



MORGAN SQUARE

BY SUMMERHILL HOMES

PRELIMINARY BROCHURE

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 Homes' communities
are distinguished by their
rich character and exceptional
attention to detail...*

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

For over 30 years, SummerHill Homes' 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 Sunset Magazine.

COMMUNITY STORY

New from award-winning SummerHill Homes, Morgan Square brings great living to the historic Centerville District of Fremont. Imagine a home that lives the way you want to, with a host of wonderful features in place to enhance daily life in so many ways.

Morgan Square delivers on its promise with homes designed to pamper and please. The beautiful Artisan-style architecture with exquisite wood detailing is accented by attractive picket fences for an inviting, welcome home. Superior living abounds in

floorplans that have thoughtfully-crafted common areas and up to four bedrooms to provide distinguished living spaces that will work well for families. The homes at Morgan Square offer open living areas, well-designed kitchens, spacious master suites, bonus rooms, loft areas, outdoor areas and a host of additional features, per residence. With a wide range of options, SummerHill Homes makes it easier than ever to love your home.

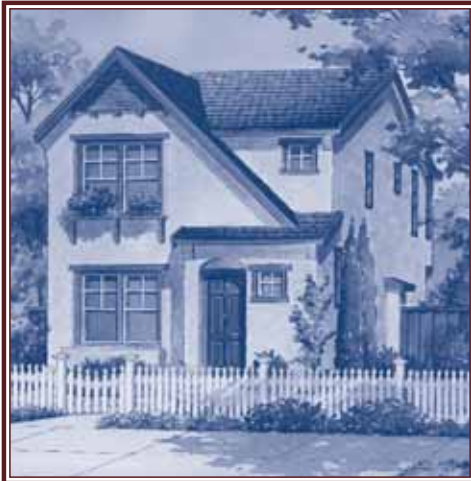


BY SUMMERHILL HOMES

Outdoor recreation surrounds Fremont, and residents are sure to enjoy year-round community activities and events. With Morgan Square's proximity to freeways, public transportation, and thriving downtown Fremont, homeowners will have many opportunities to enjoy both the city of Fremont and the entire Bay Area.

Morgan Square - uniquely SummerHill Homes, uniquely yours.

RESIDENCE ONE



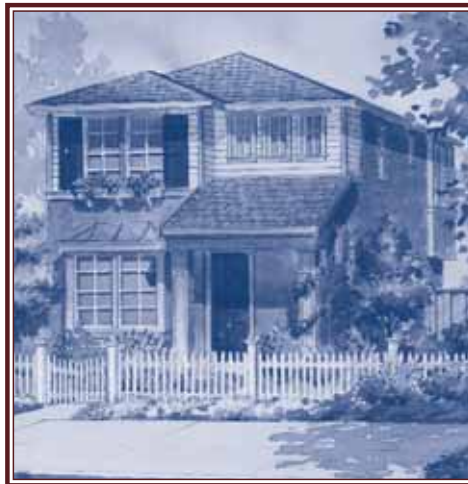
Residence 1A

artist's conception



Residence 1B

artist's conception



Residence 1C

artist's conception



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RESIDENCE ONE

This well-designed two-story home invites the family to enjoy superb living, dining and kitchen areas downstairs, and quiet bedroom spaces above. The luxurious master suite includes dramatic architecture and a spacious master bath with walk-in closet. Two additional bedrooms and another full bath round out the upstairs area. In all, this home lives beautifully.

