



MISSION PLACE

BY SUMMERHILL HOMES

Limited opportunity of 24 new townhomes in the sought after Mission Valley neighborhood in Fremont.

- 24 Townhomes
- Spacious floor plans with 3 to 4 bedrooms, 3½ baths
- Approximately 1,800 to 2,108 square feet
- Private outdoor deck
- 2 Car side by side attached garage
- Downstairs bedroom in all plans

Fremont's Top Ranked Schools:



Gomes ES, Hopkins MS & Mission San Jose HS

- Convenient commute access to most of Silicon Valley work centers and major employers
- Walk to restaurants, shopping, outdoor amenities
- Close by parks include: Fremont Central, Mission, Irvington Plaza, and Grimmer Park
- **GreenPoint rated - Energy efficient and environment friendly**



2817 Driscoll Road, Fremont 94539
PH: (510) 353-1743 • FAX (510) 353-1924
Email : missionplacessales@shhomes.com



VERY BIKEABLE

Convenient for most trips
Flat roads
Excellent bike lanes

WHAT'S NEARBY

- | | | |
|-----------------------|---------------------|--------------------|
| -Restaurants .3 miles | -Schools .3 miles | -Parks .4 miles |
| -Coffee .3 miles | -Groceries .4 miles | -Shopping .4 miles |

CalBRE# 01301389



2817 Driscoll Rd,
Fremont CA 94539

SUMMERHILL HOMES™
COMMUNITIES OF DISTINCTION

SCHOOL DISTANCE

GOMES ELEMENTARY SCHOOL
1.55 MILES

HOPKINS MIDDLE SCHOOL
1.17 MILES

MISSION SAN JOSE HIGH SCHOOL
2.13 MILES



SummerHill Homes reserves the right to alter floor plans, specifications, features, prices, and other information described in this brochure without notice or obligation. All renderings are artist's conception. All room dimensions and home sizes are approximate and may vary depending upon elevation. Window sizes and locations, room sizes, and layouts are subject to change per elevation or floor option. Ask the Community Sales Team 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. BR# 01301389 04/15



Site Plan

	PLAN 1 3 Bedrooms, 3½ Baths Approx. 1,829 sq. ft.
	PLAN 1X 3 Bedrooms, 3½ Baths Approx. 1,800 sq. ft.
	PLAN 2 4 Bedrooms, 3½ Baths Approx. 2,108 sq. ft.
	PLAN 3 4 Bedrooms, 3½ Baths Approx. 2,105 sq. ft.

- A- Accessible Bathroom on 1st Floor
- X- Front Porch configuration change and sq. ft. change.
- AX- Accessible Bathroom on 1st Floor and Front Porch configuration change



