

CORVALLIS, OR.



COMMUNITY GROWS HERE.

HOLTHOMES

HOME GROWN

Welcome to Corvallis. The heart of the Willamette Valley. The place where you know your neighbor. Where you wave to a familiar face on your way into town. A place with its own history. Game nights and backyard barbecues. A lively farmer's market and plenty of college charm. From the produce to the people there's a lot to love.





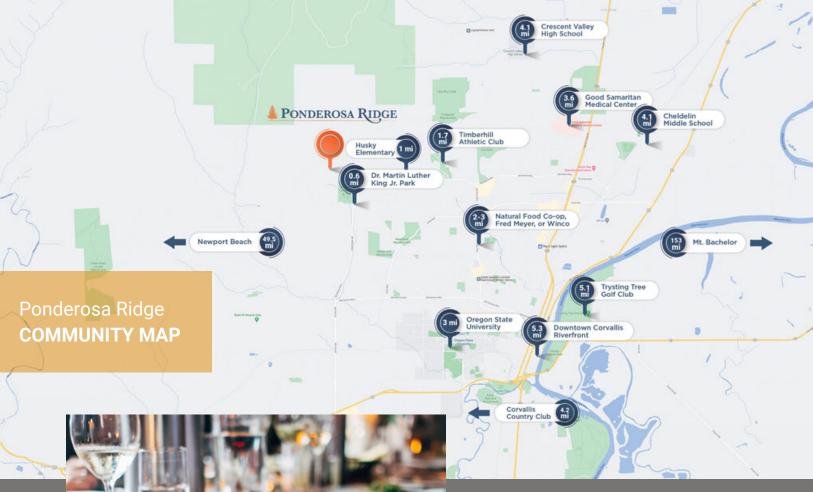
















L O C A L , N A T U R A L <u>L Y</u>

Golfing, wine tasting, shopping, mountain biking, and hiking.

From here you can be anywhere but in Corvallis anywhere tends to be right next door. From sports to culture to nature, life can be as active or slow paced as you want.

Ponderosa Ridge is located in the Northwest pocket of Corvallis. This quiet forest retreat is walking distance to local parks and on-site trailheads, but still just minutes from downtown. Complete with a community clubhouse, Ponderosa Ridge is next to the amenities that matter. Come see for yourself.



