

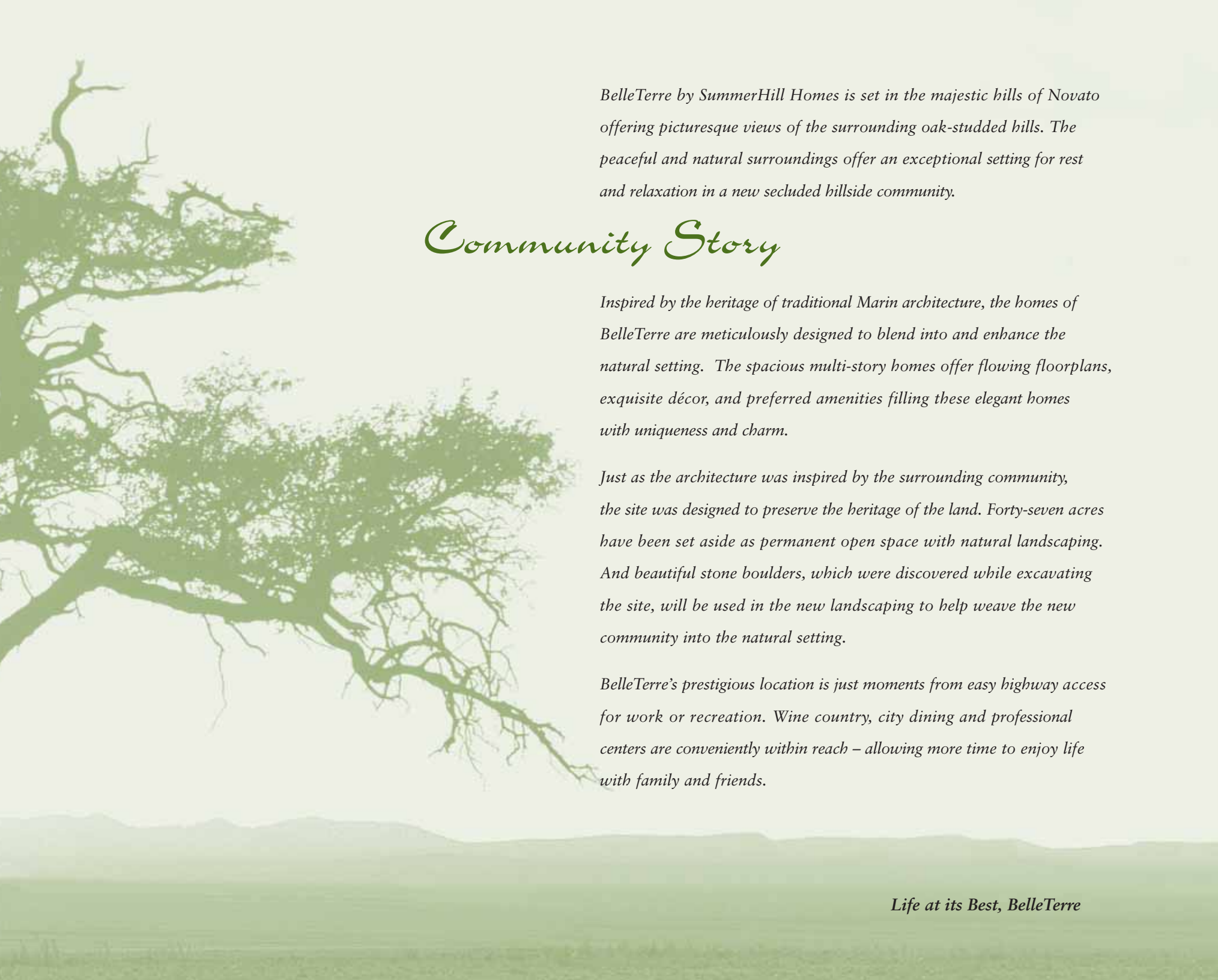


The SummerHill Homes Story

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 *Sunset Magazine*.





BelleTerre by SummerHill Homes is set in the majestic hills of Novato offering picturesque views of the surrounding oak-studded hills. The peaceful and natural surroundings offer an exceptional setting for rest and relaxation in a new secluded hillside community.

Community Story

Inspired by the heritage of traditional Marin architecture, the homes of BelleTerre are meticulously designed to blend into and enhance the natural setting. The spacious multi-story homes offer flowing floorplans, exquisite décor, and preferred amenities filling these elegant homes with uniqueness and charm.

Just as the architecture was inspired by the surrounding community, the site was designed to preserve the heritage of the land. Forty-seven acres have been set aside as permanent open space with natural landscaping. And beautiful stone boulders, which were discovered while excavating the site, will be used in the new landscaping to help weave the new community into the natural setting.

BelleTerre's prestigious location is just moments from easy highway access for work or recreation. Wine country, city dining and professional centers are conveniently within reach – allowing more time to enjoy life with family and friends.

Life at its Best, BelleTerre

The Hills

The beautiful hillside setting offers the forty-four homes within The Hills at BelleTerre unparalleled views of the surrounding area. Tasteful elegance sets these homes apart from all others, as they ascend the hillside towards the forty-seven acres of permanent open space.

