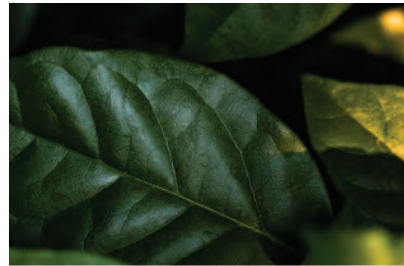




THE  
**RESERVE**  
AT PLEASANT HILL

# THE RESERVE



## Go where you feel most alive.

Nestled in the heart of Pleasant Hill just minutes from the lively downtown, a brand new enclave of 17 distinguished single-family homes invites you to discover the lifestyle you've always desired. At The Reserve at Pleasant Hill, you'll find the one-of-a-kind designs, stunning appointments and spacious floor plans that lead to days filled with heartfelt

family moments. In a prime location near shopping, dining, entertainment and highly acclaimed schools with an easy commute to Bay Area destinations, The Reserve at Pleasant Hill is where comfort and convenience find perfect balance. And it feels like the perfect place to call home.

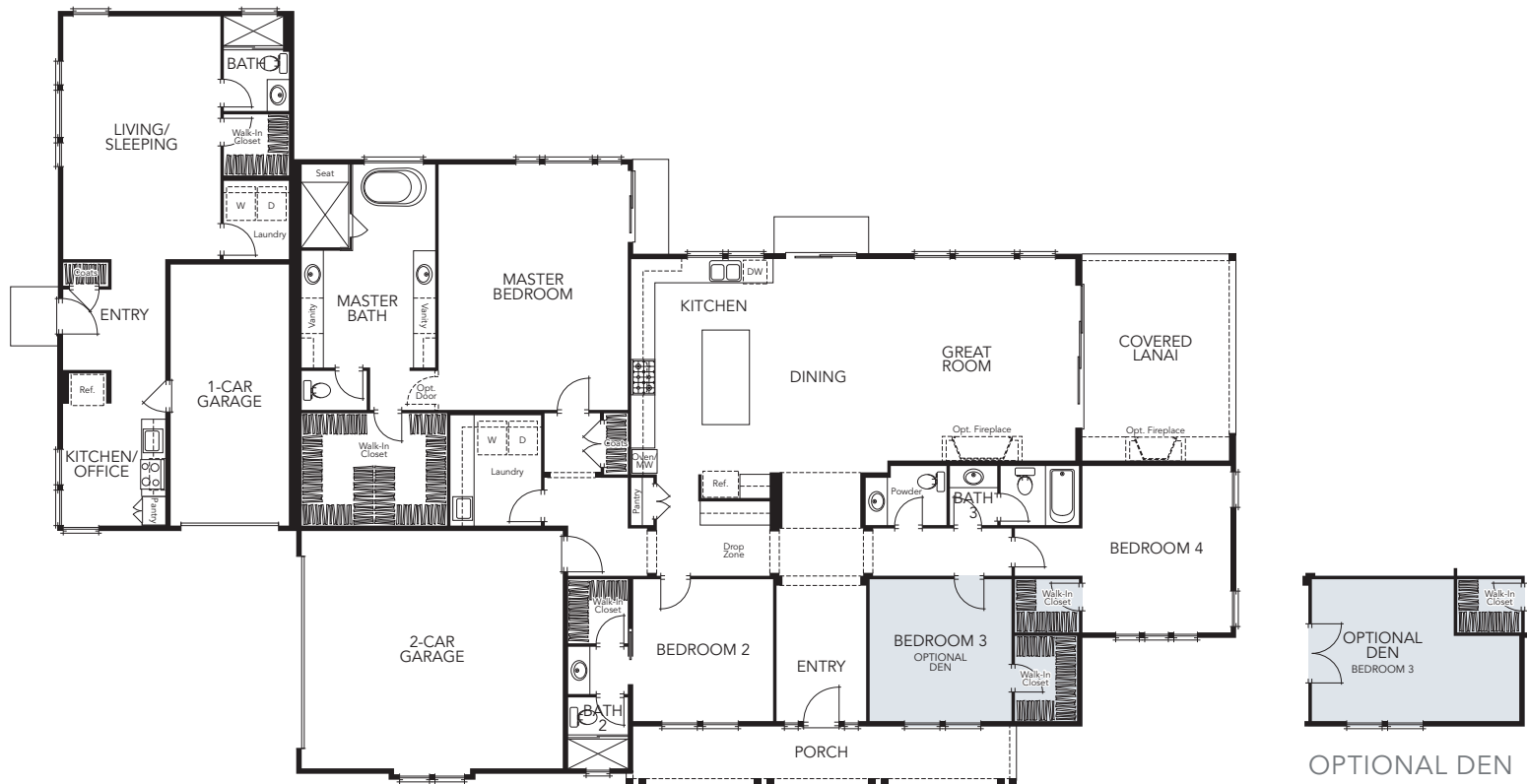


LOT 1

# Plan 1A

Approx. 3,378 Sq. Ft.\*  
Farmhouse

THE  
**RESERVE**



SINGLE-STORY

\*Includes Accessory Dwelling Unit (ADU)

PRELIMINARY • ARTIST'S CONCEPTION

LOT 1

# Plan 1A


Approx. 3,378 Sq. Ft.  
Farmhouse

# THE RESERVE



PRELIMINARY • ARTIST'S CONCEPTION

**PONDEROSA**  
HOMES

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[ReservePleasantHill.com](https://ReservePleasantHill.com)