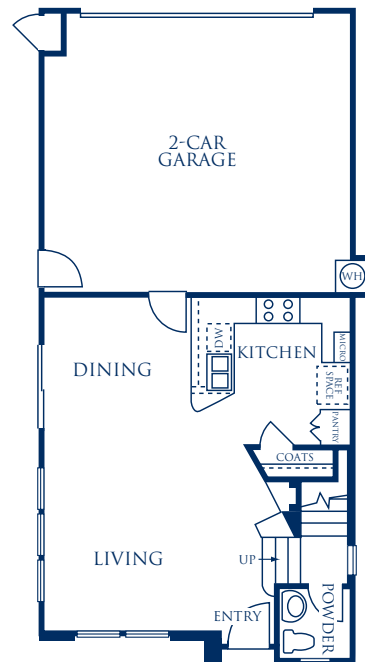
Approximately 1,480 square feet

*3 Bedrooms,
2½ Baths*

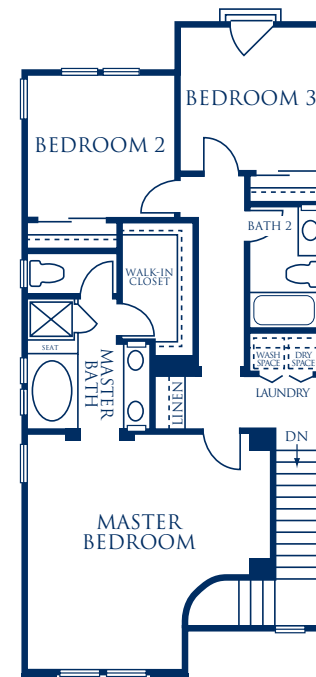
Living Room

Dining Room

2-Car Garage



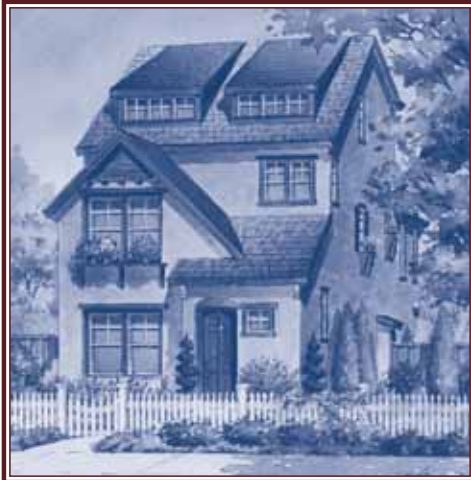
First Floor



Second Floor



RESIDENCE ONE A



Residence 1AA

artist's conception



Residence 1AB

artist's conception



Residence 1AC

artist's conception



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RESIDENCE ONE A

This spacious residence delights, with well-designed kitchen, living room and dining room, and up to four bedrooms. On the second floor, an impressive master suite and two additional bedrooms make for comfortable living. A third-floor bonus room can be an optional fourth bedroom with a third bath, or used for a multitude of other purposes.

