

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 2X: 3 BEDS + STUDY | 3 BATHS | 1,840 SQ.FT.
- PLAN 3: 4 BEDS | 4 BATHS | 2,111-2,125 SQ.FT.
- PLAN 3X: 4 BEDS | 4 BATHS | 2,119-2,125 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 | 5.5 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: **BLACK, ROYAL BLUE, WHITE, RED, BURGUNDY, ORANGE, GREY, YELLOW, AQUA, GREEN & BLUE GRAY.**

*"Chef Thomas Keller serves as brand ambassador for Hestan Commercial and Hestan Home. His culinary insight has been an invaluable inspiration for the Hestan kitchen. Chef Keller has installed Hestan in his celebrated restaurant kitchens, including Per Se, The French Laundry, Bouchon Yountville, The Surf Club Restaurant and La Calenda." commercial.hestan.com/partners*

- 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**



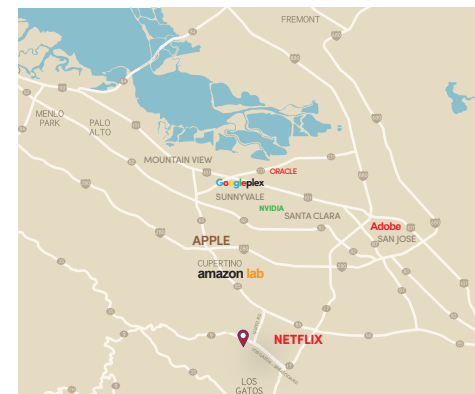
## SCHOOLS

- 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





Artist's conception of map. Not to scale.



 HESTAN @

MONTALVOaks  
BY SUMMERHILL HOMES

“From ingredients to temperature,  
every detail colors your food.

Cook thoughtfully, and every  
nuance dances on the plate.

Hestan’s engineers understand this.

That’s why you’ll find Hestan in my  
kitchens at French Laundry, and Per Se.

Every grate, burner and knob is designed to  
enhance performance; every intuitive  
innovation is built around the chef.”



Chef Thomas Keller





**MONTALVO**Oaks  
BY SUMMERHILL HOMES

**SUMMERHILL HOMES**™

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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

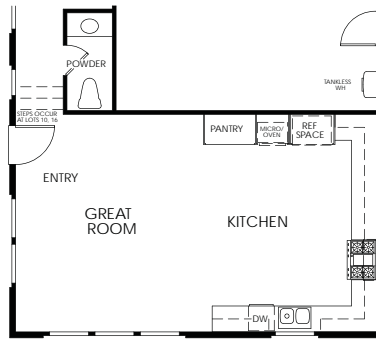


TRIPLEX

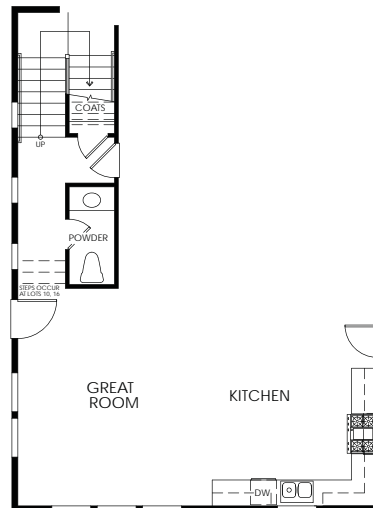
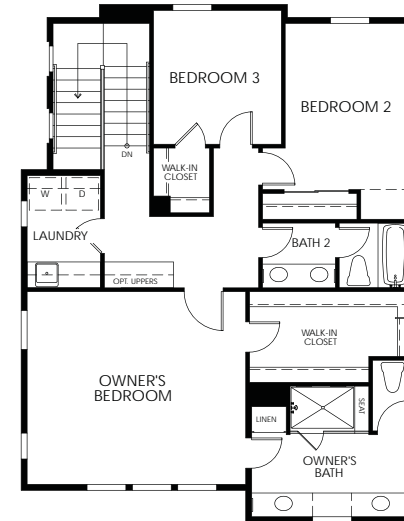
FOURPLEX

