

CITYVILLAGE

BY SUMMERHILL HOMES

LOCATED IN SAN RAMON, CITY VILLAGE OFFERS 404 HOMES CONSISTING OF 268 DETACHED SINGLE-FAMILY HOMES, 136 ATTACHED TOWNS AND A 2-ACRE PUBLIC PARK, OPEN SPACES, WALKING/BIKING TRAILS, GATHERING NODES, SEATING AREAS AND A COMMUNITY BARBECUE AREA. DESIGNED TO CONNECT RESIDENCE TO SURROUNDING SERVICES AND OFFICES WHERE PEOPLE CAN EASILY WALK OR BIKE TO SCHOOL, WORK, ACCESS TO PUBLIC TRANSIT, RESTAURANTS AND ENTERTAINMENT.

CITY VILLAGE OFFERS THE IDEAL WFH/COMMUTE HYBRID LOCATION WITH EASY ACCESS TO HIGHWAYS 680, 580 & 24, AND CONVENIENT ACCESSSES TO BART DUBLIN/WALNUT CREEK, PERFECT FOR A WORK-LIFE BALANCE. LOCATED CLOSE TO TOP EMPLOYERS: CHEVRON, ROBERT HALF, IBM, RODAN + FIELDS, PG&E, GE DIGITAL, SAP, BLACKBERRY, BANK OF THE WEST, TOYOTA, BERKSHIRE HATHAWAY AND WE WORK, AS WELL AS GREAT SCHOOLS: MONTEVIDEO ELEMENTARY, IRON HORSE MIDDLE SCHOOL, CALIFORNIA HIGH SCHOOLS.

CONNECTIVITY IS A KEY URBAN DESIGN FEATURE; THE CAREFULLY CRAFTED COMMUNITY FOCUSES ON THE PEDESTRIAN'S EXPERIENCE VS. THE AUTOMOBILE AS THE PRIMARY MEANS TO ACCESS DOWNTOWN AMENITIES. FUTURE HOMEOWNERS ARE ENCOURAGED TO LEAVE THEIR CAR AT HOME TO EXPERIENCE THE BEAUTIFUL TREE LINED PATHWAYS AND WALKING TRAILS, AND TO GET OUTDOORS TO EXPLORE AND FIND HIDDEN JEWELS AROUND THE NEIGHBORHOOD.

CITY VILLAGE IS IN THE VIBRANT CITY WALK NEIGHBORHOOD, ONE OF THE MOST DESIRABLE NEIGHBORHOODS IN THE EAST BAY. A FUN OUTING IS RIGHT OUTSIDE YOUR DOORSTEP, WITH LESS THAN A MILE WALK TO EXCITING CITY CENTER FOR RESTAURANTS AND SHOPPING, TO CONNECT WITH FAMILY AND FRIENDS; AMADOR RANCHO CENTER, DOUGHERTY STATION COMMUNITY CENTER, DOUGHERTY VALLEY AQUATIC CENTER. NEARBY PARKS: SAN RAMON CENTRAL PARK, CROW CANYON GARDENS, ANNABEL LAKE AND MILL CREEK HOLLOW. A NEW TWIST ON MODERN URBAN LIVING.

ABOUT THE HOMES:

THE COURTS

154 DETACHED COURTYARD SINGLE FAMILY HOMES
TWO AND THREE LEVEL
4 BEDROOMS | 2.5-4 BATHS
RETREAT • PENTHOUSE • ROOF DECK PER PLAN
2,176-3,093 SQ.FT. APPROX.

THE TOWNS

136 ATTACHED TOWNHOMES THREE-LEVEL
3-4 BEDROOMS | 3.5 BATHS
1,716-2,250 SQ.FT. APPROX.

THE ROWS

114 DETACHED THREE-LEVEL SINGLE FAMILY ROW HOMES
3-4 BEDROOMS | 2.5-3.5 BATHS
OFFICE PER PLAN
1,977-2,445 SQ.FT. APPROX.

ABOUT THE AREA:

APPROX. MILES

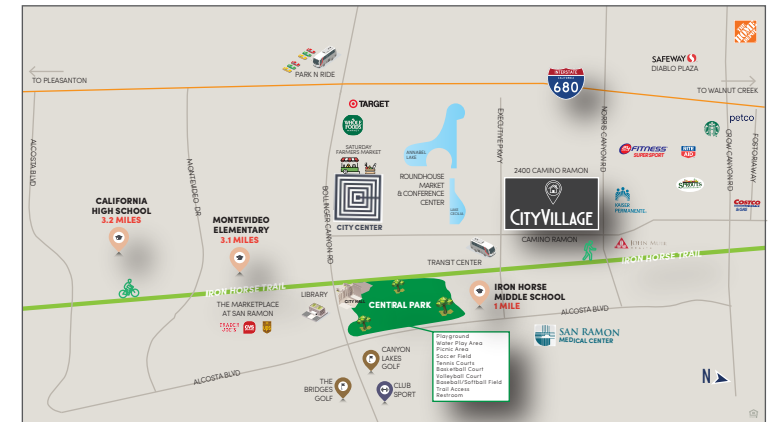
- 0.8 CITY CENTER
- 0.5 TOYOTA
- 0.5 HWY 680
- 1.2 CHEVRON
- 4.5 DANVILLE
- 7 HWY 580
- 7.6 STONERIDGE MALL
- 7.6 WORKDAY
- 8 BART
- 12 WALNUT CREEK

SCHOOLS:

SAN RAMON SCHOOL DISTRICT

- MONTEVIDEO ELEMENTARY
- IRON HORSE MIDDLE SCHOOL
- CALIFORNIA HIGH SCHOOL

AREA MAP



SALES OFFICE

2400 CAMINO RAMON, SAN RAMON CA 94583

866-629-1950

CITYSALES@SHHOMES.COM

LIVECITYVILLAGE.COM



THE COURTS

154 SINGLE FAMILY HOMES TWO-THREE LEVEL
4 BEDROOMS | 2.5-4 BATHS
RETREAT • PENTHOUSE • ROOF DECK PER PLAN
2,176-3,093 SQ.FT. APPROX.

The Courts, a collection of 154 clustered single family homes built on private courts with intimate private open spaces designed for relaxed family gatherings and low maintenance. Two or three level with 4 bedrooms plus a retreat and penthouse per plan, ranging from 2,176 to 3,093 sq. ft. with oversized garages with plenty of storage space.

Offering 4 unique floor plans, based on the plan the home will offer private courtyards, rear yards, balconies, work/office zone, penthouse, roof deck above, perfect for entertainment.

The homes are an eclectic mix of arrangements with 3 contemporary elevation styles.

- Elevation A contains a mixture of flat roofs and shed roofs for a dynamic profile.
- Elevation B is modern in design, characterized by clean edges, flat roofs, glass guardrails.
- Elevation C offers a classic look, similar to an urban prairie with its hipped roofs, more rhythmic windows, and vertical stone accent walls.



THE ROWS

114 DETACHED TWO-LEVEL HOMES
3-4 BEDROOMS | 2.5-3.5 BATHS
OFFICE PER PLAN
1,977-2,445 SQ.FT. APPROX.



The Rows, a collection of 114 detached three story detached rowhomes with 3-4 bedrooms, ranging from 1,977 to 2,445 sq. ft. with a private 2-car garage accessed from the alleys.

Offering a ground floor suite or office and wide-open living areas on the second floor with a generous balcony, facing the parks and paseos. In addition to the balcony, the ground floors offer courtyards for additional outdoor space. The homes front the park and face common paseos. The large amount of outdoor space welcomes homeowners for walks, adding to the liveliness of the neighborhood.

The Rows offer 3 elevation types, all various contemporary styles.

- Elevation A is a modern design, with flat parapet roofs, clean lines, stucco/horizontal siding.
- Elevation B offers a playful design, with a vibrant color palette, a mixture of flat and hip roofs, and an integrated roof-wall system along the balconies to provide interest and increased privacy.
- Elevation C is a transitional, with all hip roofs and windows grouped into a series as opposed to the asymmetry of the other styles, evoking a somewhat urban prairie aesthetic.

THE TOWNS

136 ATTACHED TOWNHOMES THREE-LEVEL
3-4 BEDROOMS | 3.5 BATHS
1,716-2,250 SQ.FT. APPROX.

The Towns is a collection of 136 three-level attached townhomes with 3 or 4 bedrooms, ranging from 1,716 to 2,250 sq. ft. with a private 2-car garage accessed from a rear alleyway. The Towns offer a series of paseos, parkways, pathways, and transitional common open spaces.

The 3-story townhomes are accessed from individual porches on the paseos. Primary living spaces are on the second-level, with private outdoor spaces consisting of a more social front porch at the first-floor entry, as well as, private deck spaces at the second-level overlooking the paseos and street frontage below.

Offering 4 different floor plans in 5-6-7 unit urban/contemporary buildings, providing a unified, yet varied neighborhood within the community.



THE TOWNS

136 THREE LEVEL
ATTACHED TOWNHOMES
THREE OR FOUR BEDROOMS
1,716 TO 2,250 SQUARE FEET

CITYVILLAGE

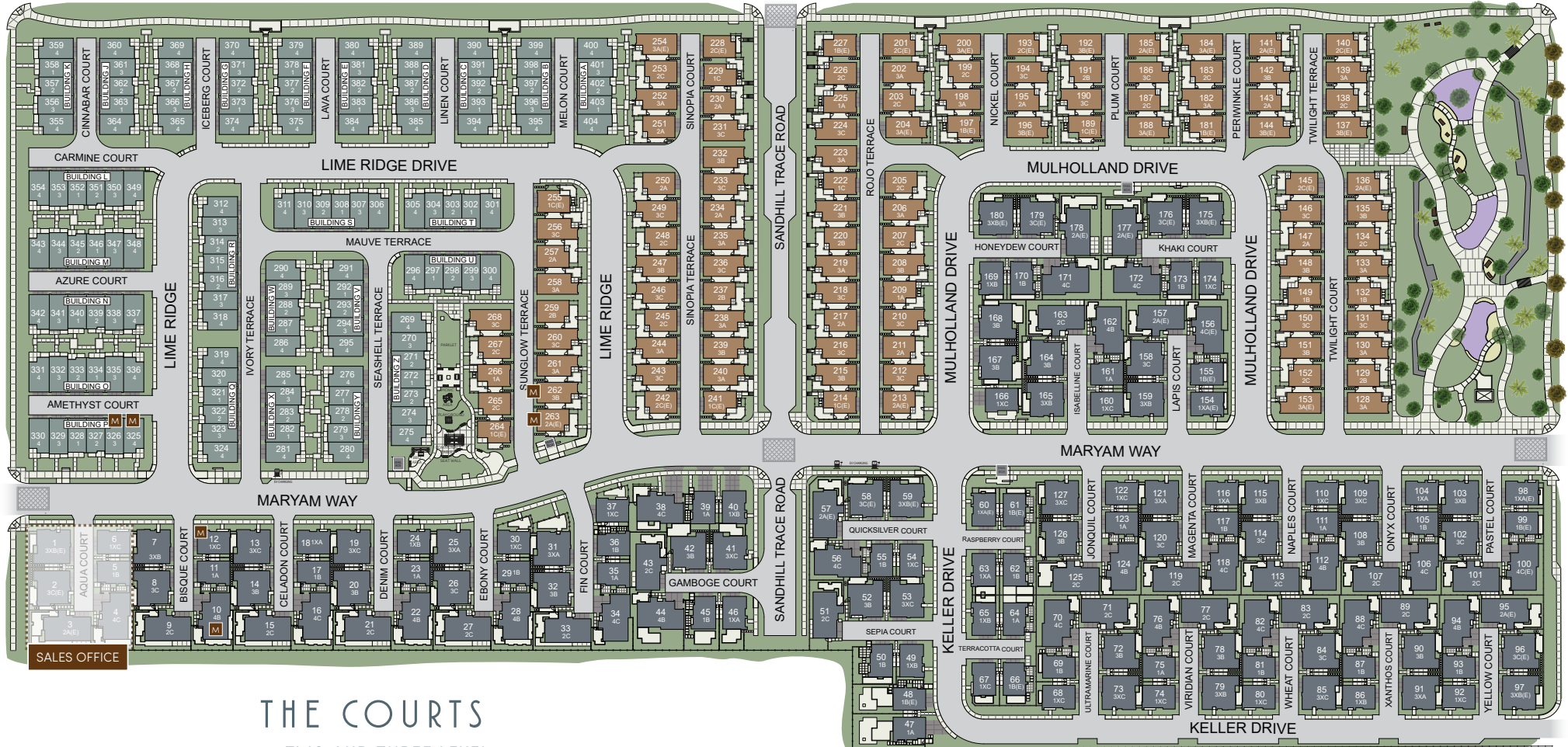
BY SUMMERHILL HOMES

THE ROWS

114 DETACHED THREE LEVEL
ROW HOMES WITH
THREE OR FOUR BEDROOMS
1,977 TO 2,445 SQUARE FEET

CAMINO RAMON

CAMINO RAMON



THE COURTS

154 TWO AND THREE LEVEL
DETACHED COURTYARD HOMES
THREE OR FOUR BEDROOMS
PLUS A RETREAT AND PENTHOUSE
2,176 TO 3,093 SQUARE FEET



