



# THE VINEYARD COLLECTION

BY PONDEROSA HOMES





 THE VINEYARD  
COLLECTION





*something*  
**EXTRAORDINARY**

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Find your balance at The Vineyard Collection in the heart of Wine Country – where the sweet delights of the Bay Area line up, one after another, prepared to shine a new kind of light on your life. Set in the heart of Livermore, these beautiful new homes are infused with a classic allure that promises unforgettable memories. Four inspired designs allow this remarkable community to elevate your way of living, making – and keeping – the promise to transform each new day into something extraordinary. From charming hole-in-the-wall eateries to eclectic galleries and theaters, Livermore’s blossoming downtown ignites passion and sparks creativity, delivering a colorful world where surprises spring from every corner.

**PONDEROSA**  
H O M E S

residence

# 1

Single-Story Home

Approx. 3,230 Sq. Ft.

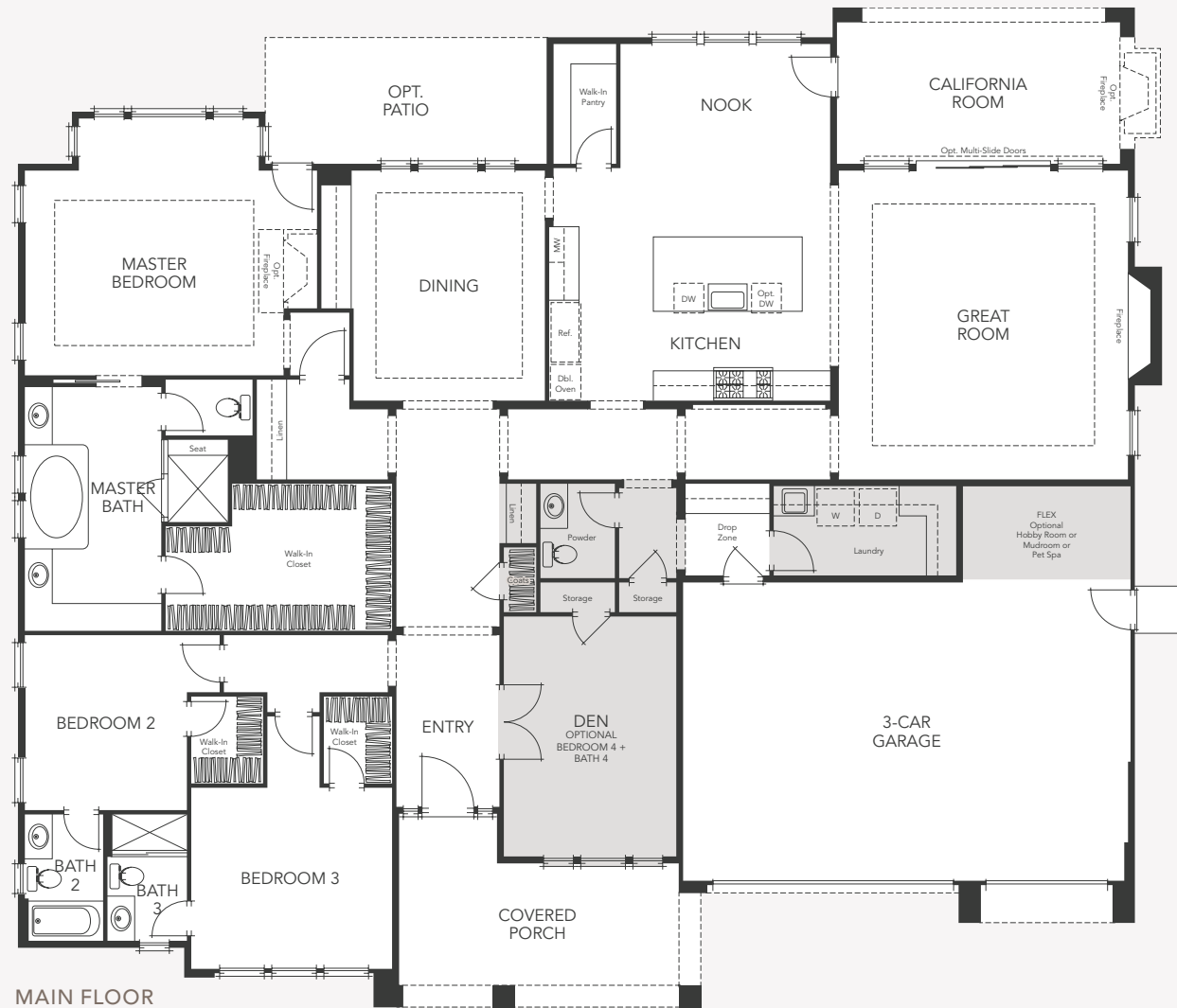
3 Bedrooms + Den

3.5 Baths

3-Car Garage

Optional Bedroom 4 +  
Bath 4 at Den + Powder

Optional Hobby Room/  
Mudroom/Pet Spa

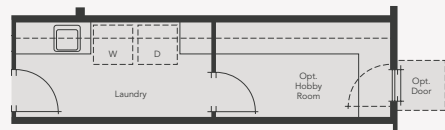


Floor Plan Pictured Represents Elevation 1B

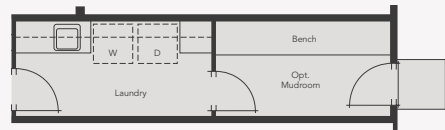
Elevation 1A



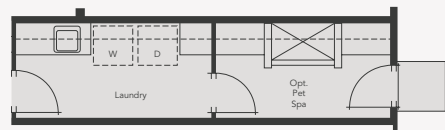
Elevation 1B (Modeled)



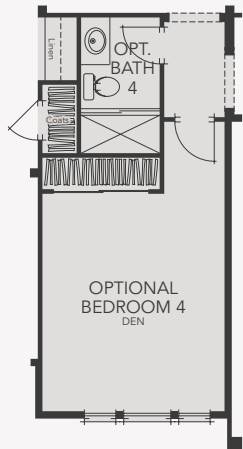
OPTIONAL HOBBY ROOM



OPTIONAL MUDROOM



OPTIONAL PET SPA



OPTIONAL  
BEDROOM 4 + BATH 4

residence

# 2

Single-Story Home

Approx. 3,490 Sq. Ft.

3 Bedrooms + Den

4.5 Baths

3-Car Garage

Optional Bedroom 2 at Den

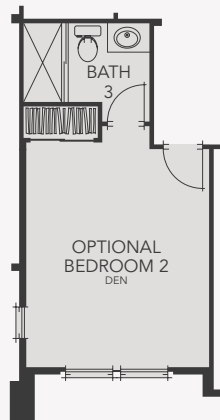


Floor Plan Pictured Represents Elevation 2B

Elevation 2B



Elevation 2D



OPTIONAL BEDROOM 2



residence

# 3

Two-Story Home

Approx. 3,989 Sq. Ft.