Elevation 1

Buildings 2 • 4 • 6

FRONT



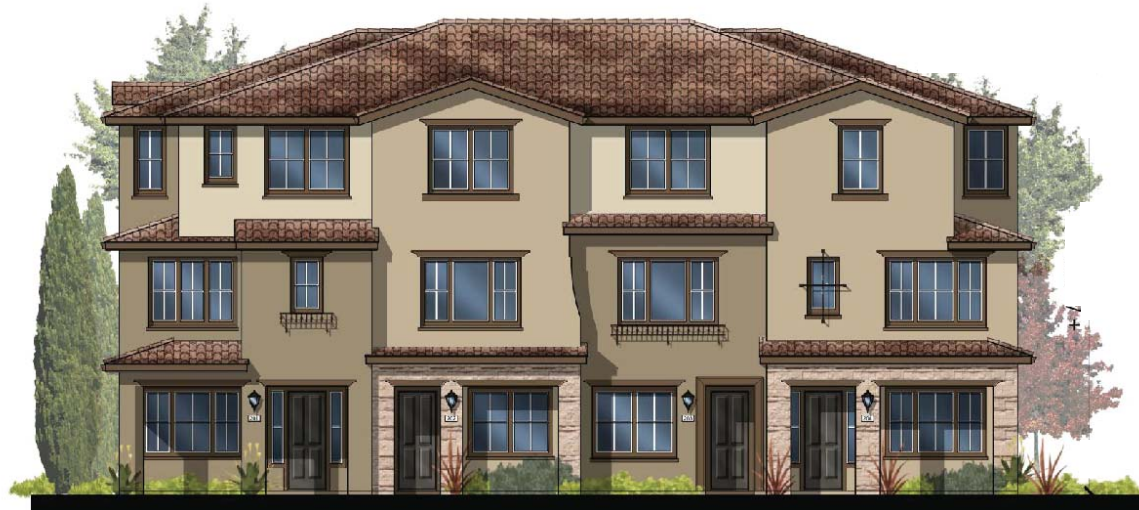
REAR



Elevation 2

Buildings 1 • 3 • 5

FRONT



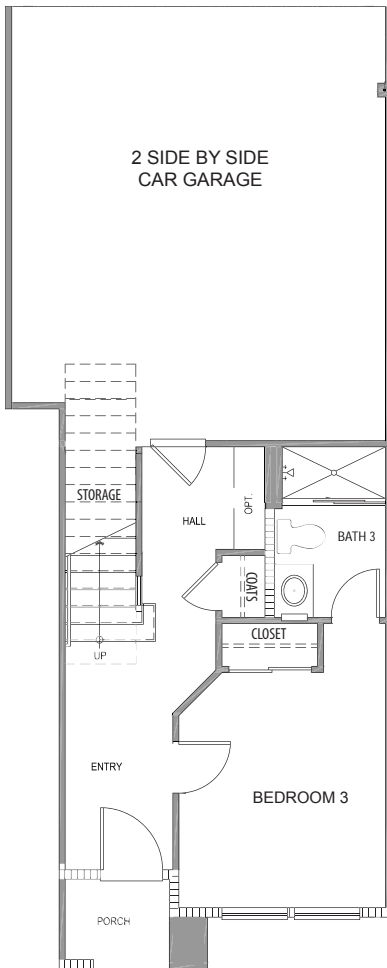
REAR



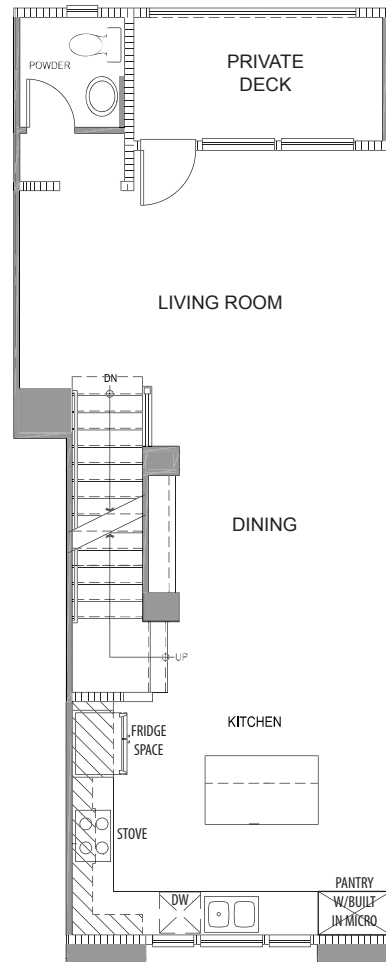


Residence 1

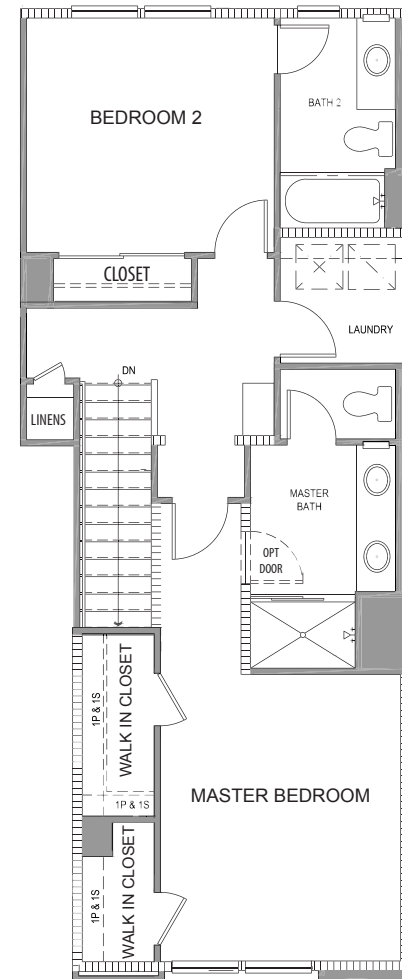
3 Bedrooms - 3½ Baths • Approx. 1,829 Sq. Ft.



