



Heritage Grove

L O S G A T O S

BY SUMMERHILL HOMES

A S U M M E R H I L L H O M E S C O M M U N I T Y





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Prestige and Elegance

C O M E T O G E T H E R

*I*t doesn't matter if you've passed through it just once, or been fortunate enough to have always thought of it as home; the town of Los Gatos is — most certainly — a place that leaves a lasting impression on your mind. Charming shingle-style bungalows and stately Victorians, some dating back more than a hundred years, comprise the tree-lined streets. Wisteria cascades over neighborhood trellises. Games of bocce ball consume sun-lit afternoons. Colorful murals add warmth and character to merchant buildings and the rustic Forbes Mill footbridge.

With its vibrant Main Street and newly restored Old Town, local residents and weekend visitors flock to downtown venues. At a local coffee shop, patrons strategize over business, or their next move on the chessboard. Cycling enthusiasts congregate before they head out on nearby trails. Others come in simply to share in the camaraderie and to appreciate the work of local artists. The weekly farmers' market offers the best organic produce, and an oyster bar as well. No doubt, this town of just over 30,000 residents has character.

But remembering the local heritage is equally important. For years, the location of this new SummerHill Homes neighborhood was best defined by its many apricot trees. In the '40s, however, that changed as two notable residents, Ralph and Sophie Heintz, moved in. During his lifetime, Mr. Heintz patented over 200 inventions, four of which are among the Smithsonian collection. From the small laboratory built beside his home, some of Ralph's most noteworthy ideas were conceived: the smog reducing Straticharge engine and an important ophthalmological instrument still in use today. In later years, Ralph and Sophie chose to bequest a portion of their land to their dedicated caretakers, Angel and Angelina Ayala. The remaining 105 acres was given to the University of California's Proctor Foundation, a non-profit foundation that specializes in ophthalmological research and training. When the U.C. Regents awarded the bid to the property to SummerHill Homes, years of funding for eye research were granted — carrying on Ralph Heintz's passion.

Heritage Grove is a rare opportunity to own a new home in this historical community. Having worked closely with the Los Gatos community to preserve the feel of the area, the neighborhood features a limited number of homes inspired by the heritage of Los Gatos' timeless architecture.

Over 90 acres of preserved open space and more than 9,500 linear feet of newly created public trails pay homage to the hillside setting. The original Heintz home and barn is being restored and will also be made available to buyers. Along with the 100-ft. deep flowering orchard grove fronting Blossom Hill Road, this historic dwelling reminds residents of the rich heritage of this special location.

Los Gatos is a town rich in historical appeal, unending charm and strong community spirit. Heritage Grove will undoubtedly follow in that tradition.



The Tilton

PLAN ONE



ELEVATION A



ELEVATION B

Preliminary Brochure: Artist's conception. 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 and room sizes and layouts are subject to change per elevation or flex option. Ask your Community Sales Manager for details. 3/6/00

The Tilton

PLAN ONE

4 BEDROOMS, 2 1/2 BATHS AND

3 CAR TANDEM GARAGE

OPTIONAL 5TH BEDROOM AND LIBRARY

APPROX. 2,695 TO 2,857 SQ. FT.



he Tilton offers the ease of single-story living. And 10-foot ceilings create a dramatic and spacious feel.

Through thoughtful design, this home clearly

differentiates living spaces in order to accommodate the many facets of your life. In the kitchen and family rooms — the area that, for so many, is truly the heart of the home — the kitchen island is both functional and inviting for informal gatherings. Traditional entertaining might bring you into the dining room, where optional French doors allow guests to meander onto the front porch. When you're looking for a place to engage in quiet conversation or curl up with a good book, the second fireplace in the living room beckons. And furthest away from it all, the master bedroom is truly a private sanctuary.



SINGLE FLOOR



(BEDROOM 5 OPTION AT GARAGE)



LIBRARY OPTION AT BEDROOM 4

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The Westley

PLAN TWO



ELEVATION C MODEL



ELEVATION A



ELEVATION B

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The Westley

PLAN TWO

3 BEDROOMS, LIBRARY AND STUDY,
2 1/2 BATHS AND 3 CAR TANDEM GARAGE
OPTIONAL HOBBY ROOM, SUPER 3RD BEDROOM,
4TH BEDROOM AND 3RD BATH
APPROX. 2,932 TO 3,137 SQ. FT.



certainly, with the simple addition of a weathered rocker on the Westley's front porch or a climbing vine finding its way up the porte cochere, your mind

drifts back to a bygone era. Just off the entry, the formal living room, dining room and library are also reminiscent of the days when guests were politely escorted to a parlor or sitting room. Two second-story decks, combined with the lower level's front and rear porches, allow the temperate climate and the scent of seasonal flowers to float throughout the interior — much as it would have had the home been built a hundred years ago. The Westley, however, is far from dated. Its spacious, well-designed kitchen, built-in media niche in the family room, and the master suite's huge walk-in closet prove that point gloriously.

