



GARDEN
COLLECTION AT
PARKWOOD
BY SUMMERHILL HOMES



THE SUMMERHILL HOMES 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 new home collections by award-winning SummerHill Homes – Garden Collection and Redwood Collection.



The 115 flats and townhome-style condominiums of the Garden Collection offer a welcome selection of home styles and sizes with five well-designed floorplans. The homes incorporate a wealth of desirable features, including attractive master bedroom suites, open living areas, attached garages, a deck or porch, per residence, and many additional features. The exterior is as impressive as the interior, with beautiful Spanish-style architecture featuring arches and iron detailing gracing the building exteriors.

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.

BUILDING ELEVATIONS



Eight-home building, Elevation A

artist's conception



Eight-home building, Elevation B

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. 9/07

RESIDENCE ONE (model)

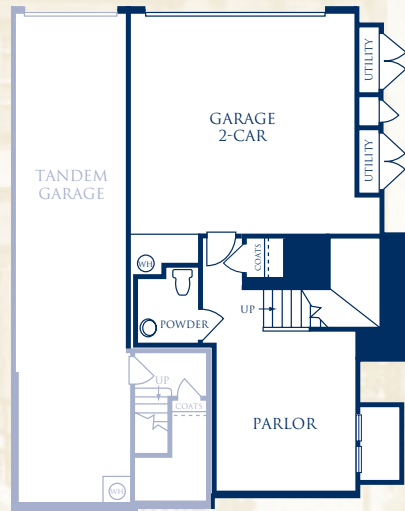
From the inviting front porch, the artfully-designed living room, dining room, and deck are up a short flight of stairs. The spacious master suite, with a full bath and walk-in closet, offers a private retreat. A second bedroom, for guests or a home office, is next to a full bath. A parlor on the ground floor, complete with powder room, welcomes any number of uses, making this a wonderful place to call home.

Approximately
1,464 – 1,471
square feet

2 Bedrooms

2½ Baths

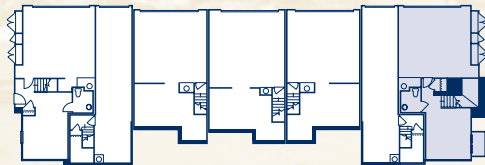
2-Car Garage



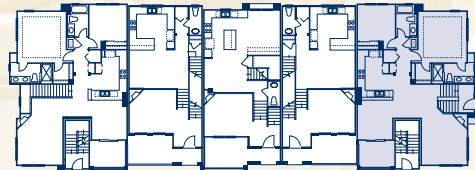
Ground Level



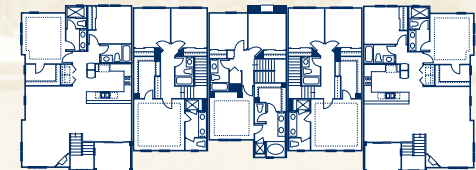
First Level



Ground Level



First Level



Second Level



RESIDENCE ONE A

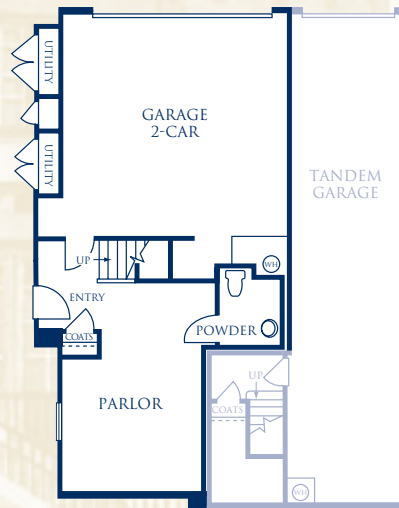
This home invites you in with a welcoming parlor, complete with powder room, on the ground level. Upstairs, a dramatic open rail reveals the spacious living room, kitchen, and dining room with a deck. Just beyond, you'll discover the generously-sized master suite with bath and walk-in closet, and a second bedroom and bath.

