



THE VISTAS AT  
**Heritage**  
BY SUMMERHILL HOMES

## THE SUMMERHILL STORY

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*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.*

*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

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The idea of living among quiet streets, preserved open spaces, and local convenience may seem to be a distant dream. But it doesn't have to be. The Vistas at Heritage offers all of this and more.



THE VISTAS AT  
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Part of an overall hillside master-planned community, designed by SummerHill Homes, The Vistas at Heritage offer homebuyers everything they are looking for in a new home. Each home features stunning architectural designs, reminiscent of simpler times in early California. Interiors are open, fluid, and inviting – perfect for entertaining family and friends or relaxing at the end of a long week. Cozy rear yards complement these homes, with many backing to permanent open space – a pure luxury in Silicon Valley.

The Vistas at Heritage provides the perfect balance of quiet retreat living with nearby urban entertainment, dining, and shopping possibilities in downtown San Jose. And, with easy access to highways 87, 85, 101, and Interstate 280, some of the best get-away spots Northern California has to offer are just a few hours away.

Location, convenience, and quiet respite after a busy day. Given all this, it's easy to see why The Vistas at Heritage is sure to earn high praise from discerning homebuyers and why you should make The Vistas at Heritage your home destination today.



*Artist's Conception*

## The Montara (Alternate Configuration)

### Residence 3T

*Approximately  
1,894 – 1,959  
square feet*

*3 Bedrooms*

*2½ Baths*

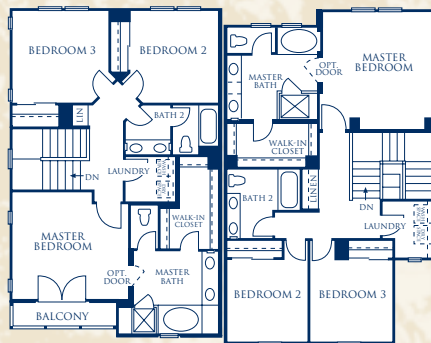
*Formal  
Living Area*

*Dining Area*

*Family Room*

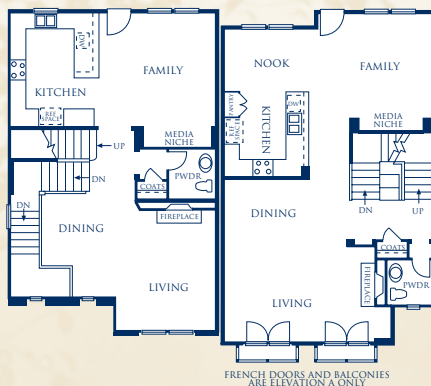
*2-Car Tandem  
Garage*

ENHANCED EXTERIORS AVAILABLE IN SELECT LOCATIONS ONLY



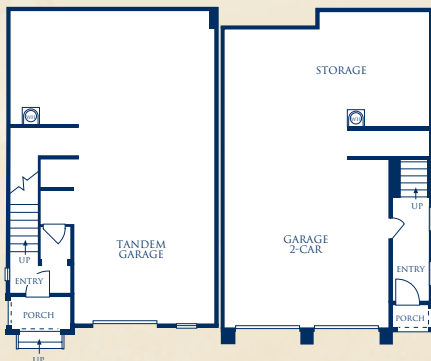
SECOND FLOOR

ENHANCED EXTERIORS AVAILABLE IN SELECT LOCATIONS ONLY



FIRST FLOOR

ENHANCED EXTERIORS AVAILABLE IN SELECT LOCATIONS ONLY



GARAGE LEVEL

## The San Jose

### Residence 4

*Approximately  
2,021 – 2,037  
square feet*

*3 Bedrooms*

*2½ Baths*

*Formal Living  
and Dining Areas*

*Family Room*

*Nook*

*2-Car Garage  
with Extra  
Storage Area*

ENHANCED EXTERIORS AVAILABLE IN SELECT LOCATIONS ONLY



ENHANCED EXTERIORS AVAILABLE IN SELECT LOCATIONS ONLY



FRENCH DOORS AND BALCONIES  
ARE ELEVATION A ONLY

ENHANCED EXTERIORS AVAILABLE IN SELECT LOCATIONS ONLY





# The Sonoma (model)

## Residence 1

Approximately  
1,951 – 2,049  
square feet

4 Bedrooms

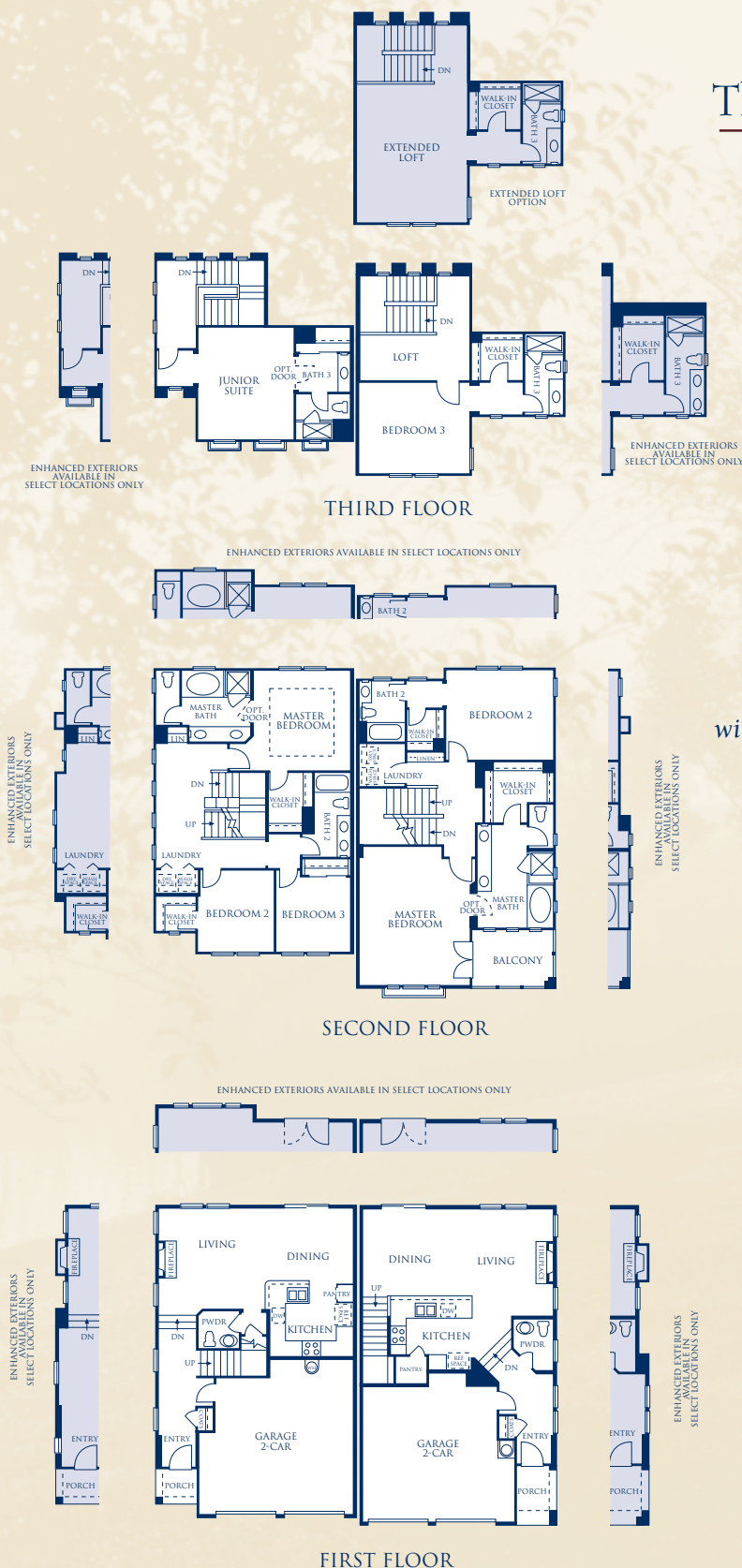
3½ Baths

Living Room

Dining Room

Two Bedroom  
Suites

2-Car Garage



# The Portola

## Residence 2

Approximately  
2,027 – 2,081  
square feet

3 Bedrooms

3½ Baths

Living Room

Dining Room

Loft

All Bedrooms  
with Private Baths

2-Car Garage



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## The San Jose (model)

