

# Georgetown

SAN JOSE



*Artist's Conception*

SUMMERHILL HOMES™

COMMUNITIES OF DISTINCTION

# COMMUNITY STORY

Last night, a concert. Tonight, a sporting event. Tomorrow — who knows? When you live at the center of it all, the possibilities are endless, and so is the time to do it.

Experience life at Georgetown, the newest Community of Distinction from SummerHill Homes in downtown San Jose. Here, homeowners are surrounded by every convenience the city has to offer, including nearby dining and entertainment, with the added benefit of a warm, welcoming feeling reminiscent of the neighborhoods of old.

This fabulous new community of 94 townhomes combines the best of both worlds into one great place, enticing homebuyers with spacious floorplans offering three bedrooms, and such desirable features as open kitchens, formal living rooms, impressive master suites with oval soaking tubs and separate showers, volume ceilings, direct-access two-car garages, and private outdoor patios.

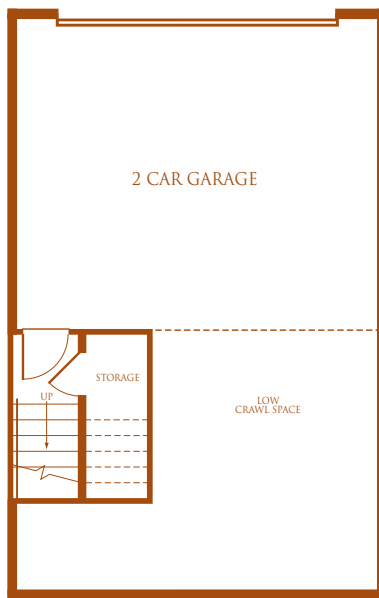
Georgetown. Now you can truly live it up in downtown San Jose.



# THE VASSAR

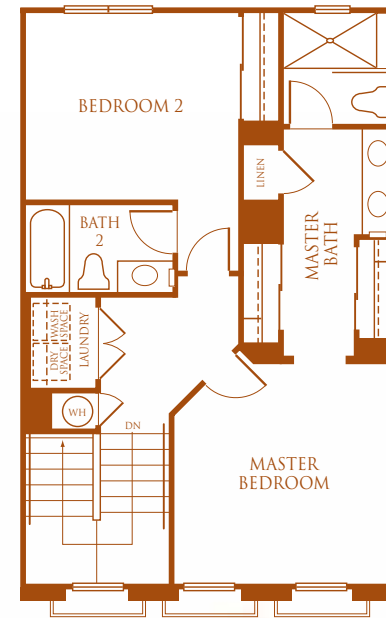
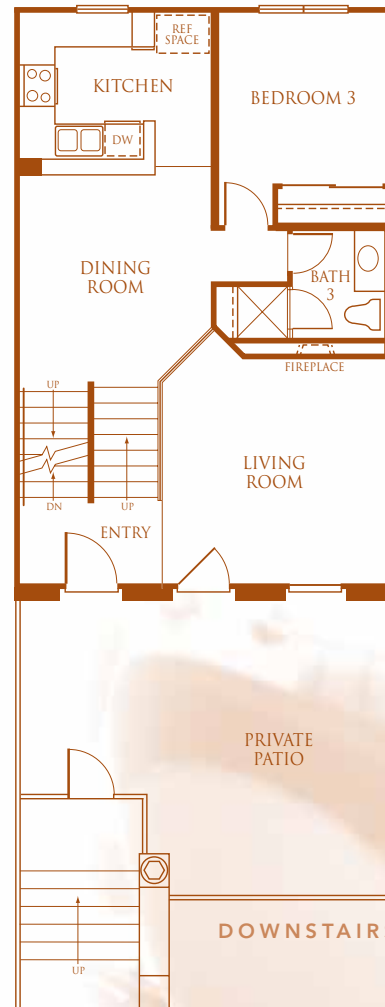
residence one

No need to leave the comfort of home when you've got room for a fully equipped home office. And at the end of a long day, you can get cozy with a good book in front of the crackling fireplace in your inviting living room.



