



Valencia

A T H A C I E N D A
[M]OXLEY
[REAL ESTATE TEAM]

SIGNATURE
PROPERTIES



Valencia

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.

DANTE

THREE BEDROOMS
TWO BATHS
PLAN 1156

A



B



C



Artist's conception of elevations.

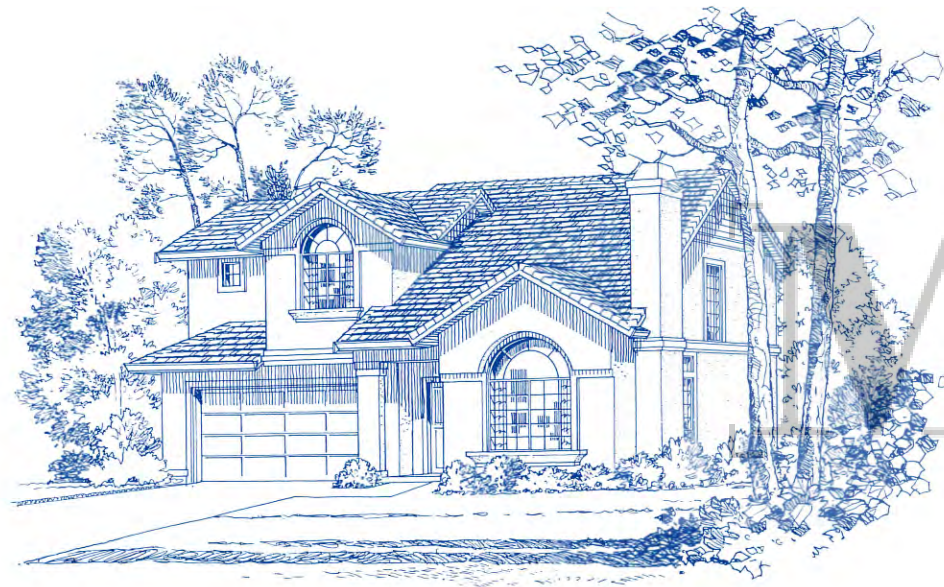


*Optional built-ins. See Sales Representative for details. Artist's conception of floor plan. Window placement and size may vary per elevation.

