

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

o detail...For 30 years, SummerHill Homes' new
communities have earned homeownersatisfaction and significant industry recognition, including severalBest in American Living Awards from the National Association of
Home Builders, numerous Gold Nugget Awards at the Pacific CoastBuilders Conference, and several features in national magazines
including Builder, Professional Builder, and Sunset Magazine.

COMMUNITY STORY

Located in San Jose's beautiful Almaden Valley, Pierce Ranch is a place to cherish forever. Named for the dairy ranch that once operated on the site, the community enjoys a rural atmosphere surrounded by oak-studded hills, while important conveniences are only minutes away.

Pierce Ranch

BY SUMMERHILL HOMES

Backing up to the rolling hills of the Santa Cruz Mountains, Pierce Ranch has a prized location in a desirable, established neighborhood. A wealth of nearby recreation, including Almaden Quicksilver County Park, Almaden Meadows Park, and other recreational areas are available for the enjoyment of your family. The highly-rated public schools and the Almaden Library are also within a mile of home. And, with highways 85 and 17/880 only minutes away, you are easily connected to San Jose, Silicon Valley, and the rest of the Bay Area.

The homes of Pierce Ranch complement their magnificent surroundings beautifully. They showcase stunning details such as dramatic volume ceilings, grand formal living and dining rooms, popular downstairs bedrooms, and three-car garages, per residence. Located on generous homesites, they offer impressive gathering places for family and friends, as well as quiet, nurturing private spaces for rest and relaxation. Front porches, flex spaces for exercise rooms or hobby areas, well-proportioned rooms, and other thoughtful features ensure these homes live the way you want to.

With all these wonderful details in place, Pierce Ranch is sure to become a cherished place to call home.

Residence One



Residence 1A

artist's conception



Residence 1B

artist's conception



Residence 1C

artist's conception



Residence One

This magnificent residence invites you to enjoy its many possibilities. With a rear courtyard, den, family room, living room, gallery, and more downstairs, the first floor is creatively designed to accommodate an active family. A spacious downstairs master suite is a welcome, and private, addition. The second floor of the home is designed with families in mind. With three secondary bedrooms, one of which can become a junior master suite, and an open loft area, children have their own space to entertain their friends.



Kitchen with Island Approximately 3,454 - 3,771 square feet and Nook 4 Bedrooms, **Downstairs Master** $3^{1/2}$ Baths Suite Formal Living Room Den with Fireplace Loft Formal Dining Expanded Room 2-Car Garage Family Room with With Flex Space Fireplace BEDROOM 2/ **BEDROOM 3** LOFT LAUNDRY **BEDROOM 4** OPEN TO BELOW SHELF

Second Floor

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OPTIONAL JR MASTER SUITE AT BEDROOM 2

BATH

AUND

Residence Two



Residence 2A (model)

E

artist's conception



Residence 2B

artist's conception



Residence 2D

artist's conception

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Residence Two Kitchen with Island Residence Two is a feast for the eyes and a wonderful place to live. With a two-story Approximately 3,601 - 3,731 square feet and Nook volume ceiling in the living room, two porches, and several flexible room options, this home lives the way you need it to. At the rear of the first floor, the gourmet 4 Bedrooms, Den $31/_2$ Baths kitchen with island opens to the family room with fireplace and media niche -Loft Formal Living Room an area that will surely be the heart of the home. The upstairs is a separate enclave, Expanded with Fireplace with three full baths, a loft, and four bedrooms - including a luxurious master suite. 2-Car Garage Formal Dining With Flex Space Room Family Room with Fireplace 1, 🗆 KITCHEN OPT DOOR FAMILY MASTER Suite NOOK ¦0 WALK-IN CLOSET REF I OPT FRENCH BEDROOM 2 DINING ROOM LOFT FLEX SPACE OPT HOBBY ROOM OPTIONAL Hobby At Flex space LAUNE \circ ватн 2 LIVING ROOM OPEN To below **BEDROOM 4** EXPANDED 2-car garage OPT FRENCE DOOR ENTR PORCH PORCH OPTIONAL DEN OPT BEDROOM 5 WITH BATH 4 BEDROOM 3 BEDROOM 5 WITH BATH 4 BATH PORCH AT DEN Second Floor First Floor

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Residence Three



Residence 3A

artist's conception



Residence 3C

artist's conception



Residence 3D (model)

artist's conception



Residence Three

From the welcoming front porch, enter the spectacular first floor, passing the formal areas – the living room, dining room, and courtyard – on your way to the casual rooms. In the rear, the family room, kitchen, and den, which can become a fifth bedroom, await your beck and call. Both the formal living room and family room are enhanced by volume ceilings adding to the home's drama. Upstairs, enjoy the striking bonus room which overlooks the family room. And the romantic master suite can be further enhanced by an optional retreat with fireplace.

