

MONTALVO OAKS IS LOCATED IN MONTE SERENO, ONE OF LOS GATOS' MOST DESIRABLE PLACES TO LIVE IN THE BAY AREA.

INTRODUCING AN EXCLUSIVE OPPORTUNITY OF 36 ARTFULLY CRAFTED HOMES, WITH ELEGANT CHARM, OFFERING LUXURY LIVING EXPERIENCE.

HOMES OFFER SPACIOUS LIVING AREAS, PREMIUM GOURMET KITCHENS, EXPANSIVE OWNER'S SUITES WITH SPA-LIKE BATHROOMS, AND LARGE WALK-IN CLOSETS.

THIS IS THE HOME COLLECTION YOU'VE BEEN WAITING FOR. OFFERING HIGHLY RANKED SARATOGA SCHOOLS, PROXIMITY TO DOWNTOWN LOS GATOS, SARATOGA VILLAGE, AND EASY COMMUTE ACCESS TO HIGHWAY 17 AND I-880. JUST MINUTES TO PARKS, MAJOR EMPLOYERS, DINING AND ENTERTAINMENT. MONTALVO OAKS IS THE PLACE TO CALL HOME!

HOMES

FEATURING 36 HIGH-QUALITY NEW HOMES

PRIVATE BACKYARDS *PER PLAN*

3-5 BEDS • 1,715-3,238 SQ. FT. APPROX.

VARIETY OF RESIDENCES:

21 SINGLE FAMILY • 7 TOWNHOMES • 8 DUETS

LOFTS, DENS AND PRIVATE OPEN SPACE PER PLAN

- CLEAN - HEALTHY NEVER-BEFORE-LIVED-IN HOMES
- HOME OFFICE READY WITH HIGH SPEED CONNECTIONS
- FLEXIBLE SPACE FOR FITNESS, HOBBIES, HOMES CLASSROOM

PLAN 1: 3 BEDS | 2.5 BATHS | 1,715-1,728 SQ.FT.

PLAN 2: 3 BEDS | 2.5 BATHS | 1,844 SQ.FT.

PLAN 3: 4 BEDS | 4 BATHS | 2,111-2,125 SQ.FT.

PLAN 4: 3 BEDS | 2.5 BATHS | 2,051 SQ.FT.

PLAN 5: 3 BEDS | 2.5 BATHS | 2,236 SQ.FT.

PLAN 6: 5 BEDS | 4.5 BATHS | 3,076-3,079 SQ.FT.

PLAN 7: 4 BEDS | 4.5 BATHS | 3,025 SQ.FT.

PLAN 8: 4 BEDS | 4.5 BATHS | 3,238 SQ.FT.
GUEST SUITE 1 BED | 1 BATH | 500 SQ.FT.

FEATURES

- **AWARD WINNING** HESTAN STEELETTO APPLIANCES WITH EXCITING OPTIONAL COLORS:
BLUE, RED, BURGUNDY, ORANGE, GREY, WHITE, BLACK

- WHOLE HOUSE CABINETRY & HARDWARE, UNDER CABINET LED LIGHTING
- KOHLER KITCHEN FIXTURES

- ANDERSON 200 WINDOWS
- FLOATING VANITY AT POWDER & OPTIONAL AT OWNER'S BATH
- KOHLER BATH FIXTURES
- FREE STANDING KOHLER TUBS IN OWNER'S SUITE *PER PLAN*
- MINKA LAVERY- BATH VANITY LIGHTS CITY SQUARE COLLECTION *PER PLAN*
- OWNER'S CLOSET SYSTEM DELUXE WHITE
- LAUNDRY ROOM SINK & FAUCET

- SMART HOME FEATURES IN ENERGY EFFICIENT HOMES
- PRE-WIRE FOR SECURITY ONLY, USB/RECEPTACLE COMBO
- 220V 40 AMP ELECTRIC CAR OUTLET
- EXTERIOR WATERPROOF OUTLETS
- CAMBRIDGE TWO PANEL DOOR
- TANKLESS WATER HEATER

PERSONALIZE YOUR NEW HOME FOR YOUR LIFESTYLE: OPTIONS & UPGRADES
MULTIPLE VARIETY ON SELECTIONS FOR:
KITCHEN & BATH CABINETS, FIXTURES, COUNTERTOPS.
FLOORING, HARDWOOD, TILE, CARPET, RAILING/STAIR SYSTEM

UPGRADE KITCHEN RANGE/HOOD/OVEN, DISHWASHER, REFRIGERATOR, WINE COLUMN, BEVERAGE CENTER & WASHER/DRYER, CLOSET SYSTEMS, HARDWARE, INSULATION, CEILING LIGHTS/FANS, SPEAKER PACKAGE, KEYLESS ENTRY, NEST /RING FEATURES, STAIR LIGHTING

and much more!

PERSONALIZE YOUR HOME WITH OPTIONAL FEATURES AT THE
SUMMERHILL DESIGN GALLERY



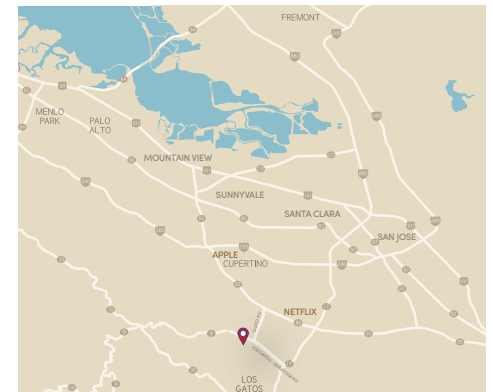
SCHOOLS

- FOOTHILL ELEMENTARY
- REDWOOD MIDDLE SCHOOL
- SARATOGA HIGH SCHOOL

AREA

CHARMING DOWNTOWN LOS GATOS IS SEAMLESSLY WOVEN INTO MONTALVO OAKS LIFESTYLE

- 1.7 MILES TO DOWNTOWN LOS GATOS
- 3.2 MILES TO NETFLIX HEADQUARTERS
- 4.4 MILES TO GOOD SAMARITAN HOSPITAL
- 7.2 MILES TO KAISER HOSPITAL, SANTA CLARA
- 7.4 MILES TO APPLE HEADQUARTERS
- 12.5 MILES TO ADOBE
- 13.4 MILES TO LINKEDIN'S CORPORATE CAMPUS
- 15.5 MILES TO GOOGLE'S CORPORATE CAMPUS





