

Bella Monte  
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SUMMERHILL HOMES™

COMMUNITIES OF DISTINCTION

summerhillhomes.com



*Artist's Conception*

Bella Monte

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## Community Story

Imagine the tranquil beauty of living at Bella Monte, set against the backdrop of the Evergreen foothills, while enjoying the convenience of being minutes from downtown San Jose and all its activities.

Picture having it all—a spacious home with up to four bedrooms enhanced by a host of fine amenities and distinctive architecture featuring Monterey, Spanish, and French Cottage detailing.

Envision yourself enjoying your leisure time around the inviting neighborhood pool, visiting with family, and developing new friendships.

Now stop imagining, and come discover how beautiful your reality can be, at Bella Monte.





Residence 1A

Artist's Conception



Residence 1B

Artist's Conception



Residence 1C  
(Model)

Artist's Conception

## the pacheco

Residence One

Livability and casual elegance

abound in this home with its

gorgeous spaces for entertaining

and cozy places for relaxing.

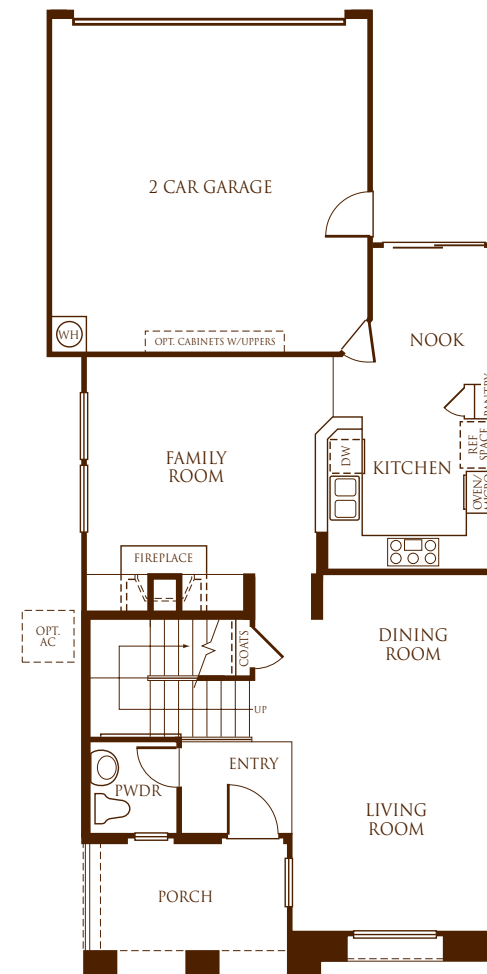
Lasting memories are sure to

be created in this home.

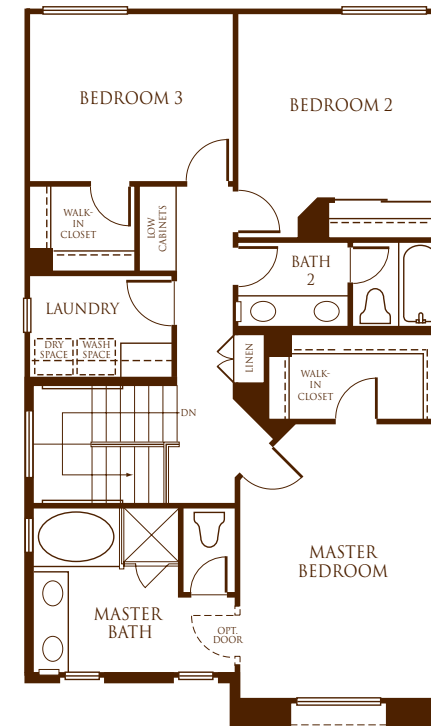


## the pacheco

Residence One



First Floor



Second Floor

- Approximately 1,820 square feet
- 3 bedrooms
- 2½ baths
- Spacious formal living and dining areas
- Family room with fireplace and media niche
- Breakfast nook
- Covered front porch and rear patio
- 2-car garage