EXECUTIVE PARKWAY



CITY CENTER Bishop Ranch



SCAN TO
LEARN MORE

DINING & SWEETS

Bamboo Sushi
Boba Guys
C Casa
Chow
Curry Up Now
Delarosa
Dumpling Time
Earthbar
Fieldwork Brewing Company
Gio Gelati
Joe & The Juice
LB Steak
Marugame Udon

Mendocino Farms
Miette Patisserie
MIXT
Philz Coffee
Ramen Hiroshi
Roam Artisan Burgers
Salt and Straw
Social Affair
Sprinkles
Starbucks
The Lot Restaurant & Movies
The Slanted Door
World Wrapps

SHOPS

Aloha Studio
Anthropologie
Athleta
Equinox
George Pet Accessories
Heller Jewelers & Rolex
LaserAway
Lovesac
Madewell
Madison Ree
Music Together
Nike by San Ramon
Optical Illusions

Patelco
Play Star Kids
Pottery Barn
Pottery Barn Kids
SandboxVR
Sephora
Skin Laundry
Sunglass Hut
The Lash Empire
Tutu School
Warby Parker
West Elm
Williams Sonoma

...and much more!

APPROX.
MILES

0.8 CITY CENTER
0.5 TOYOTA
0.5 HWY 680
1.2 CHEVRON
4.5 DANVILLE
7 HWY 580
7.6 STONERIDGE MALL
7.6 WORKDAY
8 BART
12 WALNUT CREEK



Playground
Water Play Area
Picnic Area
Soccer Field
Tennis Courts
Basketball Court
Volleyball Court
Baseball/Softball Field
Trail Access
Restroom



SUMMERHILL HOMES
LOCALLY OWNED AND OPERATED
SINCE 1976

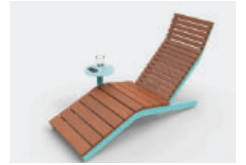
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CITYVILLAGE The Park

BY SUMMERHILL HOMES



BOARDWALK
 PARK BENCHES & SEAT PODS
 LOUNGE CHAIRS
 SEATWALL
 SOLAR CHARGING STATIONS
 DRINKING FOUNTAIN & RESTROOMS
 TRELLIS
 VIEW DECK
 SHADES



PICNIC TABLES & BBQ GRILLS
 BIKE RACKS
 GAME TABLES
 CAROUSEL
 SPINNER
 PING PONG TABLE
 CLIMBER
 CORNHOLE



All renderings are artist's conception. All dimensions and sizes are approximate and may vary, not to scale. Full grown landscape is conceptual only and for the convenience of reference.

THE COURTS

154 TWO OR THREE LEVEL DETACHED SINGLE FAMILY COURTYARD HOMES
3-4 BEDROOMS PLUS A RETREAT AND PENTHOUSE, RANGING FROM 2,176 TO 3,093 SQ. FT. APPROX.



1 A



2 A



3 B

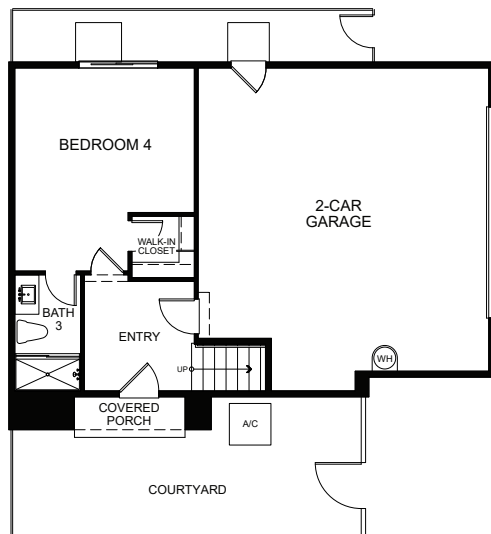


4 B

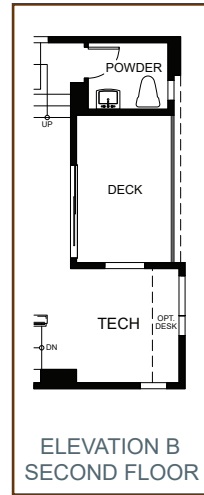
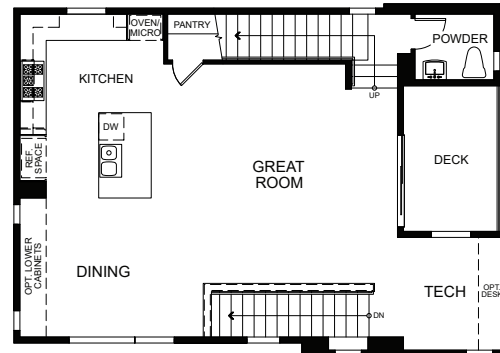
THE COURTS • PLAN 1A & 1B

4 BEDS • 3.5 BATHS • 2,176 SQ. FT. APPROX.

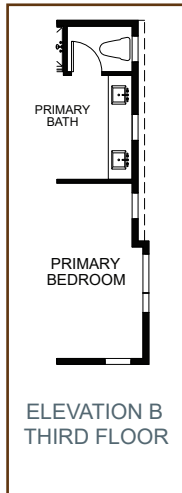
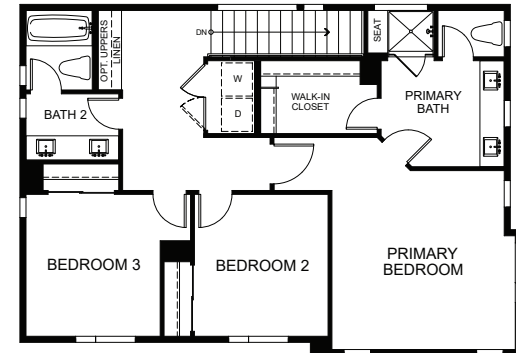
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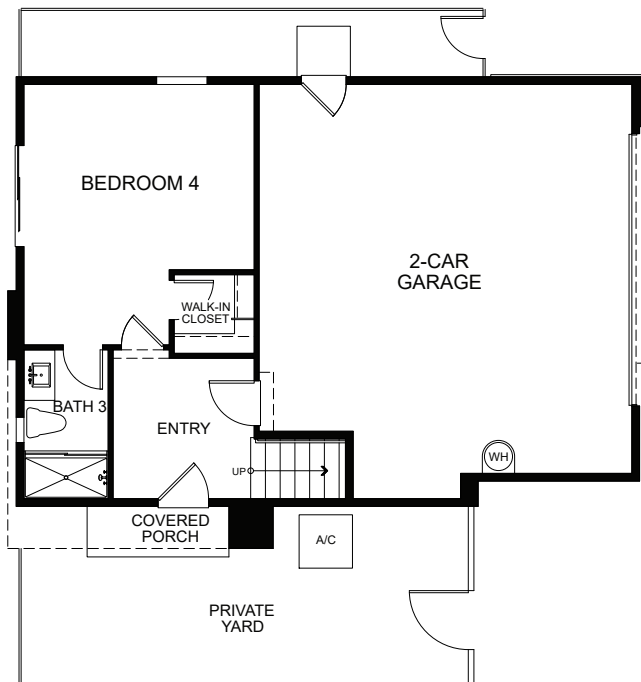
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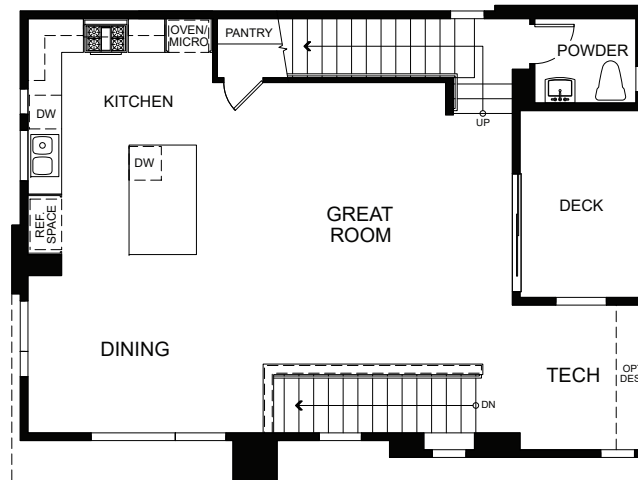
THE COURTS • PLAN 1B ENHANCED

4 BEDS • 3.5 BATHS • 2,176 SQ. FT. APPROX.

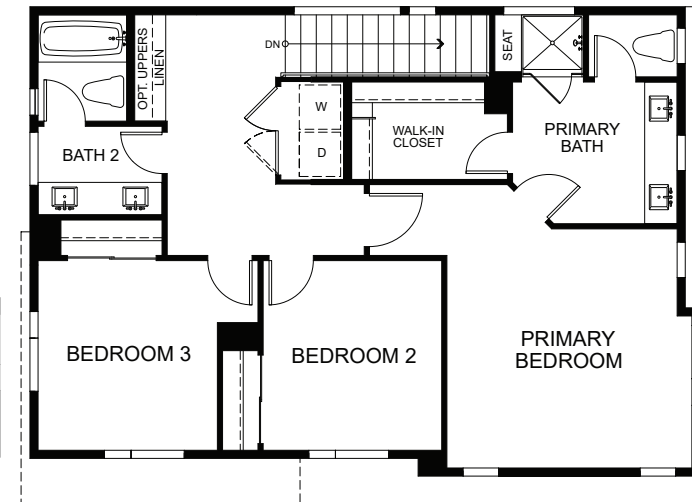
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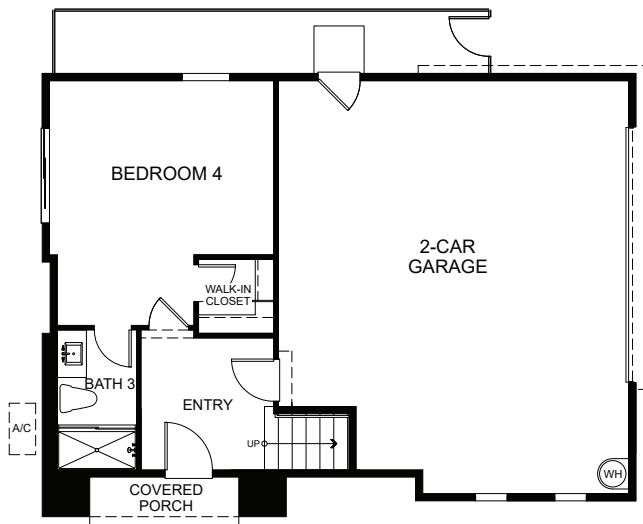
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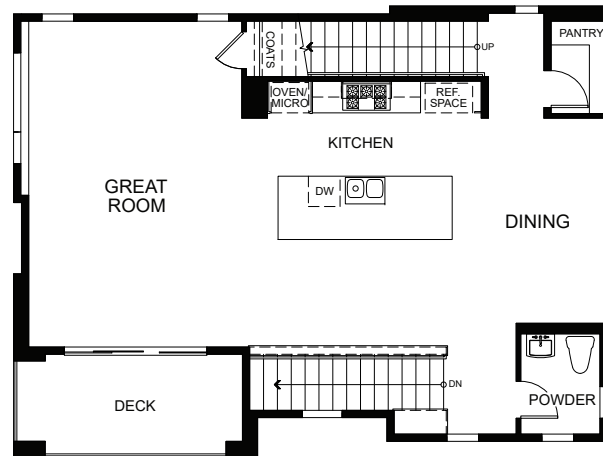
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4 BEDS • 3.5 BATHS • 2,240 SQ. FT. APPROX.