FIRST LEVEL



SECOND LEVEL

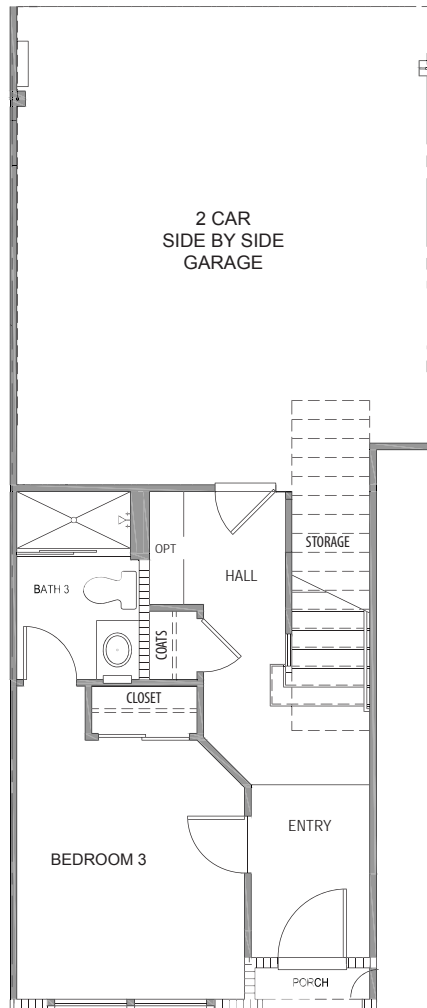


THIRD LEVEL

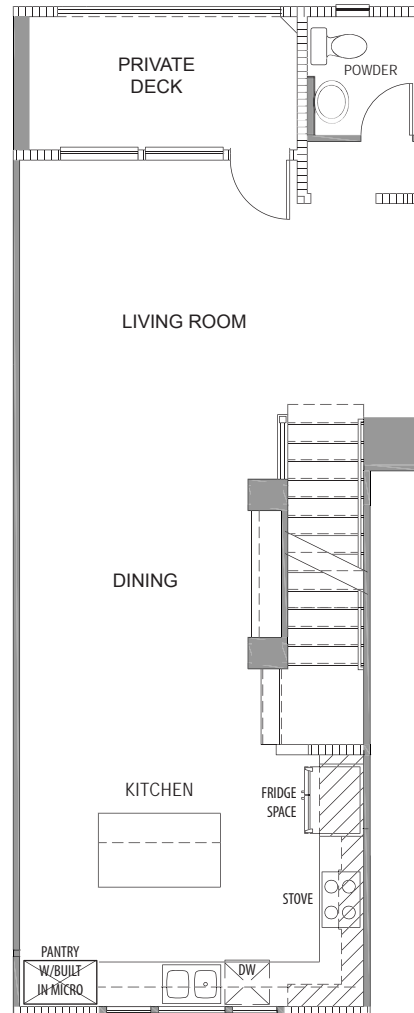


Residence 1X

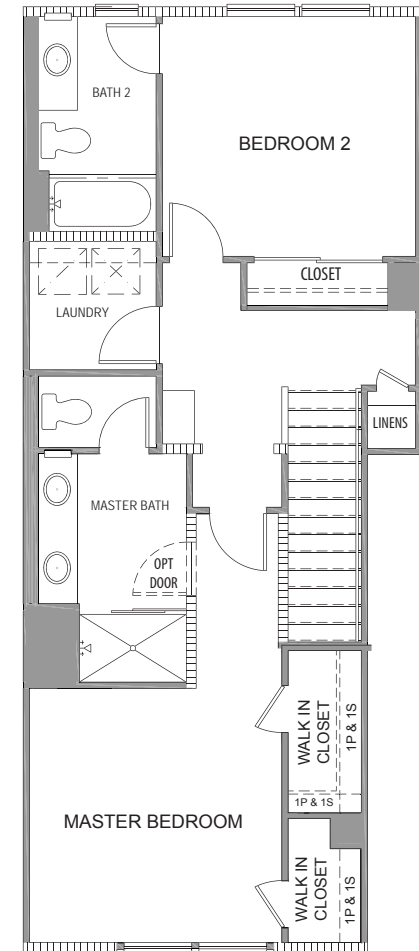
3 Bedrooms - 3½ Baths • 1,800 Approx. Sq. Ft.



