

Nolan Farms



SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION™



Community Story

Enjoy the finer qualities of living within the security and comfort of a rural environment. In the spirit of fine living, SummerHill Homes proudly presents Nolan Farms, a new-home community that offers the best of the Bay Area, while enjoying the quiet hometown atmosphere of Pleasanton. These stunning new homes feature abundant square footage up to 4,100 square feet, distinctively designed floorplans, elegant architecture, and a host of customizing options.

Residents will find downtown's fine dining and shopping within walking distance and will enjoy the array of exciting activities, including old-fashioned parades, festivals, and music in the park, that are enjoyed throughout the community of Pleasanton. Commuters will appreciate the convenience of easy freeway access to most employment areas in the Bay Area. Nolan Farms — Experience the perfection of fine living in a warm community setting.

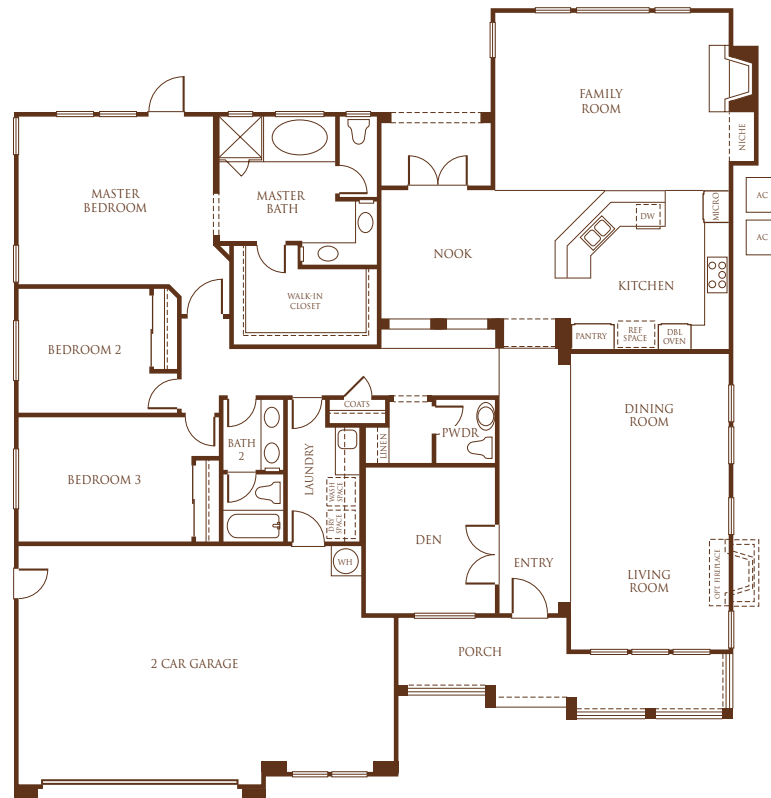




Plan 1, Elevation A



Plan 1, Elevation B



Residence One

Approximately 2,542 Square Feet

☞ 3 Bedrooms

☞ 2 ½ Baths

☞ Den

☞ 2-Car Oversized Garage

Ask your Sales Representative for more information on the choices available for each plan. SummerHill Homes reserves the right to alter floorplans, specifications, features, prices, and other information described in this brochure without notice or obligation. All room dimensions and home sizes are approximate and may vary depending upon elevation. Windows, room sizes, and layouts are subject to change per elevation or flex option. Ask your Community Sales Manager for details. All information contained in this brochure is qualified in its entirety by the Seller's Information Statement, which is incorporated herein by this reference. 5/01

