



*Siena*

AT HACIENDA  
**MOXLEY**  
REAL ESTATE TEAM

**SIGNATURE**  
PROPERTIES



*Siena*  
A T H A C I E N D A

**SIGNATURE PROPERTIES:  
AT HOME IN PLEASANTON**

Welcome to Hacienda by Signature Properties, Pleasanton's most exciting new residential address. Headquartered in Pleasanton, Signature Properties has been building homes here in its home town and throughout the East Bay since 1983. The Signature style is apparent as you drive through some of the area's most appealing new home neighborhoods, from the luxurious and very private residences of Premia at Ruby Hill to the beautifully detailed townhomes at Verona, here at Hacienda. All of the Signature neighborhoods share an important feature: the company's reputation for building homes of enduring appeal.

Signature Properties represents some of the industry's best talents in land acquisition, home design, construction and customer service. Under the direction of founder and CEO James C. Ghielmetti, the company works closely with its architects and land planners to design appealing living environments—neighborhoods that will become assets to their communities. The company listens carefully to homebuyer comments and constantly monitors industry trends in order to better anticipate and serve the needs of the marketplace.

At Hacienda, Signature has worked together with the City of Pleasanton to design a compatible collection of neighborhoods that are well-suited to their unique location. Schools, parks, public transportation, shops—the Signature neighborhoods at Hacienda have a lot to offer for your lifestyle.

# FEATURES

## KITCHENS

Natural stained oak recessed panel cabinetry  
Hand-laid ceramic tile countertop  
Whirlpool Appliances:  
Gas range with self-cleaning oven  
Four-cycle dishwasher  
Quality vinyl flooring  
Pantry

## MASTER SUITES AND BATHS

Separate dressing area (most plans)  
Cultured marble vanities with double sinks (most plans)  
Full-width vanity mirrors and mirrored medicine cabinets  
Acrylic tubs and showers  
Water-saving shower heads and toilets  
Single control shower valves  
Clear glass tub enclosures  
Privacy locks

## DISTINCTIVE LIVING AREAS

Dramatic vaulted or sloped ceilings (per plan)  
Gas log fireplace with elegant surround and glass door enclosure  
Abundant windows, including clerestory and patio  
Interior laundry (with Whirlpool stacked units - Plans 1316 and 1064 only)  
Polished brass dining room fixtures

## DRAMATIC EXTERIORS

Concrete tile roof  
Sectional roll-up garage door with automatic door opener  
Front door hardware with security lock  
Private patios or deck (per plans)  
White vinyl, maintenance free, dual paned windows  
Designer-selected color palette  
Underground utilities

## FINE CONSTRUCTION FEATURES

Air-conditioning  
Gas forced-air heating  
Prewired for telephone in kitchen and master bedroom  
Prewired for television in living room and master bedroom  
Smoke detectors and automatic fire sprinklers

## PRIVATE RECREATION AMENITIES\*

Swimming pool/Spa  
Cabana  
Fully landscaped common areas  
\*Homeowners Association maintains all common areas and is supported by monthly homeowner's dues. See Sales Representative for details and budget.

## CUSTOMIZING OPTIONS

Security system  
Choice of three built-ins for den option (some plans):  
Entertainment center, full bookshelf or computer desk with complete wiring  
Maple cabinetry  
Gourmet spray kitchen faucet, instant hot water and soap/lotion dispenser  
Wide array of carpet and tile choices, standard and upgrades  
Upgraded vinyl flooring  
Mirrored wardrobe closet doors in bedrooms  
Tub enclosures in secondary bathrooms  
Designer white appliance package  
Microwave hood combination  
Quietwash dishwasher



**MOXLEY**  
REAL ESTATE TEAM

*Please see your Sales Representative for additional options and details. All plans, features, prices and specifications are subject to change.*