FIRST LEVEL



SECOND LEVEL

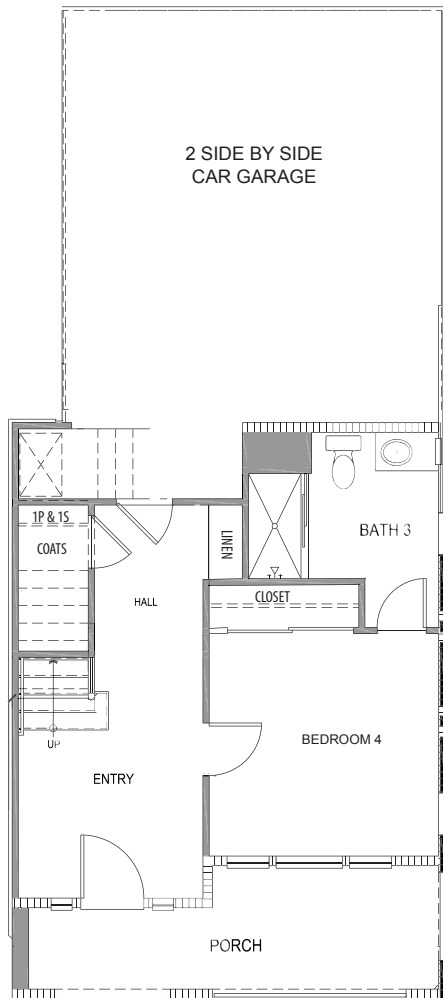


THIRD LEVEL

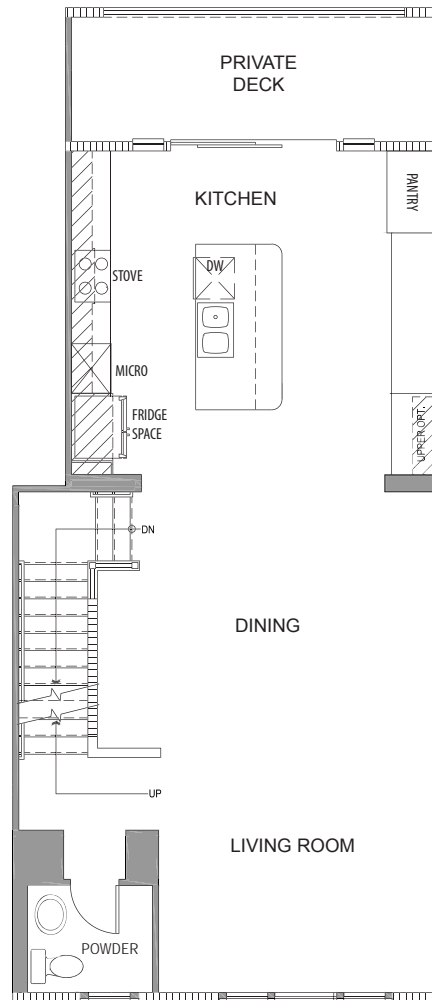


Residence 2

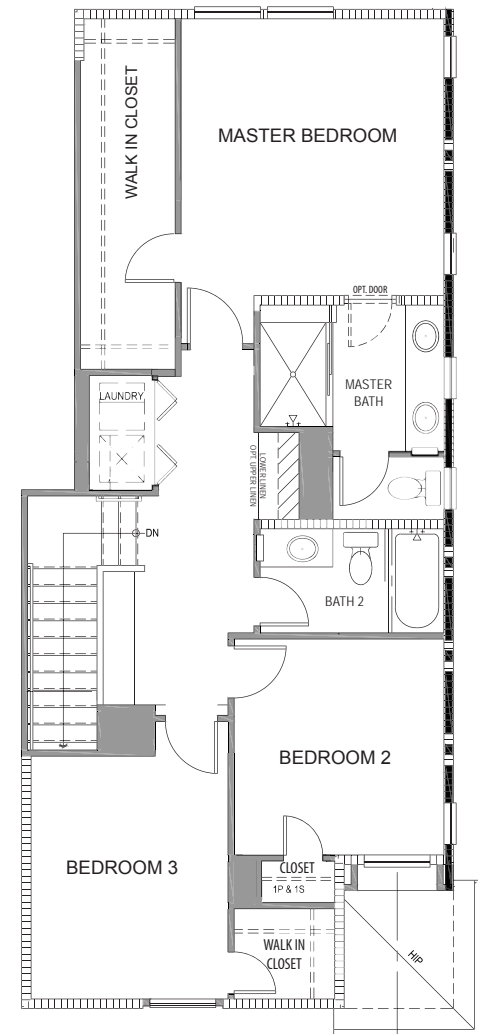
4 Bedrooms - 3½ Baths • 2,108 Approx. Sq. Ft.



