



CAMBRIDGE

BY SUMMERHILL HOMES

PRELIMINARY BROCHURE

THE SUMMERHILL HOMES STORY

*SummerHill's new communities
are distinguished by their
rich character and exceptional
attention to detail...*

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.

COMMUNITY STORY

Tucked away in the Belmont Hills, the quaint community of Cambridge provides a harmonious mixture of natural beauty and convenience. Turn one way, and you're taking in forested hills that offer access to Water Dog Lake Park and Carlmont Hills – with their miles of wilderness trails. Turn the other way, and you have easy access to downtown Belmont, the Bay and all points North and South.

CAMBRIDGE

BY SUMMERHILL HOMES

Each Craftsman-style building at Cambridge begins with architectural design as striking as the setting. The exquisite architectural details are reminiscent of timeless artisanship. Once inside the homes, spaces flow easily and purposefully. And since each is built with an active lifestyle in mind, abundant living space is expanded by private decks or patios.

And the community green belt, pool and spa, and play lot encourage neighbor interaction while allowing for moments of quiet solitude.

Cambridge is just minutes from the thriving Carlmont Village Shopping Center, which features Lunardi's, Jamba Juice and Starbucks, as well as many favorite area restaurants. Downtown Belmont is just down the road, with a bustling shopping area and community center. Twin Pines Park hosts the Belmont summer concert series each year. And, with Ralston Avenue at Cambridge's back door, you are moments away from San Francisco, San Jose or any place in between on the Peninsula.

Building A



artist's conception

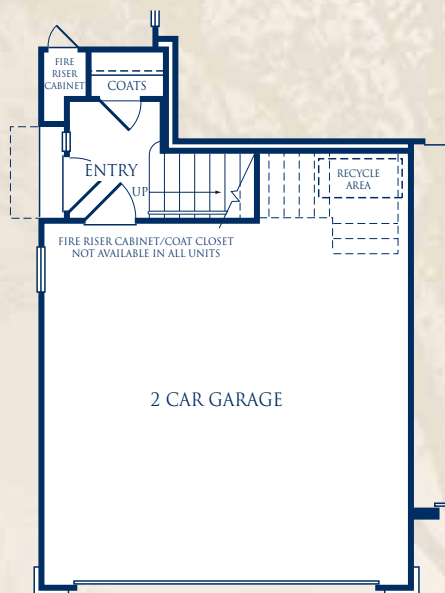


THE REGENT

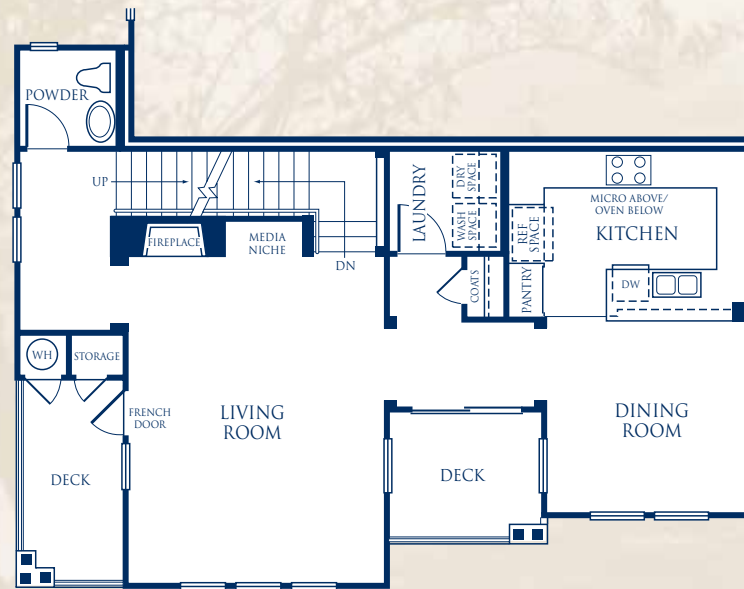
Building A, Residence 2

A bike ride at Water Dog Lake. Dinner with friends.
 Quiet evening watching your favorite movie.
 The Regent offers the perfect launch pad for your busy day, and welcomes you home to unwind.
 Two private decks give you the entertaining space you desire, and the dining room off the kitchen is perfect for a formal dinner or casual gathering spot.

