



Miramonte Heights

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION™

Miramonte Heights by SummerHill Homes

Community

The charm of yesteryear in a sought-after Silicon Valley location.

Set in San Jose's desirable Piedmont Hills area, Miramonte Heights by SummerHill Homes offers the convenience of a Silicon Valley location in a quiet, well-established neighborhood. As you drive through the area, you will see a mature community of homes that reveals a neighborhood pride that has stood the test of time.

Crafted with pride by an award-winning builder, Miramonte Heights is where your busy family can share life's most precious commodity—time. Desired for its ideal North San Jose location, the Piedmont Hills area offers convenience to thriving business districts, shopping, nearby parks and schools.

Walk just a few blocks to either one of the two nearby neighborhood parks. Ride your bike to Penitencia Creek County Park—an 81-acre parkland and regional trail just over a half mile away. Or toss the golf clubs in the trunk of your car and head just a few miles to the San Jose Municipal Golf Course. And, you'll find something for everyone in the family just minutes away at the Great Mall of the Bay Area, near enough for weeknight visits.

The distinctive homes at Miramonte Heights provide timeless neighborhood character with attractive exterior designs. Inside, you'll find today's most sought-after features highlighted by nostalgic touches throughout.

Choose Miramonte Heights for its distinctive new homes, quiet residential neighborhood, and convenient Silicon Valley location. Your family will enjoy a home in a great location that gives you more time to enjoy it.

Story



PLAN ONE

The Sofia



Plan 1, Elevation A



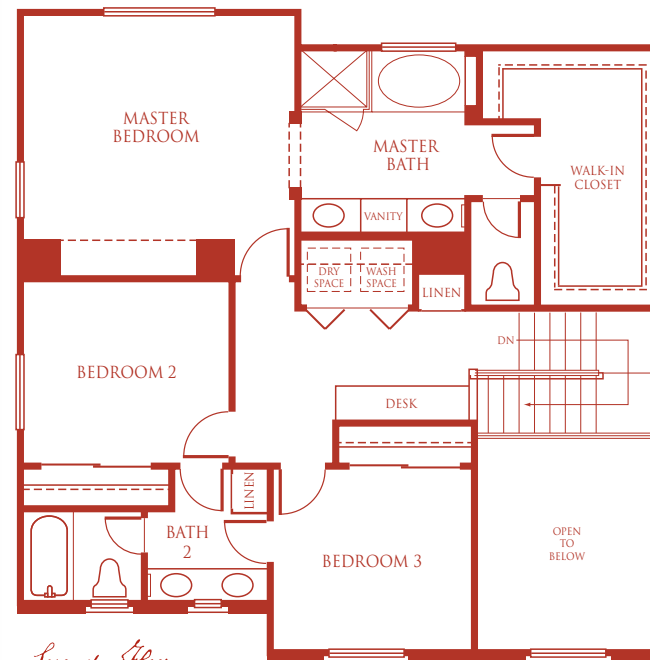
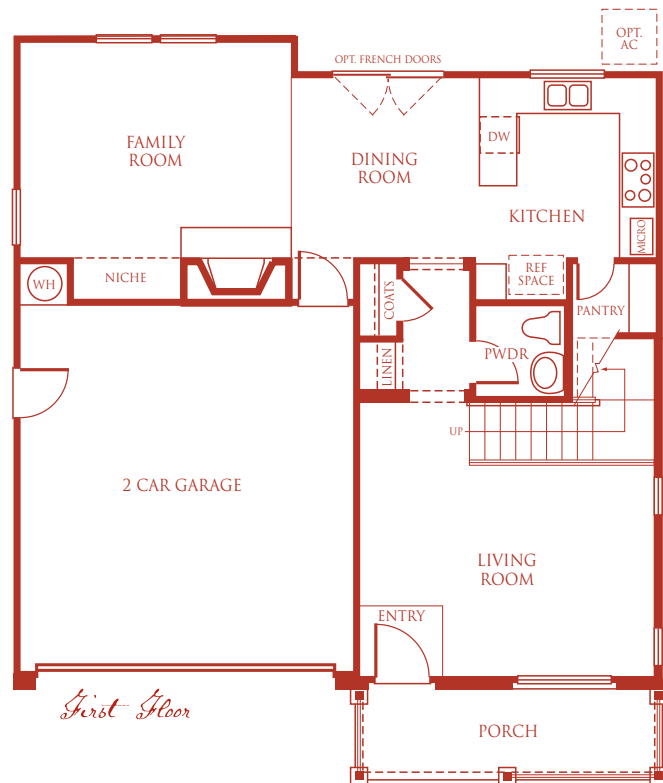
Plan 1, Elevation B