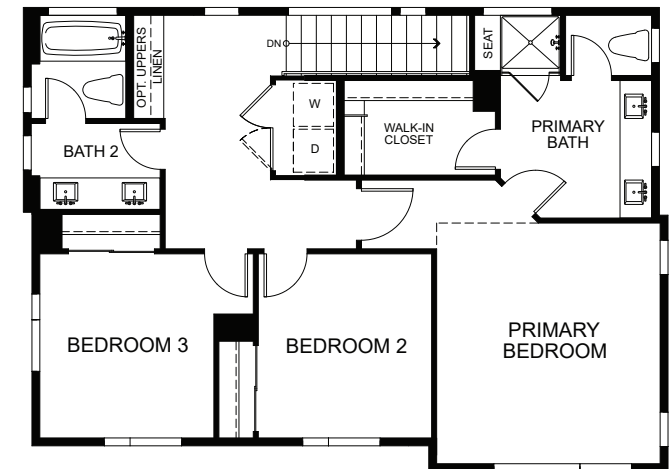
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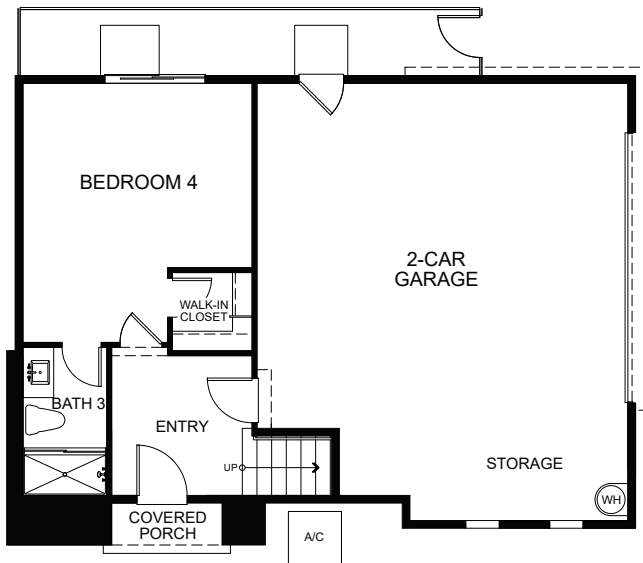
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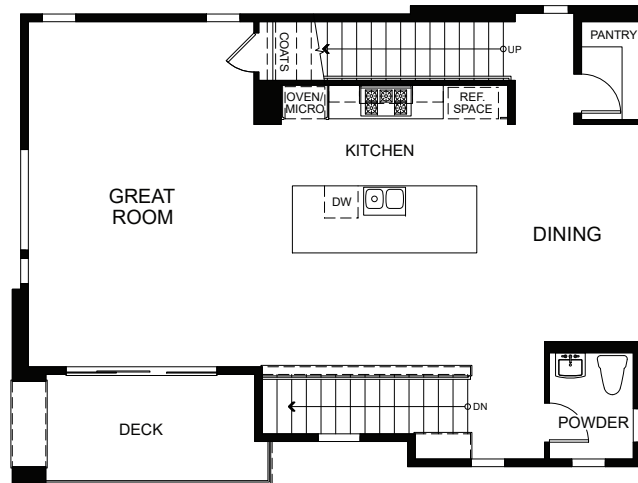
THE COURTS • PLAN 1XB

4 BEDS • 3.5 BATHS • 2,219 SQ. FT. APPROX.

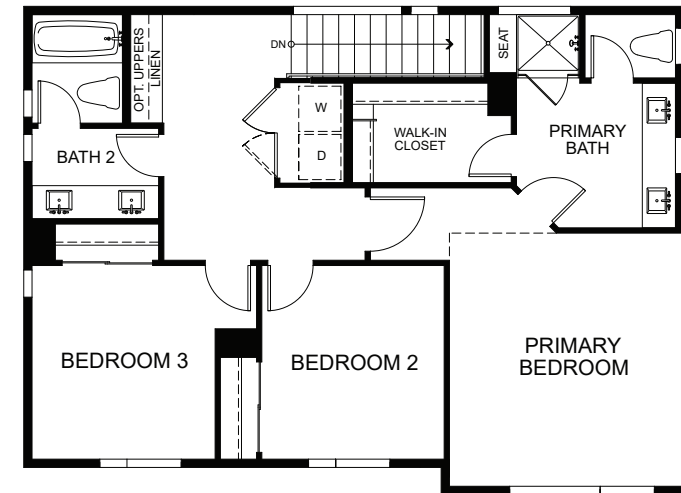
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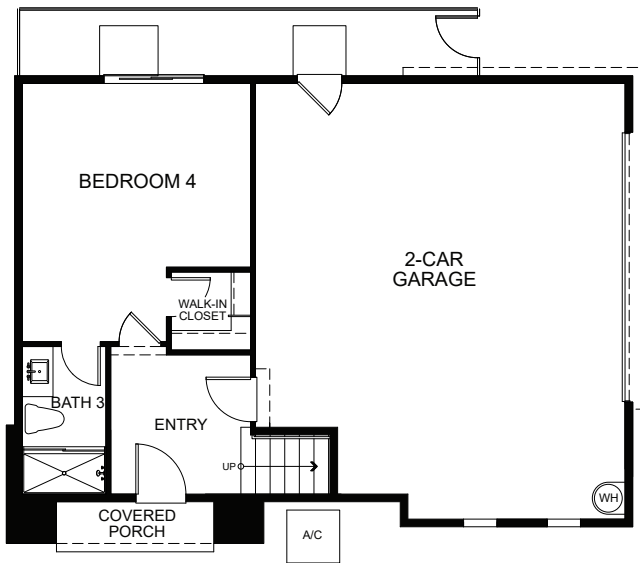
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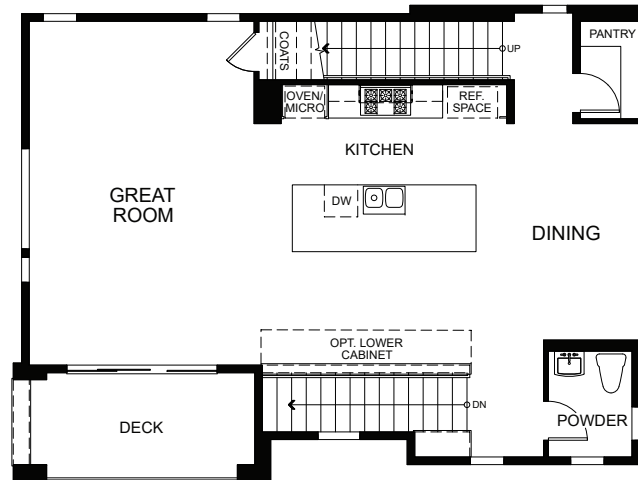
THE COURTS • PLAN 1XA

4 BEDS • 3.5 BATHS • 2,219 SQ. FT. APPROX.

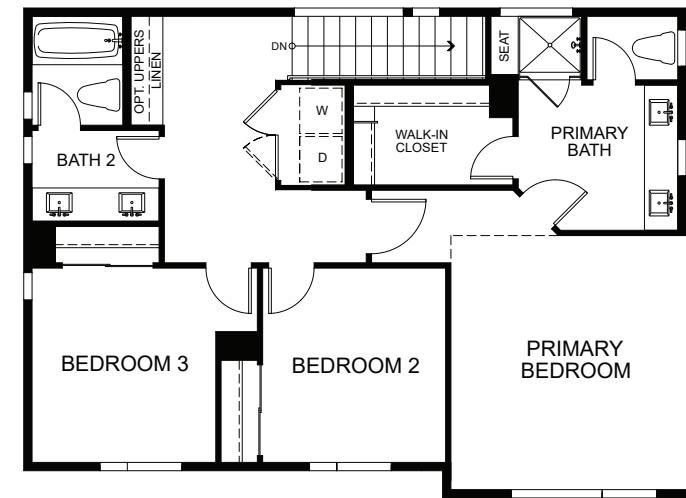
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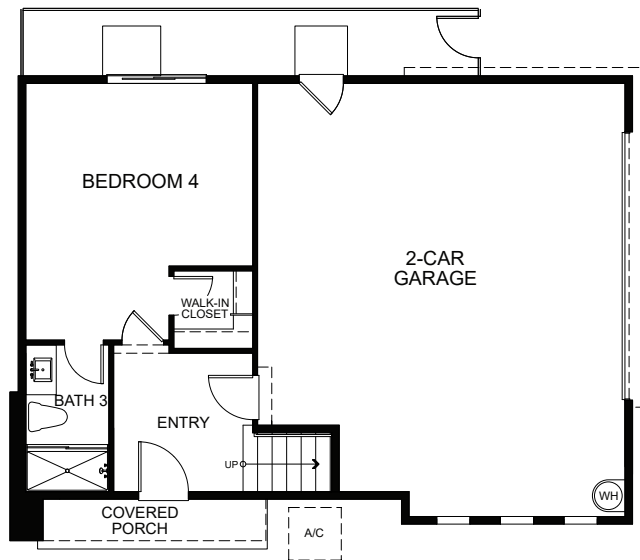
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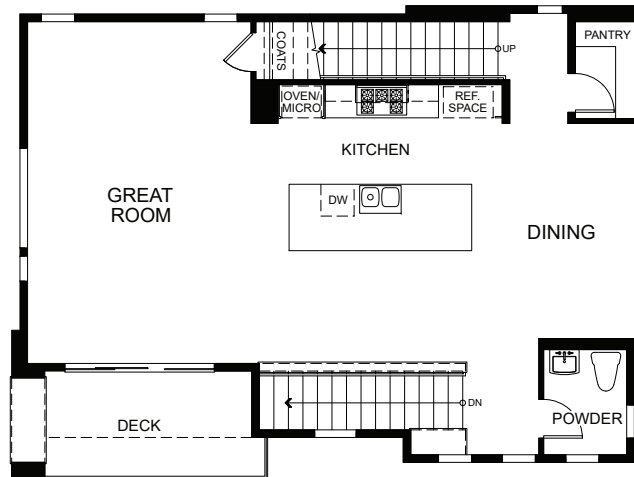
THE COURTS • PLAN 1XC

