



## Ponderosa Estates In Alpine Offers East County's 'Best Value'

June 27, 2006

With its peaceful country atmosphere, quality construction, upgraded amenities, accessible pricing with no hidden costs, and the availability of "wild deals," Ponderosa Estates in Alpine is East County's finest new home value, according to Mike Reynolds, president of Reynolds Communities.

"We invite homeshoppers to do some comparison shopping. By every measure, Ponderosa Estates will come out ahead, and we're willing to work with buyers to make it happen," Reynolds says.

Located in a village-like community just 20 minutes from Mission Valley, Ponderosa Estates offers two-story homes featuring four or five bedrooms, two and a half or three baths, and two- and three-space garages in 2,224 to 3,092 square feet.

Pricing begins in the high \$600,000s. Unlike many communities, there are no costly Mello-Roos fees, which can add hundreds of dollars to the monthly mortgage payments. Brokers are welcome.

During the "Lasso a Wild Deal" promotion currently in progress, buyers may choose the deal that best suits their needs: help with monthly payments, contingency removal, upgrade allowances, or assistance with move-in costs. If none of the stated deals is quite right, there is the option of naming a deal that will work.

Reynolds Communities recently won the 2006 Building Industry's Greatest Award for "2006 Community Builder Team of the Year," which recognizes the builder team that

performs its job in an outstanding manner. The quality and stylishness of the homes typify the team's desire to give buyers more for their money.

Price-included extras that other communities price as options include slab granite countertops, air conditioning, mirrored wardrobe doors in all bedrooms, 12"x12"ceramic tile flooring in selected areas, upgraded cabinets, and CAT5 (category 5) high capacity wiring.

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

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

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.

To visit Ponderosa Estates, take I-8 to the Tavern Road exit, drive south to Alpine Boulevard, left to Marshall Road (at the Alpine Inn), turn right and follow signs to the models 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](http://www.reynoldscommunities.com) or call (619) 659-5169.