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

**KITCHEN  
LOT 10 & 16**

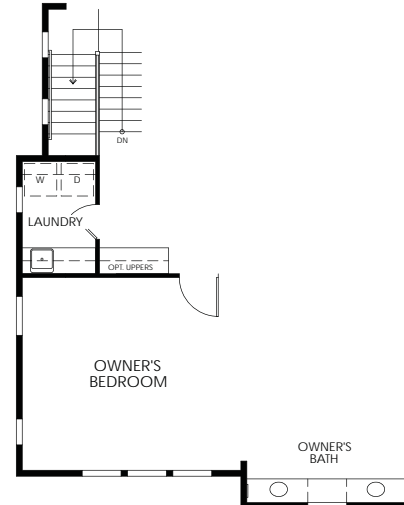


**D**



**FIRST FLOOR**

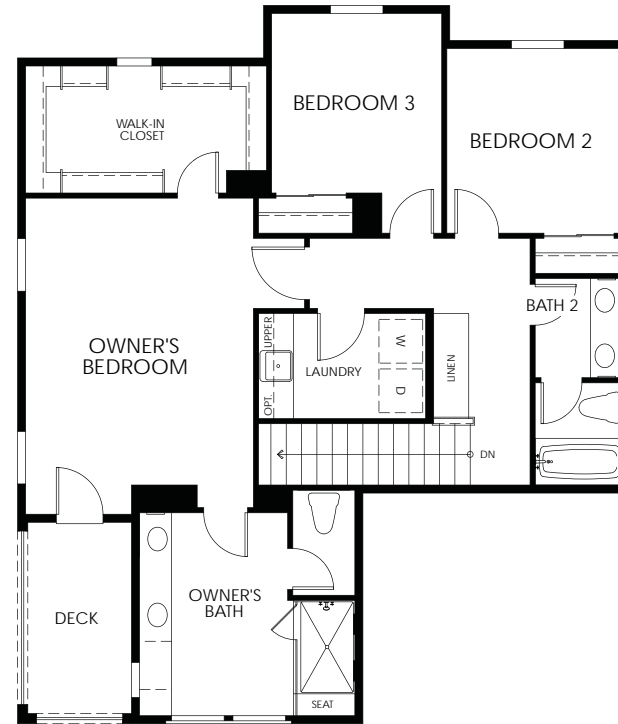
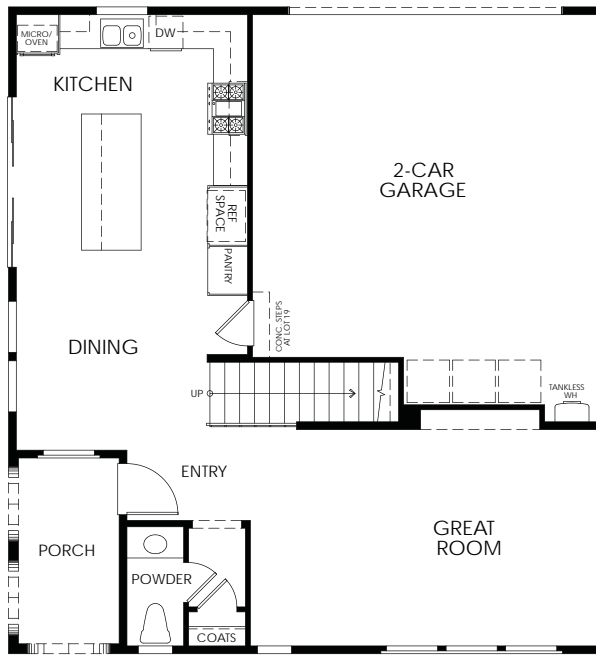
**E**



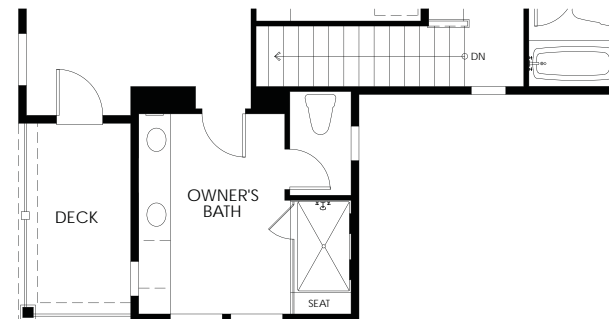
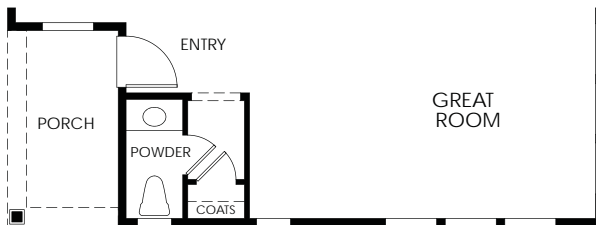
**SECOND FLOOR**

