



REDWOOD
COLLECTION AT
PARKWOOD
BY SUMMERHILL HOMES

artist's conception

The background of the entire page is a faded, artistic illustration of a two-story house with a tiled roof, arched windows, and a front porch with a railing. The house is rendered in a light, warm tone that blends with the overall design.

THE SUMMERHILL STORY

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

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, 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

Discover Parkwood – an enclave of distinctive homes in the Cambrian Park area of west San Jose. Bordered by many striking Coast redwoods, served by high-ranking schools, and with an approximately 1.3 acre city park at its center, Parkwood debuts two breathtaking collections by award-winning SummerHill Homes – Garden Collection and Redwood Collection.



The Redwood Collection offers 87 distinctive single-family homes accentuated by French Country, Italian, Spanish, and American Cottage architectural styles. The Redwood Collection incorporates the wealth of desirable features and well-conceived designs for which SummerHill Homes is known. Three spacious and flexible floorplans showcase a variety of room options, large master suites, and up to four bedrooms and three baths.

Boasting a convenient, central location, Parkwood brings the best of San Jose to your doorstep. With close proximity to downtown Los Gatos as well as highways 85, 17/880, 280/680, and 101, Parkwood is located within minutes of dining, shopping, and Vasona Lake Park.

Parkwood – great living that's distinctively yours – from SummerHill Homes.

RESIDENCE ONE



Residence 1A (model)

artist's conception



Residence 1B

artist's conception



Residence 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 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. 02/08

RESIDENCE ONE

Be swept away by this inviting home as the front entry opens to the living room, with its cozy fireplace. Just off the well-designed kitchen, a flex area perfect for a home office or homework area looks out to a sunny deck or an optional family room. The master suite, with spacious bath and walk-in closet, two additional bedrooms, and another full bath and laundry area grace the second floor – the perfect place to find peace and quiet.