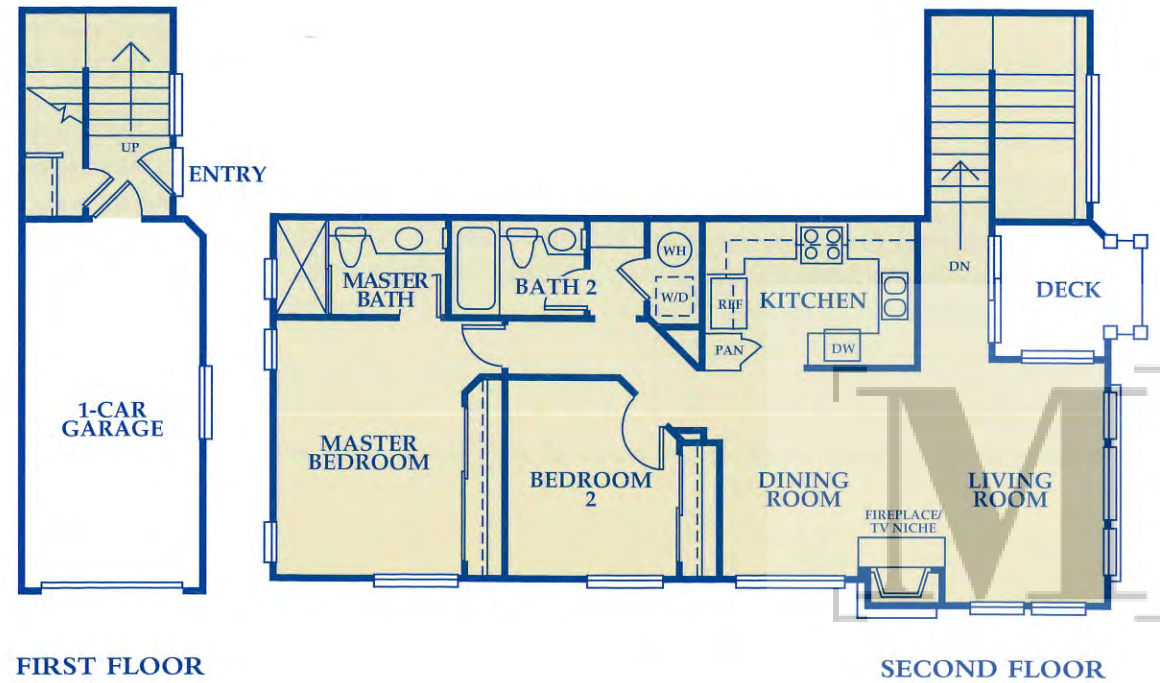


ASTI

TWO BEDROOMS  
TWO BATHS  
PLAN 1064

ORVIETO

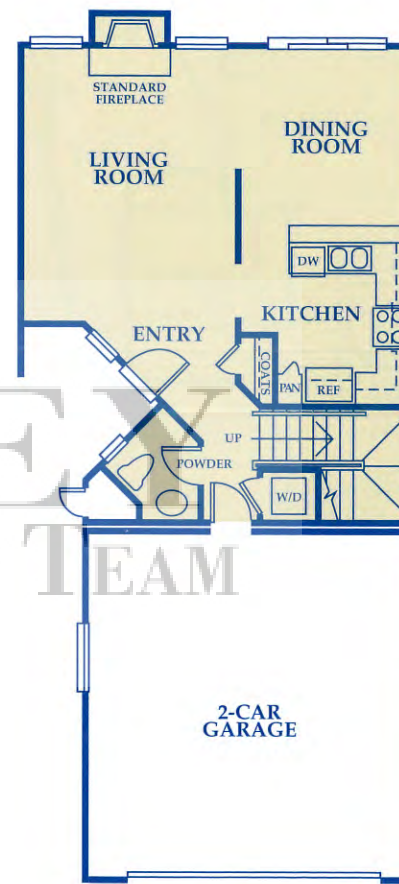
TWO BEDROOMS  
TWO AND ONE-HALF BATHS  
PLAN 1316



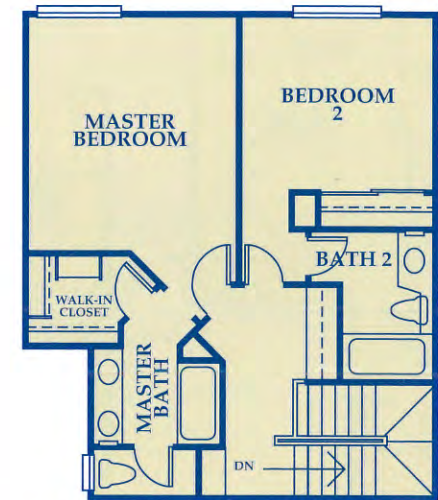
FIRST FLOOR

SECOND FLOOR

OXLEY  
REAL ESTATE TEAM



FIRST FLOOR



SECOND FLOOR

Artist's conception of floor plan. Window placement and size may vary per elevation.