Approximately 1,922
square feet

3 Bedrooms,
2½ Baths

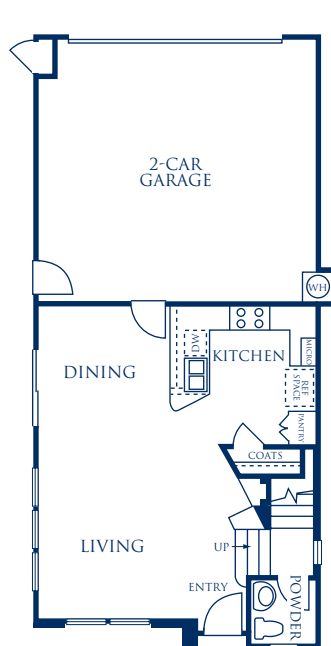
Living Room

Dining Room

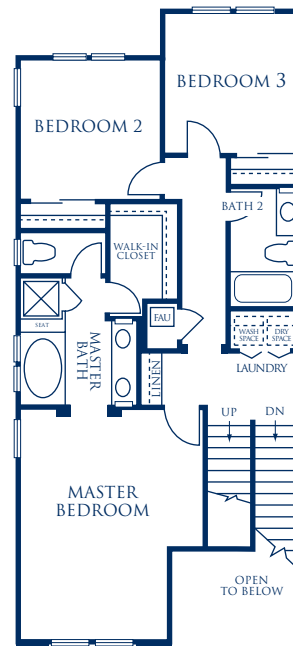
Bonus Room

Optional Bedroom 4
with Bath 3

2-Car Garage



First Floor



Second Floor

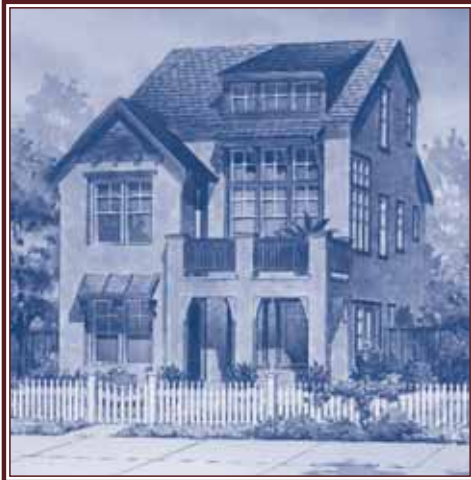


Third Floor



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RESIDENCE TWO



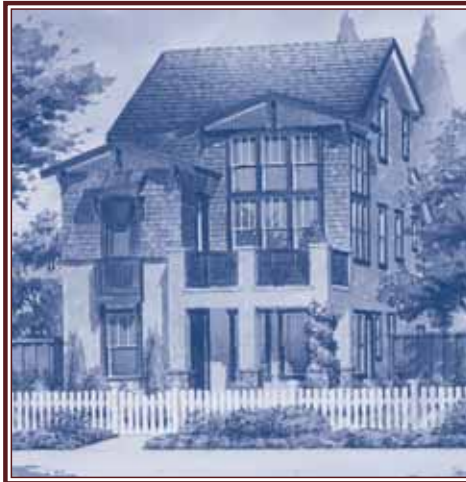
Residence 2A

artist's conception



Residence 2B (model)

artist's conception



Residence 2C

artist's conception



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RESIDENCE TWO

Enjoy a host of thoughtful details, starting with a welcoming porch at the front of the home. Open living area with volume ceiling provides wonderful space for gathering and relaxing, including a private deck just beyond the living room. Window seats in the dining room, a sizeable kitchen with island, a downstairs bedroom and more create appealing character in this delightful home.