HOLTHOMES





LEARN MORE inquiries@holthomes.com 971-252-5262 HOLTHOMES.COM



THE 1594 FLOOTZ PLAN





ELEVATION A



Square Feet: 1,594



Stories: 1



Bedrooms: 3



Baths: 2



Garage Capacity: 2









THE 1690 FLOOTE PLAN





ELEVATION A



Square Feet: 1,690



Stories: 2



Bedrooms: 3

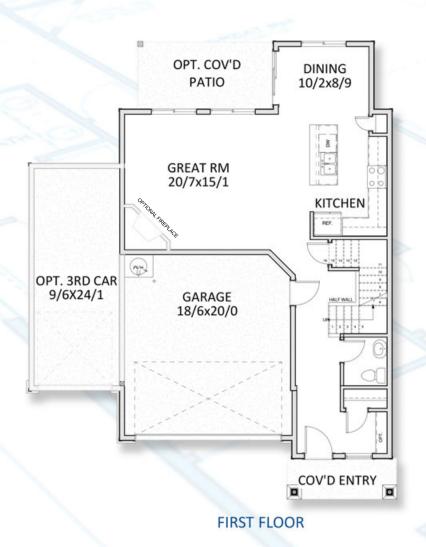


Baths: 21/2



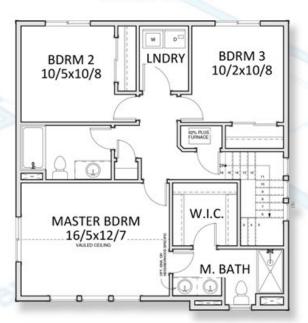
Garage Capacity: 2







SECOND FLOOR



THE 1690









Garage Capacity: 2

REAL ESTATE PERFORMANCE





THE 1690 FLOOTE PLAN





ELEVATION A



Square Feet: 1,690



Stories: 2



Bedrooms: 3

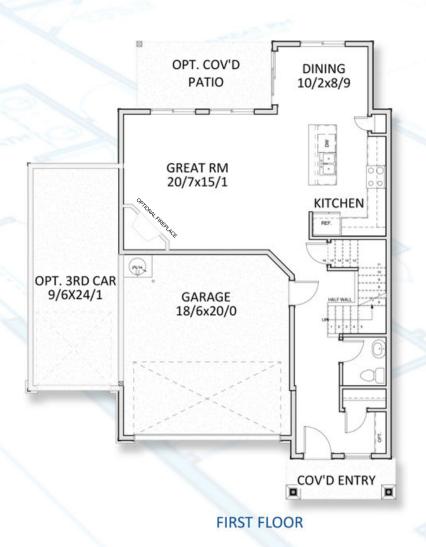


Baths: 21/2



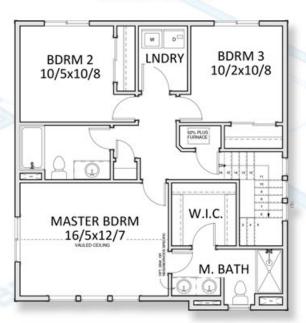
Garage Capacity: 3







SECOND FLOOR



THE 1690











REAL ESTATE PERFORMANCE





THE 1783 FLOOTZ PLAN





ELEVATION A







Stories: 2



Bedrooms: 3-4



Baths: $2\frac{1}{2}$



Garage Capacity: 2



^{*}All floor plan specifications are subject to change without notice and should be verified with your Holt Representative prior to purchase.