A



B



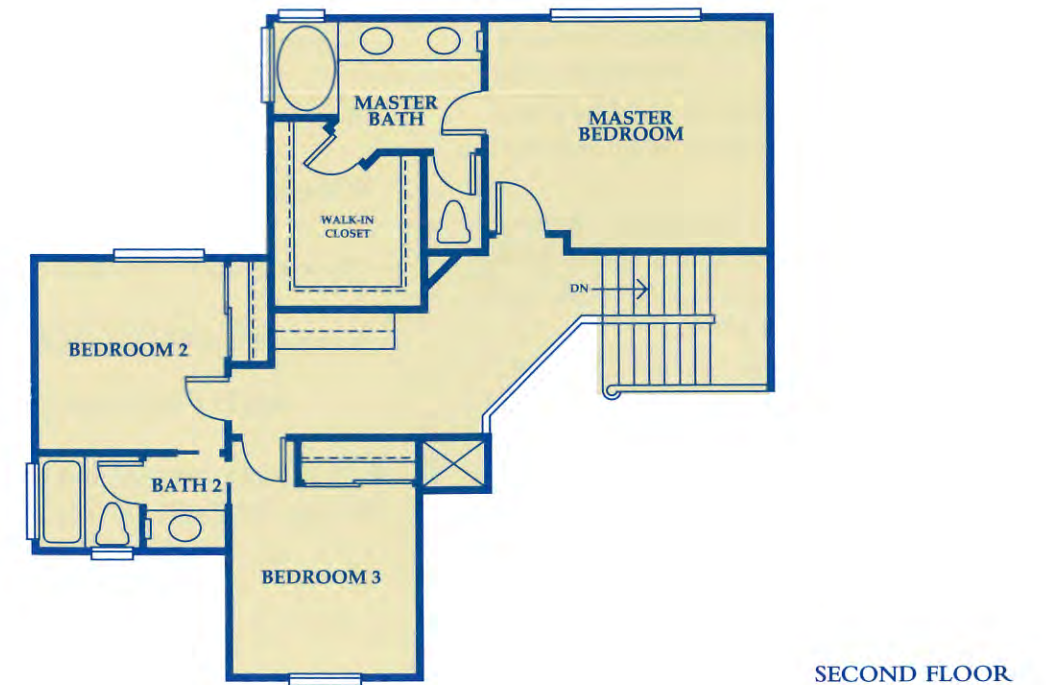
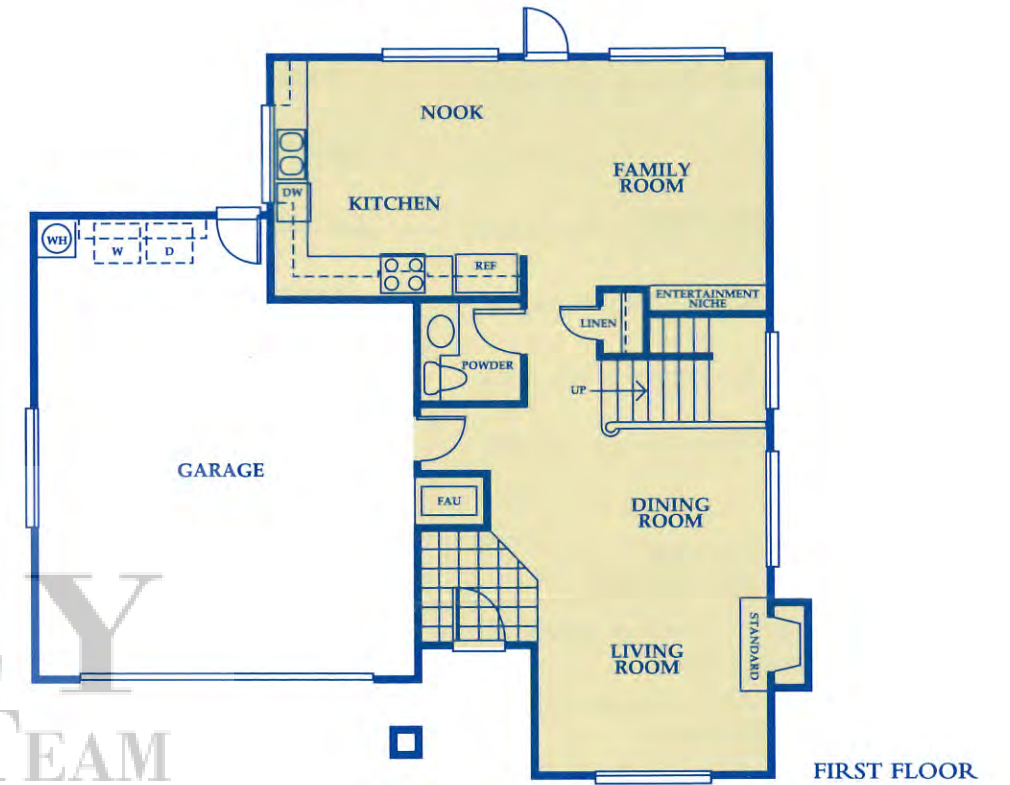
C



Artist's conception of elevations.

ROMA

THREE BEDROOMS
TWO AND ONE-HALF BATHS
PLAN 1624



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

FEATURES

WELL-APPOINTED KITCHENS

Whirlpool Appliances (black or white):

Gas range with self-cleaning oven

Spacemaker microwave oven

Energy-saving, multicycle dishwasher

Recessed panel oak cabinetry

Quality vinyl flooring

Hand-laid ceramic tile countertops

MASTER SUITES AND BATHS

Raised panel doors with privacy locks

Vaulted or coffered ceilings (per plan)

Spacious walk-in closets (most plans)

Luxurious oval tub with cultured marble surrounds

Clear glass tub enclosures framed in polished brass
(most plans)

Full-width vanity mirrors over cultured marble vanity
top and double sinks (most plans)

