



ASCONA

AT RUBY HILL

# ASCONA

## THE COMMUNITY

**T**HE STYLE OF LIVING IS incomparable. A leisurely walk through the vineyards, a lively game of basketball, a refreshing workout in a competition-size pool, a picnic under the oaks or a round of golf on an unforgettable Jack Nicklaus-designed course—when you live at Ruby Hill, you can enjoy it all without leaving home.

The Ruby Hill master plan celebrates the area's viticultural traditions with more than 450 acres of grapes and two working wineries. Behind the community's privacy gates is an exceptional array of recreational amenities. Ruby Hill Park, a multiuse sports center owned by homeowners, includes planned and existing playing fields, sports courts and a magnificent recreation/swim center. Available through



private membership is Ruby Hill Golf Club, featuring the first Jack Nicklaus-designed course in Northern California. Pleasanton schools, which serve the Ruby Hill community, are among the highest rated in the state. Pleasanton also offers a new library, a charming Main Street area, a senior center and about 30 parks.

For its Ascona neighborhood at Ruby Hill, Signature Properties has designed homes of uncommon luxury and style. A compatible mix of architectural styles—Mediterranean, French Country, California Craftsman, Monterey Spanish and English Tudor—reflects the style of custom homes. These are homes on a grand scale—the perfect complement to the incomparable Ruby Hill setting.



DISTINCTIVE EXTERIORS

Individually-styled French Country, Monterey Spanish, Mediterranean, English Tudor and California Craftsman architectural elevation (per plan)

Accents of stone, brick, wood and copper (per elevation)

Durable Lifetile thru-color concrete tile roof

White, beige or bronze "Milgard" windows (per elevation)

Eight-foot "Southwest" cedar entry door with oiled brass "Baldwin" hardware (per elevation)

Three car garage with section doors and automatic opener (per plan)

Fully finished and painted garage interior

ELEGANT LIVING AREAS

Hand-laid marble tile in entryway

Dramatic volume ceilings with extensive detailing (per plan)

Wood-burning fireplace with marble tile surround and white lacquered wood mantel in living room

Fireplace with precast mantel and surround in family room

Designer-selected lighting fixtures

Prewired for state-of-the-art communication capabilities (see sales representative)

Prewired for cable television in family room and all bedrooms

Raised-panel, 6 and 8 foot interior doors (per plan)

Satin brass door hardware on living area doors

Easy-care vinyl flooring in laundry room and secondary baths

5 1/4-inch baseboards throughout

WELL-APPOINTED KITCHENS

Kitchen Aid appliances in choice of white or black:

36-inch four burner gas cooktop

Thermador stainless steel hood

Microwave

Multicycle dishwasher

1/2 h.p. garbage disposal

Double oven

Trash compactor

Kohler Executive Chef double compartment enamel-over-cast-iron sink with Kohler chrome/white gourmet spray faucet set

Ceramic tile flooring in kitchen/nook

Raised-panel alder cabinetry

Large island work area (per plan)

Recessed can lighting

Water line to refrigerator space for automatic ice maker

Inviting breakfast nook with French doors to rear patio (per plan)

LUXURIOUS MASTER SUITES

Large bedroom with dramatic coffered ceiling  
Walk-in closet with custom-designed shelving  
Mirrored wardrobe doors

Spacious bath:

Raised-panel alder cabinetry

Beveled vanity mirror

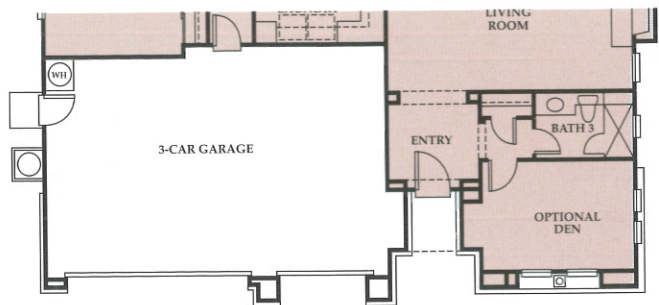
Separate water closet

Kohler brass/chrome widespread faucet and accessories

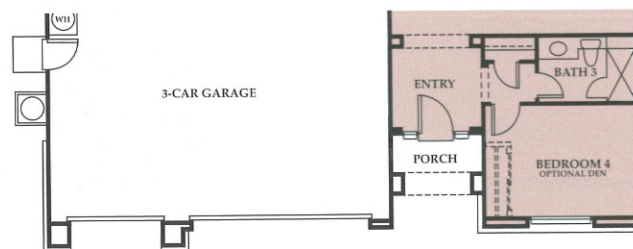
Brass framed mirrored medicine cabinet

Wide oval tub and separate walk-in shower with clear glass enclosure and ceramic tile surrounds