Approximately
1,717 – 1,782
square feet

3 Bedrooms

2½ Baths

Living Room

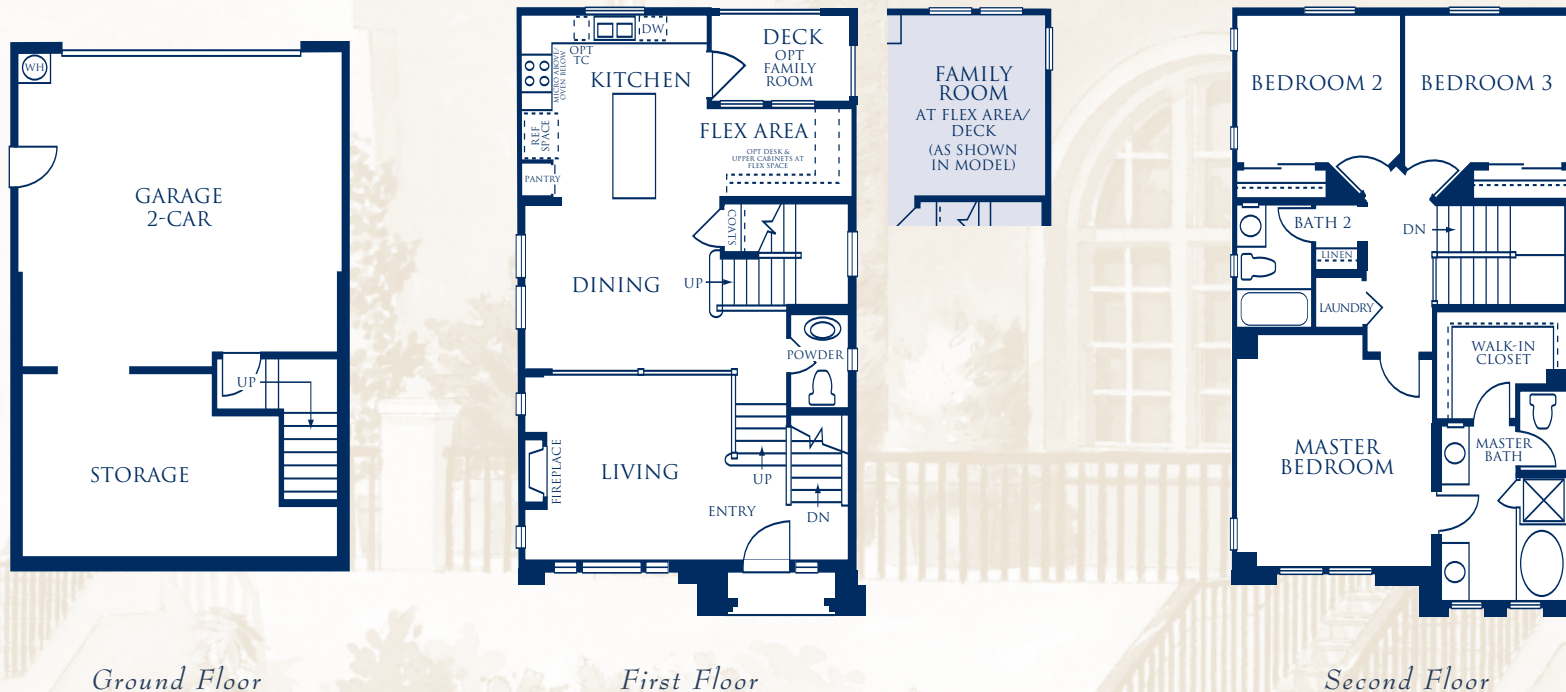
Dining Room

Flex Area

Private Deck

Optional Family Room

2-Car Garage



RESIDENCE TWO



Residence 2B

artist's conception



Residence 2D

artist's conception



Residence 2E

artist's conception



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RESIDENCE TWO

As you enter this delightful home, the living room welcomes you. Travel up to the rest of the home, or down to the garage with useful storage space. The family room opens to the gourmet kitchen with an island and a nook, or an optional deck. Just beyond, you'll find the home's private retreat – including a spacious master suite, with bath and walk-in closet, two additional bedrooms, another full bath, and laundry room.

*Approximately
1,830 – 1,890
square feet*

3 Bedrooms

2½ Baths

Formal Living Room

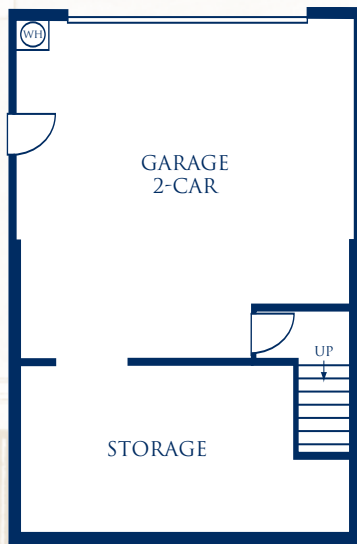
Formal Dining Room

Family Room

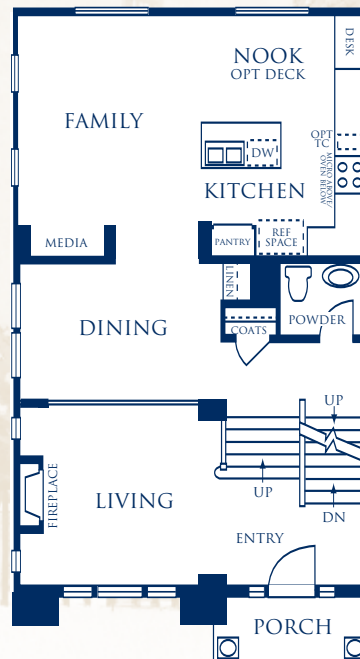
Nook

Optional Private Deck

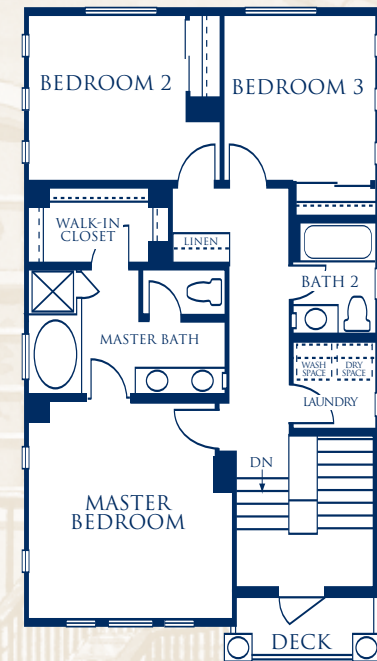
2-Car Garage



Ground Floor



First Floor



Second Floor



RESIDENCE THREE



Residence 3A

artist's conception



Residence 3B

artist's conception



Residence 3C (model)

artist's conception



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RESIDENCE THREE

This generous home surprises with many exciting features. The first floor offers superb living spaces, including a living room with fireplace, family and dining rooms, kitchen, and deck. Off the dining room, there is a den or an optional fourth bedroom. For grand cooks and entertainers, a gourmet kitchen option increases the already-stunning kitchen's size and adds a large island. Upstairs, superb living continues, with a master bedroom suite with large bath and walk-in closet, plus two secondary bedrooms, full bath, and laundry room.

Approximately
2,079 – 2,107
square feet

3 Bedrooms

3 Baths

Formal Living Room

Dining Room

Family Room

Den

Private Deck

Optional Bedroom 4

Optional Gourmet
Kitchen

2-Car Garage



FEATURES

Distinctively Different Exteriors

At SummerHill Homes, we believe a great home begins with timeless design. We've embellished the homes in the Redwood Collection at Parkwood 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 roof for lasting beauty and protection
- Beautiful and durable 3-coat stucco exteriors with Hardishingle® lap and batten board siding, wood detailing, stone veneers, ornamental iron, and ceramic tile, per elevation
- Eight-foot, raised six-panel fiberglass entry door with oil rubbed bronze handle for elegant first impression
- Two-car garage with insulated 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 everyone close – while providing plenty of privacy.

