

ROYAL OAKS AT
EAGLE RIDGE



Royal Oaks

SUMMERHILL HOMESSM
COMMUNITIES OF DISTINCTION

Community Story

With a prime location near the prestigious Eagle Ridge Golf Club, Royal Oaks residents will treasure the elegant golf course lifestyle, the Club's exquisite fairways and desirable nearby amenities. Experience the captivating perfection and restorative qualities of this distinctive community. Royal Oaks at Eagle Ridge—a celebration of fine living.



Surrounded by majestic rolling hills, natural creeks, and a championship golf course, this breathtaking collection boasts SummerHill Homes' meticulous design and artful craftsmanship. The enchanting and distinguished homes at Royal Oaks feature spacious lots and innovative floorplans with abundant square footage, as well as thoughtful appointments suitable for a variety of lifestyle needs.



Residence One



1B



1A

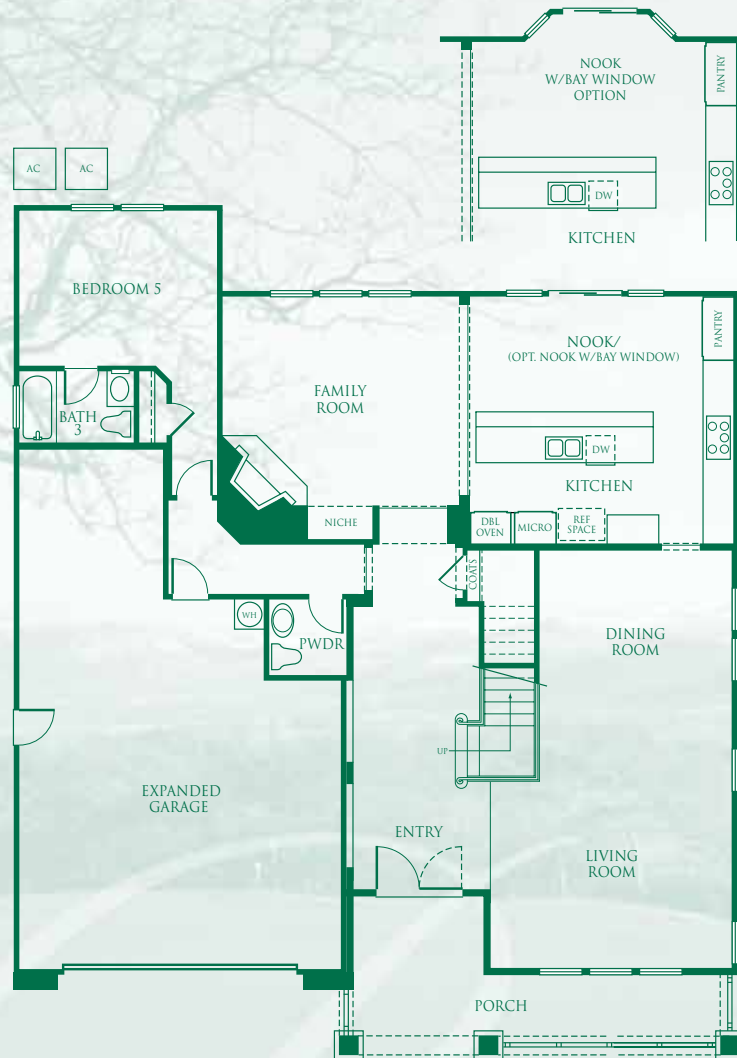


1C



Ask your Sales Representative for more information on the choices available for each plan. 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 and room sizes and layouts are subject to change per elevation or flex option. Ask your 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. 5/02

Residence One



First Story



Second Story

- Approximately 3,254 sq. ft.
- 2 story
- 5 bedrooms
- 3½ baths
- Gourmet kitchen with breakfast nook
- Formal living room
- Formal dining room
- Family room
- Expanded 2-car garage with tandem space



