



PONDEROSA AT
ELISSAGARAY RANCH



P O N D E R O S A A T
ELISSAGARAY RANCH

Kick back and relax at Elissagaray Ranch, a brand new collection of inviting single- and two-story homes that welcome the good life. Tucked in the middle of Tracy, this new home community features four expansive floor plans with plenty of room to breathe, grow and make your own. Traditional styles reflect Tracy's classic "friendly little city" culture, while modern amenities promise that convenience is always at hand. Just minutes from downtown, you'll be within easy reach of shopping, dining and first-rate schools plus freeways and employment centers. At Elissagaray Ranch, comfort comes naturally, and you'll always feel at home.

1 Residence

Single-Story

Approx. 2,405 Sq. Ft.

3 Bedrooms

2.5 Baths, Great Room,
Nook, Dining

2-Car Garage

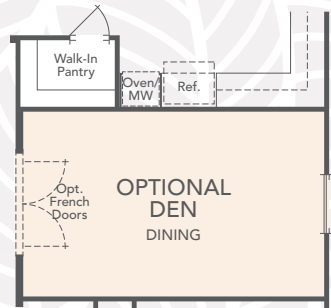
Optional Den at Dining

Optional Office at
Bedroom 3

Optional Covered
Outdoor Room



FLOOR PLAN PICTURED REPRESENTS ELEVATION 1A



Optional Den



Optional Office



Residence 2

Single-Story

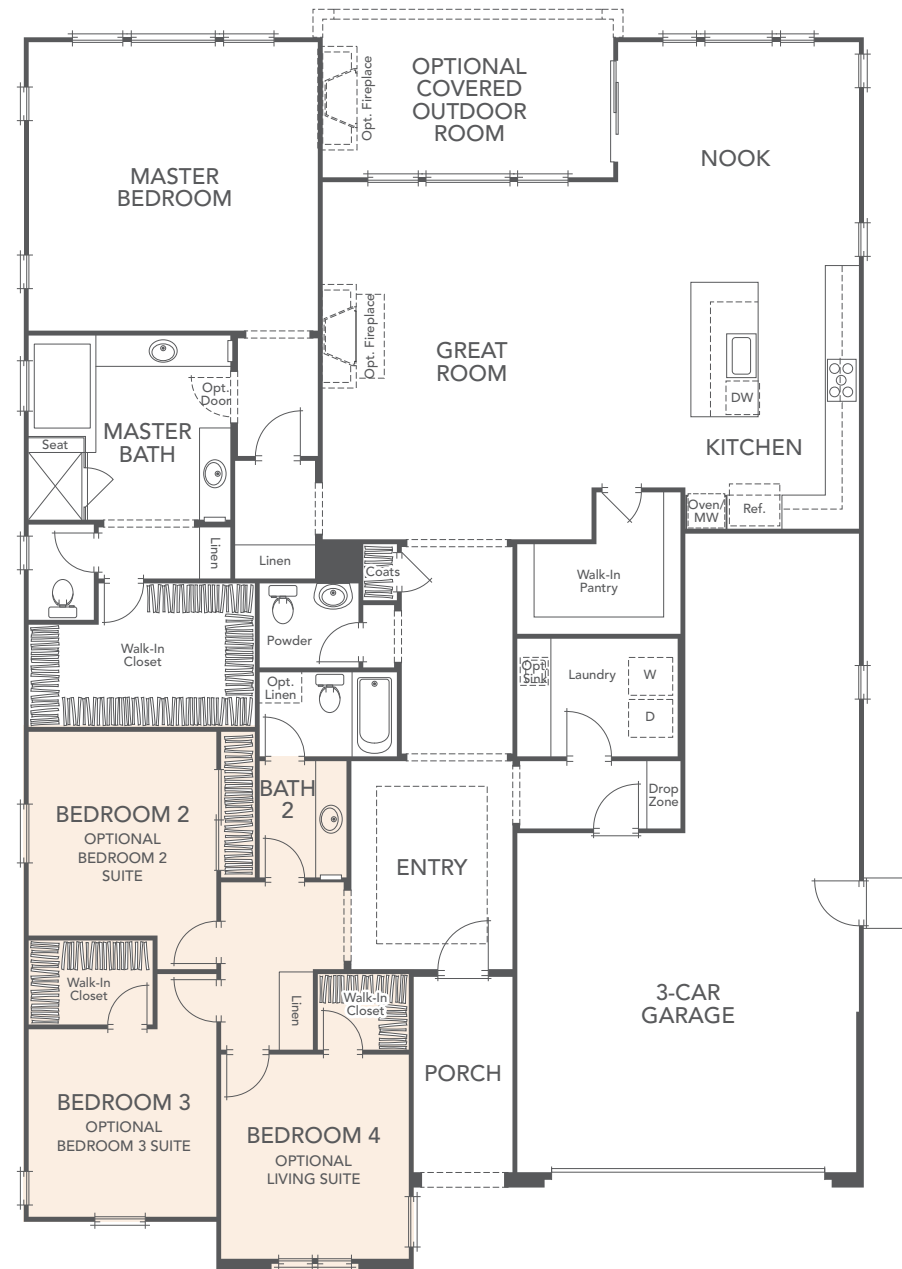
Approx. 2,662 Sq. Ft.

