



*Sycamore
Heights*

BY SUMMERHILL HOMES

THE SUMMERHILL HOMES STORY

*SummerHill's new 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's new

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

For over 25 years, SummerHill Homes' new 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

Emerald hills and expansive blue sky. Vistas which take your breath away. Carefree days and wistful nights. Sycamore Heights radiates enchantment every day of the week.

Exquisite architecture. Elegant home designs. Inviting courtyards beckon you to preview the stunning interior spaces. Spacious living areas abound balanced by serene, private areas that you need to unwind.

*Sycamore
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Tucked away in the rolling hills of Pleasanton, Sycamore Heights offers spectacular views of the Sunol Ridge and Mount Diablo. Yet with historic downtown minutes away, outstanding dining and boutique shopping will become your daily fare. If outdoor pursuits are more to your tastes, golf and horseback riding are just minutes away as well. Music in the Park and the Alameda County Fair harken back to yesteryear, while new services and businesses continue to expand the allure of Pleasanton. And, with easy highway access, Sycamore Heights is connected to the thriving San Francisco Bay Area and beyond.

Sycamore Heights. The way life should be.

The Waterford

Family enjoyment and entertainment will be regular activities in The Waterford. With four bedrooms and two and one-half baths, The Waterford provides abundant living space. Entering through a large gated courtyard, you and your guests step into a unique round foyer. The spacious formal dining room opens to the entry courtyard, which can double as a cozy spot for casual outdoor dining. And the large family room opens to the gourmet kitchen and eat-in nook, making it the perfect gathering place for relaxing conversation over brunch preparations.



SOUTHERN EUROPEAN 1A

artist's conception



WEST COAST 1C

artist's conception



RESIDENCE 1

Approximately
3,201 square feet

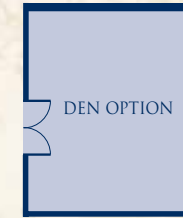
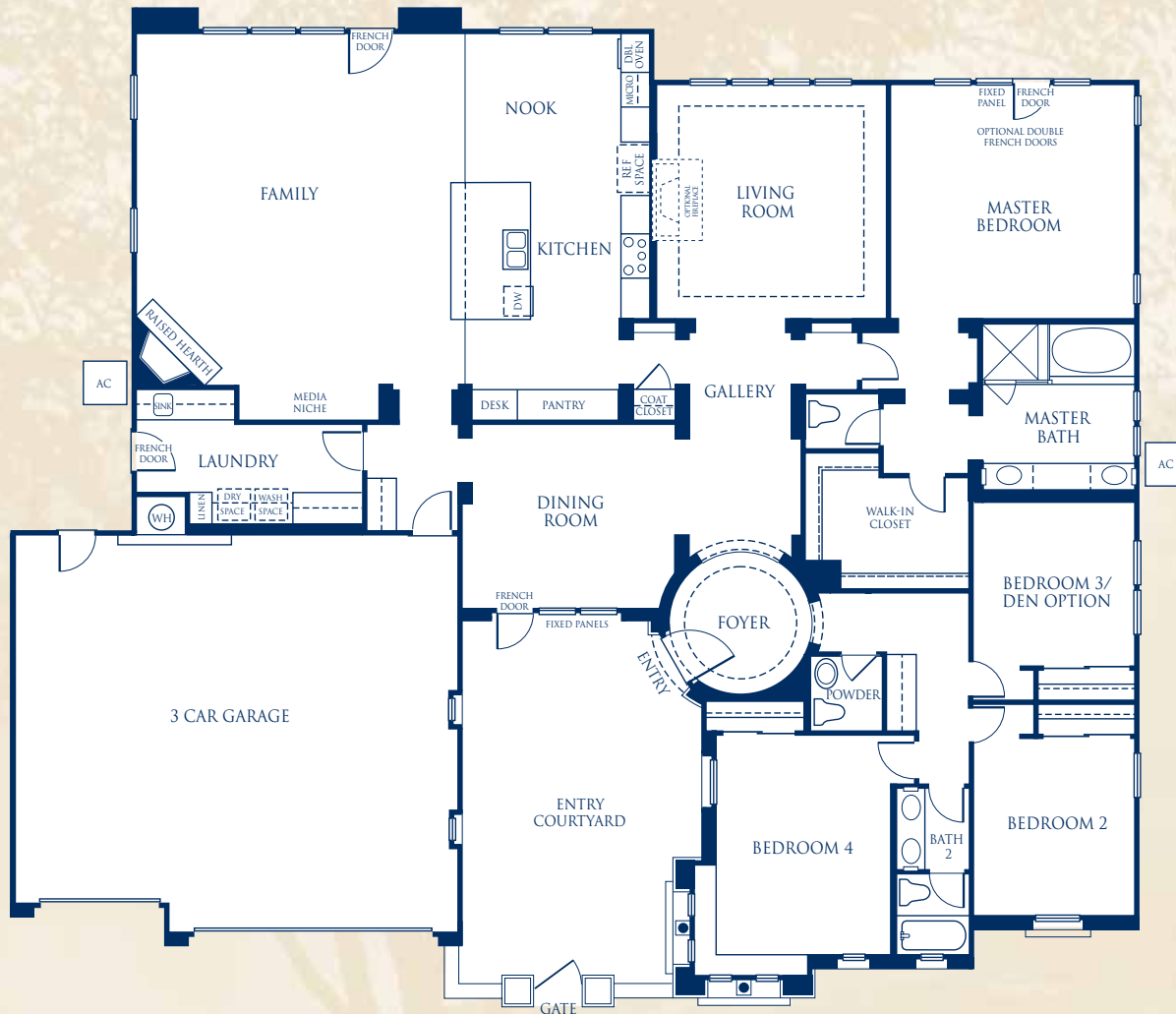
4 Bedrooms

