



## Ponderosa Estates Offers Alpine Serenity, Viejas Shopping

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Since move-ins began at Belvedere, Reynolds Communities' attainably priced detached homes near downtown La Mesa, there has been steady sales success, and the project is now more than one-third sold with plenty of homes that still remain up for grabs, announced the builder, Mike Reynolds.

Residents of Ponderosa Estates in Alpine enjoy both the serenity of country living and all the fun and excitement of nearby Viejas entertainment, dining and shopping, according to the builder.

"Ponderosa Estates presents residents with the best of both worlds. Although it's only 20 minutes from Mission Valley, Alpine offers country living at its finest. Nearby Viejas gives residents an opportunity to indulge in fine dining, big name entertainment and gaming a short drive from home," says Mike Reynolds, president of Reynolds Communities.

Now nearing closeout, Ponderosa Estates is offering buyers "wild deals" worth thousands, Reynolds adds. Buyers may choose the deal that best suits their needs: trade program, help with monthly payments, 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.

Ideal for larger families, the two-story homes offer five bedrooms, three baths and three-space garages in 3,092 square feet. Pricing begins in the high \$600,000s. Unlike many communities, there are no costly HOA dues or Mello-Roos fees, which can add hundreds of dollars to the monthly mortgage payments. Brokers are welcome.

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 attention to detail and array of upscale features reflects the team's desire to give buyers the best home and the best value.

Price-included extras that other communities price as options include slab granite countertops, air conditioning, mirrored wardrobe doors in all bedrooms, 12"x 12"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.

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. Nearby Viejas Casino offers the excitement of gaming, fine dining in six distinctive restaurants, big name entertainment, and value-packed outlet shopping.

To visit Ponderosa Estates, take the I-8 to the Tavern Road exit, drive south to Alpine Boulevard, turn left at Marshall Road (at the Alpine Inn), turn right and follow the 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.