- PLAN 1: 3 BEDS | 2.5 BATHS | 1,715-1,728 SQ.FT.
- PLAN 2: 3 BEDS | 2.5 BATHS | 1,844 SQ.FT.
- PLAN 3: 4 BEDS | 4 BATHS | 2,111-2,125 SQ.FT.
- PLAN 4: 3 BEDS | 2.5 BATHS | 2,051 SQ.FT.
- PLAN 5: 3 BEDS | 2.5 BATHS | 2,236 SQ.FT.
- PLAN 6: 5 BEDS | 4.5 BATHS | 3,076-3,079 SQ.FT.
- PLAN 7: 4 BEDS | 4.5 BATHS | 3,025 SQ.FT.
- PLAN 8: 4 BEDS | 4.5 BATHS | 3,238 SQ.FT.
GUEST SUITE 1 BED | 1 BATH | 500 SQ.FT.

Artist's conception of map. Not to scale.



1D



1E



2A



2B



2X DUET



3F



3G



3XF DUET



3XG DUET



TRIPLEX



FOURPLEX



6A



6B



7C



7D



8C



5B



4B

5B

5A

4 A

4 A

5A

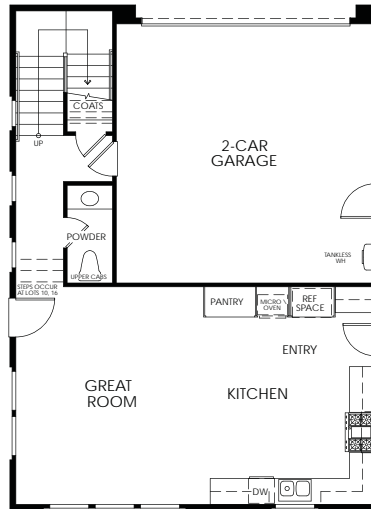


TRIPLEX

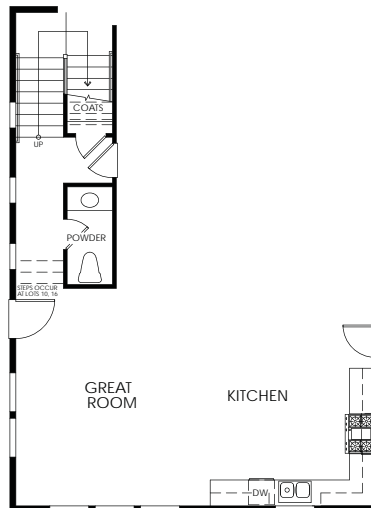
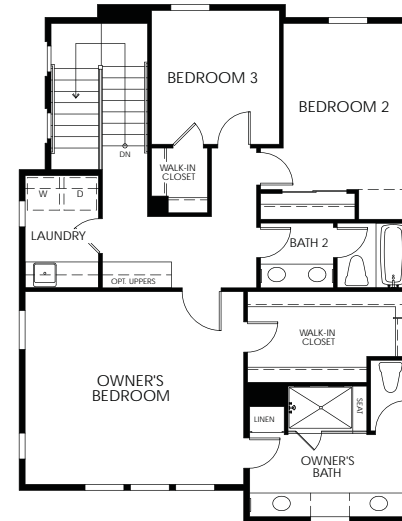
FOURPLEX

PLAN 1D • 1E: 3 BEDS | 2.5 BATHS | 1,715-1,728 SQ.FT.