Approximately 3,899	Kitchen with Island
- 4,127 square feet	Nook, and Butler's
4 Bedrooms,	Pantry
4 Baths	Den
Formal Living Room	Bonus Room
with Fireplace	3-Car Tandem
Formal Dining Room	Garage
Family Room with	







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Distinctively Different Exteriors

Traditional design and quality craftsmanship are built into each magnificent new home. Peaceful color combinations and exquisite architectural details bring years of enjoyment -- and a feeling of pride every time you come home.

- Homes feature stunning French Normandy, English, Traditional, and Spanish architecture built in the award-winning SummerHill Homes tradition
- Handsome tile concrete roof or 50-year high profile composition shingle roof for low maintenance, lasting beauty, and protection. Roof type and style per architectural elevation.
- Beautiful and durable 3-coat stucco or Hardiplank[®] lap siding exteriors with stone, wood, iron, and brick detailing, per elevation
- Stunning eight-foot IWP[®] entry door with Baldwin[®] oil rubbed bronze handle for an elegant first impression
- Dramatic exterior light fixtures chosen to complement the architectural style of the home, per elevation
- Expanded two-car garage with flex-space or three-car tandem garage with wood architectural roll-up sectional doors, automatic garage door openers, and two remotes, per elevation
- Beautiful front yard landscaping with automatic sprinkler system for a welcoming feel every time you come home
- · Inviting courtyards, per residence
- Good neighbor fencing with architectural entry gate and lattice accents, and view fencing, per residence

Inspiring Interiors

Expansive living spaces enhanced by high ceilings make living comfortable for family gatherings and entertaining. Numerous secondary bedroom suites, per residence, offer quiet retreats from household excitement for family and guests.

- Three exciting floorplans that include formal and casual 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 (to complement wood stained cabinets) handrail, and painted newels and balusters, per residence
- Inviting, glass-enclosed gas appliance fireplace with electric ignition and pre-cast surround in living room and family room
- Graceful, rounded wall corners for a look of elegance and craftsmanship
- 5¹/₄" baseboard throughout first floor, second floor hallway, and master suite
- Lightly textured wall finish with designer-selected, two-color paint for richness and character
- Designer-selected lighting package with Decora[®] light switches to complement your home
- Raised panel interior doors with satin nickel lever handles and door hardware

Gourmet Kitchens

Equipped with smart amenities and a center island, the kitchen is a perfect space for cooking a delicious meal or gathering with family and guests.

- Maple raised panel cabinetry with 48" upper cabinets offer adjustable upper shelves; pull-out lower shelves, per residence; white interior finish; concealed hinges; and easy-glide drawers
- Designer-selected granite slab countertops with full backsplash behind cooktop
- Kohler Undertone™ stainless steel dual compartment kitchen sink with Kohler[®] gourmet chrome pull-out spray faucet
- Kitchen island offers a Kohler Undertone™ stainless steel vegetable sink with chrome-finish Kohler® faucet
- Beautiful KitchenAid Architect Series[®] stainless steel appliances include:
- 36" commercial-style, architect series six-burner gas cooktop featuring sealed burners for quick clean-up
- 30" built-in self-cleaning double ovens True Convection upper and lower ovens

- Separate built-in microwave oven
- 36" 600 CFM vented deluxe hood
- Deluxe multi-cycle dishwasher
- 1/2 h.p. garbage disposal in main kitchen sink and island vegetable sink
- Spacious walk-in pantry and butler's pantry, per residence
- Hand-set, 12" x 12" ceramic tile flooring in kitchen and nook
- Recessed lighting in kitchen and nook for abundant light
- Decorative pendant lights over island
- Under-cabinet task lighting puts light where you need it
- 42" refrigerator space plumbed for ice maker for easy installation

Private Master Suites

After a busy day, you deserve a quiet retreat to relax and unwind, surrounded by warmth and elegance. Embellished master baths and spacious master bedrooms are a welcome reward.