4 Bedrooms, 2.5 Baths,
Great Room, Nook

3-Car Tandem Garage

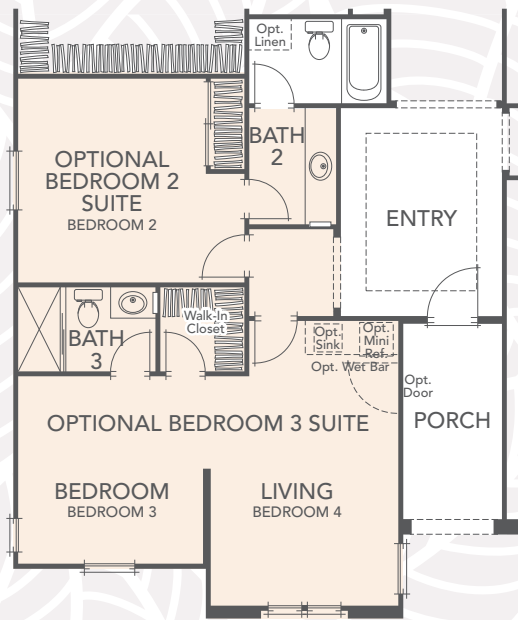
Optional Bedroom 2
and 3 Suites with Bath
3 and Living Suite at
Bedrooms 2, 3 and 4

Optional Covered
Outdoor Room



FIRST FLOOR

FLOOR PLAN PICTURED REPRESENTS ELEVATION 2A



Optional Bedroom 2 and 3 Suites with Bath 3 and Living Suite at Bedrooms 2, 3 and 4 (Modeled)



3 Residence

Two-Story

Approx. 3,524 Sq. Ft.