LOT 2

# Plan 3A

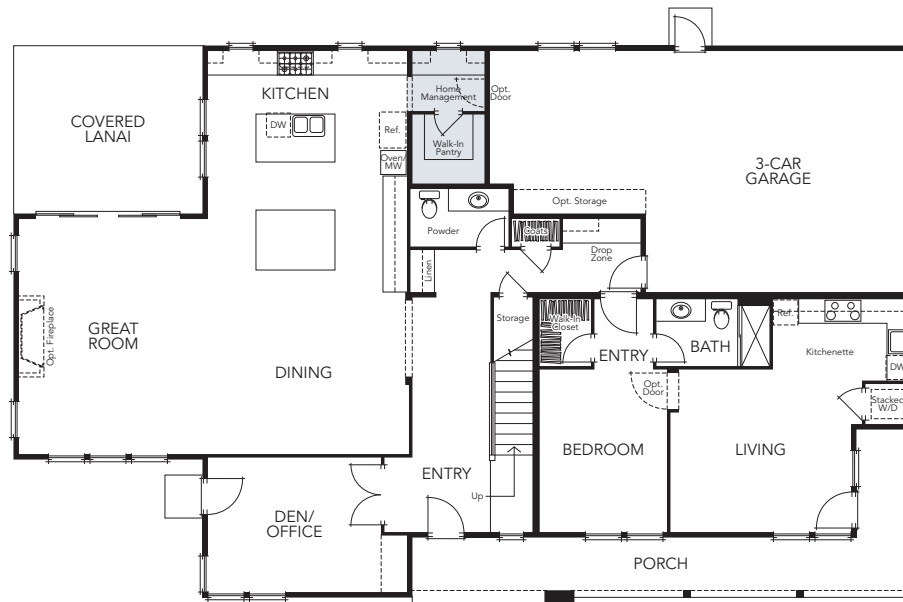
Approx. 3,648 Sq. Ft.\*

Contemporary Farmhouse

THE  
**RESERVE**

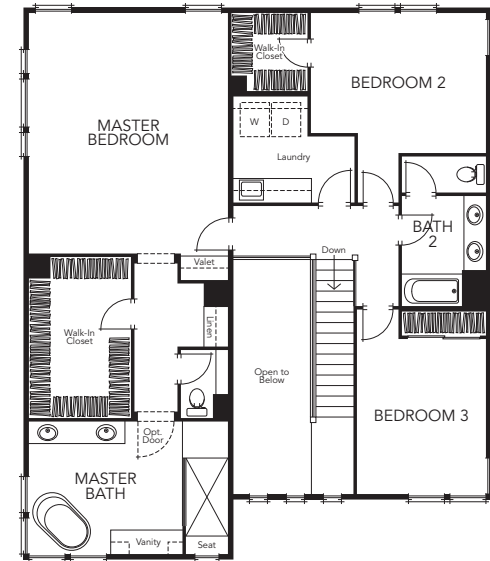


OPTIONAL  
PREP  
KITCHEN



FIRST FLOOR

\*Includes Accessory Dwelling Unit (ADU)



SECOND FLOOR

PRELIMINARY • ARTIST'S CONCEPTION

LOT 2

# Plan 3A


Approx. 3,648 Sq. Ft.  
Contemporary Farmhouse

# THE RESERVE



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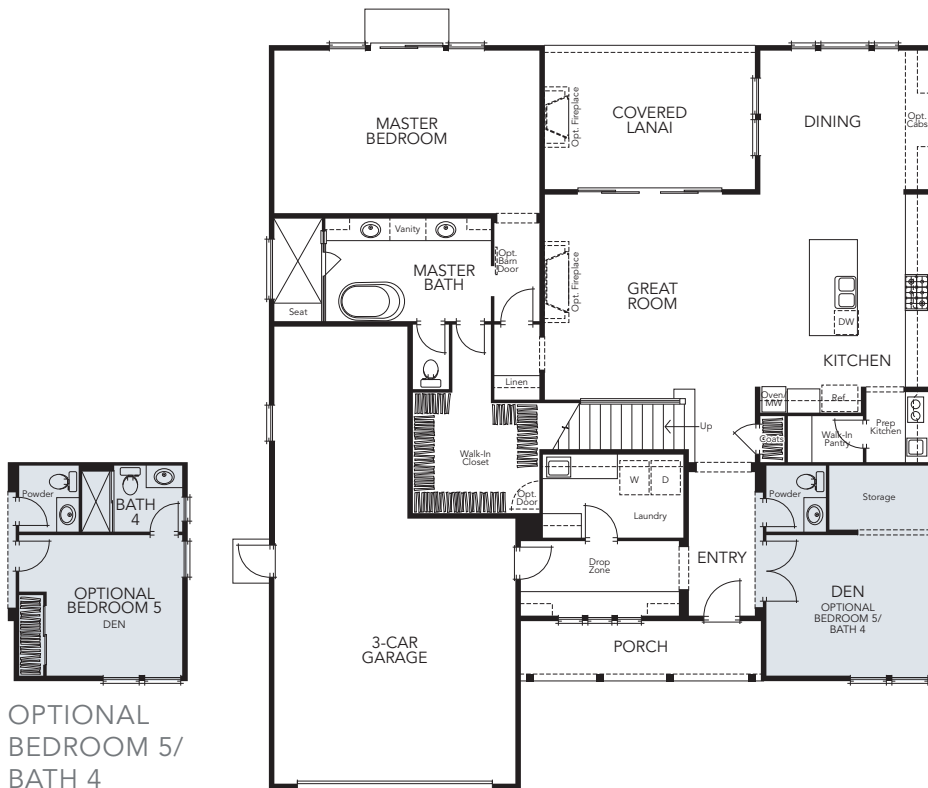


LOT 3

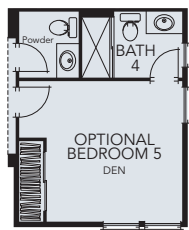
# Plan 4B

Approx. 3,282 Sq. Ft.  
Contemporary Craftsman

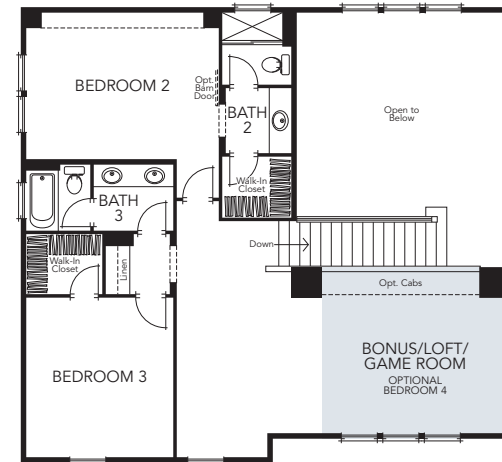
THE  
**RESERVE**



FIRST FLOOR



OPTIONAL  
BEDROOM 5/  
BATH 4



SECOND FLOOR



OPTIONAL  
BEDROOM 4

PRELIMINARY • ARTIST'S CONCEPTION

LOT 3

# Plan 4B


Approx. 3,282 Sq. Ft.  
Contemporary Craftsman

THE  
**RESERVE**



PRELIMINARY • ARTIST'S CONCEPTION

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LOT 4

# Plan 4A

Approx. 3,270 Sq. Ft.  
Farmhouse

THE  
**RESERVE**



PRELIMINARY • ARTIST'S CONCEPTION

LOT 4

# Plan 4A


Approx. 3,270 Sq. Ft.  
Farmhouse

# THE RESERVE



PRELIMINARY • ARTIST'S CONCEPTION

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LOT 5

# Plan 2A

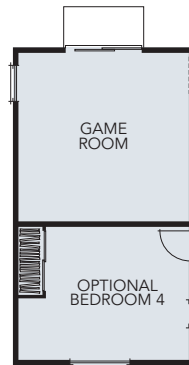
Approx. 2,709 Sq. Ft.