4 Bedrooms + Den + Loft

4.5 Baths

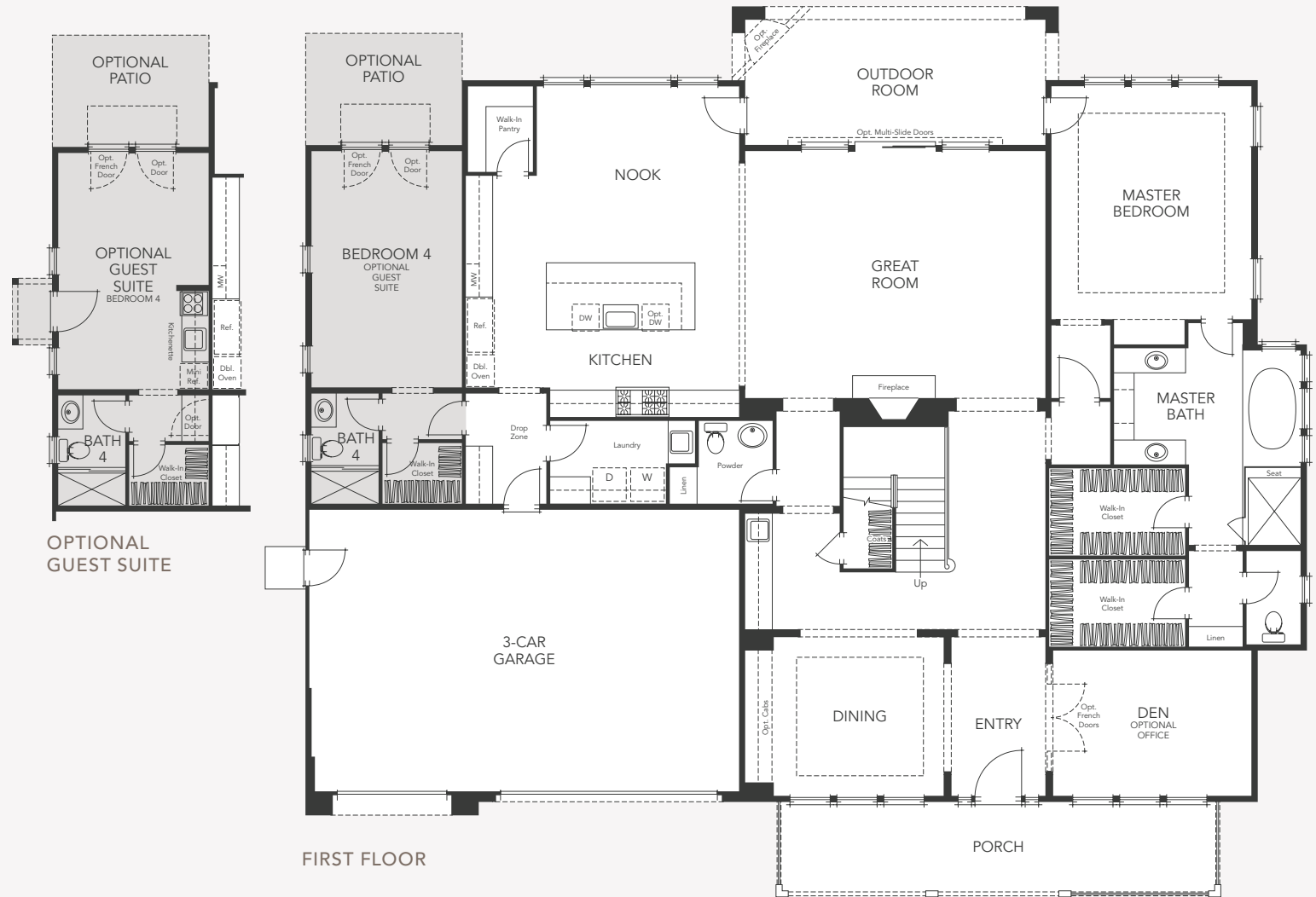
3-Car Garage

Optional Bedroom 5 at Loft

Optional Guest Suite at  
Bedroom 4

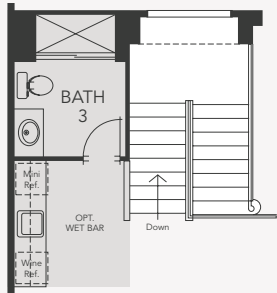
Optional Hobby Room/  
Laundry Room 2 at Storage