Plan 1, Elevation C

Ask your Sales Representative for more information on the choices available for each plan. 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. Windows, 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. Renderings are artists' conceptions. 10/01





The Sofia

Approximately 1,807 square feet • 3 bedrooms
2½ baths • 2-car garage

Ask your Sales Representative for more information on the choices available for each plan. 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. Windows, 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. Renderings are artists' conceptions. 10/01



PLAN TWO

The Posada



Plan 2, Elevation A



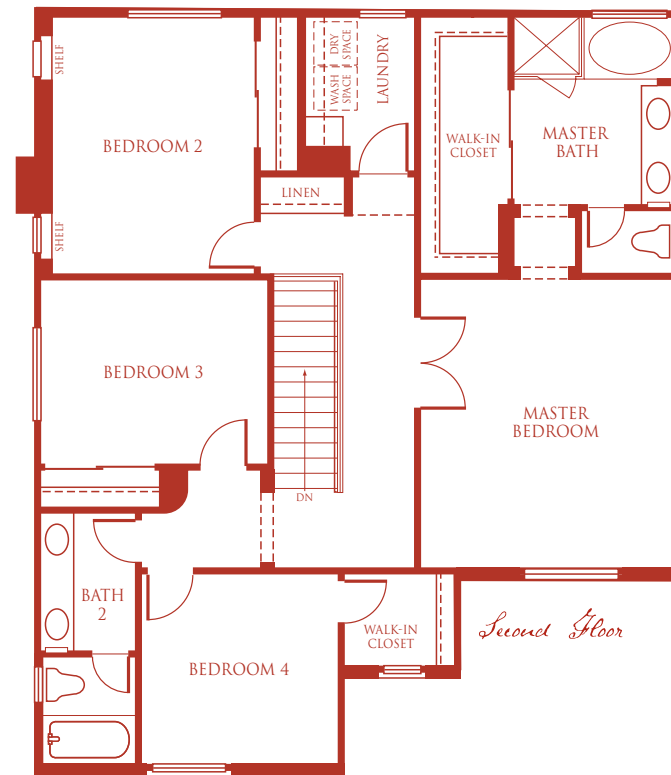
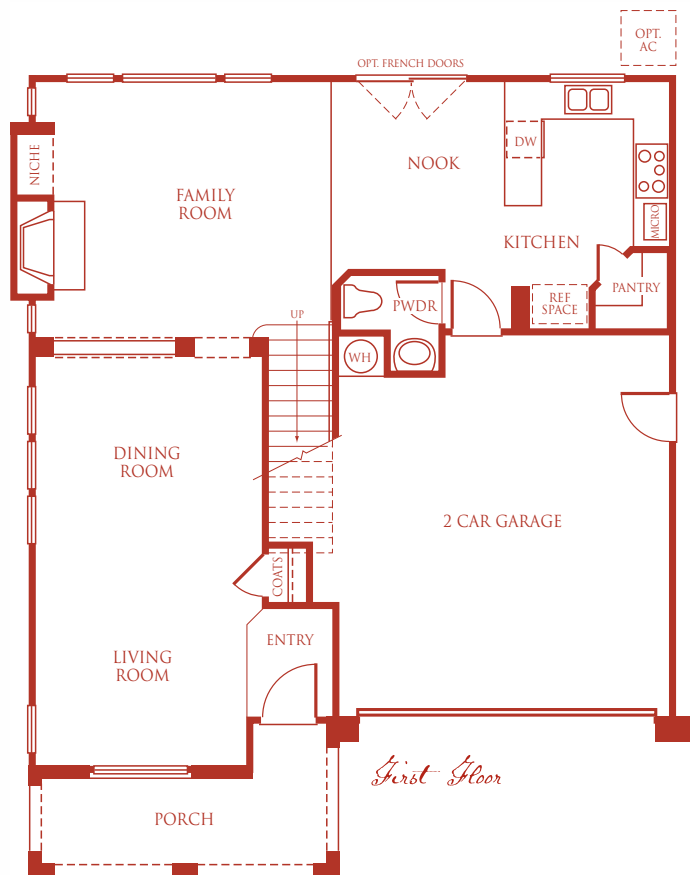
Plan 2, Elevation B



Plan 2, Elevation C

Ask your Sales Representative for more information on the choices available for each plan. 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. Windows, 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. Renderings are artists' conceptions. 10/01





The Posada

Approximately 2,178 square feet • 4 bedrooms
2½ baths • 2-car garage

Ask your Sales Representative for more information on the choices available for each plan. 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. Windows, 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. Renderings are artists' conceptions. 10/01



