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SUMMERHILL HOMES<sup>SM</sup>  
COMMUNITIES OF DISTINCTION







# TALavera

BY SUMMERHILL HOMES



## THE SUMMERHILL HOMES STORY

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*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 30 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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A treasure awaits in west Union City. Distinguished by a prime location close to Interstate 880 and the Dumbarton Bridge, and a four-acre onsite park, Talavera is an exceptional place to live.



SummerHill Homes presents Talavera, with two unique home collections: Traditions and Legacy. Fashioned with an appealing blend of Santa Barbara, Cottage, and French Normandy architectural styles, these breathtaking homes invite residents and guests to enjoy the best of Bay Area living. Eight spacious and flexible floorplans live the way you want to, with a variety of room options, large master suites, and up to six bedrooms and four and one-half baths.

For life beyond your home's walls, recreation and convenience abound at Talavera. A new, four-acre park located within the community is sure to become a gathering place with its soccer field and play structure. And, several city parks, Coyote Hills Regional Park, and Alameda County's extensive hiking, biking, and walking trails are nearby.

For other activities, Union Landing Shopping Center, with a Century 25 theater complex, numerous shops, and dining choices, is close at hand. Numerous employment centers are easily accessible as well.

Talavera... for how you want to live.



# Traditions

## The Lenox, Residence One



*Residence 1A*

*artist's conception*



*Residence 1B*

*artist's conception*



*Residence 1C*

*artist's conception*





## The Lenox, Residence One

Beautifully designed for easy living, The Lenox offers exceptional style in a unique one-story floorplan. A den, perfect for a home office, is tucked away at the front of the home, while the formal dining room features a coffered ceiling and French door. The family room and kitchen with island and nook share a fluid space for casual entertaining. The master bedroom and additional two bedrooms offer the personal space everyone deserves.

*Approximately  
2,214 square feet*

*3 Bedrooms*

*3 Baths*

*Formal Dining  
Room*

*Family Room*

*Kitchen with Island*

*Den*

*2-Car Garage*



*First Floor*





# Traditions

## The Gorham, Residence Two



*Residence 2A*

*artist's conception*



*Residence 2B*

*artist's conception*



*Residence 2C*

*artist's conception*





## The Gorham, Residence Two

The Gorham elegantly merges formal living with family life. The living room greets you as you enter the home, while the dining room opens to the backyard through double French doors. The gourmet kitchen, with island and casual dining nook, opens to the family room, which has a warm fireplace and media niche. The Gorham features a bedroom on the first floor, providing room for extended family or guests. Upstairs, the master bedroom suite and two additional bedrooms create private retreats.