Contemporary Craftsman

THE  
**RESERVE**



OPTIONAL  
DEN



OPTIONAL  
BEDROOM 4



SINGLE-STORY

PRELIMINARY • ARTIST'S CONCEPTION

LOT 5

# Plan 2A


Approx. 2,709 Sq. Ft.  
Contemporary Craftsman

THE  
RESERVE



PRELIMINARY • ARTIST'S CONCEPTION

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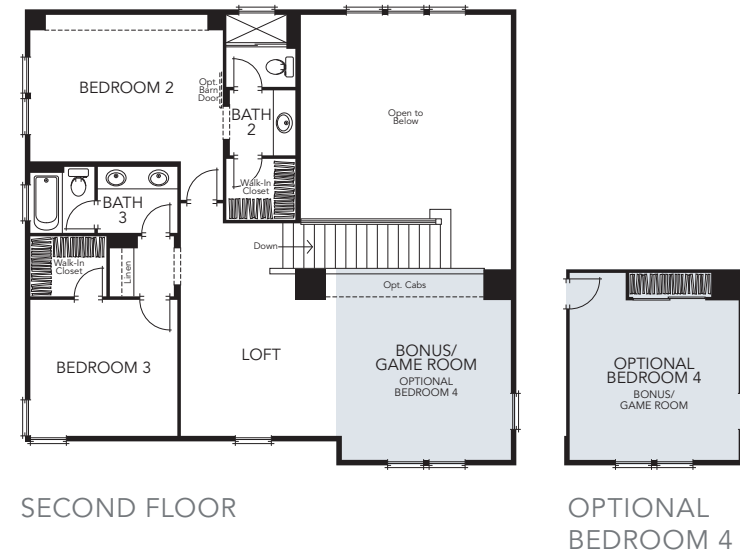
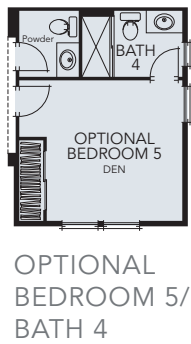


