



you're  
like  
a

  
**sycamore**  
BY PONDEROSA HOMES





- Residence 1 & 1X
- Residence 2 & 2X
- Residence 3



MAP NOT TO SCALE

**SYCAMORE SITE MAP**



# sycamore

Discover your place of renewal at Sycamore in Pleasanton, a brand new collection of single- and two-story homes. Residences in five stunning designs embody elegance with exquisite craftsmanship, impressive amenities and spacious interiors. And, embracing Pleasanton's small-town charm and rich culture, the community is just minutes from shopping, dining, entertainment and first-class schools. Fresh energy, endless possibilities and the home you've always wanted are yours at Sycamore.

RESIDENCE

# 1B

Single-Story Home

Approximately  
2,451 Square Feet

3 Bedrooms

2.5 Baths

Optional Den in  
Lieu of Bedroom 3



FLOOR PLAN PICTURED REPRESENTS ELEVATION 1B



RESIDENCE

1  
B

Elevation 1A



Elevation 1B (Modeled)



Elevation 1C





RESIDENCE

# 1XB

Two-Story Home

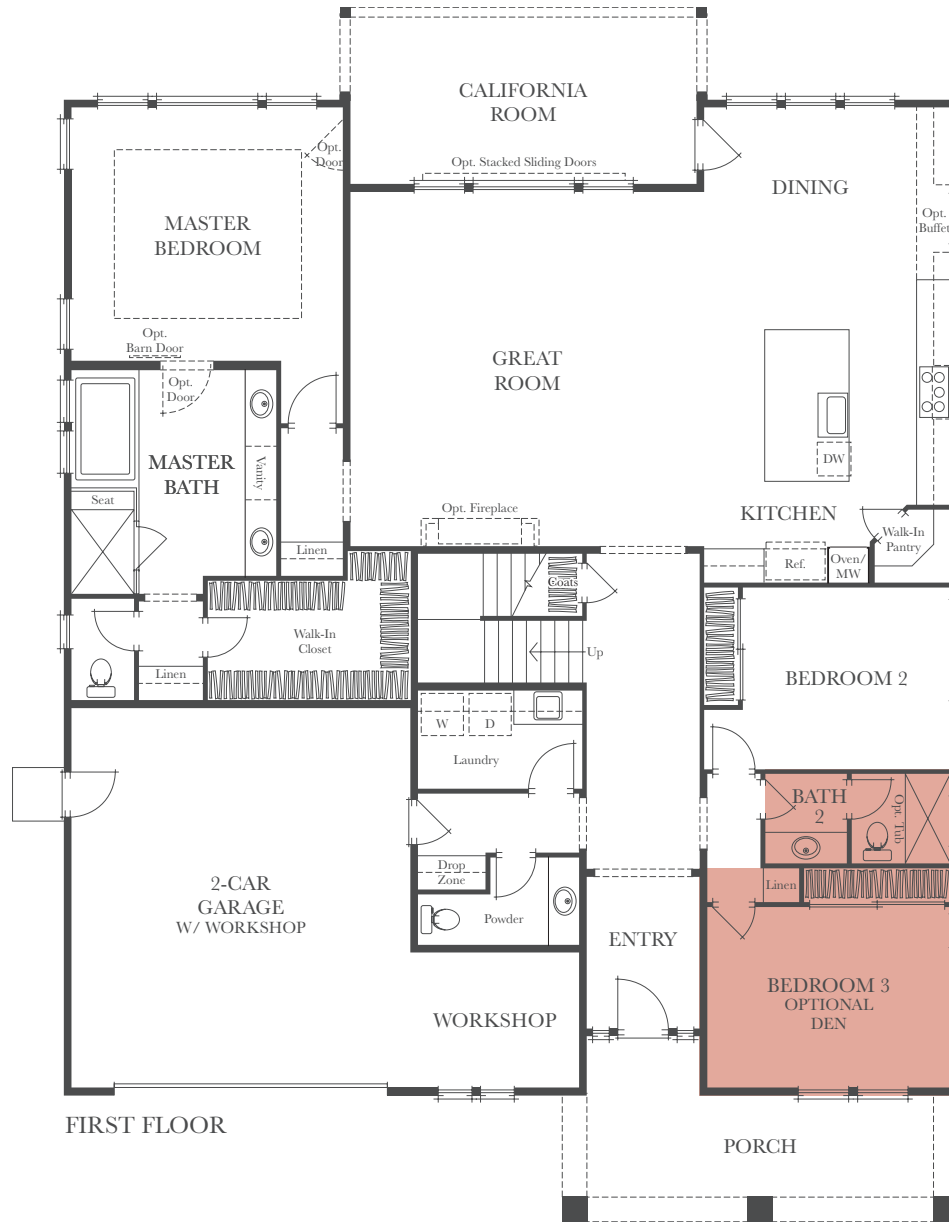
Approximately  
3,000 Square Feet

4 Bedrooms + Loft

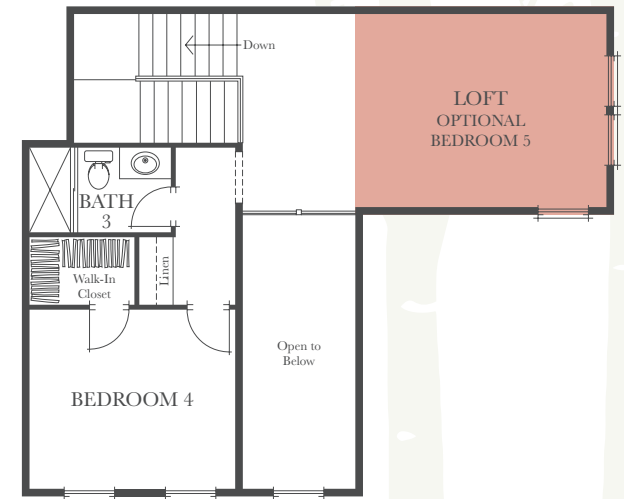
3.5 Baths

Optional Den in Lieu  
of Bedroom 3

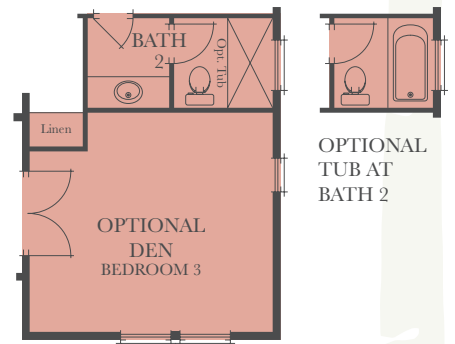
Optional Bedroom 5  
