

Woodbridge

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

Welcome to Woodbridge – SummerHill Homes' newest community of 41 beautifully-crafted condominium homes perfectly situated in Fremont's historic Centerville district.



Woodbridge promises great living with gorgeous architecture and a wealth of desirable features. Surrounded by lushly landscaped pathways, Woodbridge's eight buildings are enhanced by Artisan-style architecture featuring beautiful wood and stone detailing.

Four well-designed floorplans offer a welcome selection of home styles and sizes. Homes boast open living areas, spacious master suites, decks, porches, and a host of additional features, per residence. Granite tile kitchen counters, stainless steel appliances, attached garages, and included air conditioning are just some of the amenities that set the homes of Woodbridge apart from other communities.

Location is another plus. Fremont is surrounded by natural outdoor recreation, and enjoys year-round community activities and events. With Woodbridge's proximity to freeways, public transportation, and thriving downtown Fremont, homeowners will have ample opportunity to enjoy both the city of Fremont and the entire Bay Area.

Enjoy Woodbridge – distinctly SummerHill Homes, distinctly yours.

Building Elevation



Five-home building

artist's conception



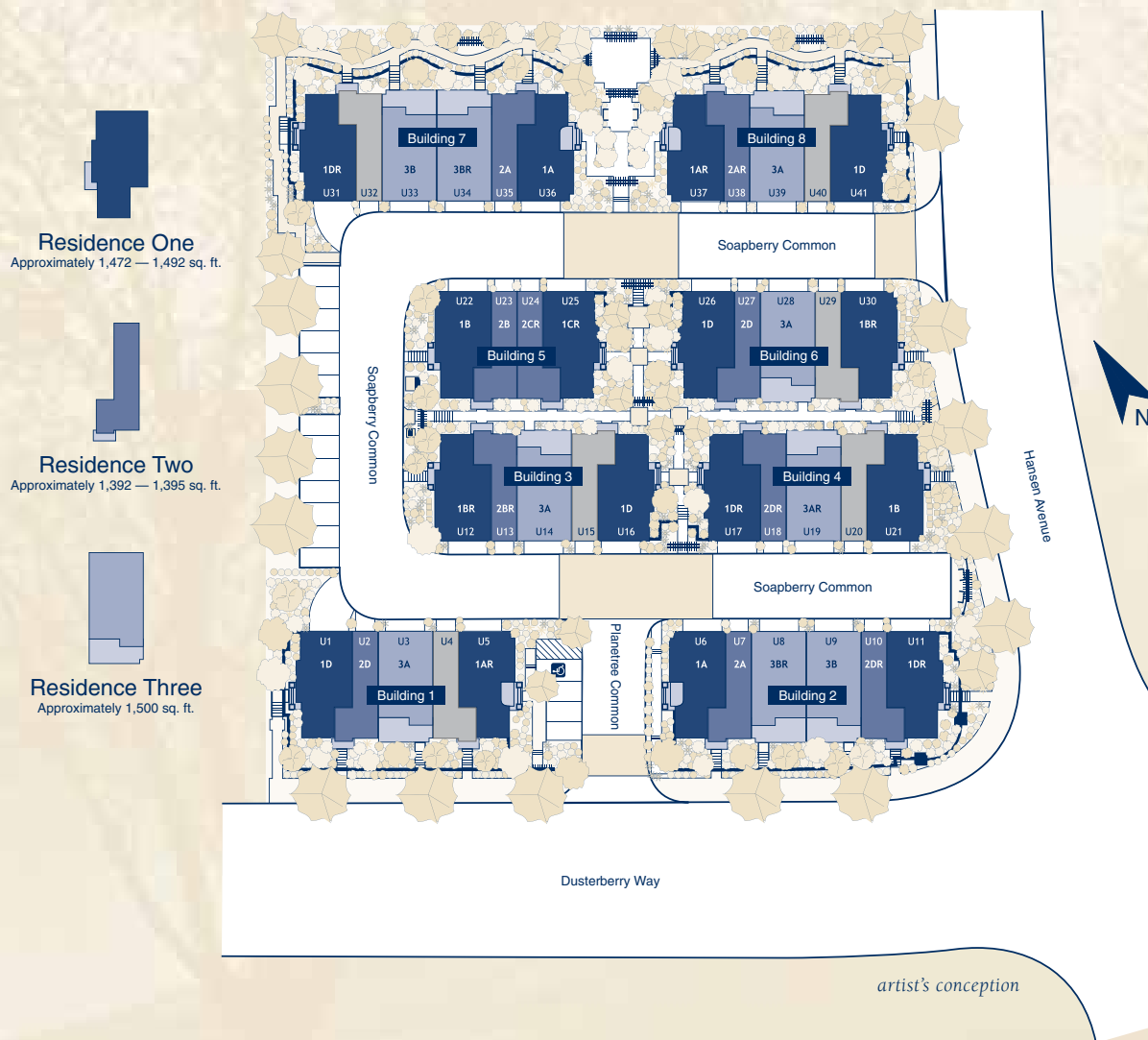
Six-home building

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. 10/07

Site Map



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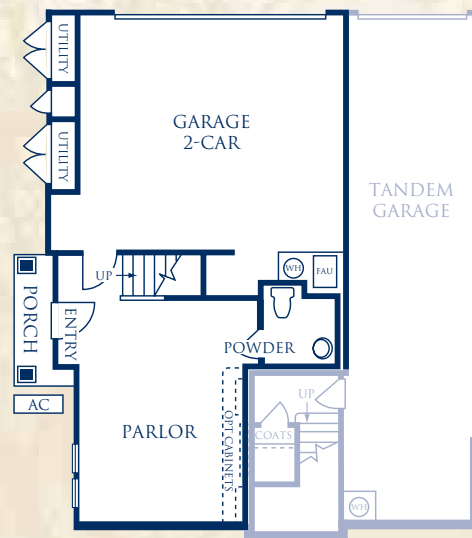
Residence One A (model)

Enter this inviting home from the front porch or the garage, and proceed directly to the parlor, complete with powder room. Upstairs, a dramatic open rail reveals the spacious living room, kitchen, and dining room with deck that is just ahead. At the rear of the home, you'll find the spacious master suite with its large walk-in closet and bath, and a second bedroom and bath. This home lives beautifully – with a parlor that is separate from the living areas.