Residence Two



2B



2A

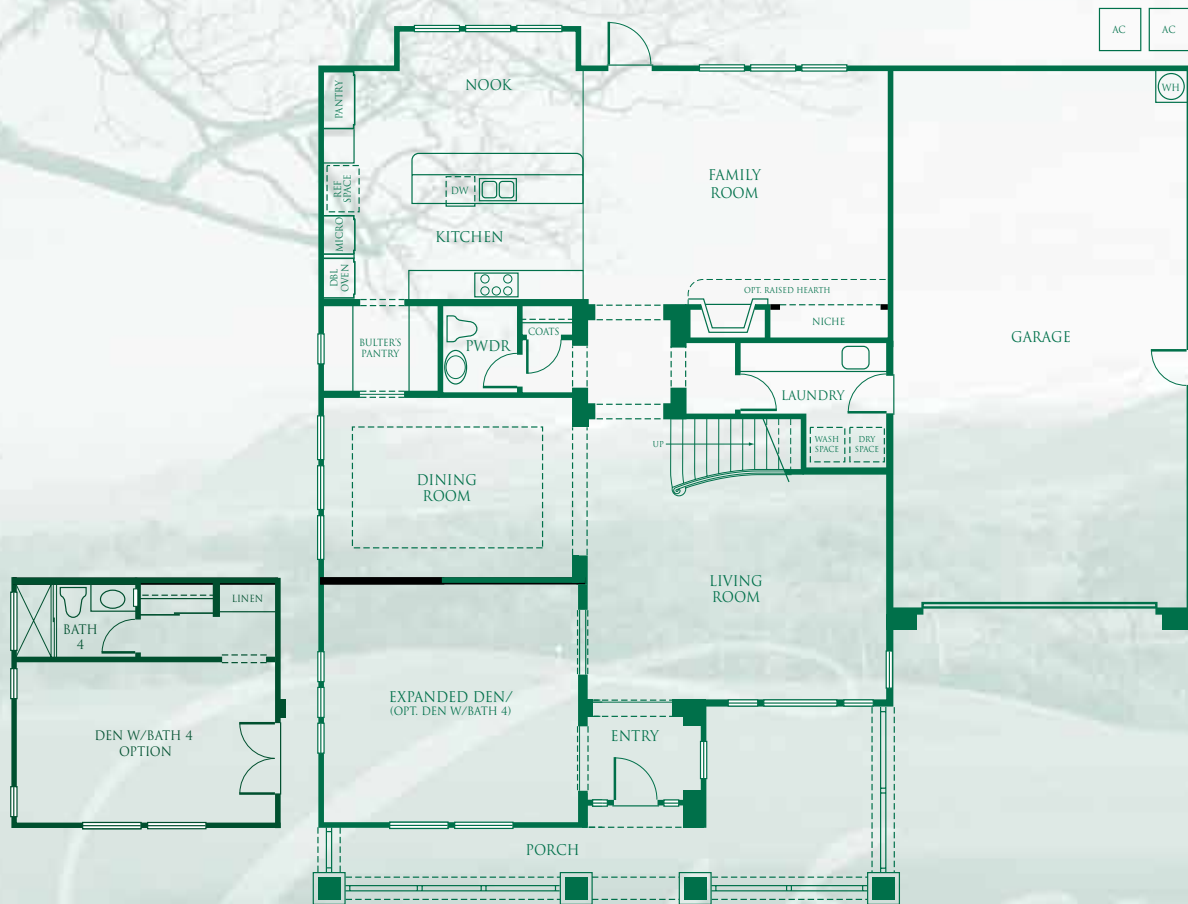


2C

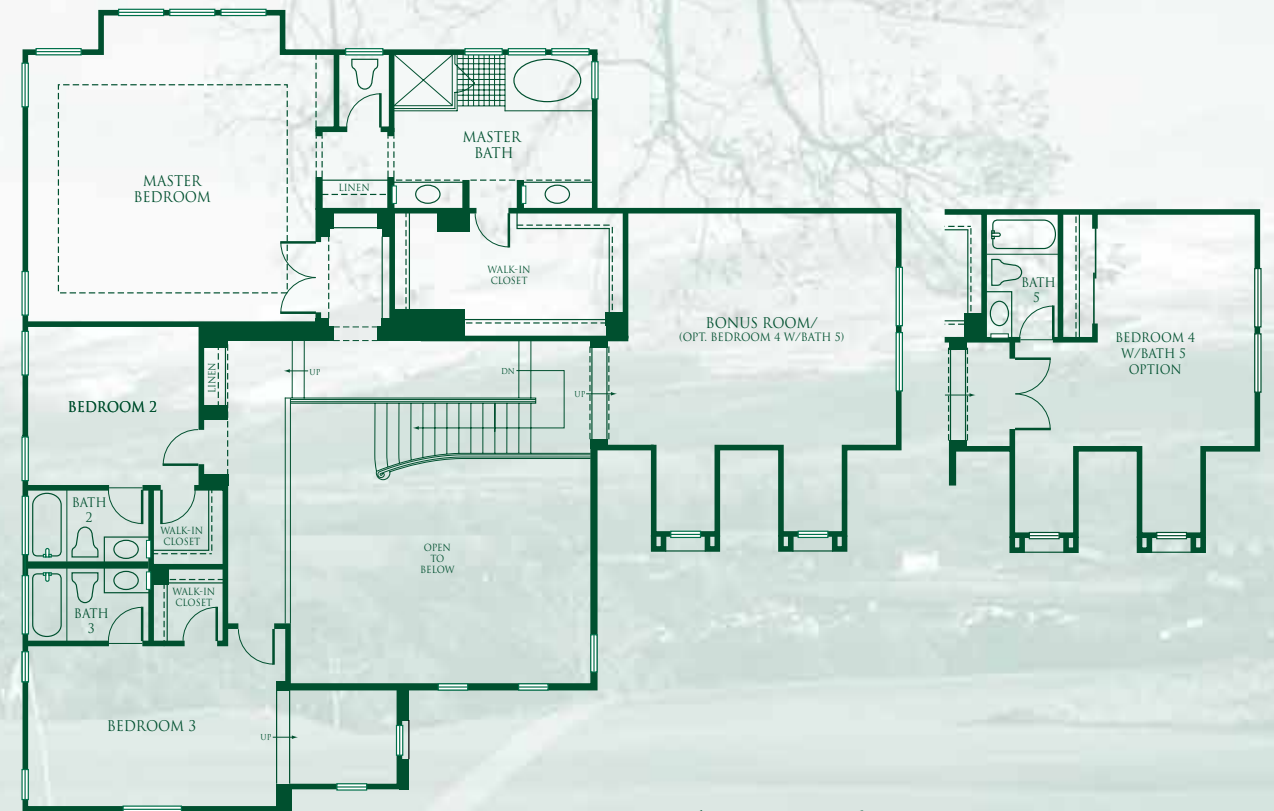


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Residence Two



First Story



Second Story

- Approximately 3,996 sq. ft.
- 2 story
- 3 bedrooms
- 3½ baths
- Gourmet kitchen with breakfast nook
- Den
- Formal living room
- Formal dining room
- Family room
- Bonus Room
- 4-car tandem garage