*Approximately  
2,742 square feet*

*4 Bedrooms*

*3 Baths*

*Formal Living Room*

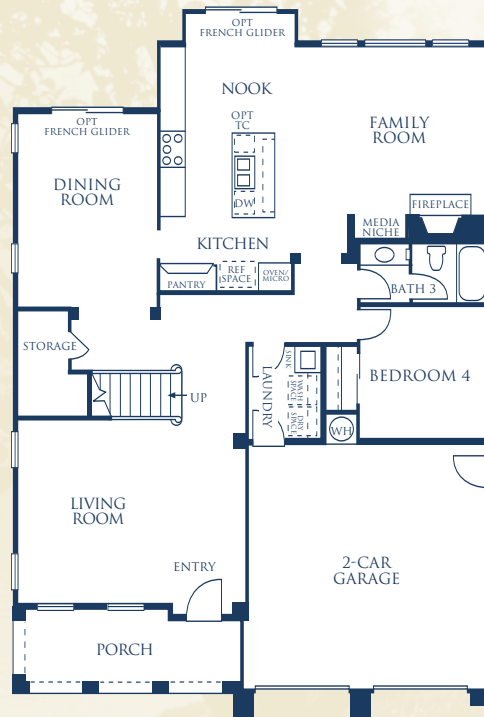
*Formal Dining  
Room*

*Family Room*

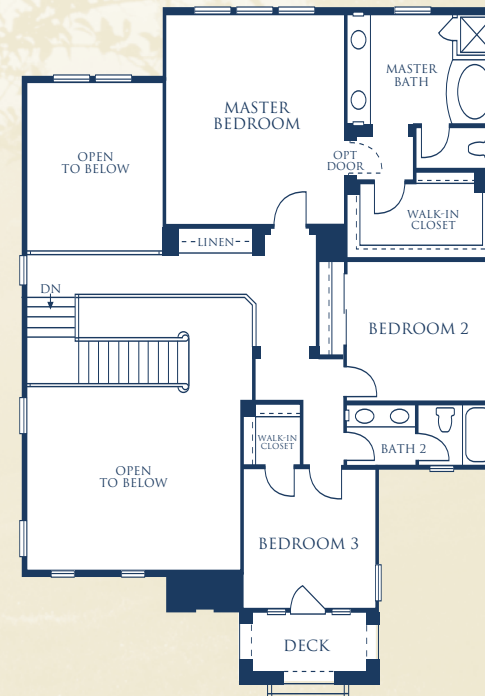
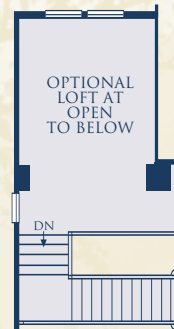
*Kitchen with Island*

*Downstairs Bedroom*

*2-Car Garage*



*First Floor*



*Second Floor*





# Traditions

## The Dresden, Residence Three



*Residence 3A (model)*

*artist's conception*



*Residence 3B*

*artist's conception*



*Residence 3C*

*artist's conception*





## The Dresden, Residence Three

The Dresden welcomes you with a unique rounded porch, and brings you into the light-filled formal living and dining rooms, with volume ceilings. The gourmet kitchen with island and nook opens to the family room beyond. A fifth bedroom off the family room can provide space for extended family. Upstairs, the master bedroom suite commands the back half of the home, while the three additional bedrooms provide abundant space for a large family. The home includes an upstairs loft space perfect for kids' gatherings.

*Approximately  
2,967 – 2,978  
square feet*

*5 Bedrooms*

*4 Baths*

*Formal Living Room*

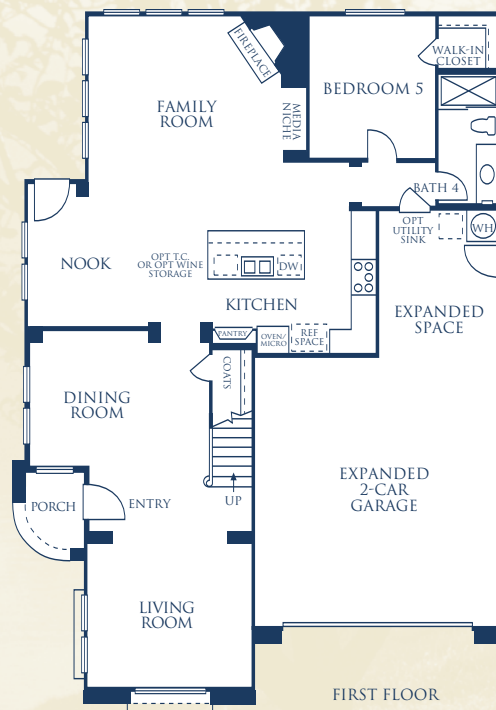
*Formal Dining  
Room*

*Family Room*

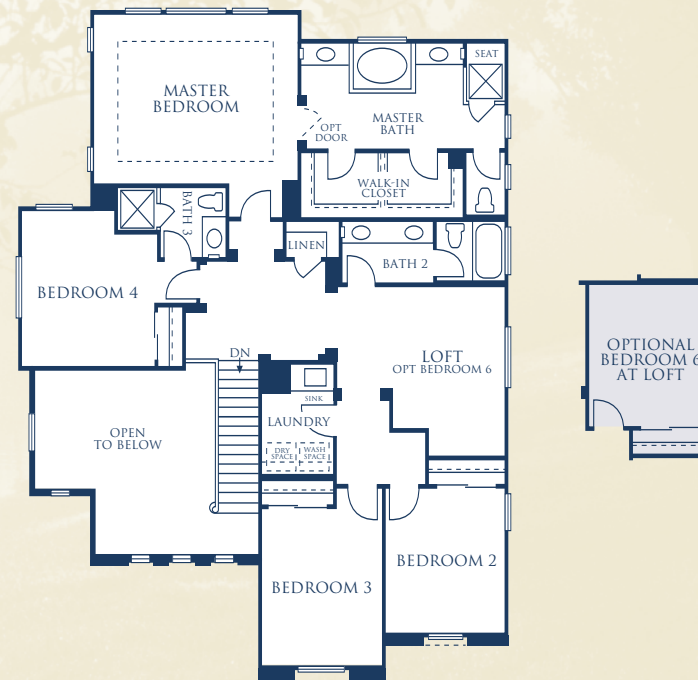
*Kitchen with Island*

*Downstairs Bedroom*

*2-Car Garage with  
Expanded Space*



*First Floor*



*Second Floor*





# Traditions

## The Wedgwood, Residence Four



*Residence 4A*

*artist's conception*



*Residence 4B (model)*

*artist's conception*



*Residence 4C*

*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 and locations, room sizes, and layouts are subject to change per elevation or flex option. 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. 7/06