FIRST LEVEL



SECOND LEVEL

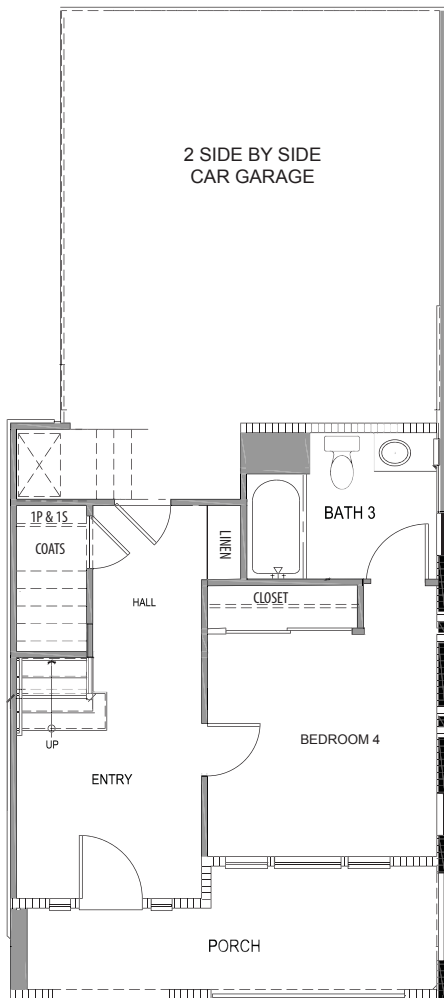


THIRD LEVEL

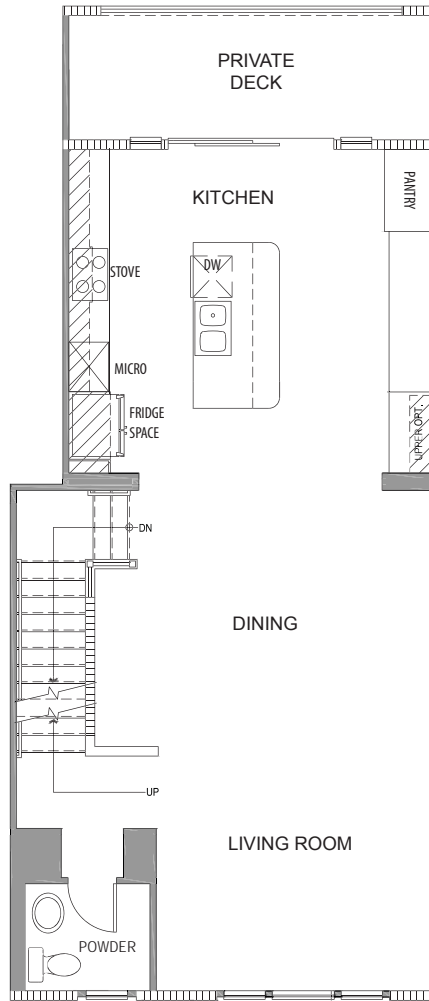


Residence 2A

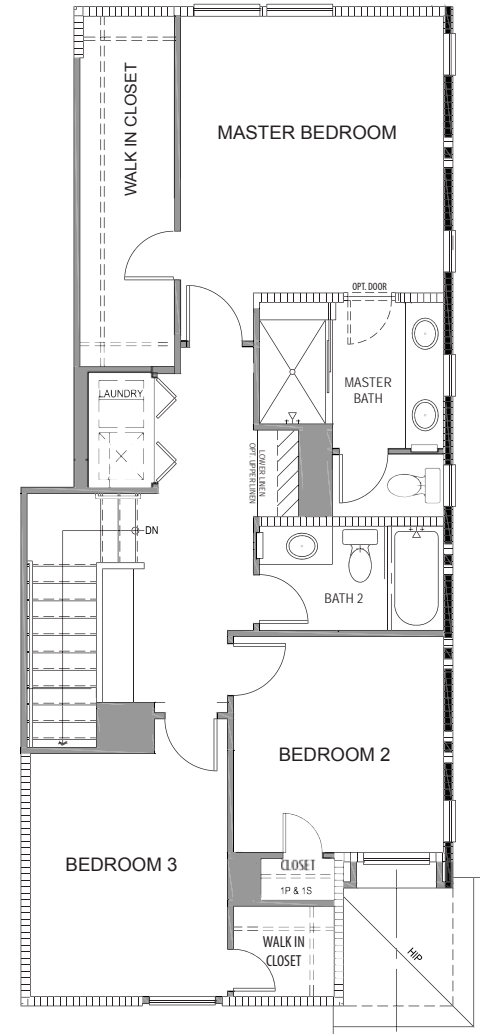
4 Bedrooms - 3½ Baths • Approx. 2,108 Sq. Ft.