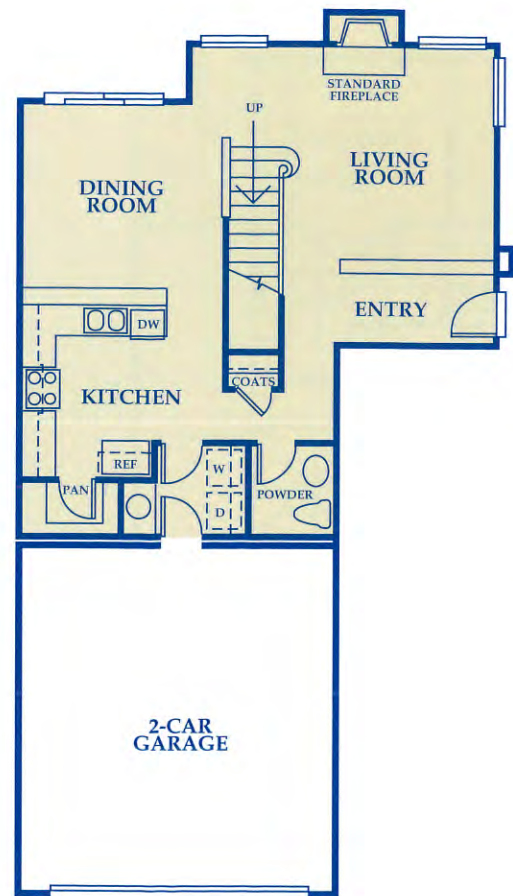
Artist's conception of floor plan. Window placement and size may vary per elevation.

