



Villa Savona

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

Villa Savona
BY SUMMERHILL HOMES

Set in a tree-laden, established neighborhood in the gently rolling hills of Fremont, Villa Savona's beautiful executive-style homes are created specifically for their prime location, with every detail thoughtfully in place.

With distinctive home designs, Villa Savona is built for how people prefer to live today. Their gracious, open areas are complemented by practical touches such as downstairs bedroom suites, state-of-the-art network wiring, inviting courtyards, and a host of other features. And, the home designs offer a variety of flexible room options, so the home truly becomes yours.

For families, Villa Savona brings a promise of quality schools and recreation for all ages. The community is located in the prestigious Mission San Jose school district, known for high-ranking scores on standardized tests. And, at the heart of Villa Savona, a neighborhood park will be a place to gather, play, and rest.

In either direction, I-680 and I-880 are convenient for easy access to employment centers. A few miles away, the historic Irvington District, and downtown Fremont's Central Park and Civic Center offer sporting activities of many kinds as well as banking, shopping, and other valued services. There's much to love at Villa Savona – new from SummerHill Homes.

The Merlot

Residence One



Residence 1A

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 sizes, room sizes, and layouts are subject to change per elevation or flex option. Must have a three-car garage if more than four bedrooms are chosen for the home. Ask the Community Sales Manager 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. 12/05

The Merlot

Residence One

Spacious family entertainment entwines with thoughtful personal space to create The Merlot. A private courtyard between the formal living and dining rooms, the grand family room, and gourmet kitchen beckon family and friends to gather together. Upstairs, private space abounds with the loft opening from the staircase and the formal master bedroom suite featuring its own retreat. For those who desire additional bedroom space for family or friends, The Merlot provides options for up to five bedrooms.

*Approximately
3,545 square feet*

4 Bedrooms

4½ Baths

Formal Living Room

*Formal Dining
Room*

Kitchen with Island

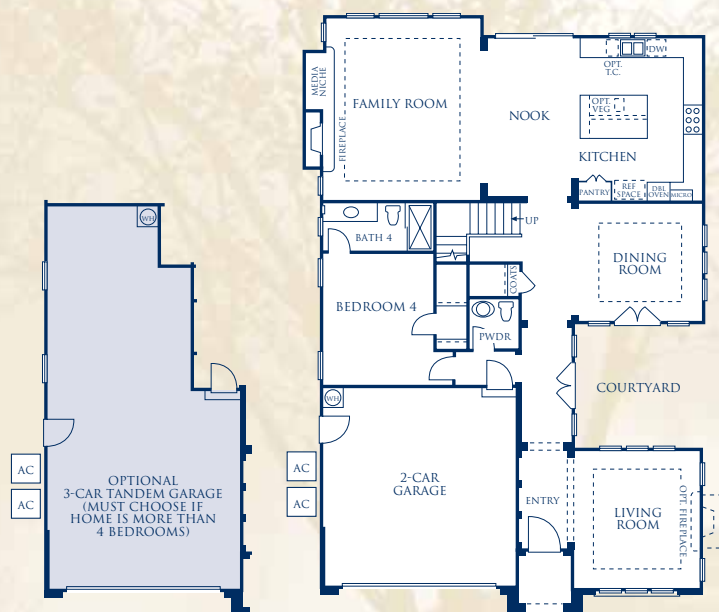
*Family Room with
Fireplace*

Loft

Master Retreat

*Downstairs Bedroom
Suite*

2-Car Garage



FIRST FLOOR



SECOND FLOOR



The Zinfandel

Residence Two



Residence 2A

artist's conception



Residence 2B (model)

artist's conception



Residence 2C

artist's conception



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The Zinfandel

Residence Two

The graceful elegance of the front porch greets family and guests of The Zinfandel. Inside, the formal living and dining rooms open to each other, creating the perfect space for formal entertaining. Walk down the hallway or through the butler's pantry, and find yourself within the warm gourmet kitchen and adjoining family room, complete with large eat-in nook. Completing the first floor, The Zinfandel offers a bedroom suite with full bath, perfect for extended family and overnight guests. Upstairs, abundant loft space can create up to two additional bedrooms. And the sumptuous master bedroom suite with two large walk-in closets and optional retreat invites you in for quiet respite.