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

**A**



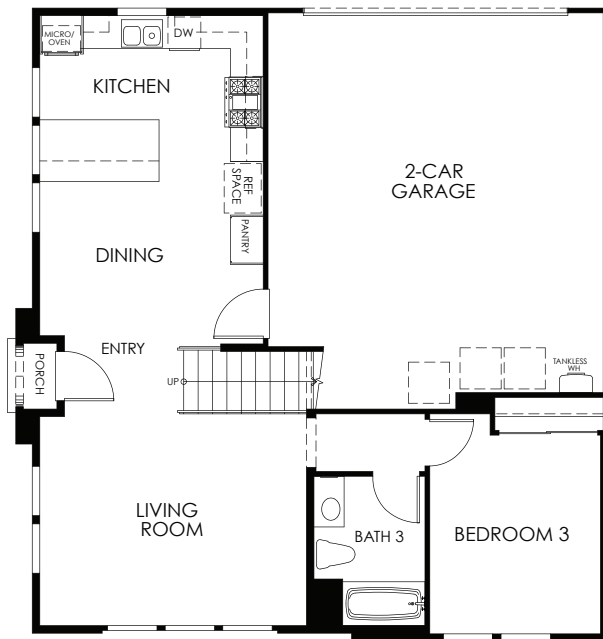
**B**



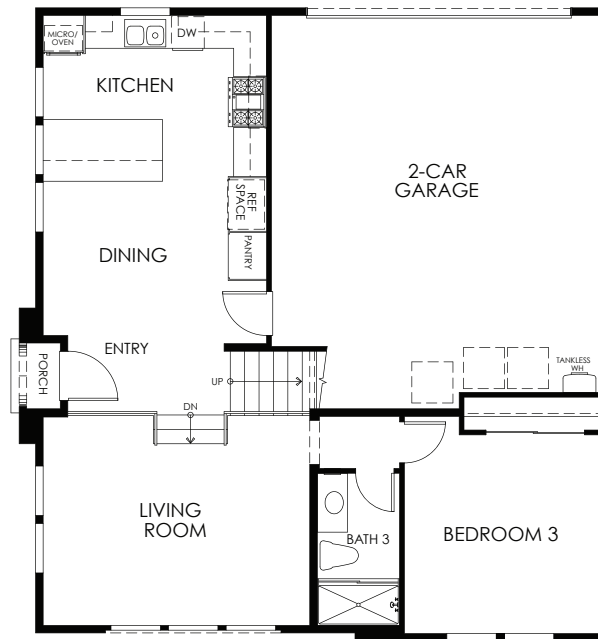
**FIRST FLOOR**

**SECOND FLOOR**

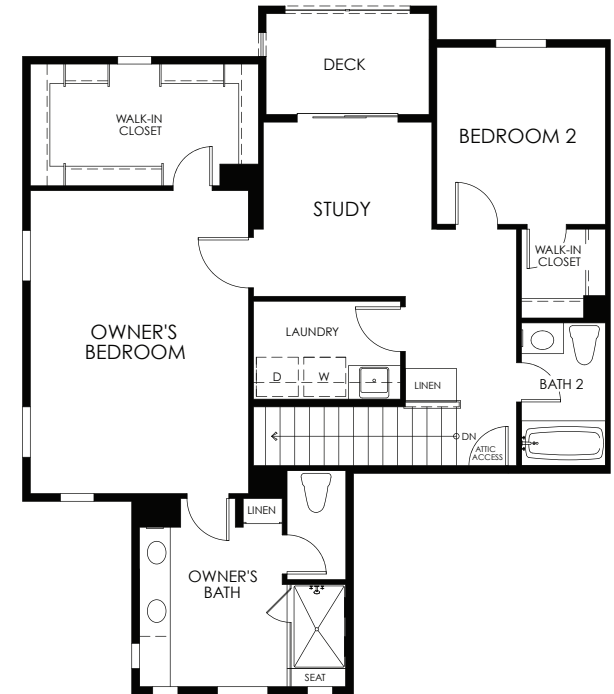
PLAN 2X: 3 BEDS + STUDY | 3 BATHS | 1,840 SQ.FT.



ACC  
LOT 31



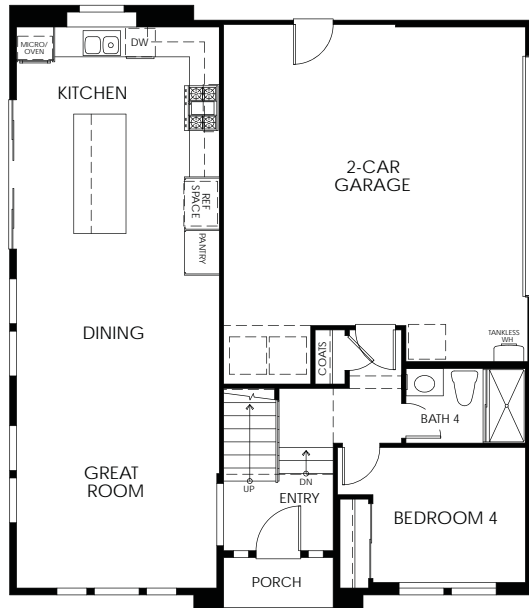
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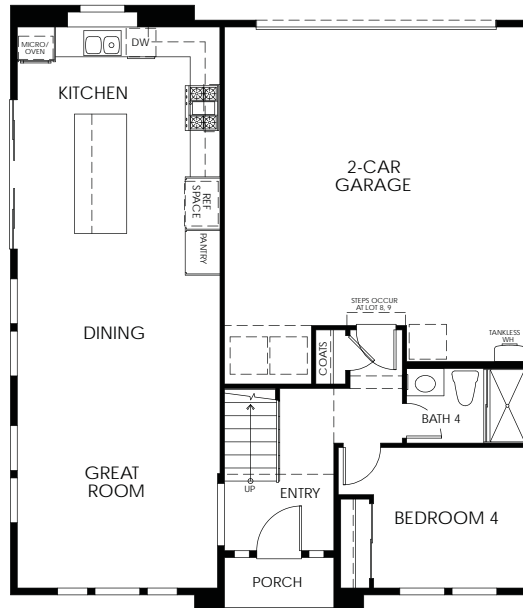
SECOND FLOOR