PLAN THREE

The Marseille



Plan 3, Elevation A



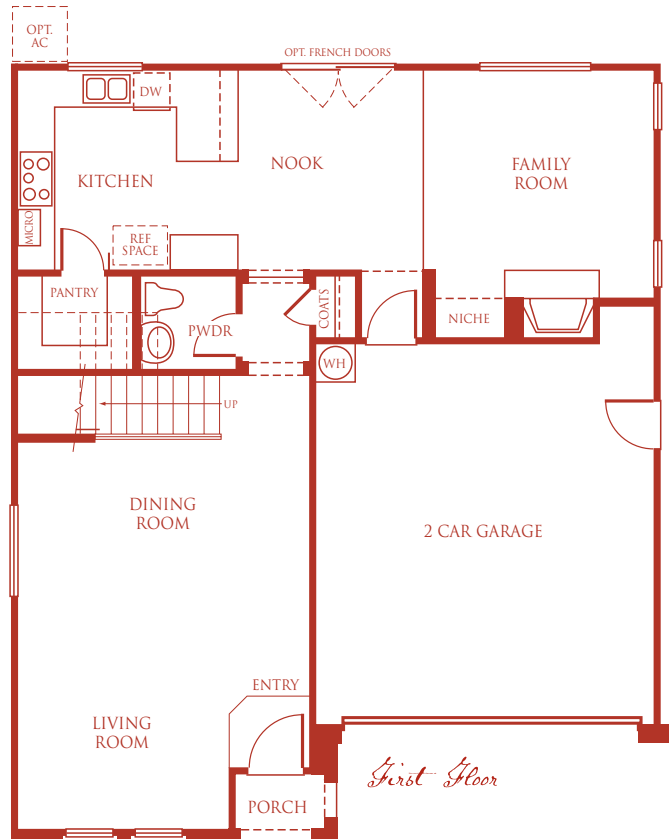
Plan 3, Elevation B



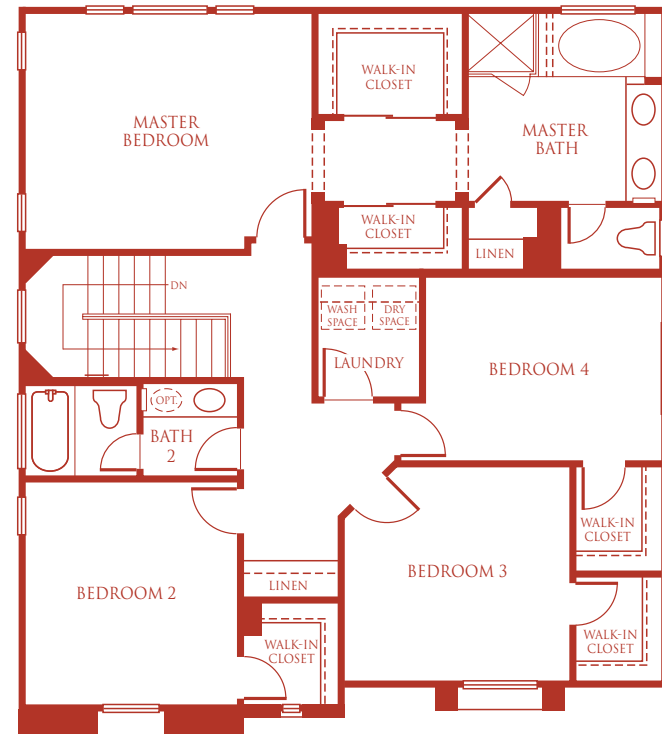
Plan 3, Elevation C

Ask your Sales Representative for more information on the choices available for each plan. 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. Windows, 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. Renderings are artists' conceptions. 10/01





First Floor



Second Floor

The Marseille

Approximately 2,239 square feet • 4 bedrooms
2½ baths • 2-car garage

Ask your Sales Representative for more information on the choices available for each plan. 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. Windows, 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. Renderings are artists' conceptions. 10/01



Features

Distinctively Different Exteriors

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

- Durable tile roof
- Spanish, French, and Monterey-style architecture in the award-winning SummerHill Homes tradition
- Inviting front porches, per plan
- Raised-panel, solid-core fiberglass entry door with antique brass hardware
- Two-car garage (drywall and taped) with steel roll-up sectional door, automatic opener, and two remotes
- Dual-glazed vinyl windows and sliding glass doors
- Front-yard landscaping and automatic irrigation system
- Side and rear-yard redwood fencing, varies per homesite

Elegant Interiors

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

- Ceramic-tile flooring in entry
- Dramatic volume ceilings, per plan
- White-painted stair system with oak handrail
- Gas fireplace with glass door enclosure
- Raised-panel "Colonist" interior doors and closet doors
- Chrome door hardware, per plan
- Radius corners in select locations
- Light, knockdown-texture wall finish; semi-gloss paint in baths, laundry, and kitchen; flat wall paint in all other rooms