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FIRST FLOOR



SECOND FLOOR



BEDROOM 4 OPTION AT LIBRARY



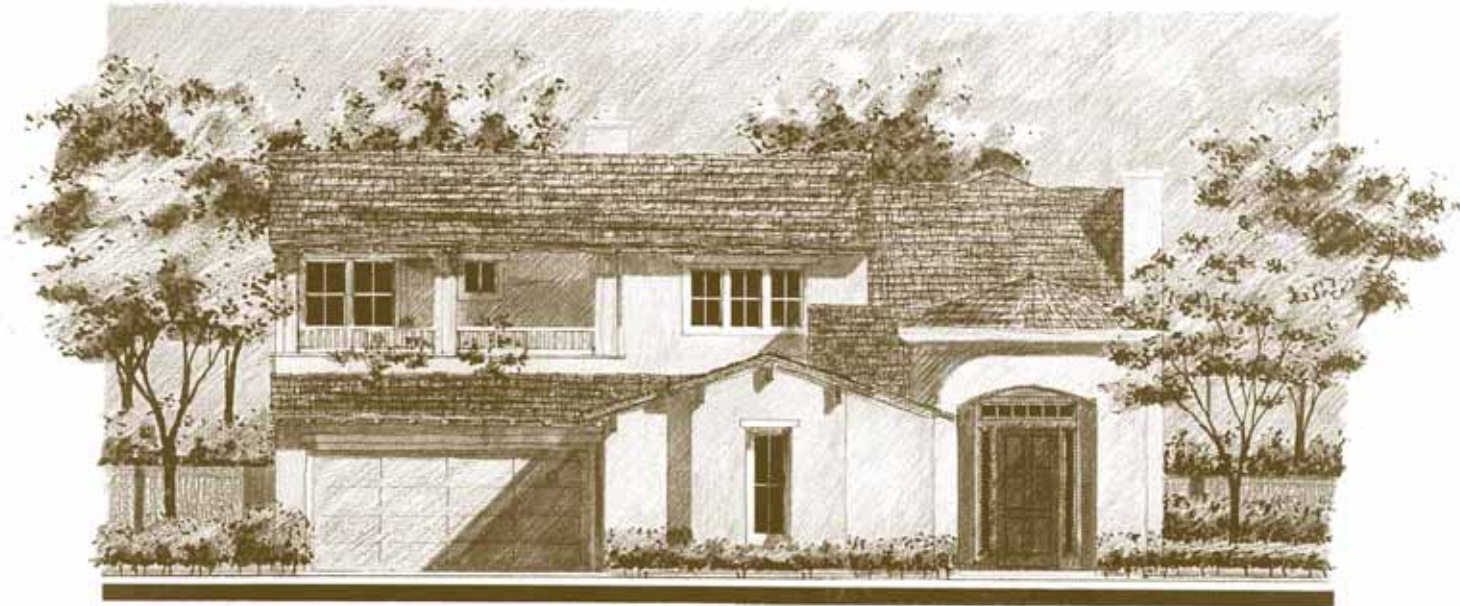
HOBBY ROOM OPTION AT GARAGE



SUPER BEDROOM 3 OPTION AT BEDROOM 3

The Blenheim

PLAN THREE



ELEVATION A MODEL



ELEVATION B



ELEVATION C

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The Blenheim

PLAN THREE

4 BEDROOMS, 3 1/2 BATHS AND 3 CAR GARAGE
 OPTIONAL EXPANDED LIVING & DINING
 ROOMS, OFFICE, BONUS ROOM OR 5TH
 BEDROOM AND 4TH BATH
 APPROX. 3,127 TO 3,722 SQ. FT.



Imagine a home that merges all the charm of vintage architecture with the freshest approach to design.

When designers refuse to limit their imagination,

that is what can happen. And that's what has happened here. The Blenheim commands attention from each of its interesting angles.

As you step into the foyer, you can see into the living room and beyond, into the dining room, yet each of these is a distinct area.