4 BEDS • 3.5 BATHS • 2,219 SQ. FT. APPROX.

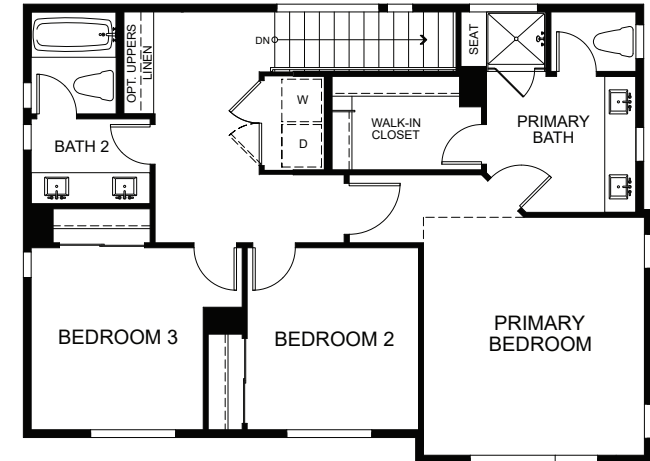
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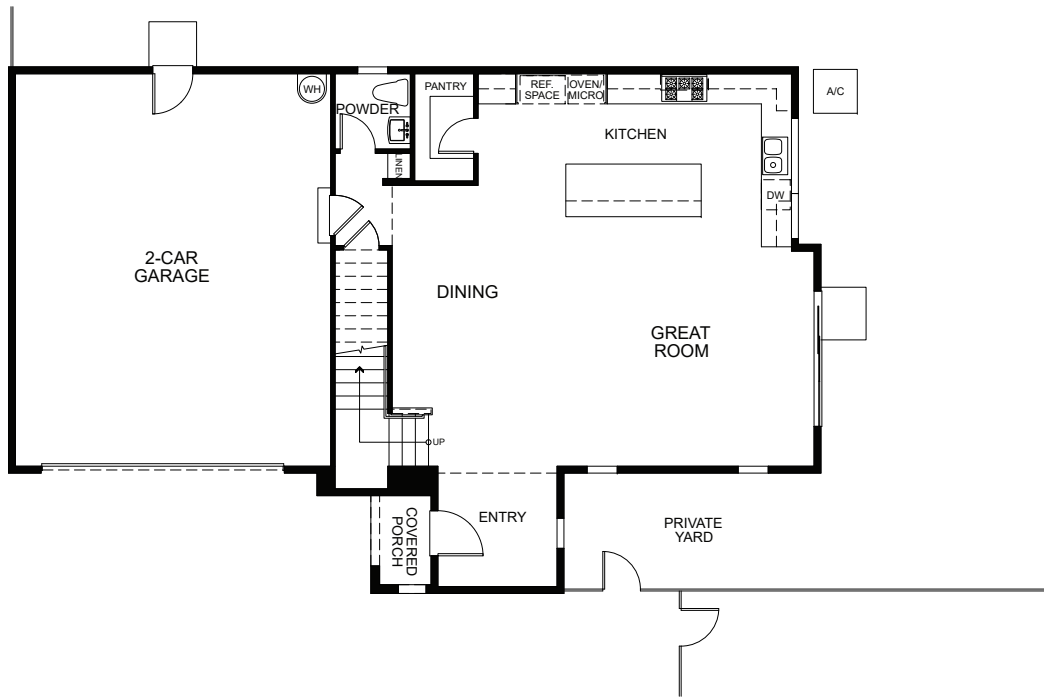
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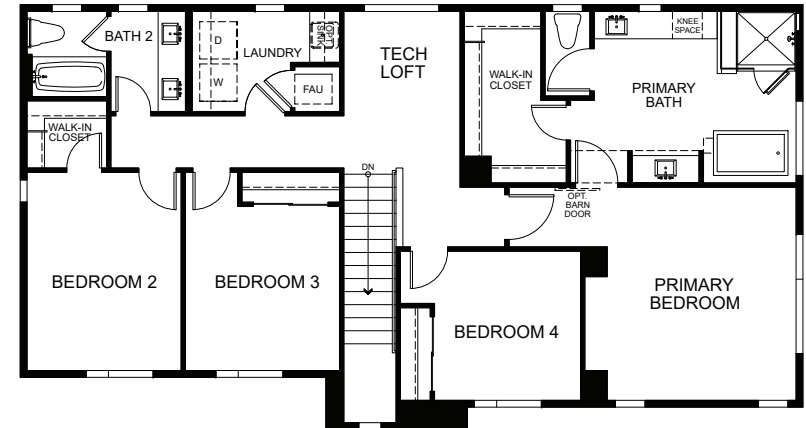
THE COURTS • PLAN 2A ENHANCED G 2C

4 BEDS • 2.5 BATHS • 2,235-2,281 SQ. FT. APPROX.

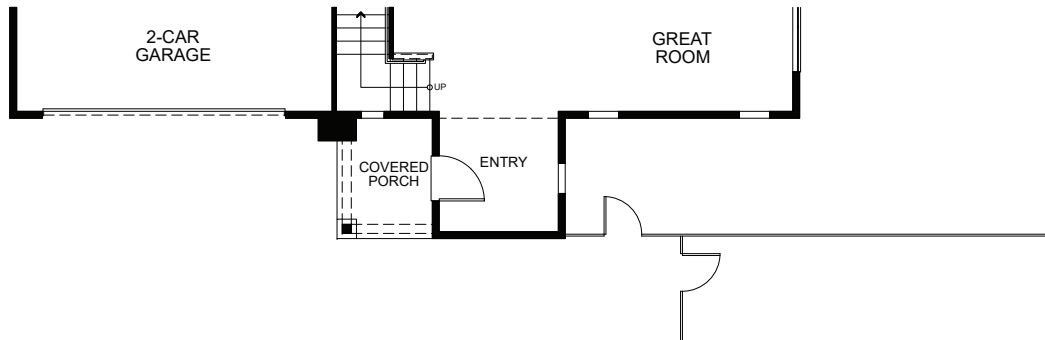
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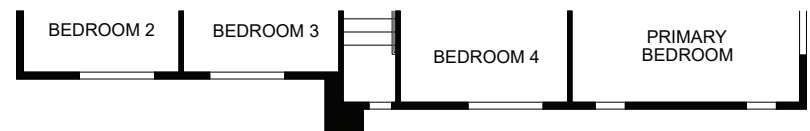
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ELEVATION C



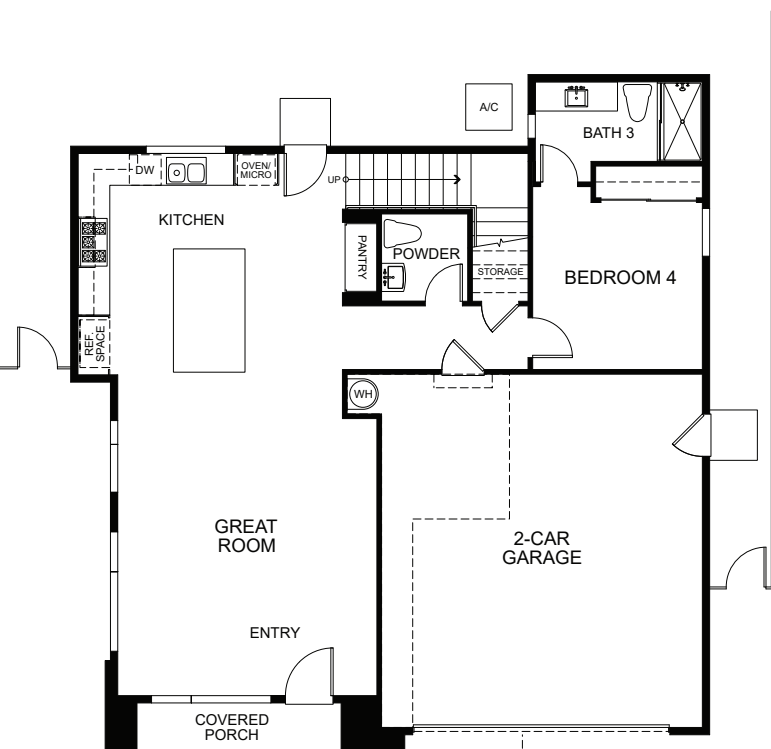
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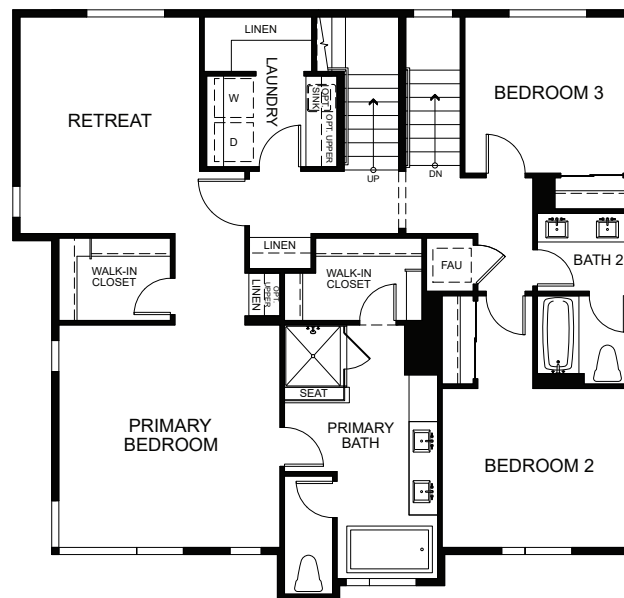
THE COURTS • PLAN 3B

4 BEDS • 3.75-4 BATHS • 2,710 SQ. FT. APPROX.

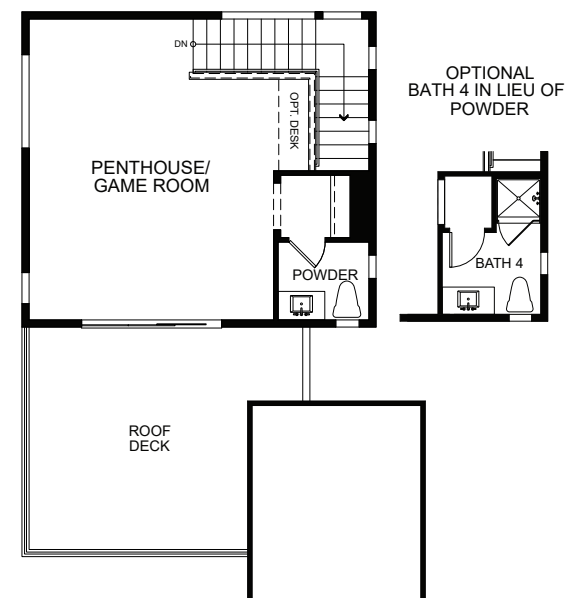
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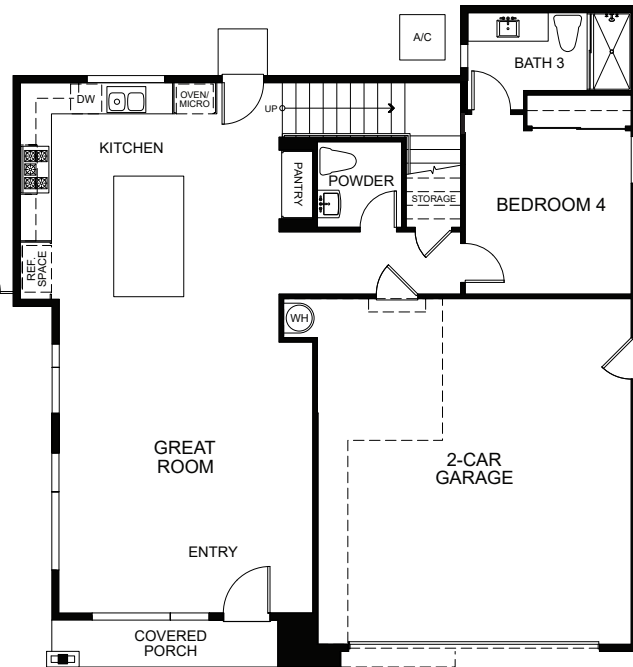
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THE COURTS • PLAN 3C

