



Bigger Homes, Big Lots Means More Space At Ponderosa Estates

March 22, 2006

"Ponderosa Estates in Alpine is just bigger than what you would normally expect in a new home community --- bigger homes and big lots," said Mike Reynolds, president of Reynolds Communities.

"This is what families are attracted to, a large, comfortable home with a yard big enough for the kids to run around in and for the adults to plant a garden. Situated in the wide open spaces of Alpine, Ponderosa Estates represents an outstanding value," he said.

Priced from the high \$600,000s with no cost-added Mello-Roos fees, Ponderosa Estates is a limited edition of 24 detached luxury residences in the friendly, relaxed East County village of Alpine. Brokers are welcome.

The builder reports 17 sales to date with move-ins now taking place.

Three one- and two-story floorplans range in size from 1,814 to 3,092 square feet with up to five bedrooms, three baths and two- and three-space garages.

As a new neighborhood, Ponderosa Estates is complete with front yard landscaping and automatic sprinklers, side and rear yard fencing, and finished sidewalks throughout.

Located just 20 minutes from Mission Valley, families can relax in their country home in the fresh, clean air of Alpine, which offers a small-town atmosphere, top-rated schools, low crime rate and ideal climate.

Alpine (Pop. 15,000) is known for its rolling hills covered with sagebrush and chaparral since it originated as a stage stop for gold miners on their way to San Diego. They defined the village lifestyle that exists to this day.

At Ponderosa Estates, price-included extras that other communities price as options include slab granite countertops, air conditioning, mirrored wardrobe doors in all bedrooms, 12x12-inch ceramic tile flooring in selected areas, and upgraded cabinets.

Among the most popular standard amenities is CAT5 (category 5) high capacity wiring considered essential for use in today's home office. It carries telephone and data signals for phones, faxes and computer modems and enhances high-speed communications.

Stylish kitchens offer spacious nooks in most plans, quality Whirlpool appliances, food preparation island and classic natural hardwood cabinetry. Mediterranean architecture includes concrete tile roofs for beauty, long life and fire safety.

Reynolds Communities is considered East County's most trusted builder, having completed five previous new home communities in Alpine. The builder is known for repeat buyers who appreciate the most value for their money and exceptional service.

To visit Ponderosa Estates, take the I-8 to the Tavern Road exit, drive south to Alpine Boulevard, turn east to Marshall Road (at the Shell station), south to Eltinge Drive, then east on Marshall Way to Ponderosa Estates at 2292 Marquand Court. Open Friday through Tuesday 10:30 a.m. to 5 p.m., Sunday 11 a.m. to 5 p.m., closed Wednesday and Thursday.

For information, visit www.reynoldscommunities.com or call (619) 659-5169.