Optional Wet Bar at Loft

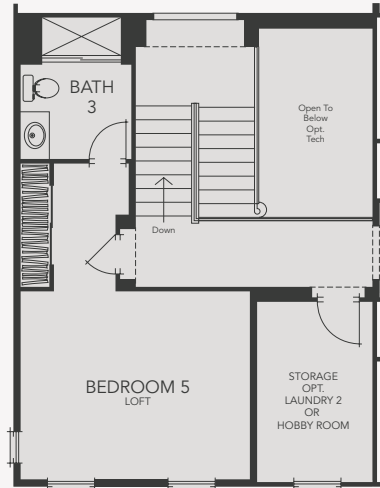


Floor Plan Pictured Represents Elevation 3D

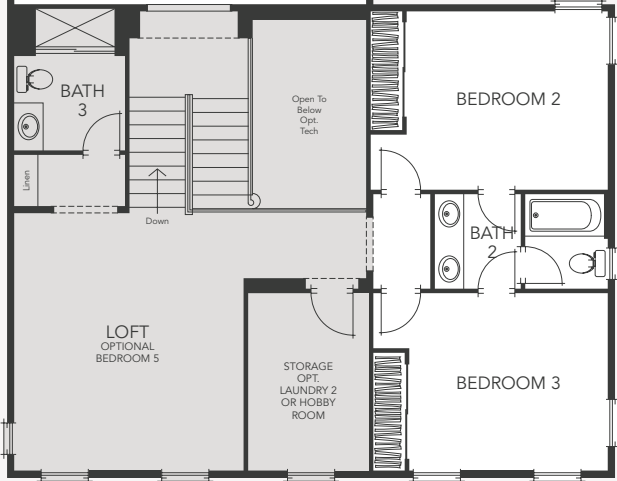
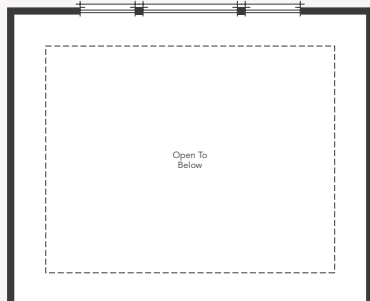




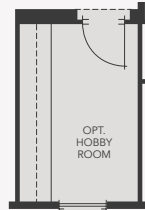
OPTIONAL WET BAR



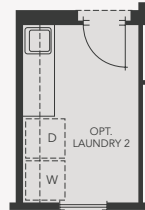
OPTIONAL BEDROOM 5



SECOND FLOOR



OPTIONAL HOBBY ROOM



OPTIONAL LAUNDRY 2



Elevation 3C

Elevation 3D

residence

# 3X

Two-Story Home

Approx. 4,540 Sq. Ft.