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Residence 2A  
(Model)

Artist's Conception



Residence 2B

Artist's Conception



Residence 2C

Artist's Conception

# the Montara

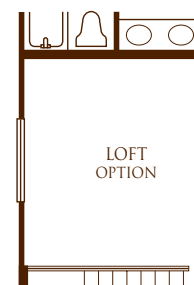
## Residence Two

With four spacious bedrooms, this home offers enough room to live comfortably with your family as well as entertain overnight guests. If you choose, you can turn the fourth bedroom into a loft that's perfect for a play room or upstairs family room.



# the Montara

## Residence Two



Loft Option At Bedroom 4

- Approximately 1,931 square feet
- 4 bedrooms
- 2½ baths
- Formal living room
- Formal dining room
- Family room with fireplace and media niche
- Breakfast nook
- Optional loft at bedroom 4
- Front and rear patio
- 2-car garage



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Residence 3A

Artist's Conception



Residence 3B  
(Model)

Artist's Conception



Residence 3C

Artist's Conception

# the Hamilton

## Residence Three

With enough space to spread out

in style, this beautiful residence

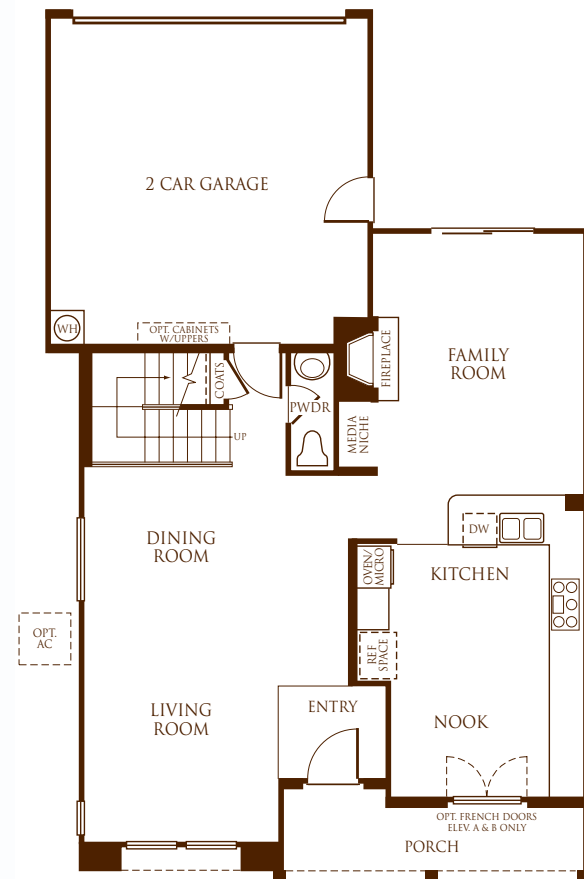
offers something for everyone.