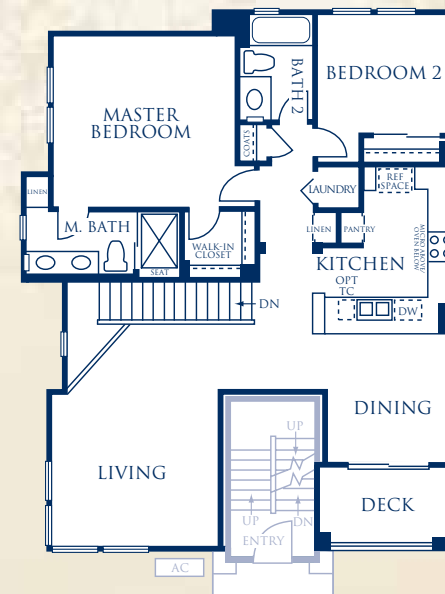
Approximately
1,472 square feet

2 Bedrooms,
2½ Baths

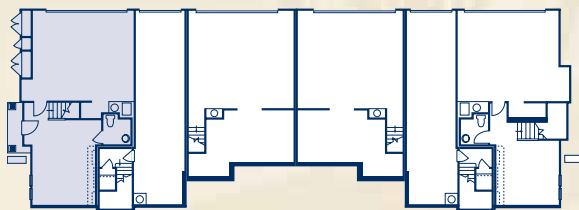
Parlor



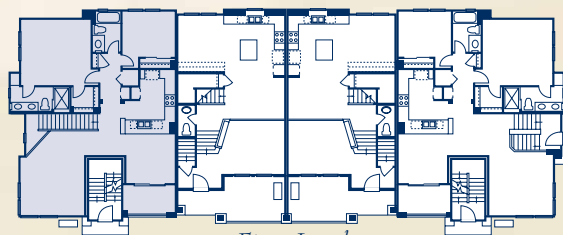
Ground Level



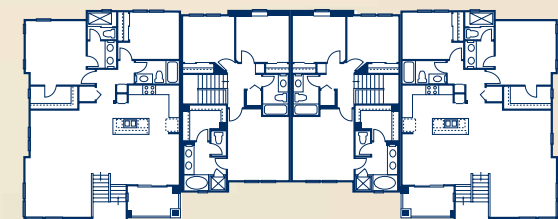
First Level



Ground Level



First Level



Second Level



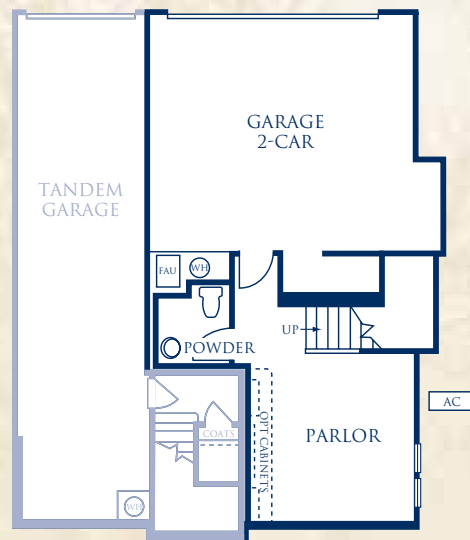
Residence One

From the welcoming front porch, the beautifully-designed living and dining rooms, kitchen and deck are up a short flight of stairs. A generously-sized master suite, complete with full bath and walk-in closet, offers a private retreat. A second bedroom, perfect for guests or home office, is next to a full bath. The parlor on the ground floor, complete with powder room, welcomes any number of uses, making this a wonderful home – for all the right reasons.

Approximately
1,492 square feet

2 Bedrooms,
2½ Baths

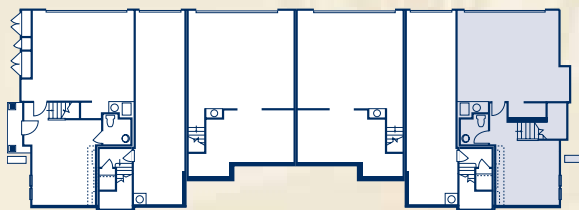
Parlor



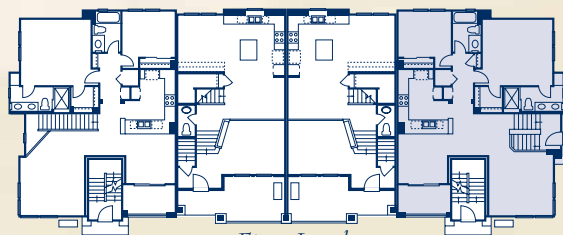
Ground Level



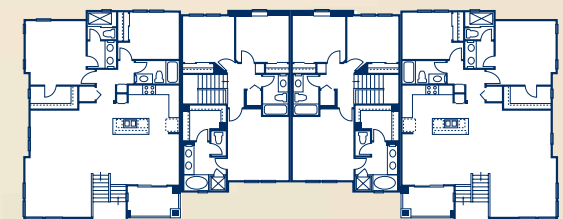
First Level



Ground Level



First Level



Second Level

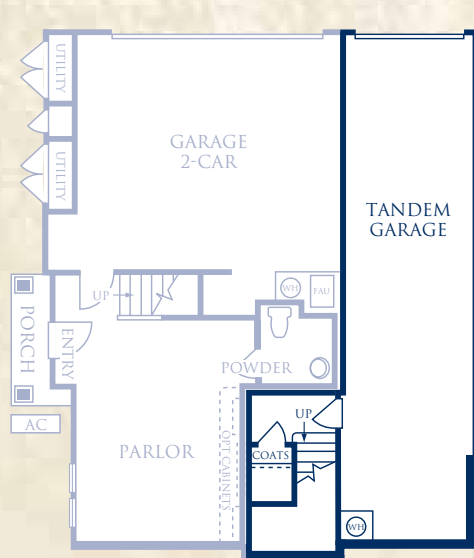


Residence Two (model)