Approximately 1,916 square feet

*3 Bedrooms,
4½ Baths*

*Living and
Dining Areas*

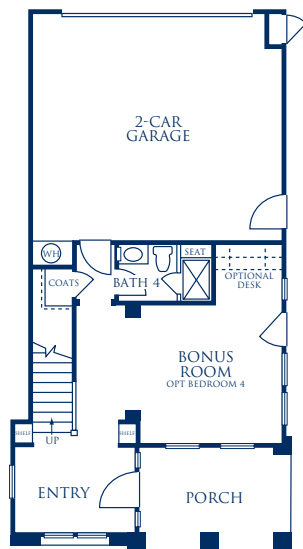
Bonus Room

Private Deck

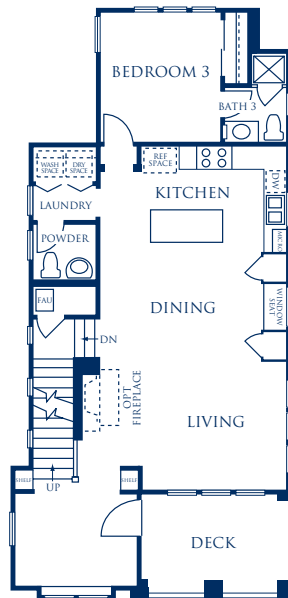
Optional Bedroom 4

Optional Master Suite

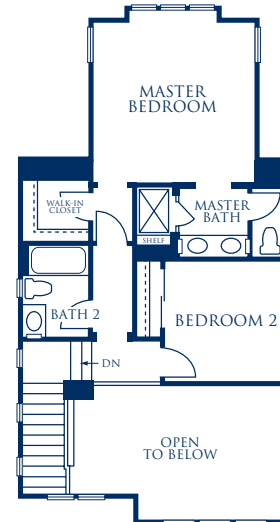
2-Car Garage



First Floor



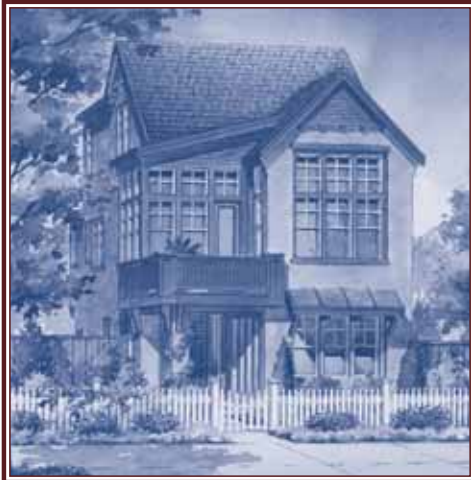
Second Floor



Third Floor



RESIDENCE THREE



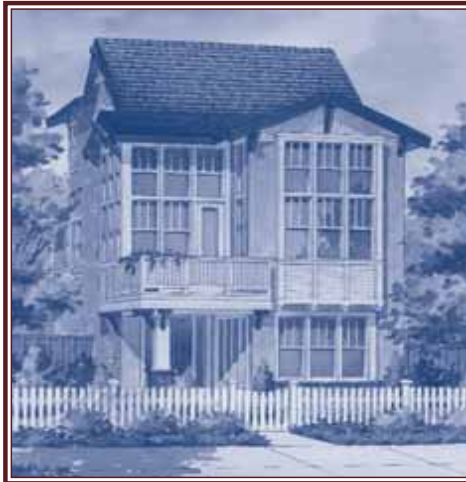
Residence 3A

artist's conception



Residence 3B

artist's conception



Residence 3C

artist's conception



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RESIDENCE THREE

This is a home to cherish for years. From the front entry, head to the convenient home office or optional fourth bedroom. Upstairs, the living area unfolds into a kitchen with island, spacious living and dining rooms opening to a deck, and a private master suite. On the third floor, two secondary bedrooms and a loft provide a quiet enclave for children, extended family, and others to enjoy.

Approximately 2,036 square feet

*3 Bedrooms,
3½ Baths*

Living Room

Dining Room

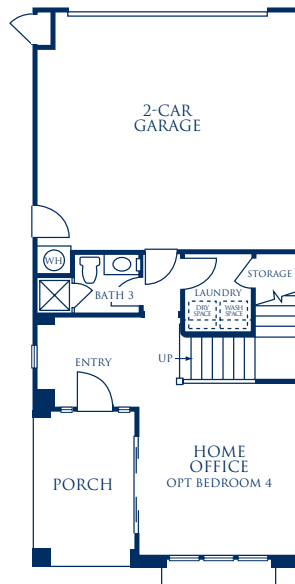
Home Office

Loft

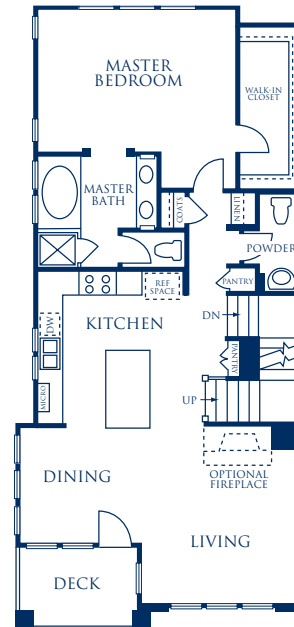
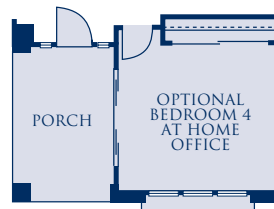
Private Deck