4 BEDS • 3.75-4 BATHS • 2,714 SQ. FT. APPROX.

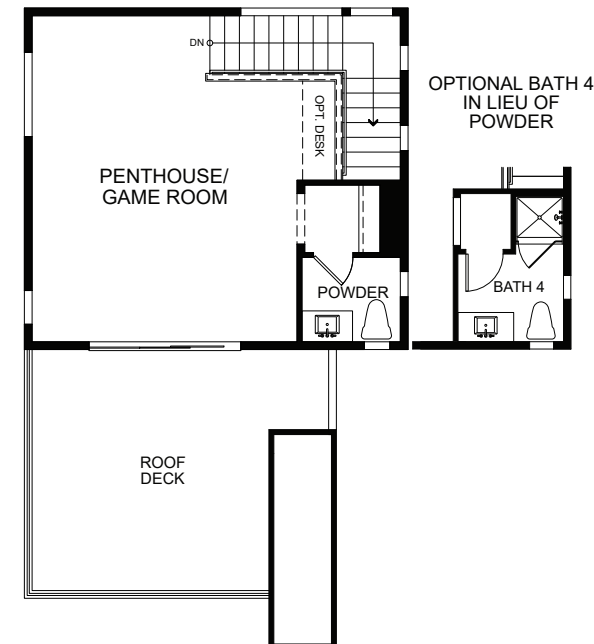
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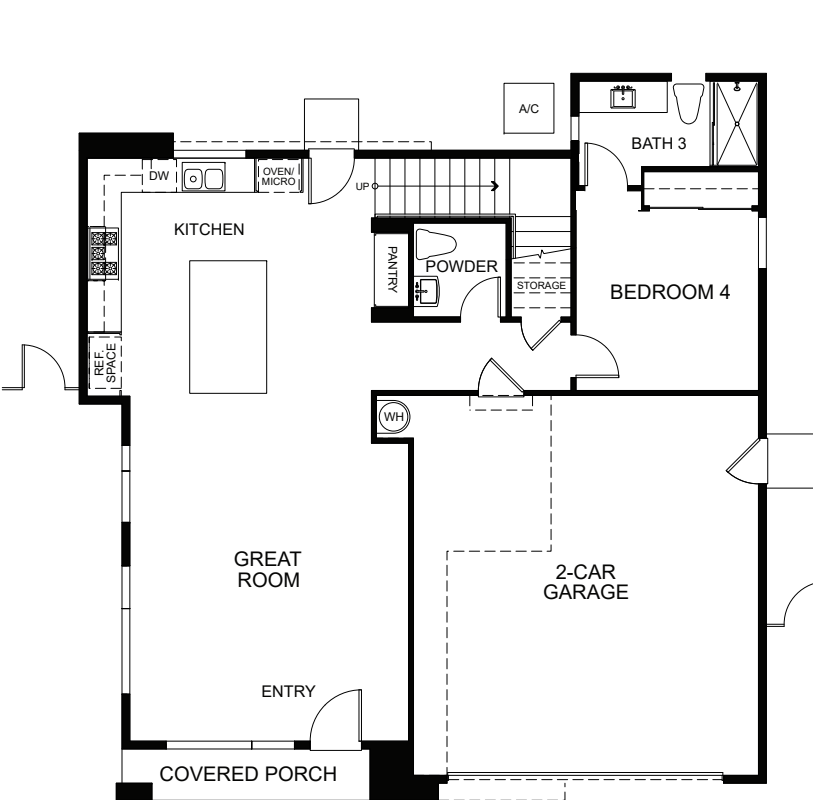
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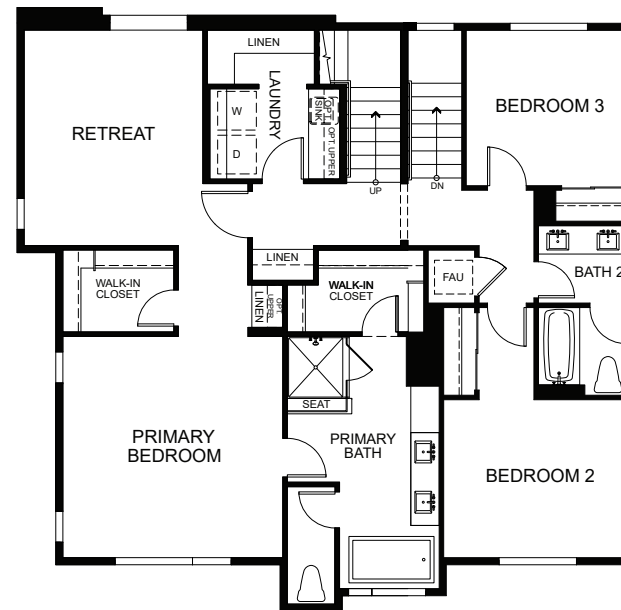
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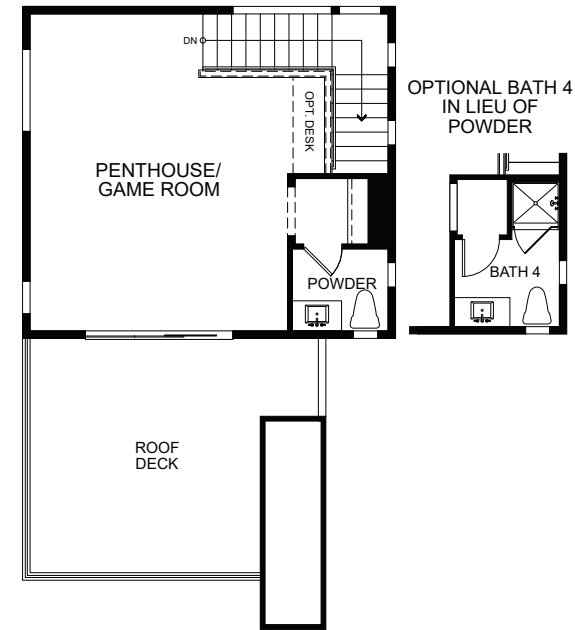
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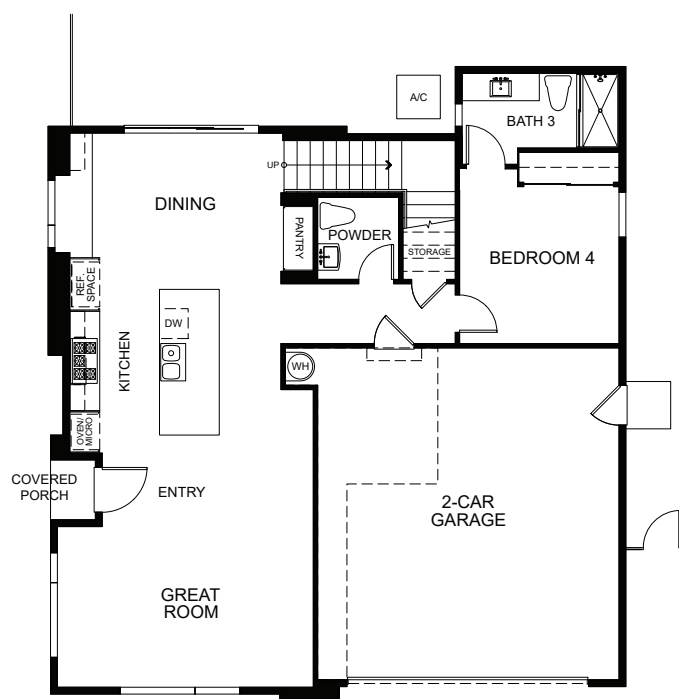
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THE COURTS • PLAN 3XA

4 BEDS • 3.75-4 BATHS • 2,714 SQ. FT. APPROX.

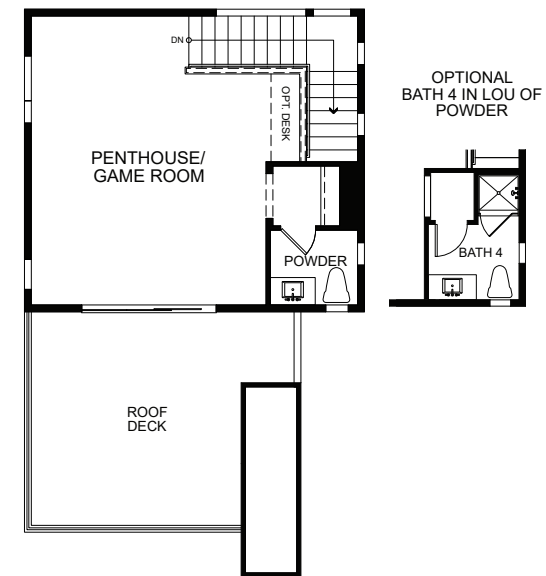
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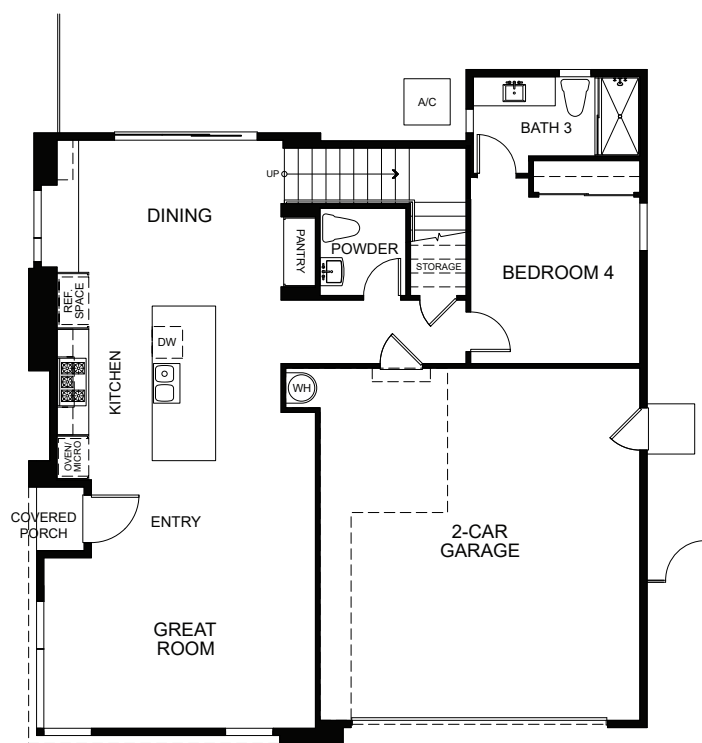
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THE COURTS • PLAN 3XB ENHANCED

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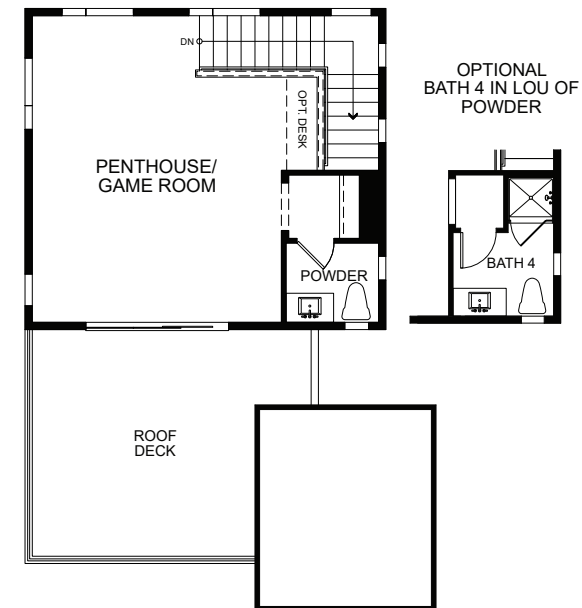
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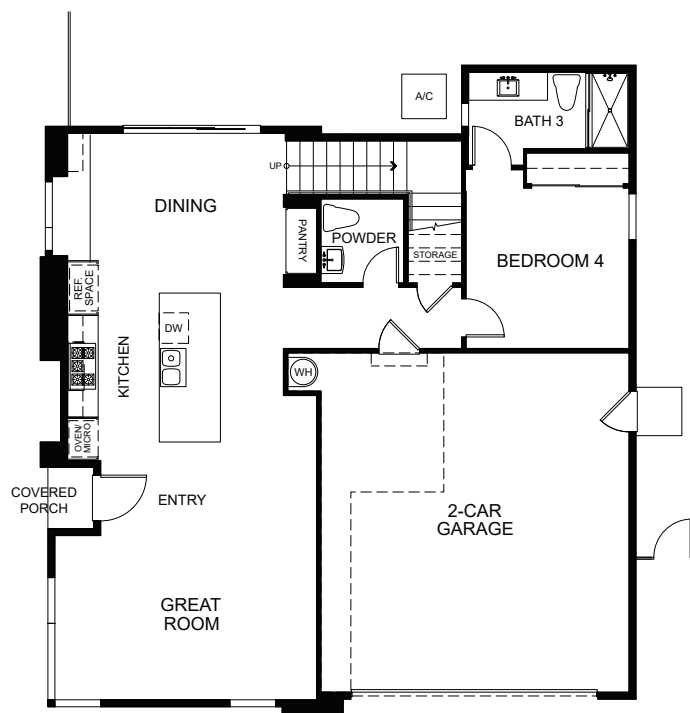
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THE COURTS • PLAN 3XB