## The Wedgwood, Residence Four

The Wedgwood features abundant family living space with up to six bedrooms. Directly off the entry, the fifth bedroom, which can become an optional den, offers the perfect space for a home office. A volume ceiling in the living room adds elegance to the home, while the family room and kitchen create an easy gathering place. The master bedroom suite, with an elegant coffered ceiling, overlooks the backyard. Bedrooms two and three share a Jack-and-Jill bath, while bedroom four has its own private bath, perfect for an older child. The loft space can become an optional bedroom.

*Approximately  
3,147 – 3,159  
square feet*

*5 Bedrooms*

*4 Baths*

*Formal Living Room*

*Formal Dining  
Room*

*Family Room*

*Kitchen with Island*

*Downstairs Bedroom*

*Loft*

*2-Car Garage with  
Expanded Space*



*First Floor*



*Second Floor*





# Traditions

## The Haviland, Residence Five



*Residence 5A*

*artist's conception*



*Residence 5B*

*artist's conception*



*Residence 5C (model)*

*artist's conception*





## The Haviland, Residence Five

The Haviland's unique design provides truly private living space for all. Entering the home, you find yourself enveloped in light from the large windows, double French doors, and open staircase of the formal living and dining rooms. A den is nestled at the front of the home, providing a home office or library, or an optional first floor bedroom. The large family room opens to the kitchen, creating a central gathering place. Upstairs, the master bedroom suite provides a large walk-in closet with two entrances. Each of the three additional bedrooms is separated from the others by bathrooms or loft space, creating true privacy.

*Approximately  
3,367 square feet*

*4 Bedrooms*

*4 Baths*

*Formal Living Room*

*Formal Dining  
Room*

*Family Room*

*Kitchen with Island*

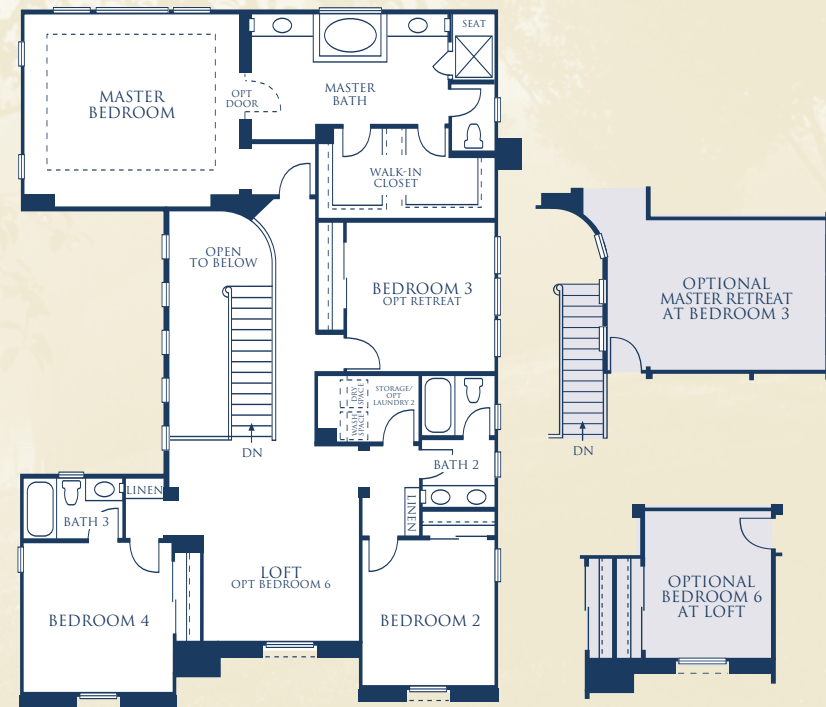
*Den*

*Loft*

*2-Car Garage with  
Expanded Space*



*First Floor*



*Second Floor*





# Traditions

## Distinctively Different Exteriors

*At SummerHill Homes, we believe a great home begins with timeless design. We've embellished the homes in the Traditions at Talavera with tasteful details that will provide years of enjoyment -- and a feeling of pride every time you come home.*