LOT 6

# Plan 4A

Approx. 3,270 Sq. Ft.  
Farmhouse

# THE RESERVE



PRELIMINARY • ARTIST'S CONCEPTION

LOT 6

# Plan 4A


Approx. 3,270 Sq. Ft.  
Farmhouse

THE  
**RESERVE**



PRELIMINARY • ARTIST'S CONCEPTION

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LOT 7

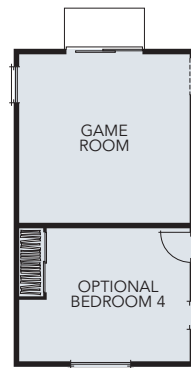
# Plan 2A

Approx. 2,709 Sq. Ft.  
Farmhouse

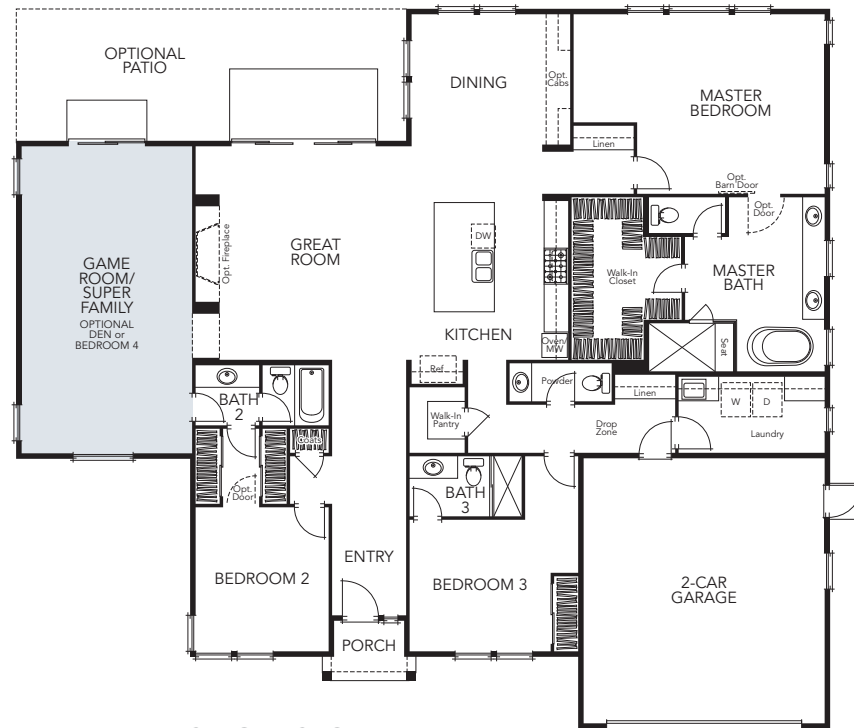
THE  
**RESERVE**



OPTIONAL  
DEN



OPTIONAL  
BEDROOM 4



SINGLE-STORY

PRELIMINARY • ARTIST'S CONCEPTION

LOT 7

# Plan 2A


Approx. 2,709 Sq. Ft.  
Farmhouse

THE  
**RESERVE**



PRELIMINARY • ARTIST'S CONCEPTION

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LOT 8

# Plan 4B

Approx. 3,282 Sq. Ft.  
Contemporary Craftsman

THE  
**RESERVE**



PRELIMINARY • ARTIST'S CONCEPTION

LOT 8

# Plan 4B


Approx. 3,282 Sq. Ft.  
Contemporary Craftsman

THE  
**RESERVE**



PRELIMINARY • ARTIST'S CONCEPTION

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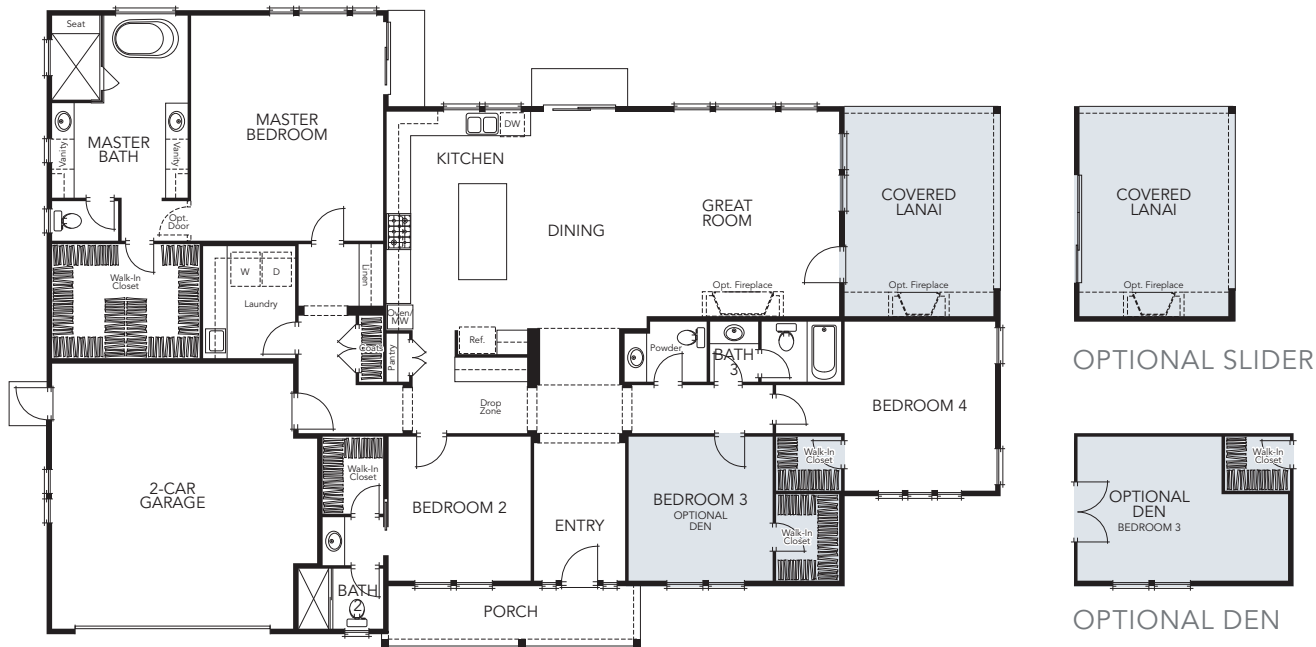


LOT 9

# Plan 1A

Approx. 2,713 Sq. Ft.  
Farmhouse

THE  
**RESERVE**



SINGLE-STORY

PRELIMINARY • ARTIST'S CONCEPTION

LOT 9

# Plan 1A


Approx. 2,713 Sq. Ft.  
Farmhouse

THE  
**RESERVE**



PRELIMINARY • ARTIST'S CONCEPTION

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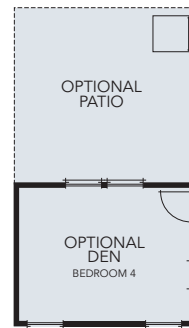