FIRST LEVEL



SECOND LEVEL



THIRD LEVEL

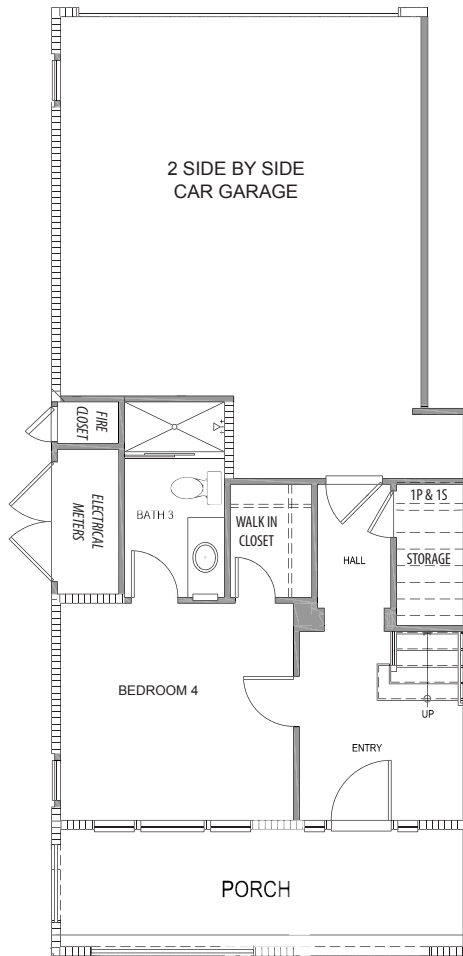
SummerHill Homes reserves the right to alter floor plans, specifications, features, prices, and other information described in this brochure without notice or obligation. All renderings are artist's conception. All room dimensions and home sizes are approximate and may vary depending upon elevation. Window sizes and locations, room sizes, and layouts are subject to change per elevation or flex option. Ask the Community Sales Team 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. BRE# 01301389 4/15

Lot 12 Only

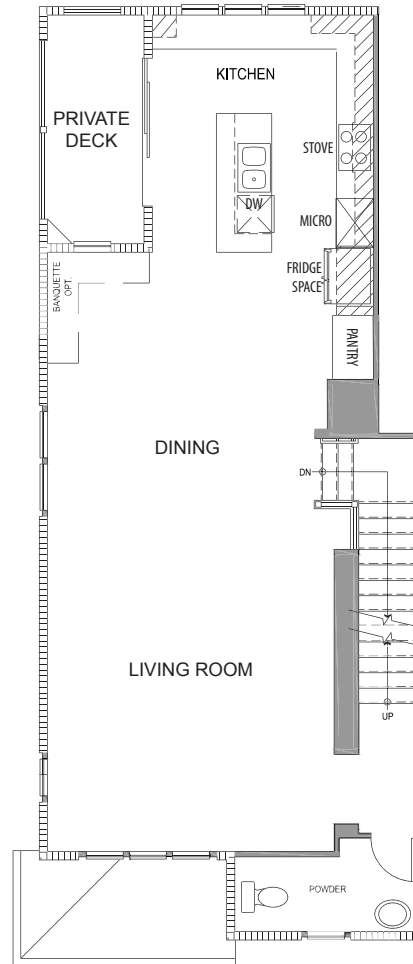


Residence 3

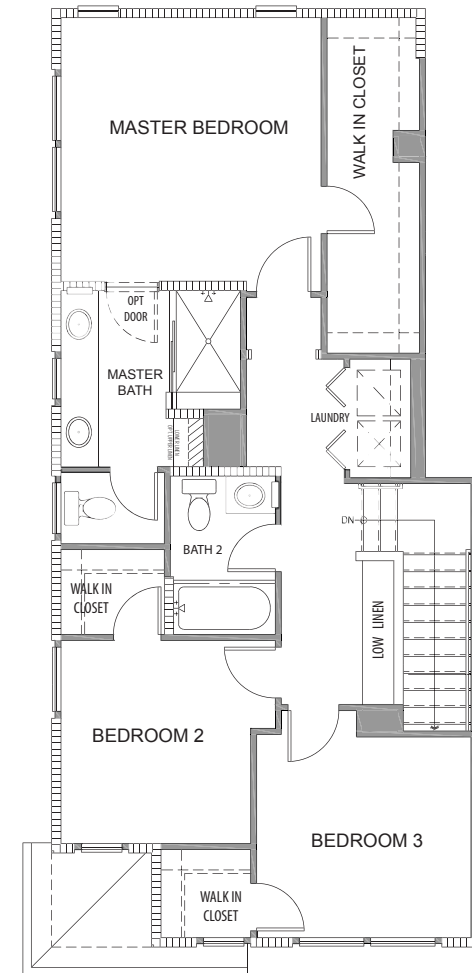
4 Bedrooms - 3½ Baths • Approx. 2,105 Sq. Ft.