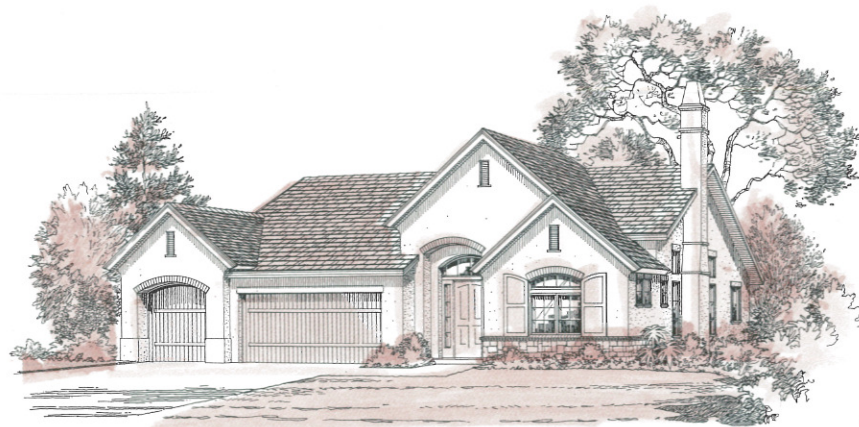
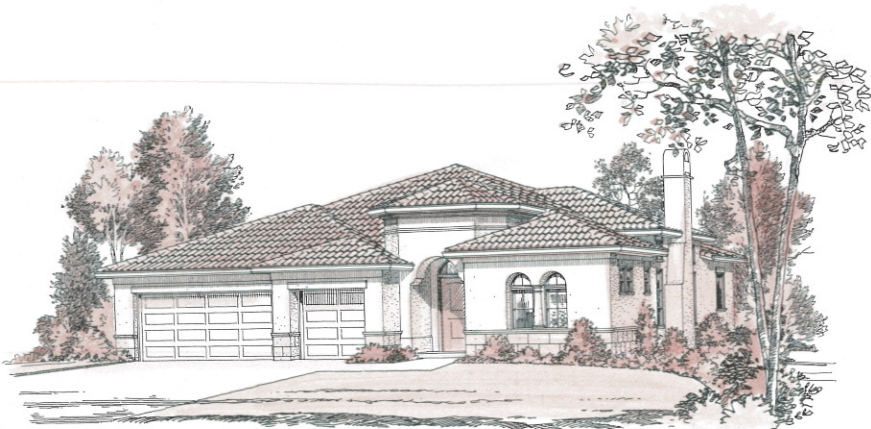
MEDITERRANEAN