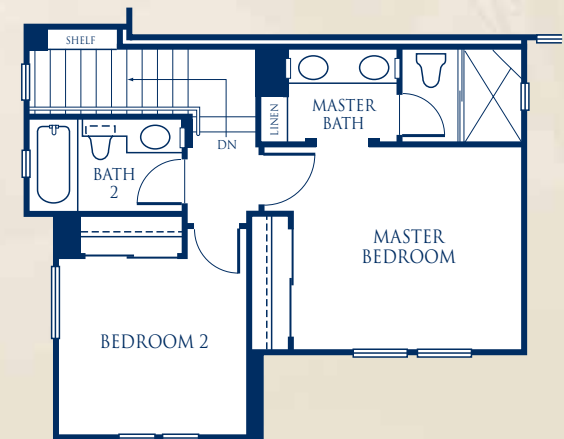
- Approximately 1,409 square feet
- 2 Bedrooms
- 2 1/2 Baths
- Living Room
- Dining Room
- 2 Private Decks
- 2-Car Attached Garage



Garage



First Level



Second Level



THE MANCHESTER

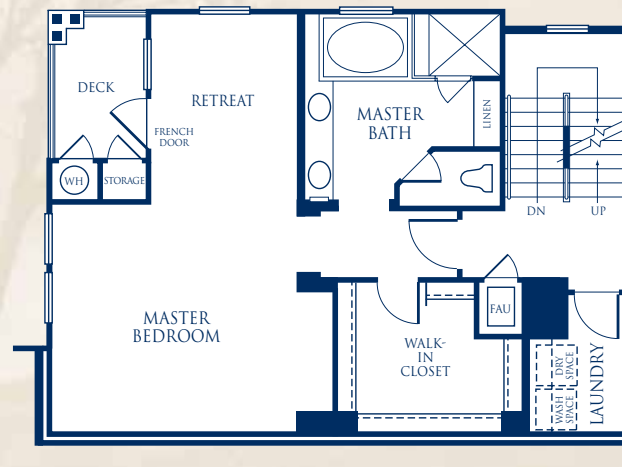
Building A, Residence 6

Solitude and serenity are found in The Manchester. With a luxurious master suite on a floor of its own, you choose where you want to relax. The retreat in the master suite can be your private den or office, complete with its own deck. On the top floor, family and guests will enjoy having their bedrooms away from the central living area.

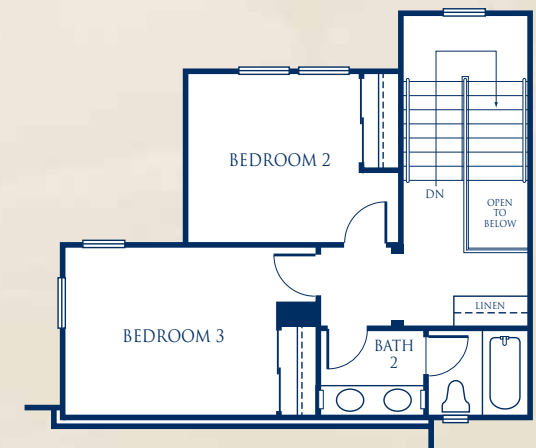
- Approximately 2,096 square feet
- 3 Bedrooms
- 2 1/2 Baths
- Living Room
- Formal Dining Room
- Retreat at Master Bedroom
- Spacious Patio
- 2-Car Attached Garage



First Level



Second Level



Third Level



Building B



artist's conception

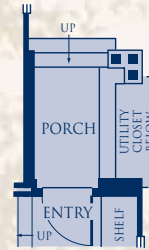


THE VICTORIA

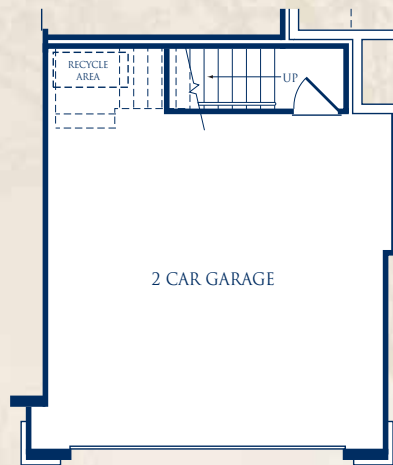
Building B, Residence 3

With The Victoria, the expansive living and dining rooms open to a wraparound deck, which draws you outside to discover the enchanted Belmont hills. The large gourmet kitchen provides you the opportunity you've always wanted to make the perfect soufflé. And the master bedroom and guest bedroom on the top floor allow you to escape when necessary.