4 BEDS • 3.75-4 BATHS • 2,714 SQ. FT. APPROX.

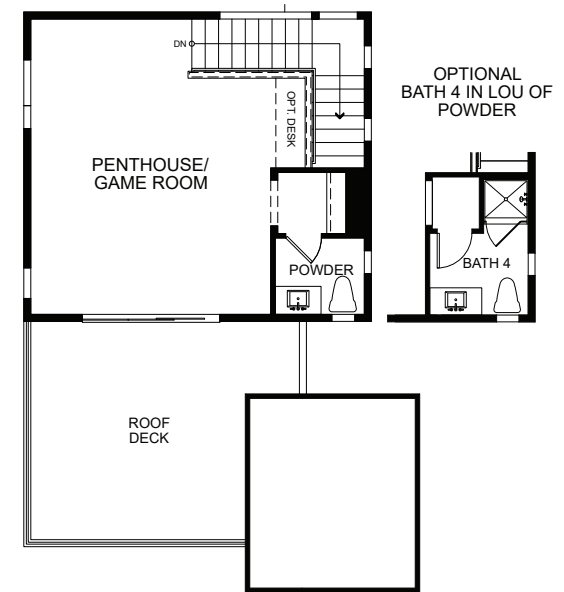
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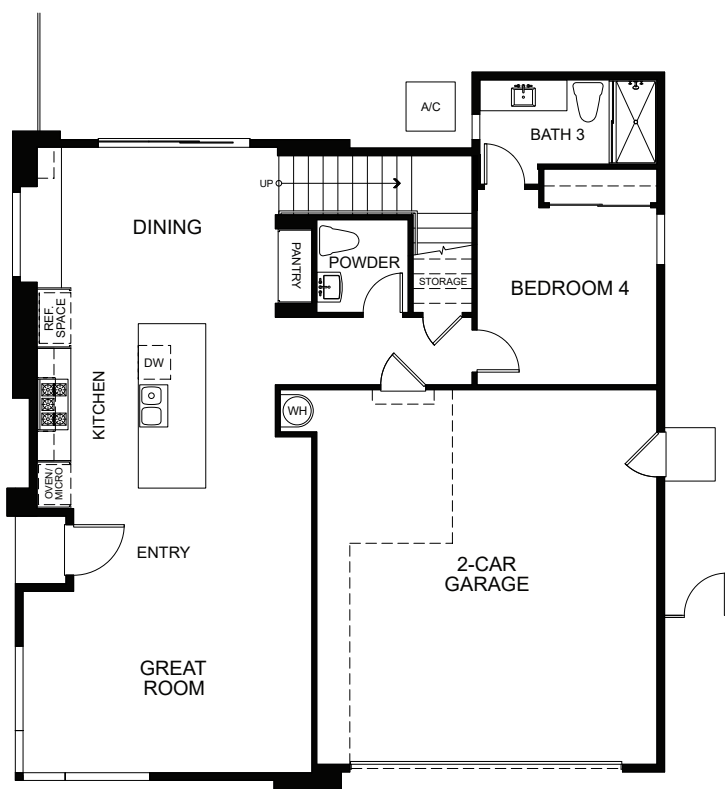
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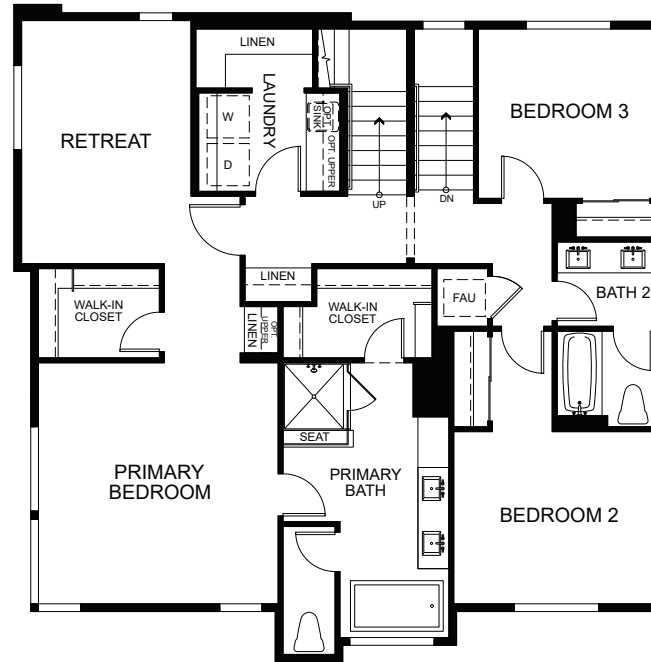
THE COURTS • PLAN 3XC

4 BEDS • 3.75-4 BATHS • 2,714 SQ. FT. APPROX.

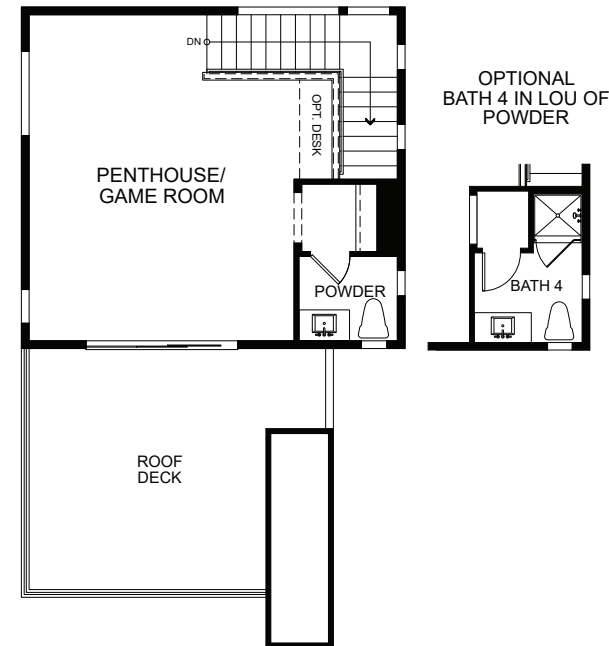
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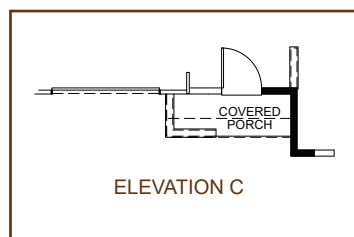
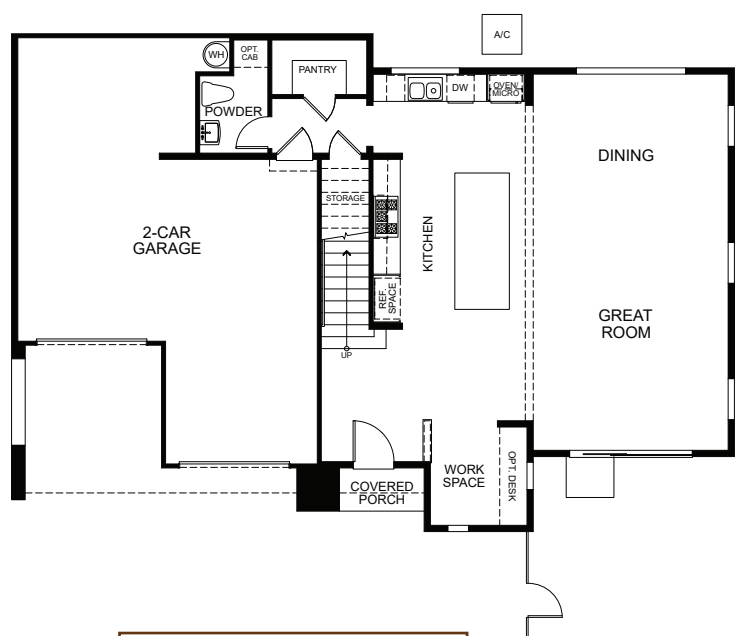
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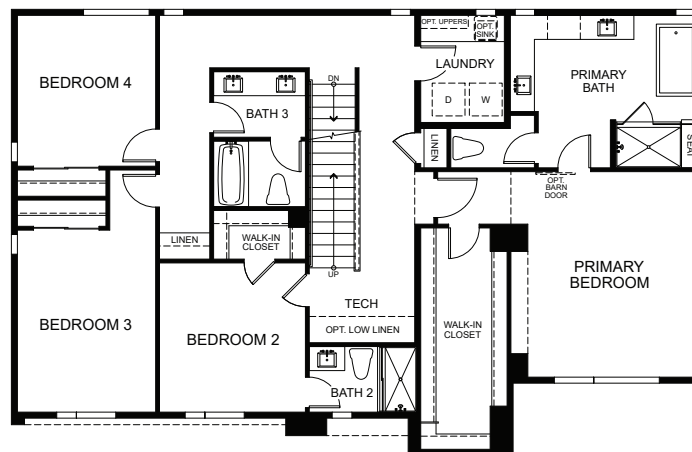
THE COURTS • PLAN 4B & 4C

4 BEDS • 3.75 BATHS • 3,083 SQ. FT APPROX.

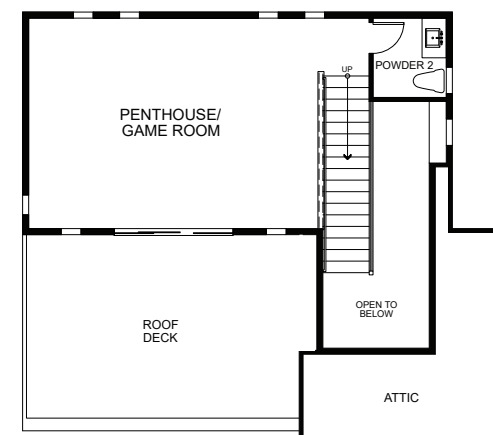
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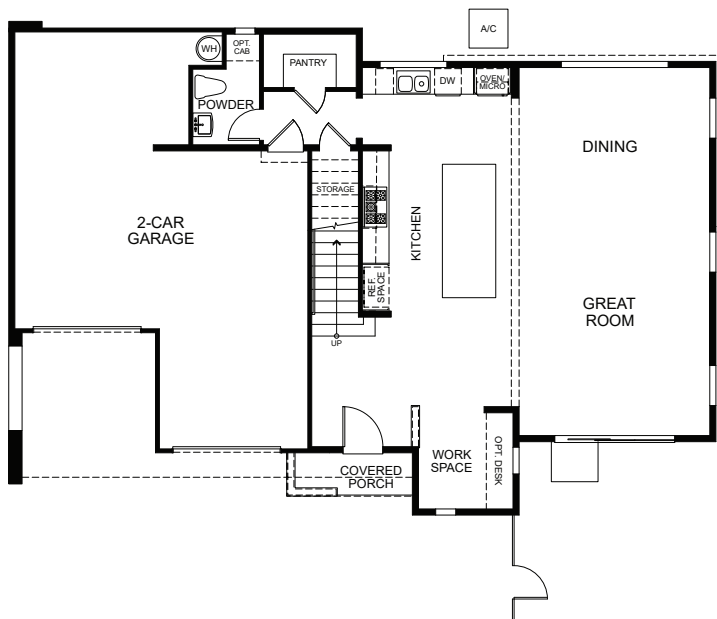
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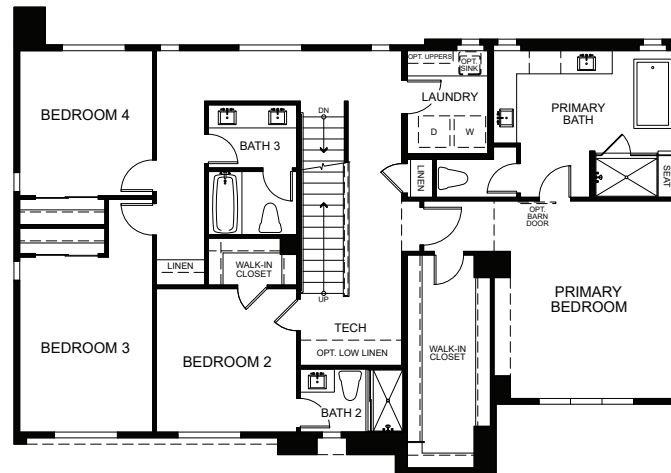
THE COURTS • PLAN 4C ENHANCED