in Lieu of Loft



OPTIONAL BEDROOM 5



SECOND FLOOR



OPTIONAL DEN



FLOOR PLAN PICTURED REPRESENTS ELEVATION 1XB



RESIDENCE

# 1XB

Elevation 1XA



Elevation 1XB



Elevation 1XC





RESIDENCE

# 2c

Single-Story Home

Approximately  
2,577 Square Feet

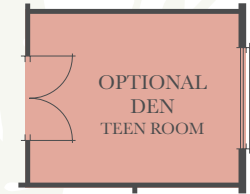
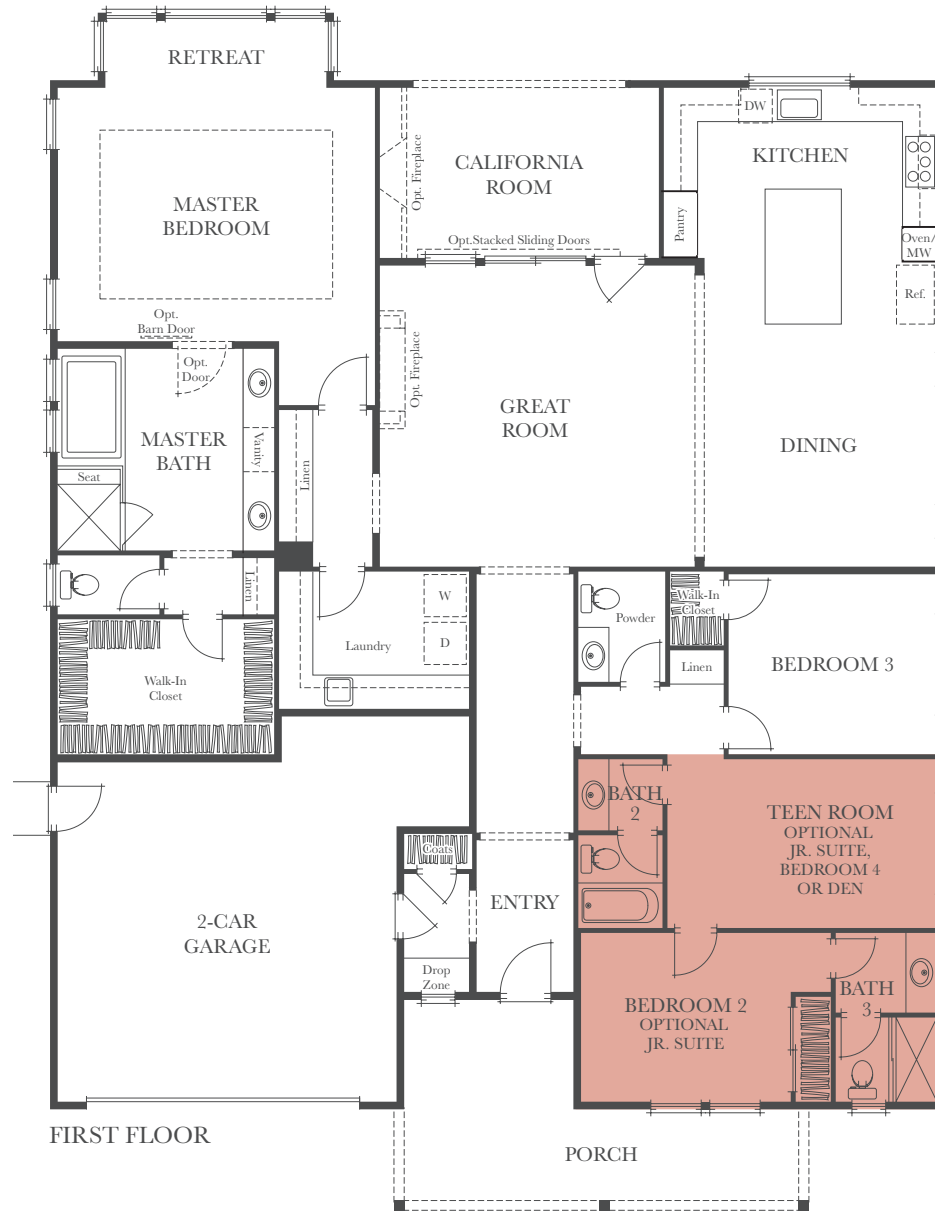
3 Bedrooms  
+ Teen Room

3.5 Baths

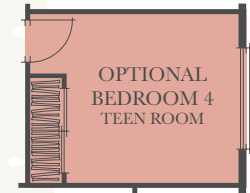
Optional Den in Lieu  
of Teen Room

Optional Bedroom 4 in  
Lieu of Teen Room

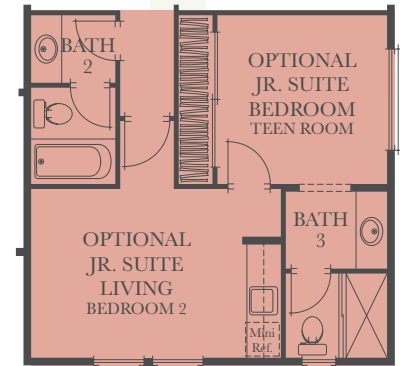
Optional Junior Suite in  
Lieu of Bedroom 2 and  
Teen Room