2½ Baths

Round Foyer

Gallery

3-Car Garage



OPTIONAL DEN
AT BEDROOM 3



SIDE ENTRY GARAGE

FIRST FLOOR

Floorplan depicts Residence 1, elevation A. Floorplan varies by elevation. Please see the Community Sales Manager for details.



The Saint Moritz



NORTHERN EUROPEAN 2B (model)

artist's conception



RESIDENCE 2

Privacy is your reward at The Saint Moritz. Enter through your private courtyard and walk into a new world of quiet elegance. The formal dining room opens to the courtyard, for easy outdoor entertaining. And uniquely situated off the kitchen is an activity room, which opens to the backyard, perfect for sewing or starting your own garden. Upstairs, the master suite occupies the back half of The Saint Moritz, overlooking the garden and the beautiful hills beyond. And with the fourth bedroom and private master bath located on the main floor, your overnight guests will enjoy their privacy.



SOUTHERN EUROPEAN 2A

artist's conception



WEST COAST 2C

artist's conception



The Saint Moritz

RESIDENCE 2



SIDE ENTRY GARAGE

FIRST FLOOR



The Saint Moritz

RESIDENCE 2

Approximately
3,934 to 4,021 square feet

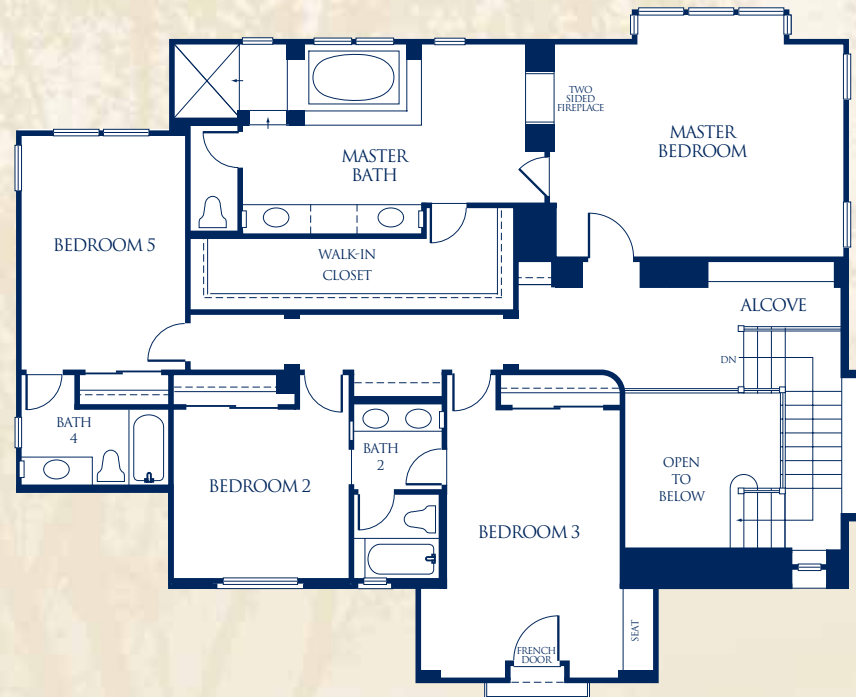
5 Bedrooms

4½ Baths

Activity Room

Downstairs Bedroom
with Private Bath

3-Car Garage



SECOND FLOOR

Floorplan depicts Residence 2, elevation B (model). Floorplan varies by elevation. Please see the Community Sales Manager for details.



The Sorrento



WEST COAST 3C (model)

artist's conception



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RESIDENCE 3

Formal living at its finest, The Sorrento offers extravagant design and amenities to satisfy your every dream. With five bedrooms and five and one-half baths, The Sorrento provides luxurious living space. Separate from the rest of the house, you'll find yourself withdrawing to the privacy of the sumptuous master suite, which is an oasis of peace and relaxation. The gated entry courtyard, a uniquely rounded nook off the kitchen, abundant light, private baths and bridge to the fourth bedroom add to the sense that you have arrived at your own private resort.