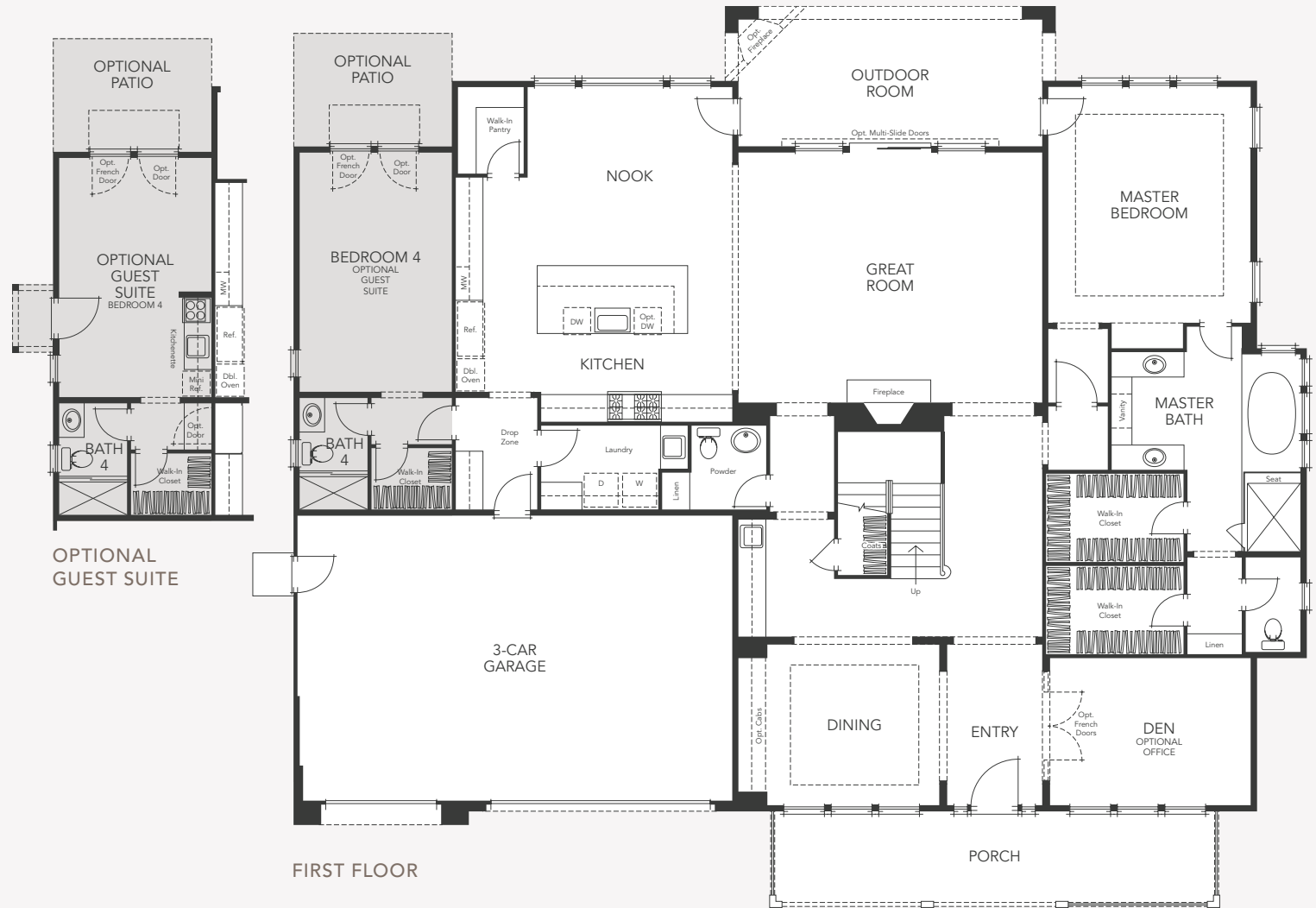
5 Bedrooms + Den +  
Bonus Room

4.5 Baths

3-Car Garage

Optional Guest Suite at  
Bedroom 4

Optional Hobby Room/  
Laundry Room 2 at Storage

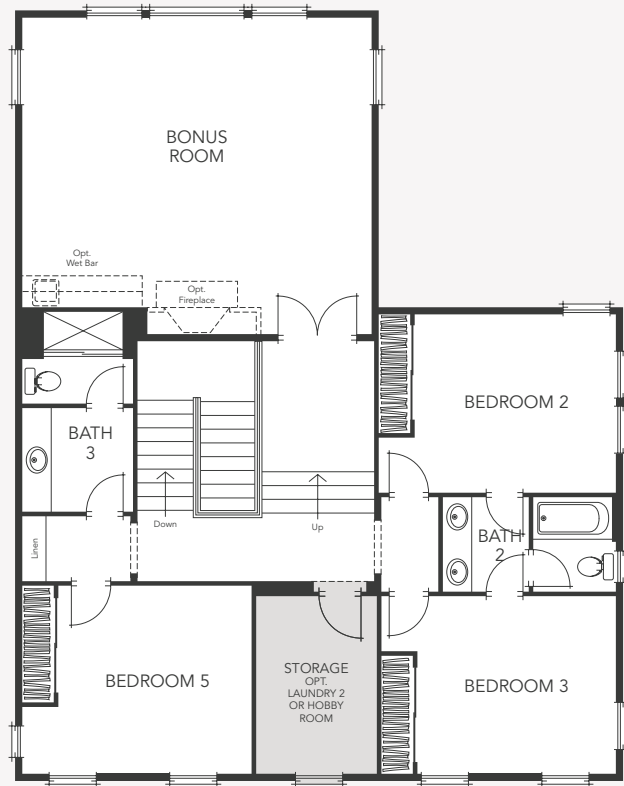


FIRST FLOOR

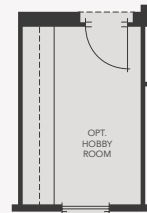
PORCH



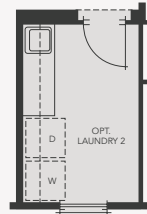
Floor Plan Pictured Represents Elevation 3XD



SECOND FLOOR



OPTIONAL HOBBY ROOM



OPTIONAL LAUNDRY 2



# *features and* **AMENITIES**

## **A Community to Call Home**

- Stunning architecture by the award-winning WHA Inc. (William Hezmalhalch Architects)
- Ideally situated in Livermore Wine Country near transportation, schools, shopping, restaurants, world-class sports teams and world-renowned universities
- Two single-story floor plans and two two-story floor plans