3 Bedrooms, 2.5 Baths,
Great Room, Nook,
Den, Flex/Formal
Dining, Loft

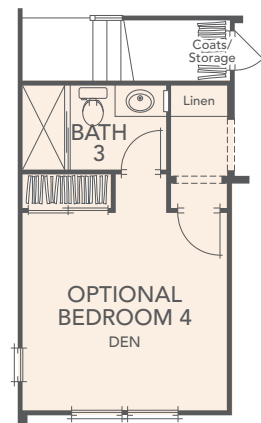
3-Car Tandem Garage

Optional Bedroom 4
with Bath 3 at Den

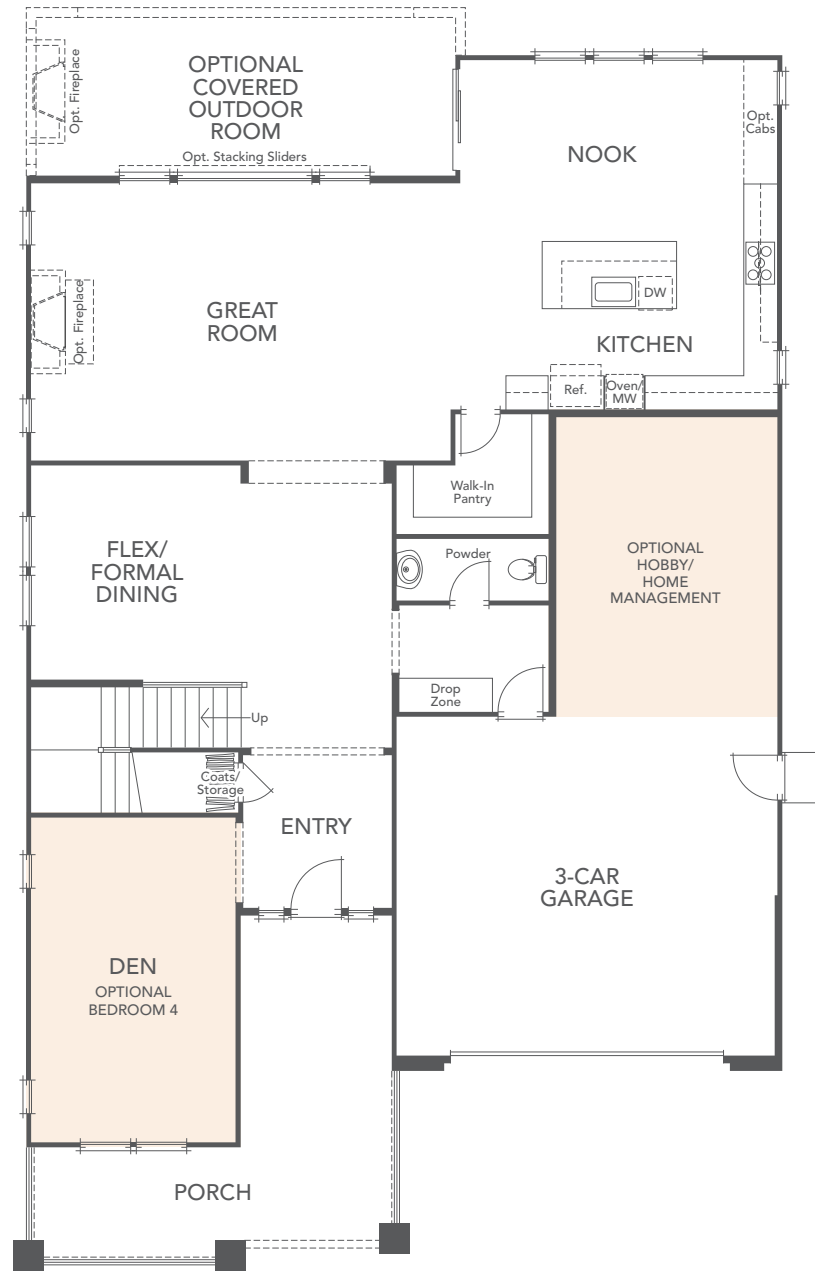
Optional Bedroom 5
at Loft

Optional Hobby/
Home Management
at Tandem Garage

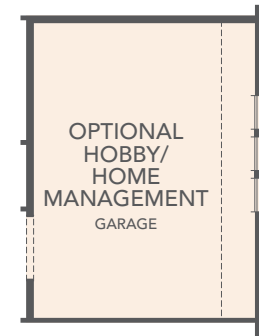
Optional Covered
Outdoor Room



Optional Bedroom 4
with Bath 3

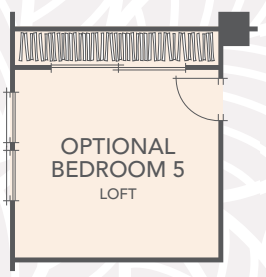


FIRST FLOOR



Optional Hobby/
Home Management
(Modeled)

FLOOR PLAN PICTURED REPRESENTS ELEVATION 3B



Optional Bedroom 5



4

Residence

Two-Story

Approx. 3,531 Sq. Ft.

