



PERPETUAL
HOMES

Welcome! Updated 03/03/26

Highest Quality Homes - Adding more space and value to your property!



Calistoga

THE PERPETUAL VISION

- Enhance property value and livable space with high quality, eco-friendly ADU's and single family homes at an affordable value
- It's simple, we do everything with high end quality at an affordable price
- Designed with premium long-lasting sustainable materials
- Prefab ADU's and SFD added to excess land on single-family lots, multi-family properties, churches, commercial properties, and government owned properties.

What Sets Our ADUs Apart

- Experts in California, Prefab ADU's and Single Family Homes
- California's largest private ADU Builder
- Experienced permitting team for 40 years
- Over 18 customizable floor plans
- High Quality at affordable price point! (Over \$15K included features included in Base Price)
- Transparent Pricing
- Crown molding & Window trim included
- Solar Exemption
- 7 Year Warranty on ADU
- Quick time on site (Approximately 3-4 Months)
- Financing recommendations
- Energy Star Insulation



****Disclosure: While we hold high level quality, design specs are subject to change****

Disclaimer: All renderings, illustrations, photographs, floor plans, images, and drawings of homes on Perpetual Home's website (collectively, "Renderings") are for illustrative purposes only and subject to change at any time and for any reason. Perpetual Homes makes no representation or warranty that homes will be the same as such Renderings.