# SAN REMO

THREE BEDROOMS  
TWO AND ONE-HALF BATHS  
PLAN 1503

# Siena

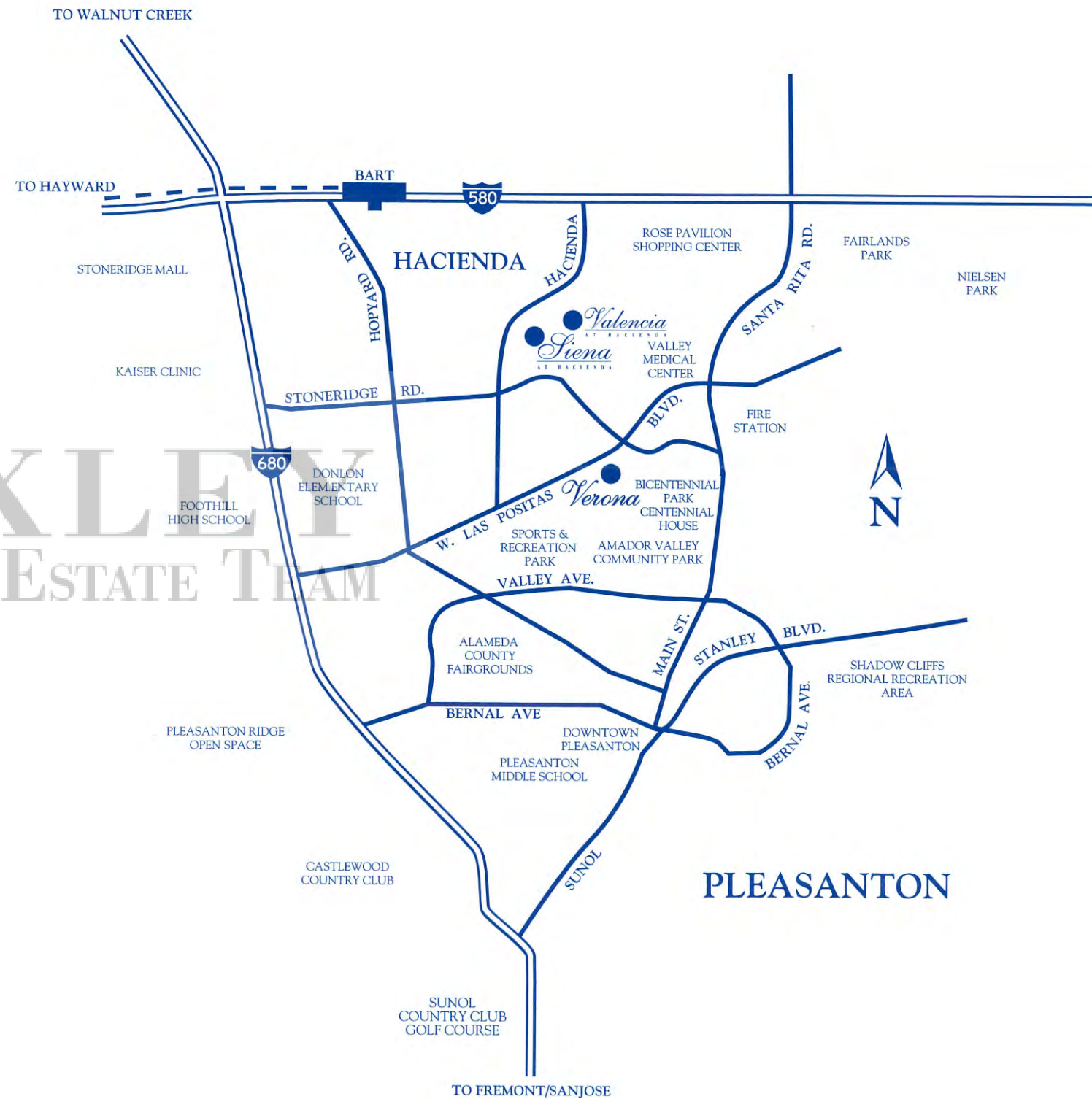
AT HACIENDA



FIRST FLOOR



SECOND FLOOR



Moxley  
REAL ESTATE TEAM

Artist's conception of floor plan. Window placement and size may vary per elevation.

4252 Lucero Court  
Pleasanton, CA 94588  
(510) 227-1817

# A TRADITION OF EXCELLENCE

OTHER QUALITY NEW HOME COMMUNITIES  
BY SIGNATURE PROPERTIES

**Premia at Ruby Hill**

598 Cento Court  
Pleasanton, CA 94566  
(510) 417-5808

**Avondale**

5898 Arlene Way  
Livermore, CA 94550  
(510) 447-1314

**Murrieta Meadows**

365 Daisyfield Drive  
Livermore, CA 94550  
(510) 455-1115

**Verona at Hacienda**

3253 Verde Court  
Pleasanton, CA 94588  
(510) 463-2043

**Valencia at Hacienda**

3942 Appian Street  
Pleasanton, CA 94588  
(510) 227-1819

**NorthRidge Hills**

185 Alta Vista Way  
Danville, CA 94506  
(510) 736-0455

**SIGNATURE**  
PROPERTIES

MOORE  
REALTY



**S**ignature Properties is building a tradition of excellence, home by home. Since 1983, the Signature Properties name has become synonymous with fine residential communities throughout Northern California. That name represents some of the industry's best talents in land acquisition, home design, construction and customer service. Working closely with company founder James C. Ghielmetti, the team's expertise is reflected in the planning and development of homes that are a source of enduring pride to their owners, and neighborhoods that are assets to their communities.

Signature Properties works closely with its architects and land planners to design appealing living environments. Features and specifications are constantly reviewed and updated, and construction materials are upgraded with the introduction of superior products.

Whether a paired home, an executive family plan or a semi-custom luxury residence, all of the homes built by Signature Properties share an important feature: the company's reputation for providing a quality home of enduring appeal.



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**SIENA AT HACIENDA**

ASTI  
PLAN/SQ. FT. 1064

Two bedroom two bath  
One car garage  
Priced from \$178,000

ORVIETO  
PLAN/SQ. FT. 1316

Two bedroom two and one half bath  
Two car garage

Priced from ~~\$199,000~~ \$201,000

**MORLEY**  
REAL ESTATE TEAM

SAN REMO  
PLAN/SQ. FT. 1503

Three bedroom two and one half bath  
Two car garage  
Priced from \$218,000

Prices, plans, materials, and specifications are subject to change without notice. Optional features are available at additional cost. Prices may vary due to lot size, location, exterior elevation, and preselected optional features. All houses and lots offered are subject to prior sale.

**Please note: investors and speculators are not welcome. Seller reserves the right to take legal action against any person misrepresenting their status to seller.**

Please call Ali Lane or Becky Drake (510) 227 - 1817. Effective: 5/24/95