4 Bedrooms, 3.5 Baths,
Great Room, Nook,
Dining, Loft

3-Car Tandem Garage

Optional Den at Dining

Optional Bedroom 4/
Living Suite with
Bath 3 at Dining and
Bedroom 4

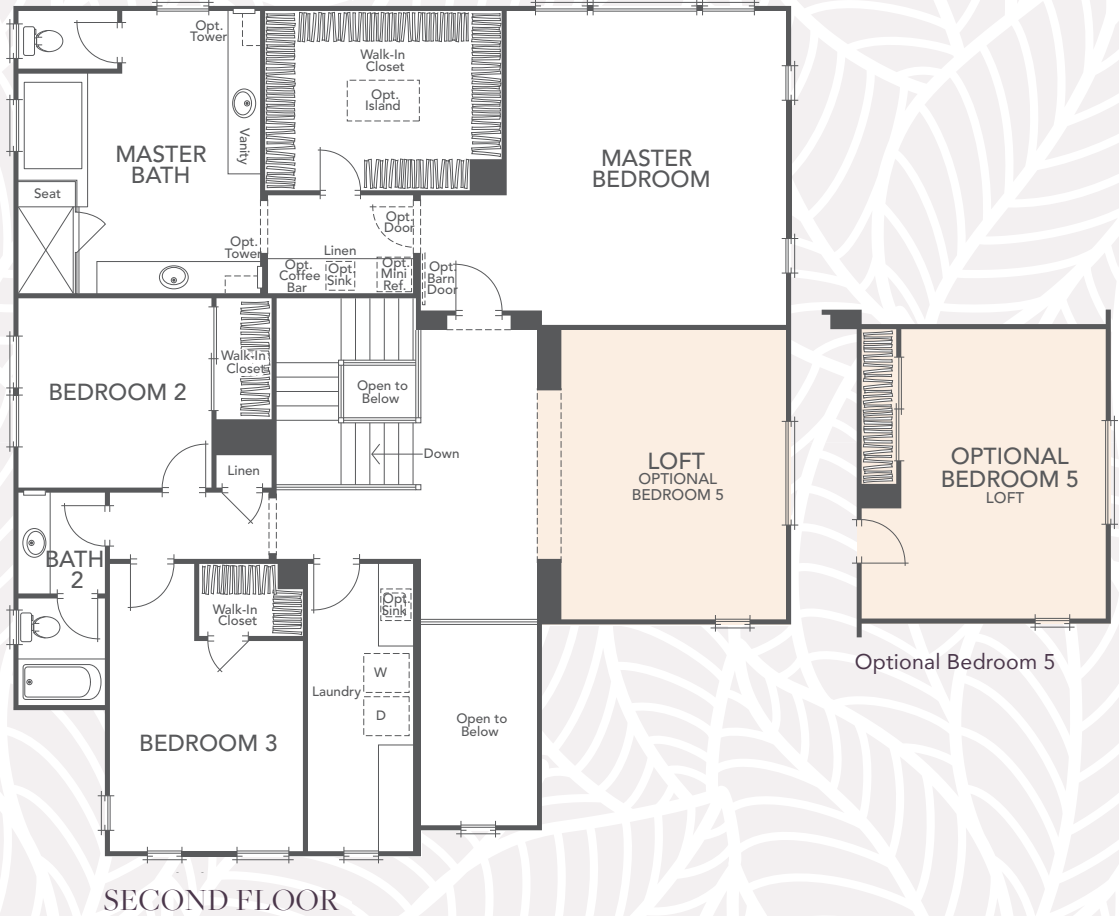
Optional Bedroom 5
at Loft

Optional Hobby/
Home Management
at Tandem Garage

Optional Covered
Outdoor Room



FLOOR PLAN PICTURED REPRESENTS ELEVATION 4C



FEATURES *and* AMENITIES



COMMUNITY FEATURES

- Impressive architecture by award-winning KTG Architecture + Planning
- Well-established Tracy location close to transportation, parks, shopping, restaurants and recreation
- Low-maintenance homes
- Two inviting single-story floor plans and two two-story floor plans

DISTINCTIVE EXTERIOR DETAILS

- Low-maintenance, durable stucco and/or lap siding exterior with accents of stone or brick (per residence)
- 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 with automatic opener and two transmitters
- Garage drywalled and taped
- Attractive side and rear yard fencing with gate
- Scored concrete driveway and walkway with handsome scored broom finish (per residence) for a smooth drive
- Inviting porch (per residence) ideal for family time and entertaining

LUXURIOUS MASTER SUITES

- 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 Delta® plumbing fixtures in chrome finish
- Separate water closet for privacy

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 Mission Collection® luxury waterproof flooring – Cortona 12 II Bevel Collection in entry, kitchen, nook and laundry room
- Ceramic tile flooring in all bathrooms
- 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
- Attractive two-tone paint

AMENITIES FOR YOUR CONVENIENCE

- Convenient laundry room
- 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 the kitchen, great room, master bedroom and loft (per residence)
- Pre-wired with CAT 6 wiring with jack for telephone or data in the kitchen, great room, master bedroom and loft (per residence)
- DMARC® structured wiring panel at coat closet
- 200 amp electrical service panel
- “All Ready Connected” home automation system
- Post-tension concrete slab foundation