GARAGE

- Three bedrooms
- Three baths
- Two-car garage
- 1,463 square feet



UPSTAIRS



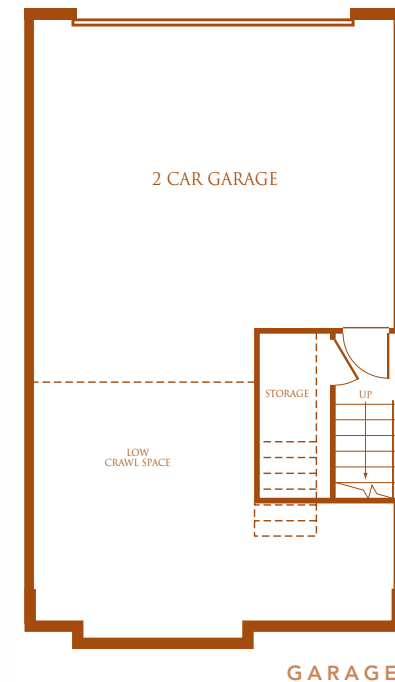
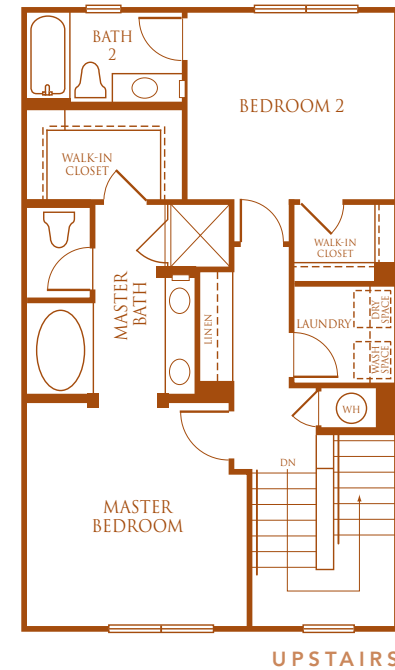
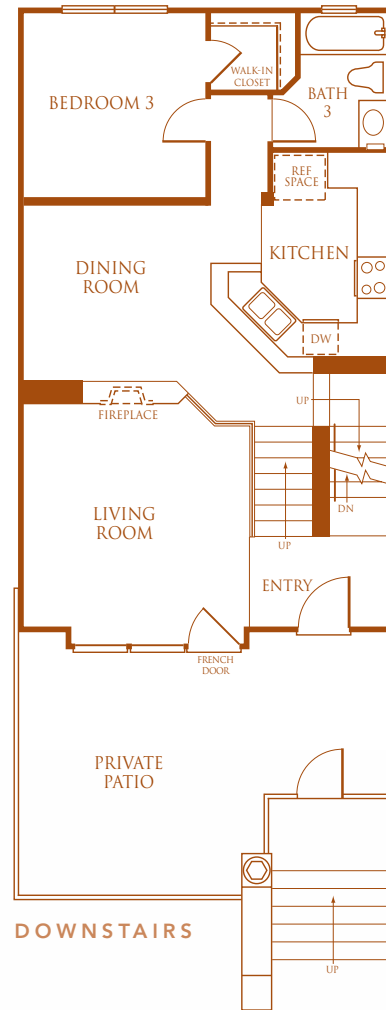
SummerHill Homes reserves the right to alter floorplans, specifications, features, prices, and other information described in this brochure without notice or obligation. All room dimensions and home sizes are approximate and may vary depending upon elevation. Window, room sizes, and layouts are subject to change per elevation or flex option. Ask your community Sales Manager for details. Ask your Sales Representative for more information on the choices available for each plan. 10/02

# THE OBERLIN

residence two

Your place, your style — finally! And room for everyone. Out-of-town guests? They'll love having their own private guest suite. And you will enjoy the spacious patio, ideal for entertaining and private time together.