NORTHERN EUROPEAN 3B

artist's conception



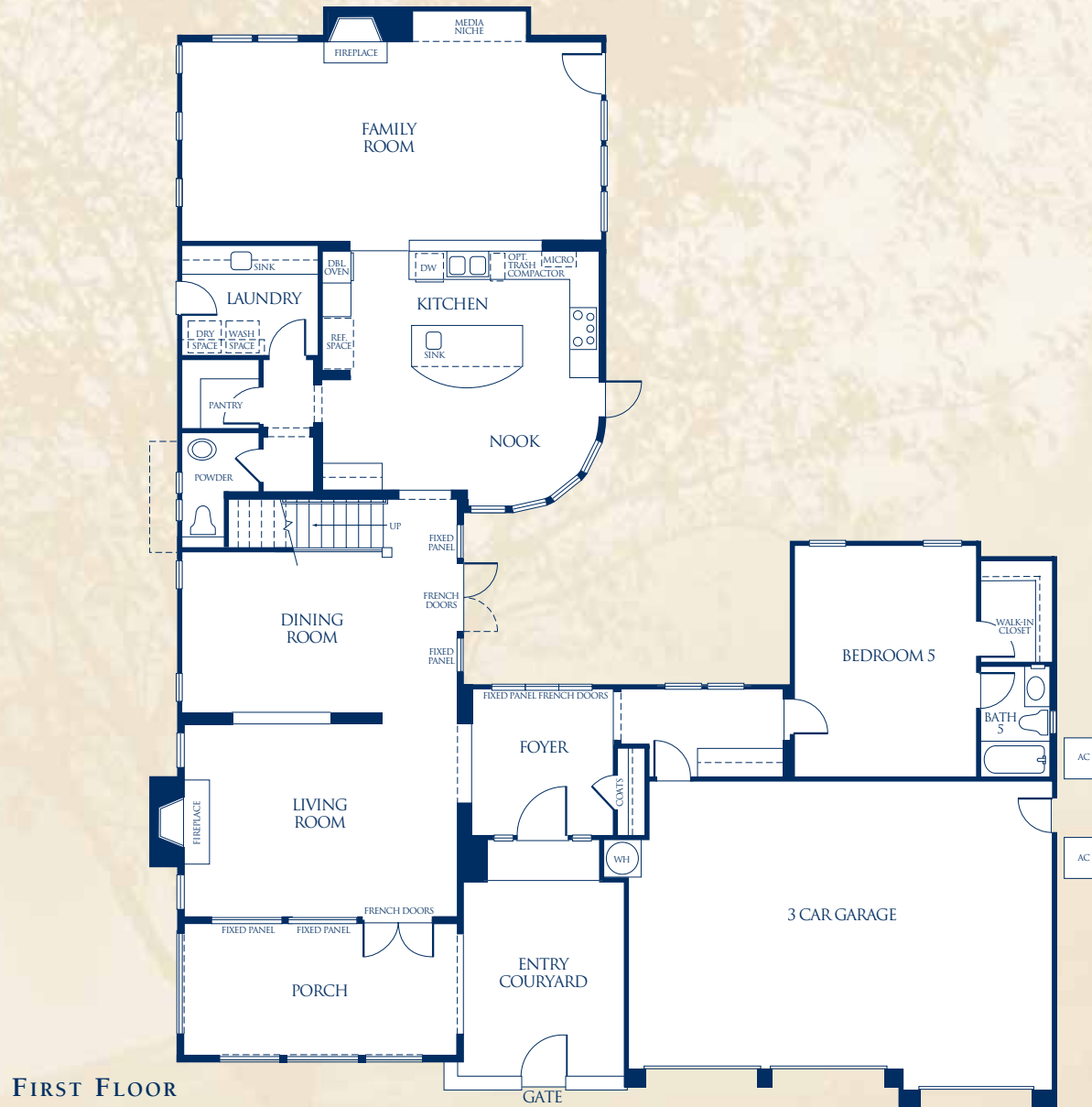
EAST COAST 3D

artist's conception



The Sorrento

RESIDENCE 3



The Sorrento

RESIDENCE 3



SECOND FLOOR

Approximately
4,300 to 4,327 square feet

5 Bedrooms

5½ Baths

All Bedrooms
with Private Baths

Downstairs Bedroom
with Private Bath

3-Car Garage

Floorplan depicts Residence 3, elevation C (model). Floorplan varies by elevation. Please see the Community Sales Manager for details.



The Castellano



SOUTHERN EUROPEAN 4A (model)

artist's conception



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RESIDENCE 4

The Castellano welcomes you through its setback foyer into a world of beautifully-designed architectural style. Courtyards, balcony views, private bedrooms and retreats, and spacious family living areas are the hallmark of The Castellano. Two sets of French doors open to the side courtyard from the formal living and dining rooms. The large den doubles as a home office and has its own private bath. The Castellano's fifth bedroom and bathroom on the main floor is perfect for overnight guests or an au pair, and offers privacy for quiet renewal. And the private master suite with retreat, occupying one wing of the second floor, is sure to take your breath away.