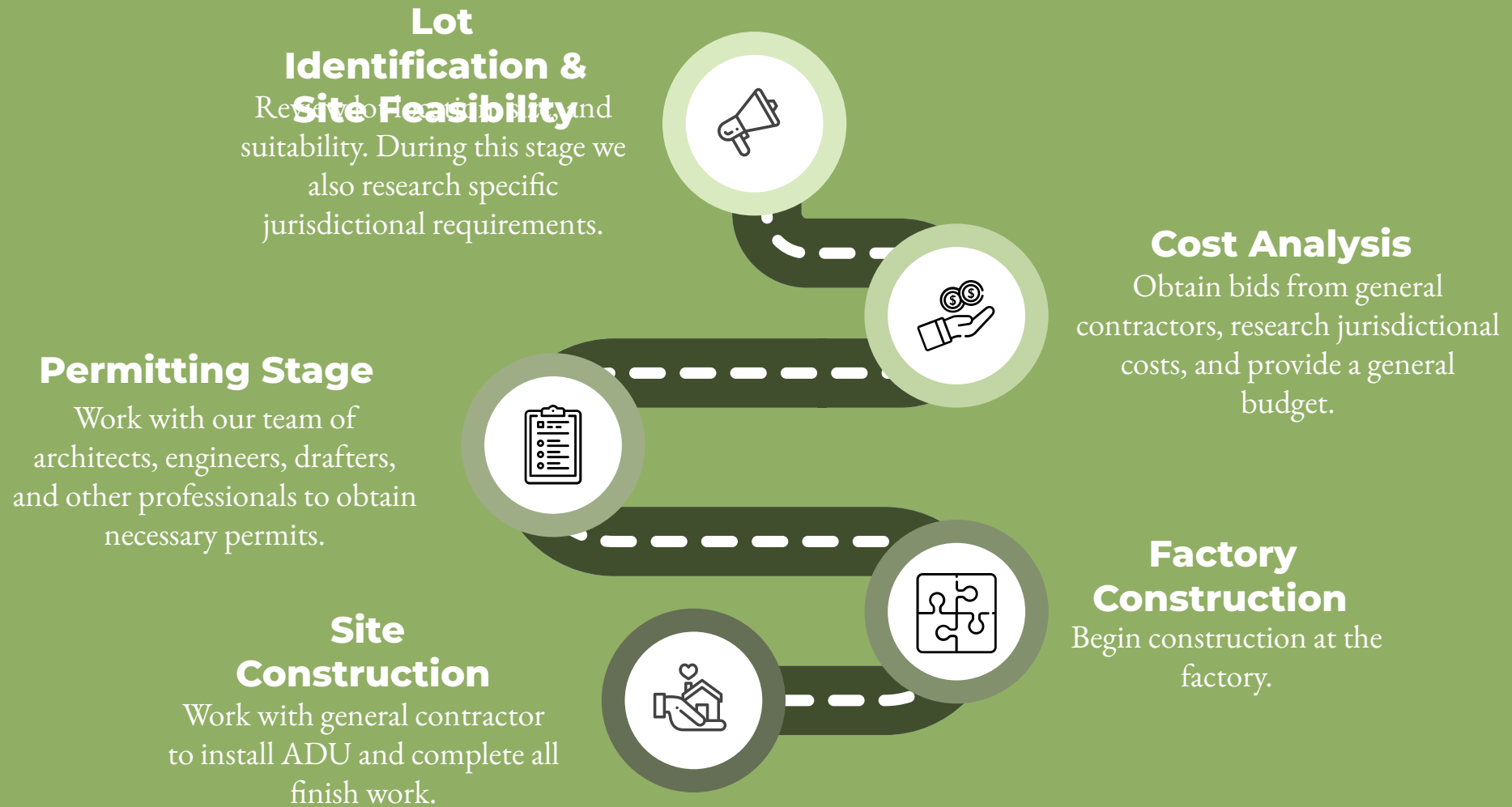








OUR PROCESS



Perpetual Homes



Design & Planning

- Permitting Services
- Manage engineering & architecture with Jurisdiction



Prefab Installation

- Streamline inspection process
- Prefab ADU Off Site
- Transport to site

Licensed General Contractor Partners (*Direct contract - site work cost savings 20-30%*)

- Foundation Installation
- Delivery & Installation
- Utility Coordination

Property Address: _____

We will email Complimentary Site Plan OR customize your own site plan using these interactive websites:
<http://Build.Perpetualhomesadu.com> or <https://build.perpetualhomesadu.com/map>

- Interaction Site Planning
- Decor Selections with 3D Imagery

Bay Area ADU Model Tour Available by Appointment:

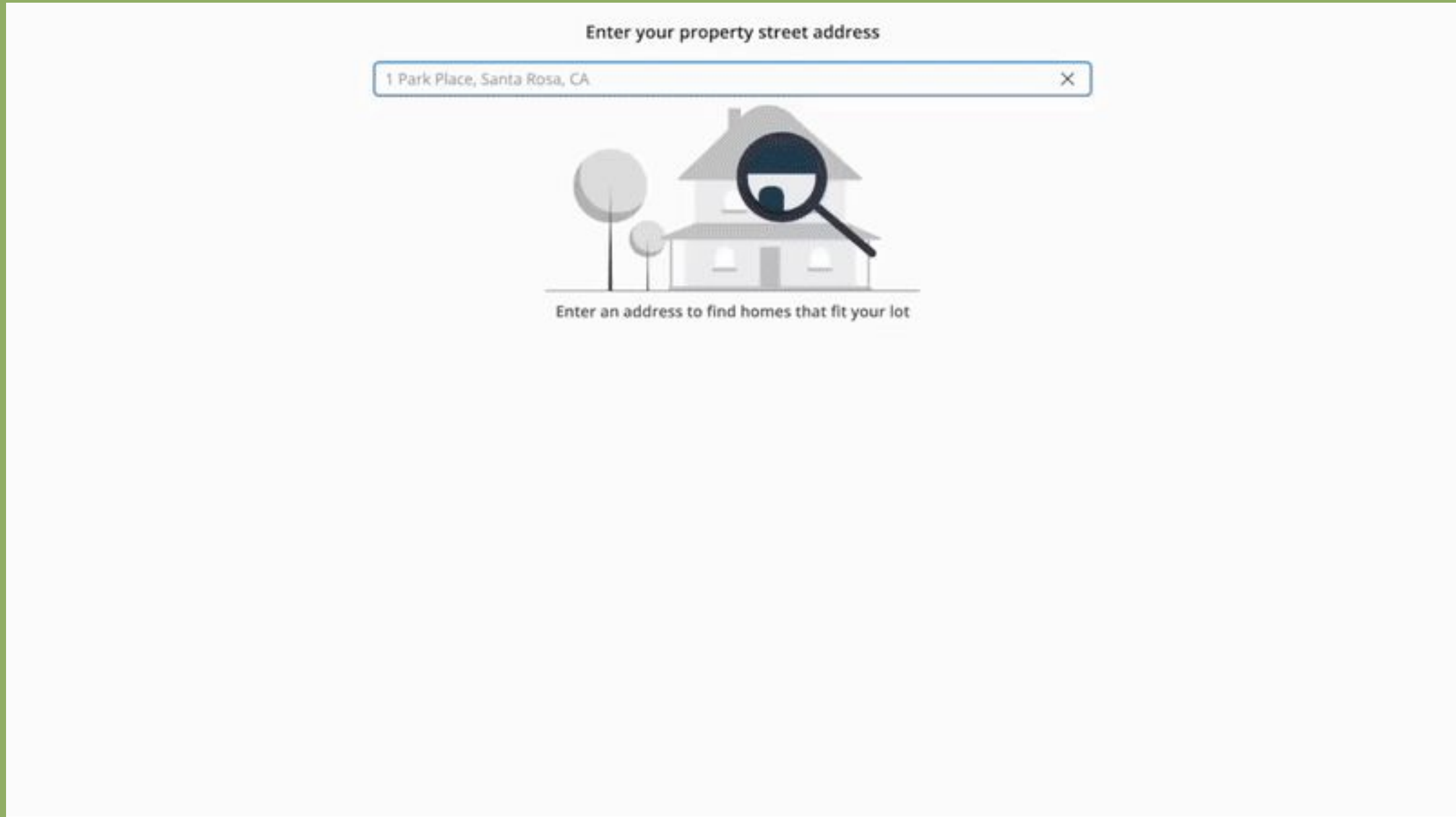
- Concord, CA (Pasadena ADU and Carrington SFD)
- Danville, CA (Newport ADU)
- Danville, CA (Communal ADU)
- Alamo, CA (Newport ADU)
- San Rafael (Malibu ADU)
- Sonoma (Carrington SFD & Sonoma ADU)
- Santa Rosa, CA (Sonoma ADU)
- Portola Valley, CA (Berkeley ADU)
- Livermore, CA (Sonoma ADU)
- Walnut Creek, CA (Claremont ADU)
- Concord, CA (New Healdsburg ADU)
- Danville, CA (Del Mar ADU)