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Residence Three



3A

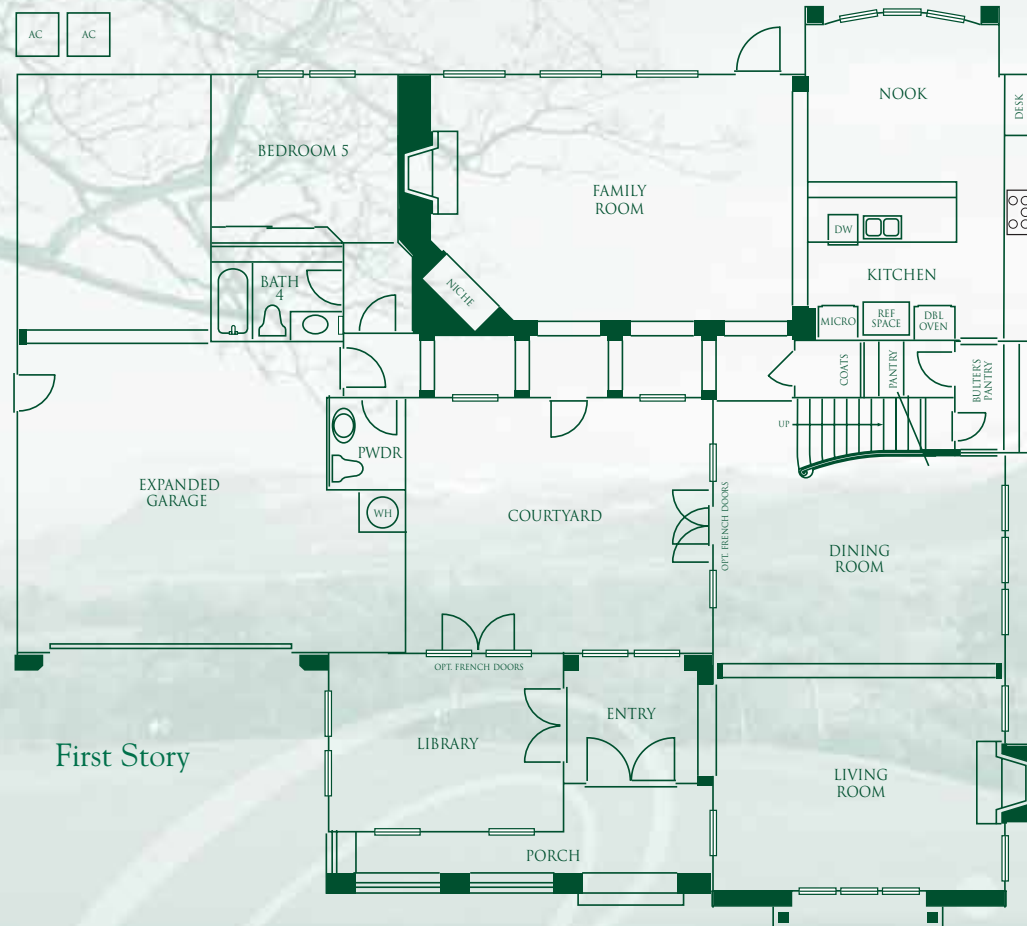


3B



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Residence Three



- Approximately 4,129 sq. ft.
- 2 story
- 5 bedrooms
- 4½ baths
- Gourmet kitchen with breakfast nook
- Library
- Formal living room
- Formal dining room
- Family room
- Interior courtyard
- Expanded 2-car garage with tandem space



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Features

Distinctively Different Exteriors

At SummerHill Homes, we believe a great home begins with timeless design. We've embellished the homes at Royal Oaks at Eagle Ridge with tasteful details that will provide years of enjoyment—and a feeling of pride every time you come home.

- Unique architectural styling in the award-winning SummerHill Homes tradition
- Monier Lifetile™ slate, shake or villa style tile roof, per plan
- Stucco exteriors with sand finish or non-combustible James Hardie™ lap style siding, per plan
- Six-panel, fiberglass entry door, per plan
- Three and four-car tandem garage (drywalled and taped) with steel roll-up sectional doors
- Automatic garage door opener with two remote controls
- Dual-paned vinyl windows
- Full front yard landscaping and automatic irrigation system
- Side and rear yard redwood fencing

Elegant Interiors

High ceilings and plenty of windows make interior spaces light and inviting. Rooms are arranged to keep the family close—while providing plenty of privacy.

- Three exciting yet functional floorplans that include formal and casual living spaces and downstairs dens, beds, and baths
- All Kohler™ bath fixtures including sinks, tub, toilet, and faucets in polished chrome, per plan
- Ceramic tile flooring in entry
- Dramatic volume ceilings
- Unique decorator lighting fixtures
- Stair handrails include oak stained handrail with white painted balusters and tread ends
- Wood-burning fireplace with gas log lighter, glass door enclosure and pre-cast hearth and surround in family room
- Raised panel “Colonist” interior doors and closet doors
- Polished brass door hardware
- Radius corners throughout
- Light knockdown texture wall finish; eggshell enamel paint in kitchen, baths and laundry; flat paint in all other rooms

Gourmet Kitchens

The kitchen is the “heart of the home,” a place for the family to gather and share the events of the day. Royal Oaks at Eagle Ridge family rooms and kitchens are sure to provide lasting memories.

