



VINSANTO

BY PONDEROSA

LIVERMORE, CALIFORNIA

# VINSANTO GREEN FEATURES



## 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 recirculating 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


## COMMUNITY

- Advanced storm water treatment measures integrated into Vinsanto, including bio-swales, help restore clean water to the environment
- Building performance is ensured through an exhaustive, third-party diagnostic review
- Designed to be GreenPoint Rated by Build It Green™



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VinsantoLivermore.com | PonderosaHomes.com

**PONDEROSA**  
HOMES

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# VINSANTO GREEN FEATURES



## 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 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
- 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 sidings are resource-efficient materials, minimizing the use of wood products



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## CAREFULLY PLANNED KITCHENS

- Elegant granite slab countertops with 6" backsplash (full backsplash behind cooktop)
- Durable and attractive handset ceramic tile flooring
- Stainless steel single-bowl kitchen sink and single-control pullout sprayer faucet
- Beautiful recessed-panel cabinetry in beech wood
- 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
- Convenient pantry (reach-in or walk-in pantry per plan)
- Abundant storage features (per plan)



## LUXURIOUS MASTER SUITE

- Beautiful handset ceramic tile flooring
- Large walk-in closet
- Walk-in shower with cultured marble surround
- Kohler® plumbing fixtures in chrome finish
- Separate water closet for privacy
- Cultured marble countertops with dual china vanity sinks in master bath area

## CUSTOMIZING OPPORTUNITIES

- Beautiful upgraded countertop materials, including granite slab, cultured granite and ceramic tile
- Extensive selection of flooring materials in stone, wood, laminate, upgraded ceramic tile and carpet
- Upgraded plumbing fixture finishes in kitchen and baths
- Upgraded cabinet door and stain finishes
- Interior French doors
- 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
- Efficient closet organizers to maximize storage
- GE Monogram® 42" built-in, side-by-side stainless steel refrigerator
- GE Monogram® appliance package
- Wine refrigerator
- GE Monogram® beverage center and wine reserve
- Upgraded fireplace mantel finishes
- Hot water recirculating pump with timer
- Crown moulding at selected locations (per plan)
- And so much more!

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# VINSANTO FEATURES



## FEATURES

### COMMUNITY FEATURES

- Architecture by the award-winning firm – William Hezmalhalch Architects, Inc. (WHA)
- Central Livermore location near transportation, schools, shopping, restaurants, world-class sports teams, universities and wineries
- Single-story floor plans and two-story floor plans
- Walking distance to Robertson Park

### 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 (location varies per plan)
- Scored concrete driveway and walkway with broom finish (scoring design per plan)
- Beautiful coach lighting at garage and entry

### EXQUISITE INTERIOR APPOINTMENTS

- Richly painted raised-panel Therma-Tru® fiberglass-insulated 8' 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 (per plan)
- Warming gas log 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

### 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
- R-13 insulation in exterior walls and R-38 insulation in the attic areas
- Efficient, low-flow showerheads and toilets throughout
- Gas stub-out and 220-volt outlet for dryer in laundry room
- Energy-efficient, dual-pane windows and sliding door 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 detectors to meet current code
- Pre-wired with RG-6 coaxial cable for television in the great room, den, loft and all bedrooms
- Pre-wired with Cat5e wiring with jack for telephone or data in the kitchen, den, loft and all bedrooms
- 200 AMP electrical service panel
- Structured wiring panel for telephone, cable and computer
- Garage interior fully drywalled, textured and painted
- Basic security system with one year of free monitoring for additional peace of mind
- Post-tension concrete slab foundation

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VINSANTO  
RESIDENCE

3  
FLEX



Approximately 2,911 Sq. Ft. | 4 Bedrooms | 3.5 Baths  
Loft | Optional Bedroom 4 at Loft

ELEVATION 3D



ELEVATION 3E




ELEVATION 3F



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RESIDENCE

3  
FLEX



Approximately 2,911 Sq. Ft. | 4 Bedrooms | 3.5 Baths  
Loft | Optional Bedroom 4 at Loft



First Floor



Optional Bedroom 4



Second Floor

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Approximately 2,911 Sq. Ft. | 4 Bedrooms | 3.5 Baths  
Loft | Optional Bedroom 4 at Loft

ELEVATION 3A



ELEVATION 3B




ELEVATION 3C



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Loft | Optional Bedroom 4 at Loft



First Floor



Optional Bedroom 4



Second Floor

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VINSANTO  
RESIDENCE

2  
FLEX



Approximately 2,592 Sq. Ft. | 4 Bedrooms | 3 Baths  
Optional Den at Dining

ELEVATION 2D



ELEVATION 2E




ELEVATION 2F



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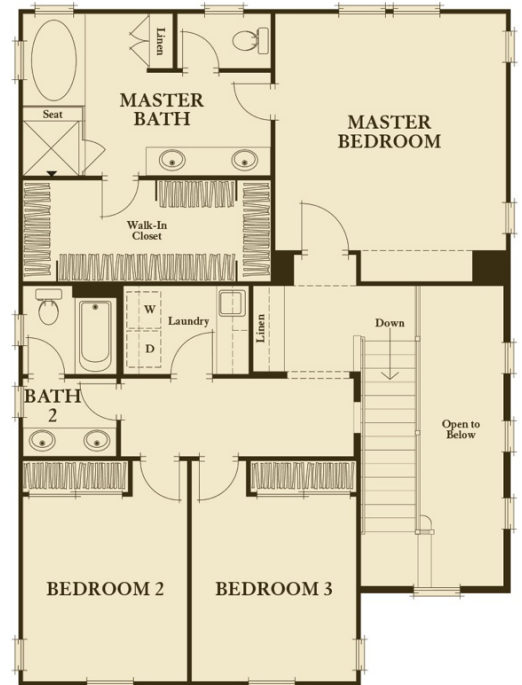
2  
FLEX