The Hills

THE BIRCH

[RESIDENCE 1 - APPROX. 1,814 SQ. FT.]

Masterfully designed to capture your heart, The Birch greets you with an impressive circular staircase. And the expansive living and dining room and a kitchen with breakfast bar make this home perfect for casual entertainment and family living.



[A]



[B]



[A alternate - Model]



[B alternate]



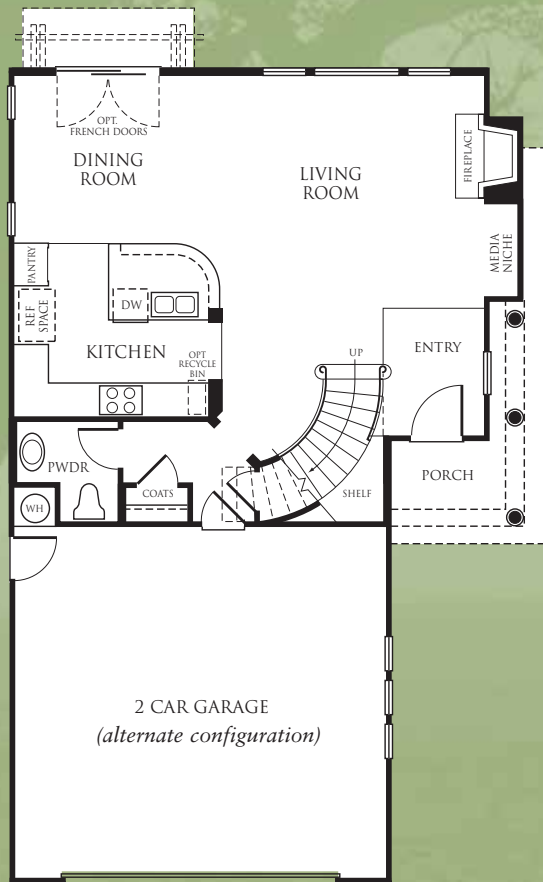
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The Hills

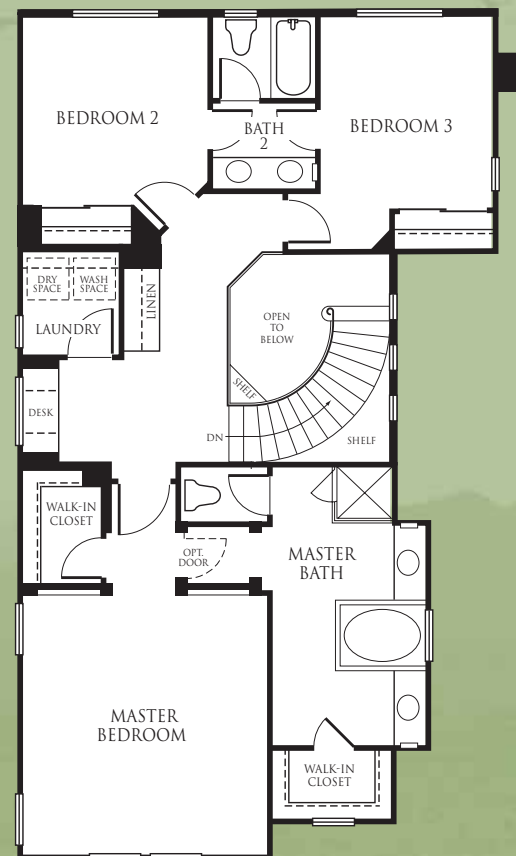
THE BIRCH

[RESIDENCE 1 - APPROX. 1,814 SQ. FT.]

3 bedrooms, 2½ baths



First Floor



Second Floor



The Hills

THE MAPLE

[RESIDENCE 2 - APPROX. 1,851 SQ. FT.]

The Maple is the perfect hillside home. Built with three floors, this home provides an open living environment with ample space for everyone. The living and dining room flows easily into the spacious family room. And the master suite has a luxurious master bath, for those quiet escapes.



[A]



[B - Model]



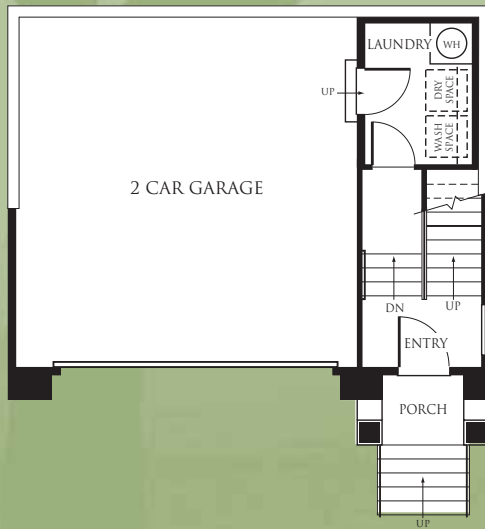
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The Hills

THE MAPLE

[RESIDENCE 2 - APPROX. 1,851 SQ. FT.]

3 bedrooms, 2½ baths



Lower Floor



First Floor



Second Floor

AVAILABLE
AT SELECT
LOCATIONS
ONLY



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The Hills

THE ALDER

[RESIDENCE 3 - APPROX. 1,759 SQ. FT.]