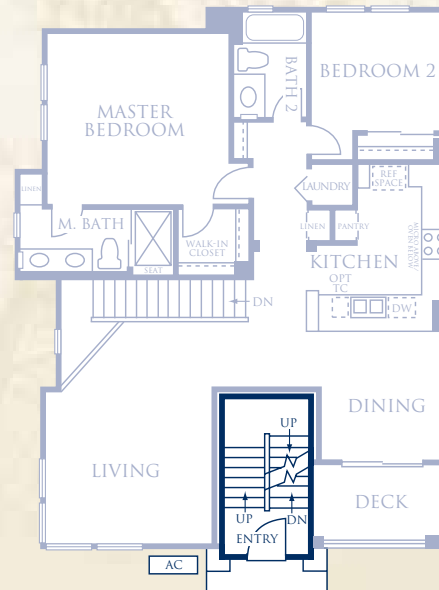
Experience single-level living at its best in this home! Once you enter the main living level, you will be met by the great room – a spacious area for all types of gatherings. Just off of the dining room, a deck will be a favorite place for socializing or your first cup of coffee in the morning. The bedrooms are located along the back of the home, including a spacious master suite with walk-in closet and bath. All this combines to make this a great place to call home.

Approximately
1,392 – 1,395
square feet

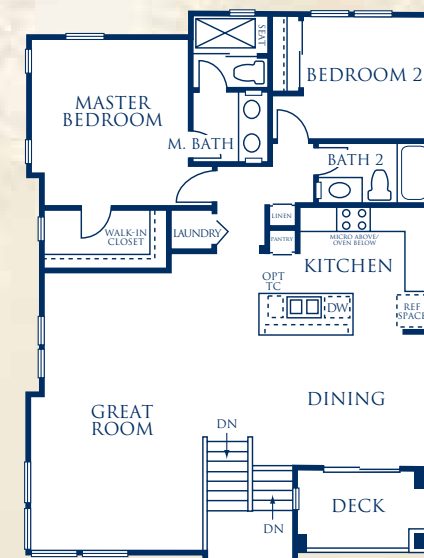
2 Bedrooms,
2 Baths



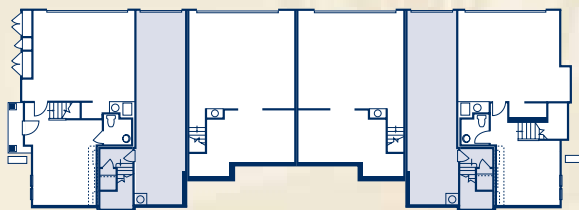
Ground Level



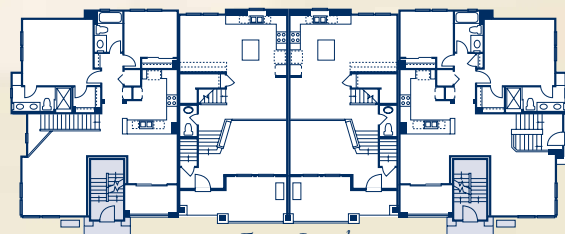
First Level



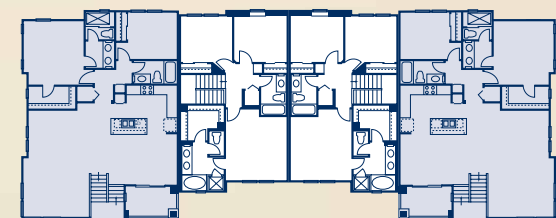
Second Level



Ground Level



First Level



Second Level



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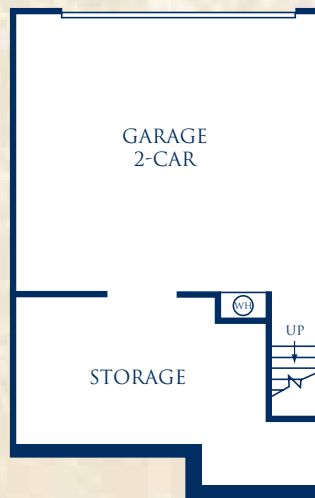
Residence Three