FRENCH COUNTRY

# M OXLEY

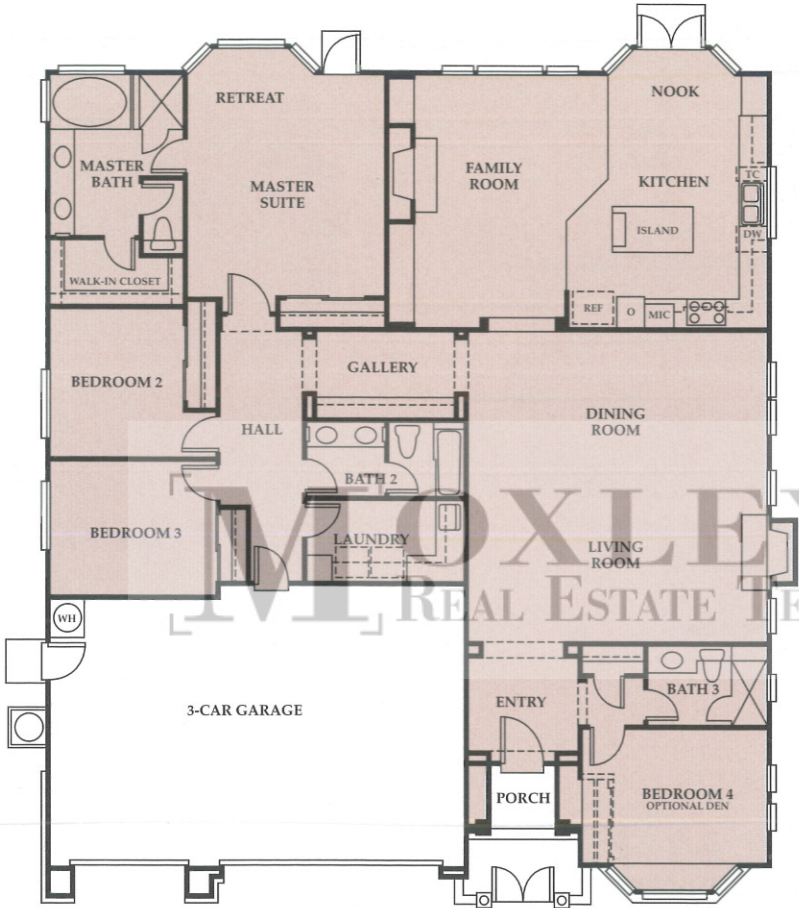
REAL ESTATE TEAM



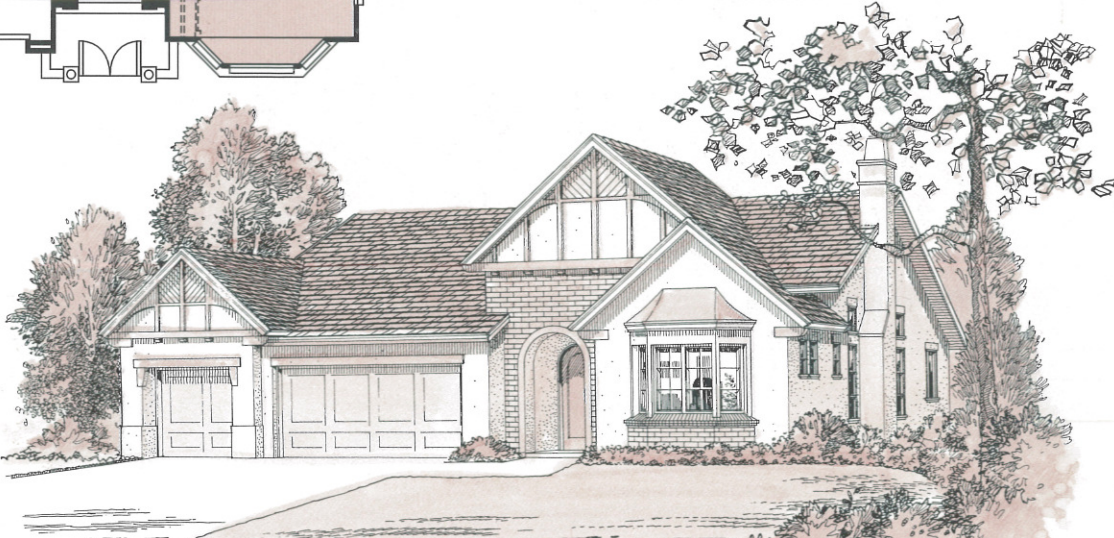
# LUGANO

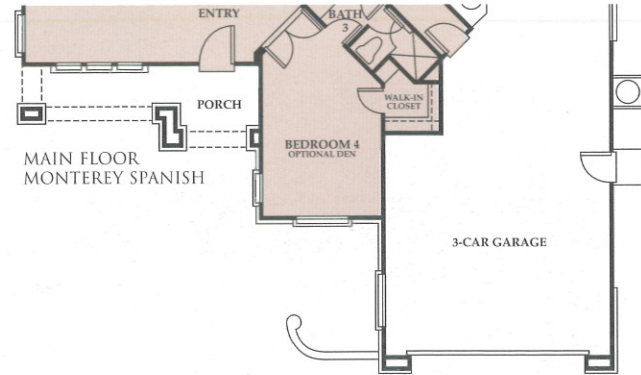
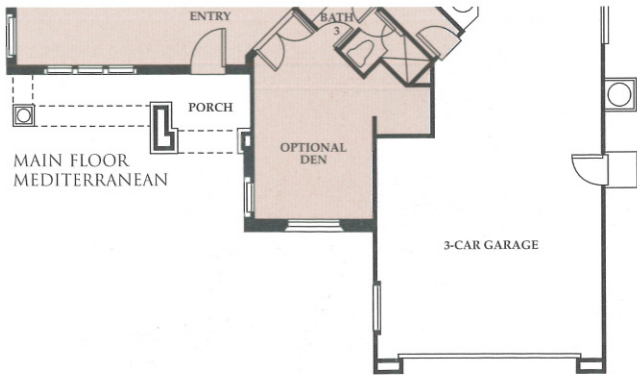
## PLAN 1