Optional Bedroom 4

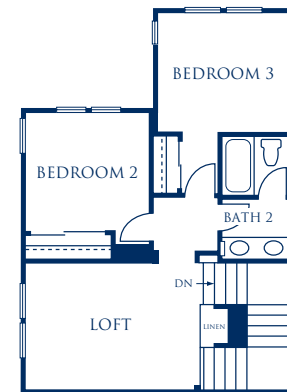
2-Car Garage



First Floor



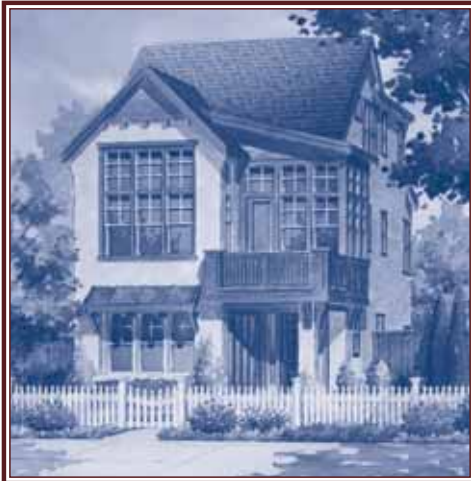
Second Floor



Third Floor



RESIDENCE FOUR



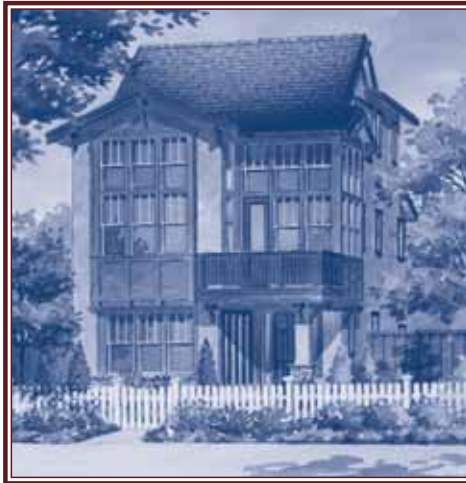
Residence 4A (model)

artist's conception



Residence 4B

artist's conception



Residence 4C

artist's conception



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RESIDENCE FOUR

With a wealth of ways to enjoy this home, Residence Four holds the key to exceptional living. Light-filled living and dining rooms open to a deck and a spacious kitchen with island. The master suite makes up the entire third floor, and its large walk-in closet and master bath create the perfect retreat. The first floor includes a garage, full bath and a home office or optional fourth bedroom.

