



# LAS BRISAS

BY SUMMERHILL HOMES

SUMMERHILL HOMES<sup>SM</sup>

COMMUNITIES OF DISTINCTION

*Artist's Conception*



# 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 Better Homes and Gardens.





## THE LAS BRISAS COMMUNITY in the heart of Blossom Valley

Dreams of your ultimate lifestyle include spacious, lovely homes in a peaceful neighborhood; a place where your children can safely play in your own backyard; where commute time equates to minutes and family time to hours.

Las Brisas, by SummerHill Homes, is a dream fulfilled. Located in the quiet family community of Blossom Valley, Las Brisas is a natural extension of the mature, well-manicured neighborhood. Beautiful family-friendly parks and nearby schools enhance the ideal setting.

And, you can enjoy all that San Jose offers, including sporting events, museums, public libraries, concerts, theater and a wonderful array of restaurants and shops. Outdoor activities abound, including golfing, bicycling and hiking in a wide range of city, county and state parks. Challenge your mind at one of the many universities, which make the Bay Area home. Easy highway access connects you to everything in and around San Jose in a matter of minutes.

Each magnificent home is designed with families in mind, offering generous living space, charming décor, enticing backyards and preferred amenities. Las Brisas by SummerHill Homes offers comfortable, carefree living in San Jose that embodies the dream of the perfect lifestyle.

LIVE YOUR DREAM AT LAS BRISAS.





SPANISH 1A  
*Artist's conception*



ITALIAN 1B - MODEL  
*Artist's conception*



FRENCH 1C  
*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, room sizes, and layouts are subject to change per elevation or flex option. Ask your Community Sales Manager for details. All information contained in this brochure is qualified in its entirety by the Seller's Information Statement, which is incorporated herein by this reference. 2/04



# RESIDENCE

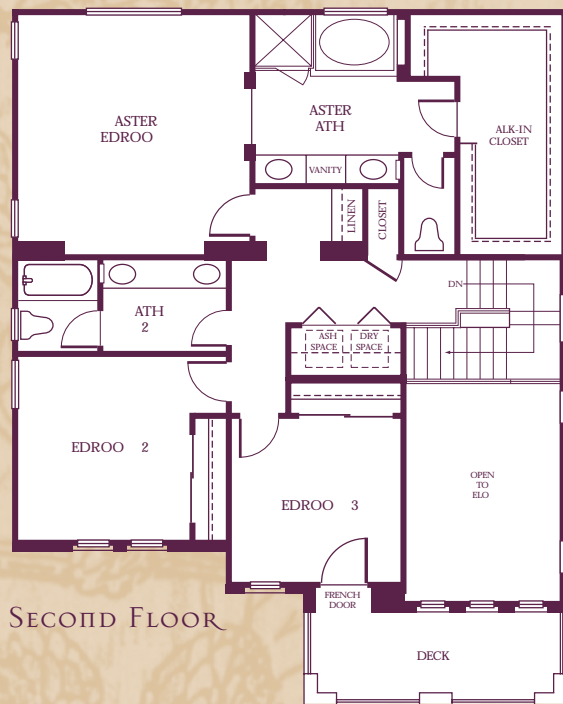
# 1

Approximately 1,953 square feet

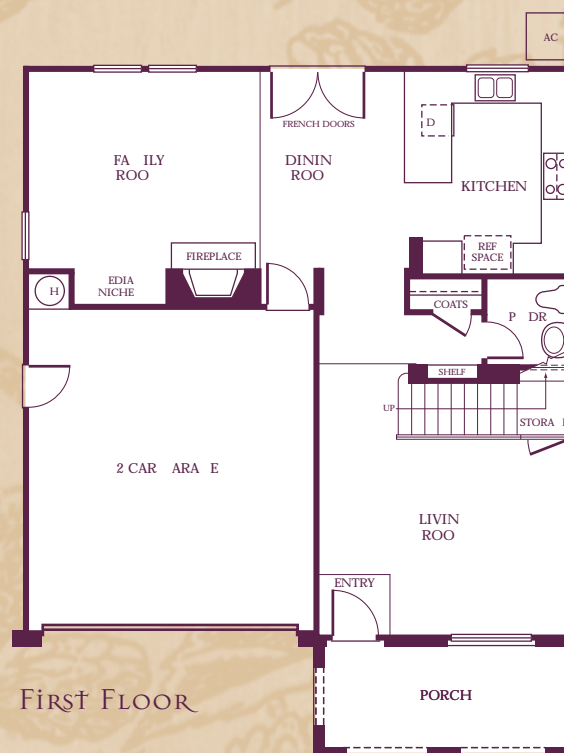
3 Bedrooms

2 1/2 Baths

2-Car Garage



SECOND FLOOR



FIRST FLOOR



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SPANISH 2A  
*Artist's conception*