## **Distinctive Exterior Details**

- Low-maintenance stucco and/or James Hardie® exterior siding products with accents of attractive stone or brick (per residence)
- Durable, long-lasting concrete tile roofs
- Professionally landscaped front yards with weather-dependent, automatic irrigation system included
- Sectional, roll-up and insulated garage doors with automatic opener and two transmitters
- Attractive side and rear yard fencing with gate
- Beautiful coach lighting at garage (per residence)
- Post-tensioned concrete slab foundation
- Covered patio/outdoor room for entertaining (per residence)
- Stunning Andersen® French doors (per residence)
- Spacious three-car garages

## **Exquisite Interior Appointments**

- JELD-WEN® mahogany and alder woodgrain 8' panel door with sidelights and Schlage® entry hardware in aged bronze finish
- Decorator-selected carpeting and floor covering
- Durable and stylish handset 20" x 20" ceramic tile flooring in entry, kitchen, nook, powder, laundry room, pantry and all bathrooms
- Custom radius drywall corner detailing for a contemporary touch
- Elegant dining room with sophisticated chandelier
- Warming gas fireplace
- Beautiful Masonite® two-panel, arch-top, smooth interior doors with Schlage® lever-style door hardware in chrome finish
- Contemporary rocker-style light switches
- Kohler® plumbing fixtures in polished chrome
- Levered interior door hardware in polished chrome
- Attractive two-tone paint
- Decorative light fixtures in beautiful finishes
- Designer-selected 5¼" baseboards

## **Energy-Saving Features**

- CALGreen compliant, energy-efficient home
- Tankless water heater with recirculating pump for energy-saving hot water delivery
- Central air conditioning and heating with programmable thermostat for added comfort
- High-performance attic to reduce heat and keep the home cooler in hot weather with R-38 insulation
- Energy-efficient, staggered-stud exterior walls with R-23 insulation
- Gas stub-out and 220-volt outlet for dryer in laundry room
- Efficient, low-flow showerheads and toilets throughout
- Milgard® vinyl, dual-glazed, Low-E windows and Montecito® Series Low-E sliding door
- Weather stripping on all exterior doors and windows
- Quality insulation in baths, laundry and master suite to minimize sound transmission
- Dual-zone HVAC system
- Energy-efficient LED lighting

## **Amenities for Your Convenience**

- Convenient laundry room with stylish utility sink and polished chrome faucet
- Fire sprinkler system for added safety
- Quiet fans in all bathrooms with humidity control sensors for superior ventilation
- Abundant recessed LED lighting to provide maximum room illumination
- Smoke and carbon monoxide detectors to meet current code
- Pre-wired with Cat 6 and RG-6 coaxial cable for telephone, data and television at preselected locations for added convenience
- Legrand® On-Q® structured wiring panel
- 300-amp electrical service panel
- Garage interior fully drywalled, textured and painted
- Basic security system with one year of monitoring included for additional peace of mind

## **Carefully Planned Kitchens**

- Elegant granite slab countertops with full backsplash
- Durable and attractive handset 20" x 20" ceramic tile flooring
- Kohler® single-bowl kitchen sink in stainless steel and Kohler® Cruette® high-arch spout with pull-down spray head in polished chrome finish
- Beautiful cabinetry in beech with maple melamine interiors, raised-panel doors and dovetail drawers with soft-close feature
- Stylish LED recessed lights and under-cabinet lighting (per residence)
- Premium stainless steel appliances:
  - GE Monogram® – 48" range top with six sealed gas burners and griddle
  - GE Monogram® – 48" high-performance range hood
  - GE Monogram® – 30" wall oven
  - GE Monogram Advantium® 30" 4-in-1 oven (microwave, convection oven, speed cook and warming)
  - GE Monogram® – 24" fully integrated dishwasher
- Convenient walk-in pantry
- Abundant storage features