Approximately 2,000 square feet

*3 Bedrooms,
3 Baths*

Living Room

Dining Room

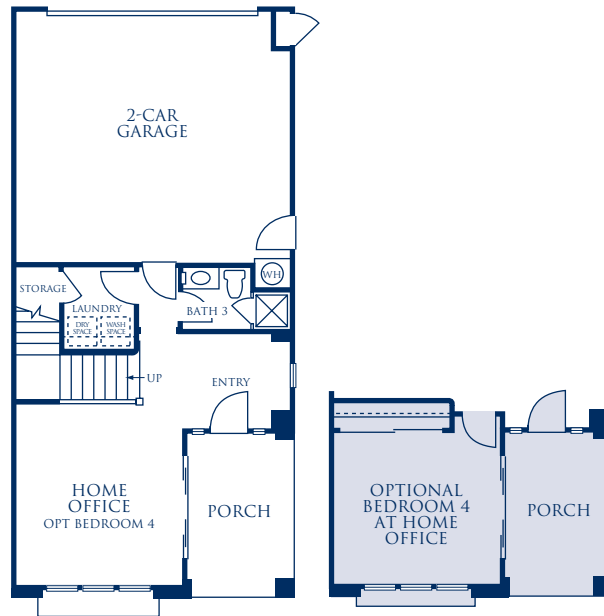
Private Master Suite

Home Office

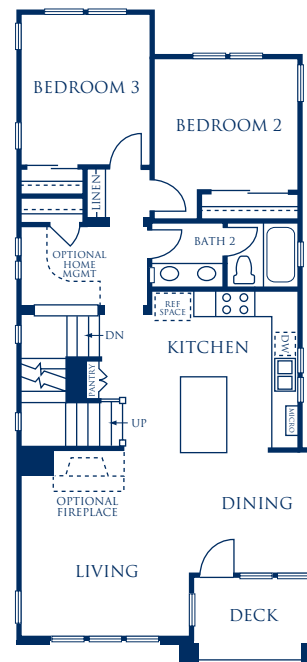
Private Deck

Optional Bedroom 4

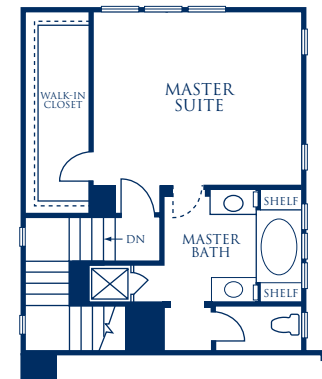
2-Car Garage



First Floor



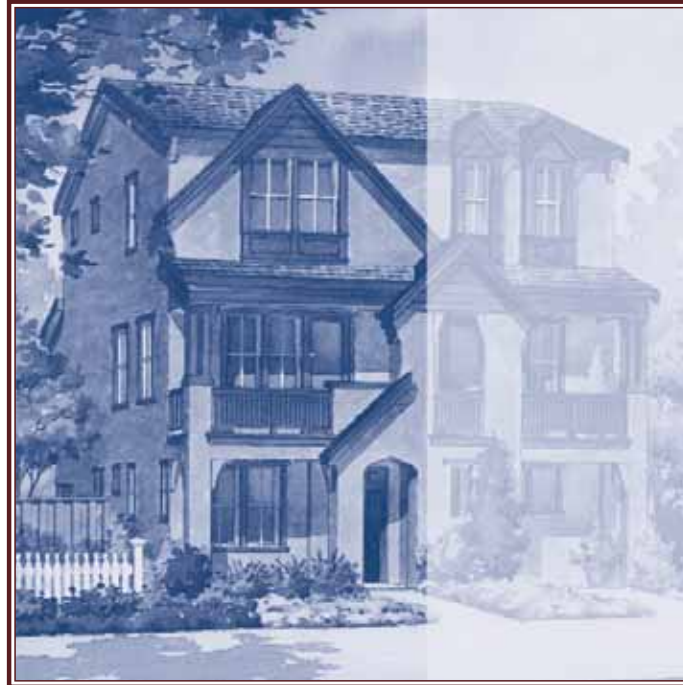
Second Floor



Third Floor



RESIDENCE SIX



Residence 6 (Duet)

artist's conception



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RESIDENCE SIX

This attached home has just the right mix of common and private areas for great living, with three floors of living space and four bedrooms. The first floor has a porch and bedroom with a full bath. The second floor showcases gathering spaces, with an open living and dining area, and also offers a corner bedroom with a full bath. Upstairs, a master suite and another bedroom, each with their own private bath, invite inspiring living for all.