ITALIAN 2B  
*Artist's conception*

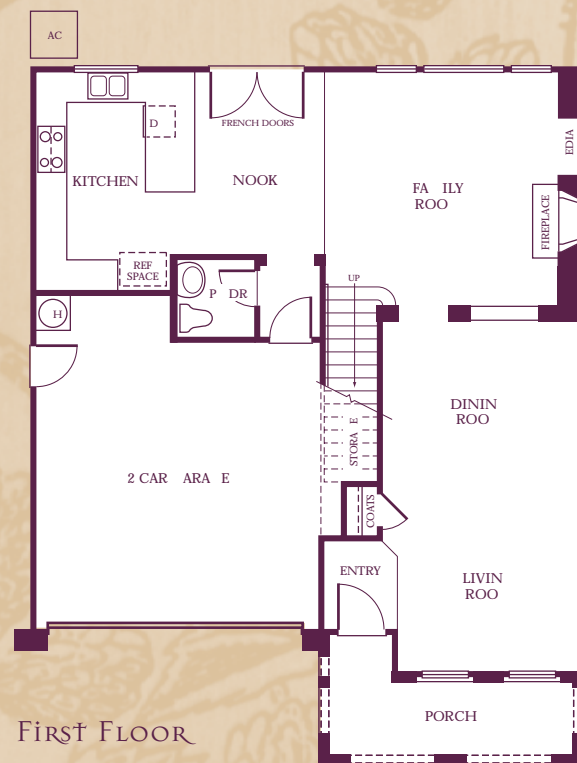
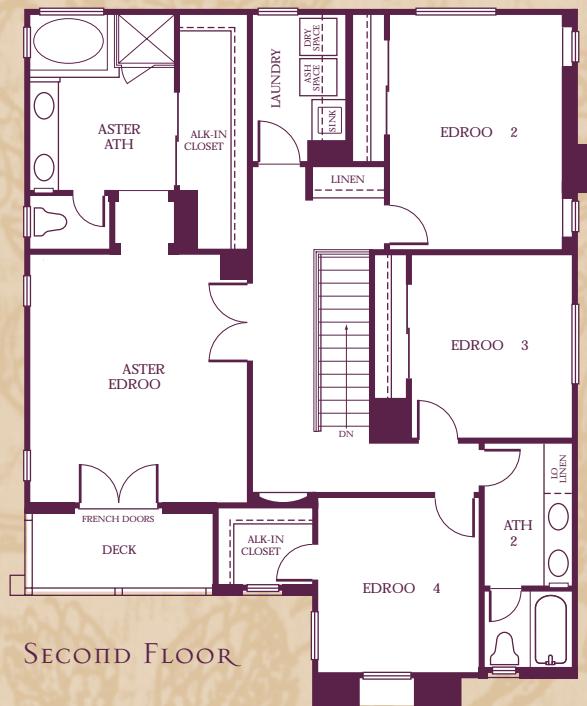


FRENCH 2C -MODEL  
*Artist's conception*



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RESIDENCE

2

Approximately 2,217 square feet

4 Bedrooms

2 1/2 Baths

2-Car Garage



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SPANISH 3A -MODEL  
*Artist's conception*