4 BEDS • 3.75 BATHS • 3,083 SQ. FT. APPROX.

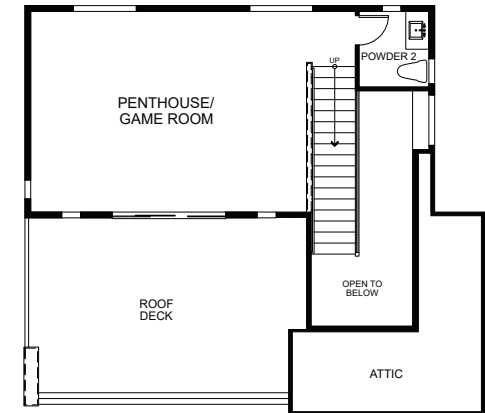
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SECOND



THIRD



THE TOWNS

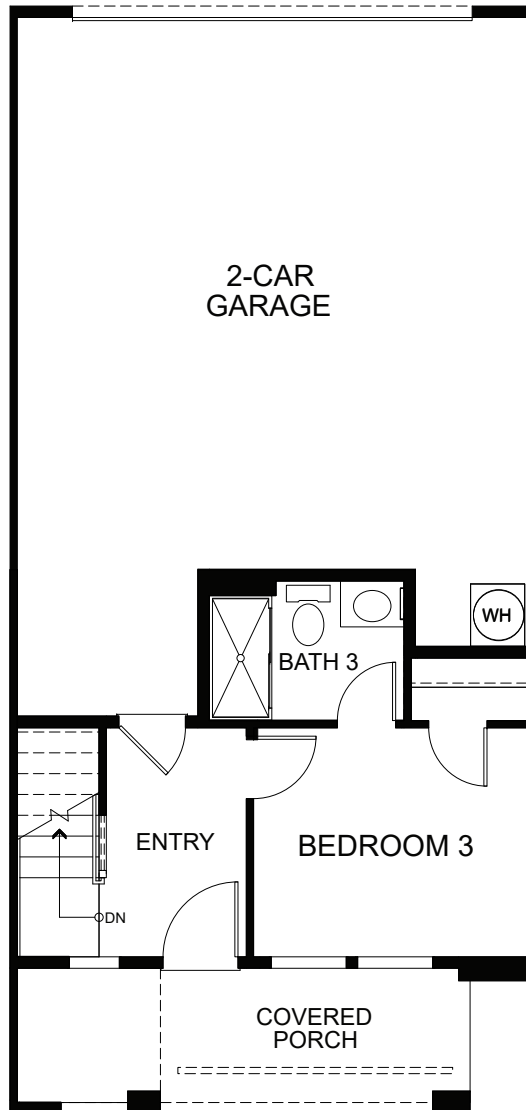
136 ATTACHED TOWNHOMES THREE-LEVEL
3-4 BEDROOMS | 3.5 BATHS, RANGING FROM 1,716 TO 2,250 SQ.FT. APPROX.



