



Village  Square

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 BY SUMMERHILL HOMES

PRELIMINARY BROCHURE

## THE SUMMERHILL HOMES 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 Homes' communities  
are distinguished by their  
rich character and exceptional  
attention to detail...***

*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

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Village Square, where an exceptional midtown San Jose setting meets beautifully-designed homes – for the best of San Jose living, from SummerHill Homes.

Village Square's setting puts you in the heart of everything you need. Just blocks away are shopping and other services. A short drive to the east will bring you to downtown San Jose, HP Pavilion, and San Jose State University. Drive to the west, and you will reach Santana Row and Westfield Valley Fair – popular destinations for shopping and dining. And, with highways 87, 280, 101, and 880/17 just moments away, Village Square has quick access to the rest of the Bay Area.



Village Square's nine inspired floorplans present a wealth of possibilities for entertaining, relaxing, work, and play. In three levels, these spacious homes incorporate private master bedroom suites, spacious gourmet kitchens with center islands or breakfast bars, decks, and a host of additional features. Many homes feature multiple bedroom suites perfect for roommates or guests. And, some of the floorplans offer a ground level work space designed for a small business.

Village Square – a new take on great living by SummerHill Homes.

# residence one (model)

At the entry of Residence One, homeowners and visitors are greeted by a porch and ground level den. Upstairs, a living room with optional fireplace, and separate dining room off of the spacious kitchen create distinct areas for relaxation and entertainment. On the second level, this thoughtfully-designed home offers two private bedroom suites perfect for family, roommates, and guests.

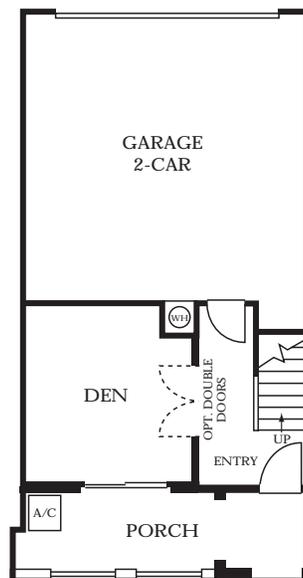
Approximately  
1,458 square feet

2 Bedrooms

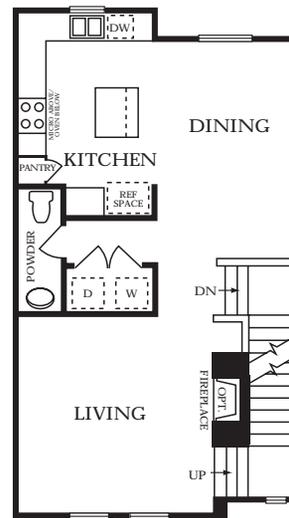
2½ Baths

Den

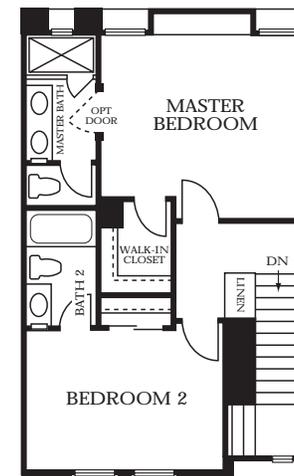
2-Car Garage



Ground Level



First Level



Second Level



# residence two

The welcoming entry of the Residence Two is joined by a popular downstairs bedroom with full bath, a porch, and two-car garage. On the first level, delight in an open living and dining area, complete with optional fireplace and deck. A sizeable kitchen with island, laundry room, and powder bath complete this level. Two bedroom suites bring comfort and privacy to the second level.