The open and spacious living areas of The Alder are extended by the inviting deck located off the living room. And with a third bedroom and adjacent bath on the main floor which can be easily converted into an optional den, you have the perfect space for guests or an at-home office.



[B]



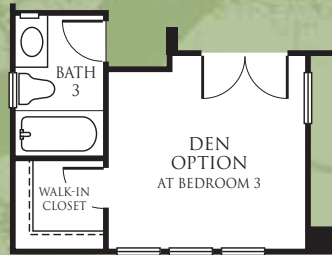
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The Hills

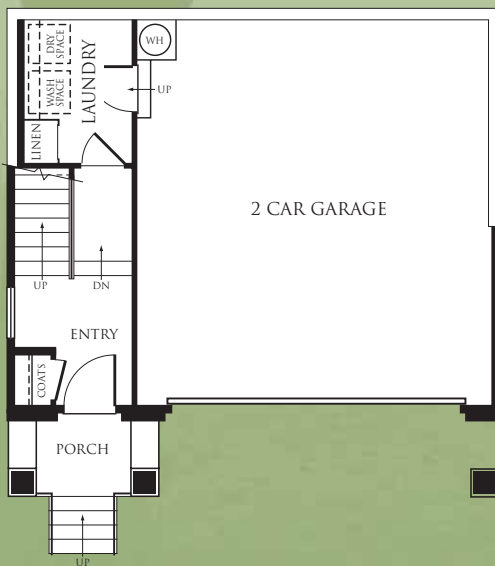
THE ALDER

[RESIDENCE 3 - APPROX. 1,759 SQ. FT.]

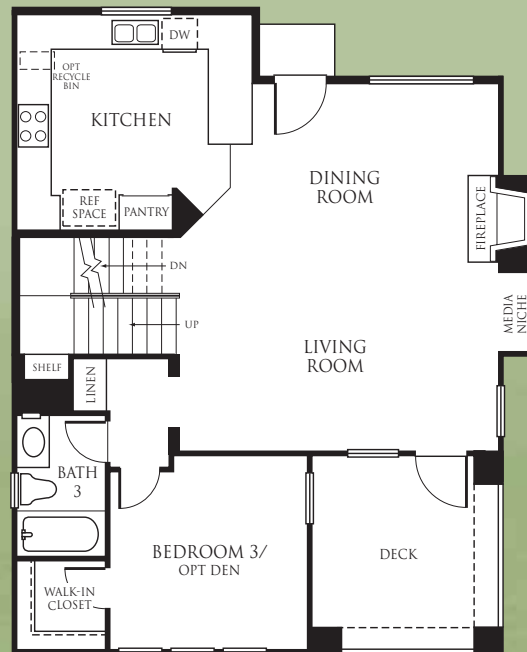
3 bedrooms, 3 baths



Optional Den



Lower Floor



First Floor



Second Floor



The Hills

THE CYPRESS

[RESIDENCE 4 - APPROX. 1,834 SQ. FT.]

Curl up in front of the living room fireplace with your favorite book. Or, settle in the nook off the kitchen with the morning paper. The Cypress offers many favorite places, including the luxurious master suite, which will soon become your favorite retreat.



[A - Model]



[B]



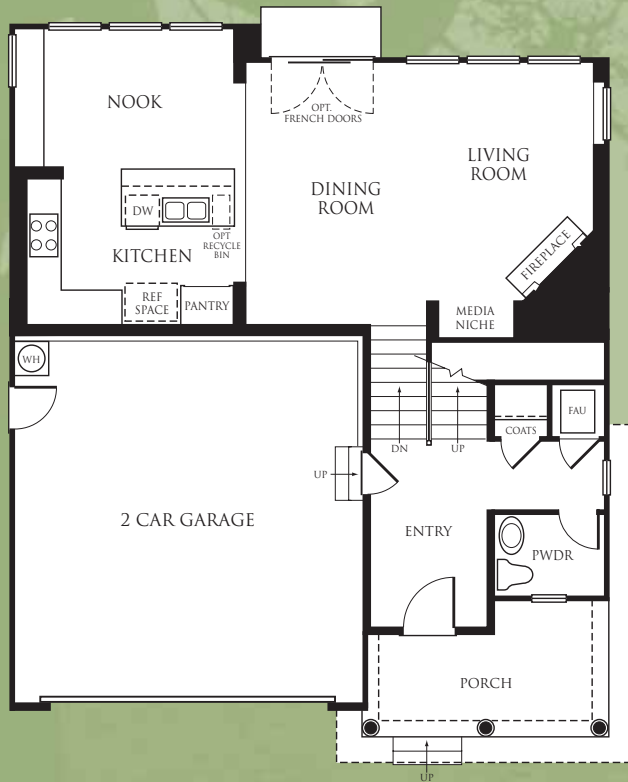
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The Hills