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

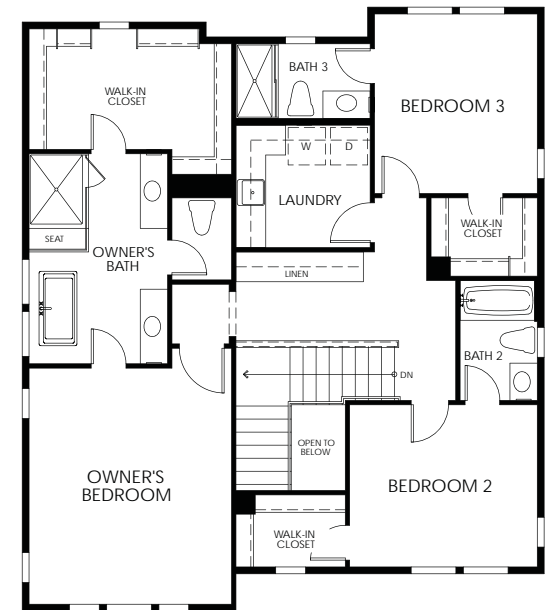


**YF**  
**LOT 21**

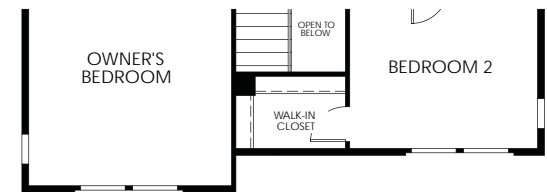
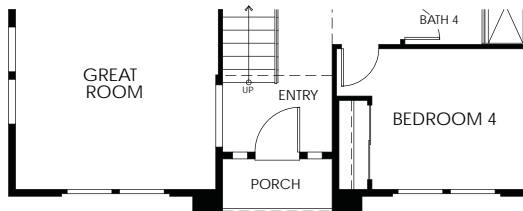


**FIRST FLOOR**

**F**



**G**

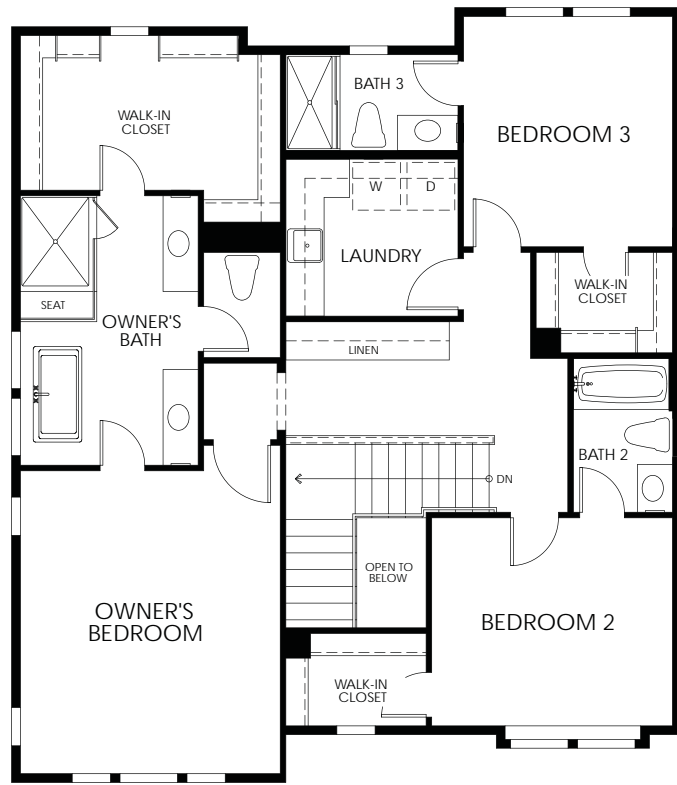
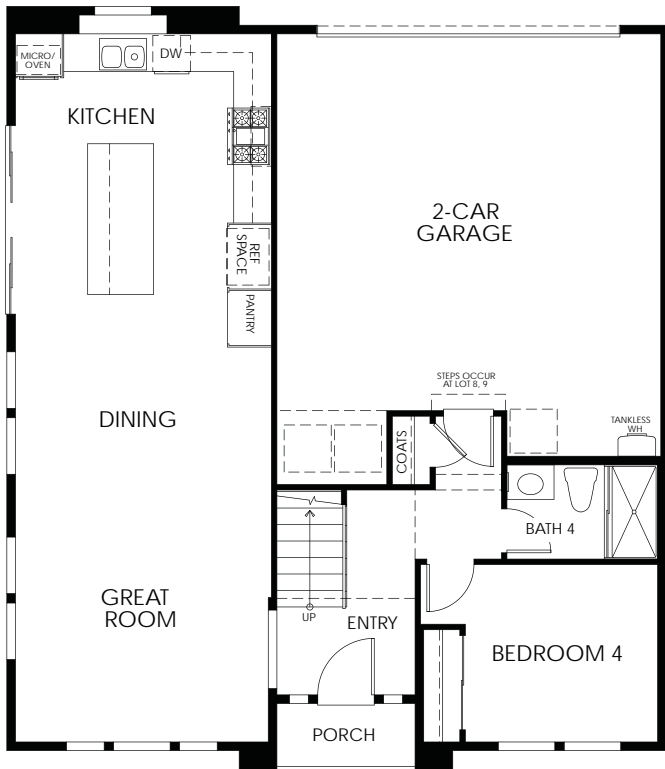