ENERGY-SAVING FEATURES

- CALGreen compliant energy-efficient homes
- Tankless water heater (sealed combustion) for energy-saving hot water delivery
- Central air conditioning and heating with programmable thermostat for added comfort
- 2" x 4" stud exterior walls with R-21 and R-15 insulation and R-38 insulation in the attic areas
- Resource-saving WaterSense® low-flow showerheads, faucets and toilets throughout
- 220 volt 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 room and master suite (per residence) to minimize sound transmission

CAREFULLY PLANNED KITCHENS

- Elegant granite slab gourmet island and countertops with full backsplash at cooktop
- Durable and stylish Mission Collection® luxury waterproof flooring – Cortona 12 II Bevel Collection
- Striking stainless steel kitchen sink with chrome pullout spray faucet
- Beautiful cabinetry in beech with Sierra-style door and easy-clean melamine interiors
- Stylish recessed LED lighting adds an elegant touch
- Premium stainless steel appliances fit for a gourmet kitchen:
 - GE® 30" five-burner gas cooktop
 - GE® 30" high-performance range hood
 - GE® 30" convection oven
 - GE® 24" built-in microwave
 - GE® 24" built-in dishwasher
- Chef's walk-in pantry (per residence)
- Abundant storage features

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 fixture finishes in kitchen and baths
- Upgraded GE Cafe™ appliances enhance your culinary experience
- Optional GE® 36" side-by-side refrigerator
- Optional GE® beverage center and wine reserve
- Upgraded cabinet stain finishes and cabinet knobs
- Cabinet soft-close drawer options
- Choice home theater surround sound speaker system
- Upgraded security system
- Additional electrical options
- Under-cabinet kitchen lighting
- Beautifully designed closet organizers
- Gas stub-out for dryer at laundry room
- Elegant crown molding in select rooms
- Garage interior walls textured and painted
- Photovoltaic solar electric system – 4.30 kW solar panels
- HunterDouglas® window coverings and shutter options
- Multi-slide stacking glass doors at great room
- A variety of fireplace options
- Upgraded home automation system
- Window casing
- Covered outdoor room options
- And so many more...

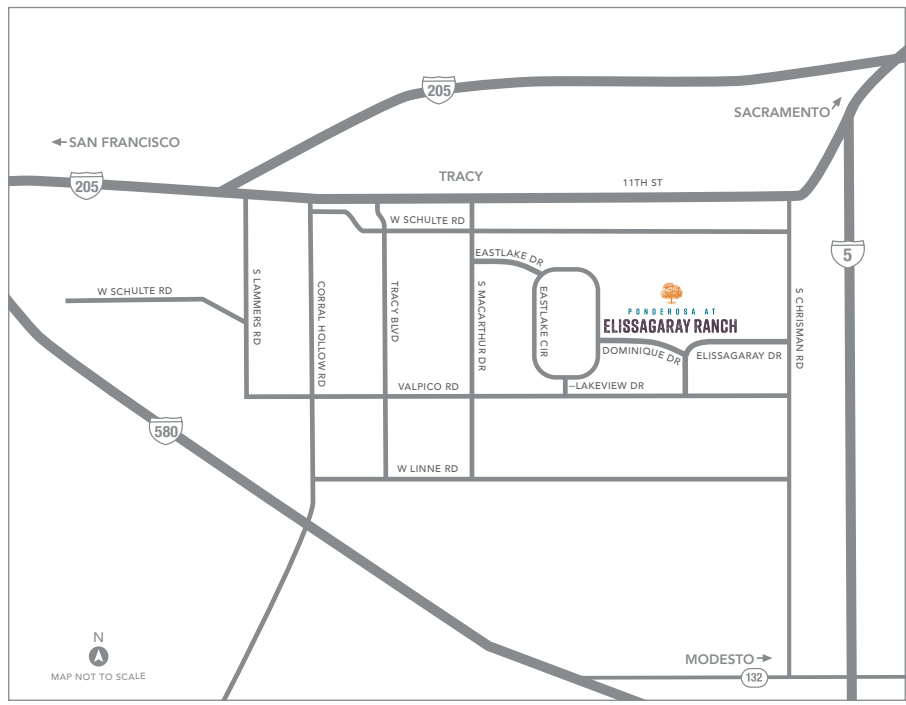


SITE MAP



- RESIDENCE 1
- RESIDENCE 2
- RESIDENCE 3
- RESIDENCE 4






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ElissagarayTracy.com
PonderosaHomes.com



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