## Luxurious Master Suite

- Beautiful handset 20" x 20" ceramic tile flooring in master bath
- Large walk-in closet with full-length mirrors on closet door
- Generous walk-in shower with quartz surround and 2" x 2" mosaic floor tiles
- Kohler® plumbing fixtures in polished chrome finish
- Separate water closet for added privacy
- Elegant quartz countertops with dual Kohler® china vanity sinks in master bath
- Rejuvenating Kohler® oval soaking tub with back support
- Kohler® Comfort Height® elongated toilet
- White closet organizer system in master closet to maximize storage
- Classic framed mirrors

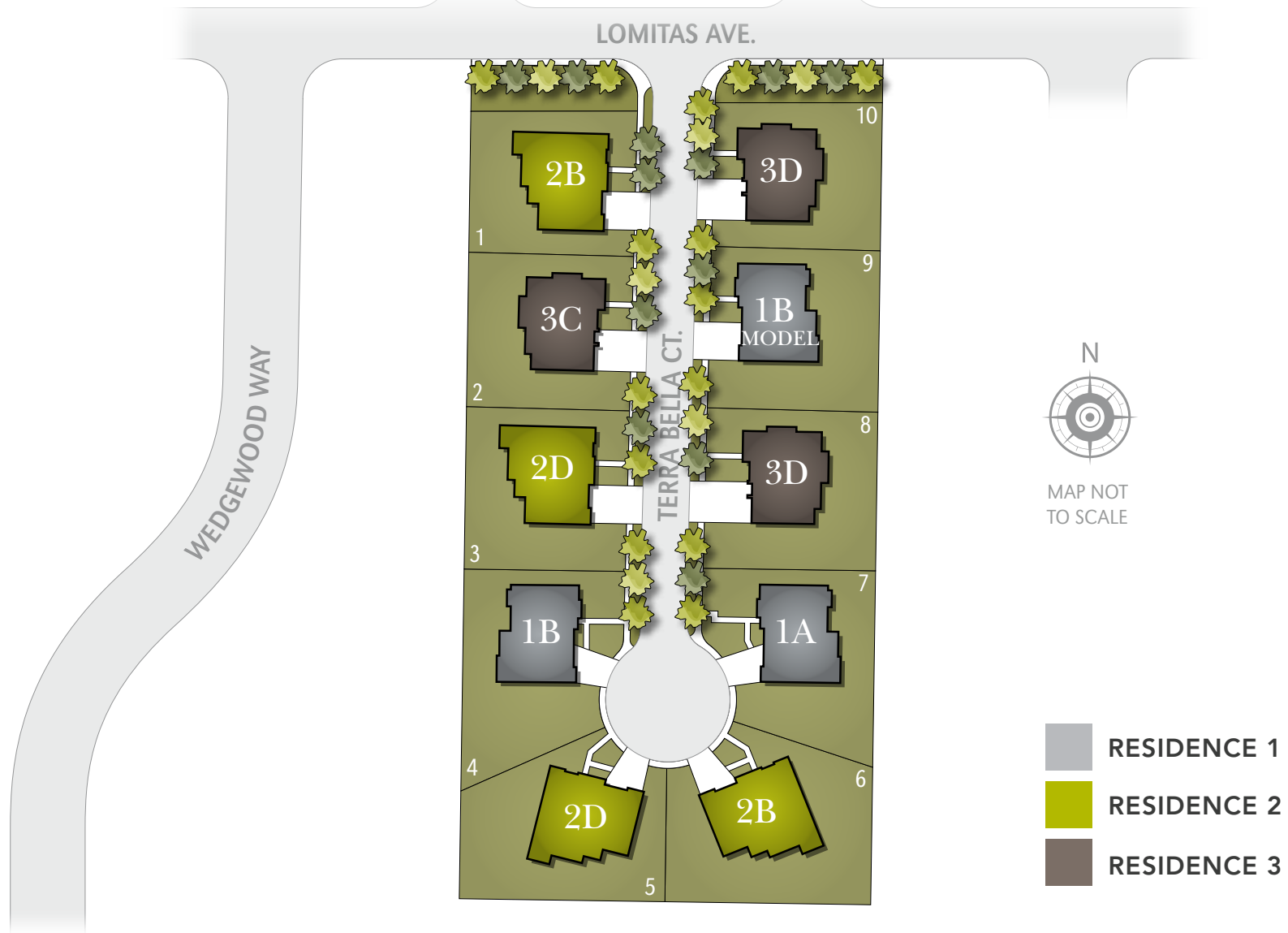
## Customizing Opportunities

- Beautiful upgraded countertop materials including granite slab, ceramic tile, quartz, engineered solid surfaces and a wide selection of decorative liners
- Extensive selection of flooring materials in marble, granite, stone, wood, upgraded ceramic tile and carpet
- Stylish stacking glass door system for the ultimate access to outdoor entertaining
- Flex room options including pet spa, hobby room, tech room and mudroom (per residence)
- Outdoor fireplace options (per residence)
- Contemporary, linear fireplace options (per residence)
- Upgraded plumbing fixture finishes in kitchen and baths