*Approximately
1,471 square feet*

2 Bedrooms

2½ Baths

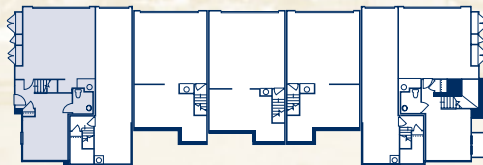
2-Car Garage



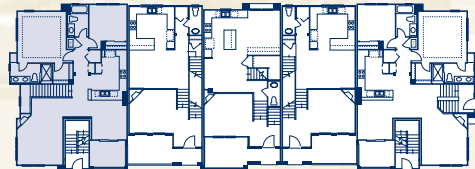
Ground Level



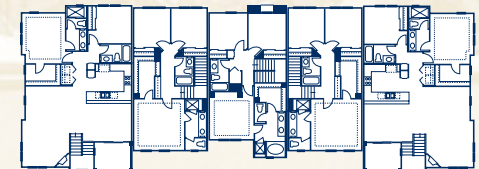
First Level



Ground Level



First Level



Second Level



RESIDENCE TWO

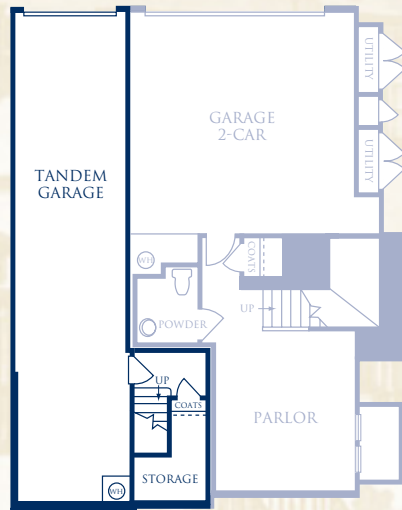
This is truly a home to enjoy, with all of the living spaces on one level. The great room is wonderful for all gatherings. The dining room opens to a deck that is sure to be a favorite place for socializing as well as peaceful retreats. The bedrooms are located along the back of the home, including a spacious master suite, complete with walk-in closet and master bath.

*Approximately
1,396 square feet*

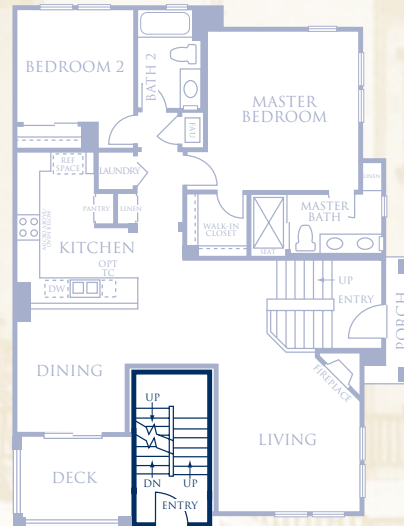
2 Bedrooms

2 Baths

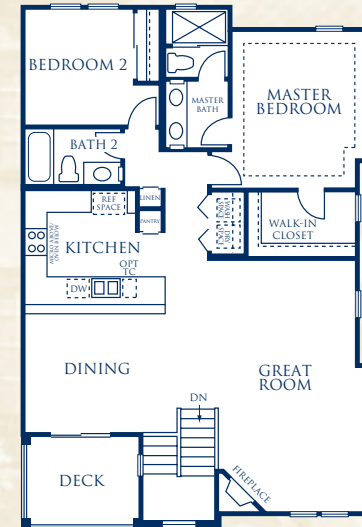
Tandem Garage



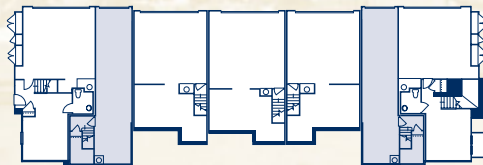
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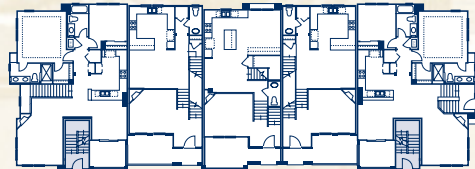
First Level



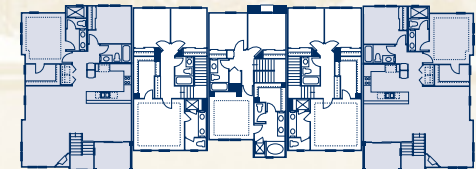
Second Level



Ground Level



First Level



Second Level



RESIDENCE THREE (model)

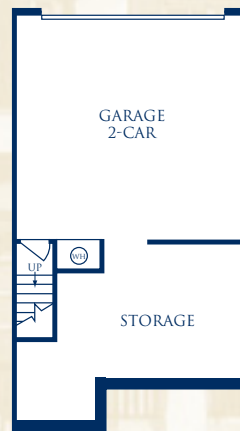
A private porch at the front of this traditional townhome is your place to relax and socialize outdoors. The dramatic, split-level first floor opens to the living room with fireplace, and just beyond, a small flight of stairs leads up to the dining room, kitchen, and powder room. Offering the personal space that everyone deserves is a master suite with bath and walk-in closet as well as two additional bedrooms and another bath. This home lives beautifully!

