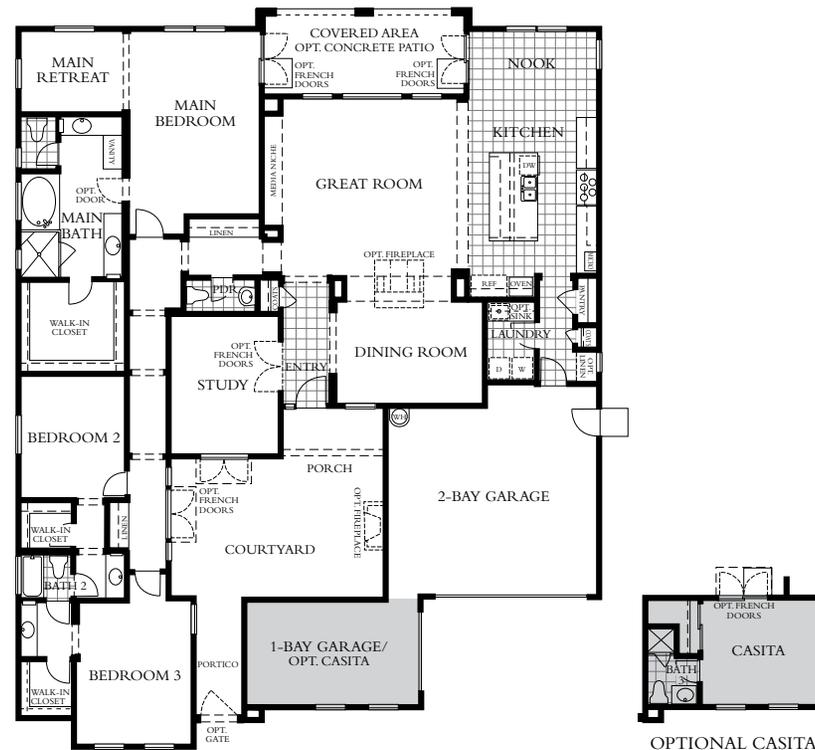
2A



2B



2C





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RESIDENCE

3

1-Story | 4 Bedrooms | 3.5 Baths | Office | 3-Bay Tandem Garage

Approx. 3,183 sq. ft.



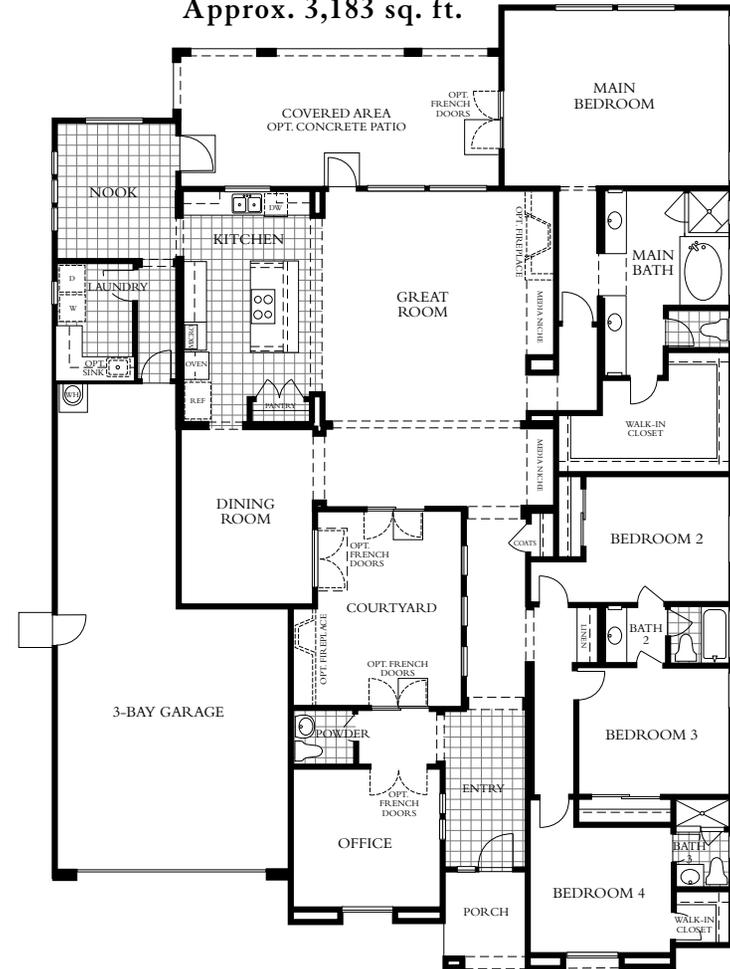
3A



3B



3C



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RESIDENCE

4

1-Story | 5 Bedrooms | 4.5 Baths | Study | 2-Bay Garage and 1-Bay Garage
Optional Casita with Bath 5 | Approx. 3,276 to 3,522 sq. ft.



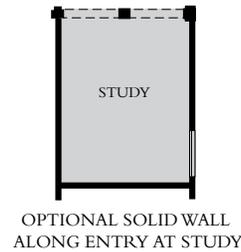
4A



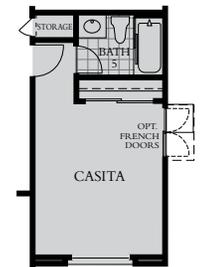
4B



4C



OPTIONAL SOLID WALL
ALONG ENTRY AT STUDY



OPTIONAL CASITA