LOT 10

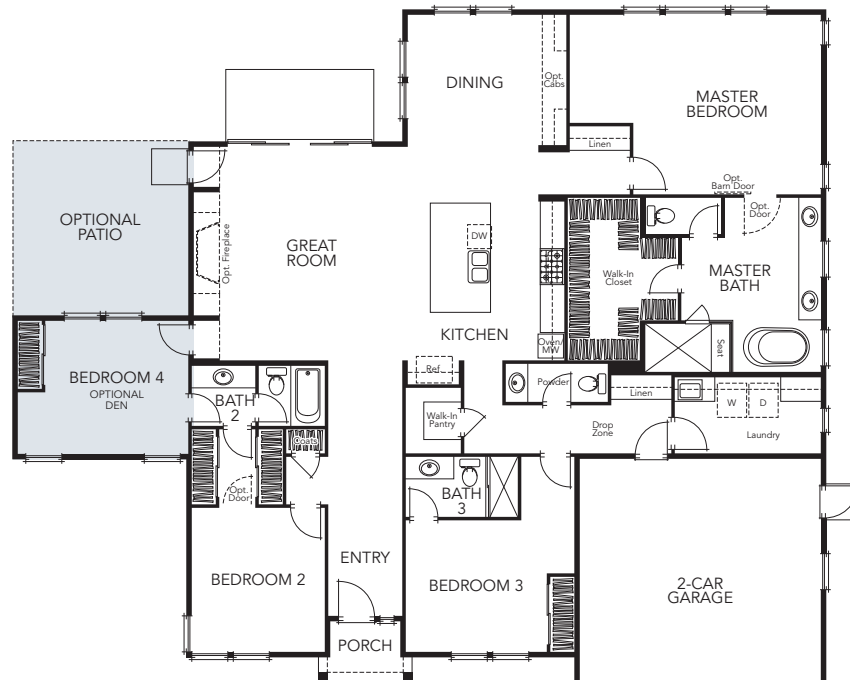
# Plan 2B

Approx. 2,496 Sq. Ft.  
Contemporary Craftsman

THE  
**RESERVE**



OPTIONAL  
DEN



SINGLE-STORY

PRELIMINARY • ARTIST'S CONCEPTION

LOT 10

# Plan 2B


Approx. 2,496 Sq. Ft.  
Contemporary Craftsman

THE  
**RESERVE**



PRELIMINARY • ARTIST'S CONCEPTION

**PONDEROSA**  
HOMES

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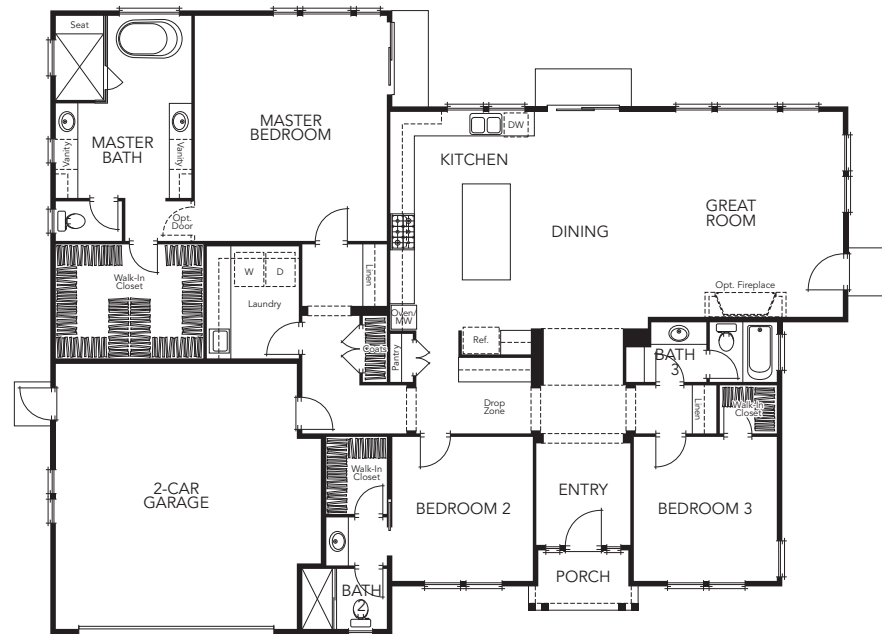


LOT 11

# Plan 1B

Approx. 2,374 Sq. Ft.  
Contemporary Craftsman

THE  
**RESERVE**



SINGLE-STORY

PRELIMINARY • ARTIST'S CONCEPTION

LOT 11

# Plan 1B


Approx. 2,374 Sq. Ft.  
Contemporary Craftsman

THE  
RESERVE



PRELIMINARY • ARTIST'S CONCEPTION

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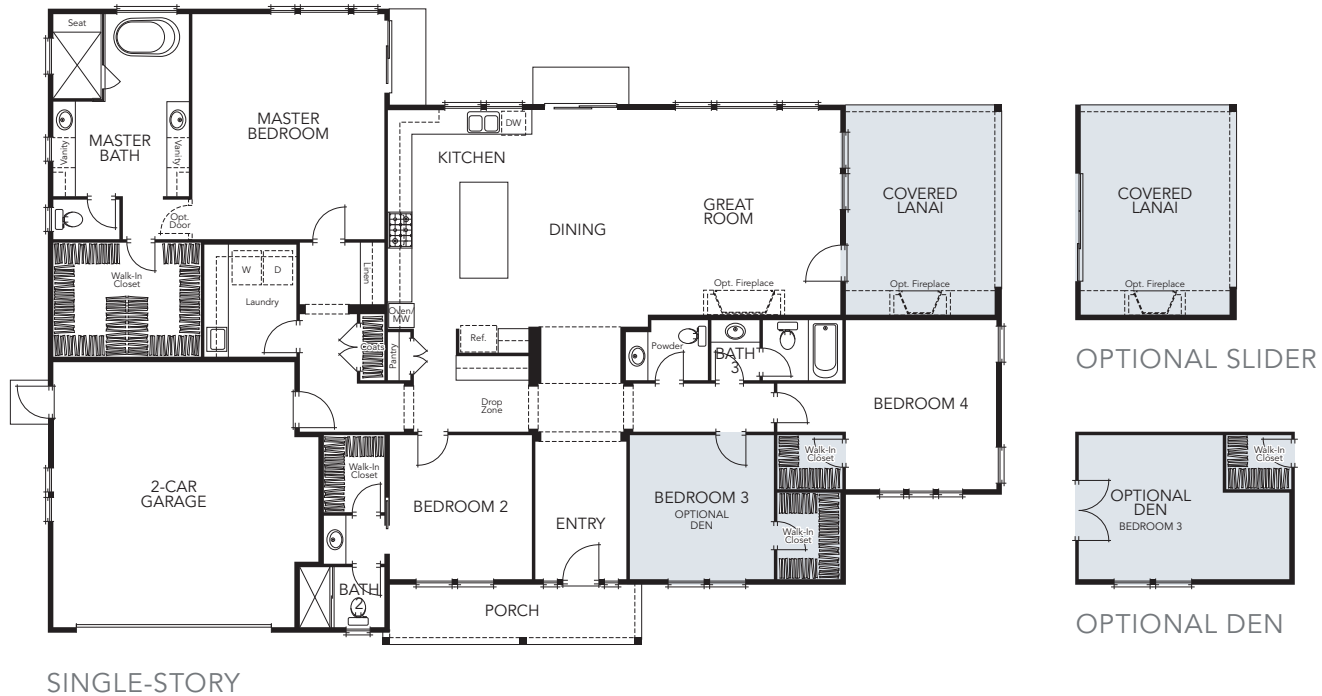