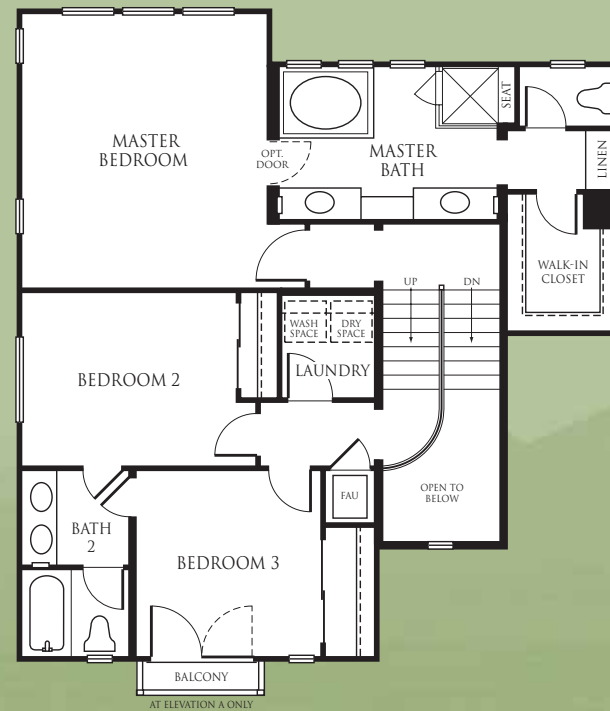
THE CYPRESS

[RESIDENCE 4 - APPROX. 1,834 SQ. FT.]

3 bedrooms, 2 1/2 baths



First Floor



Second Floor



The Hills

THE SYCAMORE

[RESIDENCE 5 - APPROX. 1,985 SQ. FT.]

Recharge your soul in The Sycamore. This beautiful home welcomes guests into a wonderful living room with high ceilings, and leads them to the spacious great room. The adjoining deck offers a beautiful outdoor extension for weekend entertaining, or just a quiet spot to enjoy the Sunday paper.



[A]

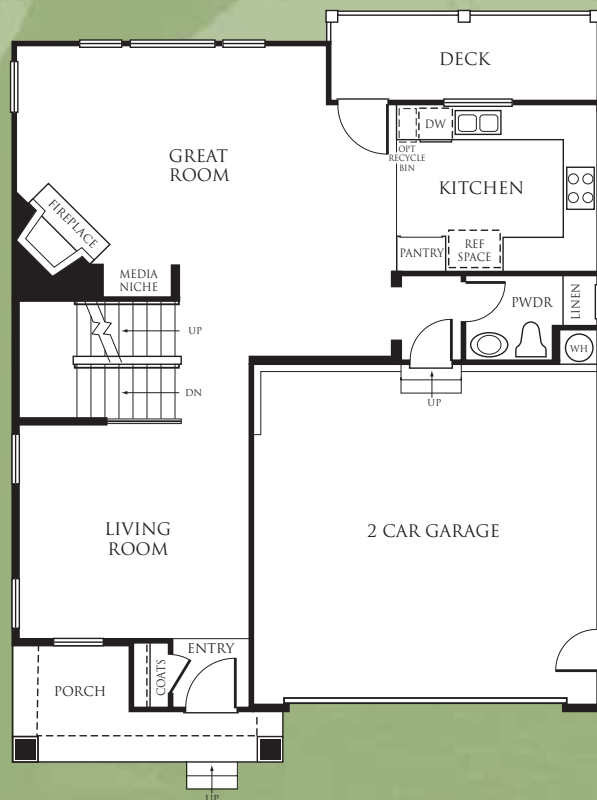


[B]





Second Floor



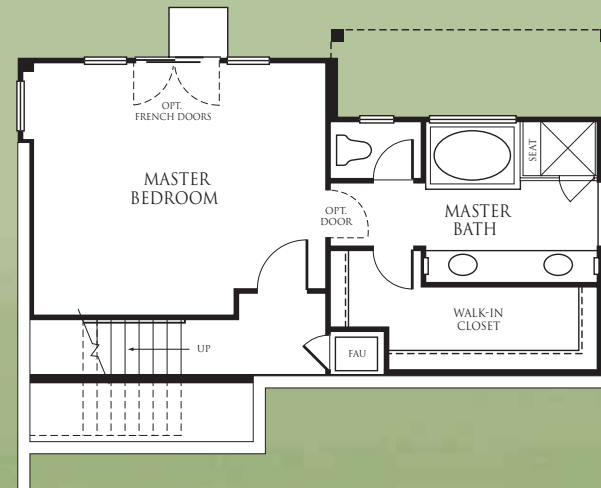
First Floor

The Hills

THE SYCAMORE

[RESIDENCE 5 - APPROX. 1,985 SQ. FT.]

3 bedrooms, 2 1/2 baths



Lower Floor



The Hills

THE WILLOW

[RESIDENCE 6 - APPROX. 1,953 SQ. FT.]

Abundant living space defines The Willow. With an open living and dining room flowing into a step-down family room, you and your family will have the space needed for your busy lives. And, the private second story master suite at the rear of The Willow offers you the place you'll want to keep all to yourself.