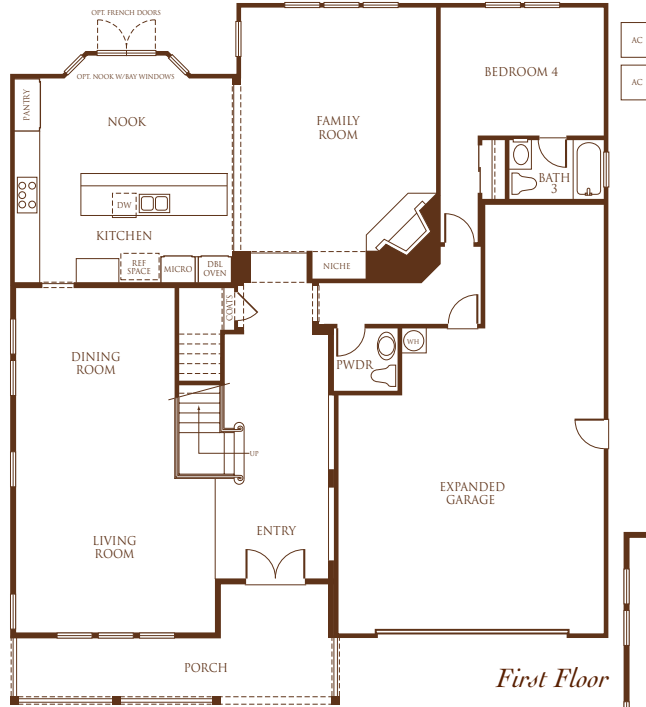




Plan 2, Elevation A



Plan 2, Elevation B



First Floor



Second Floor

Residence Two

Approximately 3,087 Square Feet

- ☞ 4 Bedrooms
- ☞ 3 1/2 Baths

☞ 3-Car Tandem Garage

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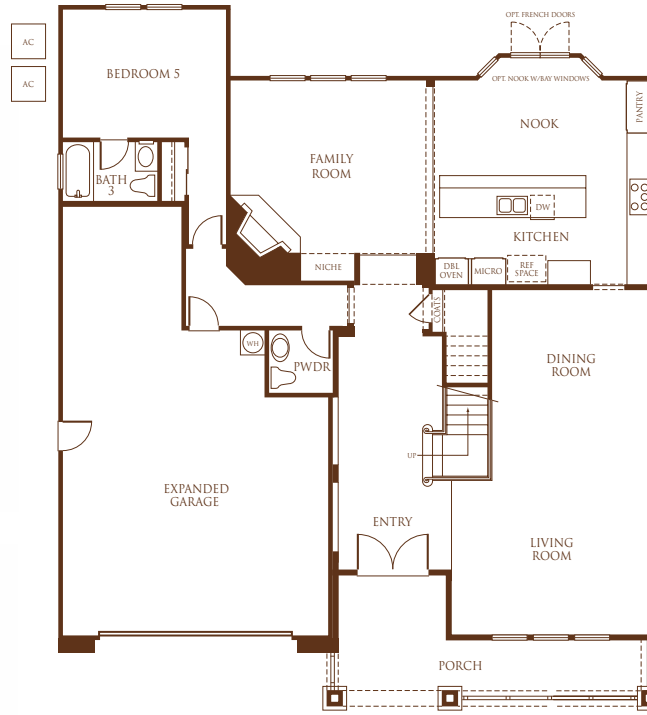