FOUR BEDROOMS, THREE BATHS,  
APPROXIMATELY 2,620 OR 2,645 SQUARE FEET

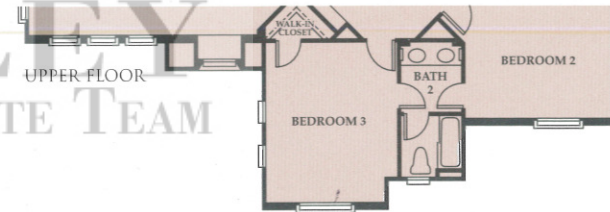


ENGLISH TUDOR





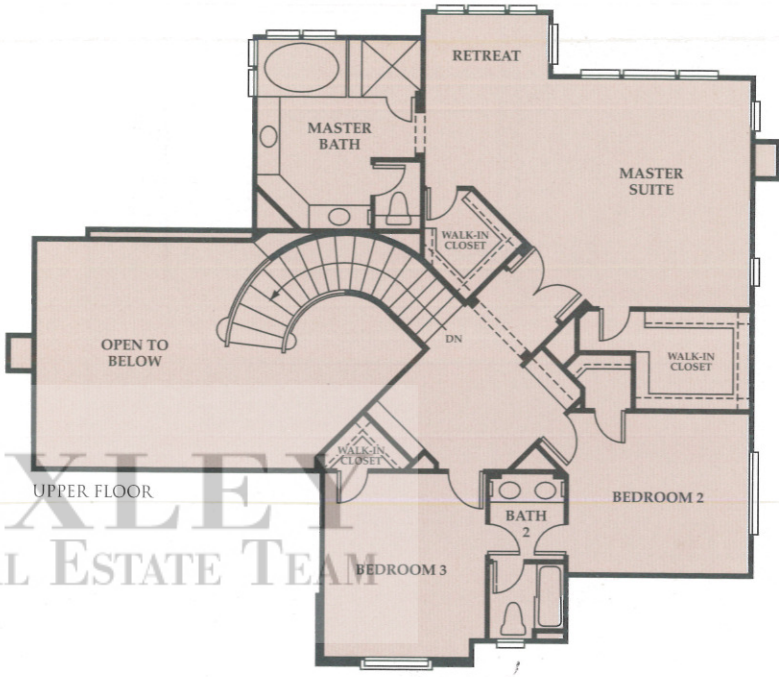
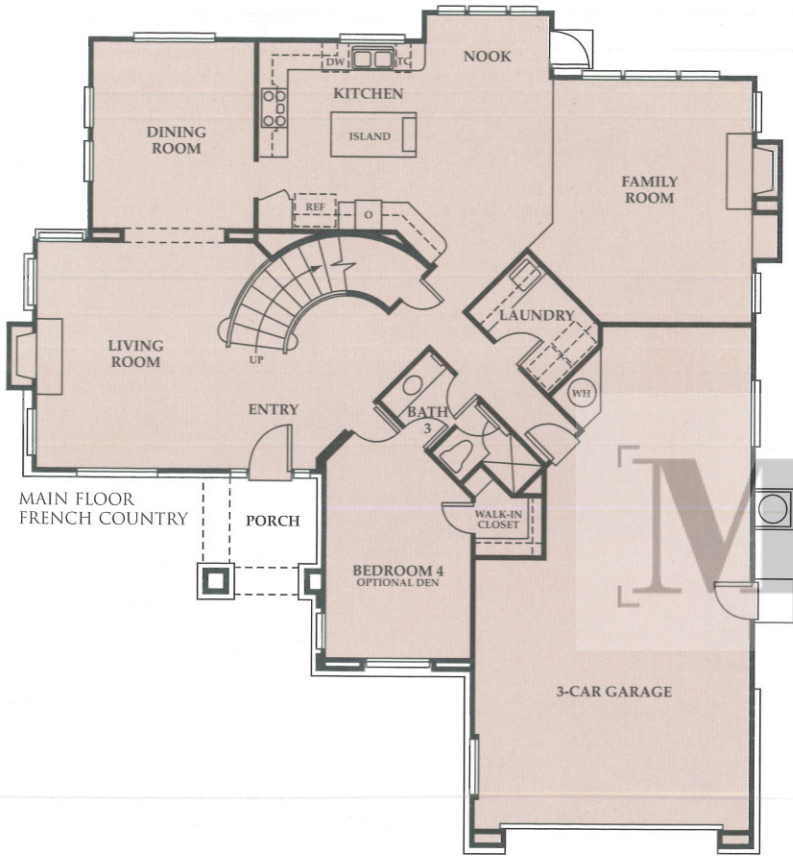
**MOXLEY**  
REAL ESTATE TEAM