- Six-foot oval soaking tub with Crema Marfil marble tile surround
- Separate shower with seat and heavy-duty, chrome-finish, clear glass shower enclosure features hand-set Crema Marfil marble tile surrounds, per residence
- Maple raised panel cabinetry with designer-selected Crema Marfil marble tile vanity countertop or with backsplash
- Top-set dual china sinks with Kohler® faucets in an elegant polished chrome finish
- Mirror with beveled edge and decorative light bar over each sink
- Convenient recessed medicine cabinets with beveled edge
- Luxurious hand-set, 12" x 12" Crema Marfil marble tile floor in master bath
- Compartmentalized water closet
- Large walk-in closets with double-sided mirror doors offer easy-access racks and shelves, per residence



Secondary Baths

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

- Steel enamel tub with choice of hand-set ceramic tile surround or cultured marble surround, per residence
- Maple raised panel cabinetry with choice of hand-set ceramic tile or cultured marble vanity top, top-set china sinks, and Kohler[®] polished chrome faucets, per residence
- Convenient recessed medicine cabinet
- Designer-selected light fixtures
- Hand-set, 12" x 12" ceramic tile flooring
- Powder room offers Kohler Memoirs™ classic design, pedestal sink with polished chrome, oval beveled-edge mirror, and ceramic tile flooring, per residence

Additional Features

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

- Structured wiring throughout home for high-speed networking including dual Category 5^e and RG6 cable with universal outlets in media niche, all bedrooms, loft, den, and bonus room, per residence
- Master bedroom offers an additional telephone jack on bed wall; telephone jack in kitchen
- Easy-access laundry room with maple raised panel upper and lower cabinets, sink, and ceramic tile countertop
- Gas and electric (110 and 220 volt) dryer hook-ups
- Pre-wire for security system
- Pre-wire for ceiling fans in family room and master bedroom
- Dual-zone 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. As part of this program, homes include Decora® Manual-ON Occupancy Sensor switches in bath vanity areas which turn off automatically when motion is not detected in area.

- Dual-pane vinyl windows with Low-E glass for improved energy savings
- All exterior doors feature full weather stripping
- Dual-zone, high-efficiency forced air gas furnaces with electronic ignition and energy efficient electronic set-back thermostat
- Energy-saving 75-gallon gas water heater with recirculation pump to all fixtures
- 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, marble tile, granite slab, and marble slab for countertops and surrounds
- · Choice of wood, finishes, and cabinet door styles
- Glass upper cabinets with glass shelves and mini-down lights in pre-determined select locations, per residence
- Upgrade appliance packages, including refrigerator, wine storage/wine cellar, warming drawer, and trash compactor
- · Sink in Butler's Pantry, Residence Three only
- Gourmet pull-out kitchen faucet in different styles and finishes
- Instant hot water dispenser and water filter in kitchen
- · Decorative frosted single-lite door at pantry
- Andersen® French doors and French gliders at select locations, per residence
- Solid-core interior doors
- Single-lite or 10-lite French door to den, per residence
- · Oil rubbed bronze finish on interior door hardware

- Additional designer-selected, two-color interior paint options
- Carpet, pad, tile, and hardwood flooring upgrades
- Door at entrance to master bath
- Jetted tub in master bath
- Framed mirrors in master bath and powder room
- Brushed nickel finish on bath faucets and accessories
- Clear glass tub enclosure with chrome or brushed nickel finish in secondary baths
- Additional stair finishes
- Media cabinets in family room, per residence
- · Fireplace mantels and remote control
- Crown moulding
- Mirrored closet doors in secondary bedrooms
- · Additional recessed lighting locations, per residence
- Light fixtures selections
- Pre-wiring for speakers and surround sound in select locations
- Surround sound packages
- Additional data wiring, multicom ports, and optional phone jacks
- Central vacuum system
- Additional insulation locations
- Textured garage interior
- Utility sink in garage, select location only per residence
- Decorative porch finishes
- Gas BBQ stub in backyard, select location only per residence
- Full security system
- ...And, much more. Contact the Pierce Ranch Community Sales Team for details of which optional features are available. Certain homes at Pierce Ranch may have been beautifully pre-selected with many options and upgrades.



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COMMUNITIES OF DISTINCTION