OPTIONAL DEN



OPTIONAL BEDROOM 4



OPTIONAL JR. SUITE



RESIDENCE

# 2<sub>C</sub>

Elevation 2A



Elevation 2B



Elevation 2C



RESIDENCE

# 2<sub>XC</sub>

Two-Story Home

Approximately  
3,057 Square Feet

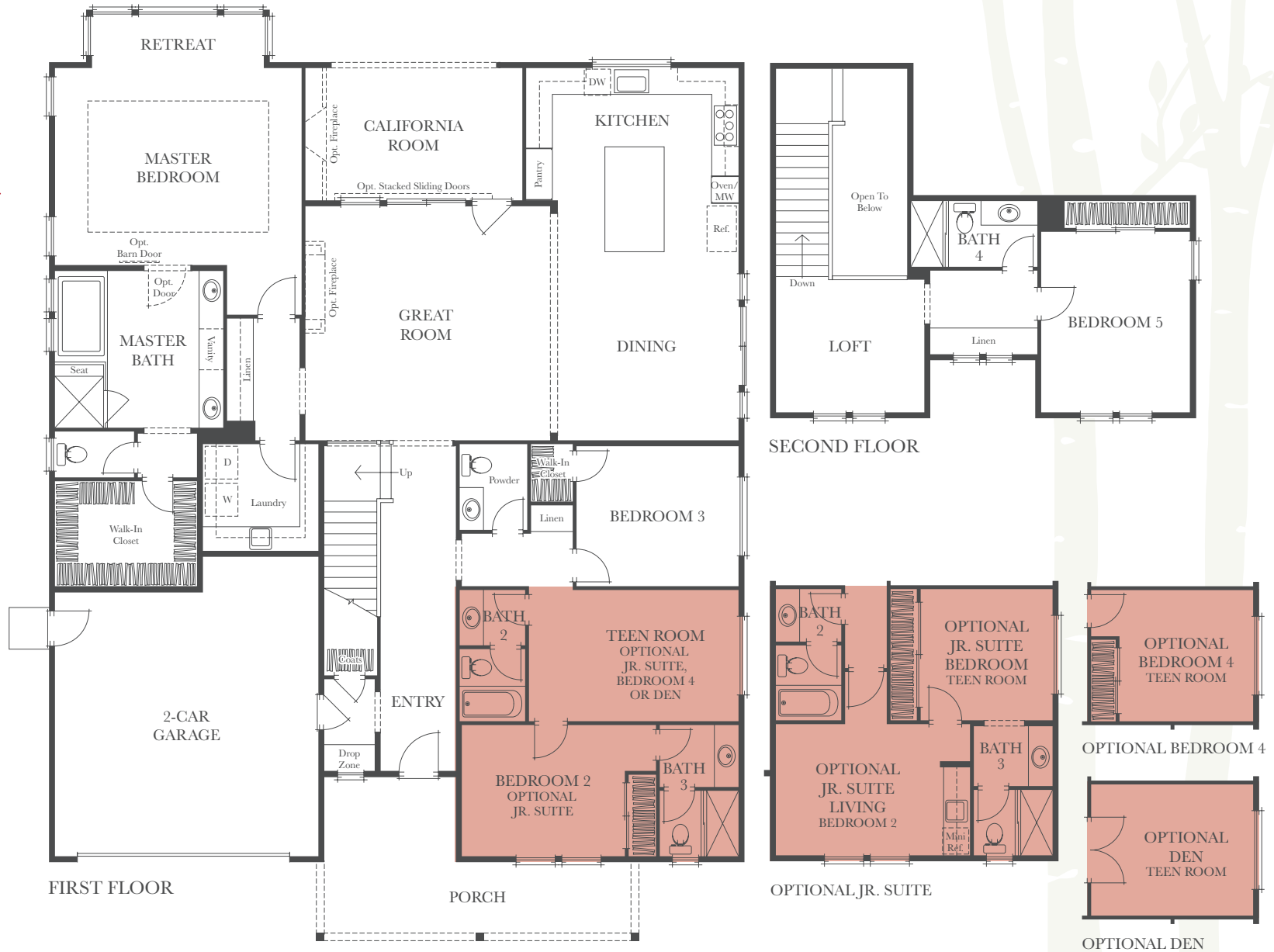
4 Bedrooms +  
Loft + Teen Room

4.5 Baths

Optional Den  
in Lieu of Teen Room

Optional Bedroom 4  
in Lieu of Teen Room

Optional Junior Suite  
in Lieu of Bedroom 2  
+ Teen Room



FLOOR PLAN PICTURED REPRESENTS ELEVATION 2XC



RESIDENCE

# 2<sub>XC</sub>

Elevation 2XA



Elevation 2XB



Elevation 2XC (Modeled)