LOT 12

# Plan 1A

Approx. 2,713 Sq. Ft.  
Farmhouse

THE  
**RESERVE**



SINGLE-STORY

PRELIMINARY • ARTIST'S CONCEPTION

LOT 12

# Plan 1A


Approx. 2,713 Sq. Ft.  
Farmhouse

## THE RESERVE



PRELIMINARY • ARTIST'S CONCEPTION

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HOMES

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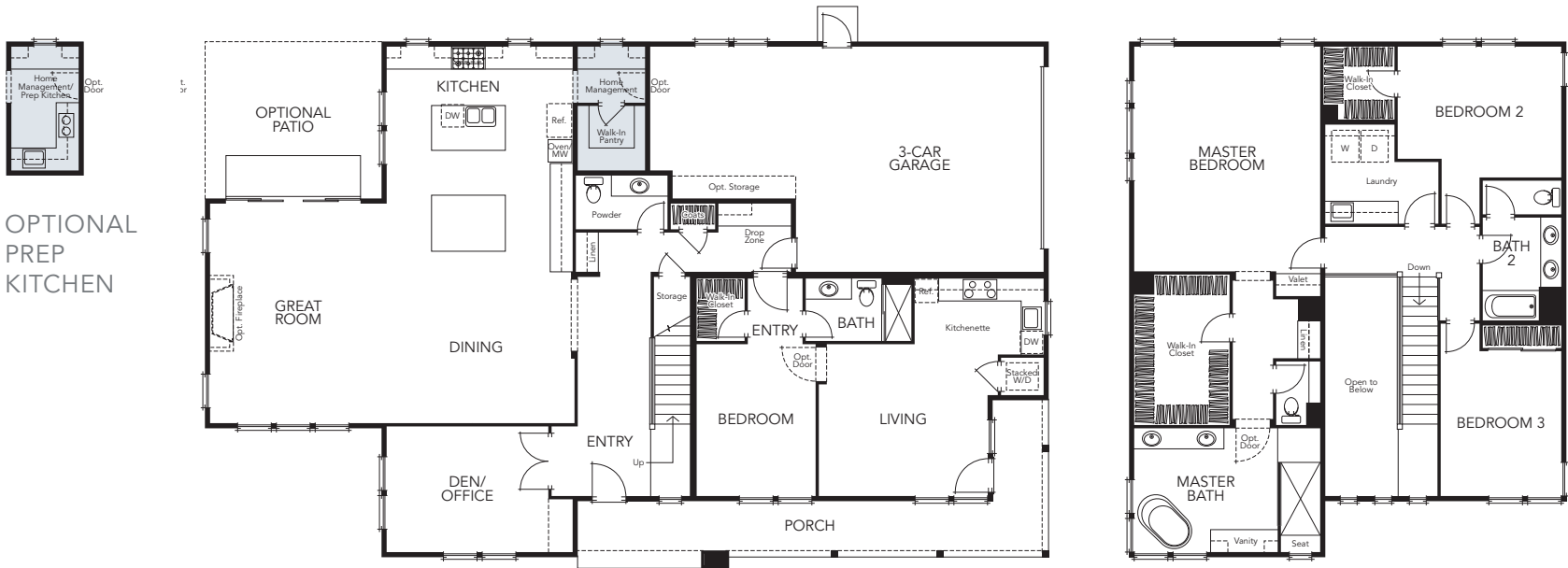


LOT 13

# Plan 3A

Approx. 3,648 Sq. Ft.\*  
Farmhouse

THE  
**RESERVE**



OPTIONAL  
PREP  
KITCHEN

FIRST FLOOR

\*Includes Accessory Dwelling Unit (ADU)

SECOND FLOOR

PRELIMINARY • ARTIST'S CONCEPTION

LOT 13

# Plan 3A


Approx. 3,648 Sq. Ft.  
Farmhouse

THE  
**RESERVE**



PRELIMINARY • ARTIST'S CONCEPTION

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HOMES

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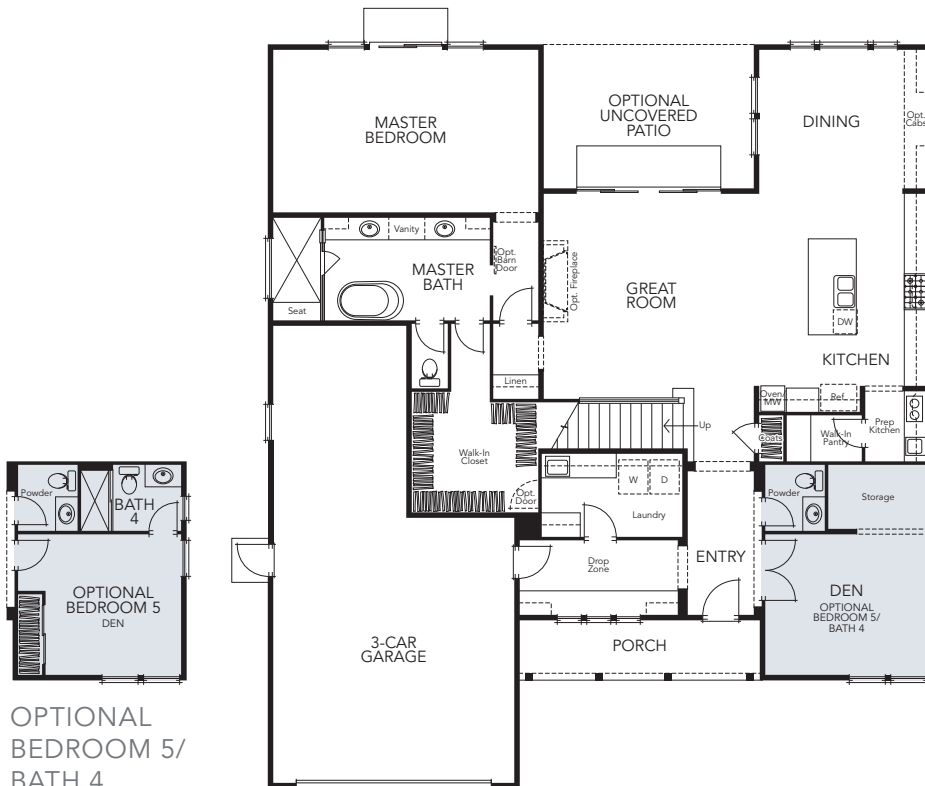


LOT 14

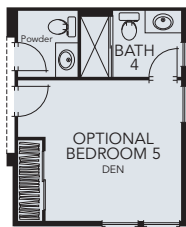
# Plan 4B

Approx. 3,282 Sq. Ft.  
Contemporary Craftsman

THE  
**RESERVE**



FIRST FLOOR



OPTIONAL  
BEDROOM 5/  
BATH 4



SECOND FLOOR



OPTIONAL  
BEDROOM 4

PRELIMINARY • ARTIST'S CONCEPTION

LOT 14

# Plan 4B

Approx. 3,282 Sq. Ft.  
Contemporary Craftsman

THE  
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PRELIMINARY • ARTIST'S CONCEPTION