**SECOND FLOOR**

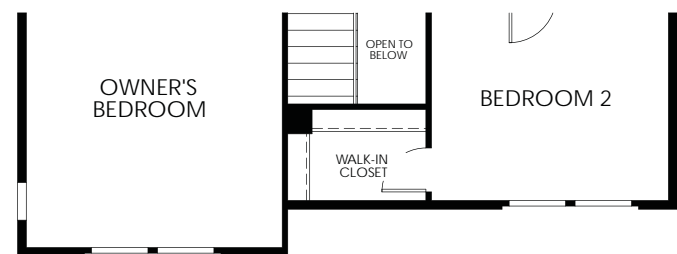
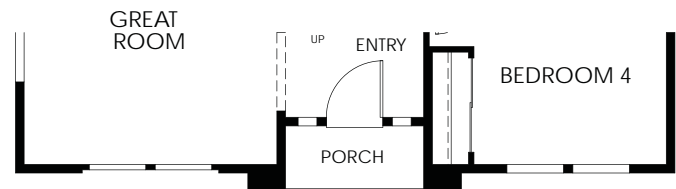
SINGLE FAMILY HOMES | HOMESITES: 3G:8R • 3F:9R • 3YF: 21

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

**XF  
DUET**



**XG  
DUET**



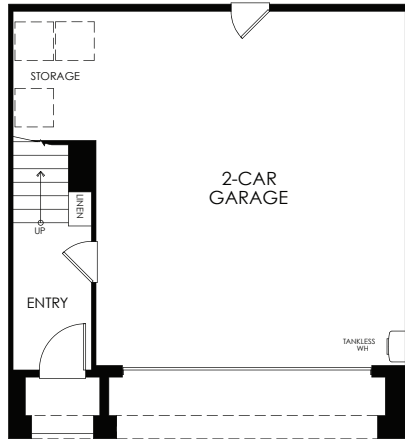
**FIRST FLOOR**

**SECOND FLOOR**

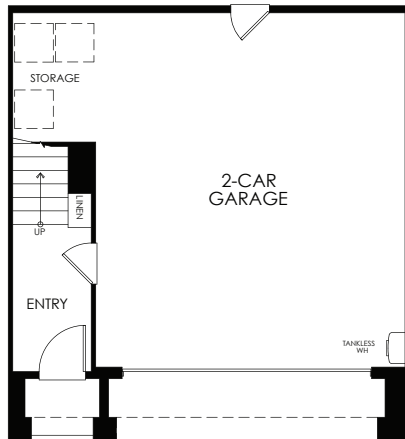
DUETS | HOMESITES 3XF: 13, 14R • 3XG: 17, 18R