Step by Step on How to Plot & Customize your desired plan into your Property

Here is a step-by-step guide for using the Perpetual Homes ADU website to find homes that fit a property lot:

1. **Navigate to the website.**
 - Use one of the provided links: <https://build.perpetualhomesadu.com/map>
2. **Locate the address search bar.**
 - The search bar is at the top of the page, labeled "**Enter your property street address**".
3. **Enter your address.**
 - Type the full street address of the property you want to find homes for.
4. **View the results.**
 - Once you've entered the address, the website will display homes that are suitable for your specific lot.
5. **Choose Your Customization Options.**
 - After choosing and plotting their desired floor plan, you can go and pick some exterior colors in this website: <http://Build.Perpetualhomesadu.com> , kitchen & interior options, and other more decor options.

VIDEO: Step by Step on How to Plot & Customize your desired plan into your Property



CLICK [HERE](#) TO ACCESS THIS VIDEO IF NOT PLAYING ON YOUR END

Our Story

- **Founded in 2019 by Katherine Noe Anderson with over 40 years of experience in residential development (Perpetual Homes over 7 years in business)**
- **Perpetual Homes has completed over 200 ADUs**
- **Owner, Developer and Investor**
- **Development Manager for SummerHill Homes for 10 years**
- **Founder and President of Anderson Marketing Group, Inc. for 25 years - Residential development**
- **Currently on the Advisory Board of Pledge to Humanity.**
- **BS in Economics from the University of California at Berkeley**

Dealer's License #: 1557865



OUR TEAM



William Anderson
Project Manager



Katherine Noe Anderson
Founder and Managing Partner



Skip Anderson
CFO



Justin Anderson
Project Manager/Civil Engineer



Selena Ramos
Project Manager



David Tamira
Building Designer



John Persse
Project Manager



Monica Yamada
Managing Director (SoCal)



Trisha Guido
Production Manager



Jean Montes
Project Coordinator



John Dale San Pedro
Project Coordinator



Vanessa Montes
Project Coordinator

Danville Award Program 2024



Better Business Bureau Certificate

Better Business Bureau®
of the San Francisco Bay Area and Northern Coastal California



CERTIFICATE OF ACCREDITATION

PROUDLY PRESENTED TO:

Perpetual Homes ADU

By a Board of Directors vote, this organization has been accredited for meeting and supporting the BBB's ethical standards and mission.