The sumptuous master suite is the

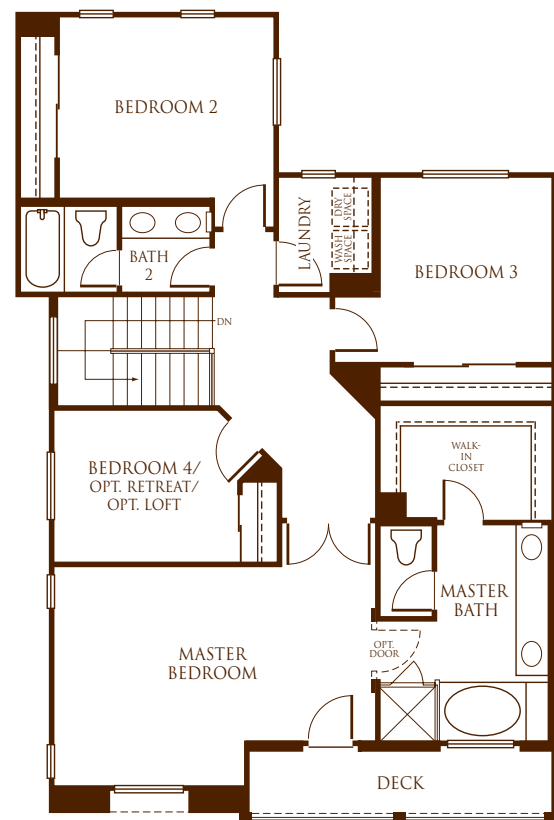
perfect place to steal away, while

the fourth bedroom can be turned

into a master retreat or loft.



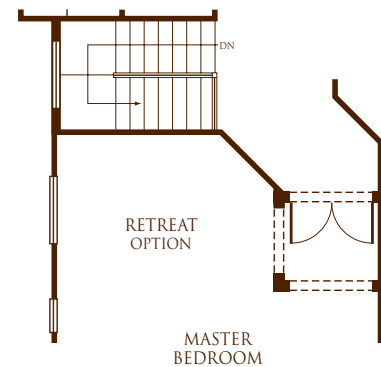
First Floor



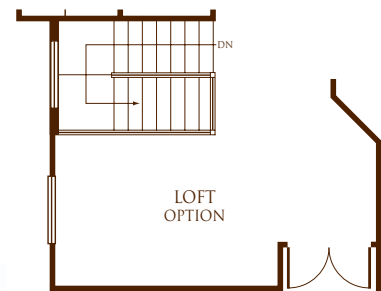
Second Floor

# the Hamilton

## Residence Three



Retreat Option At Bedroom 4



Loft Option At Bedroom 4

- Approximately 2,093 square feet
- 4 bedrooms
- 2½ baths
- Spacious formal living and dining areas
- Breakfast nook
- Family room with fireplace and media niche
- Optional master retreat or loft at bedroom 4
- Front and rear patio
- 2-car garage



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Residence 4A

Artist's Conception



Residence 4B  
(Model)