- Homes feature distinctive architectural styling 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 with stone, tile, wood, and iron detailing, per elevation
- Eight-foot, raised six-panel fiberglass entry door with a Venetian bronze handle for elegant first impression
- Two-car garage or two-car garage with expanded space with steel roll-up door and automatic garage door opener with two remotes, per elevation
- Beautifully landscaped front yard for a welcoming feel every time you come home
- Good neighbor fencing with entry gate

## Inspiring Interiors

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

- Five exciting floorplans that include open living spaces and downstairs bedroom, per residence
- Hand-set, 12" x 12" ceramic tile flooring in entry
- Designer-selected stain-resistant carpet for impressive style and durability
- Classically-designed stairs with painted handrail, balusters, and newel posts, per residence
- Cozy, glass-enclosed gas appliance 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 for richness and character
- Convenient recessed lighting throughout home for abundant light, per residence
- Pre-wire for ceiling fan in family room and master bedroom
- Raised 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 stain, white melamine interiors, adjustable upper shelves, concealed hinges, and easy-glide drawers
- Designer-selected, hand-set, 6" x 6" ceramic tile countertops with full backsplash behind cooktop
- Kohler Executive Chef™ cast iron dual compartment kitchen sink with gourmet pull-out white faucet
- Beautiful white, black or stainless steel GE® appliances including:
  - 36" five-burner gas cooktop with sealed burners for quick clean-up
  - 36" Broan® vented hood with 300 CFM
  - 30" built-in self-cleaning electric oven
  - Built-in vented microwave above oven
  - Deluxe multi-cycle dishwasher
- 1/2 h.p. garbage disposal
- Spacious storage pantry
- Durable, hand-set, 12" x 12" ceramic tile flooring in kitchen and nook
- Under-cabinet task lighting puts light where you need it, per residence
- Refrigerator space plumbed for ice maker for easy installation

## Private Master Suites

*Welcome to your private domain. Traditions master suites surround you with comfort – a welcome respite from your busy day. Stylish bath fixtures add a distinctive touch of class.*

- Oval soaking tub with cultured marble surround
- Shower with clear, heavy-duty, glass enclosure with cultured marble surround
- Cultured marble countertop with bullnose edge and top-set dual china sinks
- Kohler® faucets in an elegant polished chrome finish
- Beveled mirror with decorative light over sinks, per residence
- Convenient recessed medicine cabinet with beveled edge
- Hand-set, 12" x 12" ceramic tile flooring
- Walk-in closet with 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.*

- Steel enamel tub with cultured marble surround for easy care
- Cultured marble vanity top with top-set china sinks and Kohler® polished chrome faucet
- Convenient recessed medicine cabinet with polished beveled edge
- Designer-selected light fixtures
- Hand-set, 12" x 12" ceramic tile flooring in downstairs secondary baths; upstairs secondary baths have 8" x 8" ceramic tile flooring





# Features

## 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 capability, including dual Category 5<sup>e</sup> and RG6 cable with universal outlets in media niche, all bedrooms, den, loft, and retreat, per residence
- Laundry area with upper and lower cabinets, ceramic tile countertop, and sink, per residence
- Gas and electric dryer hook-ups
- Air conditioning

## Energy Saving and Safeguard Features

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

- These homes meet Total Home System™ 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
- Energy saving 75-gallon gas water heater with recirculation pump to all fixtures
- Smoke detectors wired throughout the home for safety
- Fire sprinklers throughout home for peace of mind

## Customizing Options and Upgrades

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

- Decorative tile, granite tile, granite slab, marble tile, marble slab for countertops and surrounds
- Choice of wood, finishes, and cabinet door styles
- Glass door upper cabinets with glass shelves and mini-downlights, locations pre-selected per residence
- Stainless steel kitchen appliances
- Undercounter wine storage or wine reserve, warming drawer, trash compactor, per kitchen layout
- Refrigerator, washer and dryer
- Two-color interior paint options
- Carpet, pad, tile, and hardwood flooring upgrades
- Choice of two finishes on plumbing fixture in kitchen
- Brushed nickel plumbing fixture finish in baths
- Jetted tub in master bath
- Clear glass tub enclosure with chrome accents in secondary baths
- Framed mirrors in master and select secondary baths
- Stain-grade handrail and newel posts to complement cabinets with painted balusters
- Stain-grade handrail, balusters, and newel posts to complement cabinets
- Stain-grade handrail and newels with wrought iron balusters
- Crown moulding, per residence
- Media cabinets in family room, per residence
- Andersen™ French doors, pre-selected locations per residence
- Solid-core, raised, 2-panel interior doors
- Mirrored wardrobe doors