*Approximately
3,731 – 3,752
square feet*

4 Bedrooms

3½ Baths

Formal Living Room

*Formal Dining
Room*

Kitchen with Island

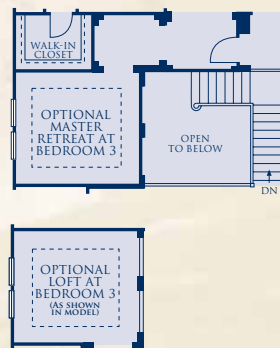
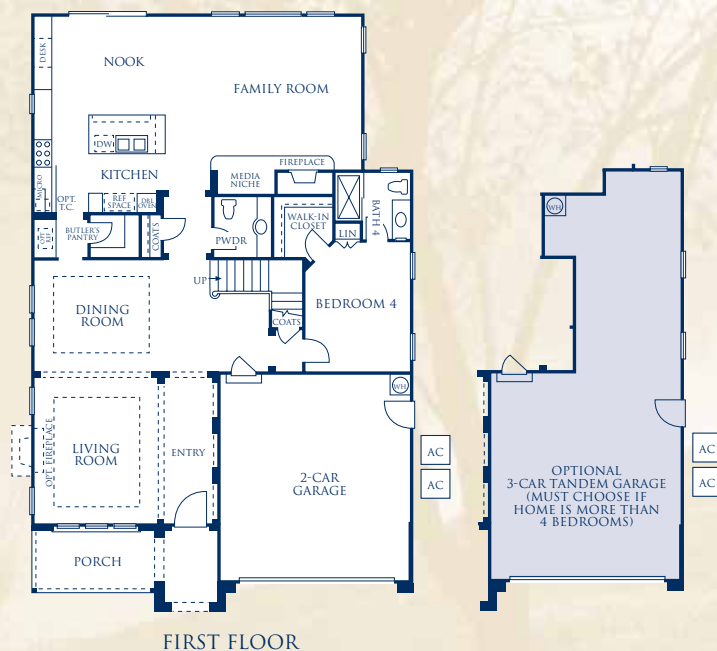
Butler's Pantry

*Family Room
with Fireplace*

Loft

*Downstairs Bedroom
Suite*

2-Car Garage



The Chardonnay

Residence Three



Residence 3A

artist's conception



Residence 3B

artist's conception



Residence 3C (model)

artist's conception



The Chardonnay

Residence Three

The Chardonnay justly rewards you at the end of a long day. This family-savvy home has thoughtfully designed living spaces, and creates the private solitude you crave. The formal living and dining rooms, and the family room overlook a beautiful courtyard. And, the large gourmet kitchen, nook, and spacious family room will entice family and friends to never want to leave. Yet privacy is yours in the corner den, overlooking the front garden. Upstairs, an enormous media/study and bonus room provide ample gathering and study space. And, at the end of the day, all can retreat to their uniquely private bedrooms.

Approximately
3,889 square feet

4 Bedrooms

3½ Baths

Formal Living Room with Fireplace

Formal Dining Room

Kitchen with Island

Butler's Pantry

*Family Room
with Fireplace*

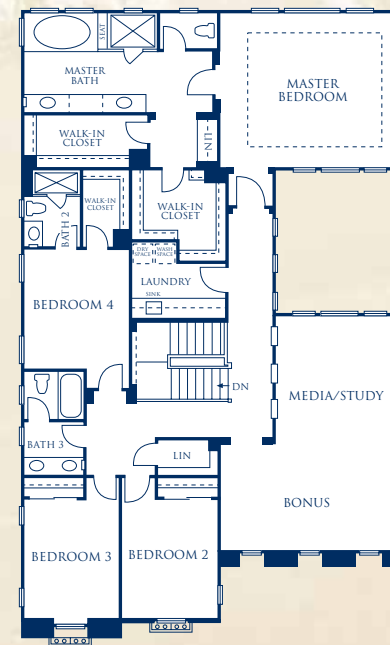
Den with Fireplace

Bonus and Media/
Study Room

3-Car Tandem Garage



FIRST FLOOR



SECOND FLOOR



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Features

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 Normandy, French, and Santa Barbara architectural styling built in the award-winning SummerHill Homes tradition
- Handsome tile concrete roof for low maintenance, lasting beauty, and protection. Tile profiles per architectural style
- Beautiful and durable 3-coat stucco exteriors with stone veneers, wood, tile, and brick detailing, per elevation
- Eight-foot Therma-Tru® 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
- Two-car or three-car garage with wood raised panel 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 entry gate, 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.