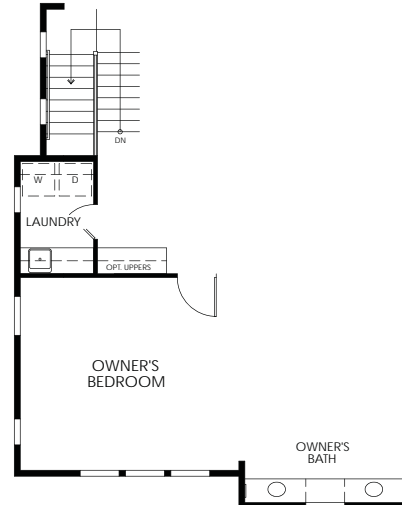
**KITCHEN
LOT 10 & 16**



D



E

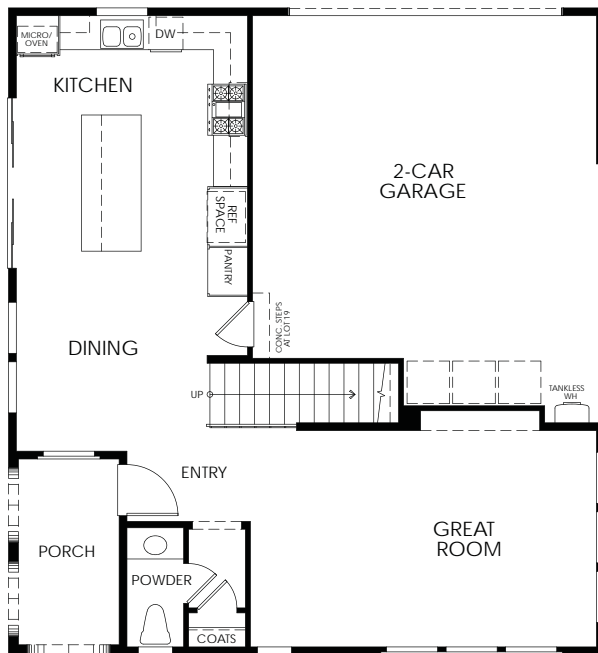


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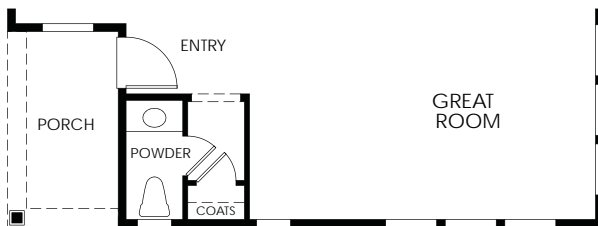
SECOND FLOOR

PLAN 2A • 2B: 3 BEDS | 2.5 BATHS | 1,844 SQ.FT.

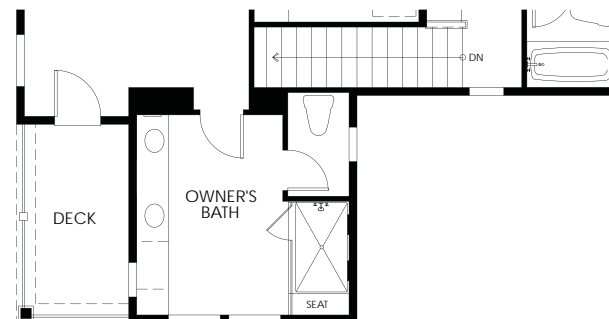
A



B

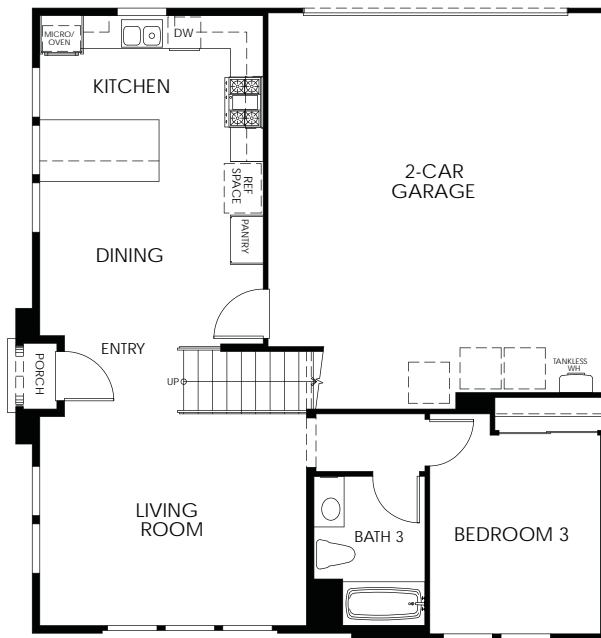


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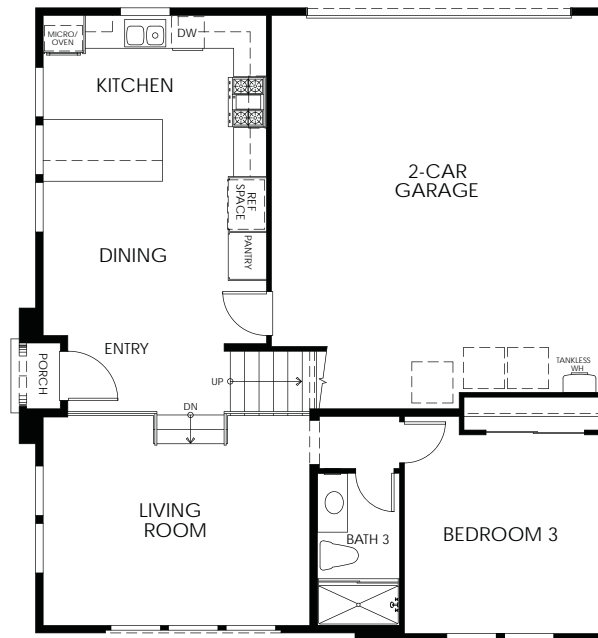


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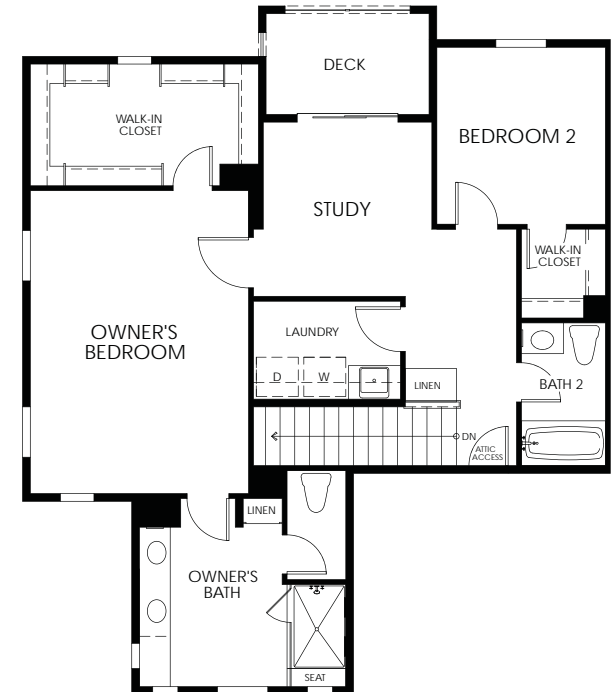
PLAN 2X: 3 BEDS | 2.5 BATHS | 1,840 SQ.FT.