- Custom raised panel oak cabinetry throughout with white vinyl interiors, adjustable upper shelves and easy glide drawers
- Hand-set countertops of white ceramic tile with 6" tile backsplash
- Full ceramic tile backsplash behind cooktop
- Kohler™ cast iron, dual-compartment kitchen sink with gourmet faucet and side spray
- KitchenAid™ appliances available in black or white
 - 36" glass five-burner gas cooktop with sealed burners
 - 30" self-cleaning double oven
 - Separate built-in microwave
 - Deluxe four-cycle dishwasher with stainless steel interior and whisper quiet sound reduction system
 - 36" Broan® vented hood with 250-460 CFM
- Refrigerator space plumbed for icemaker
- ½ h.p. garbage disposal
- Spacious storage pantry in cabinets, per plan
- Durable no-wax vinyl flooring
- Recessed ceiling lighting in kitchen and nook and under-cabinet fluorescent lighting

Private Master Suites

Welcome to your private domain. Royal Oaks at Eagle Ridge master suites surround you with comfort—a welcome respite from your busy day.

- Oval tub with 6" x 6" ceramic tile surround
- Separate shower with clear glass enclosure and ceramic tile surround
- Ceramic tile vanity with dual china sinks
- Polished chrome faucets
- Raised panel oak cabinetry
- Recessed medicine cabinet
- Walk-in closets with wood painted shelving

Extraordinary Convenience and Energy Saving Features

We've included an array of “hidden” features for your convenience and comfort.

- Central air conditioning and high efficiency forced air gas furnace with electronic ignition and energy efficient electronic set-back thermostat
- Structured wiring system includes dual CAT 5 communication and dual RG6 entertainment outlets in family room and all bedrooms with network connection center
- Smoke detectors wired throughout the home
- Interior laundry area with oak cabinetry, ceramic tile 4" x 4" counter top and fiberglass utility sink, per plan
- Gas dryer hook-up
- 75-gallon gas hot water heater
- Villager™ cast iron tub with ceramic tile surrounds in secondary baths
- Ceramic tile 4" x 4" vanity top with top-set china sinks in secondary baths
- Hot water loop with circulating pump to all fixtures

Customizing Options and Upgrades

We are proud to offer an extensive Customer Choice Option Program to personalize your home to fit your individual lifestyle.

- Upgraded kitchen appliances
- Optional Kohler™ packages
- Optional jetted tub in master bath
- Upgraded vinyl, carpet, tile, marble and hardwoods flooring
- Upgraded stair rails
- Upgraded tile and granite countertops
- Upgraded master bath countertops, tub, and shower surrounds
- Additional electrical outlets and structured wiring jacks with CAT 5 home runs
- Upgraded network and security systems
- Fully cased windows and millwork package
- Upgraded lighting packages
- Additional cabinet finish selections and crown molding
- Optional T.V. niche cabinets, per plan
- ...And, much more. Contact the Royal Oaks Community Sales Manager for details of which optional features are available. Certain homes at Royal Oaks have been beautifully pre-selected with many options and upgrades.



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.

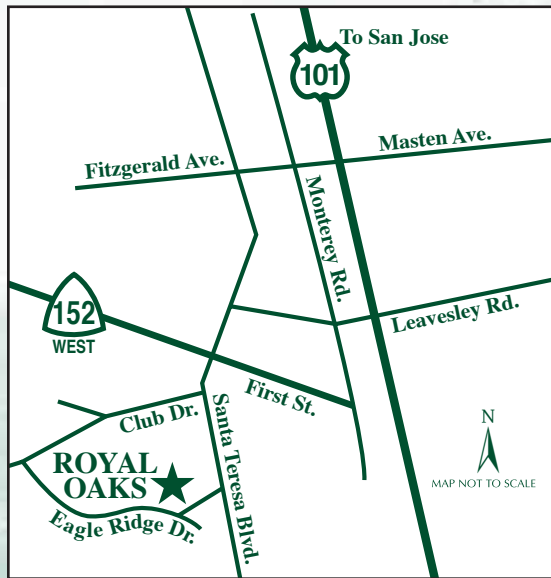
SummerHill's new communities are distinguished by their rich character and exceptional attention to detail, lending to the enduring quality of all its homes.



For over 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 Better Homes and Gardens.

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