THE 1783 FLOOTZ PLAN





ELEVATION A



Square Feet: 1,783



Stories: 2



Bedrooms: 3 - 4

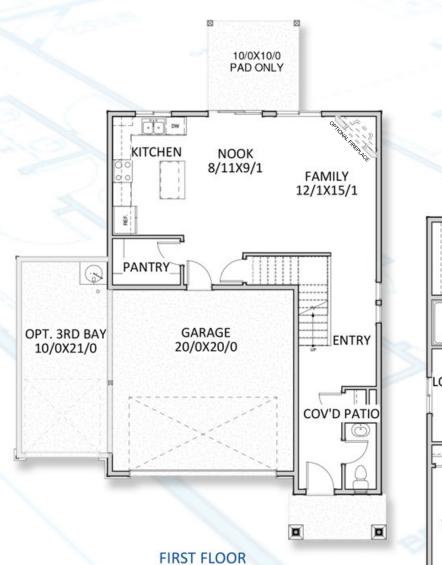


Baths: 21/2



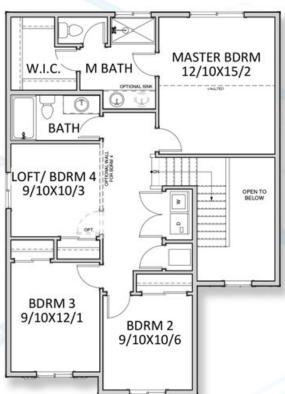
Garage Capacity: 3







SECOND FLOOR



THE 1783



Square Feet: 1,783



Stories: 2



Bedrooms: 3-4



Baths: 21/2



Garage Capacity: 3

REAL ESTATE PERFORMANCE





THE 1803 FLOOTZ PLAN





ELEVATION A



Square Feet: 1,803



Stories: 1



Bedrooms: 3

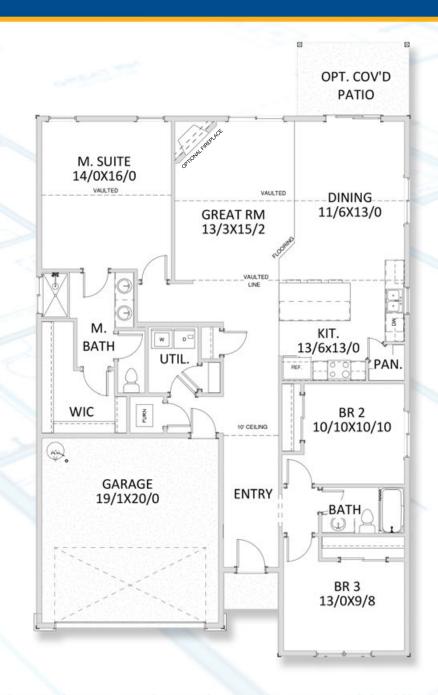


Baths: 2



Garage Capacity: 2







THE 1803



Square Feet: 1,803



Stories: 1



Bedrooms: 3



Baths: 2



Garage Capacity: 2

REAL ESTATE PERFORMANCE





THE 1930 FLOOT PLAN





ELEVATION A



Square Feet: 1,930



Stories: 1



Bedrooms: 4

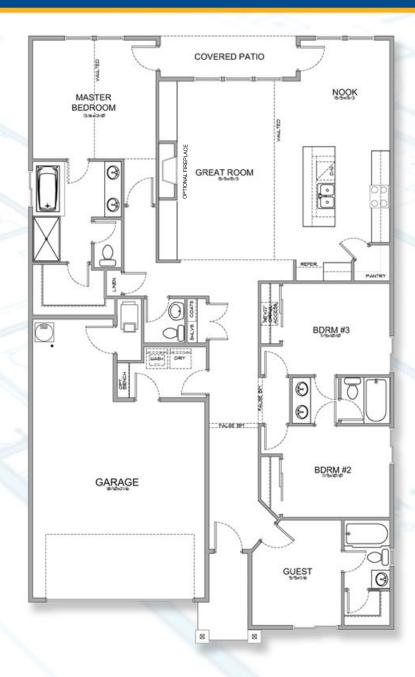


Baths: 3½



Garage Capacity: 2







THE 1930



Square Feet: 1,930



Stories: 1



Bedrooms: 4



Baths: 31/2



Garage Capacity: 2

REAL ESTATE PERFORMANCE





THE 2038 FLOOT PLAN





ELEVATION A



Square Feet: 2,038



Stories: 2



Bedrooms: 3-4



Baths: $2\frac{1}{2}$



Garage Capacity: 2









THE 1178 FLOOTE PLAN





ELEVATION A



Square Feet: 2,278



Stories: 11/2



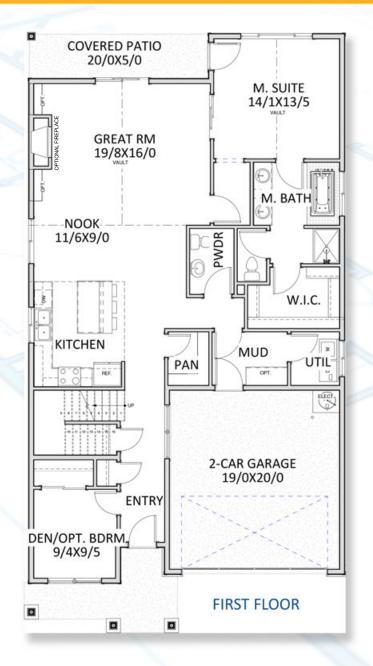
Bedrooms: 3 - 4



Baths: 21/2



Garage Capacity: 2





THE 2278



Square Feet: 2,278



Stories: 11/2



Bedrooms: 3-4

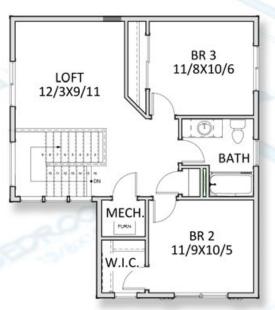


Baths: 21/2



Garage Capacity: 2

SECOND FLOOR



REAL ESTATE PERFORMANCE





THE 2410 FLOOTEPLAN









Stories: 2½



Bedrooms: 4



Baths: 3



Garage Capacity: 2









THE 1636 FLOOTZ PLAN





ELEVATION A



Square Feet: 2,636



Stories: 2



Bedrooms: 4



Baths: 3½



Garage Capacity: 2





^{*}All floor plan specifications are subject to change without notice and should be verified with your Holt Representative prior to purchase.