ACC
LOT 31

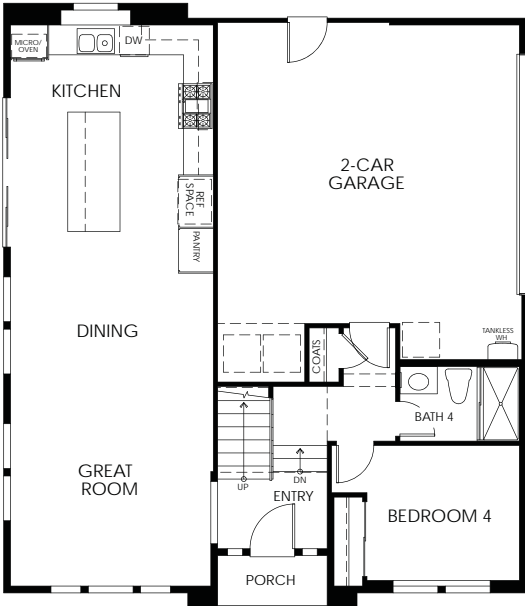


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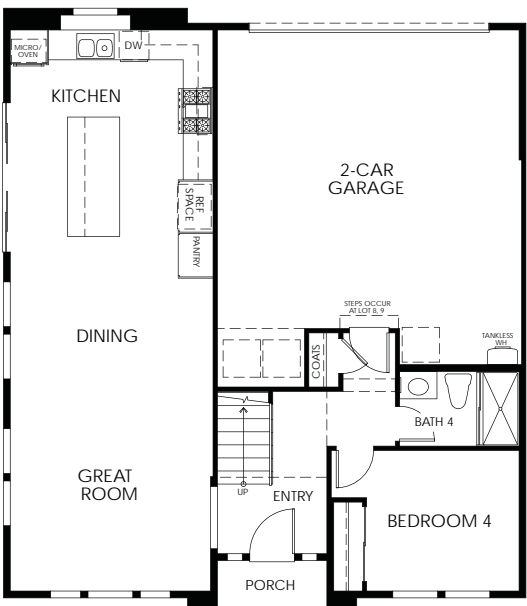


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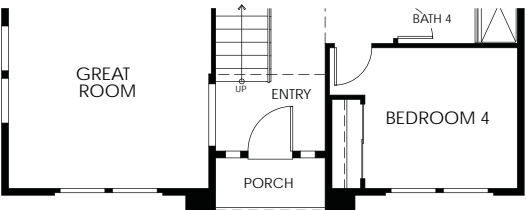
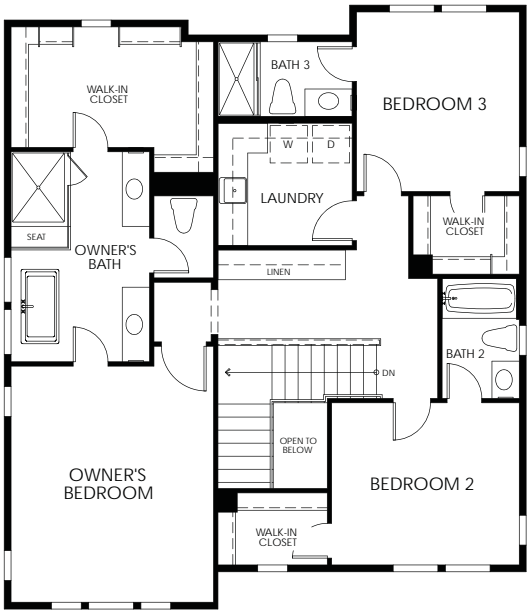
PLAN 3F • 3G • 3YF: 4 BEDS | 4 BATHS | 2,111 SQ.FT.



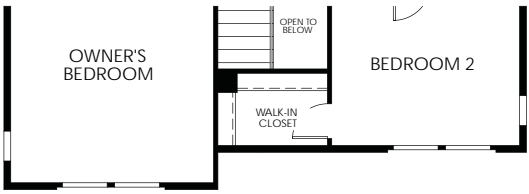
YF
LOT 21



F



G



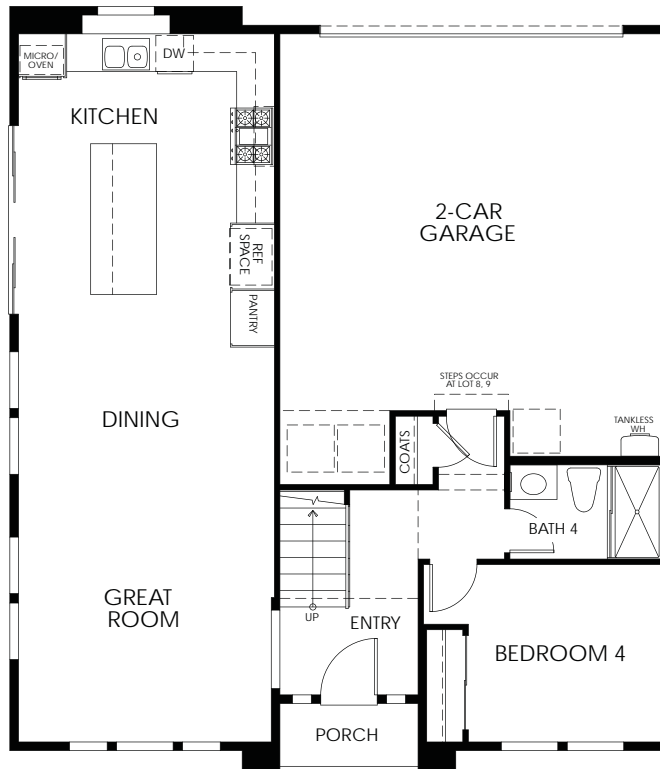
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SECOND FLOOR

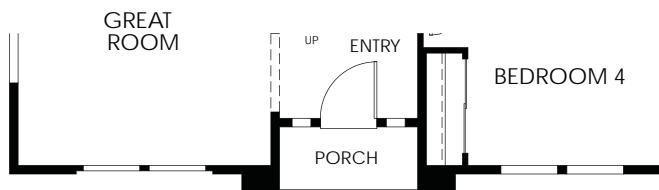
SINGLE FAMILY HOMES | HOMESITES: 3G:8R • 3F:9R • 3YF: 21

PLAN 3XF • 3XG: 4 BEDS | 4 BATHS | 2,119- 2,125 SQ.FT.