FIRST LEVEL



SECOND LEVEL

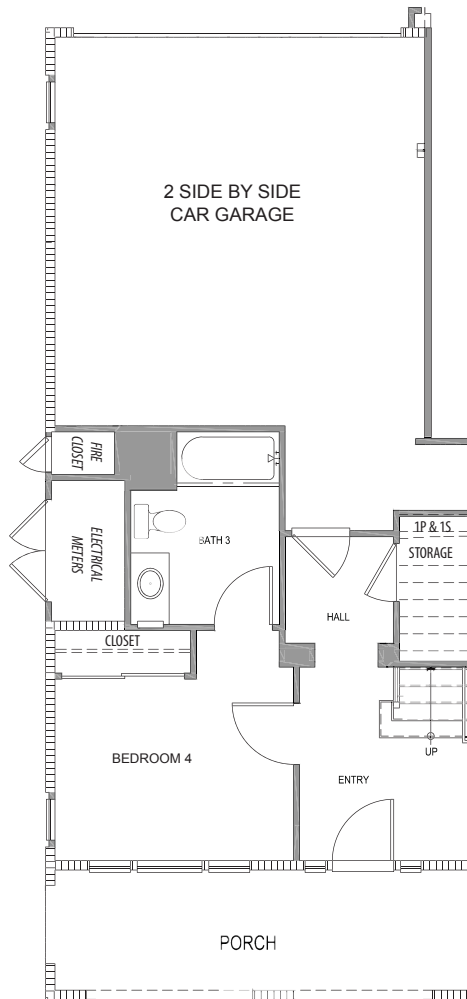


THIRD LEVEL

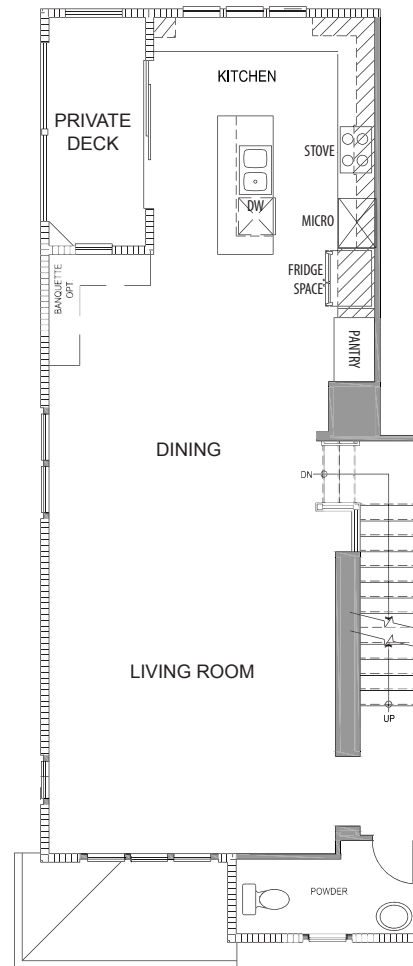


Residence 3A

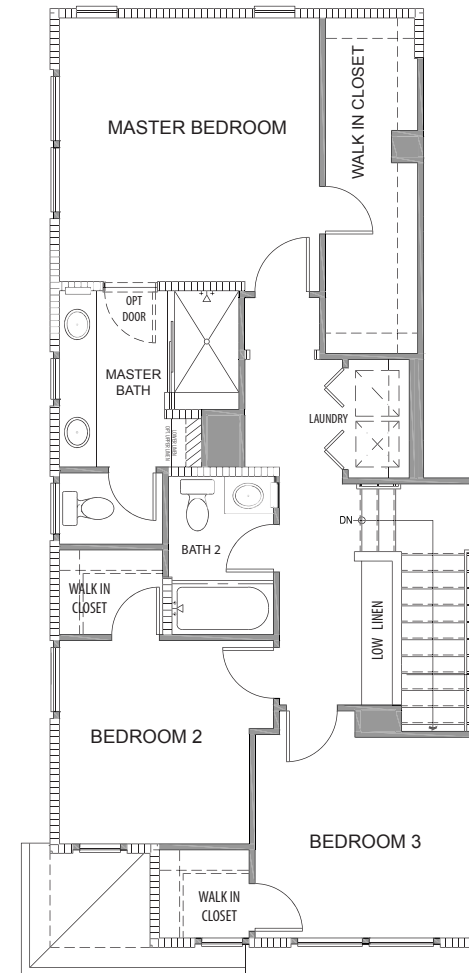
4 Bedrooms - 3½ Baths • Approx. 2,108 Sq. Ft.



FIRST LEVEL



SECOND LEVEL



THIRD LEVEL

SummerHill Homes reserves the right to alter floor plans, specifications, features, prices, and other information described in this brochure without notice or obligation. All renderings are artist's conception. All room dimensions and home sizes are approximate and may vary depending upon elevation. Window sizes and locations, room sizes, and layouts are subject to change per elevation or flex option. Ask the Community Sales Team 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. BRE# 01301389 4/15

Lot 17 Only

This floor plan illustrates the second floor of a residence, featuring three bedrooms, two bathrooms, a laundry room, and a linen closet. The layout is as follows:

- Master Bedroom:** Located at the top of the plan, it includes a large **WALK IN CLOSET** on the left side.
- Master Bath:** Situated to the right of the Master Bedroom, it features an **OPT DOOR** (optional door) and a **WALK IN CLOSET**.
- Bath 2:** Located in the center of the plan, it includes a bathtub and a toilet.
- Bedroom 2:** Located at the bottom right, it includes a **WALK IN CLOSET**.
- Bedroom 3:** Located at the bottom left, it includes a **WALK IN CLOSET**.
- Laundry Room:** Located in the center, between the Master Bedroom and Bath 2, it includes a **WALK IN CLOSET**.
- Linen Closet:** Located on the left side, between the Master Bedroom and Bedroom 3, it includes a **WALK IN CLOSET**.
- Stairs:** A set of stairs labeled **DN** (down) is located on the left side, near the Linen Closet.