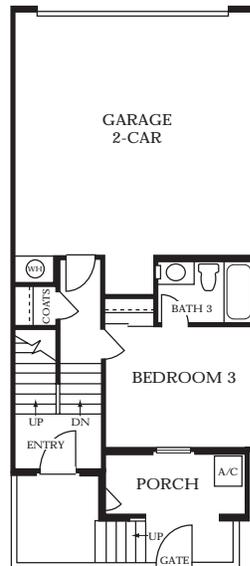
Approximately  
1,482 square feet

3 Bedrooms

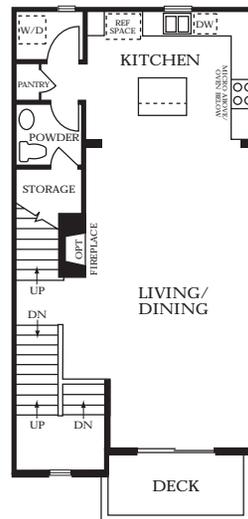
3 1/2 Baths

Deck

2-Car Garage



*Ground Level*



*First Level*



*Second Level*



# residence three (model)

With three private bedroom suites, Residence Three is a desirable home. Enter the ground level, and peek into a bedroom suite with porch access. The first level welcomes with spacious living and dining area, a fabulous deck and optional fireplace. A beautifully outfitted kitchen, along with a half bath and laundry room, round out this level. On the second level, two bedroom suites – including a dramatic master suite – offer uncommon comfort to all.

Approximately  
1,588 square feet

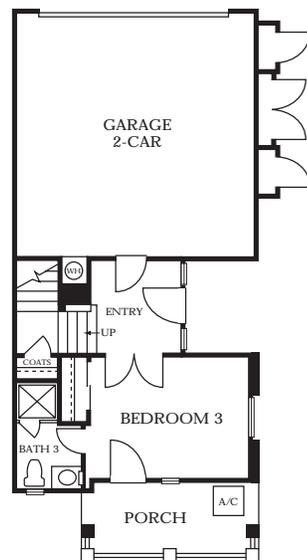
3 Bedrooms

3 $\frac{1}{2}$  Baths

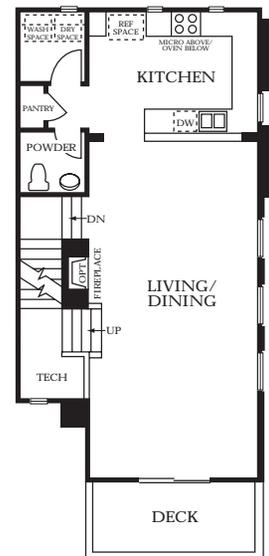
Tech Center

Deck

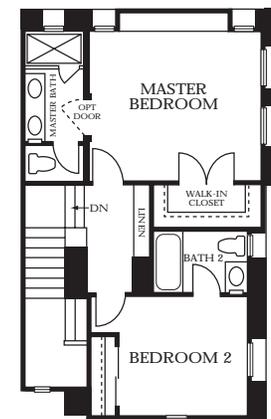
2-Car Garage



*Ground Level*



*First Level*



*Second Level*

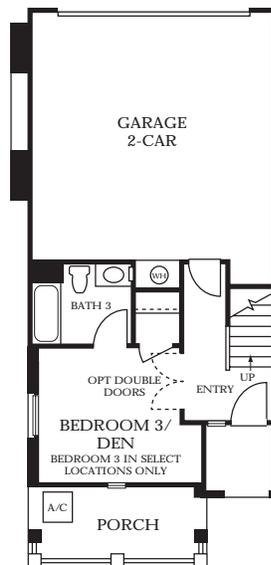


# residence three a

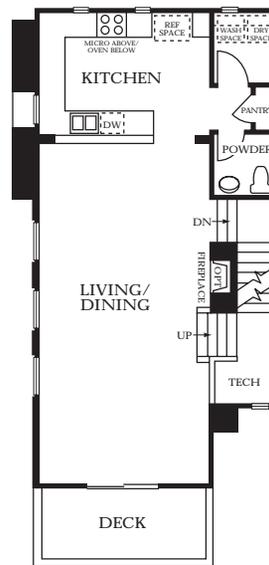
This residence lives grandly with approximately 1,588 square feet. The ground level bedroom can easily be used as a den or home office. Upstairs, the light-filled living and dining area boasts a deck and optional fireplace, and the kitchen, half bath and laundry rooms are all nearby. On the second level, the two bedroom suites, each with its own full bath, offer an exceptionally comfortable living experience.