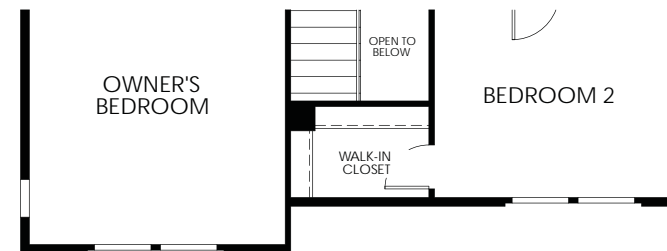
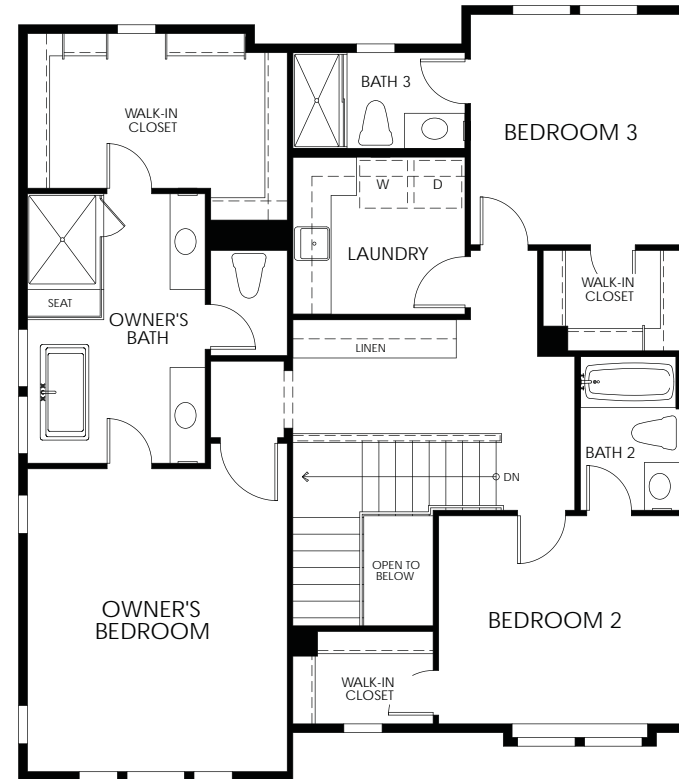
**XF
DUET**



**XG
DUET**



FIRST FLOOR

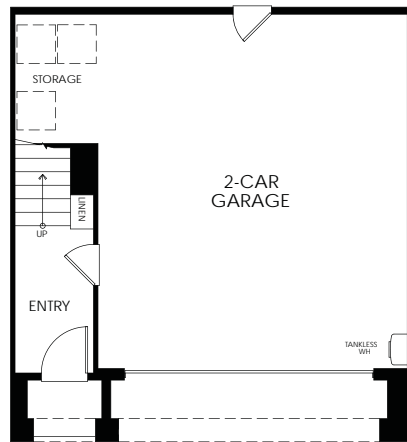


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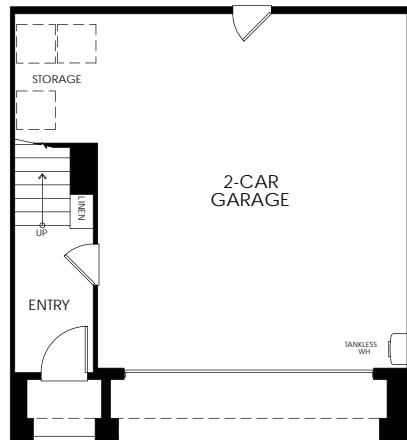
DUETS | HOMESITES 3XF: 13, 14R • 3XG: 17, 18R

PLAN 4A • 4B: 3 BEDS | 2.5 BATHS | 2,051 SQ.FT.