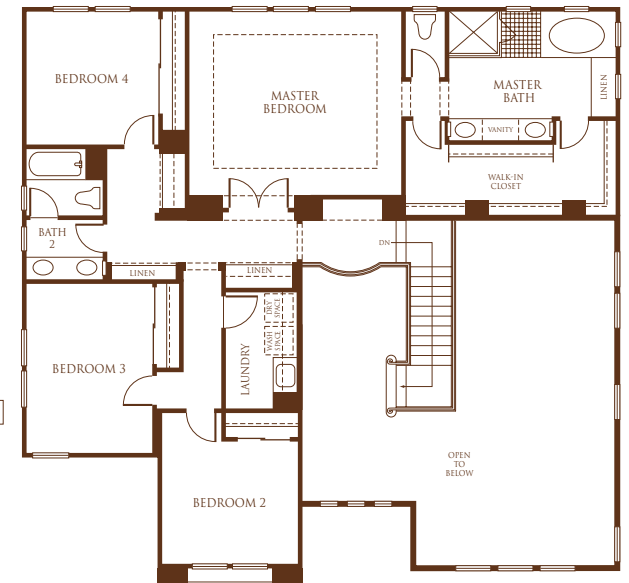
Plan 3, Elevation A



Plan 3, Elevation B



First Floor



Second Floor

Residence Three

Approximately 3,254 Square Feet

- ☞ 5 Bedrooms
- ☞ 3 ½ Baths

- ☞ 3-Car Tandem Garage

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Plan 4, Elevation A



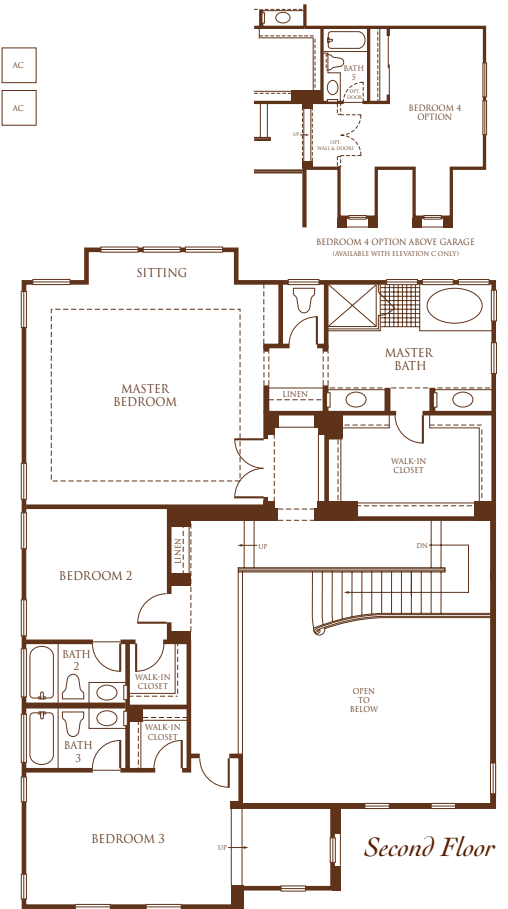
Plan 4, Elevation B



Plan 4, Elevation C



First Floor



Second Floor

Residence Four

Approximately 3,591 Square Feet

- ☞ 3 Bedrooms
- ☞ Den
- ☞ Optional 4th Bedroom, Elevation C
- ☞ 4 1/2 Baths
- ☞ 4-Car Tandem Garage