### Residence 4

*Approximately  
2,021 – 2,037  
square feet*

*3 Bedrooms*

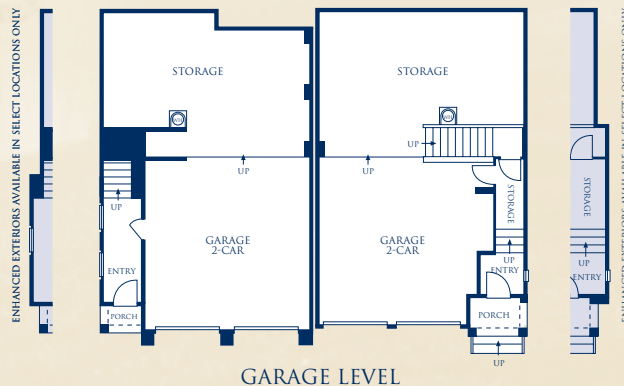
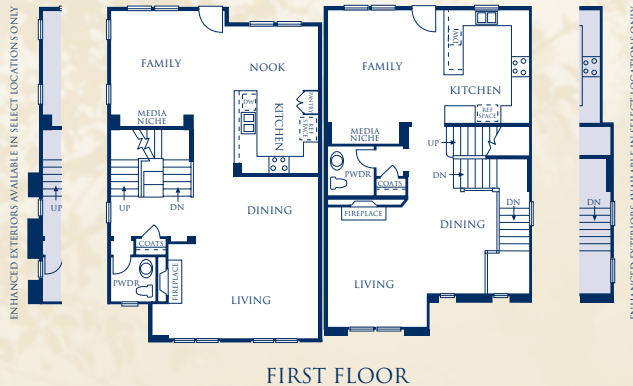
*2½ Baths*