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LOT 15

# Plan 3B

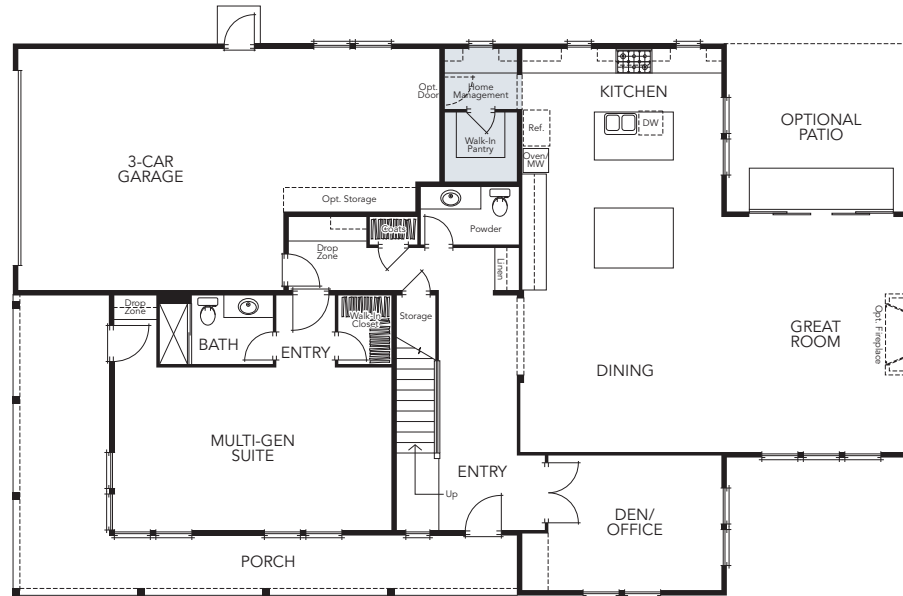
Approx. 3,529 Sq. Ft.

Contemporary Craftsman

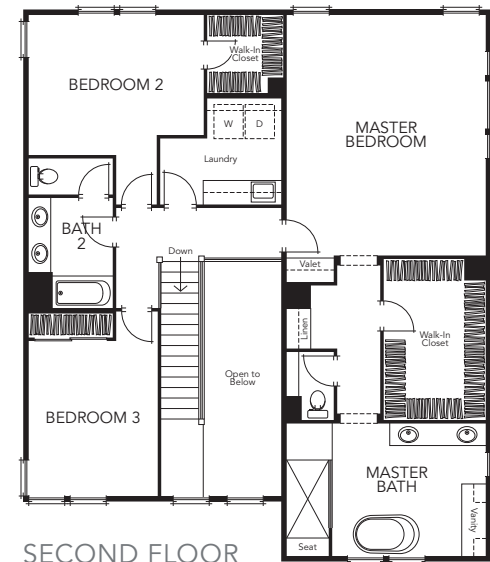
THE  
**RESERVE**



OPTIONAL  
PREP  
KITCHEN



FIRST FLOOR



SECOND FLOOR

PRELIMINARY • ARTIST'S CONCEPTION

LOT 15

# Plan 3B


Approx. 3,529 Sq. Ft.  
Contemporary Craftsman

THE  
RESERVE



PRELIMINARY • ARTIST'S CONCEPTION

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HOMES

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LOT 16

# Plan 4A

Approx. 3,270 Sq. Ft.  
Farmhouse

# THE RESERVE



PRELIMINARY • ARTIST'S CONCEPTION

LOT 16

# Plan 4A


Approx. 3,270 Sq. Ft.  
Farmhouse

THE  
**RESERVE**



PRELIMINARY • ARTIST'S CONCEPTION

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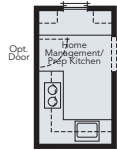


LOT 17

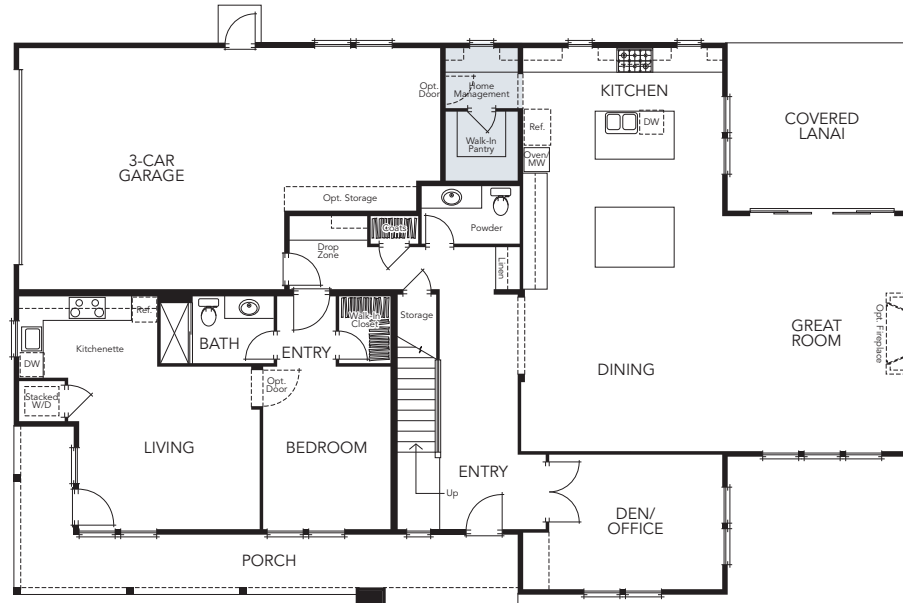
# Plan 3A

Approx. 3,648 Sq. Ft.\*  
Contemporary Craftsman

THE  
**RESERVE**

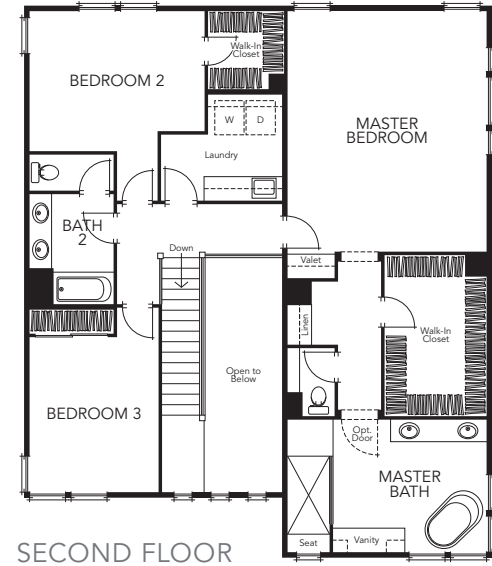


OPTIONAL  
PREP KITCHEN



FIRST FLOOR

\*Includes Accessory Dwelling Unit (ADU)



