



## Ponderosa Estates Fifth Alpine Community By Reynolds

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"We understand what attracts people to Alpine and we build homes that reflect their desire to live in quality surroundings where they can appreciate the peace and quiet of their charming village," says Mike Reynolds, president of Reynolds Communities and builder of Ponderosa Estates.

Now selling its final homes, Ponderosa Estates is the fifth development by Reynolds in the rural community. Deer Creek Ranch, Sun River, Sun Crest and Blackwolf were warmly received by buyers wishing to escape the noise, congestion and pollution of the city.

"We don't just build homes. We build community, character and memories," Reynolds adds.

At Ponderosa Estates, buyers are given a choice of one- and two-story designs sized from 1,814 to 3,092 square feet featuring four or five bedrooms and two or three baths.

Prices begin in the mid \$600,000s, and there are no cost-added Mello-Roos fees, which can add hundreds of dollars to monthly payments. Brokers are invited to participate.

Enhancing the value are numerous price-included extras that other communities price as options. They include CAT5 wiring for home offices, slab granite countertops, air conditioning, mirrored wardrobe doors in all bedrooms, 12x12-inch ceramic tile flooring in selected areas, upgraded cabinets, front yard landscaping with automatic sprinklers and side and rear yard fencing.

Distinctive Mediterranean architecture and finished sidewalks throughout the community define Ponderosa Estates. Gourmet kitchens offer granite countertops, quality Whirlpool appliances, spacious nooks in most plans and classic, natural hardwood cabinetry.

According to Reynolds, a favorite with growing families is Plan 3, which features five bedrooms, three baths, large entertainment areas and a three-space garage in 3,092 square feet.

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.

Located just 20 minutes from Mission Valley, Alpine offers a small-town atmosphere, top-rated schools, low crime rate, and ideal climate.

In business for more than 30 years, Reynolds Communities is considered East County's most trusted builder. The company has built more than 4,000 homes in Southern California and Arizona.

To visit Ponderosa Estates, take the I-8 to the Tavern Road exit, drive south to Alpine Boulevard, turn right on Marshall Road (at the Alpine Inn), left to Eltinge Drive, then right on Marshall Way to Ponderosa Estates at 2292 Marquand Court. Open Thursday through Tuesday 10:30 a.m. to 5 p.m., Sunday 11 a.m. to 5 p.m., closed Wednesday. For more information visit [www.reynoldscommunities.com](http://www.reynoldscommunities.com) or call (619) 659-5169.

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