- Additional fireplace surrounds and mantels, per residence
- Additional recessed lighting locations, per residence
- Additional lighting fixtures
- Pre-wiring for speakers and surround sound in select locations
- Speaker and surround sound packages
- Additional multicom ports and optional phone jacks
- Pre-wire for security system
- Full security system
- Dual-zone heating and air conditioning
- Steel insulated and window lites at garage door
- Texture and paint garage
- Hardscape options for porch only

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





# Legacy

## The Marquis, Residence One



*Residence 1A*

*artist's conception*



*Residence 1B*

*artist's conception*



*Residence 1C*

*artist's conception*





## The Marquis, Residence One

Welcoming you through the entry, The Marquis opens to spectacular living spaces, perfect for entertaining. Flowing together, the formal living and dining rooms open to the expansive family room and gourmet kitchen with center island and nook. Upstairs, the gracious master bedroom beckons, and the adjoining luxury bath has two large walk-in closets and dual vanities surrounding the soaking tub. Three additional bedrooms offer individual space for family. Quieter family space is available in the loft and tech area, overlooking the living room below.

*Approximately  
3,538 – 3,759  
square feet*

*4 Bedrooms*

*3 Baths*

*Formal Living Room*

*Formal Dining  
Room*

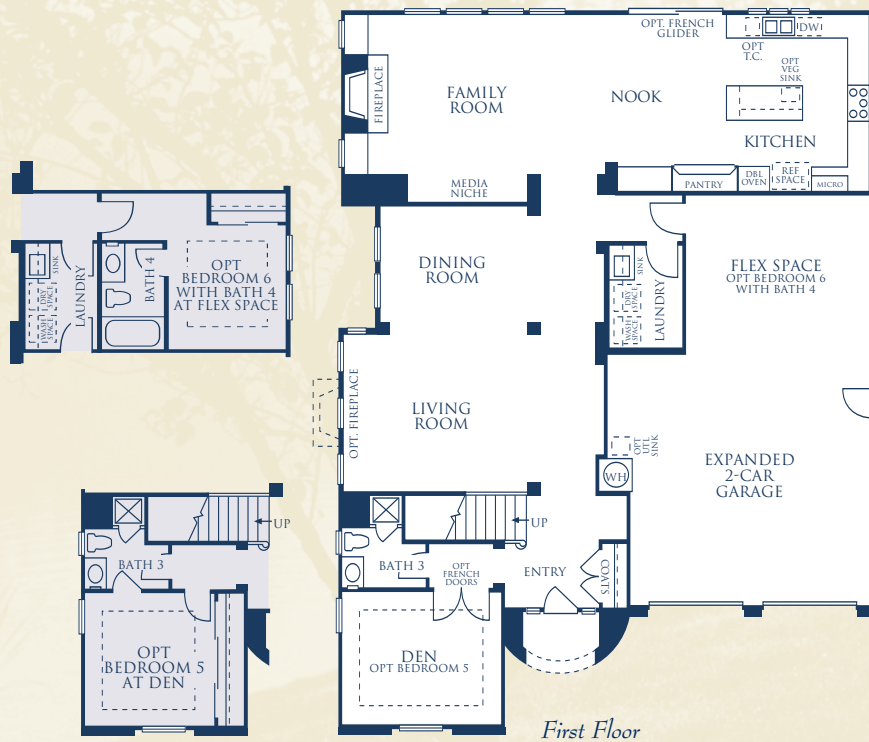
*Family Room*

*Kitchen with Island*

*Den*

*Loft and Tech Area*

*2-Car Garage with  
Flex Space*





# Legacy

## The Tiffany, Residence Two



*Residence 2A (model)*

*artist's conception*



*Residence 2B*

*artist's conception*



*Residence 2C*

*artist's conception*





## The Tiffany, Residence Two

True to its name, The Tiffany is a sparkling jewel, adding grandeur to everyday living. A sweeping staircase is the focal point for the formal living and dining rooms. One look at the gourmet kitchen with eat-in nook and adjoining family room, and you'll know where your kids will spend much of their social time. Just beyond, the first-floor bedroom provides private space for extended family. Upstairs, you will find the stunning master suite. The bonus room adds another gathering spot to this home. And three additional bedrooms, one with its own study area, provide space for family and guests.