Polished brass/chrome widespread faucets

Prewired for telephone and cable television

DISTINCTIVE LIVING AREAS

Polished brass front door handle set with security
lock

Hand-laid ceramic tile entry

Dramatic vaulted or sloped living room ceiling
(per plan)

Separate formal dining room (most plans)

Distinctive polished brass lighting fixtures

Inviting wood-burning fireplace (most plans)

FINE CONSTRUCTION FEATURES

Air conditioning

Rounded corners

Concrete tile roof (50-year limited warranty)

White dual glazed, maintenance free, vinyl windows

Stained oak handrails (all two-story plans)

Three elevations per plan

Compartmentalized secondary bath (most plans)

PLEASE SEE YOUR SALES REPRESENTATIVE FOR
DETAILS OF CASH LANDSCAPING INCENTIVE.

CONVENIENCE, SAFEGUARD

AND ENERGY-SAVING FEATURES

Energy-efficient furnace with automatic setback
thermostat

Smoke detectors throughout living areas

Dual glazing on all windows and sliding glass doors

Energy-efficient, fully-insulated exterior walls
and ceilings

Quick-recovery hot water heater

Water-saving shower heads and toilets

Energy-saving drying cycle dishwasher

Attached garage with direct access to interior of home

Side yard service entry to garage with security
deadbolt

Sectional roll-up garage door with automatic opener

Decorator-selected front door hardware with security
deadbolt and built-in viewer

Full side and rear yard fencing with one gate

Full rain gutters and downspouts into a closed
drainage system

Underground utilities

PRIVATE RECREATION AMENITIES*

Swimming pool

Children's wading pool

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

Electronic security system

Den options offering built-ins (per plan)

Gourmet kitchen spray, instant hot water and
soap/lotion dispenser

Maple cabinets

Garden window in kitchen (some plans)

Fireplace ceramic gas log kit

Wide array of vinyl flooring, carpet choices, ceramic
and porcelain tile, as well as marble

Mirrored wardrobe closet doors in secondary
bedrooms

Tub enclosures in secondary baths

Woodburning fireplace (Plan 1156)

Entertainment center built-in (most plans)

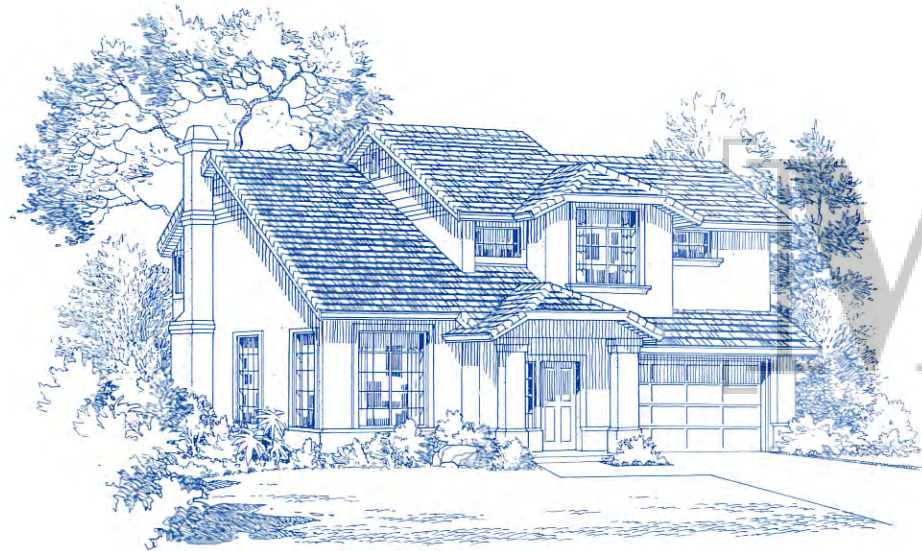
Please see your Sales Representative for additional options
and details. All plans, features, prices and specifications are
subject to change.