WEST COAST 4C

artist's conception



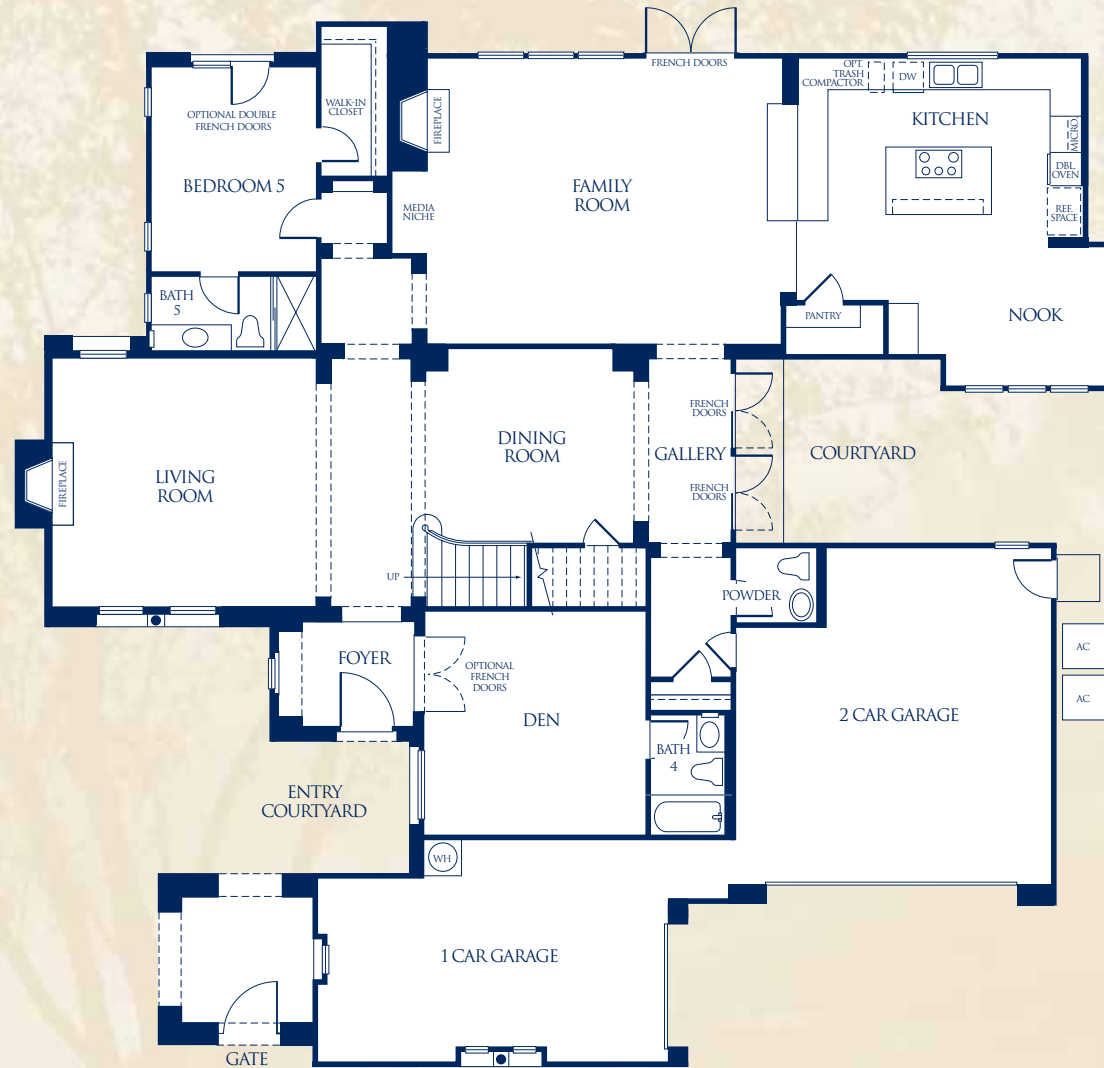
EAST COAST 4D

artist's conception



The Castellano

RESIDENCE 4



FIRST FLOOR



The Castellano

RESIDENCE 4

Approximately
4,959 to 4,979 square feet

4 Bedrooms

5½ Baths

Retreat in Master Suite

Bonus Room

Den

Downstairs Bedroom
with Private Bath

Gallery

3-Car Garage



BEDROOM 4 OPTION

Floorplan depicts Residence 4, elevation A. Floorplan varies by elevation. Please see the Community Sales Manager for details.

SECOND FLOOR



Features

DISTINCTIVELY DIFFERENT EXTERIORS

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

- Homes feature stunning architectural styling built in the award-winning SummerHill Homes tradition
- Handsome flat and S-tile concrete roof for low maintenance, lasting beauty, and protection, per elevation
- Beautiful and durable 3-coat stucco or Hardiplank® lap siding or Hardishingle™ siding exteriors with stone or brick veneers, and wood and iron detailing, per elevation
- Stunning IWP® eight-foot entry door with Baldwin® oil rubbed bronze handle for elegant first impression
- Three-car garage, painted and textured, with wood raised panel roll-up sectional doors with Plain-lite window lites, automatic garage door openers and two remotes, per elevation
- Inviting entry courtyards, per elevation
- Good neighbor fencing with entry gate and view fencing, per residence

INSPIRING INTERIORS

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

- Four exciting and functional 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 handrail, newels and open tread ends on rail side, and painted balusters
- Inviting, glass-enclosed gas appliance fireplace with electric ignition and pre-cast surround in living and family rooms, and master bedroom, per residence
- 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
- Designer-selected lighting package to complement your home, per residence
- Raised panel interior doors with choice of oil rubbed bronze or satin nickel lever handles, per residence