- Three 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 (to complement cabinets) handrail and newels, and painted balusters, per residence

- Inviting, glass-enclosed gas appliance fireplace with electric ignition and pre-cast surround in family room, living room, and den, per residence
- Graceful, rounded wall corners for a look of elegance and craftsmanship
- 5¼" 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 polished chrome 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 42" upper cabinets offer adjustable upper shelves, pull-out shelves in lower cabinets, white interior finish, concealed hinges, and easy-glide drawers
- Designer-selected, hand-set, 12" x 12" granite tile countertops with full backsplash behind cooktop
- Kohler Undertone™ stainless steel dual compartment kitchen sink
- Kohler® gourmet chrome pull-out spray faucet with chrome finish
- Kohler Undertone™ stainless steel entertainment sink in island, Residence Three only
- Beautiful stainless steel appliances include:
 - 36" GE Monogram® Professional Series six-burner gas cooktop featuring sealed burners for quick clean-up
 - 30" GE Profile® built-in self-cleaning double ovens – convection upper oven and thermal lower oven
 - GE Profile® microwave oven
 - 36" vented GE Monogram® deluxe hood
 - GE Profile® deluxe multi-cycle dishwasher

- ½ h.p. garbage disposal
- Spacious walk-in pantry and butler's pantry, per residence
- Hand-set 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
- 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 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 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, per residence
- Convenient recessed medicine cabinets with beveled edge, per residence
- 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



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 or cultured marble surround for easy care
- Maple raised panel cabinetry with 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 ceramic tile flooring
- Powder room offers stately-design pedestal sink, oval beveled-edge mirror, and ceramic tile flooring

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, or study areas, per residence
- Master bedroom offers an additional phone jack on bed wall
- Easy-access, interior 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
- Dual-zone air conditioning

Energy Saving and Safeguard Features

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

- 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
- All exterior doors feature full weather stripping
- Dual-zone high-efficiency forced air gas furnace with electronic ignition and energy efficient electronic set-back thermostat
- Energy saving 100-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

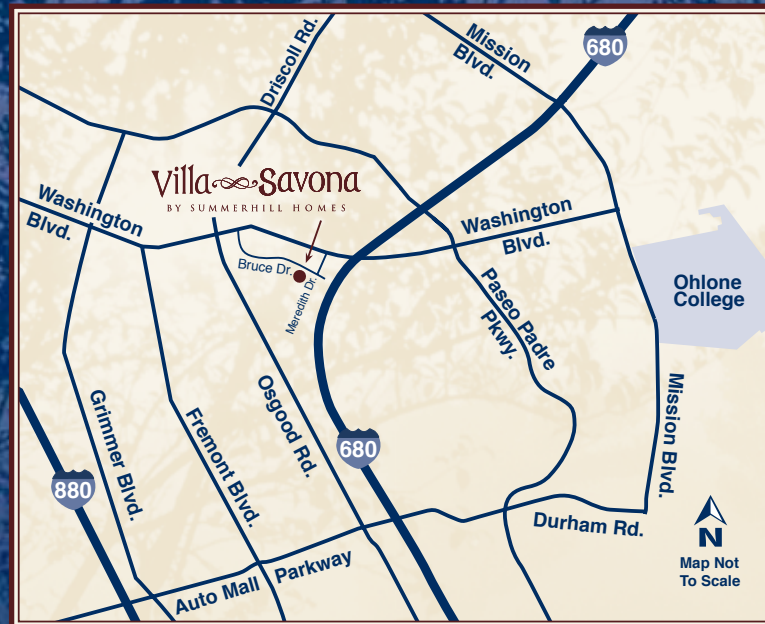
Personalize your home to fit your individual lifestyle through the Custom Choices™ Options Program.

- Three-car garage and room flex options (must have a three-car garage if more than four bedrooms are chosen in the home)
- 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 with glass shelves and mini-down lights in pre-determined select locations only, per residence
- Upgrade appliance packages, including refrigerator, wine chiller, warming drawer, and trash compactor
- Vegetable sink in island, Residence One only
- Sink in Butler's Pantry, Residences Two and Three only
- Gourmet pull-out brushed nickel faucet and hot water dispenser in kitchen

- 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
- Brushed nickel finish on bath faucets
- Heavy-duty shower enclosure in master bath
- Clear glass tub enclosure in secondary baths
- Optional stair finishes
- Media cabinets and other built-ins, per residence
- Fireplace remote control and surrounds
- Crown molding
- Mirrored closet doors in secondary bedrooms
- Additional recessed lighting locations, per residence
- Upgrade light fixtures
- Pre-wiring for speakers and surround sound in select locations
- Surround sound packages
- Additional data wiring, multicom ports, and optional phone jacks
- Pre-wire and brace for ceiling fan
- Central vacuum system
- Texture and paint garage
- Decorative porch finishes
- Full security system

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





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