*Approximately
1,524 square feet*

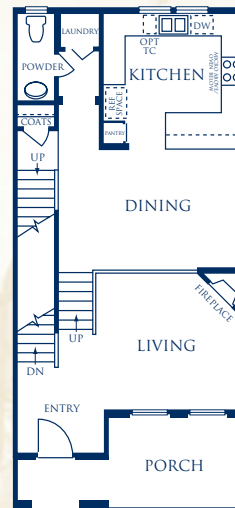
3 Bedrooms

2½ Baths

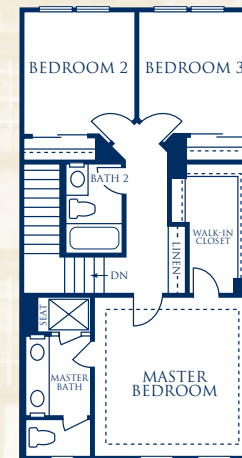
2-Car Garage



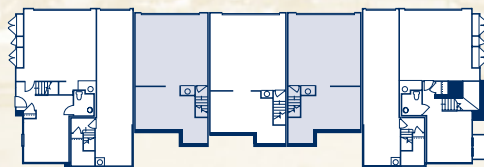
Ground Level



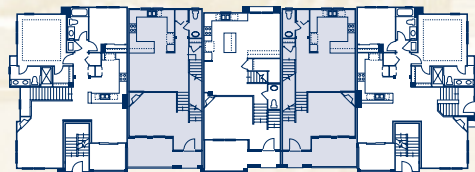
First Level



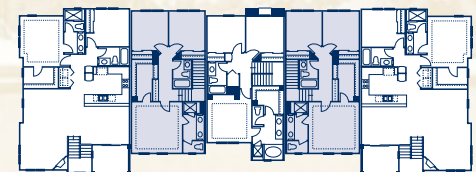
Second Level



Ground Level



First Level



Second Level



RESIDENCE FOUR (model)

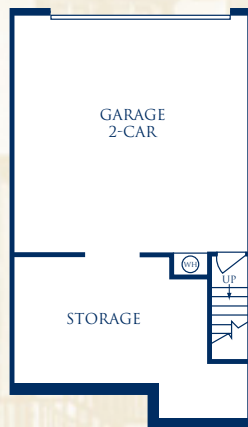
This traditional townhome is the largest home in the Garden Collection. An inviting front porch leads directly to the living room, dining room, kitchen with island and adjoining family space, perfect for entertaining family and friends. To pamper you, the top floor hosts a spacious master suite, with oversized walk-in closet, soaking tub, and more. Two additional bedrooms, another bath, and storage and laundry areas complete this floor. A two-car garage with additional storage puts the finishing touches on this home.

*Approximately
1,536 square feet*

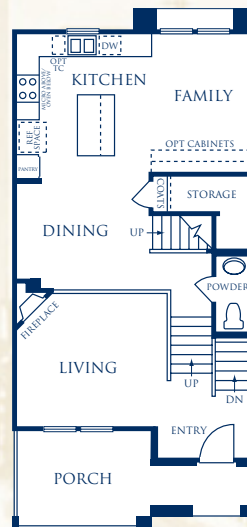
3 Bedrooms

2½ Baths

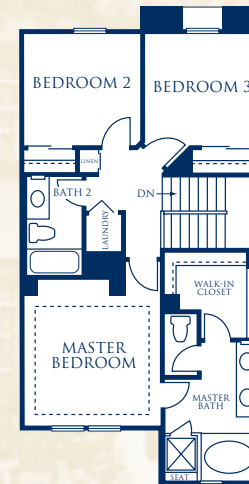
2-Car Garage



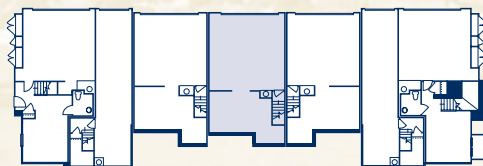
Ground Level



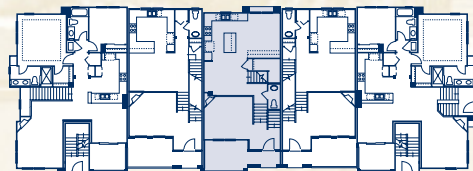
First Level



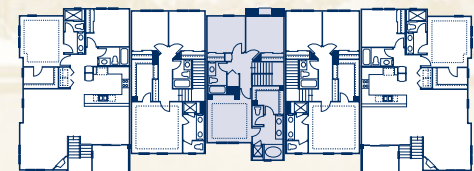
Second Level



Ground Level



First Level



Second Level



FEATURES

Distinctively Different Exteriors

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

- All buildings feature distinctive Spanish-style architecture 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 ornamental iron detailing and masonry, per residence
- Seven-foot, raised, six-panel fiberglass entry door with oil rubbed bronze handle set for elegant first impression
- Two-car or tandem garage features insulated steel roll-up door and automatic garage door opener with two remotes, per residence
- Beautifully landscaped common areas for a welcoming feel every time you come home
- Inviting front porch and spacious deck, per residence