A



B



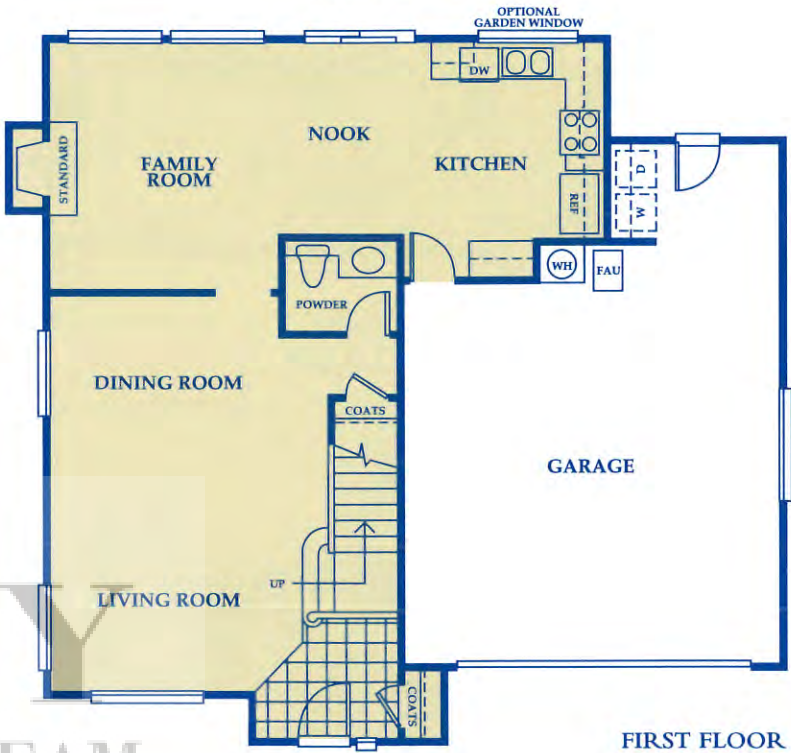
C



Artist's conception of elevations.

MEDICI

FOUR BEDROOMS
TWO AND ONE-HALF BATHS
PLAN 1770



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



A



B

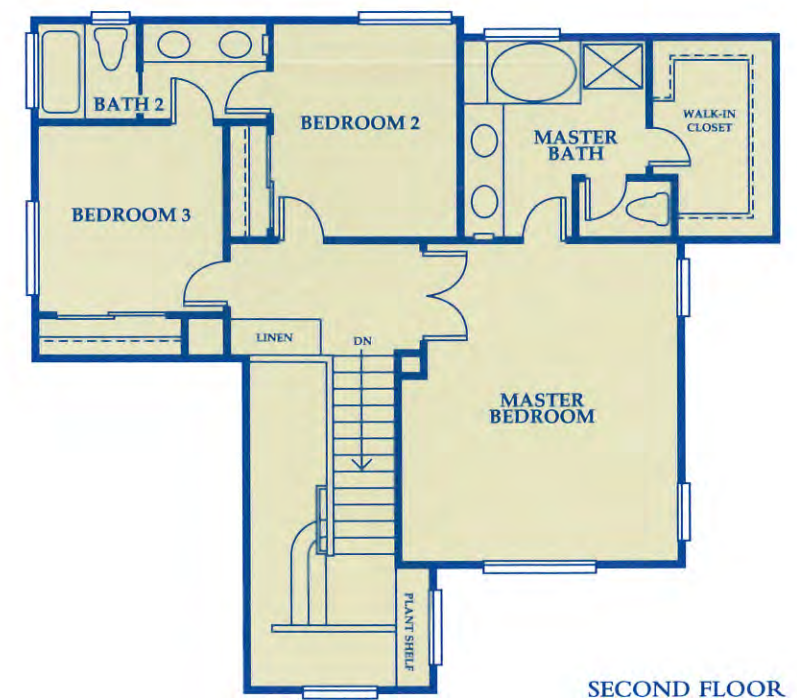


C

Artist's conception of elevations.