[A]



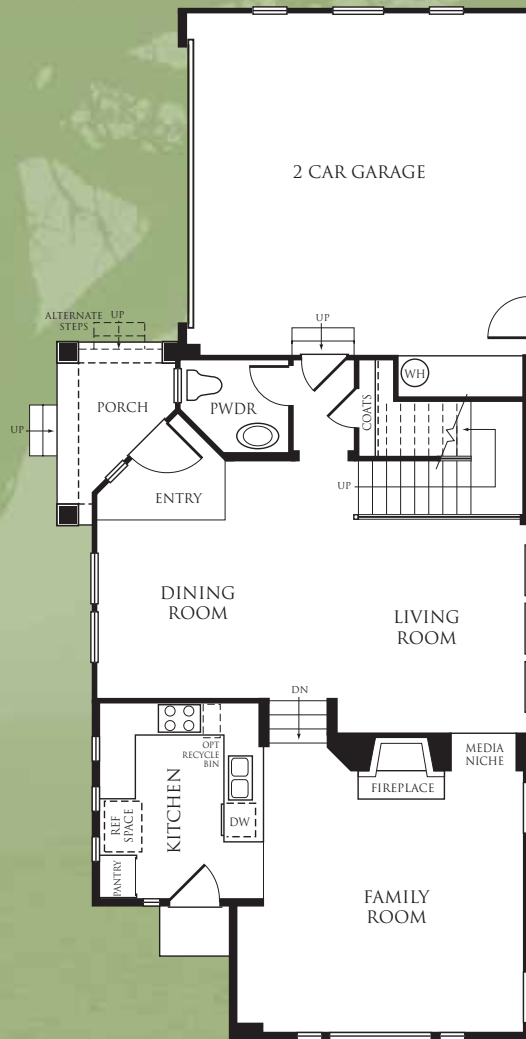
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The Hills

THE WILLOW

[RESIDENCE 6 - APPROX. 1,953 SQ. FT.]

3 bedrooms, 2 1/2 baths



First Floor



Second Floor



The Hills FEATURES

Distinctively Different Exteriors

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

- Homes feature architectural styling designed with classic Marin character built in the award-winning SummerHill Homes tradition
- Handsome 50-year high profile composition shingle roof for low maintenance, lasting beauty, and protection
- Beautiful and durable Hardiplank® lap siding or Hardishingle™ siding exteriors with wood detailing, per elevation
- Eight-foot, raised six-panel fiberglass entry door with oil rubbed bronze handle for an elegant first impression
- Two-car garage with steel roll-up sectional door and automatic garage door opener with two remotes
- Beautifully landscaped front yard for a welcoming feel every time you come home
- Inviting front porch, per elevation
- Good neighbor fencing with entry gate and view fencing, per residence

Inspiring 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.

- Six exciting and functional floorplans that include formal and casual living spaces
- Hand-set, 12" x 12" ceramic tile flooring in entry for easy upkeep
- Designer-selected, stain-resistant carpet for impressive style and durability
- Classically designed stairs with painted handrail and balusters
- Cozy, glass-enclosed gas fireplace with electric ignition and pre-cast surround
- Graceful, rounded wall corners throughout for a look of elegance and craftsmanship
- Lightly textured wall finish with designer-selected paint for richness and character
- Convenient recessed lighting throughout home for abundant light, per residence
- Raised panel interior doors with polished chrome door knobs

Gourmet Kitchens

The kitchen is the “heart of the home,” a place for the family to gather and share the events of the day. The Hills at BelleTerre kitchens are sure to provide lasting memories.

- Alder recessed cabinetry with golden brown stain, white interior lining, adjustable upper shelves, concealed hinges, and easy-glide drawers
- Designer-selected, hand-set, 6" x 6" ceramic tile countertops with full backsplash behind cooktop
- Kohler Executive Chef™ cast iron dual compartment kitchen sink with gourmet pull-out faucet
- Beautiful white or black appliances including:
 - 30" glass, four-burner gas cooktop by Whirlpool® with sealed burners for quick clean-up
 - Built-in vented microwave-hood combination by Whirlpool®
 - 30" Whirlpool® built-in self-cleaning oven
 - Deluxe Whirlpool® multi-cycle dishwasher
- 1/2 h.p. garbage disposal
- Spacious storage pantry, per residence
- Durable, no-wax vinyl flooring in kitchen and nook, per residence
- Recessed lighting over nook or dining area and under-cabinet task lighting puts light where you need it, per residence
- Refrigerator space plumbed for ice maker for easy installation

Private Master Suites

Welcome to your private domain. The Hills at BelleTerre master suites surround you with comfort – a welcome respite from your busy day. Stylish bath fixtures add a distinctive touch of class.

- Oval soaking tub with hand-set ceramic tile surround
- Separate shower with clear, glass enclosure with hand-set ceramic tile surround
- Designer-selected ceramic tile vanity countertop with backsplash
- Top-set dual china sinks with Price Pfister® faucets in an elegant polished chrome finish
- Beveled mirror with decorative light bar over each sink, per residence
- Convenient recessed medicine cabinet with beveled edge
- Large walk-in closet with mirrored door offers easy access racks and shelves, per residence



Secondary Baths

Natural beauty and long-lasting durability can be found in the home's secondary baths.