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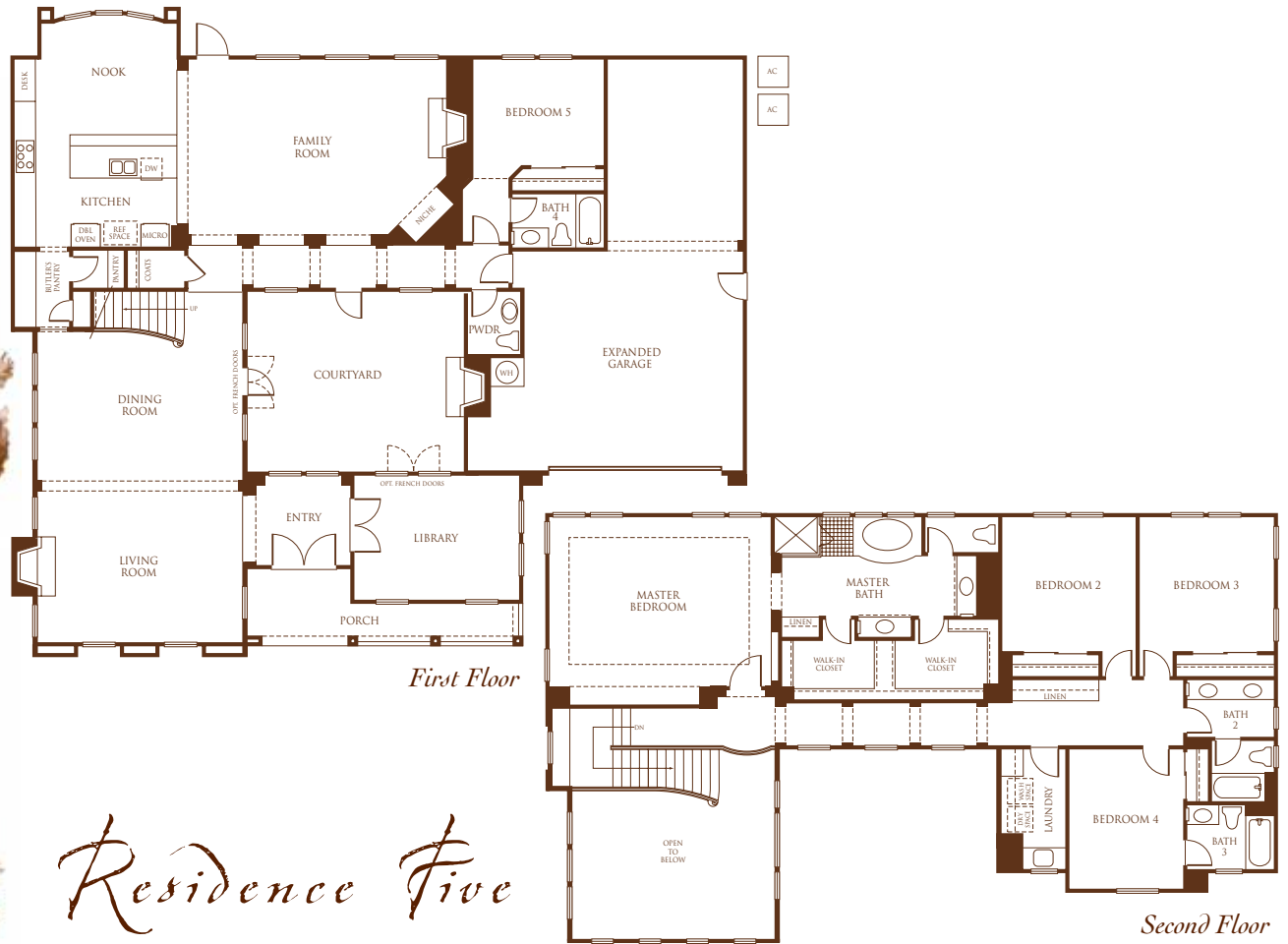




Plan 5, Elevation A



Plan 5, Elevation B



Residence Five

Approximately 4,129 Square Feet

- ☞ 5 Bedrooms
- ☞ 4 1/2 Baths
- ☞ Library
- ☞ 3-Car Tandem Garage

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Features

Distinctively Different Exteriors

At SummerHill Homes, we believe a great home begins with timeless design. We've embellished the homes at Nolan Farms with tasteful details that will provide years of enjoyment—and a feeling of pride every time you come home.

- Unique architectural styling in the award-winning SummerHill Homes tradition
- Slate or shake concrete-tile roof
- Non-combustible James Hardie™ lap-style siding with 50 year, limited, transferable warranty
- Solid maple, wood painted entryway doors, architectural style with Baldwin™ door hardware
- Three or four-car garage (taped and painted) with steel, roll-up, sectional doors
- Automatic, garage door opener with two remote controls
- Dual-paned vinyl windows and Anderson™ French doors, per plan
- Full frontyard landscaping and automatic irrigation system
- Redwood side and rear yard fencing

Elegant Interiors

High ceilings and plenty of windows make interior spaces light and inviting. Rooms are arranged to keep the family close—while providing plenty of privacy.

- Five exciting yet functional floorplans that include formal and casual living spaces and downstairs dens, bedrooms, and bathrooms

- Hardwood flooring in entryway
- Dramatic volume ceilings
- Unique decorator lighting fixtures
- Maple stained handrail with white painted balusters
- Wood-burning fireplace in family room with gas log lighter, glass door enclosure, and pre-cast surround
- “Colonist” interior doors and closet doors
- Schlage™ polished brass door hardware
- Radius corners throughout
- Light, knockdown-texture wall finish; satin enamel paint in kitchen, baths, and laundry; flat paint in all other rooms

Private Master Suites

Welcome to your private domain. Nolan Farms' master suites surround you with comfort—a welcome respite from your busy day. Stylish Kohler™ fixtures add a distinctive touch of class.