SECOND FLOOR

PRELIMINARY • ARTIST'S CONCEPTION

LOT 17

# Plan 3A


Approx. 3,648 Sq. Ft.  
Contemporary Craftsman

THE  
**RESERVE**



PRELIMINARY • ARTIST'S CONCEPTION

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# THE RESERVE

## Features & Amenities



### COMMUNITY FEATURES

- Impressive architecture by the award-winning DAHLIN Group, Inc.
- Central Pleasant Hill location close to transportation, major employers, parks, shopping, restaurants and entertainment
- Landscape architecture by local, award-winning Ripley Design Group, Inc.
- Low-maintenance, energy-efficient homes
- Inviting single-story and two-story floor plans with accessory dwelling units included on some plans

### DISTINCTIVE EXTERIOR DETAILS

- Low-maintenance, durable stucco and/or lap siding exterior with stone accents (per plan)
- Post-tension concrete slab foundation
- Beautiful, water-conserving front yard landscaping with automatic, high-efficiency irrigation system
- Designer-selected sectional roll-up, insulated garage door(s) with automatic opener and two transmitters
- Attractive side and rear yard fencing with gate
- Scored concrete driveway and walkway with handsome scored broom finish (per plan)
- Inviting porch (per plan) ideal for family time and entertaining
- Durable, long-lasting composition roofs

### 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, stylish hand-set ceramic tile flooring in entry, kitchen, nook, laundry room and all bathrooms
- Custom radius drywall corner detailing
- Modern, smooth Masonite, five-panel interior doors with lever-style door hardware in chrome finish
- Contemporary rocker-style light switches add flair
- Attractive two-tone paint

### LUXURIOUS MASTER SUITE

- Beautiful handset ceramic tile flooring and quartz countertops with dual china vanity sinks in bath
- Large walk-in closet
- Lavish walk-in shower with 2" x 2" tile shower receptor and quartz surround
- Chic clear-glass shower enclosure lends style
- Gorgeous Kohler® plumbing fixtures in chrome finish
- Separate water closet for privacy

### 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 LED lighting to provide maximum room illumination
- Smoke detectors to meet current code
- Carbon monoxide detectors for your well-being
- 300-amp electrical service panel
- Garage interior fully drywalled, textured and painted
- Legrand® On-Q® structured wiring panel located in entry coat closet
- Basic security system provides peace of mind
- Pre-wired with RG-6 coaxial cable for television in great room, kitchen, den, loft and master bedroom (also in accessory dwelling unit if applicable - per plan)
- Pre-wired with Cat 6 wiring with jack for telephone or data in the great room, kitchen, den and master bedroom (also in accessory dwelling unit, if applicable – per plan)

# THE RESERVE

## Features & Amenities



### 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
- Energy-efficient 2 x 6 stud exterior walls with R-21 insulation and R-38 insulation in the attic areas
- Resource-saving WaterSense® low-flow showerheads, faucets and toilets throughout
- 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 bedroom (per plan) to minimize sound transmission
- Dedicated circuit for future electric vehicle charging system in the garage

### CAREFULLY PLANNED KITCHEN

- Elegant granite slab gourmet island and countertops with full backsplash at cooktop

- Attractive, durable hand-set ceramic tile flooring
- Striking stainless steel kitchen sink with Kohler® chrome pullout spray faucet
- Beautiful contemporary flat-panel cabinetry in beech with easy-clean melamine interiors
- Soft-close cabinet doors and drawers
- Stylish recessed LED lights and under-cabinet lighting add an elegant touch
- Premium stainless steel appliances fit for a gourmet kitchen:
  - Bertazzoni® six-burner gas cooktop
  - Bertazzoni® high-performance range hood
  - Bertazzoni® convection oven
  - Bertazzoni® built-in microwave
  - Bertazzoni® dishwasher
- Chef's walk-in or face-frame pantry (per plan)
- Abundant storage features

### CUSTOMIZATION 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 Kohler® plumbing fixtures in kitchen and bathrooms
- Upgraded Bertazzoni® appliances enhance your culinary experience
- Optional Bertazzoni® 36" built-in refrigerator
- Choice home theater surround sound speaker system
- Gas stub out for dryer at laundry room
- Upgraded security system
- Upgraded home electronics/smart home system
- Additional electrical options
- Beautifully designed closet organizers
- Elegant crown molding in select rooms
- Photovoltaic solar electric system for energy efficiency – 3.2 kW to 6 kW upgrades available (system is owned, not leased)
- Hunter Douglas® window coverings and shutter options
- Multi-slide stacking glass doors at great room
- And so many more...



# Site Map

THE  
**RESERVE**  
AT PLEASANT HILL



- RESIDENCE 1**

  - Lot 1 – Plan 1A\* – Farmhouse  
approximately 3,378 square feet
  - Lot 9 – Plan 1A – Farmhouse  
approximately 2,713 square feet
  - Lot 11 – Plan 1B – Contemporary Craftsman  
approximately 2,374 square feet
  - Lot 12 – Plan 1A – Farmhouse  
approximately 2,713 square feet
  
- RESIDENCE 2**

  - Lot 5 – Plan 2A – Contemporary Craftsman  
approximately 2,709 square feet
  - Lot 7 – Plan 2A – Farmhouse  
approximately 2,709 square feet
  - Lot 10 – Plan 2B – Contemporary Craftsman  
approximately 2,496 square feet
  
- RESIDENCE 3**

  - Lot 2 – Plan 3A\* – Farmhouse Contemporary  
approximately 3,648 square feet
  - Lot 13 – Plan 3A\* – Farmhouse  
approximately 3,648 square feet
  - Lot 15 – Plan 3B – Contemporary Craftsman  
approximately 3,529 square feet
  - Lot 17 – Plan 3A\* – Contemporary Craftsman  
approximately 3,648 square feet
  
- RESIDENCE 4**

  - Lot 3 – Plan 4B – Contemporary Craftsman  
approximately 3,282 square feet
  - Lot 4 – Plan 4A – Farmhouse  
approximately 3,270 square feet
  - Lot 6 – Plan 4A – Farmhouse  
approximately 3,270 square feet
  - Lot 8 – Plan 4B – Contemporary Craftsman  
approximately 3,282 square feet
  - Lot 14 – Plan 4B – Contemporary Craftsman  
approximately 3,282 square feet
  - Lot 16 – Plan 4A – Farmhouse  
approximately 3,270 square feet

★ – ADU (Accessory Dwelling Unit)



PRELIMINARY • ARTIST'S CONCEPTION



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