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

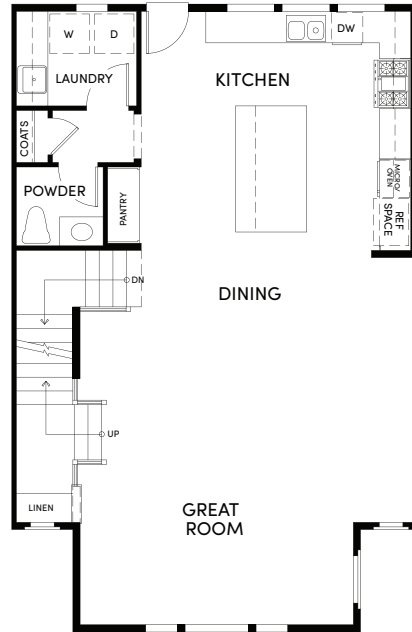
**A**



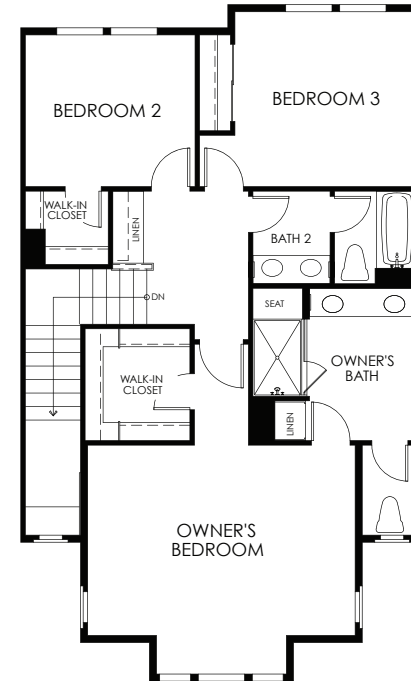
**B**



**BASE FLOOR**



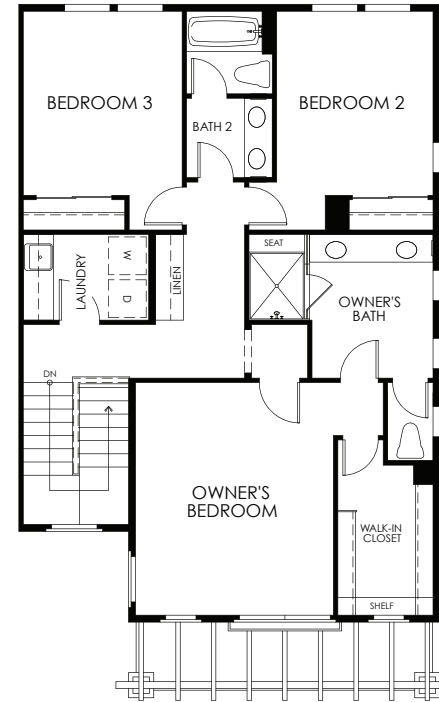
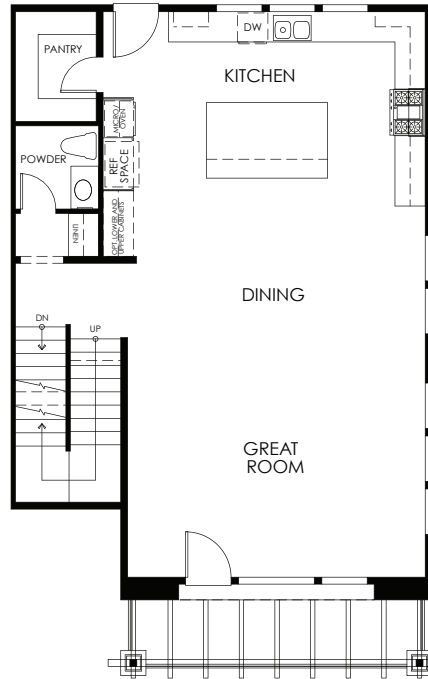
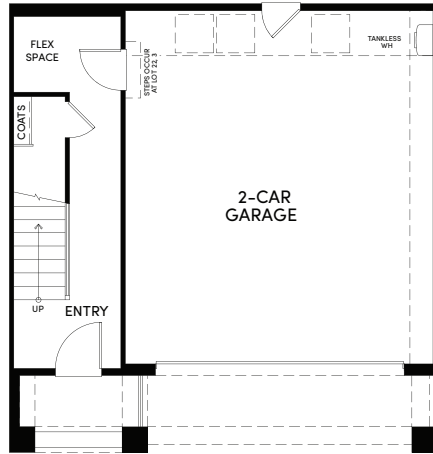
**FIRST FLOOR**



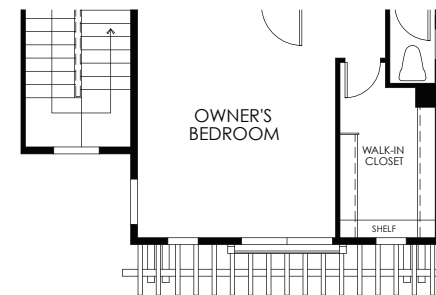
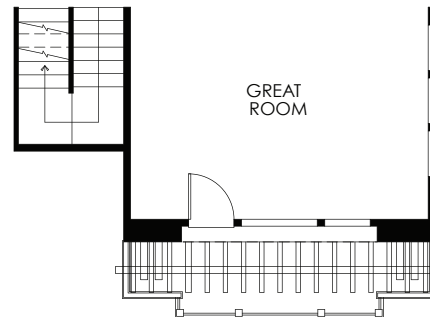
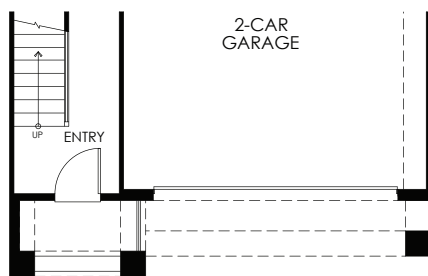
**SECOND FLOOR**