Upstairs, a U-shaped floorplan creates two separate wings; or depending on the homesite you purchase, an optional bonus room or fifth bedroom suite can be ideally positioned between these two wings.

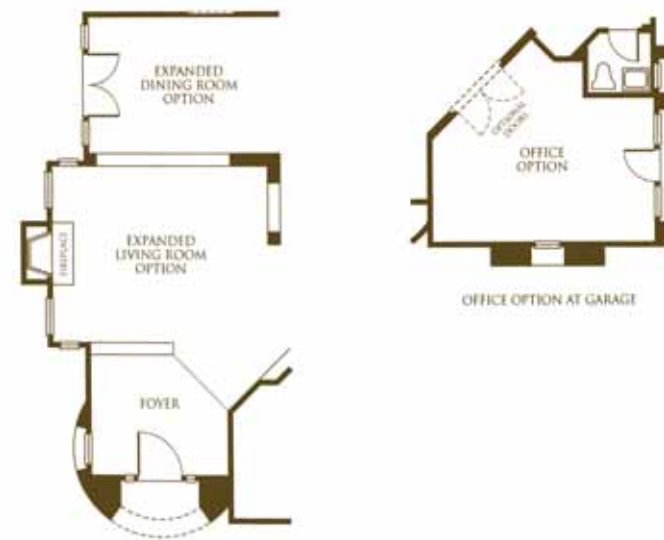
The biggest surprise? A deck off the master bath. Why not?

After all, our most treasured things are often found in the most unexpected places.

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FIRST FLOOR



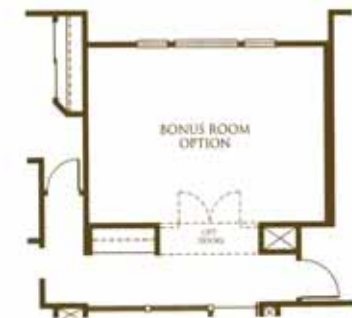
EXPANDED LIVING/DINING ROOM OPTION



SECOND FLOOR



BEDROOM 5 OPTION ABOVE FAMILY ROOM



BONUS ROOM OPTION ABOVE FAMILY ROOM

The Jordanne

PLAN FOUR



ELEVATION C MODEL



ELEVATION A



ELEVATION B

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The Jordanne

PLAN FOUR

4 BEDROOMS, LIBRARY, 3 1/2 BATHS
AND 3 CAR TANDEM GARAGE
OPTIONAL 5TH BEDROOM AND 4TH BATH
AND HOBBY ROOM
APPROX. 3,326 TO 3,513 SQ. FT.



With over 3,300 square feet, the Jordanne is perhaps the most impressive of the Heritage Grove homes; although it is not merely the spaciousness that earns your respect. Throughout the home, an array of design elements — from the dramatic to a simple thoughtful touch — gives you even more to appreciate. The stunning entrance sets the stage for what is to follow. Just off the entry hall is a beautiful library with optional book shelves that run the length of an entire wall. Across the entry hall to the right you view the living room's exquisite hearth. Further into the home, the curved wall of windows in the dining room makes for an elegant formal entertainment experience.

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FIRST FLOOR



BEDROOM 5 OPTION AT LIBRARY



HOBBY ROOM OPTION AT GARAGE



SECOND FLOOR

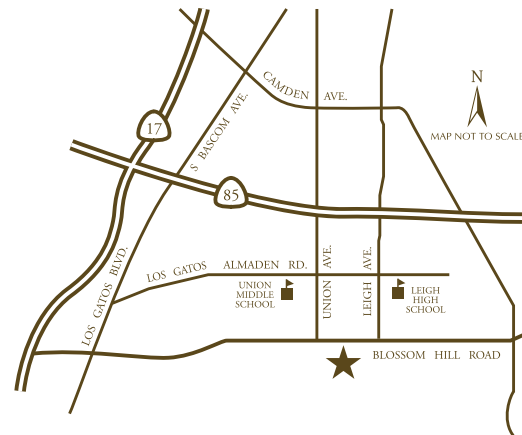
SUMMERHILL HOMES

COMMUNITIES OF DISTINCTIONSM

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 Homes' new communities are distinguished by their rich character and exceptional attention to detail, lending to the enduring quality of all its homes.

For over twenty 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*.

As one of their newest Communities of Distinction, Heritage Grove is ideally located in the town of Los Gatos, just off Highway 85. San Jose and the thriving business centers of the Silicon Valley are within an easy commute. Nearby, Highway 17 makes for a scenic drive to the Santa Cruz mountain recreational areas and to the ocean communities.




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