ITALIAN 3B  
*Artist's conception*

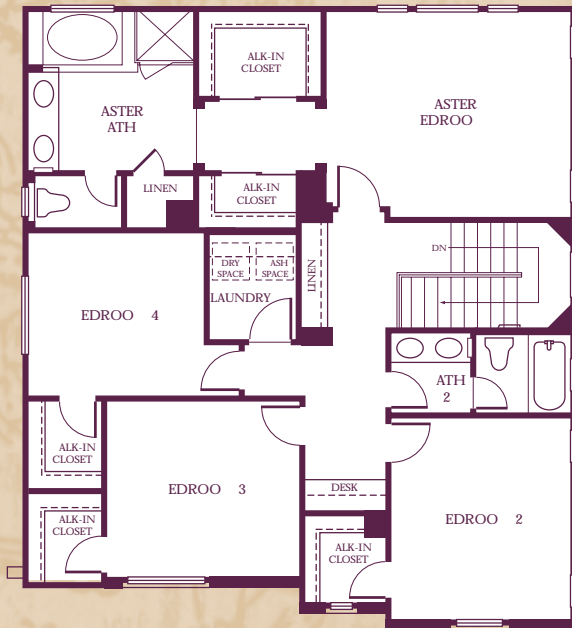


FRENCH 3C  
*Artist's conception*

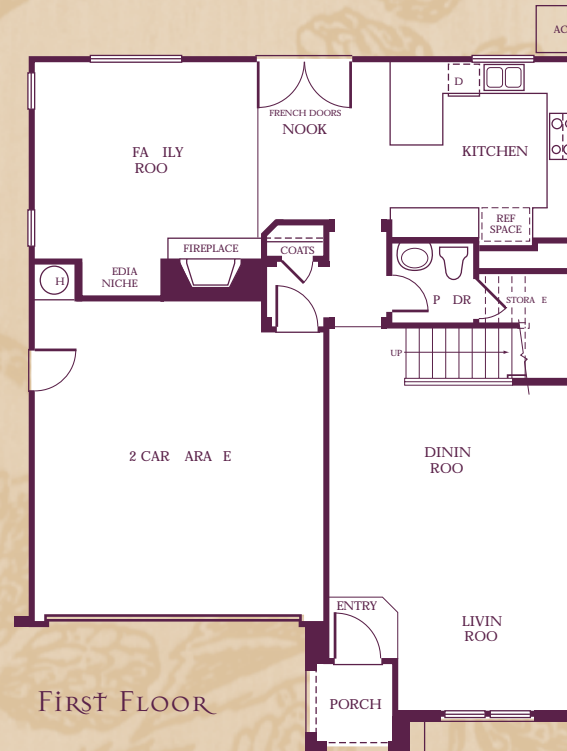


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SECOND FLOOR



FIRST FLOOR

RESIDENCE

3

Approximately 2,259 square feet

4 Bedrooms

2 1/2 Baths

2-Car Garage



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# FEATURES LIST

Yes, It's Already A Part Of Your New Home...At No Extra Cost!

## DISTINCTIVE EXTERIORS

*With traditional design and unique detail, SummerHill Homes gives you the warm welcome you look for every time you come home. Memorable features, such as front entry and beautiful landscaping invoke a sense of calm and pleasure.*

- Unique architectural styling in the award-winning SummerHill Homes tradition
- Handsome fire-resistant concrete roof tile by MonierLifetile™ with varied color and texture, providing long lasting beauty and protection, per residence
- Durable three-coat stucco exteriors painted with designer-selected color palette
- Eight-foot Fiber-Classic® entry door with oil rubbed bronze handle set for an elegant first impression
- Handsome French doors, per residence
- Fully-textured and painted two-car garage with attractive and insulated steel roll-up sectional doors with window lites, automatic garage door opener, and two remote controls
- Dual-paned vinyl windows with Low-E insulating glass for outstanding energy savings
- Front yard landscaping with automatic sprinkler system adds an immediate sense of home
- Inviting front porch with broom finish concrete, per residence

## EXQUISITE INTERIORS

*Impressive high ceilings and plenty of windows bring in light and drama to inviting interior spaces.*

- Three exciting and functional floorplans that include formal and casual living spaces
- 12" x 12" ceramic tile in entry for the perfect combination of refinement and durability
- Stained maple or alder handrail with painted balusters for a graceful feel
- Exquisite, easy care gas appliance fireplace with glass door enclosure and pre-cast surround
- Designer-selected interior two-color paint adds richness and character
- Graceful rounded wall corners for a look of elegance and fine craftsmanship
- Elegant wall-to-wall carpeting with stain-resistant warranty
- Designer-selected ceramic tile floors in the kitchen, nook, powder, and master bath
- Designer-selected vinyl flooring in laundry and secondary bath water closet
- Unique designer-selected lighting fixtures including package of four recessed lights in family room

## GOURMET KITCHENS

*A perfect gathering place for families and entertaining. Share a delectable meal in the upscale kitchen filled with a wide array of amenities and charm.*

- Exquisite maple or alder cabinetry, white interiors, adjustable upper shelves, and easy glide drawers
- Designer-selected, hand-set 12" x 12" granite tile countertop in kitchen with full backsplash behind cooktop
- Executive Chef™ cast iron dual-compartment Kohler® kitchen sink with pull-out faucet – an elegant and convenient design
- Included G.E. Profile™ appliances available in white, black or stainless steel:
  - 30" glass, four-burner gas cooktop with sealed burners
  - Built-in vented microwave-hood combination
  - 30" self-cleaning oven built-in under cooktop
  - Deluxe multi-cycle dishwasher
- Refrigerator space plumbed for ice maker for easy installation
- Recessed lighting over nook and under-cabinet task lighting puts light where you need it