*Formal Living  
and Dining  
Areas*

*Family Room*

*Nook*

*2-Car Garage  
with Extra  
Storage Area*



## The Montara

### Residence 3

*Approximately  
1,884 – 1,967  
square feet*

*3 Bedrooms*

*2½ Baths*

*Formal  
Living Area*

*Dining Area*

*Family Room*

*2-Car Garage  
with Extra  
Storage Area*





# The Bautista

## Residence 5

Approximately  
2,125 – 2,144  
square feet

3 Bedrooms

3 Baths

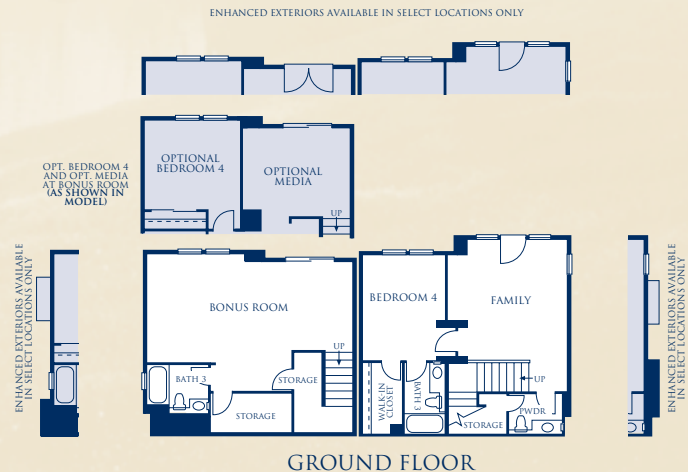
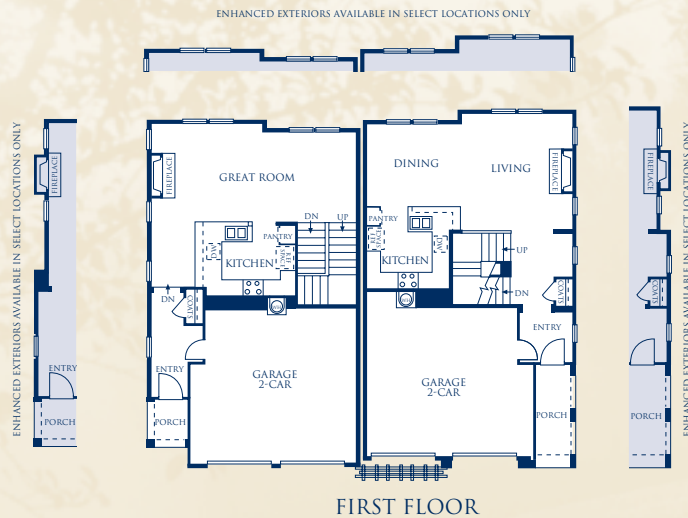
Great Room

Bonus Room

Master Bedroom  
with Retreat

Optional Fourth  
Bedroom and  
Media Room at  
Bonus Room

2-Car Garage



# The Monterey

(model)

## Residence 6

Approximately  
2,123 – 2,241  
square feet

4 Bedrooms

3½ Baths

Formal  
Living Room

Dining Room

Family Room

2-Car Garage



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# FEATURES

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## Distinctively Different Exteriors

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

- Distinctive Early California architectural styling built in the award-winning SummerHill Homes tradition grace these homes
- Handsome low maintenance, fire-resistant concrete tile roof for lasting beauty and protection
- Beautiful and durable three-coat stucco exteriors with brick veneer, wood and iron detailing, per elevation
- 8' raised six-panel fiberglass entry door with oil rubbed bronze handle for elegant first impression, per residence
- Two-car garage (taped, textured, and painted) with wood roll-up doors and automatic garage door openers with two remotes each, per residence
- Cozy rear yard for a welcoming feel at the end of the day
- Good neighbor fencing or 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 guests and extended family.*

- Six 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 choice of painted or stained (to complement cabinets) handrail and white painted balusters
- Cozy, glass-enclosed gas fireplace with electric ignition and pre-cast surround
- Graceful, rounded wall corners throughout for a look of elegance and craftsmanship
- Lightly textured wall finish with designer-selected two-color paint scheme for richness and character
- Convenient recessed lighting throughout home for abundant light, per residence
- Raised panel interior doors with polished chrome door knobs, per residence

## Gourmet Kitchens

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

- Custom maple recessed cabinetry with nutmeg stain finish, white interior lining, adjustable upper shelves, pull out lower shelves, concealed hinges, and easy-glide drawers, per residence
- Designer-selected, hand-set, 12" X 12" granite tile countertops with full backsplash behind cooktop
- Kohler Executive Chef™ cast iron dual compartment kitchen sink with gourmet pull-out faucet
- Beautiful white, black or stainless steel/black appliances including:
  - 30" four-burner gas cooktop by Whirlpool® with sealed burners for quick clean-up
  - Micro/hood combination above cooktop by Whirlpool®
  - 30" Whirlpool® self-cleaning convection oven
  - Deluxe Whirlpool® multi-cycle dishwasher
- 1/2 h.p. garbage disposal
- Hardwood flooring in kitchen
- Recessed lighting over nook and under-cabinet task lighting puts light where you need it, per residence
- 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 suites are a welcome reward.*

- Kohler® oval soaking tub with choice of ceramic tile or cultured marble surround for easy care
- Chrome framed, clear glass-enclosed shower with choice of ceramic tile or cultured marble surround
- Choice of hand-set ceramic tile or cultured marble vanity countertop with backsplash and bullnose edge
- Top-set china sinks with Kohler® faucets in an elegant polished chrome finish
- Beveled mirror with decorative light bar over each sink, per residence
- Convenient recessed medicine cabinet with beveled edge
- Large walk-in closets offer easy access racks and shelves with mirrored doors, per residence
- Hand-set, durable ceramic tile flooring