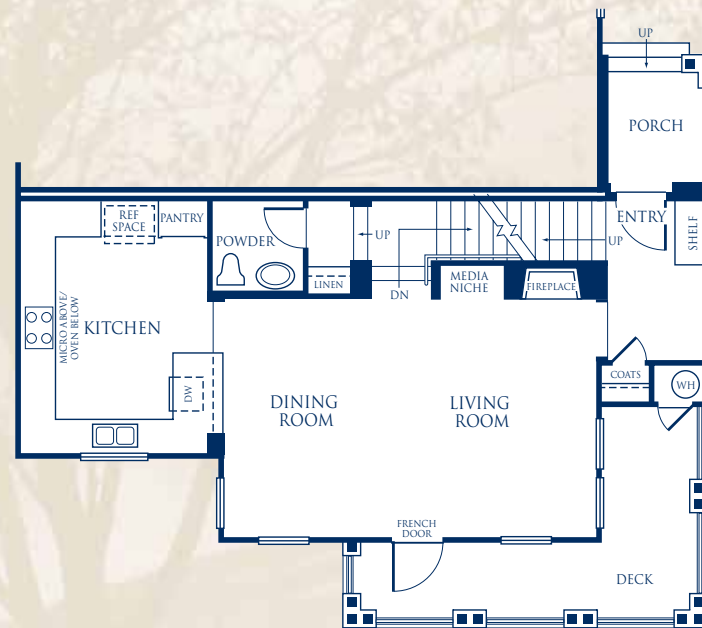
- Approximately 1,451 square feet
- 2 Bedrooms
- 2 1/2 Baths
- Open Living & Dining Rooms
- Private Bath in Bedroom 2
- Expansive Deck
- 2-Car Attached Garage