- Three bedrooms
- Three baths
- Two-car garage
- 1,584 square feet

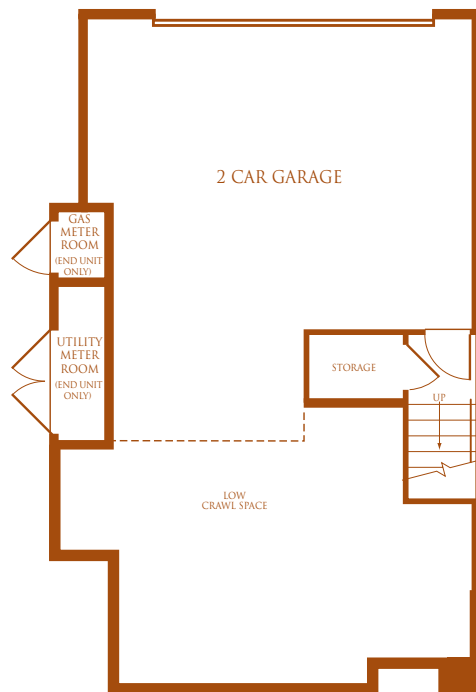


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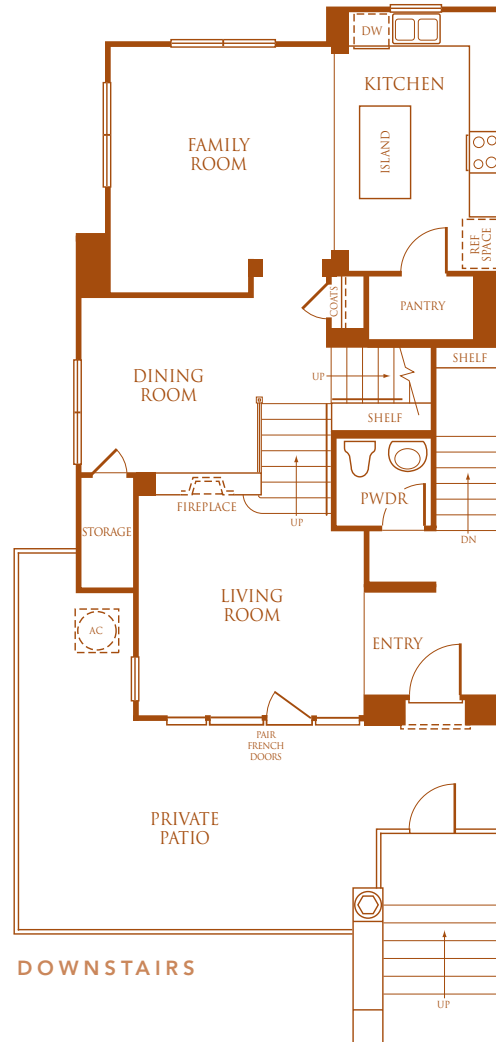
# THE PRINCETON

residence three

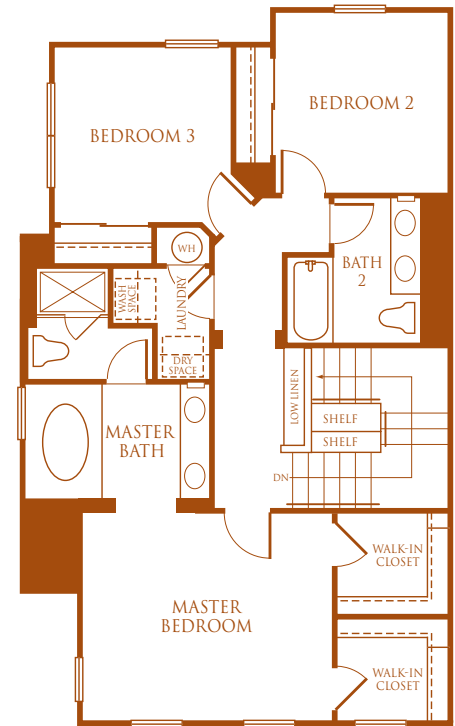
Real space — space for dining, space for playing, space for family. And the two things that make a great home a dream home: an island in the kitchen and not one, but two walk-in closets in the master bedroom.



GARAGE



DOWNSTAIRS



UPSTAIRS

- Three bedrooms
- Two and one-half baths
- Two living areas
- Two-car garage
- 1,859 square feet



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# FEATURES

## Community Amenities

Downtown San Jose portrays its own uniqueness with its vibrant downtown in the heart of Silicon Valley. Here, homeowners will discover a new place to call home in an inviting community that offers a warm, friendly neighborhood with the convenience and comfort of downtown living.

- Blocks from The Alameda with great restaurants and shopping
- Close proximity to Highways 880, 280, 17 and 87
- Across the street from Caltrain

## Distinctive Exteriors

At SummerHill Homes, we believe a great home begins with timeless design. We have embellished the homes at Georgetown with tasteful details that will provide years of enjoyment, as well as a feeling of pride every time you come home.