Mike Blakeley

Mike Blakeley
President & CEO



August 31, 2026

Date Valid

5 Star Google Reviews from our Clients

 **Catie Brinson**
2 reviews

★★★★★ 4 weeks ago

Justin was such a gem! I couldn't be happier with my experience :)

 **Matt Conboy**
3 reviews

★★★★★ a year ago

Through pandemic delays, weather and every issue imaginable, the team at Perpetual Homes have been diligent in their work to bring my ADU project to completion. Their prices are reasonable and the quality of the unit is top notch. Any construction project in California will have issues, but Perpetual Homes have been great partners for us.

 **Liani Kotcher**
1 review

★★★★★ 2 years ago

Professionalism and customization made our ADU installation so easy and fun! A big big thank you to Perpetual Homes!!! For a long time we thought about building a guest home on our property to have more space to host our growing family and aging parents. We thought it might be a difficult project because the free space we have was surrounded by slopes. However, we decided it wouldn't hurt to look into prefab ADUs and after doing some research we decided to do business with Perpetual Homes.

 **Caroline Wolf**
2 reviews

★★★★★ 2 years ago

Our model from perpetual homes is stunning! We could not be happier. Kathy and her team took care of everything and made sure we didn't lift a finger. The whole process was so easy and we are extremely happy with our ADU. Guests are always very impressed with how luxurious and functional the space is!

5 Star Google Reviews from our Clients

Hello everyone! I just want to say thank you for this tremendous undertaking! You and your team accomplished it with grace and you are all to be commended! I know there's still work to do, but I'm so grateful for all the time and effort that everyone put in to get our beautiful ADU into the backyard! It was a huge and tricky undertaking! We are so appreciative!

- Hallie



Hello everyone! Sorry I had to dash out of here today. I couldn't say goodbye or properly thank anyone. Both of our daughters had soccer games in Dublin and we just got home! I just want to say thank you for this tremendous undertaking! You and your team accomplished it with grace and you are all to be commended! I know there's still work to do, but I'm so grateful for all the time and effort that everyone put in to get it into the backyard! It was a huge and tricky undertaking! We are so appreciative!

- Mark

Thank you!