*Approximately  
3,759 – 3,957  
square feet*

*5 Bedrooms*

*4 1/2 Baths*

*Formal Living Room*

*Formal Dining  
Room*

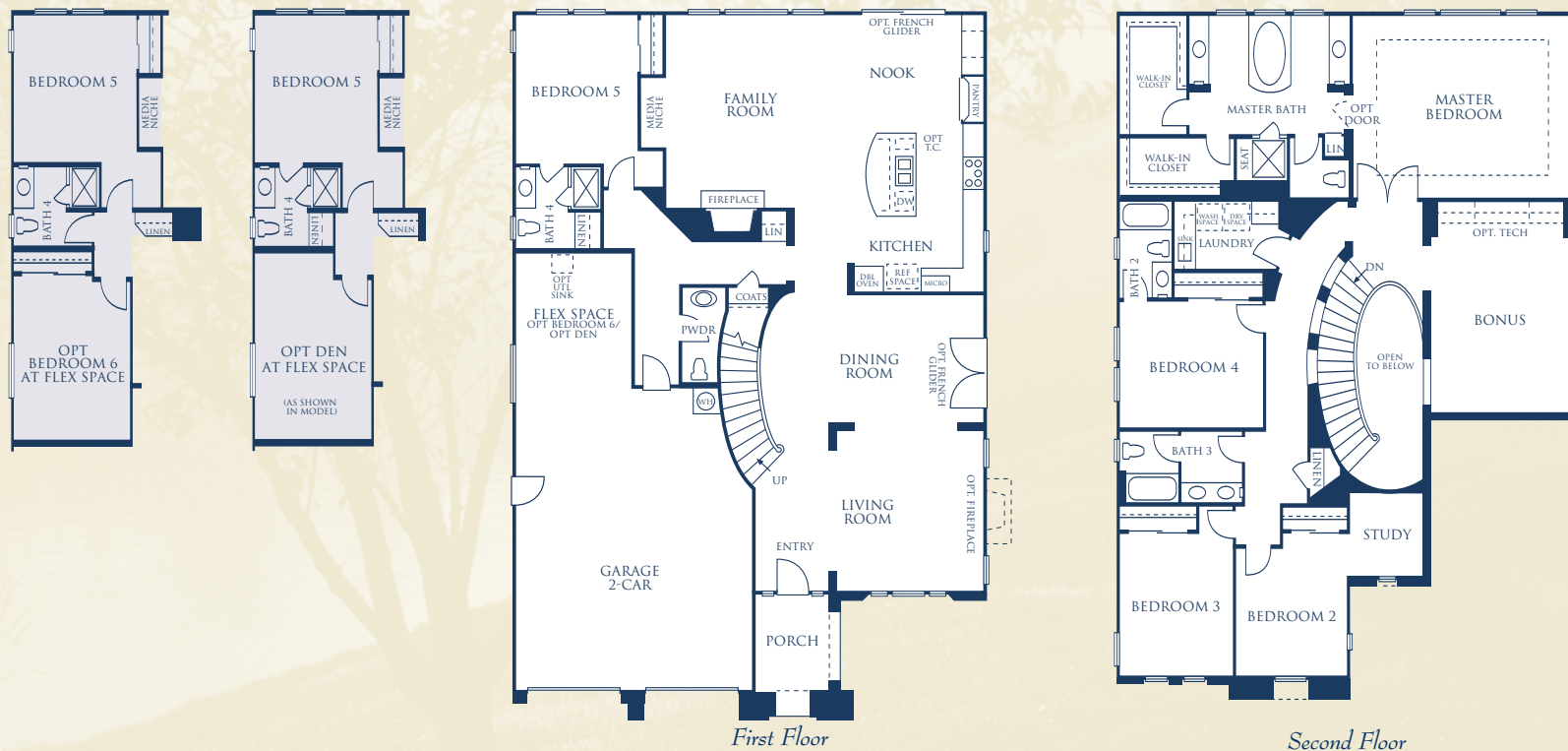
*Family Room*

*Kitchen with Island*

*Downstairs Bedroom*

*Bonus Room*

*2-Car Garage with  
Flex Space*





## Legacy

## The Waterford, Residence Three



*Residence 3A*

*artist's conception*



*Residence 3B (model)*

*artist's conception*



*Residence 3C*

*artist's conception*





## The Waterford, Residence Three

Enter The Waterford, and luxury envelopes you. A volume ceiling and beautiful ambient light create the backdrop for formal entertaining. Off the entry, the den provides additional grandeur, or can become a downstairs bedroom for extended family. The family room and gourmet kitchen with center island and nook will become the informal gathering spot for family and friends alike. Upstairs, this unique floorplan creates private space for each of the four bedrooms. Set behind double French doors, the master bedroom will become your secret retreat. And the loft can be converted to an optional fifth bedroom, for extra space.