Approximately 1,545 square feet

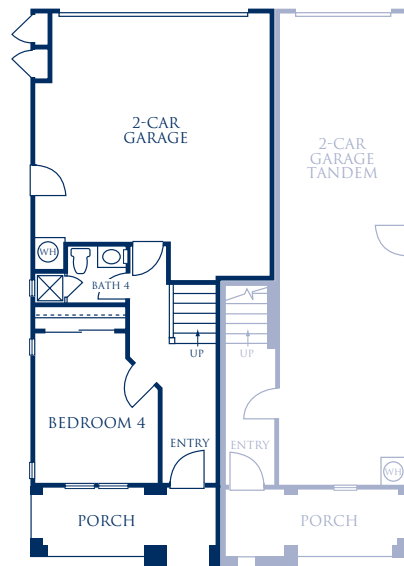
*4 Bedrooms,
4 Baths*

*Living and
Dining Areas*

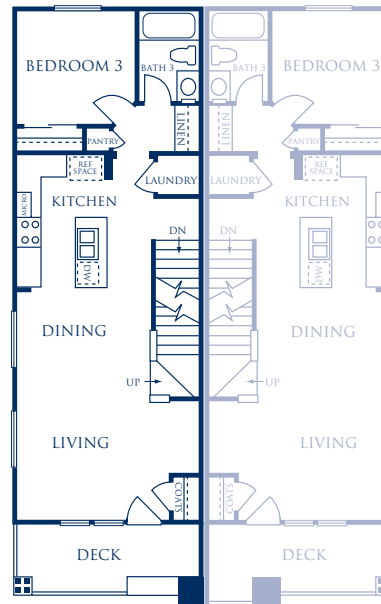
Private Deck

*Downstairs Bedroom
and Bath*

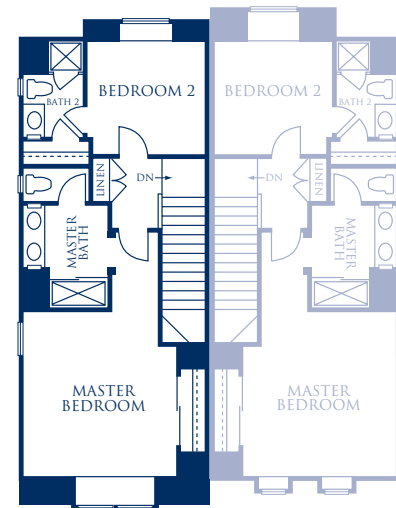
2-Car Garage



First Floor



Second Floor



Third Floor



FEATURES

Distinctively Different Exteriors

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

- Homes feature distinctive architectural styling designed and built in the award-winning SummerHill Homes tradition
- Handsome low maintenance, fire-resistant concrete tile or composite shingle roof for lasting beauty and protection
- Beautiful and durable 3-coat stucco exteriors with Hardiplank® and Hardishingle® lap and batten board siding, wood detailing, and brick veneers, per elevation
- Eight-foot, raised six-panel fiberglass entry door with oil rubbed bronze handle for elegant first impression
- Two-car garage with steel roll-up door and automatic garage door opener with two remotes
- Beautifully landscaped common area for gathering with friends and neighbors
- Inviting front porch and spacious deck or patio, per residence

Inspiring Interiors

High ceilings make interior spaces inviting. Rooms are arranged to keep the family close – while providing plenty of privacy.

- Hand-set, 12" x 12" ceramic tile flooring in entry for easy upkeep
- Designer-selected stain-resistant carpet for impressive style and durability

- Classically-designed stairs with stained handrail and painted balusters and newels, per residence
- Graceful, rounded wall corners throughout for a look of elegance and craftsmanship
- Lightly textured wall finish with designer-selected, two-color paint for richness and character
- Convenient recessed lighting in select locations in the home for abundant light
- Raised, two-square panel interior doors with polished chrome door knobs

Gourmet Kitchens

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

- Maple shaker panel cabinetry with caramel stain, white interior lining, adjustable upper shelves, concealed hinges, and easy-glide drawers, including pantry, per residence
- Designer-selected, hand-set, 12" x 12" granite tile countertops with full backsplash behind cooktop
- Kohler Delafield™ white cast iron dual compartment kitchen sink with gourmet pull-out faucet
- Beautiful white, black or stainless steel and black appliances by GE® including:
 - 30" glass, four-burner gas cooktop with sealed burners for quick clean-up with Broan® hood mounted above
 - Built-in microwave
 - 30" built-in self-cleaning electric oven below cooktop
 - Deluxe multi-cycle dishwasher
 - 1/2 h.p. garbage disposal

- Durable, no-wax vinyl flooring
- Hanging fixture or recessed lighting with dimmer switch in dining room lets you determine the mood
- Under-cabinet task lighting puts light where you need it
- Refrigerator space plumbed for ice maker for easy installation

Private Master Suites

Welcome to your private domain. Morgan Square master suites surround you with comfort – a welcome retreat from your busy day. Stylish bath fixtures add a distinctive touch of class.

- Shower with clear glass enclosure with polished chrome trim and cultured marble surround
- Kohler® oval soaking tub with cultured marble surround, per residence
- Designer-selected cultured marble vanity countertop with bullnose edge and backsplash
- Top-set dual china sinks with Kohler® faucets in an elegant polished chrome finish
- Beveled mirror with decorative light bar over sinks, per residence
- Convenient recessed medicine cabinet with beveled edge
- Durable, no-wax vinyl flooring
- Walk-in closet with thoughtfully-designed shelving helps make organizing and storing easy, per residence



FEATURES

Secondary Baths

Natural beauty and long-lasting durability can be found in the home's secondary baths.