- Steel enamel tub with cultured marble surround for easy care
- Cultured marble vanity top with top-set china sinks and Price Pfister® polished chrome faucets, per residence
- Convenient recessed medicine cabinet
- Designer-selected light fixtures
- Durable, no-wax vinyl flooring
- Powder room offers pedestal sink accented by an oval mirror with beveled edge, per residence

Additional Features

Each home is filled with the extra features you expect in a quality home.

- Structured wiring throughout the whole house for high-speed networking including dual Category 5 and RG6 cable with universal outlets in media niche, all bedrooms, and tech area, per residence
- Easy-access, interior laundry room with Whirlpool Calypso™ water-saving washer and upper cabinets
- Gas and electric dryer hook-ups

Energy Saving and Safeguard Features

Thoughtfully crafted to meet today's efficiency and safety needs.

- Homes meet ComfortWiseSM ENERGY STAR® program guidelines increasing energy efficiency of the home
- Dual-paned vinyl windows and doors with Low-E glass for improved energy savings, per residence
- High-efficiency forced air gas furnace with electronic ignition and energy efficient electronic set-back thermostat
- Energy-saving 50-gallon gas water heater with recirculation pump to all fixtures
- Fire sprinklers located throughout home and garage for peace of mind
- Smoke detectors wired throughout the home for safety

Customizing Options and Upgrades

Personalize your home to fit your individual lifestyle through the Custom Choices™ Options Program.

- Decorative ceramic tile, granite tile or slab, and marble tile or slab for countertops and surrounds
- Choice of wood, finishes and cabinet door styles
- Stainless steel kitchen appliances
- Under-counter recycle bin
- Refrigerator and dryer
- Gourmet pull-out chrome faucet in kitchen
- Two-color interior paint options
- Vinyl, carpet, pad, tile, and hardwood flooring upgrades
- Jetted tub in master bath
- Door from master bedroom to master bath
- Clear glass tub enclosure with chrome accents in secondary baths
- Stain-grade handrail and balusters to complement cabinets or upgraded hardwood floors
- Media cabinets in family room
- Additional recessed lighting locations, per residence
- Pre-wiring for speakers and surround sound in select locations
- Additional data wiring, multicom ports and optional phone jacks
- Texture and paint garage interior
- Insulation and glass window lites at garage door
- Carriage-style garage doors
- Brick or stone for front porch
- Andersen® French gliders, per residence
- Security system
- Air conditioning
- Den at Bedroom 3, Residence 3 only

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



The Reserve

Abundant privacy can be found within The Reserve at BelleTerre.

Meandering through a valley, this secluded cul-de-sac community provides spacious and quiet living. Each of the twenty-four exquisite executive homes backs up to permanent open space, providing the quiet solitude you deserve.

The Reserve

THE REDWOOD

[RESIDENCE 101 - APPROX. 2,681 SQ. FT.]

The Redwood defines luxury, with its coffered ceilings and expansive living space. Settle in the living room for more formal entertainment, or relax with guests in the family room. The breakfast bar in the kitchen and cozy nook gives you options for completing homework or starting that weekend project. Upstairs, you'll have plenty of room for guests in one of the four bedrooms. And, the tandem space in the garage can be flex option space for hobbies.



[A]



[B - Model]



[C]



The Reserve

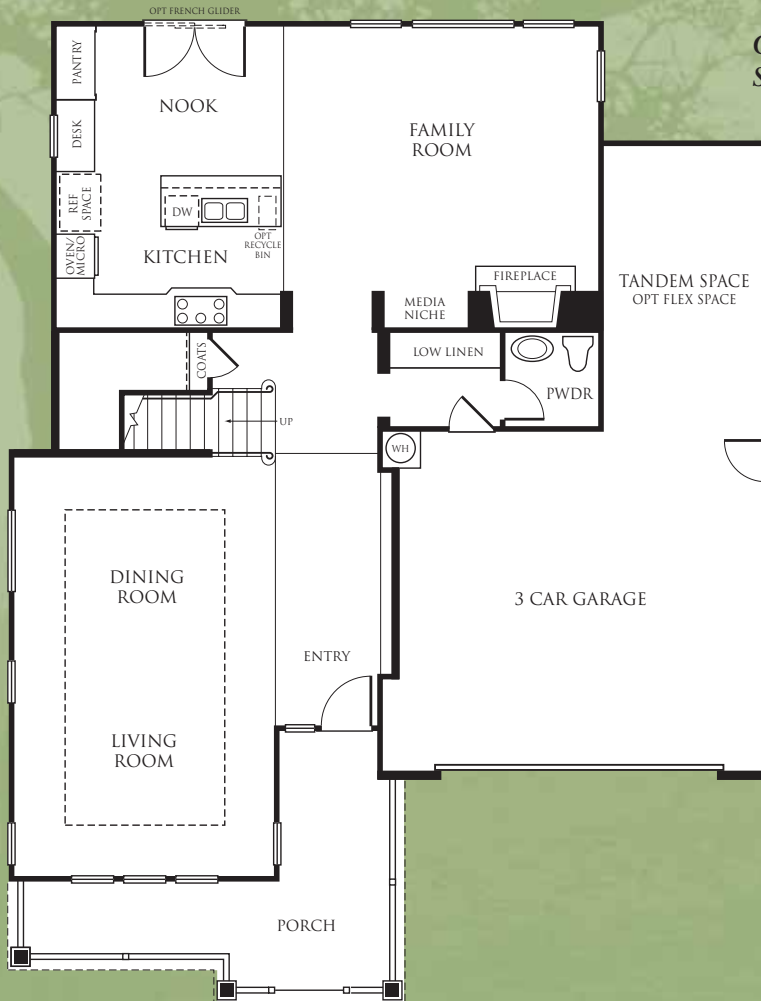
THE REDWOOD

[RESIDENCE 101 - APPROX. 2,681 SQ. FT.]