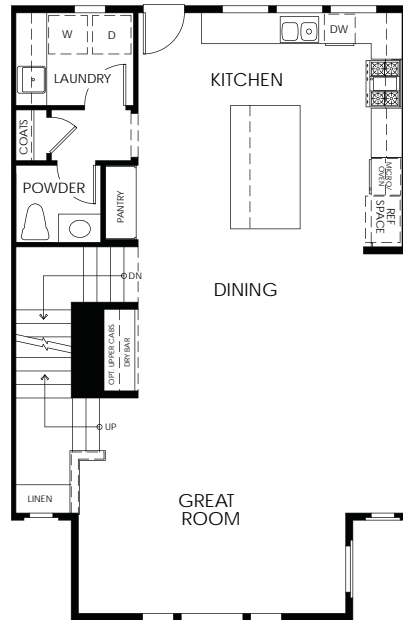
A



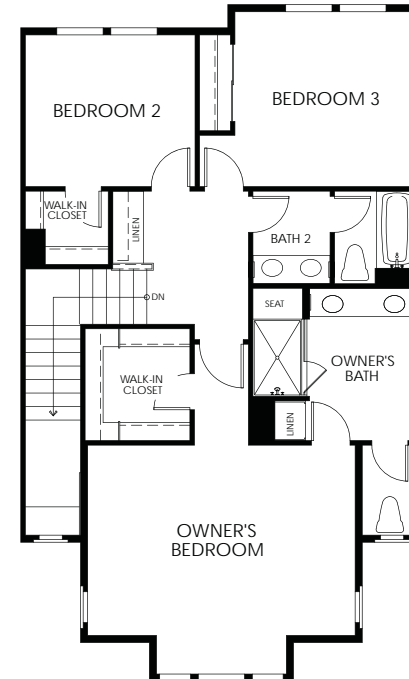
B



BASEMENT



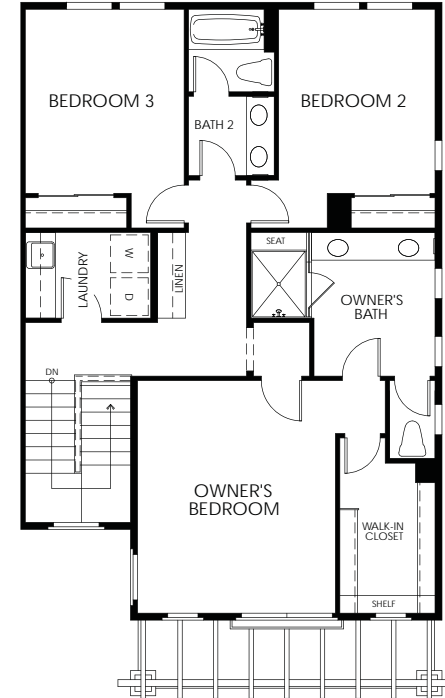
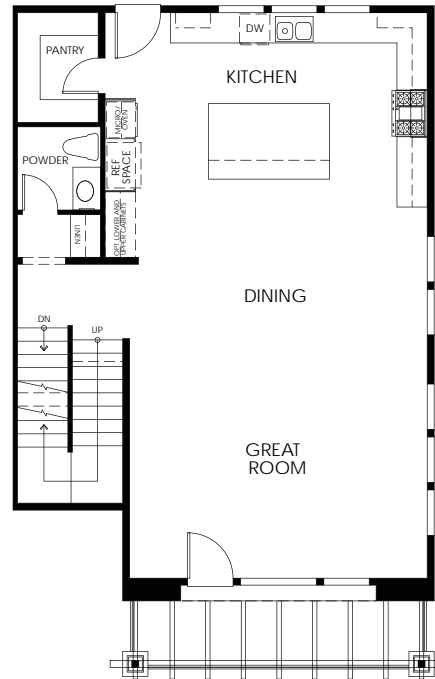
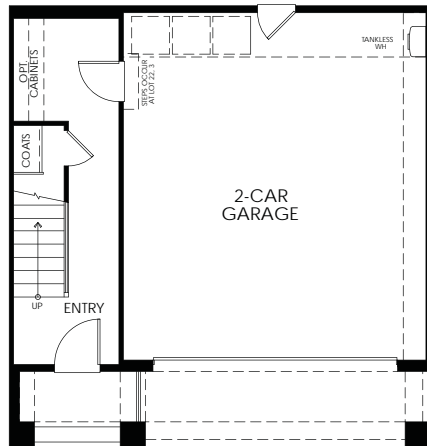
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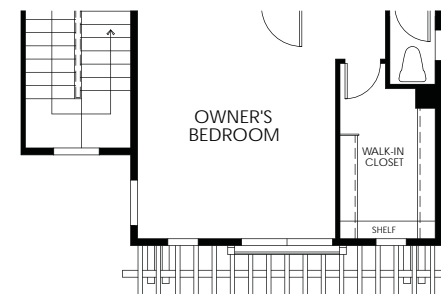
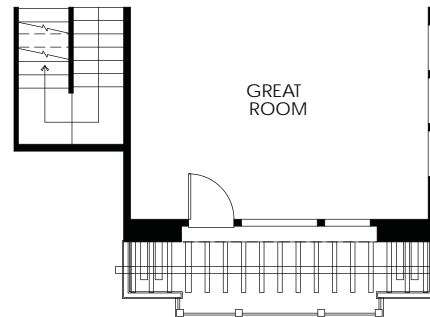
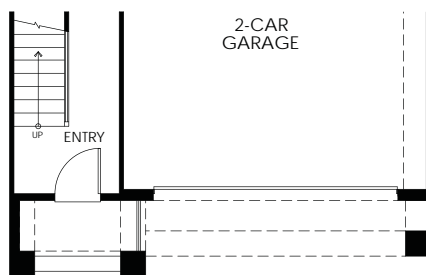
SECOND FLOOR

PLAN 5A • 5B: 3 BEDS | 2.5 BATHS | 2,236 SQ.FT.