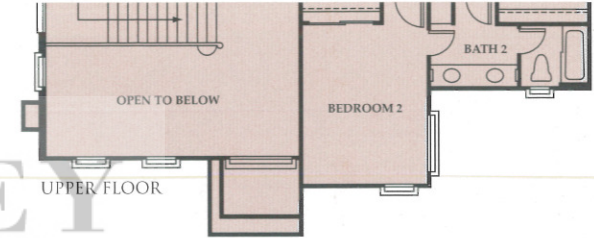
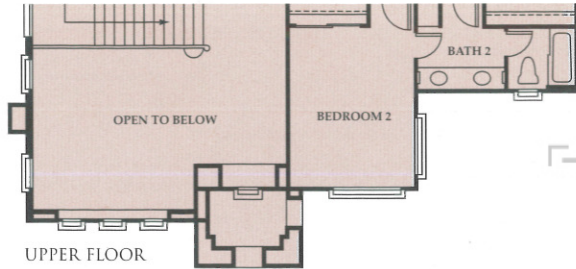
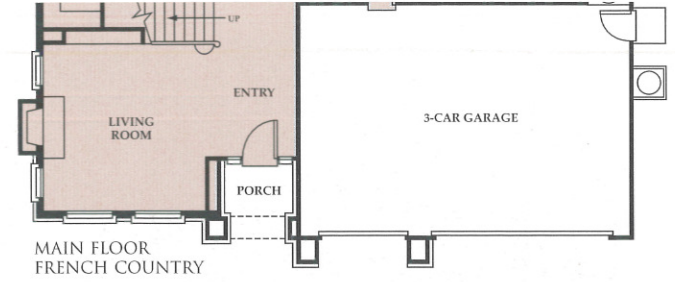
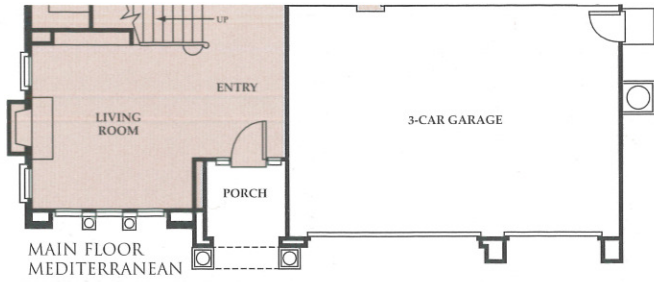