THE 1585 FLOOT PLAN





FLEVATION A



Square Feet: 2,585



Stories: 2



Bedrooms: 6



Baths: 3

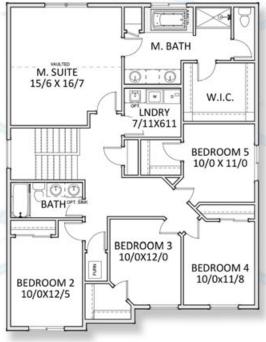


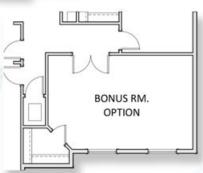
Garage Capacity: 2

• • bur GREAT RM 13/0 X 20/6 8/8 X 16/10 KITCHEN ELEC WH BATH GARAGE 18/0 X 24/0 **ENTRY** GUEST SUITE 10/0 X 12/5 0

FIRST FLOOR

SECOND FLOOR







THE 2585



Square Feet: 2,585



Stories: 2



Bedrooms: 6



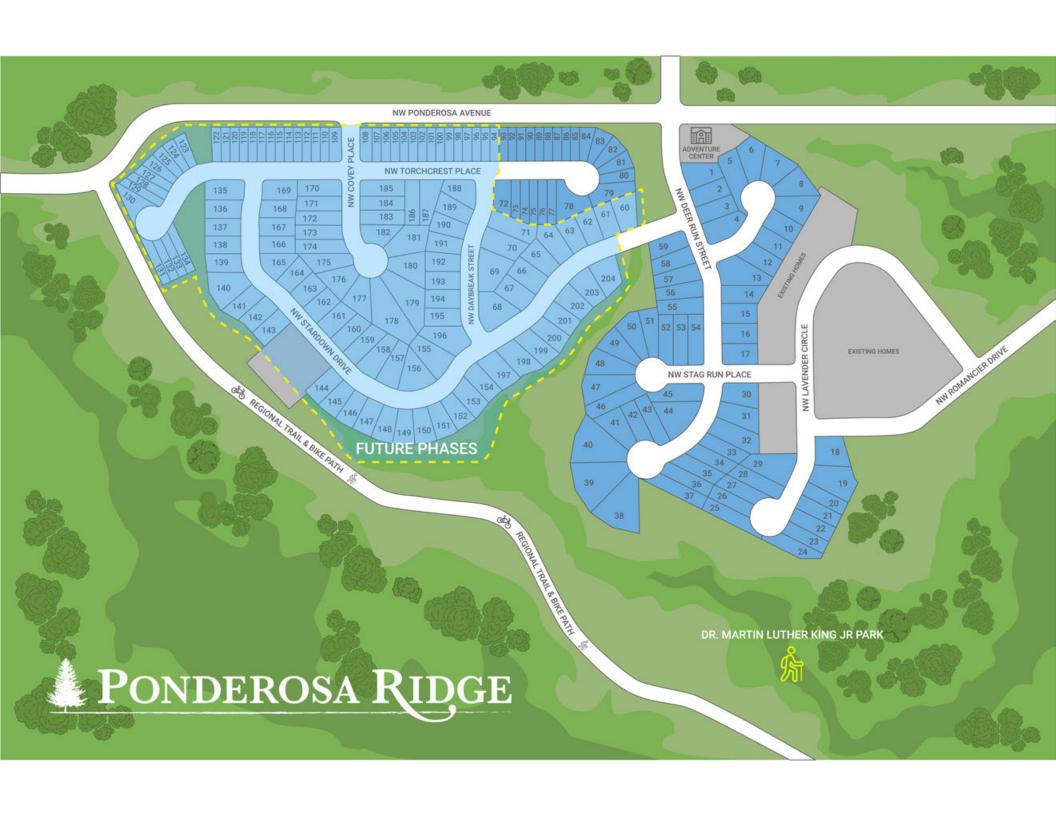
Baths: 3



Garage Capacity: 2

REAL ESTATE PERFORMANCE







Included Standard Features

Interior Features

- Designer Luxury Vinyl Plank (LVP) Flooring in entry, kitchen, powder bathroom & nook*
- > 25 oz. Shaw Carpeting w/6lb rebound pad*
- LED recessed lighting throughout (excludes bedrooms and dens)
- > Central nickel-finish ceiling mount lighting in bedrooms and den
- Painted interior trim work (door headers, door length, baseboard)
- Sherwin Williams "Snowbound" flat latex low-VOC paint on walls, ceiling and trim
- > Orange peel textured walls and knock down texture ceiling
- > Square two-panel 6'8 height hollow core doors throughout
- > Brushed nickel "cove-style" door hardware
- > White wire closet shelving throughout
- > Trimmed half-walls with painted cap

Kitchen Features

- Alder 3" Shaker-style stained cabinets with 36-inch uppers and 42-inch stagger* (Select from 5 stain options; or upgrade to available painted cabinet option)
- Concealed cabinet hinges
- Knob & bar pull hardware in three standard color options: matte black, stainless or rubbed bronze
- Frigidaire black slide gas range, dishwasher and microwave/hood combo* (stainless steel upgrade available)
- > Designer large format ceramic tile countertops
- Drop-in stainless steel, single basin sink with 1/3 HP garbage disposal
- > Moen "Sleek" chrome one-handle pull-down spray faucet
- > 6" Tile backsplash
- Large walk-in pantry*
- > Island or eating bar*
- > Pre-plumbed hook-up for refrigerator/icemaker