RESIDENCE

# 3<sub>A</sub>

Two-Story Home

Approximately  
3,200 Square Feet

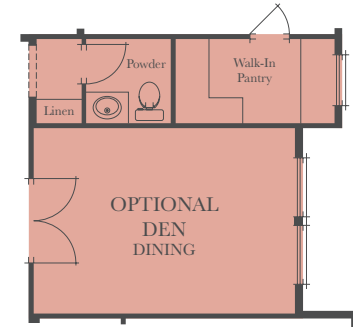
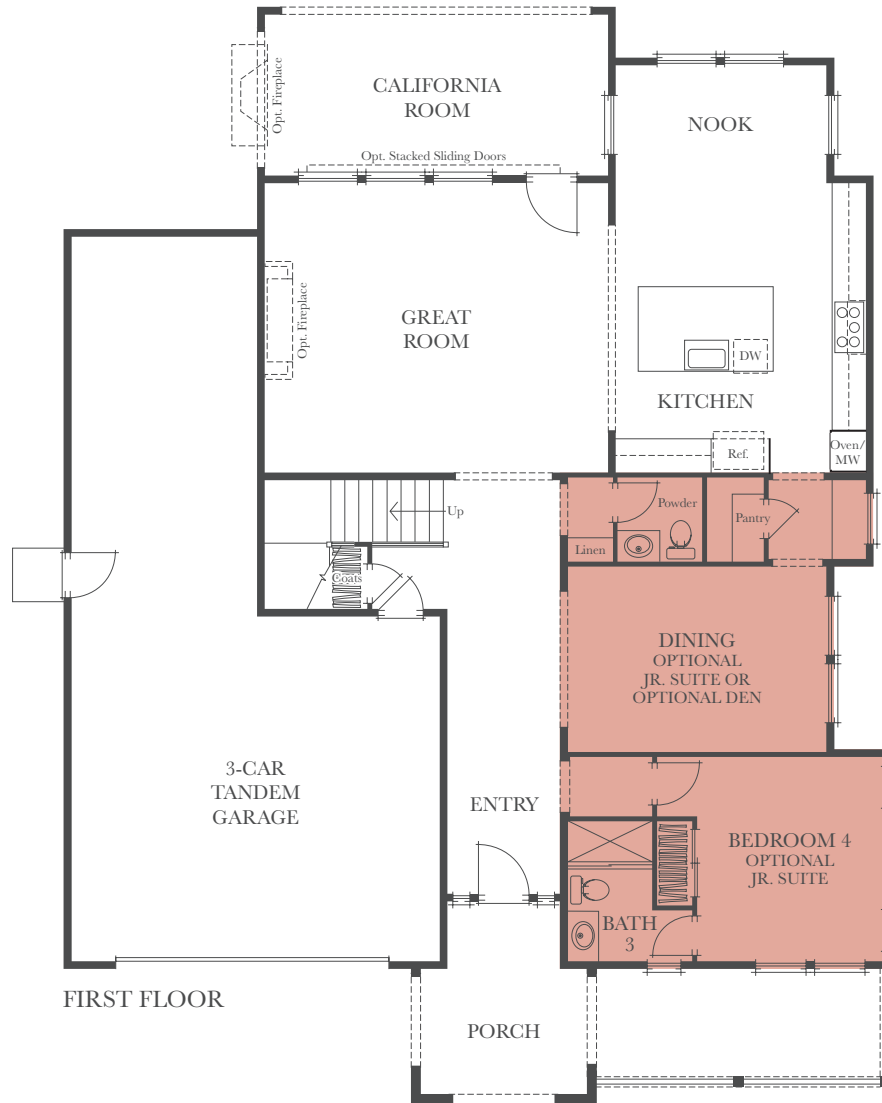
4 Bedrooms + Loft