- Upgraded cabinet stain finishes, pulls and knobs
- Mirrored wardrobe doors
- Upgraded two-tone paint options
- Klipsch® home theater surround sound speaker system
- Fire safety package
- Additional electrical

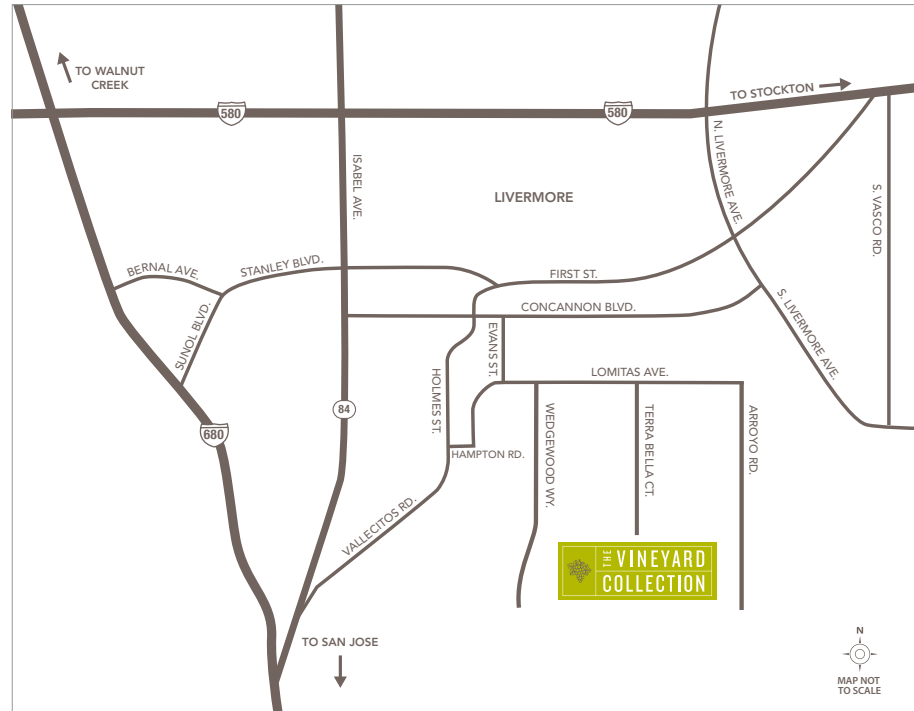
- Lighting packages
- Flat-panel television prep package
- Stylish Woodfold or HunterDouglas® hybrid composite 3½" plantation shutter package
- Efficient upgraded woodgrain closet organizers to maximize storage
- GE Monogram® free-standing range, warming drawer, beverage center and wine reserve
- Wolf®, Sub-Zero® and ASKO® professional appliance package upgrades
- Wolf® and Sub-Zero® warming drawer, built-in refrigerator, beverage center and wine reserve
- Crown molding at select locations (per residence)
- Kohler® whirlpool tub
- Built-in media center, bookshelves and wine storage (per residence)
- Secondary laundry for added convenience (per residence)
- Secondary dishwasher (per residence)
- Andersen® French doors
- 5.03-kilowatt photovoltaic solar panel system
- And so much more!



# SITE MAP







BY PONDEROSA HOMES

2134 Terra Bella Ct.

Livermore, CA 94550

[VineyardCollectionLivermore.com](http://VineyardCollectionLivermore.com)

[PonderosaHomes.com](http://PonderosaHomes.com)



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HOMES