- Three exciting and functional floorplans that include open living spaces
- 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
- 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
- Pre-wire for ceiling fan in master bedroom and family room or living room, per residence
- Raised two-square panel interior doors with polished chrome door knobs
- 30" built-in self-cleaning electric oven below cooktop
- Deluxe multi-cycle dishwasher
- 1/2 h.p. garbage disposal
- Designer-selected, 12" x 12" ceramic tile flooring
- Elegant hanging fixture with dimmer switch in dining room lets you determine the mood, per residence
- Under-cabinet task lighting puts light where you need it
- Refrigerator space plumbed for ice maker for easy installation

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
- Designer-selected, hand-set, 12" x 12" granite tile countertops with full backsplash behind cooktop
- Kohler® 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 hood mounted above
 - Built-in vented microwave-hood combination above cooktop
- Shower with clear glass enclosure with polished chrome trim and choice of cultured marble or ceramic tile surround
- Kohler® oval soaking tub with choice of cultured marble or tile surround, per residence
- Designer-selected vanity countertop with backsplash and choice of cultured marble or ceramic tile
- Top-set dual china sinks with Kohler® faucets in an elegant polished chrome finish
- Beveled mirror with decorative light bar over sinks
- Convenient recessed medicine cabinet with beveled edge

Private Master Suites

Welcome to your private domain. The master suites in the Redwood Collection at Parkwood surround you with comfort – a welcome retreat from your busy day. Stylish bath fixtures add a distinctive touch of class.



FEATURES

- Designer-selected, 12" x 12" ceramic tile flooring
- Walk-in closet with two-panel or mirrored closet door and thoughtfully designed shelving, to help make organizing and storing easy

Secondary Baths

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

- Sterling® tub with choice of cultured marble or ceramic tile surround, per residence
- Choice of cultured marble or ceramic tile vanity top with Sterling® top-set china sink and Kohler® polished chrome faucet, per residence
- Convenient recessed medicine cabinet with beveled edge
- Designer-selected light fixtures
- Designer-selected, 12" x 12" ceramic tile flooring
- Powder room offers pedestal sink accented by an oval mirror with beveled edge and 12" x 12" ceramic tile flooring, per residence

Additional Features

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

- Structured wiring throughout the home for high-speed networking including dual Category 5^e cable with phone in kitchen and master bedroom
- Universal outlets in family room or living room, den, and all bedrooms, per residence
- Laundry room with upper cabinets, ceramic tile countertops, and lower cabinets, per residence

- Gas and electric dryer hook-ups
- Pre-wire for satellite

Energy Saving and Safeguard Features

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

- Homes meet ComfortWise™ and ENERGY STAR® program guidelines increasing energy efficiency of the home
- Dual-pane 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 with recirculation pump to all fixtures
- Smoke detectors wired throughout the home for safety
- Pre-wired for security system
- Air conditioning

Customizing Options and Upgrades

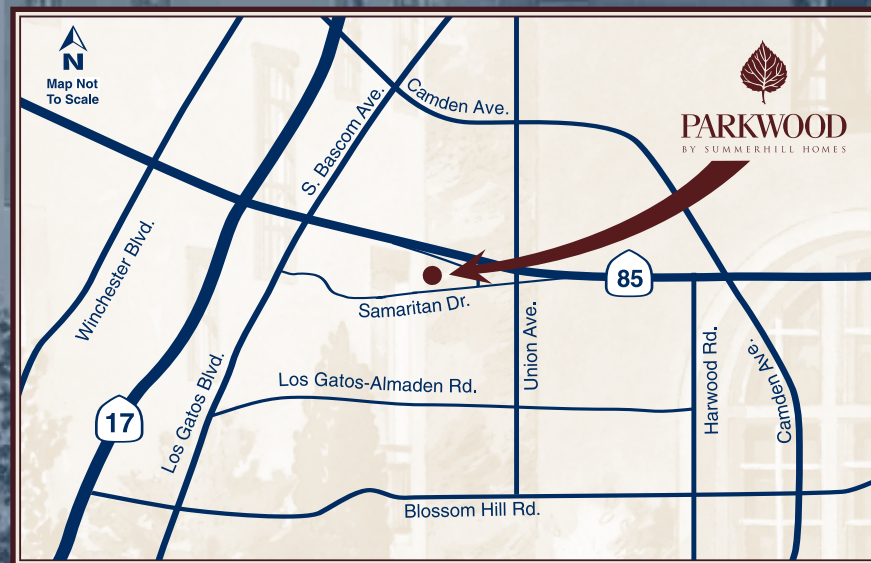
Personalize your home to fit your individual lifestyle through the Custom Choices™ Options Program.

- 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 pre-determined locations
- Choice of kitchen fixture finish
- GE Profile®, GE Monogram®, Wolf®, and Sub-Zero® stainless steel kitchen appliances

- Refrigerator, wine cooler, trash compactor, washer and dryer
- Instant hot water dispenser or combo instant hot and water filter in kitchen sink
- Designer-selected paint options
- Carpet, pad, tile, and hardwood flooring upgrades
- Plumbing fixture finish in kitchen and baths
- Jetted tub in master bath
- Heavy-duty, clear glass shower enclosure for master bath
- Clear glass tub enclosure with chrome accents or brushed nickel in secondary baths
- 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
- 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
- Full security system
- Decorative porch finishes

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





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