4 bedrooms, 2½ baths



*Optional Flex
Space*



First Floor



Second Floor



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The Reserve

THE SEQUOIA

[RESIDENCE 102 - APPROX. 2,811 SQ. FT.]

If you enjoy formal entertainment, then The Sequoia is the best home for you. The separate living, dining and family rooms overlook a garden patio. And, the island kitchen provides ample room for gourmet cooking while enjoying the activity in the adjoining nook and family room. Upstairs, the fourth bedroom can be converted to a bonus room to provide a quiet study area. And, the tandem space in the garage can be flex option space to use as a game room or home office.



[A]



[B]



[C - Model]



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Optional Flex Space



First Floor

The Reserve

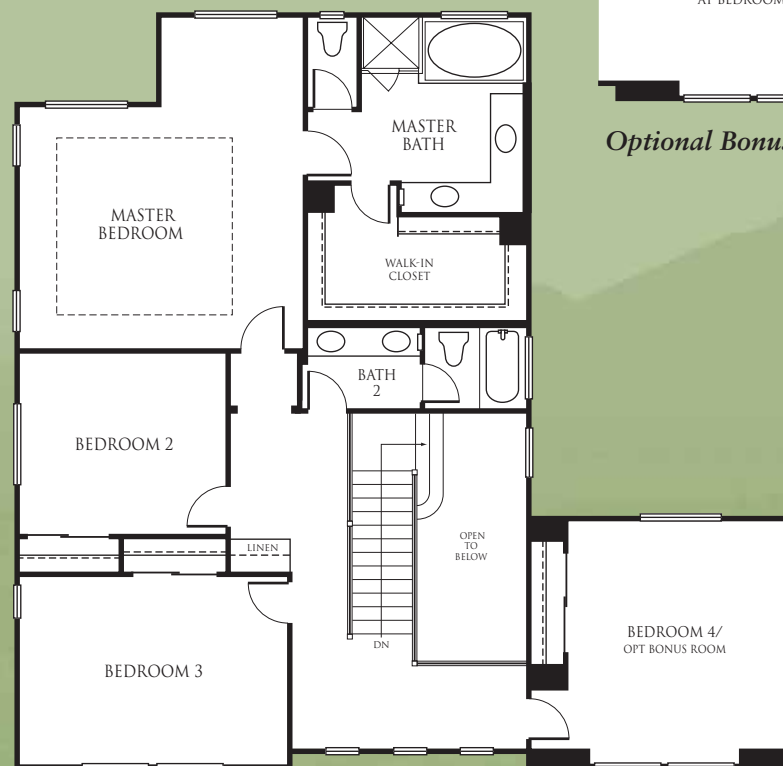
THE SEQUOIA

[RESIDENCE 102 - APPROX. 2,811 SQ. FT.]

4 bedrooms, 2½ baths



Optional Bonus Room



Second Floor



The Reserve

THE OAK

[RESIDENCE 103 - APPROX. 2,536 SQ. FT.]

The Oak offers comfortable living at its finest. Nestle into the nook off the kitchen to await dinner. Or warm up the TV in the family room for the big game. And special occasions will be easy to handle with the convenient Butler's Pantry between the kitchen and formal dining room.



[A]



[B]



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The Reserve

THE OAK

[RESIDENCE 103 - APPROX. 2,536 SQ. FT.]

3 bedrooms, 2½ baths



First Floor



Second Floor



The Reserve

FEATURES

Distinctively Different Exteriors

Traditional design and quality craftsmanship are built into each magnificent new home. Peaceful color combinations, lovely landscaping, and superb architectural details bring years of enjoyment – and a feeling of pride every time you come home.

- Homes feature architectural styling designed with classic Marin character built in the award-winning SummerHill Homes tradition
- Handsome 50-year high profile composition shingle roof for low maintenance, lasting beauty, and protection
- Beautiful and durable Hardiplank® lap siding or Hardishingle™ siding exteriors with wood detailing, per elevation
- IWP® eight-foot, raised six-panel entry door with oil rubbed bronze handle for an elegant first impression
- Two-car garage with steel roll-up sectional door and automatic garage door opener with two remotes
- Beautifully landscaped front yard for a welcoming feel every time you come home
- Inviting front porch, per elevation
- Good neighbor fencing with entry gate and view fencing, per residence

Inspiring Interiors

Expansive living spaces enhanced by high ceilings make living comfortable for family gatherings and entertaining. Numerous secondary bedrooms offer quiet retreats from household excitement for family and guests.