*Approximately  
3,854 square feet*

*4 Bedrooms*

*4 Baths*

*Formal Living Room*

*Formal Dining  
Room*

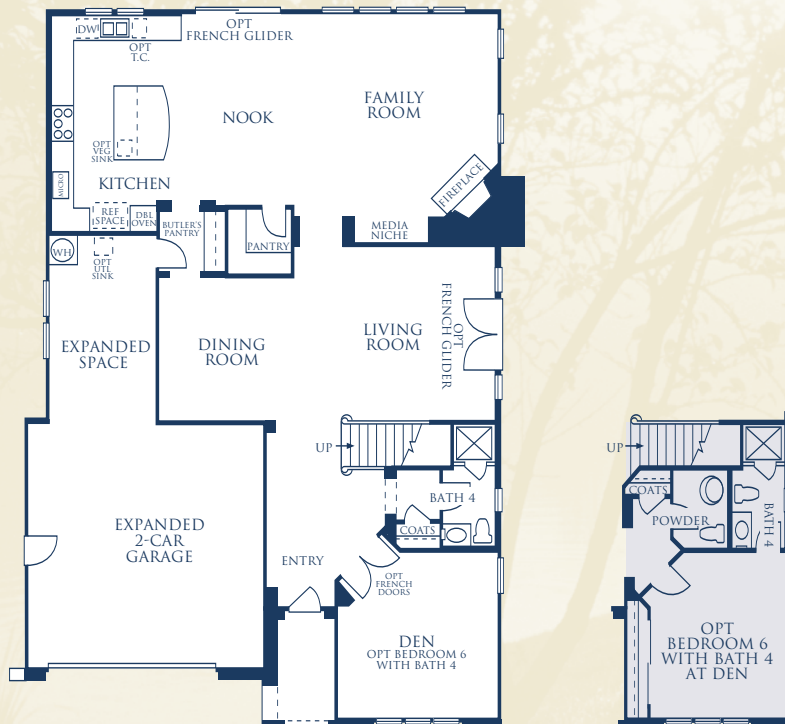
*Family Room*

*Kitchen with Island*

*Den*

*Loft and Library*

*2-Car Garage with  
Expanded Space*



*First Floor*



*Second Floor*





# Legacy

## Distinctively Different Exteriors

*At SummerHill Homes, we believe a great home begins with timeless design. We've embellished the homes in the Legacy at Talavera with tasteful details that will provide years of enjoyment -- and a feeling of pride every time you come home.*

- Homes feature distinctive architectural styling 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 with stone, tile, wood, and iron detailing, per elevation
- Eight-foot, raised six-panel fiberglass door with a Venetian bronze handle for elegant first impression
- Expanded two-car garage with flex or expanded space, steel roll-up door and automatic garage door opener with two remotes, per elevation
- Beautifully landscaped front yard for a welcoming feel every time you come home
- Good neighbor fencing with entry gate