Owner's Retreat

- > Spacious walk-in closet
- Private attached bathroom with designer tile vanity top and double porcelain sinks
- > 36" alder shaker-style vanity cabinets
- Luxury vinyl plank (LVP) or luxury vinyl tile (LVT) bathroom flooring
- > Moen chateau single handle chrome faucet
- > Moen chateau shower handle
- White fiberglass walk-in shower with framed glass enclosure
- > Wall mount bathroom lighting*
- > Central nickel-finish ceiling mount bedroom light*
- > Full height, polished-edged bathroom mirror
- > LED recessed bathroom lighting above vanity and shower

Hall Bathroom

- 32" bathroom cabinet with 4" tile backsplash and drop-in porcelain sink
- > Full height polished-edge mirrors with overhead LED recessed lighting
- Luxury vinyl plank (LVP) or luxury vinyl tile (LVT) bathroom flooring
- Tub shower combo with curtain rod (hall)
- > Moen "Chateau" bath handle in chrome
- > Moen "Chateau" single-handle chrome faucet
- > Moen "Mason" bath hardware in chrome

Powder Bathroom

- > Modern pedestal sink
- > Bronze framed mirror with wall mount lighting
- > Moen chateau single handle chrome faucets
- > Moen "Mason" bath hardware in chrome

Exterior

- Exposed aggregate concrete finished driveways, front porch and rear stoop
- Front yard landscaping, including sod, plant beds and sprinklers
- > Full wrap Hardiplank siding and trim
- > Tyvek drainwrap moisture barrier
- > 2x6 exterior walls, 16" on center
- > Backyard barkdust with landscape and irrigation upgrade option
- Insulated steel overhead garage door with optional garage door
- > 2 exterior hose bibs & 2 weatherproof electrical outlets
- Charcoal Laminated asphalt shingle roof with lifetime limited 10-year transferrable warranty
- Sherwin Williams exterior paint in a wide selection of exterior schemes
- > 6-ft. stained cedar fence with access gate
- Thermatru S220 fiberglass entry door with Kwikset handset and deadbolt
- > Fully graveled under-house crawl space

Energy Efficiency Features

- > 95% High efficiency gas furnace with AC pre-wire & Honeywell Thermostat (AC upgrade available)
- > Energy Star rated 65-gallon heat pump electric water heater
- > R-23 insulation in exterior walls / R-30 in floors / R-38 in ceiling
- Double-paned high performance white vinyl windows with low E and .30 U-factor (screens included on all operable windows)
- > LED lights & bulbs throughout





Rooted in **Detail**

What makes the home uniquely yours? The details. The extras, features and touches that fill out your creative vision. We will work with you to select the finishes and upgrades that bring your vision to life and turn your new house into a personalized dream home.

Most Popular Upgrades in Ponderosa Ridge - Single Family



Gas Fireplace

Air Conditioning

Painted Cabinets

📴 Garage Door Opener

Exterior Masonry

Gourmet Appliance Package

Extended Hard Surfaces on the Main Level

Backyard Landscaping and Irrigation

Covered Patio*

Open Stair Railing*

Slab Quartz Upgrade Selection

Faucet Upgrades





Rooted in Detail

What makes the home uniquely yours? The details. The extras, features and touches that fill out your creative vision. We will work with you to select the finishes and upgrades that bring your vision to life and turn your new house into a personalized dream home.

Most Popular Upgrades in Ponderosa Ridge - Townhomes



- Painted Cabinets
- Garage Door Opener
- Added Outlets & Switches
- Stainless Steel Appliance
 Package
- Extended Hard Surfaces on the Main Level

- Electric Linear Fireplace
- 🖶 Softclose Cabinet Hardware
- Window Coverings*
- Open Stair Railing*
- White Ceiling
- Faucet Upgrades
- Slab Quartz Upgrade Selection





Rooted in **Service**

Holt Homes' Customer Journey

Buying, personalizing and building the perfect home is a journey, one that takes many steps. Our dedicated experts will guide you every step of the way—from your first visit to our sales office to the final day of your home warranty.

Let's go!