MONACO

PLAN 2

FOUR BEDROOMS, THREE BATHS,  
APPROXIMATELY 3,190 OR 3,250 SQUARE FEET





**MOXLEY**  
REAL ESTATE TEAM





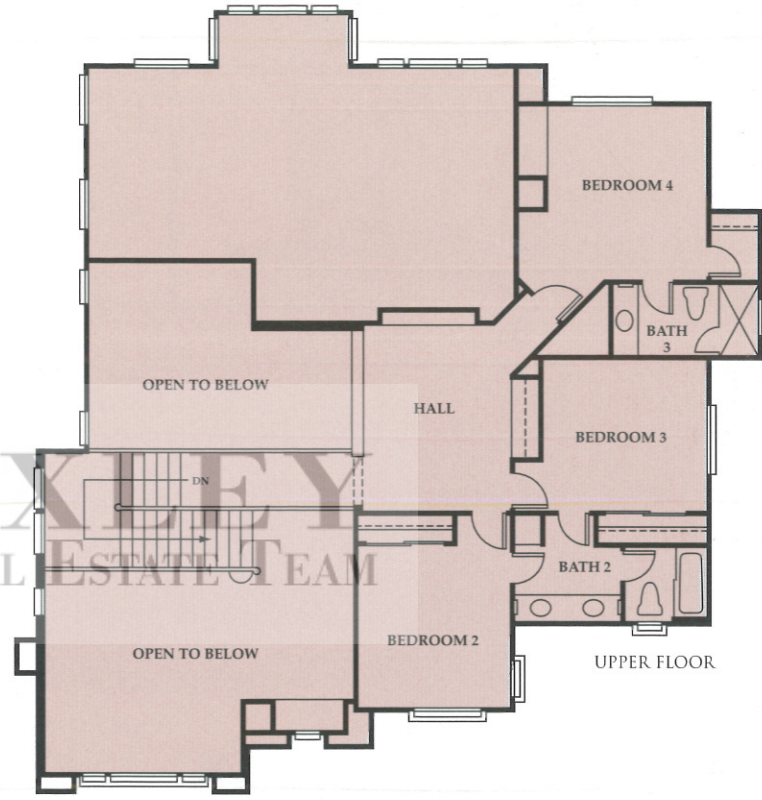
PIAVE

PLAN 3

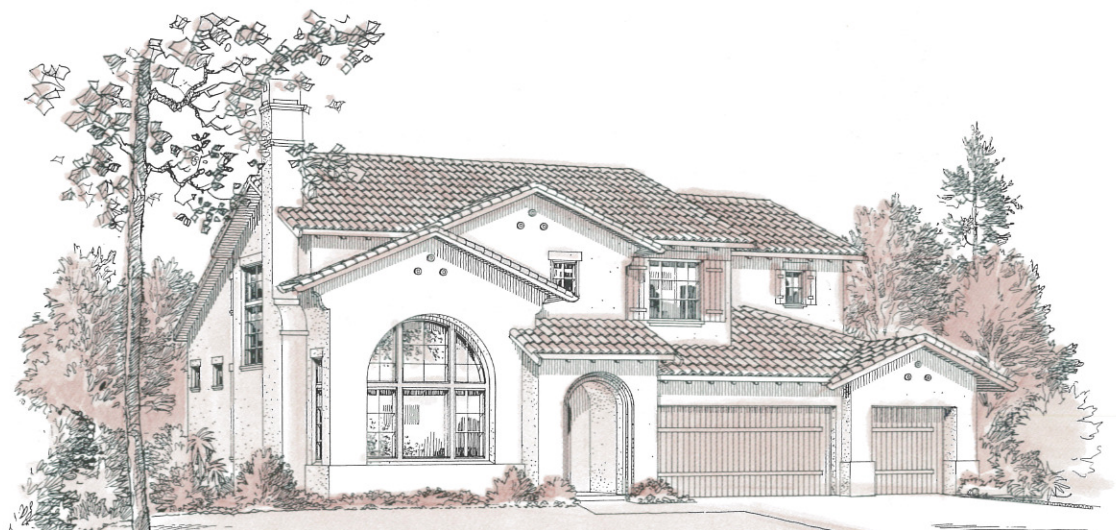
FOUR BEDROOMS, THREE AND ONE HALF BATHS,  
APPROXIMATELY 3,420 OR 3,450 SQUARE FEET