- Tub with cultured marble surround for easy care
- Cultured marble vanity top with top-set china sink and Kohler® polished chrome faucet, per residence
- Convenient recessed medicine cabinet with beveled edge
- Designer-selected light fixtures
- Durable, no-wax vinyl flooring
- Powder room offers pedestal sink accented by an oval mirror with beveled edge, per residence

Additional Features

Each home is filled with the extra features you expect in a quality home.

- Structured wiring throughout the whole house for high-speed networking, including dual Category 5 cable with universal outlets in living room, all bedrooms, loft, bonus room, and home management area, Category 5 phone in kitchen and second phone in master bedroom, per residence
- Laundry room with upper cabinets, per residence
- Gas and electric dryer hook-ups
- Home is pre-wired for security system downstairs
- Pre-wire for air conditioning

Energy Saving and Safeguard Features

Thoughtfully-crafted to meet today's efficiency and safety needs.

- Homes meet Total Home System™ and ENERGY STAR® program guidelines, increasing energy efficiency of the home

- Dual-paned vinyl windows with Low-E glass for improved energy savings
- Forced air gas furnace with electronic ignition and energy-efficient electronic set-back thermostat
- Energy saving 50-gallon gas water heater
- Smoke detectors wired throughout the home for safety

Customizing Options and Upgrades

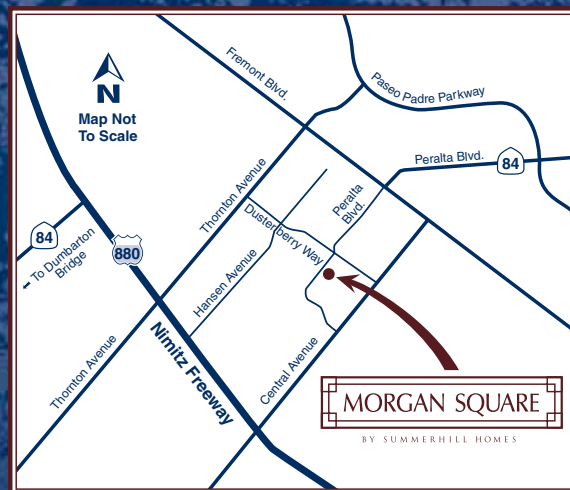
Personalize your home to fit your individual lifestyle through the Custom Choices™ Options Program.

- Decorative tile, granite tile or slab, and marble tile or slab for countertops and surrounds
- Choice of wood, finishes and cabinet door styles
- Glass upper cabinets in select locations
- Choice of kitchen fixture finish
- GE Profile®, GE Monogram®, Wolf®, and Subzero® stainless steel kitchen appliances
- Refrigerator, trash compactor, washer and dryer
- Water filtration system or water conditioner for home
- Instant hot water in kitchen
- Two-color interior paint options
- Vinyl, carpet, pad, tile, and hardwood flooring upgrades
- Plumbing fixture finish in kitchen and baths
- Jetted tub in master bath, per residence
- Heavy-duty, clear glass shower enclosure for master bath
- Clear glass tub enclosure in secondary baths
- White melamine closet system
- Mirrored closet doors in secondary bedroom

- All stain-grade handrail, balusters and newels to complement cabinets, with skirt board painted trim color
- Crown molding, per residence
- Media cabinets in living room, per residence
- Cozy, glass-enclosed gas appliance fireplace with electric ignition and pre-cast surround, per residence
- Choice of fireplace surrounds
- Additional recessed lighting locations, per residence
- Light fixture selections, in select pre-determined locations
- Pre-wiring for plasma, speakers and surround sound in select locations
- Additional data wiring, multicom ports and optional phone jacks
- Speaker and surround sound packages
- Texture and paint garage interior
- Full security system

...And, much more. Contact the Morgan Square Community Sales Team for details of which optional features are available. Certain homes at Morgan Square may have been beautifully pre-selected with many options and upgrades.





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SUMMERHILL HOMESSM
COMMUNITIES OF DISTINCTION