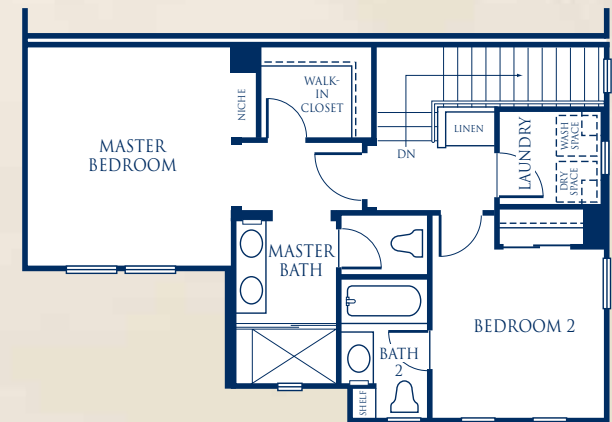
ALT. PORCH AT SOME LOCATIONS



Garage



First Level



Second Level

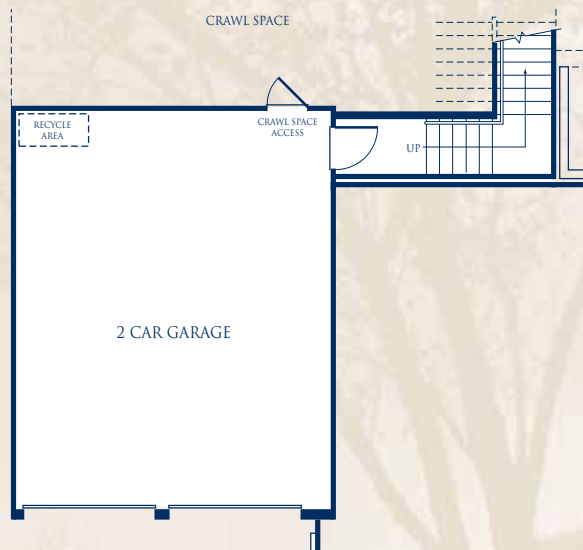


THE CHESTERTON

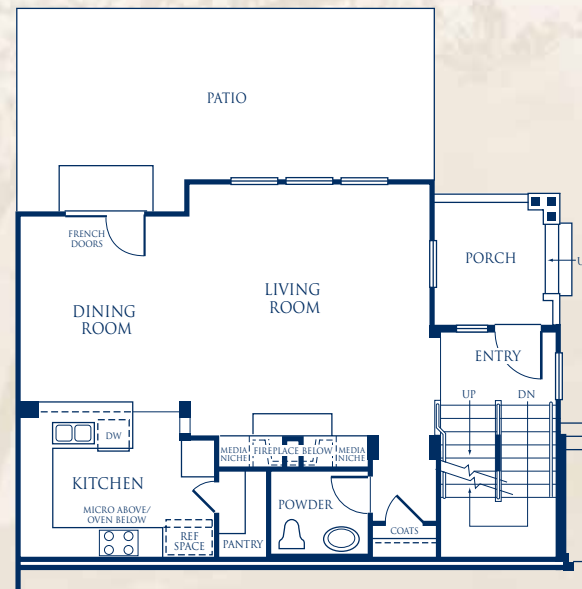
Building B, Residence 5

The Chesterton reflects the casual lifestyle you've built for yourself. The gourmet kitchen off the living and dining rooms is sure to be the gathering spot in your home. With the breakfast bar, you'll enjoy wonderful conversation as you prepare dinner for your family or brunch for friends. With a patio and deck, The Chesterton opens up to the lush hillside, capturing the charm of the area.

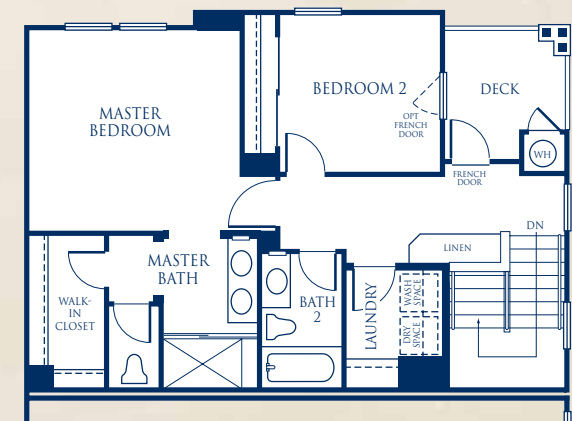
- Approximately 1,581 square feet
- 2 Bedrooms
- 2 1/2 Baths
- Open Living and Dining Rooms
- Private Deck
- Spacious Patio
- 2-Car Garage



Garage



First Level



Second Level



Building C



artist's conception

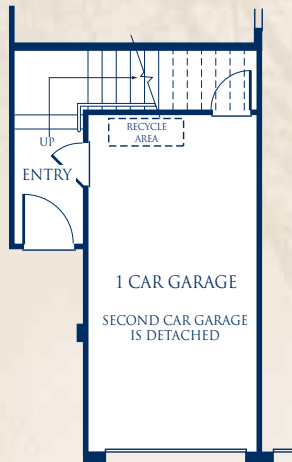


THE OXFORD

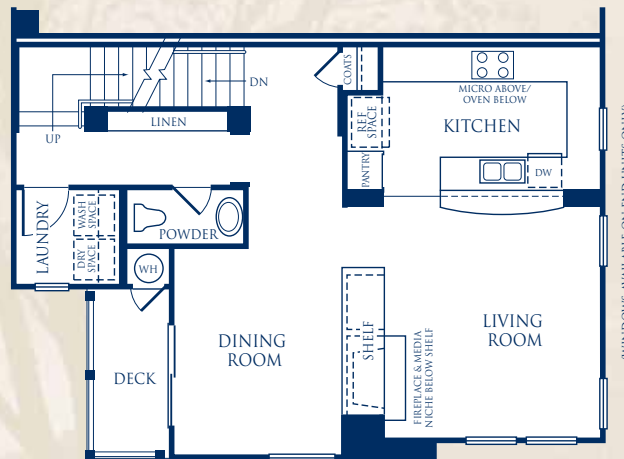
Building C, Residence 1

Step inside The Oxford, and enter a place you'll want to call home. Spacious living and dining rooms are complemented by a large gourmet kitchen and breakfast bar. Dining will flow out onto the deck in the twilight of a summer's night. And upstairs, you and your guests will enjoy time apart, reclining in your own private bedroom retreats.