Included Features

Home Features:

- Located in Fremont with easy access to major freeways, employment centers, and highly ranked schools and parks
- Up to 4 bedrooms and up to approximately 2,108 Sq. Ft. Approx.
- Downstair bedroom or den per plan, and
- Private outdoor deck
- 12 x 12 ceramic tile flooring is included in the following areas- entry, kitchen, all baths and laundry. The remaining flooring balance is wall-to-wall carpet/pad
- Decorator selected paint with colored accent baseboard and trim

Kitchen

- Granite slab, 6" backsplash with full splash at the cooktop, square/eased edge per plan
- Sterling, stainless steel undermount sink with Moen pullout chrome faucet
- Bosch 30" stainless steel cooktop
- Bosch stainless steel hood, vented
- Bosch 30" stainless steel single thermal oven
- Bosch stainless steel built-in microwave with 30" trim kit
- Bosch stainless steel built-in dishwasher
- Natural Beech cabinets: "sierra" door style, finger pull, white interiors, adjustable shelves at upper cabinets.
- Wall space for 36" refrigerator

Doors & Windows:

- Entry door – painted, 6 panel with square top, therma-tru with venetian bronze hardware
- Baldwin / Schlage hardware on exterior doors
- Interior doors are hollow-core, 2 panel, painted (smooth) with polished chrome levers
- Garage doors: metal, insulated doors p/plan. With (1) remote p/ parking space
- Windows: vinyl white, low E2 glass

Bathrooms:

- Master bath counter- engineered stone in choice of colors, eased edge, 4" backsplash
- Master tub and shower- engineered stone in choice of colors
- Master bath- sterling sink, moen chrome faucets, Kohler® toilet. Polished edge mirror in master bath
- Master shower- ¼" clear glass shower enclosure, chrome trim
- Powder- sterling, pedestal sink, Kohler® toilet and moen chrome faucet & oval beveled edge mirror
- Secondary bathrooms- sterling sinks, toilet and tub/showers. Moen chrome faucets & beveled edge mirror
- Secondary bath counter cultured marble white, eased edge, 4" backsplash
- Secondary bath tub/shower cultured marble white - Moen curved chrome curtain rods.
- Medicine cabinet in all full baths.

Laundry:

- Side by side washer and dryer
- Includes both gas & electric connections at dryer location p/plan

Electrical:

- Interior- Leviton, white decora rocker light switches throughout
- Pre-wire for ceiling fan (living room and master bedroom), 6" recessed can lights (locations per plan), half hot duplex outlets in master and secondary bedrooms
- Low voltage: universal jacks (locations per plan), cat5e phone in kitchen and master bedroom
- Heating: carrier natural gas furnace and air conditioning

*Personalize Your New
Home For Your Lifestyle*

Green Features

Included Green Features

- Green point rated
- Tankless hot water heater
- 15% plus over T-24 requirements
- High efficiency irrigation systems
- Energy Star appliances
- Low VOC paints, caulking and construction adhesives
- Energy Star bath fans
- HVAC filter Merv 8
- High efficiency air conditioner with environmentally responsible refrigerants

Optional Green Features

- Blown-in insulation
- Owl electricity monitor

Options & Upgrades

- Multiple variety on selections for:
- Kitchen, laundry and closet cabinets
- Kitchen and bathroom countertops
- Stairs finish - wall rail and painted kickboard
- Flooring, hardwood, tile and carpet
- Kitchen sink - executive chef / apron front / stainless steel

Optional Upgrade Appliances:

- 36" built in Bosch or Thermador refrigerator
- Full size washer & dryer
- Under counter refrigerator /wine refrigerator

Optional Upgrade Bathrooms:

- Granite slab, eased edge 6" backsplash
- Tilted mirror at master bath and powder room - choice of finish
- Framed wood mirrors at master baths

SummerHill Homes reserves the right to alter floor plans, specifications, features, prices, and other information described in this brochure without notice or obligation. All renderings are artist's conception. All room dimensions and home sizes are approximate and may vary depending upon elevation. Window sizes and locations, room sizes, and layouts are subject to change per elevation or flex option. Ask the Community Sales Team 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. BRE# 01301389 4/15