Inspiring Interiors

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

- Five 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 newels and balusters
- Graceful, rounded wall corners 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 for abundant light
- Pre-wire for ceiling fan in living and master bedroom, per residence
- Raised, two-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 cabinetry with caramel finish, white interior lining, adjustable upper shelves, concealed hinges, and easy-glide drawers
- Designer-selected, hand-set, 12" x 12" granite tile countertops with full backsplash behind cooktop
- Kohler Executive Chef™ 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
 - Built-in vented microwave-hood combination above cooktop

- 30" built-in self-cleaning electric oven below cooktop

- Deluxe multi-cycle dishwasher

- 1/2 h.p. garbage disposal
- Spacious storage pantry, per residence
- Designer-selected, 12" x 12" ceramic tile flooring
- Recessed lighting 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

Private Master Suites

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

- Oversized shower with clear glass enclosure and choice of cultured marble or ceramic tile surround, per residence
- Kohler® soaking tub with choice of cultured marble or ceramic tile surround, Residence Four only
- Designer-selected vanity countertop with backsplash and choice of cultured marble or ceramic tile surround
- 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



FEATURES

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

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
- Convenient recessed medicine cabinet with beveled edge
- Designer-selected light fixtures
- Designer-selected, 12" x 12" ceramic tile flooring
- Powder room offers pedestal sink with a beveled oval mirror 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 and universal outlets in living room, great room, and all bedrooms, per residence
- Interior laundry area
- Gas and electric dryer hook-up
- Building is pre-wired 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
- Air conditioning
- Energy saving 50-gallon gas water heater with recirculation pump to all fixtures
- Fire sprinklers located throughout home and garage for peace of mind
- Smoke detectors wired throughout the home for safety

Customizing Options and Upgrades

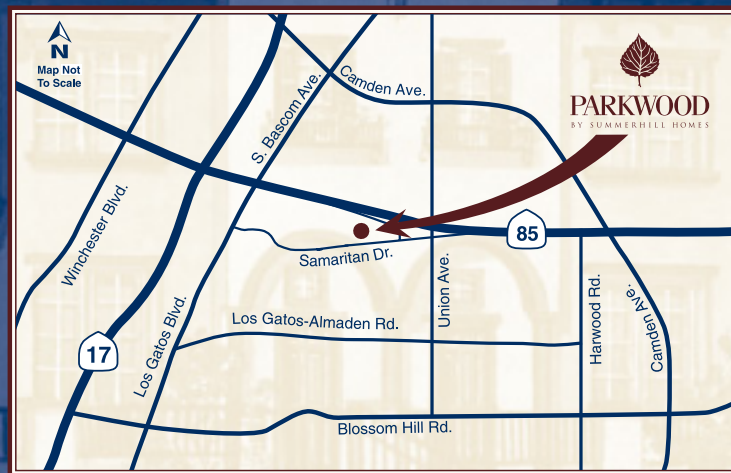
Personalize your home to fit your individual lifestyle through the Custom Choices™ Options Program.

- Decorative tile, granite tile or slab, and marble tile or slab for countertops and surrounds
- Choice of wood, finishes, cabinet door style, and knob finish
- Glass upper cabinets in select locations
- Choice of kitchen fixture finish
- GE Profile®, GE Monogram®, Wolf®, and Sub-Zero® stainless steel kitchen appliances
- Instant hot or combo instant hot and water filter in kitchen sink

- Wine cooler or trash compactor
- Stackable or side-by-side washer and dryer, per residence
- Designer-selected paint options
- Carpet, pad, tile, and hardwood flooring upgrades
- Choice of bathroom fixture finish
- Heavy-duty shower enclosure with chrome or brushed nickel accents in master bath
- Clear glass tub enclosure with chrome or brushed nickel accents in secondary bath
- Mirrored closet doors in secondary bedroom
- Stain-grade handrail and balusters to complement cabinets, per residence
- Additional recessed lighting locations, per residence
- Light fixture selections, in select pre-determined locations
- Pre-wiring for flat panel television
- Additional data wiring, multicom ports, and optional phone jacks
- Pre-wire and full security system
- Texture and paint garage interior

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





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COMMUNITIES OF DISTINCTION