- Oval acrylic tub with ceramic tile surrounds
- Separate shower with clear glass enclosure, ceramic tile surround, and soap and shampoo box
- Ceramic tile vanity with dual china sinks
- Kohler™ polished chrome faucets with brass accents
- Raised panel maple cabinetry
- Full height mirror in master bath
- 36" recessed medicine cabinet
- Walk-in closets with wood painted shelving

Gourmet Kitchens

The kitchen is the “heart of the home,” a place for the family to gather and share the events of the day. Nolan Farms' family rooms and kitchens are sure to provide lasting memories.

- Custom, raised panel maple cabinetry throughout with white vinyl interiors, adjustable upper shelves, and easy-glide drawers
- Hand-set countertops of white ceramic tile with 6" tile backsplash
- Full tile backsplash behind cooktop
- Kohler™ cast iron, dual compartment kitchen sink with gourmet pull-out faucet
- ½ h.p. garbage disposal
- KitchenAid™ appliances available in white or black:
 - 36" glass, five burner gas cooktop with sealed burners
 - 30" self-cleaning double oven
 - Separate built-in microwave oven
 - Deluxe, four-cycle dishwasher with stainless steel interior and whisper quiet sound reduction system
 - 36" Broan™ vented hood with 250–460 CFM
- Refrigerator space plumbed for icemaker
- Spacious storage pantry, per plan
- Durable no-wax vinyl flooring
- Recessed ceiling lighting in kitchen and nook and under-cabinet fluorescent lighting
- Spacious, center, food preparation island

Extraordinary Convenience and Energy-Saving Features

Although not readily apparent to the eye, these features will make your home more comfortable by reducing noise, controlling temperatures, and conserving household resources.

- Central air conditioning and high efficiency, forced-air gas furnace with electronic ignition and energy-efficient, electronic, set-back thermostat
- Category 5 telephone wiring; home run lines, and outlets in kitchen and all bedrooms, including library and den
- Cable television outlets in family room and all bedrooms, including library and den
- Smoke detectors wired throughout the home
- Interior laundry area with cabinetry, ceramic tile countertop and utility sink
- Gas dryer hook-up
- Cast iron waste lines
- 75-gallon gas water heater
- Copper water lines
- Porcelain-on-steel tub with ceramic tile surrounds in secondary baths and Kohler™ polished chrome faucets with brass accents
- Ceramic tile vanity top with top-set china sinks

Customizing Options and Upgrades

We are proud to offer an extensive Customer Choices™ Options Program to personalize your home to fit your individual lifestyle.

- Upgraded kitchen appliances
- Instant hot water dispenser
- Optional Kohler™ faucet finishes
- Optional jetted tubs
- Upgraded vinyl, carpet, tile, marble, and hardwoods flooring
- Textured garage interior
- Upgraded stair rails
- Upgraded tile, granite, marble, and Corian™ countertops
- Upgraded master bath countertops, tub, and shower surrounds
- Additional electrical outlets and telephone jacks with Category 5 home runs
- OnQ™ home wiring system
- Upgraded entertainment and security systems
- Central vacuum system
- Upgraded lighting packages
- Fully cased window packages
- Additional cabinet finish selections and crown molding
- Optional T.V. niche cabinets, per plan

...And, much more. Contact the Nolan Farms Community Sales Manager for details of which optional features are available. Certain homes at Nolan Farms have been beautifully pre-selected with many options and upgrades.





Builder Story

SummerHill Homes has created a tradition of well planned neighborhoods with dramatic architectural styling built in superior settings throughout the San Francisco Bay Area. SummerHill's new communities are distinguished by their rich character and exceptional attention to detail, lending to the enduring quality of all its homes.

For over 24 years, SummerHill Homes' new communities have earned homeowner satisfaction and significant industry recognition, including several Best in American Living Awards from the National Association of Home Builders, numerous Gold Nugget Awards at the Pacific Coast Builders' Conference, and several features in national magazines including Builder, Professional Builder, and Better Homes and Gardens.





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