## Inspiring Interiors

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

- Three exciting floorplans that include open living spaces and downstairs bedroom, per residence
- Hand-set, 12" x 12" ceramic tile flooring in entry
- Designer-selected stain-resistant carpet for impressive style and durability
- Classically-designed stairs with stained (to complement wood stained cabinets) handrail, newels, and open tread ends, and painted balusters, per residence
- Cozy, glass-enclosed gas appliance 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 for richness and character
- Convenient recessed lighting throughout home for abundant light, per residence
- Pre-wire for ceiling fan in family room and master bedroom
- Raised 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, raised panel cabinetry with caramel stain, 42" upper cabinets offer white melamine interiors; adjustable upper shelves; pull-out lower shelves, per residence; concealed hinges; and easy-glide drawers
- 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 white faucet
- Beautiful white, black or stainless steel Bosch® appliances including:
  - 36" five-burner gas cooktop
  - 30" built-in double self-cleaning upper convection oven, lower thermal oven
  - Built-in microwave
  - 36" Broan® vented hood with 300 CFM
  - Deluxe three-program dishwasher
- 1/2 h.p. garbage disposal
- Walk-in pantry, per residence
- Durable, hand-set, 12" x 12" ceramic tile flooring in kitchen and nook
- Under-cabinet task lighting puts light where you need it, per residence
- 42" refrigerator space plumbed for ice maker for easy installation

## Private Master Suites

*Welcome to your private domain. Legacy master suites surround you with comfort – a welcome respite from your busy day. Stylish bath fixtures add a distinctive touch of class.*

- Oval soaking tub with choice of ceramic tile or cultured marble surround
- Shower with clear, heavy-duty, glass enclosure with ceramic tile surround
- Choice of ceramic tile or cultured marble countertop with bullnose edge and top-set dual china sinks
- Kohler® faucets in an elegant polished chrome finish
- Beveled mirror with decorative light bar over sinks
- Convenient recessed medicine cabinets with beveled edge, per residence
- Hand-set, 12" x 12" ceramic tile flooring
- Walk-in closets with mirrored doors 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.*

- Steel enamel tub with cultured marble surround for easy care
- Cultured marble vanity top with top-set china sinks and Kohler® polished chrome faucet
- Convenient recessed medicine cabinet with polished beveled edge
- Designer-selected light fixtures
- Hand-set, 12" x 12" ceramic tile flooring in downstairs secondary baths
- Powder room offers pedestal sink accented by an oval mirror with beveled edge and 12" x 12" ceramic tile flooring, per residence





# Features

## 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 capability, including dual Category 5<sup>e</sup> and RG6 cable with universal outlets in media niche, all bedrooms, den, loft, bonus room, library, tech space and study, per residence
- Laundry room with upper and lower cabinets, ceramic tile countertop, and sink
- Gas and electric dryer hook-ups
- Dual-zone air conditioning

## Energy Saving and Safeguard Features

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

- These homes meet Total Home System™ ENERGY STAR® program guidelines increasing energy efficiency of the home
- Dual-pane vinyl windows with Low-E glass for improved energy savings
- Dual-zone forced air gas furnace with electronic ignition and energy-efficient electronic set-back thermostat
- Energy saving 75-gallon gas water heater with recirculation pump to all fixtures
- Smoke detectors wired throughout the home for safety
- Fire sprinklers throughout home for peace of mind

## Customizing Options and Upgrades

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

- Decorative tile, granite tile, granite slab, and marble tile, marble slab for countertops and surrounds
- Choice of wood, finishes, and cabinet door styles
- Glass door upper cabinets with glass shelves and mini-downlights, locations pre-selected per residence
- Stainless steel kitchen appliances
- Under-counter wine storage, wine captain, warming drawer, trash compactor, per kitchen layout
- Refrigerator, washer and dryer
- Additional two-color interior paint options
- Carpet, pad, tile, and hardwood flooring upgrades
- Stainless steel kitchen sink
- Optional hot water dispenser in kitchen
- Choice of two finishes on plumbing fixture in kitchen
- Choice of two plumbing fixture finish in baths
- Jetted tub in master bath
- Clear glass tub enclosure with chrome accents in secondary baths
- Framed mirrors in master bath and powder room
- All stain-grade balusters and newel posts to complement stained cabinets
- Stain-grade handrail and newel posts with wrought iron balusters
- Crown moulding, per residence
- Media cabinets in family room, per residence
- Andersen™ French doors, pre-selected locations per residence
- Solid core, raised, 2-panel interior doors
- Mirrored wardrobe doors for secondary bedrooms

- Additional fireplace surrounds, mantels, and remote control, per residence
- Additional recessed lighting locations, per residence
- Upgrade lighting fixtures
- Pre-wiring for speakers and surround sound in select locations
- Speaker and surround sound packages
- Additional multicom ports and optional phone jacks
- Pre-wire for security system
- Whole house fan
- Full security system
- Steel insulated and window lites at garage door
- Texture and paint garage
- Hardscape options for front porch

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