- Approximately 1,379 square feet
- 2 Bedrooms
- 2 1/2 Baths
- Living Room
- Dining Room
- Private Bath in Bedroom 2
- 1-Car Attached Garage plus 1-Car Detached Garage



Garage



First Level



Second Level

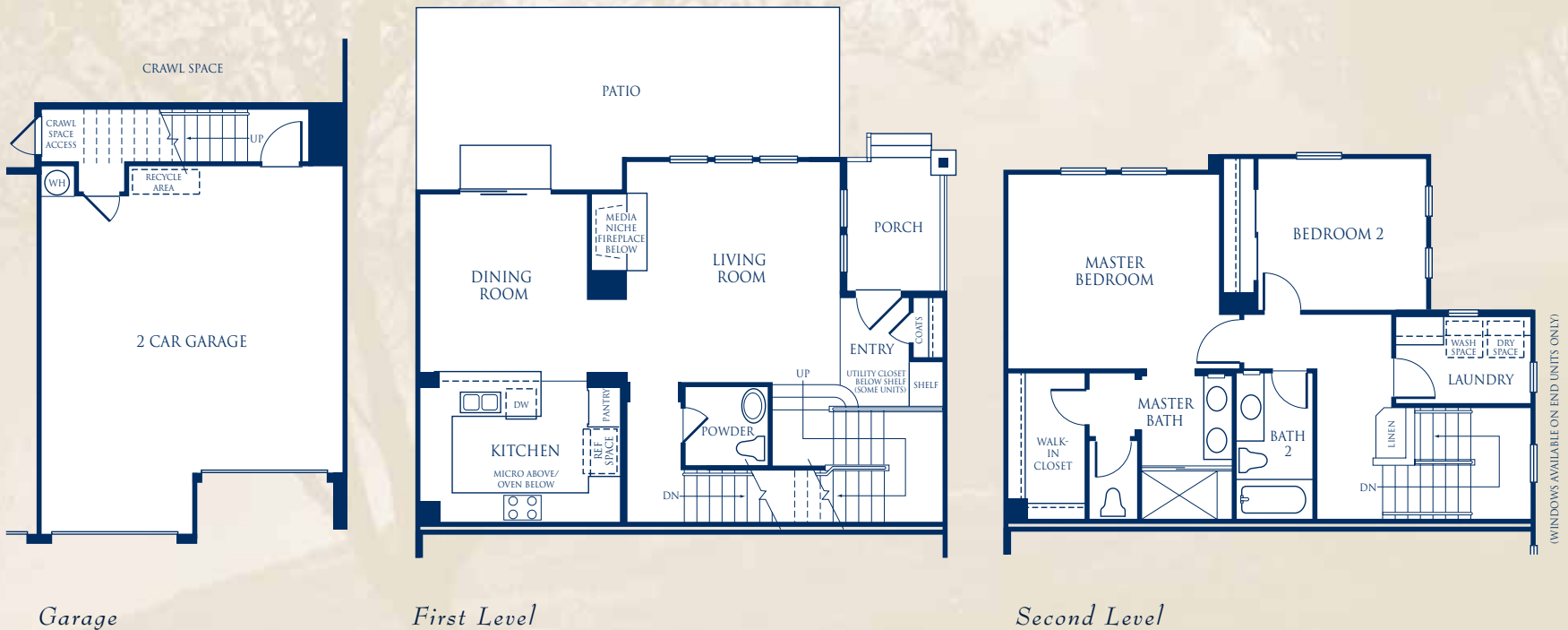


THE YORKSHIRE

Building C, Residence 4

It is easy to see why The Yorkshire beckons to you. With a spacious patio off the living and dining rooms, you'll find yourself enjoying a cup of coffee and the paper more than ever. And, the living room provides the perfect spot to watch your favorite show while enjoying a cozy fire. The master suite occupies half of the upstairs, creating a favorite place to be alone.