*Approximately  
1,588 square feet  
2 to 3 Bedrooms  
3 1/2 Baths  
Den*

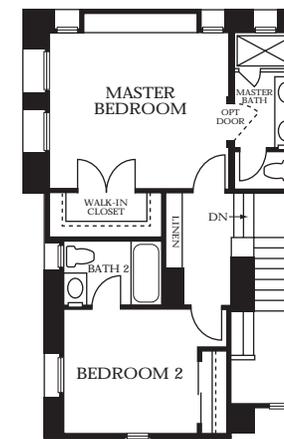
*Tech Center  
Deck  
2-Car Garage*



*Ground Level*



*First Level*



*Second Level*



# residence four

Residence Four's three-bedroom, three-bath home accommodates homeowners in so many ways. On the first level, the living and dining area invites you in. Add the sunny deck, and your enjoyment extends outside. Tucked behind the gourmet kitchen is a secret – a bedroom and full bath, which can also be a home office. The quiet upstairs includes another bedroom with full bath, and the master suite.

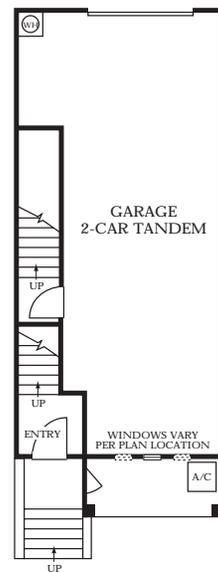
Approximately  
1,342 square feet

3 Bedrooms

3 Baths

Deck

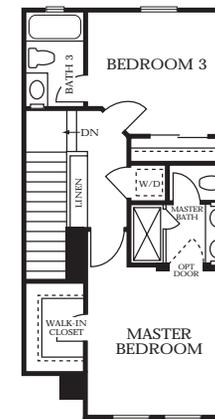
2-Car Tandem  
Garage



Ground Level



First Level



Second Level



# residence four b

Residence Four B is a welcoming retreat. Enter the ground level, and go upstairs to the living area. You will find an open living and dining area with optional fireplace and deck that invites the outdoors in. The gourmet kitchen features a breakfast bar, and a private bedroom with full bath offers options for a study or den. On the second level, the master suite beckons, and a third bedroom with full bath completes this home.

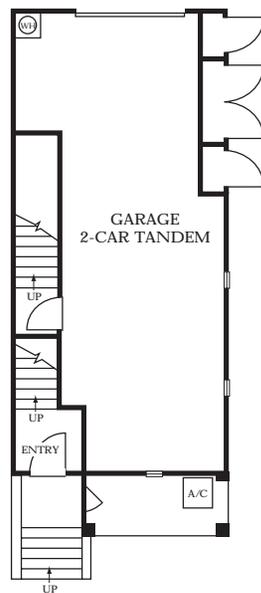
Approximately  
1,342 square feet

3 Bedrooms

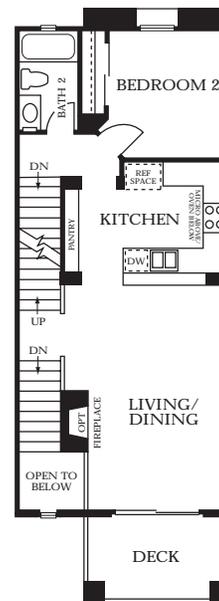
3 Baths

Deck

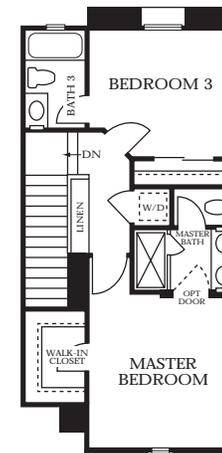
2-Car Tandem  
Garage



Ground Level



First Level



Second Level



# residence five

Residence Five, a two-bedroom live/work home, enjoys three distinctive levels. A work area perfect for an office or a studio opens to the front porch, and a two-car garage is in the rear. Up one flight of stairs, Residence Five unfolds, with a casual living and dining area with dramatic volume ceiling, gourmet kitchen, quiet bedroom, and sunny decks. The second level is the private domain of the lush master suite, with its spacious bath and closet, and landing overlooking the living area below.

*Approximately  
1,468 square feet*

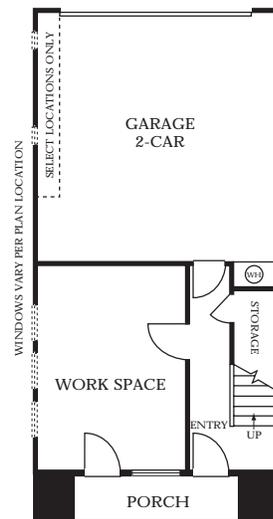
*2 Bedrooms*

*2 Baths*

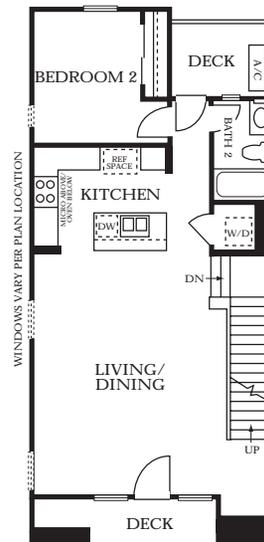
*Work Space on  
Ground Level*

*Deck*

*2-Car Garage*



*Ground Level*



*First Level*



*Second Level*



# residence six

With three bedrooms and three baths, Residence Six gives you the enviable choice of how to use this flexible residence. Manage a home-based business or artist's studio on the ground level, with a two-car garage conveniently near. Upstairs, the first level invites family and friends with its casual living and dining area, gourmet kitchen, third bedroom, full bath, and cozy decks. The top level is the peaceful home retreat, with the spacious master suite and second bedroom suite.

Approximately  
1,647 square feet

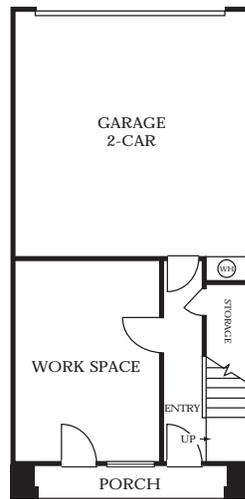
3 Bedrooms

3 Baths

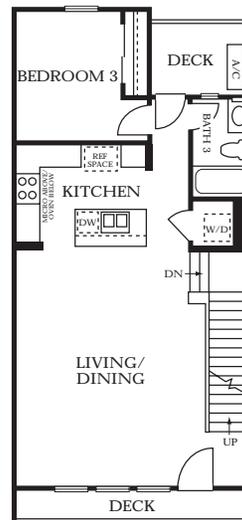
Work Space on  
Ground Level

Deck

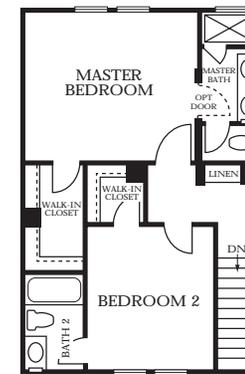
2-Car Garage



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

- All buildings feature distinctive architecture 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 ornamental iron and brick detailing, per building
- Eight-foot, raised, six-panel fiberglass entry door with Venetian bronze handle set for elegant first impression, per residence
- Live/work homes feature aluminum store front door, per residence
- Two-car or tandem garage, 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.*

- Nine exciting and functional floorplans that include open living spaces
- Hand-set, 12" x 12" ceramic tile flooring in entry for easy upkeep

- 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, two-color paint for richness and character
- Convenient recessed lighting in select locations in the home for abundant light
- Pre-wire for ceiling fan in living 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.*

- Beech shaker cabinetry with natural finish, white interior lining, adjustable upper shelves, concealed hinges, and easy-glide drawers
- Granite slab countertops with 6" backsplash
- Kohler Executive Chef™ white cast iron dual compartment kitchen sink with gourmet pull-out faucet
- Beautiful 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

- 1/2 h.p. garbage disposal
- Spacious storage pantry, per residence
- Designer-selected, 12" x 12" ceramic tile flooring
- Pendant lights in kitchen for cozy feel
- Recessed lighting with dimmer switch in dining room lets you determine the mood, 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. The master suites at Village Square 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
- Designer-selected cultured marble vanity countertop with backsplash
- Top-set dual sinks with faucets in an elegant polished chrome finish
- Convenient recessed medicine cabinet with beveled edge
- Beveled mirror with decorative light bar over sinks
- Designer-selected, 12" x 12" ceramic tile flooring
- Walk-in closet with raised, two-square panel door



# features

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## Secondary Baths

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

- Tub with fiberglass surround for easy care
- Cultured marble vanity top with top-set sink and polished chrome faucet
- Convenient recessed medicine cabinet with beveled edge
- Designer-selected vinyl tile flooring
- Powder room offers pedestal sink with a beveled oval mirror and vinyl tile flooring, per residence

## 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 including dual Category 5 cable with phone in kitchen, master bedroom, and live/work space
- Universal outlets in living room, all bedrooms, and live/work space, per residence
- Interior laundry area
- Gas and electric 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 ComfortWise™ and ENERGY STAR® program guidelines, increasing energy efficiency of the home and cost savings
- Dual-pane vinyl windows with Low-E glass for improved energy savings
- Zoned heating and air conditioning system
- Forced air gas furnace with electronic ignition and energy-efficient electronic set-back thermostat
- 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
- Pre-wire for security system

## Customizing Options and Upgrades

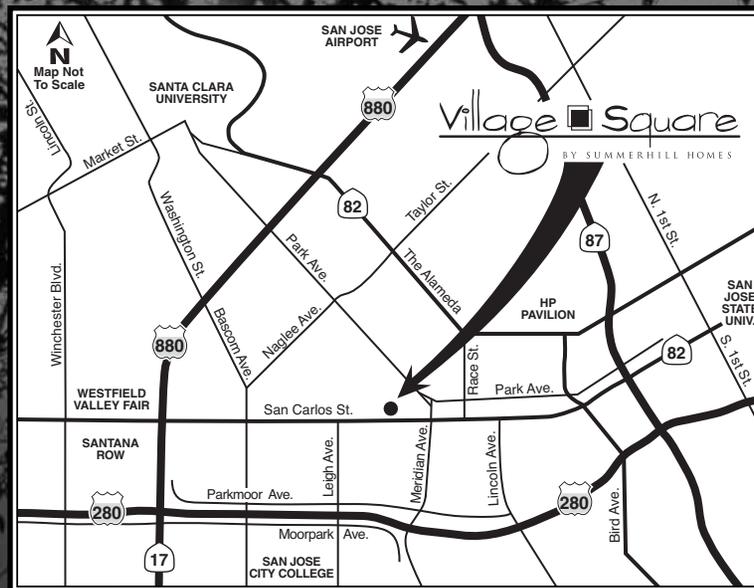
*Personalize your home to fit your individual lifestyle through the Custom Choices™ Options Program.*

- Decorative tile, granite slab, and marble tile or slab for countertops and surrounds
- Choice of wood, finishes, cabinet door style, and knob finish
- Glass upper cabinets in select pre-determined locations, per residence
- Choice of kitchen fixture finish
- GE Profile®, GE Monogram®, Wolf®, and Sub-Zero® stainless steel kitchen appliances

- Water filter, instant hot or combo instant hot and water filter in kitchen sink
- Trash compactor, stackable or side-by-side washer and dryer, per residence
- Designer-selected paint options
- Carpet, pad, tile, and hardwood flooring upgrades
- Optional gas fireplace
- 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
- Mirrored closet doors in master and secondary bedroom
- Stain-grade handrail to complement cabinets, per residence
- 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
- Full security system

*...And, much more. Contact the Village Square Community Sales Team for details of which optional features are available. Certain homes at Village Square may include beautifully pre-selected options and upgrades.*





1465 WEST SAN CARLOS STREET, SAN JOSE, CA 95126 • 408-288-5586 • FAX 408-288-5587  
VILLAGE SQUARE SALES@SHHOMES.COM • SUMMERHILLHOMES.COM

SUMMERHILL HOMES<sup>SM</sup>

COMMUNITIES OF DISTINCTION

DRE #01301389