3.5 Baths

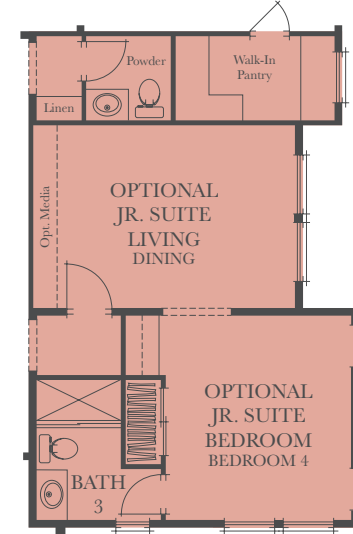
Optional Den in Lieu  
of Dining Room

Optional Junior Suite  
in Lieu of Bedroom 4  
+ Dining Room

Optional Bedroom 5  
in Lieu of Loft



OPTIONAL DEN

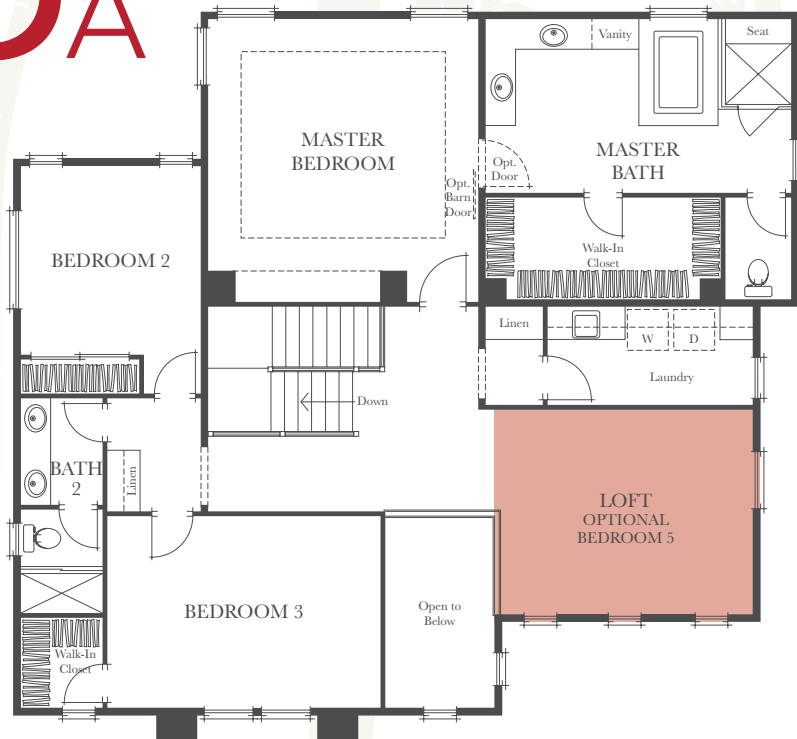


OPTIONAL JR. SUITE



RESIDENCE

# 3A



SECOND FLOOR



OPTIONAL BEDROOM 5



FLOOR PLAN PICTURED REPRESENTS ELEVATION 3A



# FEATURES and Amenities

## COMMUNITY FEATURES

- Impressive architecture by the award-winning William Hezmalhalch Architects
- Central Pleasanton location, close to major employers, parks, shopping, restaurants and entertainment
- Low-maintenance homes
- Two inviting single-story floor plans and three two-story floor plans
- Community meeting room available to homeowners for private events

## ENERGY-SAVING FEATURES

- CALGreen compliant energy-efficient home
- Radiant barrier roof sheathing to reduce heat and keep the home cooler in hot weather
- Tankless water heater (sealed combustion) for energy-saving hot water delivery
- Central air conditioning and heating with programmable thermostat for added comfort
- Energy-efficient 2" x 6" stud exterior walls with R-22 and R-19 insulation and R-38 insulation in the attic areas
- Resource-saving WaterSense® low-flow showerheads, faucets and toilets throughout
- Gas stub-out and 220V outlet for dryer in laundry room
- Vinyl dual-glazed windows and sliding door with Milgard® SunCoatMAX® Low-E glass for year-round comfort and savings
- Eco-friendly weather stripping on all exterior doors and windows
- Quality insulation in bathrooms, laundry and master suite (per plan) to minimize sound transmission

## DISTINCTIVE EXTERIOR DETAILS

- Low-maintenance, durable stucco and/or lap siding exterior with accents of stone or brick (per plan)
- Durable, long-lasting tile roofs
- Beautiful, water-conserving front yard 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) for a smooth drive
- Inviting porch (per plan) ideal for family time and entertaining

## 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 great room, den, loft and all bedrooms (per plan)
- Pre-wired with CAT 6 wiring with jack for telephone or data in the kitchen, den and all bedrooms (per plan)
- 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



## EXQUISITE INTERIOR APPOINTMENTS

- Richly painted, insulated raised-panel 8' high Therma-Tru® fiberglass entry door with Venetian bronze exterior hardware
- Designer-selected carpeting and floor covering
- Durable and stylish handset ceramic tile flooring in entry, kitchen, nook, laundry room and all bathrooms (per plan)
- 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 add flair
- Distinctive cased windows
- Attractive two-tone paint

## CAREFULLY PLANNED KITCHEN

- 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 Kohler® chrome pullout spray faucet
- Beautiful flat-panel cabinetry in beech, with easy-clean melamine interiors
- Stylish recessed LED lights and under-cabinet lighting add an elegant touch
- Premium stainless steel appliances fit for a gourmet kitchen:
  - GE Profile™ gas cooktop
  - GE Profile™ high-performance range hood
  - GE Profile™ convection oven
  - GE Profile™ built-in microwave
  - GE Profile™ built-in dishwasher
- Chef's walk-in or face-frame pantry (per plan)
- Abundant storage features