A



B



BASEMENT

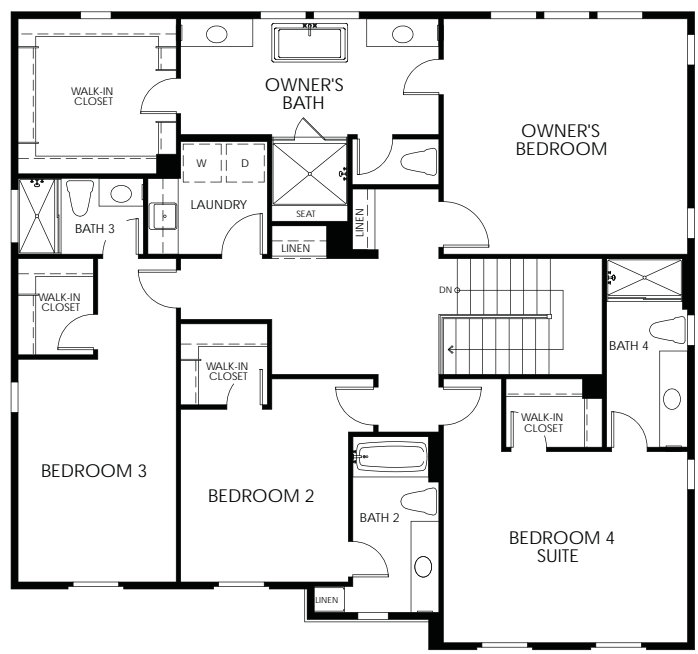
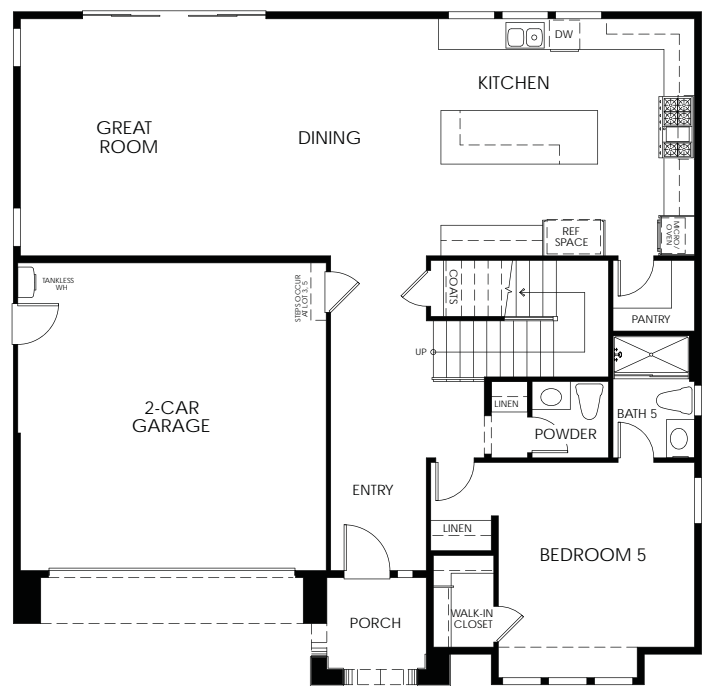
FIRST FLOOR

SECOND FLOOR

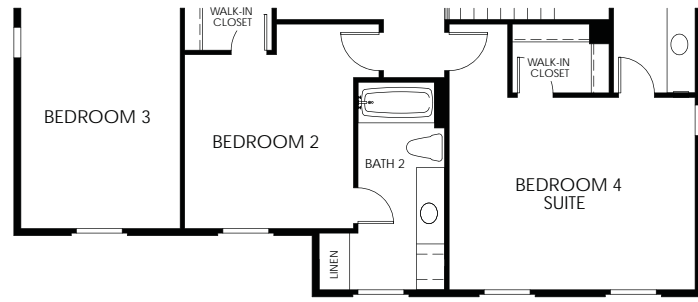
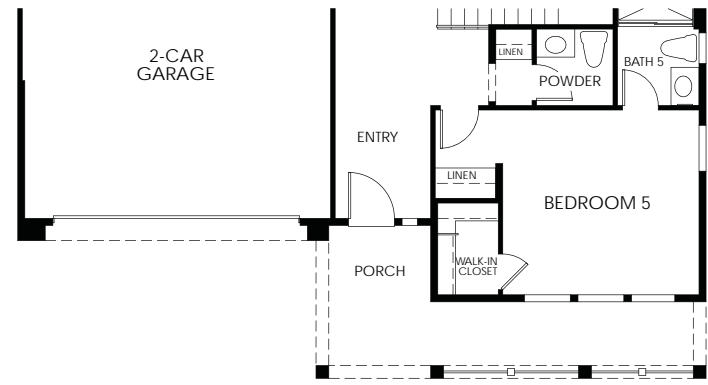
TOWNHOMES | HOMESITES 5A:23-1 • 23-4 5B:22-3 • 22-1

PLAN 6A • 6B: 5 BEDS | 4.5 BATHS | 3,076-3,079 SQ.FT.