Artist's Conception



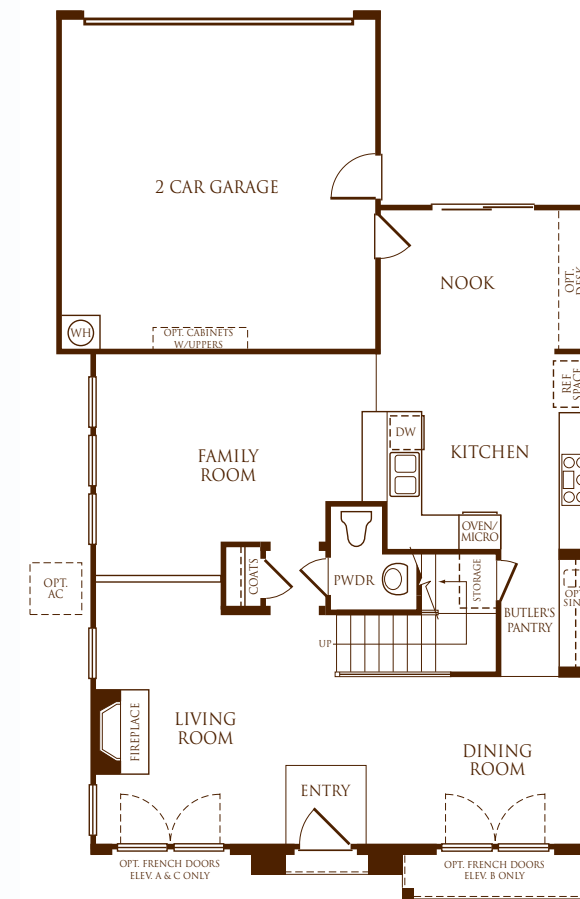
Residence 4C

Artist's Conception

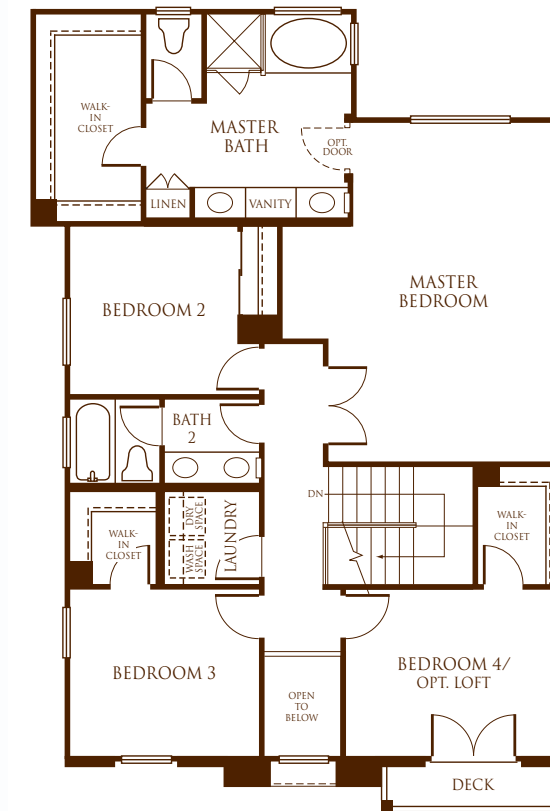
## the Tamalpais

### Residence Four

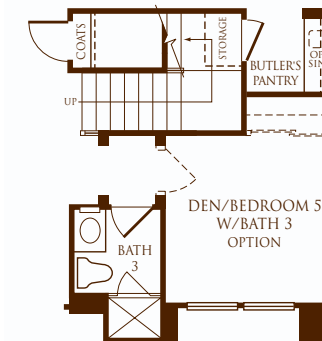
Meals together are a pleasure,  
whether you're enjoying a casual  
meal in your comfortable breakfast  
nook or a four-course meal on fine  
china in your elegant formal dining  
room. And after dinner, an inviting  
fire in the family room offers the  
perfect gathering place.



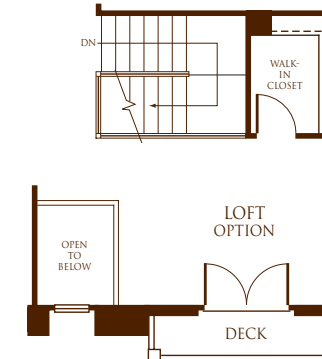
First Floor



Second Floor



Den/Bedroom 5 Option  
At Dining Room



Loft Option At Bedroom 4

- Approximately 2,241 square feet
- 4 bedrooms
- 2½ baths
- Formal living room
- Formal dining room
- Breakfast nook
- Spacious family room with fireplace and media niche
- Optional loft at bedroom 4
- Optional den/bedroom 5 and bath 3 at dining room
- Front and rear patio
- 2-car 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 Bella Monte 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
- Shake, slate or "S"-tile concrete tile roof, per elevation
- Durable three-coat stucco exteriors with wood and iron detailing, per elevation
- 8' IWP® Aurora raised-panel entry door with oil rubbed bronze hardware
- Two-car garage with insulated steel roll-up sectional doors, automatic garage door opener, and two remotes
- Dual-paned vinyl windows and French doors, per elevation
- Common areas beautifully landscaped with automatic irrigation system maintained by the Homeowner's Association
- Broom finish front patio, per residence
- Broom finish rear patio with privacy 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.

- Four exciting and functional floor plans that include formal and casual living spaces
- Ceramic tile flooring in entry
- Convenient recessed lighting throughout home for abundant light
- Stained maple handrail with white painted balusters
- Gas appliance fireplace with glass door enclosure and pre-cast surround
- "Colonist" interior doors and closet doors

- Polished chrome door hardware
- Light texture wall finish

## GOURMET KITCHENS

The kitchen is the "heart of the home," a place for the family to gather and share the events of the day. Bella Monte kitchens are sure to provide lasting memories.