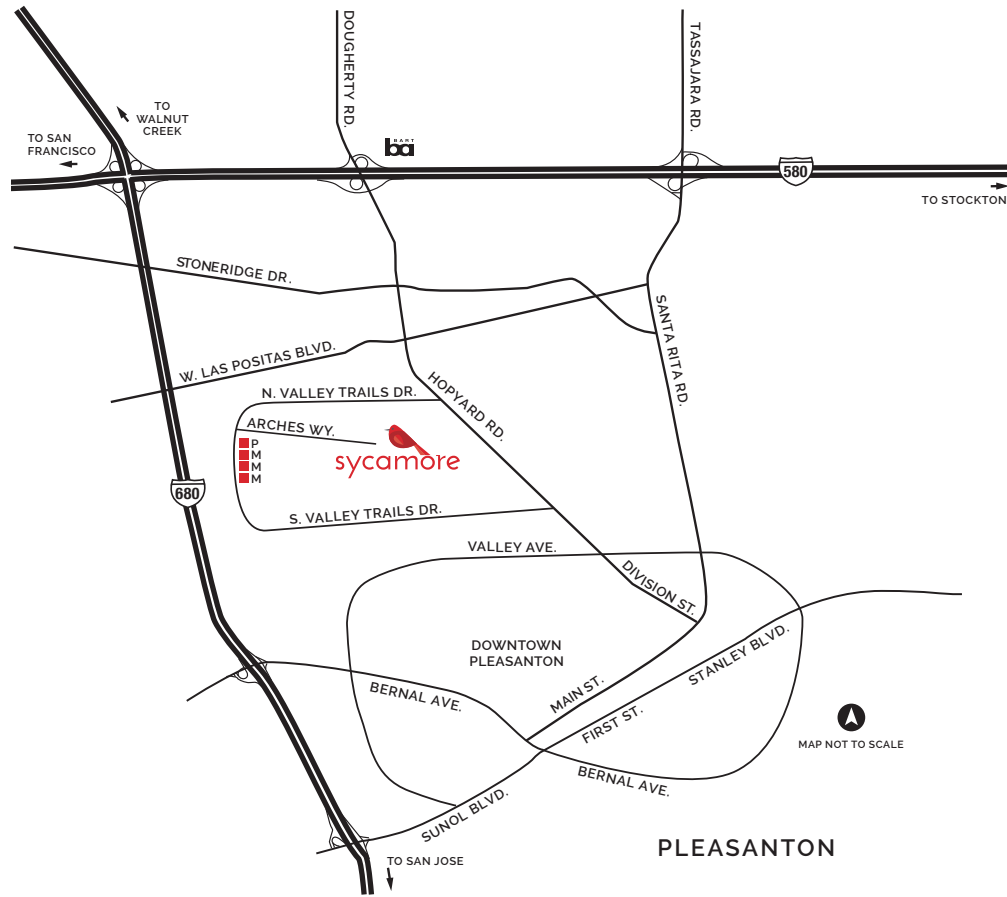
## LUXURIOUS MASTER SUITE

- Beautiful handset ceramic tile flooring and e-stone countertops with dual china vanity sinks in bath
- Large walk-in closet
- Lavish walk-in shower with Florestone Saflor® shower receptor and e-stone surround
- Chic clear-glass shower enclosure lends style
- Gorgeous 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 baths
- Upgraded GE Monogram® appliances enhance your culinary experience
- Optional GE Profile™ or GE Monogram® 42" side-by-side refrigerator
- Optional GE Profile™ or GE Monogram® beverage center and wine reserve
- Upgraded cabinet stain finishes and cabinet knobs
- Soft-close cabinet and drawer options
- Choice home theater surround sound speaker system
- Upgraded security system
- Additional electrical options
- Beautifully designed closet organizers
- Elegant crown molding in select rooms
- Photovoltaic solar electric system – 5.49 kW solar panels
- HunterDouglas® window coverings and shutter options
- Multi-slide stacking glass doors at great room
- And so many more...





# sycamore

BY PONDEROSA HOMES

6942 Valley Trails Drive  
 Pleasanton, CA 94588  
[SycamorePleasanton.com](http://SycamorePleasanton.com)  
[PonderosaHomes.com](http://PonderosaHomes.com)



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, release 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. CA DRE license #01257567. CA State contractors license #752884.