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# FEATURES LIST

## PRIVATE MASTER SUITES

*A welcome respite from a hectic day, your master suite is a relaxing, private getaway.*

- Fabulous soaking tub with choice of 6" x 6" ceramic tile or cultured marble surround for easy care
- Separate shower with choice of 6" x 6" ceramic tile or cultured marble surround and clear glass enclosure
- Choice of 6" x 6" ceramic tile or cultured marble vanity surface, top set dual china sinks, and handsome polished chrome fixtures
- Beautiful and functional maple or alder cabinetry
- 48" beveled mirror in master bath with decorative light bar over vanity
- Walk-in closet with mirrored door and thoughtfully designed shelving help make organizing and storing easy

## OTHER FINE FEATURES

*Included to offer comfort and convenience.*

- Steel enamel tub with cultured marble surround and choice of shower curtain rod or shower enclosure with clear or obscure glass in secondary baths
- Cultured marble vanity surface with top set dual china sinks and polished chrome fixtures in secondary baths
- Pedestal sink with oval beveled-edge mirror in powder bath
- Easy access, interior laundry room with maple or alder upper cabinets
- Gas and electric dryer hook-ups
- Structured wiring with dataport cable in all bedrooms and family room
- Pre-wired for home security system and satellite
- Pre-wired for ceiling fans in family room and master bedroom
- Ceiling light in each secondary bedroom
- One pair of speakers in family room

## ENERGY SAVING FEATURES

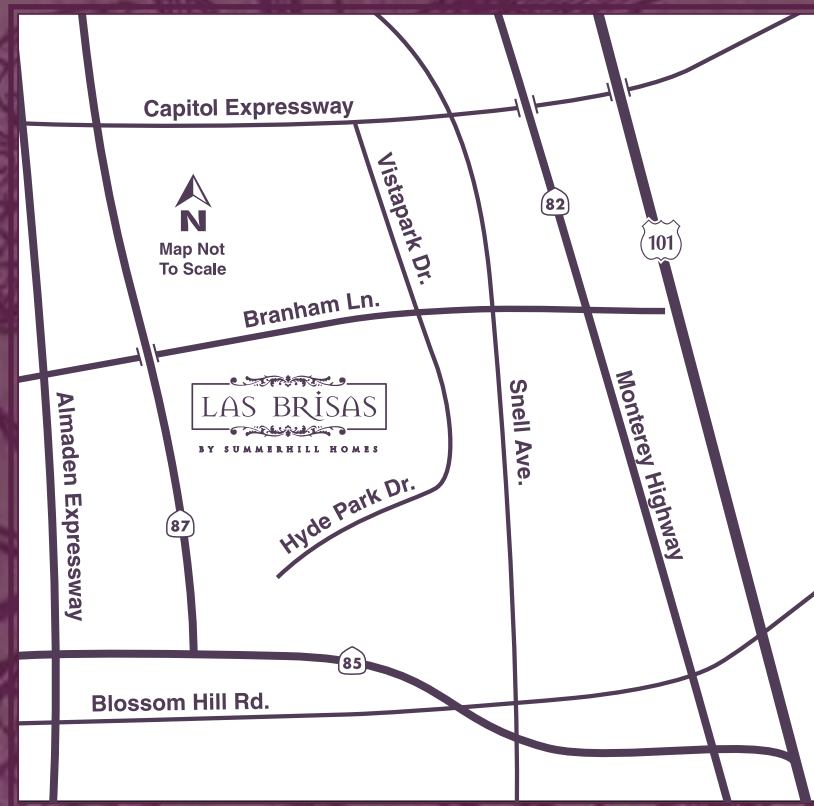
*Although not readily apparent to the eye, these features will make your home more comfortable by reducing noise, controlling temperatures and conserving household resources.*

- Homes meet ComfortWise<sup>SM</sup> ENERGY STAR<sup>®</sup> program guidelines increasing energy efficiency of the home
- Forced air gas furnace with electronic ignition and energy efficient electronic set-back thermostat
- Central air conditioning
- 50-gallon gas water heater
- Smoke detectors wired throughout the home

*Ask your Community Sales Manager for more information on the choices available for each plan.*







## LAS BRISAS

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[www.summerhillhomes.com](http://www.summerhillhomes.com)

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