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

**A**



**B**



**BASE FLOOR**

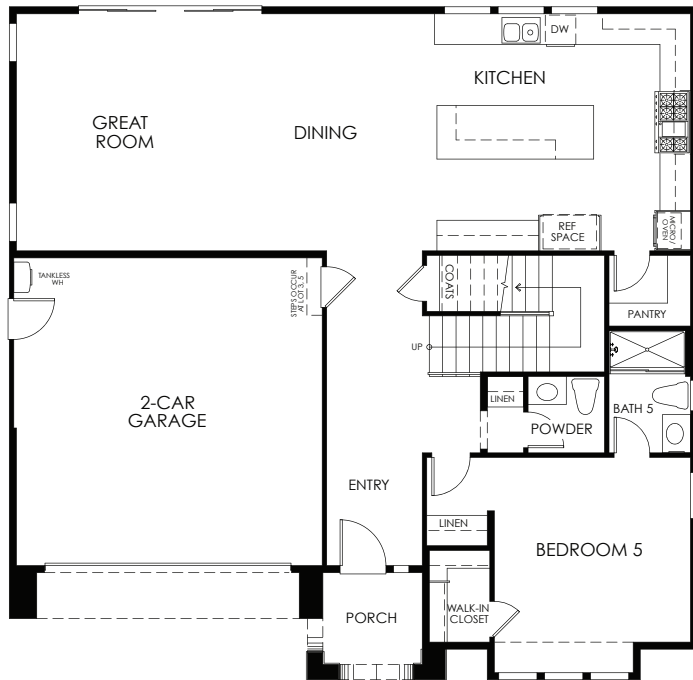
**FIRST FLOOR**

**SECOND FLOOR**

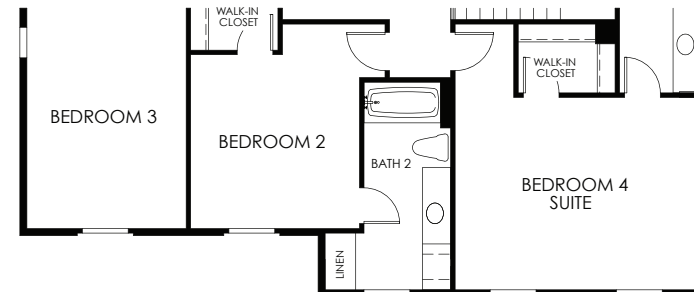
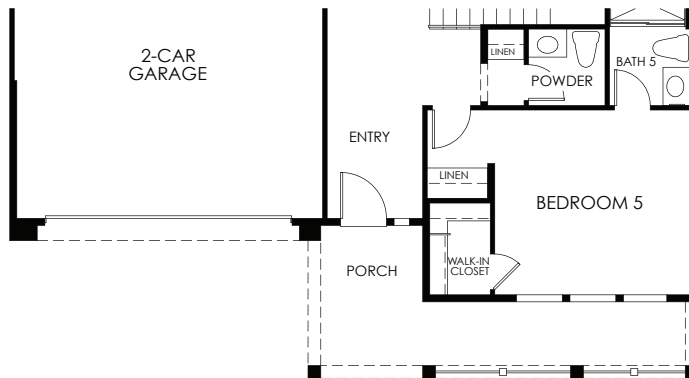
TOWNHOMES | HOMESITES 5A:23-1 • 23-4 5B:22-3 • 22-1

PLAN 6A • 6B: 5 BEDS | 5.5 BATHS | 3,076-3,079 SQ.FT.