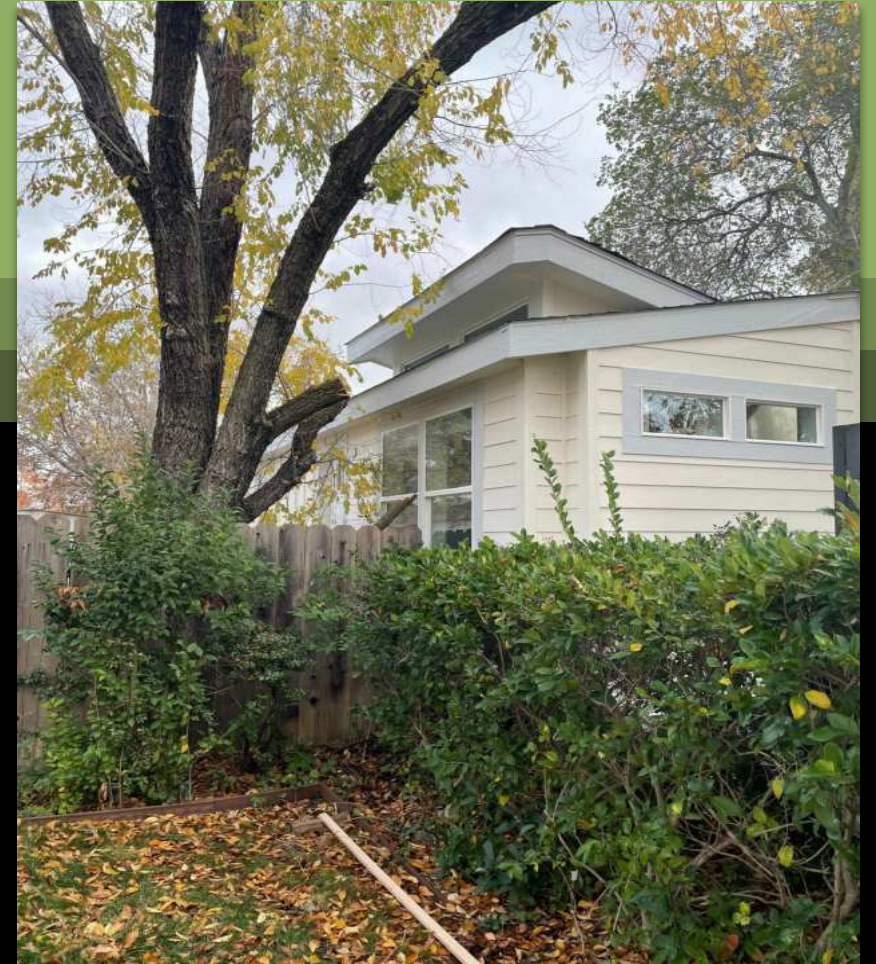
Contact Information

Email Address: perpetualhomesadu@gmail.com

Contact Number: (925) 980-2351 (Katherine Anderson)

Website: <https://build.perpetualhomesadu.com/>

Dealer's License #: 1557865



PHADU Newport Plan

Perpetual Homes ADU Amenities

CONSTRUCTION (Flashing around on all windows)

- Upgraded Fiber Cement Siding
- 4" TruWood Window Trim
- 4" TruWood Door Trim
- TruWood Fascia
- 30-Year Architectural Shingle Roof
- 12" Residential Eaves
- 12" Front and Rear Overhang
- 2x6 Exterior Walls
- R-38 Roof/R-21 Sidewall/ R-22 Flooring
- Low-E Dual-Pane Windows
- 3/12 Roof Pitch (4/12 and 6/12 Roof Pitches available by plan)
- 36" Inswing Door with Peephole/Knocker
- Craftsman Style
- GFI Plug at Rear Door
- 9' Flat Ceilings
- White vinyl windows (Black vinyl windows optional)

ENERGY
STAR
CERTIFIED

Note: Fire Sprinklers are included



Sonoma ADU Model

Perpetual Homes ADU Amenities

INTERIOR

- 1/2" Drywall and 5/8" Ceiling Drywall
- 5/8" Tongue & Groove OSB Flooring
- 5 1/4" Painted Baseboards
- 3 1/4' Painted Cove Molding
- 18 oz. Shaw Carpet with Color Guard
- 6lb. Half-Inch Rebond Carpet Pad
- Designer Door Casing
- Wood Cased Windows
- Faux Wood Window Blinds
- Cambridge Style Passage Doors
- 4" LED Flush Lighting Package
- Rocker Design Electrical Switches Residential Wood Shelving Closets
- Paper tape & screws on all wall seams

ENERGY
STAR
CERTIFIED

**Note: Fire Sprinklers are included
Flashing on all windows**



Sonoma ADU Model

Perpetual Homes ADU Amenities

KITCHEN

ENERGY
STAR
CERTIFIED

- Shaker Style Wood Door Cabinets
- Soft-Close Hinges
- 18 Cu Ft. Refrigerator
- 30 Gas Range
- Drawer over Door Construction
- Adjustable Shelving Overhead Cabinets
- Wilsonart Countertop
- 6 Backsplash Wilsonart
- Two-Cell Deep Stainless Sink
- Chrome Gooseneck Faucet
- USB Receptacle
- Toe-Kick Registers in lichen. Plumbed for Ice Maker



Sonoma ADU Model

Perpetual Homes ADU Amenities

BATHROOMS

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- Wilsonart Countertop
- Wilsonart 6' Backsplash
- One-Piece Fiberglass Tub/Shower
- Metal Two-Handle Faucets
- Oval Drop in Ceramic Sinks
- Elongated Commodes
- Counter Length Mirrors
- Primary Bath Bank of Drawers
- Towel Bar and Paper Holder



Sonoma ADU Model

Perpetual Homes ADU Amenities

MECHANICAL

- 200 Amp Service
- Wired for Electric Dryer
- 40-Gallon Gas Water Heater
- 80% AFUE Rated Gas Furnace
- VentilAire Attic Ventilation
- Water Shutoff Valves
- PEX Plumbing
- Perimeter Heat Ducts in Floor Graduated and Sanled Duct System

ENERGY
STAR
CERTIFIED

**Note: Fire Sprinklers are included
Flashing on all windows**



Sonoma ADU Model