- Approximately 1,496 square feet
- 2 Bedrooms
- 2 1/2 Baths
- Living Room
- Dining Room
- Spacious Patio
- 2-Car Attached Garage



FEATURES

A Special Place to Live

Cambridge by SummerHill Homes is tucked away in the Belmont hills and offers discerning homebuyers a mixture of natural beauty and convenience.

- Beautifully landscaped open space with walking paths and unique lighting for safety, located within the community
- Centrally-located swimming pool and spa and children's play lot
- Conveniently located guest parking
- Trail connection to Water Dog Lake Park with its miles of walking and mountain biking trails

Distinctively Different Exteriors

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

- All buildings feature distinctive Craftsman architectural styling designed and 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 and stone veneers, per elevation
- Eight-foot, raised six-panel fiberglass entry door with oil rubbed bronze handle for an elegant first impression, per residence
- Two-car garage with steel roll-up sectional door and automatic garage door opener with two remotes, per residence
- Beautifully landscaped common areas for a welcoming feel every time you come home

- Inviting front porch and spacious deck or patio, per residence
- Cozy patios with broom-finished concrete, per residence

Inspiring Interiors

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

- Six exciting and functional floorplans that include open 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 appliance fireplace with electric ignition and pre-cast surround
- Graceful, rounded wall corners in select areas, 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
- Pre-wired for ceiling fan in living room and master bedroom
- Raised panel interior doors with polished chrome door knobs, per residence

Gourmet Kitchens

The kitchen is the “heart of the home,” a place for the family to gather and share the events of the day.

- Maple recessed panel cabinetry with caramel finish, white interior lining, adjustable upper shelves, concealed hinges, and easy-glide drawers

- Designer-selected, hand-set, 12" x 12" granite tile countertops with full backsplash behind cooktop
- Kohler Executive Chef™ cast iron dual compartment kitchen sink with gourmet pull-out faucet
- Beautiful white, black or stainless steel appliances by Whirlpool® include:
 - 30" glass, four-burner gas cooktop with sealed burners for quick clean-up
 - Built-in vented microwave/hood combination
 - 30" built-in self-cleaning electric oven
 - Deluxe multi-cycle dishwasher
- ½ h.p. garbage disposal
- Spacious storage pantry, per residence
- Durable, hand-set, 12" x 12" ceramic tile flooring in kitchen, per residence
- Recessed lighting with dimmer switch in dining room lets you determine the mood
- 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. Cambridge master suites surround you with comfort – a welcome respite from your busy day. Stylish bath fixtures add a distinctive touch of class.

- Oversized shower with clear, glass enclosure and hand-set ceramic tile or cultured marble surround
- Kohler® oval soaking tub with hand-set ceramic tile or cultured marble surround, Residence 6 only
- Designer-selected ceramic tile or cultured marble vanity countertop with backsplash



FEATURES

- Top-set dual china sinks with Kohler® faucets in an elegant polished chrome finish
- Beveled mirror with decorative light bar over sinks, per residence
- Convenient recessed medicine cabinet with beveled edge
- Designer-selected, 12" x 12" ceramic tile in master bath
- Walk-in closet with mirrored door and thoughtfully designed shelving help make organizing and storing easy, 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 countertop with top-set china sink and Kohler® polished chrome faucet, per residence
- Convenient recessed medicine cabinet with beveled edge
- Designer-selected light fixtures
- Durable, no-wax vinyl flooring
- Powder room offers pedestal sink accented by an oval mirror with beveled edge and ceramic tile flooring, per residence

Additional Features

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

- Structured wiring throughout the home for high-speed networking including dual Category 5 and RG6 cable with universal outlets in media niche and all bedrooms, per residence

- Easy-access, interior laundry room with upper cabinets and ceramic tile countertop, per residence
- Gas and electric dryer hook-ups
- Home is pre-wired for security system and satellite

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
- Forced-air gas furnace with electronic ignition and energy-efficient electronic set-back thermostat, per residence
- Heat pump with energy-efficient electronic set-back thermostat, Residence 2 only
- Energy saving 50-gallon gas water heater
- Fire sprinklers located throughout home and garage for peace of mind
- Smoke detectors wired throughout the home for safety