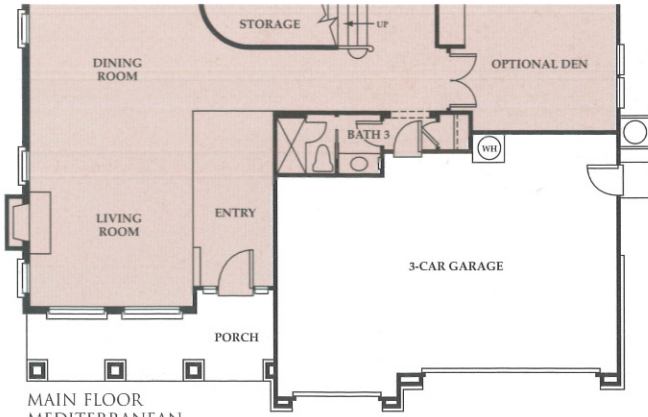


MAIN FLOOR  
MONTEREY SPANISH

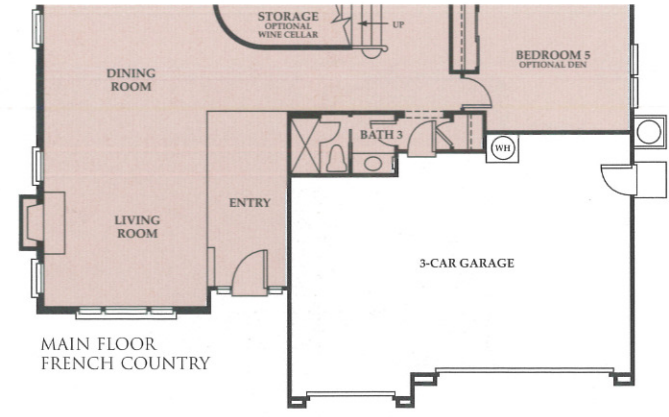


UPPER FLOOR

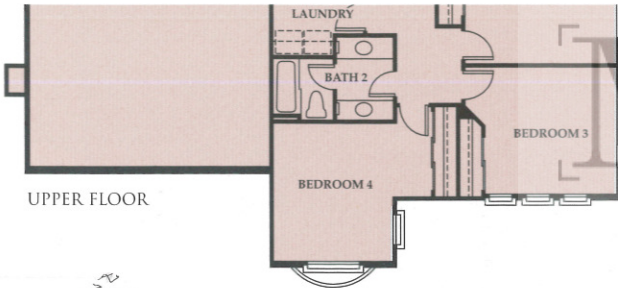




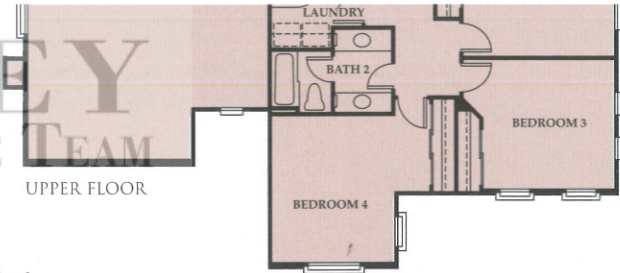
MAIN FLOOR  
MEDITERRANEAN



MAIN FLOOR  
FRENCH COUNTRY



UPPER FLOOR



UPPER FLOOR

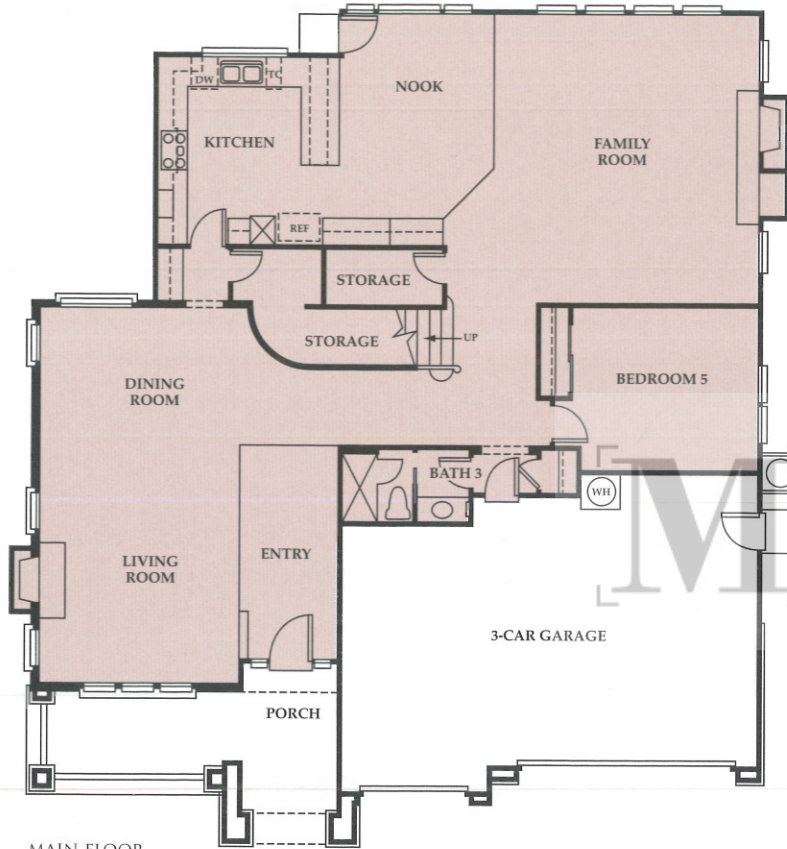
**MOXLEY**  
REAL ESTATE TEAM



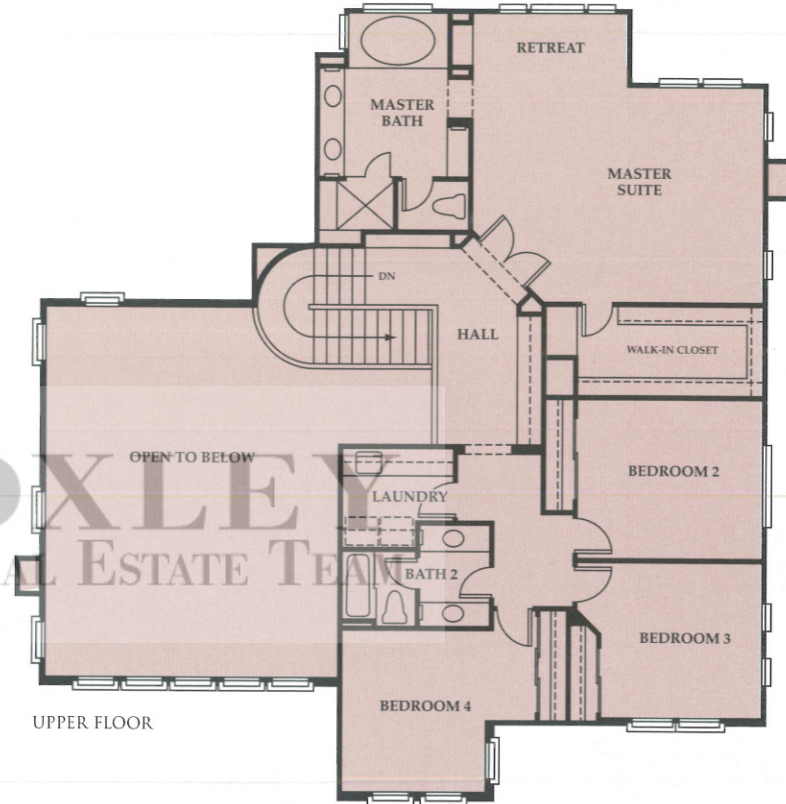
# TIRANO

## PLAN 4

FIVE BEDROOMS, THREE BATHS,  
APPROXIMATELY 3,840 OR 3,855 SQUARE FEET

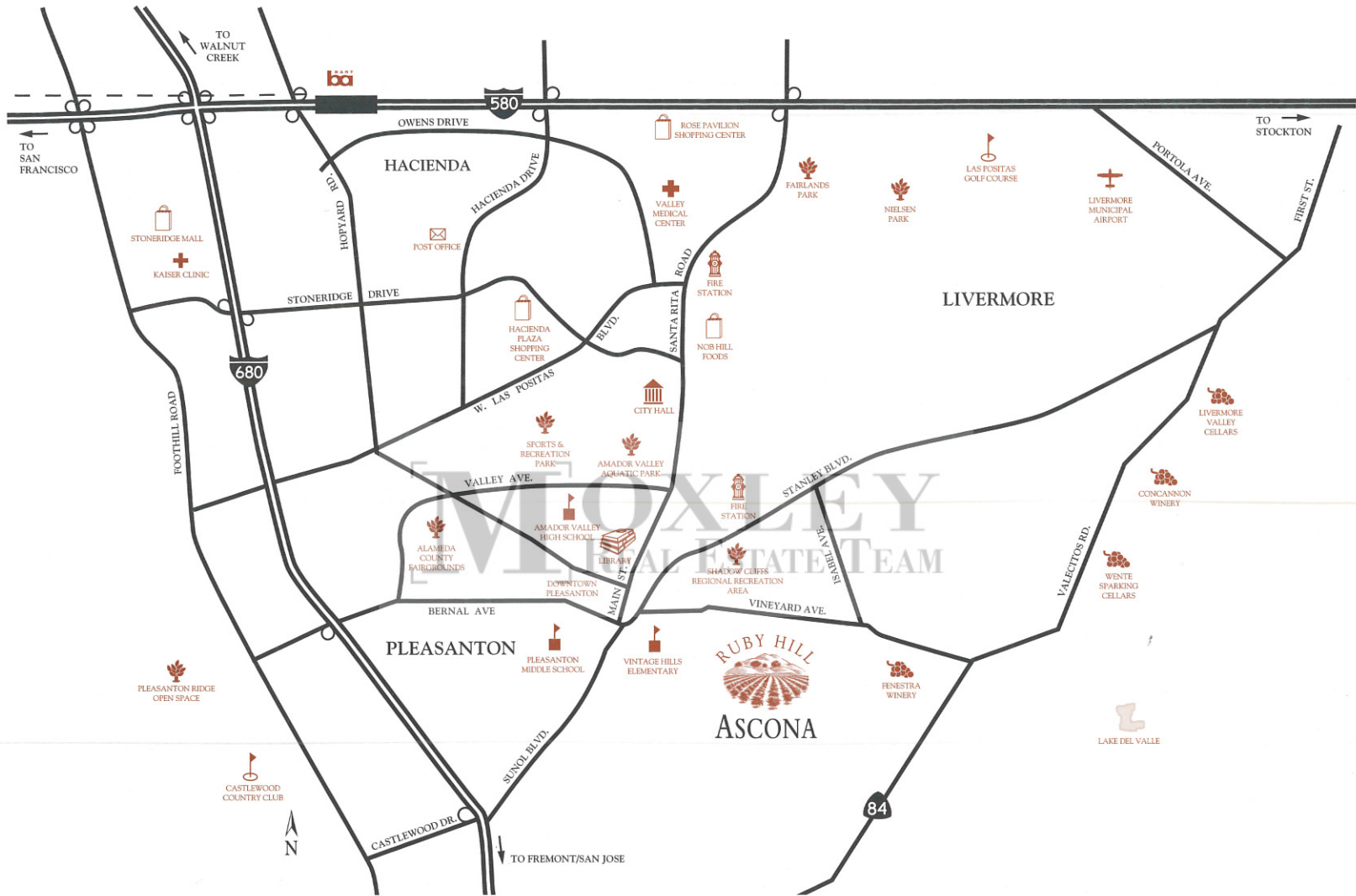


MAIN FLOOR  
CALIFORNIA CRAFTSMAN



UPPER FLOOR





Since 1983, the Signature Properties name has become synonymous with fine residential communities throughout Northern California. That name represents some of the homebuilding industry's best talents in home design, construction, sales and customer service.

Working closely with company founder James C. Ghielmetti, the Signature team's expertise is reflected in a tradition of homes that are a source of enduring pride to their owners, and neighborhoods that are assets to their communities.

The people who make up the Signature Properties staff have proven themselves to be good neighbors and real partners to the cities and counties in which the company builds, through their commitment and ongoing participation in community planning, sports, recreation and education.

Signature Properties has built its reputation by delivering to its buyers attached homes and townhouses, single family home neighborhoods and semi-custom luxury residences that all share one important feature: the company's belief in providing a quality home of enduring appeal.

**SIGNATURE**  
**PROPERTIES**  
*A Tradition in Homebuilding*