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 adjustable shelves in 41" upper cabinets, pull-out shelves in lower cabinets, white interior lining, concealed hinges, and easy-glide drawers
- Designer-selected, hand-set, granite tile countertops with full backsplash behind cooktop
- Kohler Undertone™ stainless steel dual compartment kitchen sink with gourmet chrome pull-out faucet
- Beautiful stainless steel appliances include:
 - 36" Wolf® five-burner gas cooktop with sealed burners for quick clean-up
 - 30" GE Monogram® built-in self-cleaning convection double ovens
 - GE Monogram® microwave oven
 - 36" vented Wolf® deluxe wall hood with three-speed operation, per residence
 - 42" vented Wolf® deluxe island hood with three-speed operation, Residence 4 only
 - GE Monogram® deluxe multi-cycle dishwasher
- 1/2 h.p. garbage disposal
- Spacious storage pantry, per residence
- Hand-set ceramic tile flooring in kitchen and nook, per residence
- Recessed lighting in kitchen and nook for abundant light, per residence
- Under-cabinet task lighting puts light where you need it
- 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.

- Romantic glass-enclosed gas appliance fireplace with electric ignition and pre-cast surround, per residence
- Kohler® oval soaking tub with hand-set Crema Marfil marble tile surround
- Separate shower with hand-set Crema Marfil marble tile surround features one hand-held shower spray and one shower head
- Designer-selected Crema Marfil marble tile vanity countertop with backsplash
- Top-set dual china sinks with Kohler® faucets in an elegant polished chrome finish
- Framed mirror with decorative light bar over each sink, per residence
- Convenient recessed medicine cabinet with beveled edge
- Luxurious hand-set 12" x 12" Crema Marfil marble tile floor in master bath
- Large walk-in closet with double-sided mirror door offers easy-access racks and shelves, per residence



Features

SECONDARY BATHS

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

- Steel enamel tub with hand-set ceramic tile surround for easy care
- Hand-set ceramic tile vanity top with top-set china sinks and Kohler® polished chrome faucets, per residence
- Convenient recessed medicine cabinet
- Designer-selected light fixtures
- Hand-set ceramic tile flooring
- Powder room offers Kohler Memoirs™ stately design pedestal sink accented by a beveled edge mirror, 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, retreat, den, bonus room, or activity room, per residence
- Easy-access, interior laundry room with upper and lower cabinets, sink and ceramic tile countertops, per residence
- Gas and electric (110 and 220 volt) dryer hook-ups
- Dual-zoned air conditioning, per residence

ENERGY SAVING AND SAFEGUARD FEATURES

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

- Community has achieved Gold Level Status by incorporating Green Building features such as using recycled materials, protecting native soil, minimizing disruption of existing plants and trees, and recycling materials
- Homes meet ComfortWiseSM ENERGY STAR® program guidelines increasing energy efficiency of the home
- Dual-paned vinyl windows with Low-E glass for improved energy savings
- Andersen™ French doors with Low-E glass for improved energy savings
- Two high-efficiency forced air gas furnaces with electronic ignition and energy efficient electronic set-back thermostat
- Energy saving 100-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 or slab, and marble tile or slab for countertops and surrounds
- Choice of wood, finishes and cabinet door styles
- Sub-Zero® refrigerator and wine chiller, Wolf® six-burner rangetop and warming drawer/oven, GE Profile® trash compactor, and Bosch® dishwasher
- Gourmet pull-out brushed nickel faucet, hot water and soap dispenser in kitchen
- Glass upper cabinets with lighting and glass shelves in select locations only, per residence
- Single-lite French door at pantry, per residence
- Solid core interior doors
- Two-color interior paint options
- Carpet, pad, tile, and hardwood flooring upgrades
- Jetted tub in master bath
- Glass partition between master bath tub and shower, per residence
- Clear glass tub enclosure in secondary baths
- Stained handrail, wrought iron balusters and open tread ends at wall side
- Media cabinets and other built-ins, per residence
- Fireplace surrounds
- Crown molding
- Mirrored closet doors in secondary bedrooms
- Closet organizing system
- Additional recessed lighting locations, per residence
- Optional pendant lights over kitchen island
- Optional light fixtures, per residence
- Pre-wiring for speakers and surround sound in select locations
- Additional data wiring, multicom ports and optional phone jacks
- Full security system

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





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