This traditional townhome is the largest home at Woodbridge. A sizeable front porch leads directly to the formal living room, dining room, kitchen with island, and an adjacent family space, perfect for entertaining family and friends. To pamper you, the top floor hosts a luxurious master suite, with oversized walk-in closet, soaking tub, and more. Two secondary 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.

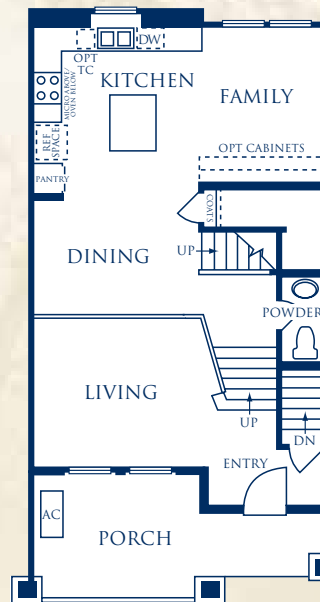
Approximately
1,500 square feet

3 Bedrooms,
2½ Baths

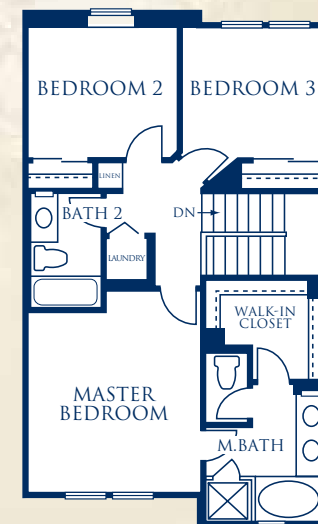
Family Room



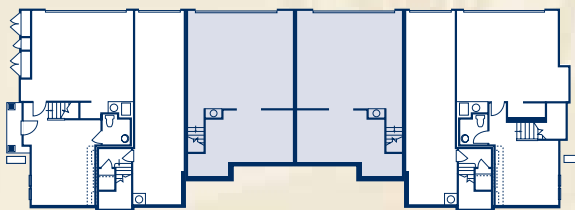
Ground Level



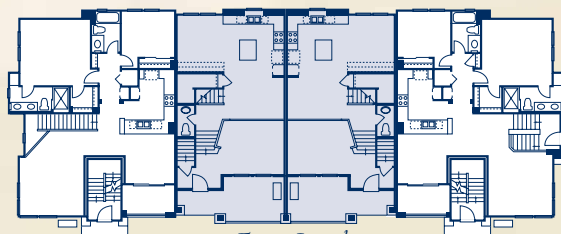
First Level



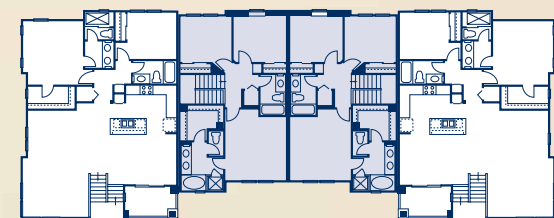
Second Level



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 at Woodbridge with tasteful details that will provide years of enjoyment – and a feeling of pride every time you come home.

- All buildings feature distinctive Artisan-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 Hardiplank® lap and batten board siding, wood detailing, and stone veneers, per elevation
- Eight-foot, raised, six-panel fiberglass entry door with Venetian bronze handle set for elegant first impression
- Two-car or tandem garage features insulated wood roll-up sectional 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.