# FEATURES

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## Secondary Baths

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

- Steel enamel tub with cultured marble surround
- Cultured marble vanity top with bullnose edge, top-set china sinks, and Kohler® polished chrome faucets
- Convenient recessed medicine cabinet
- Designer-selected light fixtures
- Hand-set, durable ceramic tile flooring

## Additional Features

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

- Structured wiring throughout the whole house for high-speed networking including dual Category 5 and RG6 cable
- Easy-access, interior laundry room with upper cabinets, ceramic tile flooring, and ceramic tile countertop, Residence 5 only
- Gas and electric dryer hook-ups
- Powder bath features Kohler® pedestal sink, oval beveled mirror, and hardwood flooring
- Home is pre-wired for security system and satellite

## Energy Saving and Safeguard Features

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

- Homes meet ComfortWise<sup>SM</sup> ENERGY STAR® program guidelines increasing energy efficiency of the home
- Dual-paned vinyl windows for improved energy savings
- High-efficiency forced air gas furnace with electronic ignition and energy efficient electronic set-back thermostat
- Pre-wire for ceiling fan with light in family or living rooms and all bedrooms, per residence
- Air conditioning
- Energy saving 50-gallon gas water heater with recirculation pump to all fixtures
- Smoke detectors wired throughout the home for safety

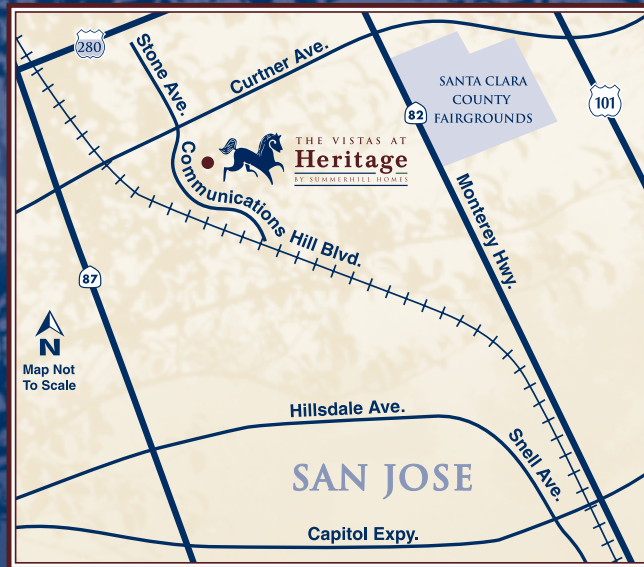
## Customizing Options and Upgrades

*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
- Upper cabinets with glass doors, glass shelves, and mini down lights in select locations, per residence
- Refrigerator, washer and dryer, undercounter wine chiller, undercounter refrigerator, and warming drawer, per residence
- Gourmet pull-out chrome faucet in kitchen
- Two-color interior paint options
- Carpet, pad, tile, and hardwood flooring upgrades
- Crown molding, per residence
- Mirrored wardrobe closet doors in secondary bedrooms
- Heavy duty, clear glass shower enclosure in master bath
- Clear glass tub enclosure with chrome accents in secondary baths
- All stained handrail and balusters to complement cabinets
- Media cabinets in family room
- Pre-cast fireplace mantels
- Pre-wiring for speakers and surround sound in select locations
- Speaker and surround sound packages
- Additional recessed lighting locations, per residence
- Additional data wiring, multicom ports, and phone jacks
- White upper storage cabinets in garage
- Full security system

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





2466 AZEVEDO COURT, SAN JOSÉ, CA 95125 • 408-288-9889 • FAX 408-288-9882  
HERITAGESALES@SHHOMES.COM • SUMMERHILLHOMES.COM