- Recessed-panel, maple cabinetry throughout with white melamine interiors, adjustable upper shelves and easy glide drawers
- Hand-set countertops of white ceramic tile with 6" tile backsplash
- Full tile backsplash behind cooktop
- White enamel, cast iron, dual-compartment kitchen sink with gourmet pull-out faucet
- Included appliances available in white, black or bisque:
  - 36" glass, five-burner gas cooktop with sealed burners
  - 30" self-cleaning oven with microwave above
  - Deluxe four-cycle dishwasher
  - 36" vented hood with variable-speed operation
- 1/2 h.p. garbage disposal
- Refrigerator space plumbed for ice maker
- Spacious storage pantry, per residence
- Durable, no-wax vinyl flooring in kitchen and nook
- Under-cabinet task lighting puts light where you need it

## PRIVATE MASTER SUITES

Welcome to your private domain. Bella Monte master suites surround you with comfort — a welcome respite from your busy day. Stylish bath fixtures add a distinctive touch of class.

- Oval tub with cultured marble surround for easy care
- Separate shower with clear glass enclosure and cultured marble surround
- Cultured marble vanity and dual china sinks
- Beautiful faucets with elegant polished chrome finish
- Recessed-panel maple cabinetry

- Beveled mirror in master bath with decorative light bar over vanity
- Convenient recessed medicine cabinet
- Walk-in closet with mirrored door

## OTHER FINE FEATURES

We have included an array of "hidden" features for your convenience and comfort.

- Kohler Vikrell tub with cultured marble surround in secondary baths
- Cultured marble vanity top with top-set china sinks and polished chrome faucets in secondary baths
- Convenient recessed medicine cabinet in secondary baths
- Pedestal sink with oval beveled mirror in powder bath
- Interior laundry area with maple cabinetry and ceramic tile countertop, per residence
- Gas and electric dryer hook-ups
- Category 5 wiring with home-runs in all bedrooms and media niche, per residence
- Cable television wiring in all bedrooms, media niche, and loft, per residence

## 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.

- Homes meet ComfortWise™ ENERGY STAR® program guidelines increasing energy efficiency of the home
- High-efficiency, forced-air gas furnace with electronic ignition and energy efficient electronic set-back thermostat
- 50-gallon gas water heater
- Recirculating hot water to all fixtures
- Smoke detectors wired throughout the home

## CUSTOMIZING OPTIONS AND UPGRADES

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

- Tile, granite and marble for countertops
- Cherry raised-panel cabinets with light chestnut or golden oak stain

- Gourmet kitchen appliances and washer/dryer
- Cherry stain-grade hand rails to match upgrade cabinets
- Vinyl, carpet, tile, marble and hardwood flooring
- Master and secondary bath countertops, tub and shower surrounds
- Jetted tub in master
- Mirrored closet doors in secondary bedrooms
- Additional electrical outlets and telephone jacks with Category 5 home-runs
- Structured wiring
- Additional data home wiring multicom ports
- Entertainment and security systems
- Crown molding in select areas
- Media niche cabinets, per residence
- Door between master bedroom and master bath
- French doors off dining room, Residence 2, Elevation B only
- French doors off nook, Residence 3, Elevations A and B only
- French doors off living room, Residence 4, Elevation A and C only
- French doors off dining room, Residence 4, Elevation B only
- Wine cooler at butler's pantry, Residence 4 only
- Entertainment sink at butler's pantry, Residence 4 only
- Loft or master retreat at bedroom 4, Residence 3 only
- Loft at bedroom 4, Residence 2 and Residence 4 only
- Den/bedroom 5 with bath 3 at dining room, Residence 4, Elevation A only
- Storage cabinets in garage
- Central air conditioning

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



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## 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 25 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.