Gourmet Kitchens

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

- Recessed-panel gold oak cabinetry with white vinyl interiors and concealed hinges
- Hand-set, ceramic tile countertops with 6"-tile backsplash
- Full ceramic tile backsplash behind cooktop
- Kohler® cast-iron, enamel-finish, dual-compartment kitchen sink
- Price Pfister® chrome faucet and separate vegetable sprayer
- 1/2 h.p. garbage disposal
- Whirlpool™ appliances available in black or white:
 - 36" glass five-burner gas cooktop with sealed burners
 - 30" built-in, under counter, self-cleaning oven
 - 30" built-in microwave
 - Deluxe five-cycle dishwasher
 - Vented exhaust fan with electronic controls
- Refrigerator space plumbed for icemaker
- Spacious storage pantry, per plan
- Recessed overhead lighting and convenient under-cabinet fluorescent lighting
- Durable no-wax vinyl flooring

Private Master Suites

Welcome to your private domain. Enjoy master suites that surround you with comfort and offer a welcome haven from your busy day.

- Oval acrylic tub with cultured marble surround
- Separate shower with clear glass enclosure and cultured marble surround
- Cultured marble vanity with bullnose edge and dual china basins
- Price Pfister® polished chrome faucets with lever handles
- Oak cabinetry
- Recessed medicine cabinet
- Walk-in closets, per plan
- Compartmentalized water closet

Other Fine Features

We've included an array of "hidden" features for your convenience and comfort.

- Individualized, decorator lighting and recessed lighting fixtures, per plan
- Telephone outlets in master suite, kitchen, and secondary bedrooms; CAT-5 wired for two lines, can accommodate up to four lines
- Cable TV outlets provided in master suite and family room
- Interior laundry area with upper storage cabinets and gas dryer hookups
- 12" x 12" ceramic tile entryway
- 28 oz. nylon wall-to-wall carpet with stain guard and re-bond carpet pad, per plan
- Resilient vinyl flooring in water closet areas and laundry room

Customizing Options and Upgrades

We are proud to offer an extensive Custom Choices™ options program to personalize your home to fit your individual lifestyle.

- Gourmet kitchen appliances
- Carpet, hardwood, tile, and natural stone flooring
- Textured and painted garage interior
- Stained stair rails and caps
- Decorator selected tile and granite countertops
- Decorator selected tile and marble master bath countertops, tub, and shower surrounds
- Split-finish plumbing fixtures
- Gourmet kitchen faucet
- Additional telephone jacks with CAT-5 home runs
- Additional cable TV outlets
- Decorator selected upgraded lighting packages
- Central air conditioning
- Mirrored wardrobe doors
- Additional cabinet finish and style selections
- Optional TV niche cabinets, per plan
- OnQ™ wiring system

Ask your Sales Representative for more information on the choices available for each plan. 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. Windows, 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. Renderings are artists' conceptions. 10/01



Builder's

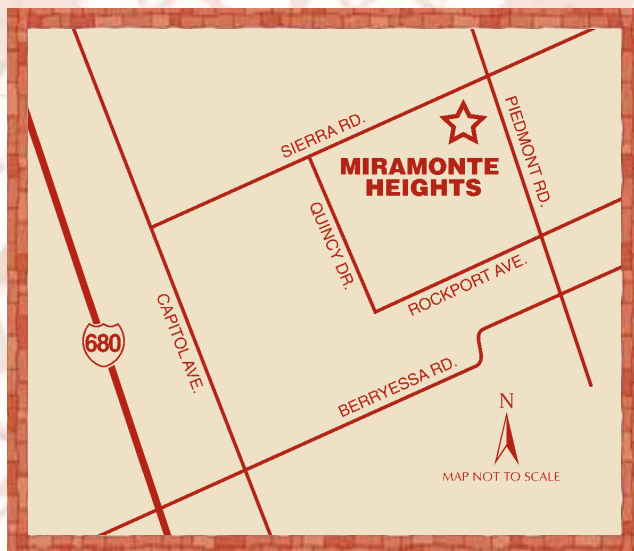
SummerHill Homes has created a tradition of well planned neighborhoods with dramatic architectural styling built in superior settings throughout the San Francisco Bay Area. SummerHill's new communities are distinguished by their rich character and exceptional attention to detail, lending to the enduring quality of all its homes.

For over 24 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.

Story

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION™





1121 Arabelle Way

San Jose, CA 95132

408-937-0594 • fax 408-937-0595

www.summerhillhomes.com

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION™