

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION™

Community Story

Enter a nostalgic time of romantic charm at Ainsley Square. This is a place where neighborhood parks, winding paseos, and old-fashioned street lamps provide a street scene you thought only existed in storybooks.

Inspired by the charming 1920s and 1930s neighborhoods of yesteryear, Ainsley Square, from SummerHill Homes, celebrates the essence of Classic California in a setting beyond compare.

Located amid the comfort and convenience of downtown Campbell, Ainsley Square is situated minutes from Santa Clara, San Jose, and Los Gatos allowing an easy commute to work and play.

Each home at Ainsley Square is a nostalgic blend of craftsmanship and style, offering two and three bedrooms in up to 1,637 square feet of living space. And, of course, each home offers exquisite detail and abundant amenities, such as a home office option, a master suite, and an inviting front porch.

Experience a simpler time. Experience Ainsley Square.



The Hampton

Residence Two



Plan 2, Elevation A



Plan 2, Elevation B

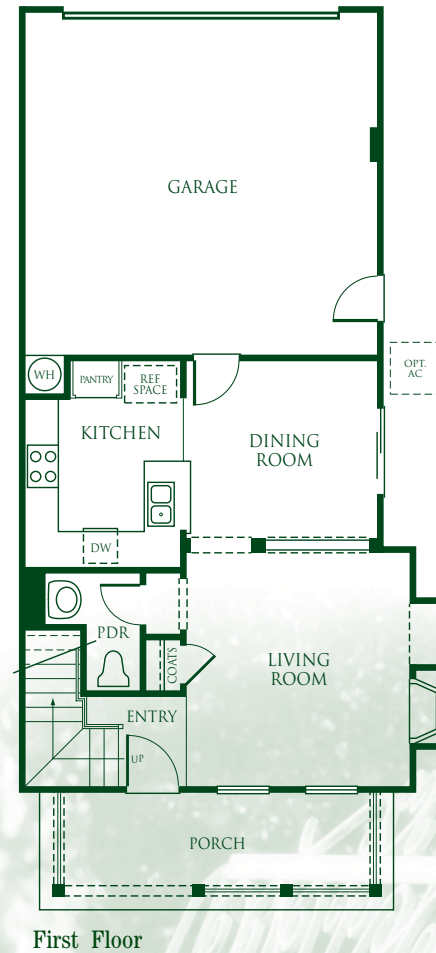
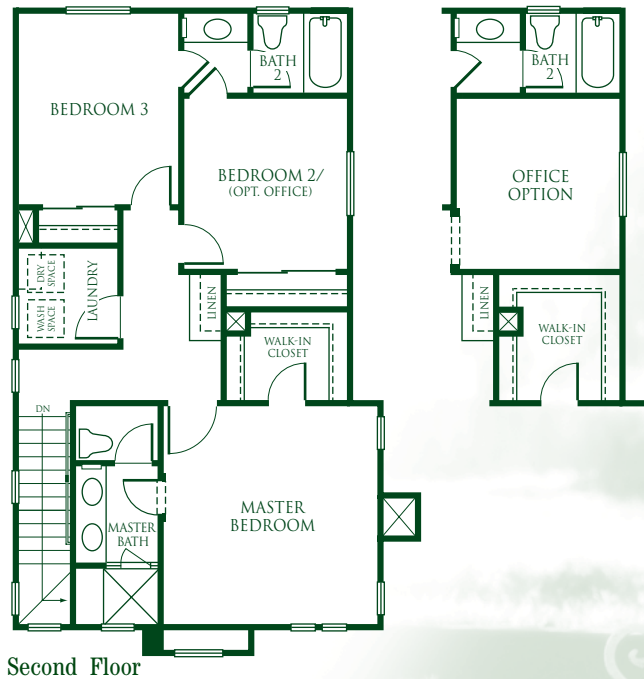


The Hampton Residence Two

A charming sitting porch provides a nostalgic touch to this floorplan, allowing you to look over your front garden and the surrounding neighborhood.

Meanwhile, an optional office and upstairs laundry room add an element of convenience you never thought possible.

- Three Bedrooms
- Two and One-Half Baths
- Optional Office
- Approximately 1,376 Square Feet



The Melrose Residence Three

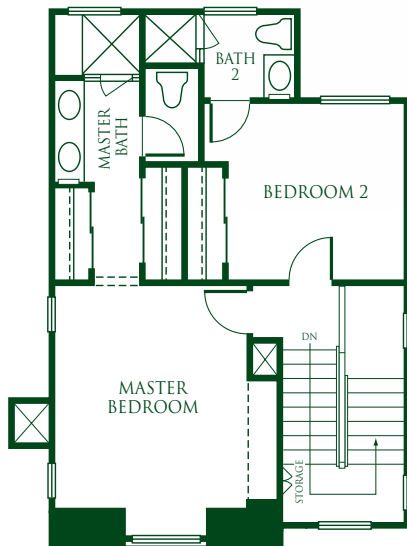


Plan 3, Elevation A

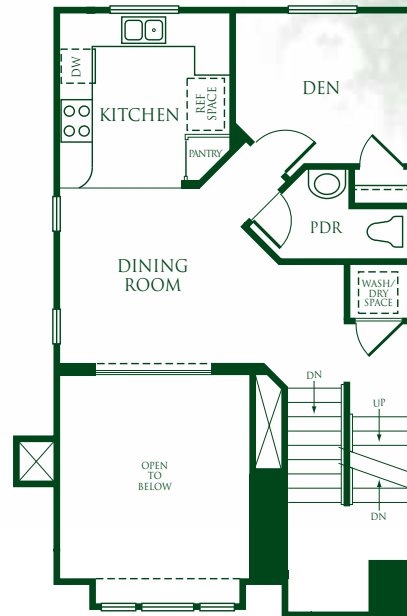


Plan 3, Elevation B

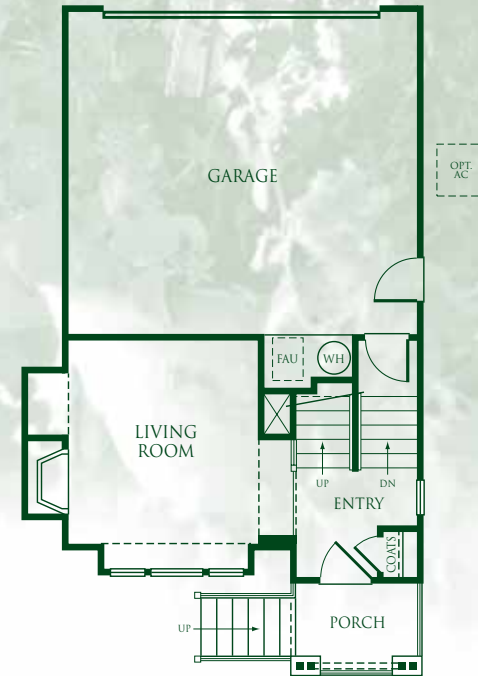




Third Floor



Second Floor



First Floor

The Melrose Residence Three

The entertaining options are endless in this innovative plan, which showcases a step-up dining room, gourmet kitchen, and cozy den, while the separate living room is perfect for more formal gatherings.

- Two Bedrooms plus Den
- Two and One-Half Baths
- Approximately 1,313 Square Feet



The Frasier

Residence Four



Plan 4, Elevation A



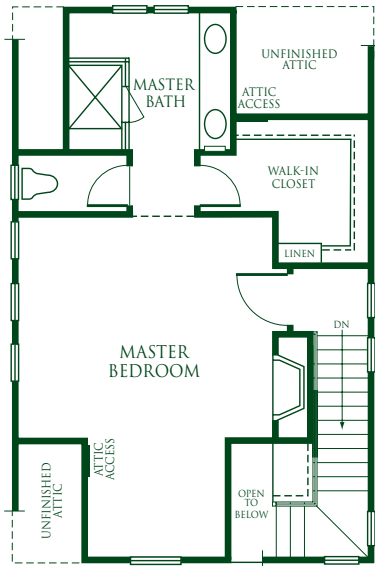
Plan 4, Elevation B (model)



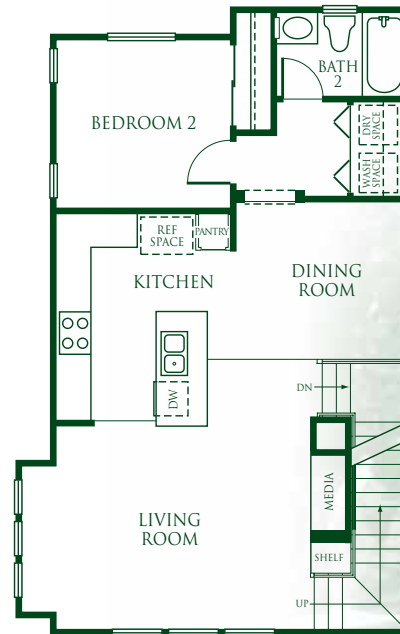
The Frasier Residence Four

Privacy reigns in this stylish floorplan where everyone can have a space to call their own. A third floor master suite with volume ceilings offers a perfect getaway, while a large front porch provides the ideal means for neighborhood gatherings and stargazing.

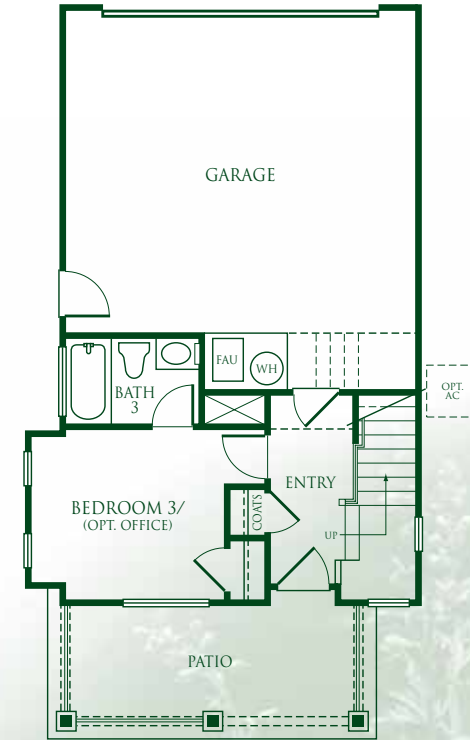
- Three Bedrooms
- Three Baths
- Optional Office
- Approximately 1,593 Square Feet



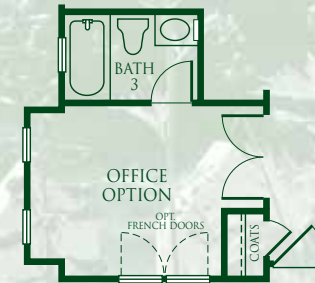
Third Floor



Second Floor



First Floor



The Lombard

Residence Five

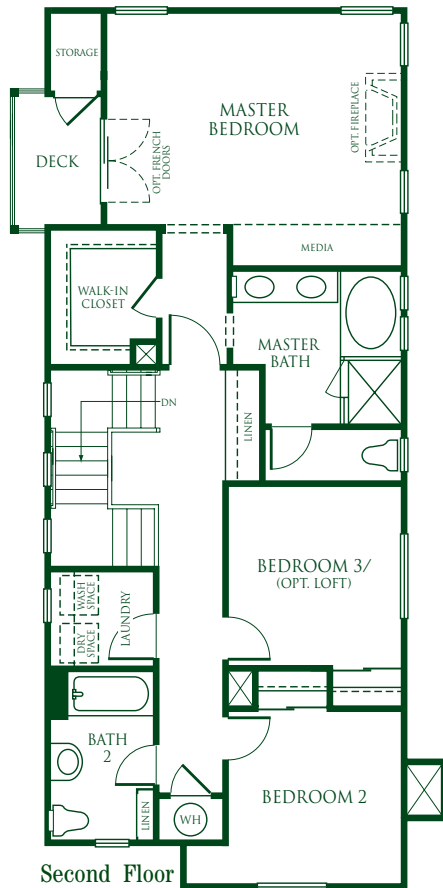
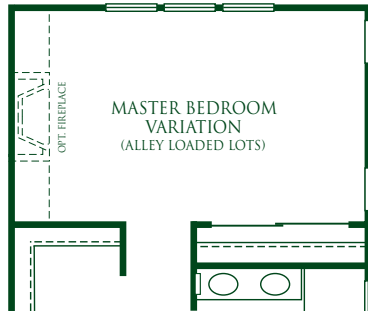


Plan 5, Elevation A (model)

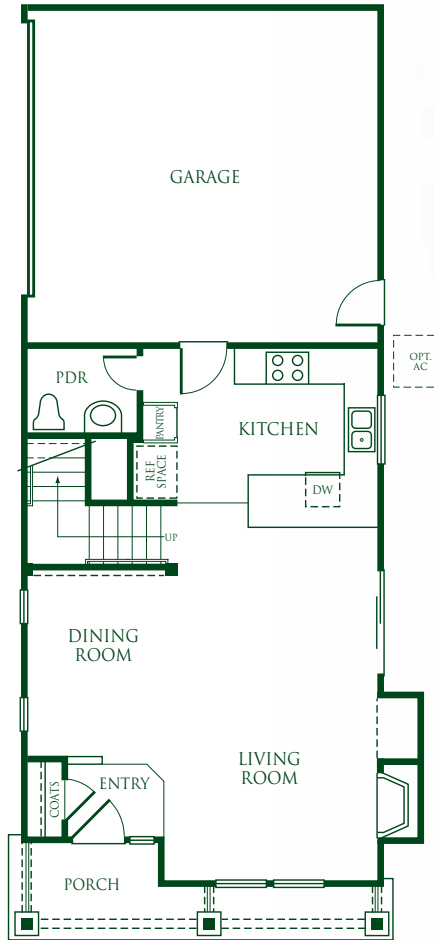


Plan 5, Elevation B

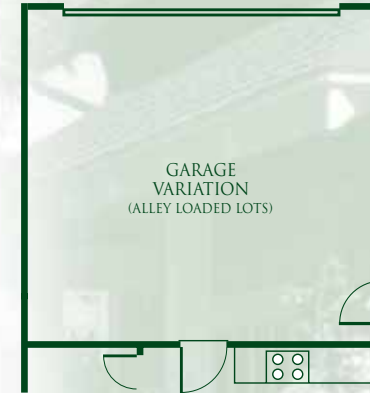
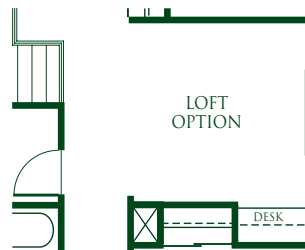




Second Floor



First Floor



The Lombard Residence Five

Relaxing afternoons belong to The Lombard, which offers a full front porch and a large master suite complete with a private deck and your choice of optional French doors.

- Three Bedrooms
- Two and One-Half Baths
- Optional Loft
- Optional Rear Entry Garage (per lot)
- Approximately 1,637 Square Feet



Ainsley Square — Planned For Perfection

Outstanding Community Amenities

Ainsley Square offers convenience to downtown Campbell, one of Silicon Valley's favorite weekend escapes, featuring specialty cafes, boutiques and a weekend Farmers Market.

- Ainsley Square is within walking distance to downtown Campbell's historic business district, restaurants, and shops
- Residents will enjoy convenient access to Highways 17, 85, 280, and 101
- Close proximity to The Pruneyard shopping center for restaurants and shopping
- The public library and park are directly across the street

A Marvelous First Impression

At SummerHill Homes, we believe a great home begins with timeless design, and Ainsley Square is no exception. These residences have been embellished with designer-selected upgrades and design enhancements ensuring years of enjoyment and a sense of pride every time you step inside.

- Classic front porches
- Contemporary architectural styling in the award-winning SummerHill Homes tradition
- Raised-panel, solid-core, fiberglass entry door with polished-brass hardware
- Fully Sheetrocked™, two-car garage with steel roll-up sectional doors with decorative windows, and automatic opener with two remote controls
- Dual-pane, vinyl windows and sliding glass doors (per plan)

- Perimeter landscaping is maintained by the homeowners association
- Stylish side-yard redwood fencing
- Dramatic volume ceilings (per plan)
- For ease of maintenance, all homes have a brick courtyard enclosed by a picket fence

Refined Interiors

Ainsley Square's innovative designer-selected interior features assure that each Ainsley Square residence uniquely reflects your distinctive taste and lifestyle.

- Hand-set, designer-selected, ceramic tile flooring in entry or hardwood (per plan)
- White painted stairs, balustrades, and railings
- Romantic fireplace with decorative pre-cast hearth and surround
- Raised-panel Colonist® interior doors
- Polished-chrome door hardware
- Radius corners in select areas

Gourmet's Delight

We believe that the kitchen is the "heart of the home"—a place to gather with friends and create special memories that will last a lifetime.

- Maple shaker-style or white raised-panel cabinets (per plan)
- Convenient under-cabinet fluorescent lighting
- Hand-set countertops with 12" x 12" granite tile with full backsplash
- Kohler® cast iron dual-compartment kitchen sink with chrome faucet and vegetable sprayer
- ½ h.p. garbage disposal
- Whirlpool® appliances in black or white (per plan)
- Deluxe five-cycle dishwasher
- 30" self-cleaning oven and 30" gas cooktop
- Space-saving microwave oven
- Refrigerator space plumbed for icemaker
- Ceramic tile and hardwood flooring (per plan)

Private Master Suite

Welcome to the master suite—your private domain. Thoughtfully designed with relaxation and retreat in mind.

- Dramatic volume ceilings (per plan)
- Large shower with built-in seat, clear-glass enclosure and complementary tile surround (per plan)
- Relaxing oval tub with designer ceramic tile surrounds (on select plans)
- Tile vanity with dual china basins and Price Pfister®, "Georgetown" polished-chrome faucets
- Spacious walk-in closets (per plan)
- Private compartmentalized water closet
- Recessed medicine cabinets

Host of Fine Features

We've included an array of "unseen" quality enhancements for superior convenience and comfort.

- Decorator lighting fixtures unique to each plan (powder room, baths 2 and 3)
- Telephone outlets in all bedrooms, office, loft, den, and kitchen; CAT-5 pre-wired for two lines, with the ability to accommodate up to four lines
- Cable television outlets thoughtfully placed in master suite, all bedrooms, offices, and family room
- Convenient interior laundry area with upper cabinets (per plan), and gas dryer hook-ups
- Pre-wired for air conditioning



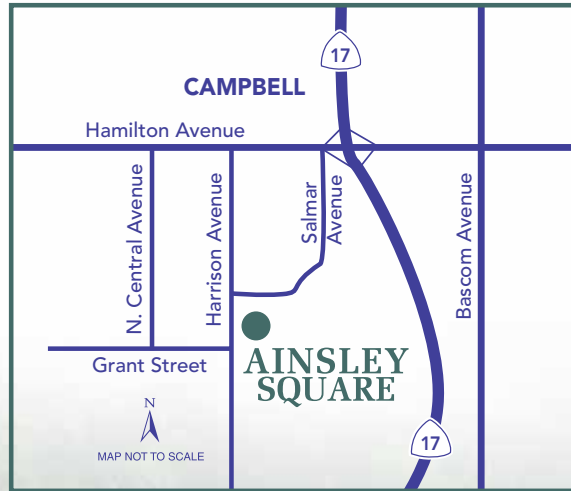
SummerHill Homes

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 24 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 Better Homes and Gardens.





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