LEONARDO

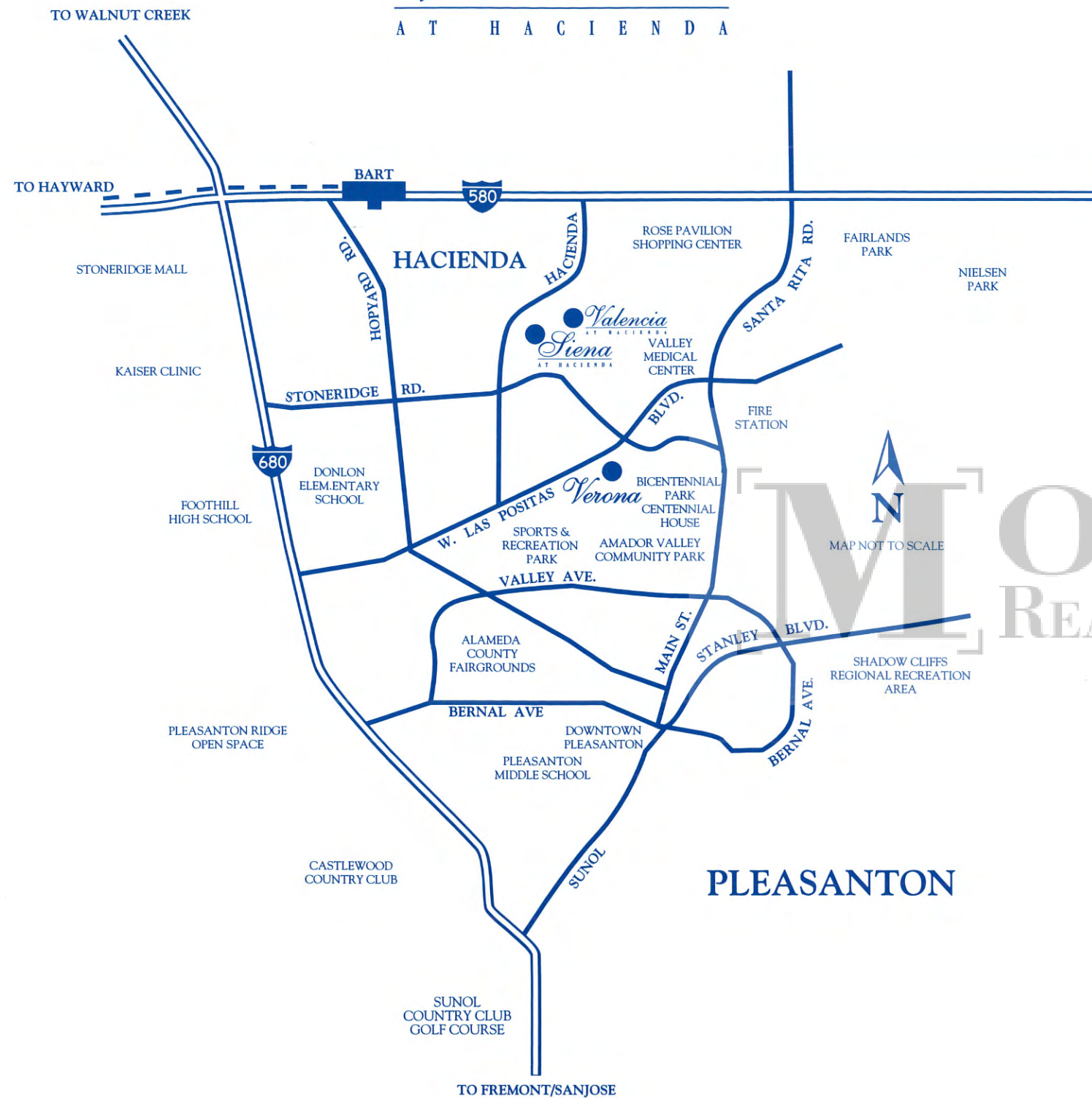
FOUR BEDROOMS
THREE BATHS
PLAN 1926



*Optional built-ins. See Sales Representative for details. Artist's conception of floor plan. Window placement and size may vary per elevation.

Valencia

A T H A C I E N D A



3942 APPIAN STREET
PLEASANTON, CA 94588
(510) 227-1819



Signature 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.