Customizing Options and Upgrades

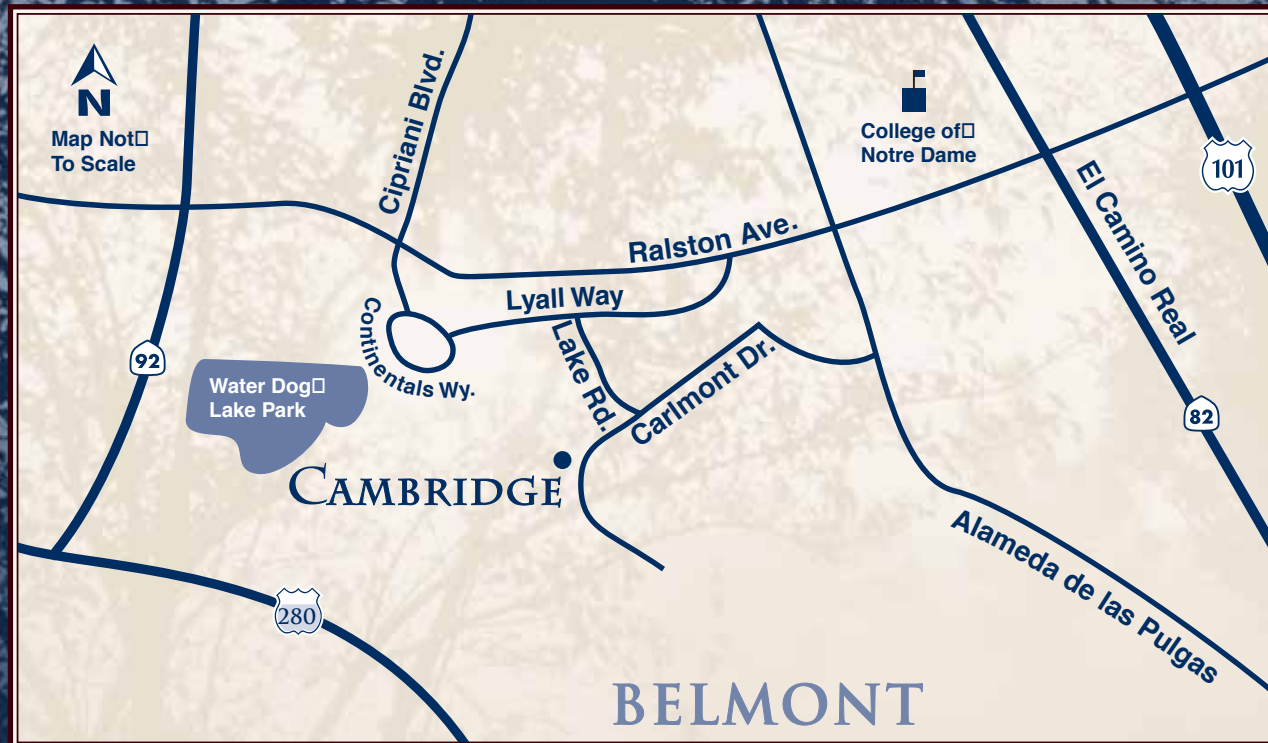
Personalize your home to fit your individual lifestyle through the Custom ChoicesTM Options Program.

- Decorative tile, granite tile or slab, and marble tile or slab for countertops and surrounds
- Choice of wood, finishes and cabinet door styles
- KitchenAid® stainless steel kitchen appliances
- Refrigerator, washer and dryer
- Two-color interior paint options

- Vinyl, carpet, pad, tile, and hardwood flooring upgrades
- Jetted tub in master bath, Residence 6 only
- Door from master bedroom to master bath, per residence
- Clear glass tub enclosure with chrome accents in secondary baths
- Stain-grade handrail and balusters to complement cabinets
- Media cabinets in living room, per residence
- Additional fireplace surrounds and mantel cap, per residence
- 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
- Insulated garage door
- Upper cabinets in garage for storage
- Full security system
- Air conditioning

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





CAMBRIDGE

BY SUMMERHILL HOMES

500 LIVE OAK WAY, UNIT 504 • BELMONT, CA 94002

650-620-9970 • FAX 650-620-9971 • CMBSALES@SHHOMES.COM • SUMMERHILLHOMES.COM

SUMMERHILL HOMESSM

COMMUNITIES OF DISTINCTION