- Three 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 painted handrail, newels, and balusters
- Graceful, rounded wall corners for a look of elegance and craftsmanship
- Lightly-textured wall finish with designer-selected paint for richness and character
- Convenient recessed lighting throughout home for abundant light, per residence
- Pre-wire for ceiling fan in living, parlor, family room and master bedroom, per residence
- Raised, two-square 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 recessed panel 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

- ½ h.p. garbage disposal
- Spacious storage pantry
- Durable, no-wax vinyl flooring
- Hanging fixture with dimmer switch in dining room lets you determine the mood
- Pendant lighting over the island or peninsula, 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. Woodbridge master suites surround you with comfort – a welcome respite from your busy day. Stylish bath fixtures add a distinctive touch of class.

- Oversized shower with cultured marble surround and clear, glass enclosure, per residence
- Kohler® soaking tub with cultured marble surround, Residence Three only
- Designer-selected cultured marble vanity countertop with backsplash
- 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

- Walk-in closet with choice of raised, two-square panel or mirrored door, and thoughtfully-designed shelving help make organizing and storing easy
- Durable, no-wax vinyl flooring

Secondary Baths

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

- Sterling® 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
- Durable, no-wax vinyl flooring
- Powder room offers pedestal sink with a beveled oval mirror and vinyl flooring, per residence

Additional Features

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

- Structured wiring throughout the whole house for high-speed networking, including dual Category 5^e and RG6 cable with universal outlets in living room, family room, parlor, and all bedrooms, per residence
- Interior laundry area
- Gas 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 Total Home System™ 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

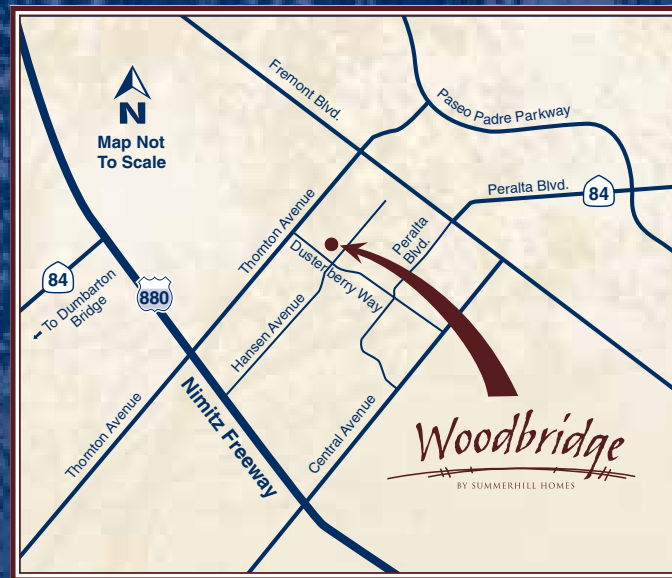
Personalize your home to fit your individual lifestyle through the Custom Choices™ Options Program.

- Decorative tile, granite tile, marble tile, granite slab, and marble slab for countertops and surrounds
- Choice of wood, finishes, cabinet door, and knob finish
- Glass upper cabinets on either side of cooktop
- Choice of kitchen fixture finish
- GE Profile® and Bosch® stainless steel kitchen appliances
- Pre-plumb for water filter system for home
- Pre-wire for instant hot water in kitchen
- Water filter in kitchen sink

- Combo instant hot and water filter in kitchen sink
- Refrigerator, Zephyr hood, trash compactor, and stackable washer and dryer
- Interior 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
- White melamine closet system
- Mirrored closet doors in secondary bedroom
- Stain-grade handrail and balusters to complement cabinets
- 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
- Texture and paint garage interior
- Pre-wire and full security system

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





4379 PLANETREE COMMON, FREMONT, CA 94536 • 510-745-0797 • FAX 510-745-0799
WOODBRIDGESALES@SHHOMES.COM • SUMMERHILLHOMES.COM

SUMMERHILL HOMESSM
COMMUNITIES OF DISTINCTION