Approximately 2,592 Sq. Ft. | 4 Bedrooms | 3 Baths  
Optional Den at Dining



First Floor



Second Floor

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RESIDENCE

2



Approximately 2,592 Sq. Ft. | 4 Bedrooms | 3 Baths  
Optional Den at Dining

ELEVATION 2A



ELEVATION 2B




ELEVATION 2C



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RESIDENCE

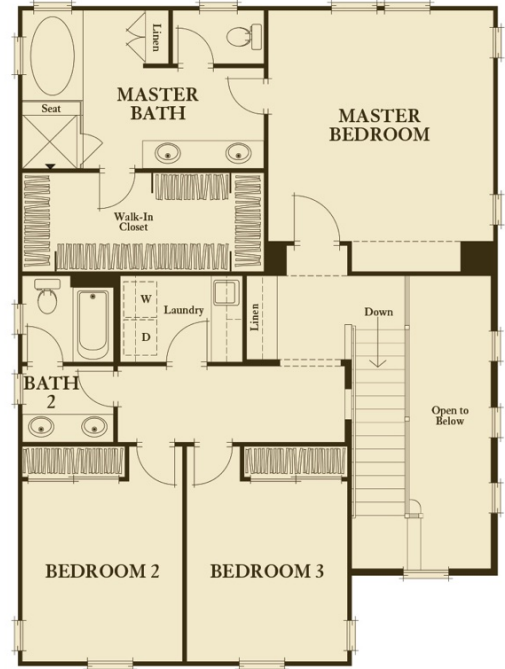
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Approximately 2,592 Sq. Ft. | 4 Bedrooms | 3 Baths  
Optional Den at Dining



First Floor



Second Floor

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VINSANTO  
RESIDENCE

1  
FLEX



Approximately 2,370 Sq. Ft. | 3 Bedrooms | 2.5 Baths | Den

ELEVATION 1D



ELEVATION 1E




ELEVATION 1F



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VINSANTO  
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Approximately 2,370 Sq. Ft. | 3 Bedrooms | 2.5 Baths | Den



ELEVATION 1A




ELEVATION 1B



ELEVATION 1C

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# VINSANTO SITE MAP



MAP NOT TO SCALE

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VINSANTO



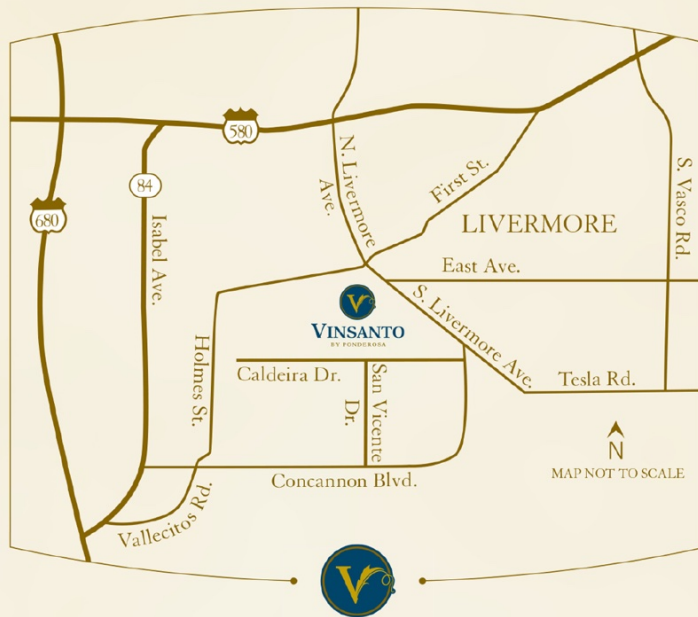
## A PEACEFUL WINE COUNTRY RETREAT

Blending timeless ambience, unrivaled beauty and unique wine country charm, Vinsanto by Ponderosa captures the essence of peaceful luxury, presenting a calming retreat amid a picturesque natural backdrop. Situated in historic South Livermore Valley, this breathtaking collection of single-family residences is the neighborhood you've been searching for—where elegant living transforms each day into an experience of comfort. Vinsanto's vision unfolds through its distinctive designs, sought-after qualities and friendly neighborhood atmosphere as well as its proximity to the captivating downtown, fine restaurants, historic wineries, plentiful parks, recreation opportunities and more. From the architectural detailing to the sought-after location, life at Vinsanto by Ponderosa Homes is nothing less than extraordinary.

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