**A**



**B**



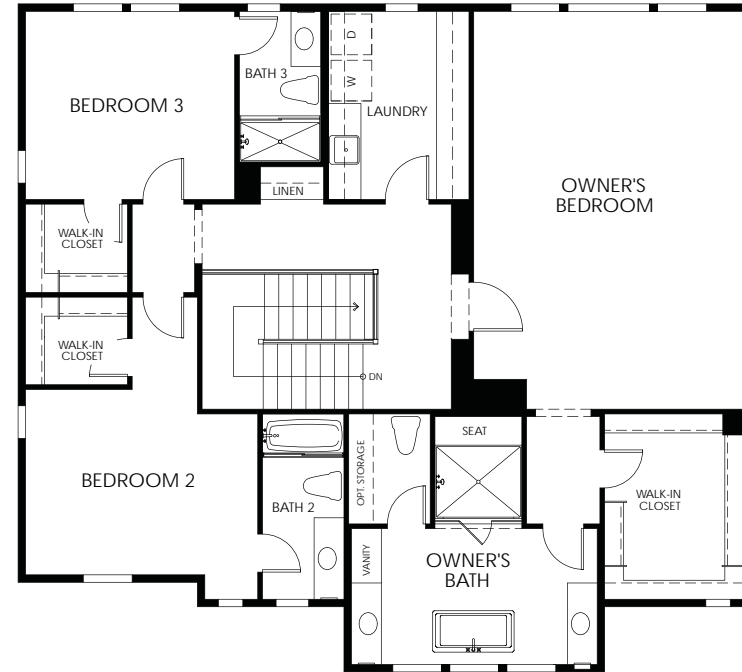
**FIRST FLOOR**

**SECOND FLOOR**

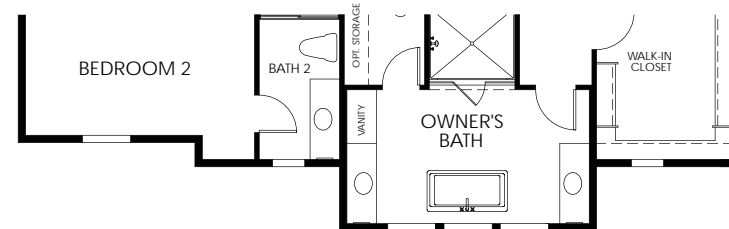
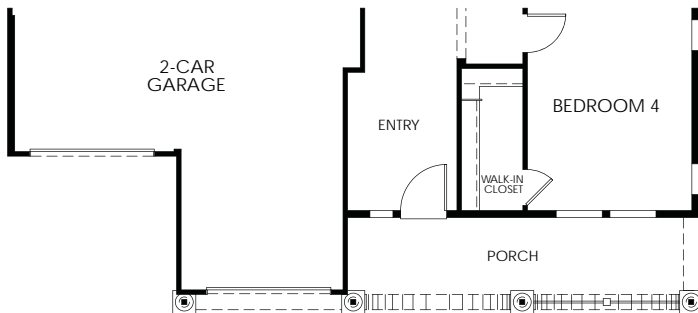
SINGLE FAMILY HOME | HOMESITES 6A: 3 • 25 6B: 1 • 5 • 27

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

C



D

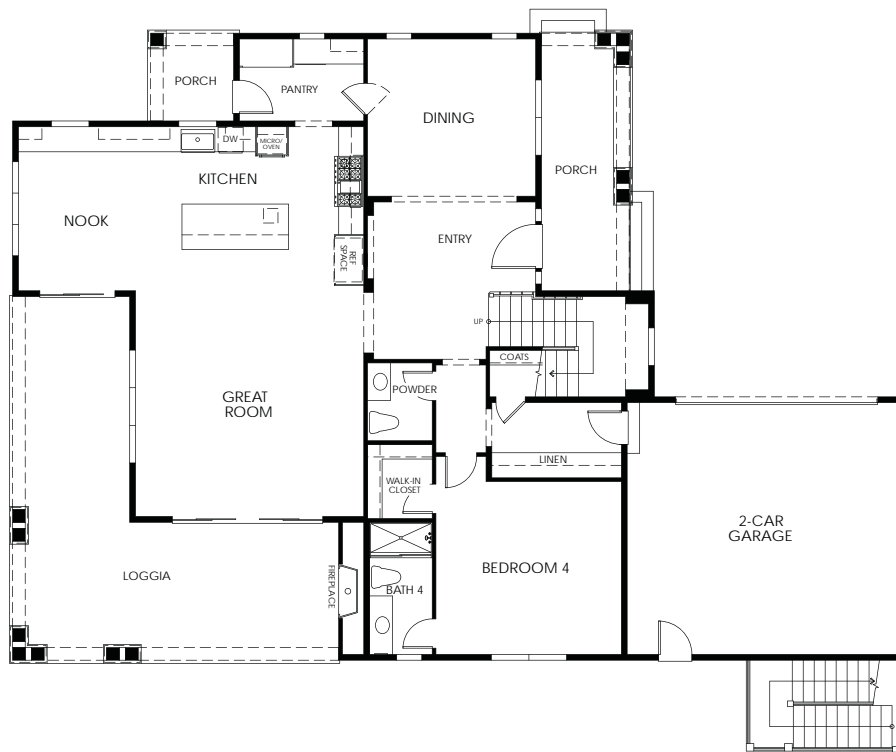


**FIRST FLOOR**

**SECOND FLOOR**

SINGLE FAMILY HOMES | HOMESITES 7C: 2 • 24 7D: 4 • 7 • 26

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



**FIRST FLOOR**



**SECOND FLOOR**

SINGLE FAMILY HOME | HOMESITE: 6