- Timeless architectural styling in the award-winning SummerHill Homes tradition

- Front yard patios
- Raised-panel fiberglass entry door with antique-finished brass hardware
- Two-car garage with steel roll-up sectional doors, automatic opener with two remotes and ample storage
- Dual-glazed vinyl windows

## Elegant Interiors

High ceilings make interior spaces inviting. Rooms are arranged to keep the family close, yet also provide plenty of privacy.

- 12" x 12" ceramic tile flooring in entryway
- Painted stair railings and balusters
- Gas fireplace with pre-cast surround
- 6-panel "Colonist" interior doors
- Polished chrome door hardware
- Radius corners throughout
- Light knockdown texture wall finish; semi-gloss paint in kitchen, baths and laundry; flat paint in all other rooms

## Gourmet Kitchens

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

- 6" x 6" ceramic tile, countertop in kitchen with full backsplash behind range
- Maple Shaker cabinets with white interiors
- Kitchen storage pantry, per plan
- White enamel finish, dual-compartment kitchen sink with pull-out faucet
- ½ h.p. garbage disposal
- Appliances available in black or white
- Deluxe five-cycle dishwasher
- 30" self-cleaning, slide-in gas range
- Built-in vented micro-hood over range
- Refrigerator space plumbed for ice maker
- Kitchen island, per plan
- Under-cabinet fluorescent lighting
- Recessed lighting in kitchen, hallways, and entry

## Private Master Suites

Finally, a place of your own. Now enjoy the comfort and space the Master Suite has to offer.

- Stylish, polished chrome bathroom fixtures
- Oval acrylic tub with cultured marble surrounds, per plan
- Separate shower with clear-glass enclosure and cultured marble surround, per plan
- Cultured marble vanity countertop with dual sinks
- Medicine cabinet
- Walk-in closets, per plan
- One mirrored closet door, per plan





# FEATURES

## Other Fine Features

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

- Homes meet ComfortWise<sup>SM</sup> ENERGY STAR<sup>®</sup> program guidelines increasing energy efficiency of the home
- High-gloss, porcelain enamel steel tub with cultured marble surround in secondary baths
- Stylish, polished chrome secondary bathroom fixtures
- Cable outlets in media and all bedrooms
- CAT-5 telephone jacks in kitchen and all bedrooms wired for two lines (can accommodate up to four lines)
- Convenient interior laundry area with upper cabinets
- Security system
- Whirlpool tub in master bath, per plan
- Tub enclosures for secondary baths
- Upgraded kitchen appliances
- Refrigerator and washer and dryer (electric)
- Upgraded flooring
- Upgraded kitchen cabinets in cherry wood
- Mirrored wardrobe closet doors in secondary bedrooms
- Upgraded tile and granite countertops in kitchen
- Upgraded, 12" x 12" marble tile master bath countertops, tub, and shower surrounds

## Customizing Options and Upgrades

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

- Multi-room music package
- Universal outlet “basic” package
- Paint and texture garage
- Keyless entry at garage
- Air conditioning

Ask your Sales Representative for more information on the choices available for each plan.

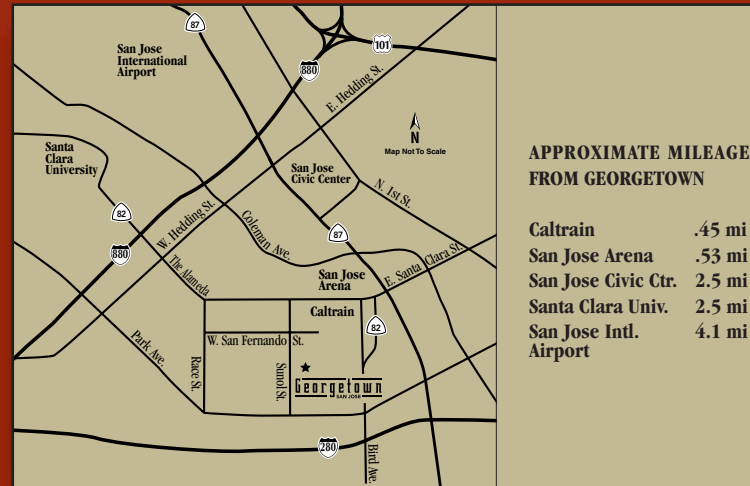


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SummerHill Homes has created a tradition of well-planned neighborhoods with dramatic architectural styling built in superior settings throughout the San Francisco Bay Area. SummerHill's new communities are distinguished by their rich character and 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.



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