A



B



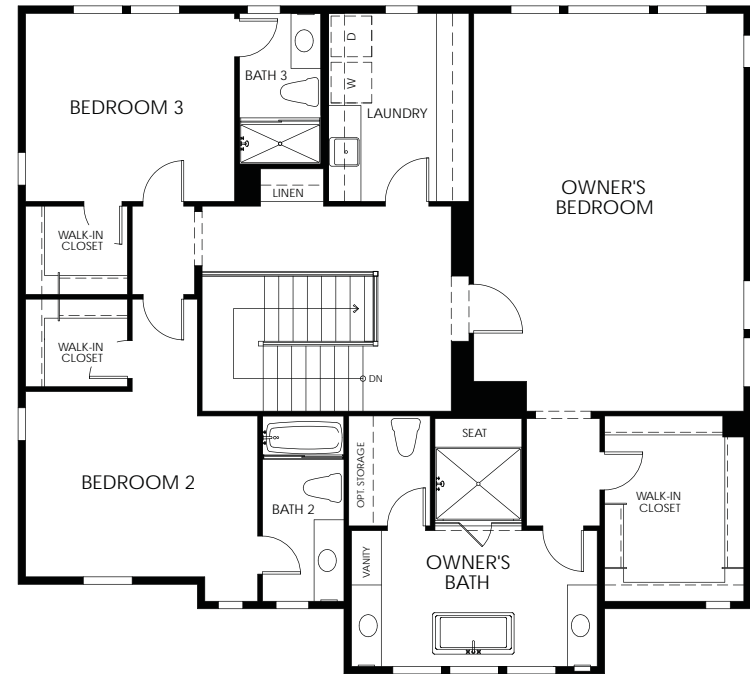
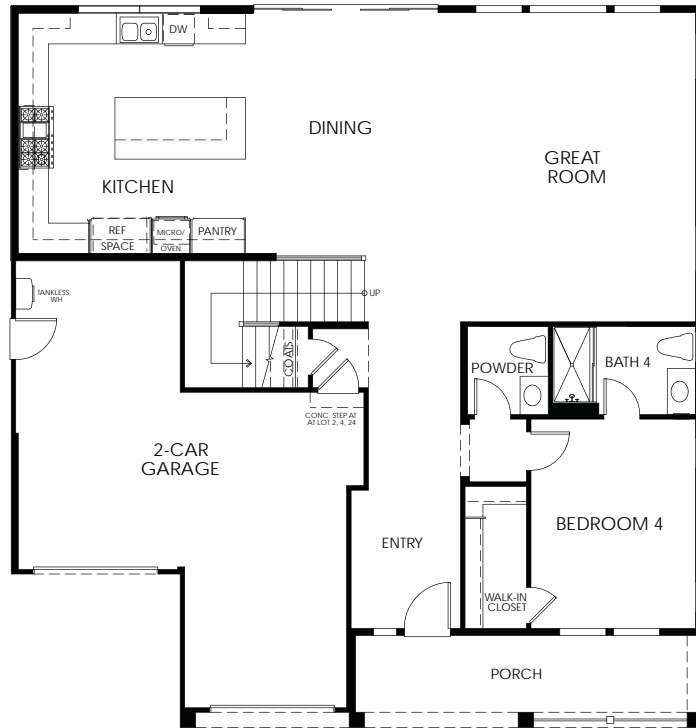
FIRST FLOOR

SECOND FLOOR

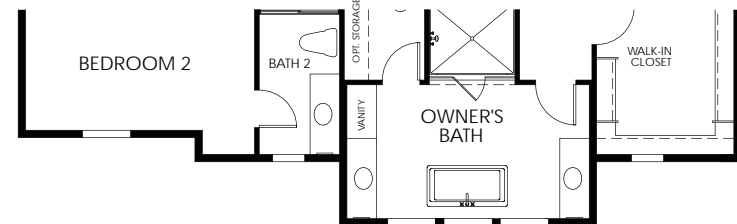
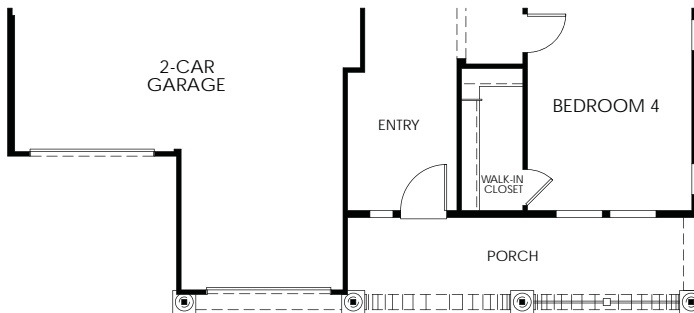
SINGLE FAMILY HOME | HOMESITES 6A: 3 • 25 6B: 1 • 5 • 27

PLAN 7C • 7D: 4 BEDS | 4.5 BATHS | 3,025 SQ.FT.

C



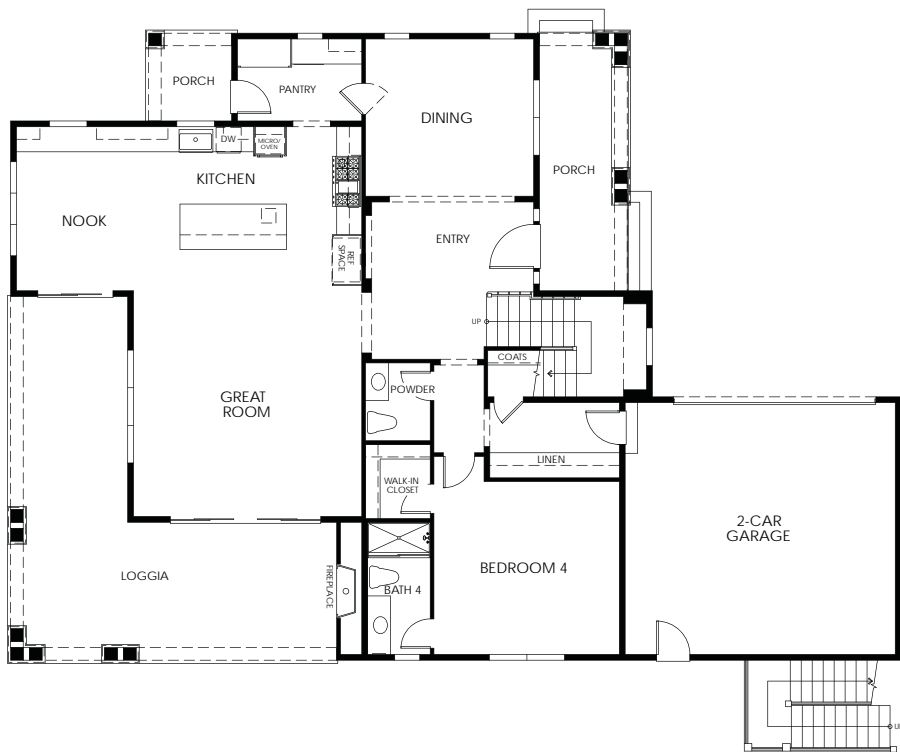
D



FIRST FLOOR

SECOND FLOOR

PLAN 8: 4 BEDS | 4.5 BATHS | 3,238 SQ.FT. + GUEST SUITE: 1 BED | 1 BATH 500 SQ. FT.



FIRST FLOOR



SECOND FLOOR