

PRICING



PONDEROSA COLLECTION

Floorplan	Description	Base Price
THE BROME Plan 2437	2,437 square feet 3 Bedrooms, and 2 Baths, 3-Car Garage	\$939,950
THE LUCERNE Plan 2513	2,513 square feet 4 Bedrooms and 3 Baths, 3-Car Tandem Garage	\$974,950
THE CLOVER Plan 2664	2,664 square feet 2 Master Bedrooms and 2 Secondary Bedrooms, 3.5 Baths, 3-Car Garage	\$1,006,950
THE INDIGO Plan 3445	3,445 square feet Master Bedroom Downstairs, Junior Master and 2 Secondary Bedrooms Upstairs, 3.5 Baths, 3-Car Garage	\$1,075,950
THE PRIMROSE Plan 3666	3,666 square feet 4 or 5 Bedrooms and 3 Baths, 3-Car Garage	\$1,080,950



Phase 1



Square footage figures are approximate. Specific home features may vary. Elliott Homes reserves the right to substitute or change equipment, materials, appliances, features and amenities without prior notice. See sales representative for floor plan variations, options and other information.

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 Open by Appointment Only
 DRE Lic. # 00836474

ALL INCLUDED!

PONDEROSA AT SARATOGA ESTATES

ELLIOTT ADVANTAGE CUSTOM CONSTRUCTION FEATURES

- Solar electric system **E**
- Electric Vehicle-Capable Garage **E**
- High-efficiency tankless natural gas hot water heater **★E**
- Hot water recirculation pump with wireless on demand **E**
- Energy-efficient ventilated "cool" roof **★E**
- High-efficiency LED interior and exterior lighting
- High-performance attic: all spray foam insulation; underside of roof deck R-30, exterior walls R-13 or R-20, bedroom wall insulated when sharing family/great room wall (plan specific) **E**
- High-efficiency variable speed gas forced air heating system with Z-Wave® thermostat and integral central air conditioning with SEER 16 condenser **E**
- 220V dryer outlet and gas stub at utility room
- Dual-zone climate control HVAC system (two story plans)
- High Efficiency Heat Recovery Ventilator **E**
- Vinyl dual pane windows and sliding glass doors; SunCoat® Low-E with Argon
- Smart Home components: remote access front door lock, security alarm, thermostat, EERO(s) System (per plan), garage door operator, two interior light and front door Video Doorbell **E**
- Holiday Light Package
- Complete security alarm system **E**
- Designer packages for flooring, cabinetry, countertops and interior paint **◆**
- Two-tone interior paint
- Single-bowl undermount stainless steel sink in utility room **E**
- Spacious hallways with 3' wide entry door
- Dramatic 10' ceilings first floor, 9' ceilings second floor
- Decorative windowsills
- Full Shear Wall Construction
- 5 1/4" baseboards
- 3 1/4" door casing
- Elongated dual-flush toilets in all bathrooms **E** **💧**
- Plush wall-to-wall carpeting **◆**
- Ceramic and Porcelain floor tile **◆**
- Painted or stained deluxe shaker door cabinetry with pulls; soft close doors and drawers, and trash pull out
- Custom window and patio door coverings
- Structured wiring hub w/ television and telephone network capabilities
- Ceiling fan in master bedroom and great room (per plan) **E**
- Secondary bedroom overhead lighting, prewired for future ceiling fans **E**
- Textured and painted interior garage with overhead lighting **E**
- Convenient side-entry garage door with service walk **E**
- 8' high sectional roll-up steel garage door with windows and hardware
- Concrete trash and recycle pad
- LED Tread Stair Lights (on 2 story plans)

GRACIOUS LIVING AREAS

- Porcelain entry tile flooring **◆**
- 8' high 3-panel interior doors with satin nickel levers
- Interior laundry facilities with porcelain tile flooring and built-in cabinetry
- Painted box newel & rail with satin black iron balusters (per plan)
- Ample cabinetry including linen cabinets (per plan) **E**

GOURMET KITCHEN

- Quartz or Granite countertops with decorative full tile backsplash and waterfall island (plan 2664 only) **◆E**
- Decorator-selected porcelain tile flooring **◆**
- KitchenAid® smart commercial-style Gas Range with 6 burners **E**
- KitchenAid® single wall oven and wall microwave oven **E**
- KitchenAid® Dishwasher **E★**
- KitchenAid® commercial under cabinet hood
- Pre-plumbed for refrigerator ice maker
- Single-bowl undermount stainless steel sink with InSinkErator®
- Delta® pullout faucet with soap dispenser
- Under-cabinet LED lighting **E**
- USB port for convenient charging of devices **E**
- Cat 6 phone outlet

LUXURIOUS MASTER SUITE

- Walk-in closet with mirrored door
- Barn doors at Master Bath
- Luxurious wall-to-wall carpeting and pad **◆**
- Rectangular vitreous china ceramic under-counter vanity sinks
- Showers with free-standing Tub
- Premium Delta® fixtures **E** **💧**
- Tiled shower floor pan **◆**
- Framed vanity mirror **E**
- Private water closet with elongated ergo-height dual-flush toilet **E** **💧**
- Solid surface Piedrafina countertops and shower surround
- Medicine cabinet (per plan)
- Prewire for telephone and cable/TV outlet
- USB Port Outlet

SPACIOUS FAMILY BEDROOMS

- Wardrobe closets with 3-panel doors
- Luxurious wall-to-wall carpeting and pad **◆**
- Prewire for cable/TV outlet

FAMILY BATHROOMS

- Piedrafina countertops with rectangular under-mount sinks
- Premium Delta® fixtures **E** **💧**
- Framed mirrors **E**
- Built-in medicine cabinet (per plan)
- Decorator-selected porcelain tile flooring **◆**

EXTERIOR ENHANCEMENTS

- Designer-coordinated exterior color and roof combinations
- Weatherproof electrical GFCI outlets at front and rear yards (per plan)
- Broom finish concrete driveways, walkways, and door stoops
- 8' insulated entry door **★**
- Smartcode™ deadbolt on entry door **E**
- Exterior coach and patio LED lights with astronomical switch at entry and garage
- Illuminated address plaque
- Automatic garage door opener with battery backup and two transmitters
- Two conveniently located hose bibs
- Gas stub for future BBQ
- Redwood good neighbor fencing with gate
- Front yard landscaping
- Fully automated programmable Wi-Fi irrigation controller **E** **💧**

◆ Professional Interior Design by Ford & Associates

E Another Elliott Advantage energy-saving, earth-saving and / or custom construction feature

★ ENERGY STAR qualified products are more energy efficient without sacrificing performance

💧 The U.S. Environmental Protection Agency (EPA) WaterSense products save water without sacrificing performance or quality

Although all features may not apply to all plans due to design configurations and architectural styling, a wealth of luxury features are included in every Elliott Home. Please consult your Sales Representative for a complete options list and to determine if a particular feature is offered in the home you desire. Special features and decorator items in model homes are not included (wallpaper, mirrors, wall treatments, furniture and special wall finishing). 220712