- Three exciting and functional floorplans that include formal and casual living spaces
- Hand-set, 12" x 12" ceramic tile flooring in entry for easy upkeep
- Designer-selected, stain-resistant carpet for impressive style and durability
- Classically-designed stairs with stained handrail and newels and painted balusters
- Cozy, glass-enclosed gas fireplace with electric ignition and pre-cast surround
- Graceful, rounded wall corners throughout, for a look of elegance and craftsmanship
- Lightly textured wall finish with designer-selected paint for richness and character
- Convenient recessed lighting throughout home for abundant light, per residence
- Raised panel interior doors with polished chrome door knobs

Gourmet Kitchens

Equipped with smart amenities and a center island, the kitchen is a perfect space for cooking a delicious meal or gathering with family and guests.

- Clear maple raised panel cabinetry, white interior lining, adjustable upper shelves, concealed hinges, and easy-glide drawers
- Designer-selected, hand-set, 6" x 6" ceramic tile countertops with full backsplash behind cooktop
- Kohler Executive Chef™ cast iron dual compartment kitchen sink with gourmet pull-out faucet
- Beautiful white or black appliances including:
 - 36" glass, five-burner gas cooktop by KitchenAid® with sealed burners for quick clean-up
 - Convection microwave oven by KitchenAid®
 - 30" KitchenAid® built-in self-cleaning oven
 - 36" vented Broan® deluxe hood with four-speed operation
 - Deluxe KitchenAid® multi-cycle dishwasher
- 1/2 h.p. garbage disposal
- Spacious storage pantry, per residence
- Designer-selected, hand-set ceramic tile flooring in kitchen and nook, per residence
- Recessed lighting over nook and under-cabinet task lighting puts light where you need it
- Refrigerator space plumbed for ice maker for easy installation

Private Master Suites

After a busy day, you deserve a quiet retreat to relax and unwind, surrounded by warmth and elegance. Embellished master baths and spacious master bedrooms are a welcome reward.

- Exquisite coffered ceiling accents the master bedroom
- Oval soaking tub with hand-set ceramic tile surround
- Separate shower with clear, glass enclosure with hand-set ceramic tile surround
- Designer-selected ceramic tile vanity countertop with backsplash
- Top-set dual china sinks with Price Pfister® faucets in an elegant polished chrome finish
- 42" beveled mirror with decorative light bar over each sink, per residence
- Convenient recessed medicine cabinet with beveled edge
- Large walk-in closet with mirrored door offers easy access racks and shelves



Secondary Baths

Natural beauty and long-lasting durability can be found in the home's secondary baths.

- Steel enamel tub with hand-set ceramic tile surround for easy care
- Hand-set ceramic tile vanity top with top-set china sinks and Price Pfister® polished chrome faucets
- Convenient recessed medicine cabinet
- Designer-selected light fixtures
- Durable, no-wax vinyl flooring
- Powder room offers pedestal sink accented by an oval mirror with beveled edge

Additional Features

Each home is filled with the extra features you expect in a quality home.

- Structured wiring throughout the whole house for high-speed networking including dual Category 5 and RG6 cable with universal outlets in media niche and all bedrooms
- Easy-access, interior laundry room with Whirlpool Calypso™ water-saving washer, upper cabinets, sink and ceramic tile countertops, per residence
- Gas and electric dryer hook-ups

Energy Saving and Safeguard Features

Thoughtfully crafted to meet today's efficiency and safety needs

- Homes meet ComfortWiseSM ENERGY STAR® program guidelines increasing energy efficiency of the home
- Dual-paned vinyl windows with Low-E glass for improved energy savings
- French doors with Low-E glass for improved energy savings, per residence
- High-efficiency forced air gas furnace with electronic ignition and energy efficient electronic set-back thermostat
- Energy-saving 50-gallon gas water heater with recirculation pump to all fixtures
- Fire sprinklers located throughout home and garage for peace of mind
- Smoke detectors wired throughout the home for safety

Customizing Options and Upgrades

Personalize your home to fit your individual lifestyle through the Custom Choices™ Options Program.

- Decorative ceramic tile, granite tile or slab, and marble tile or slab for countertops and surrounds
- Choice of wood, finishes and cabinet door styles
- Stainless steel kitchen appliances
- Under-counter recycle bin
- Refrigerator and dryer
- Gourmet pull-out chrome faucet and hot water dispenser in kitchen
- Two-color interior paint options
- Vinyl, carpet, pad, tile, and hardwood flooring upgrades
- Jetted tub in master bath
- Clear glass tub enclosure with chrome accents in secondary baths
- Specialty sink cabinet in powder room, per residence
- Stain-grade handrail and balusters to complement cabinets or upgraded hardwood floors
- Media cabinets in family room
- Additional recessed lighting locations, per residence
- Pre-wiring for speakers and surround sound in select locations
- Additional data wiring, multicom ports and optional phone jacks
- Texture and paint garage interior
- Insulation and glass window lites at garage door
- Carriage-style garage doors
- Brick or stone for front porch
- Andersen® French gliders, per residence
- Security system
- Air conditioning
- Flex space at tandem space in garage, Residence 101 and 102 only
- Bonus room at Bedroom 4, Residence 102 only

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





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