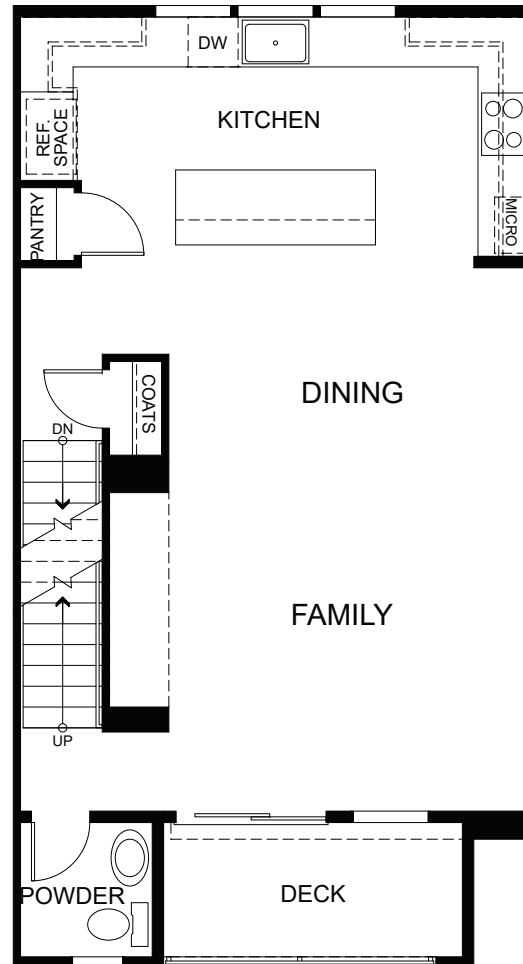
THE TOWNS • PLAN 1

3 BEDS • 3.5 BATHS • 1,716 SQ. FT. APPROX.

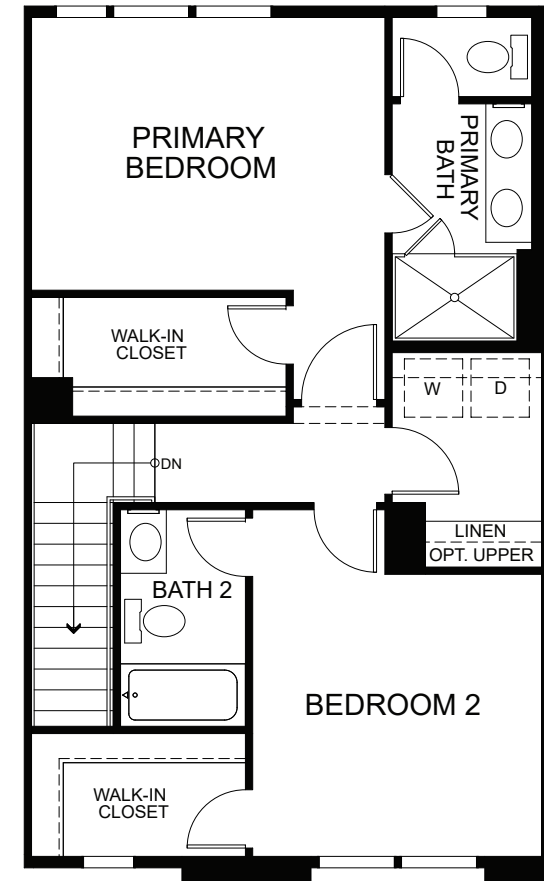
FIRST



SECOND



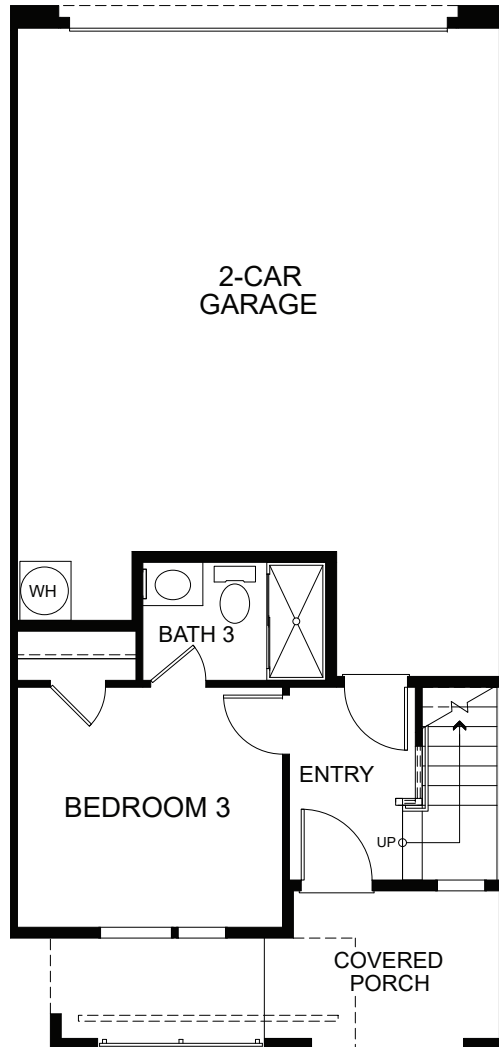
THIRD



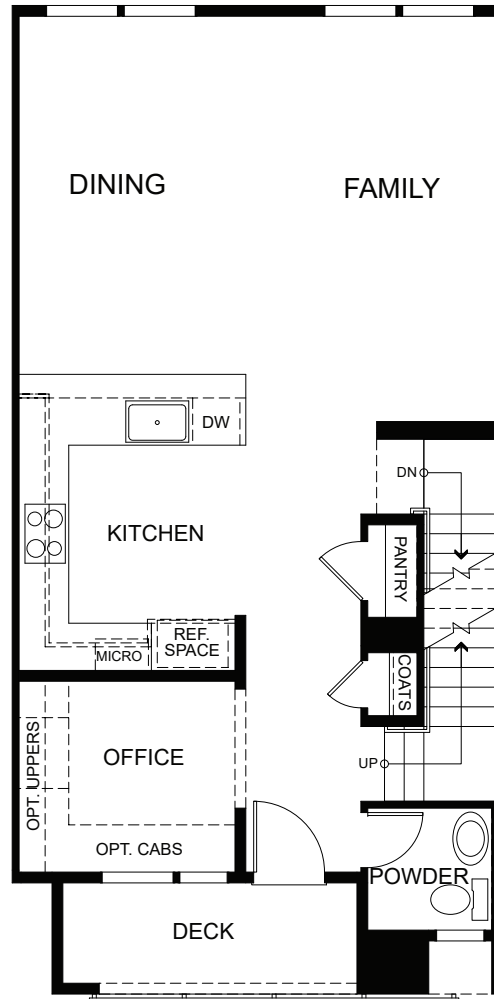
THE TOWNS • PLAN 2

3 BEDS • 3.5 BATHS • 1,817 SQ. FT. APPROX.

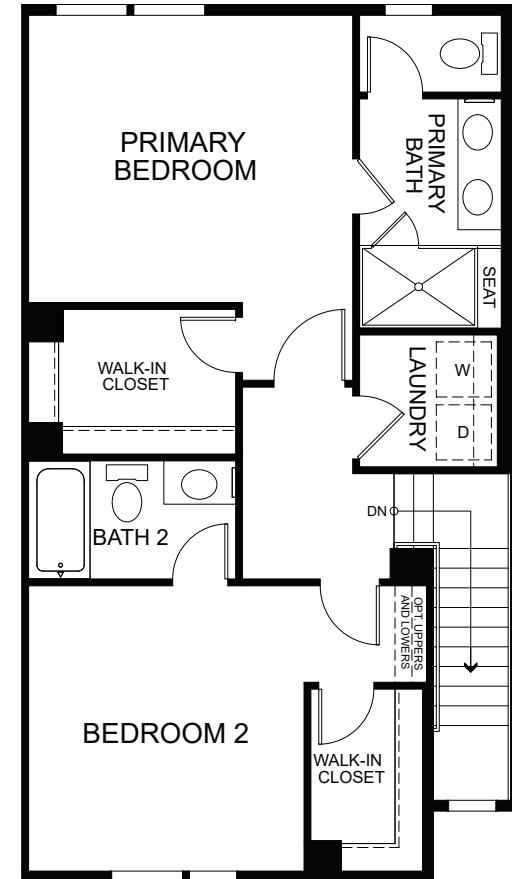
FIRST



SECOND



THIRD



THE TOWNS • PLAN 3G3X

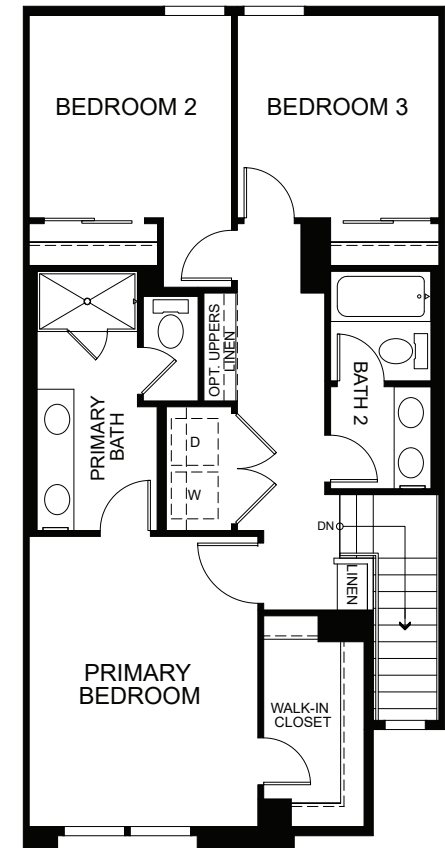
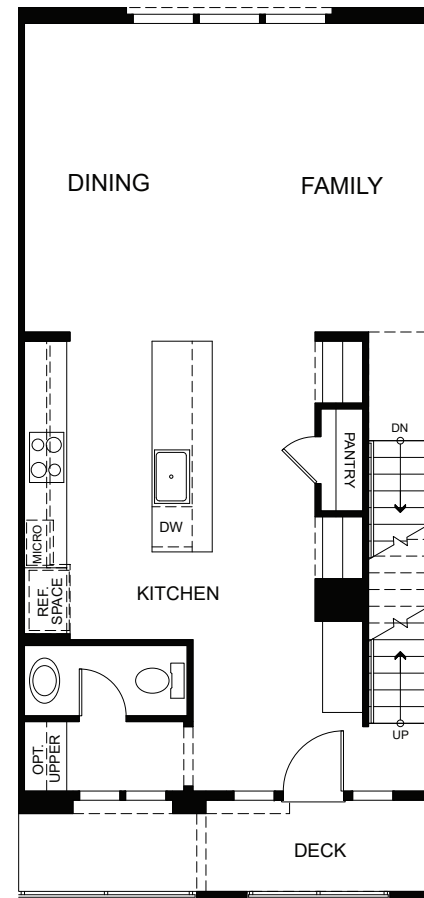
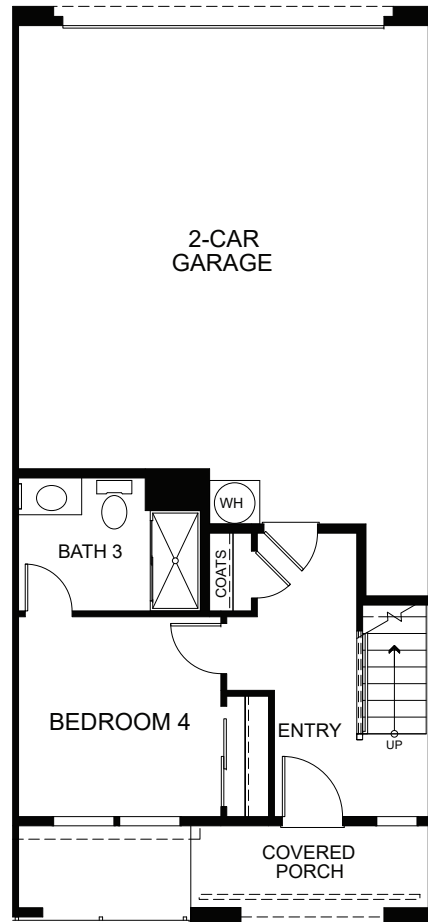
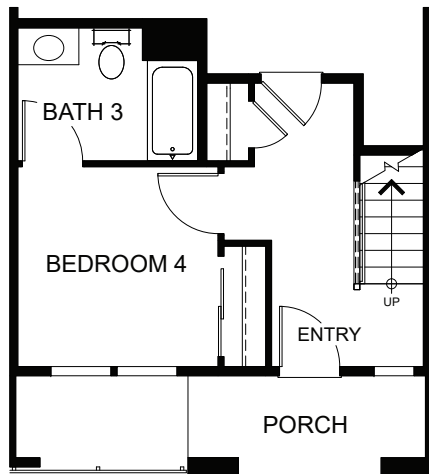
4 BEDS • 3.5 BATHS • 1,988 SQ. FT. APPROX.

FIRST

SECOND

THIRD

OPTIONAL
UNIT 3X



THE TOWNS • PLAN 4

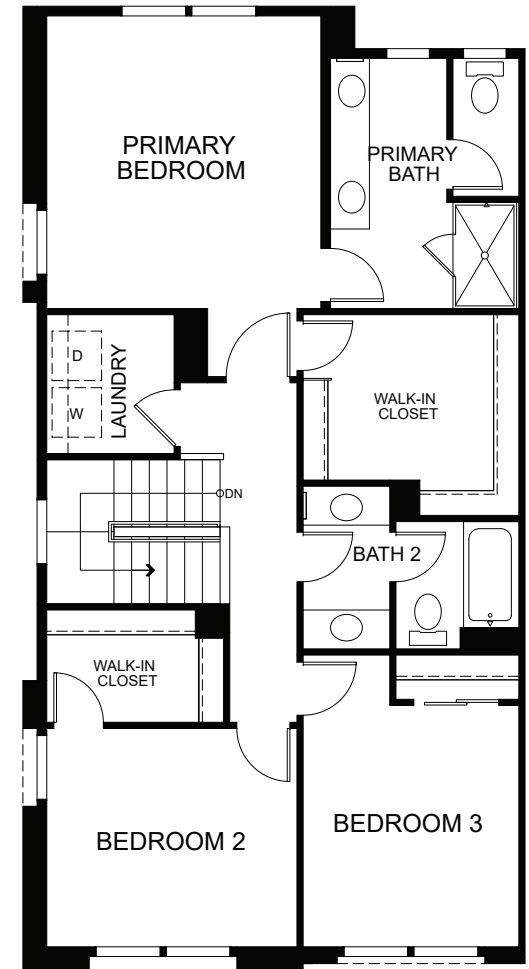
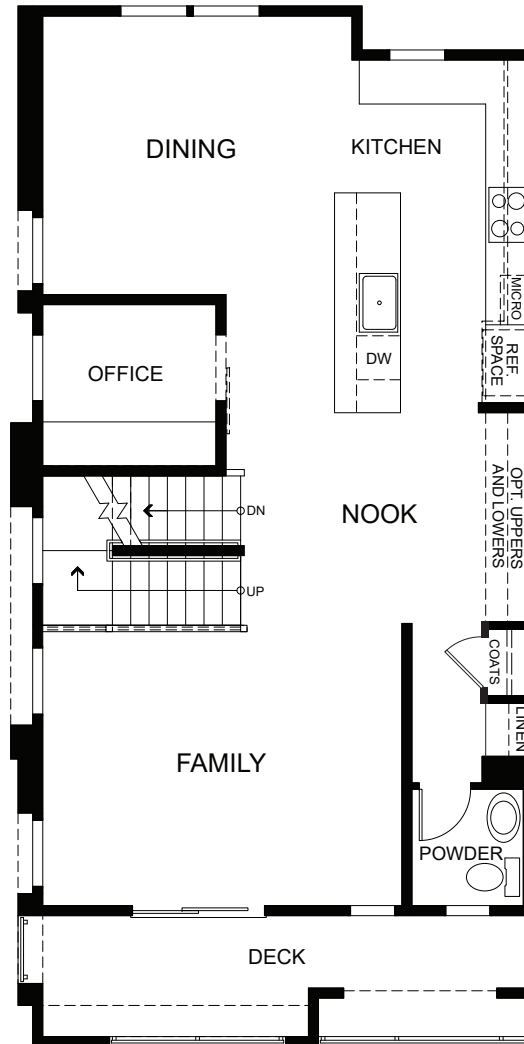
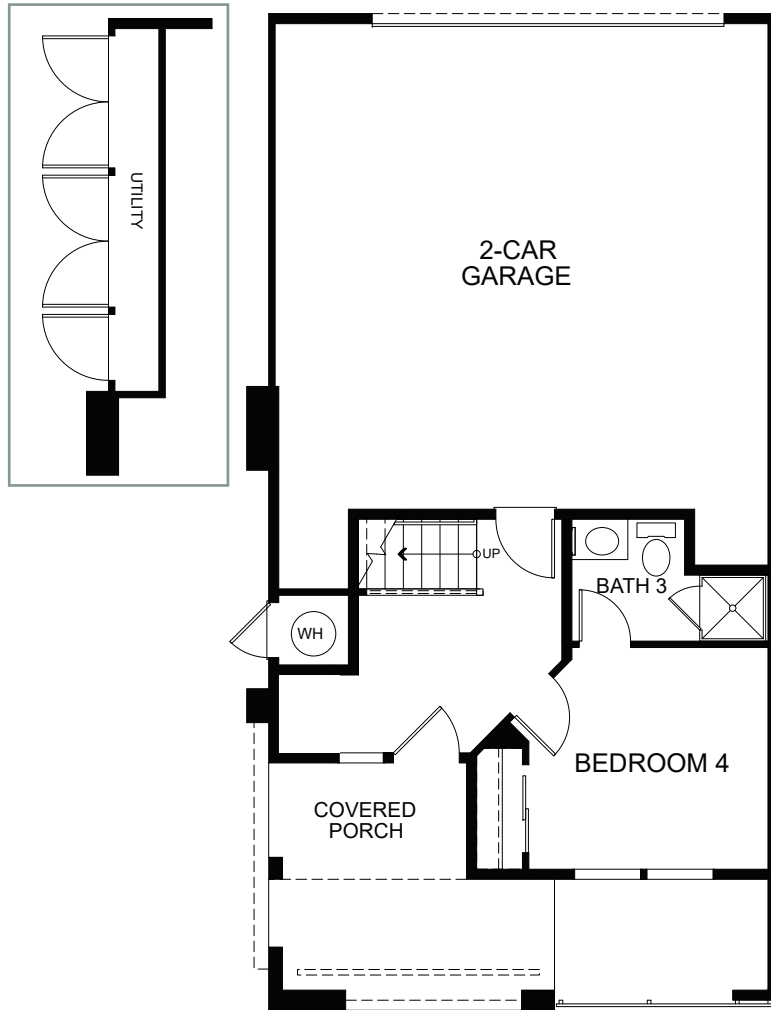
4 BEDS • 3.5 BATHS • 2,250 SQ. FT. APPROX.

FIRST

SECOND

THIRD

UNIT 4M



THE ROWS

114 DETACHED THREE-LEVEL ROW HOMES

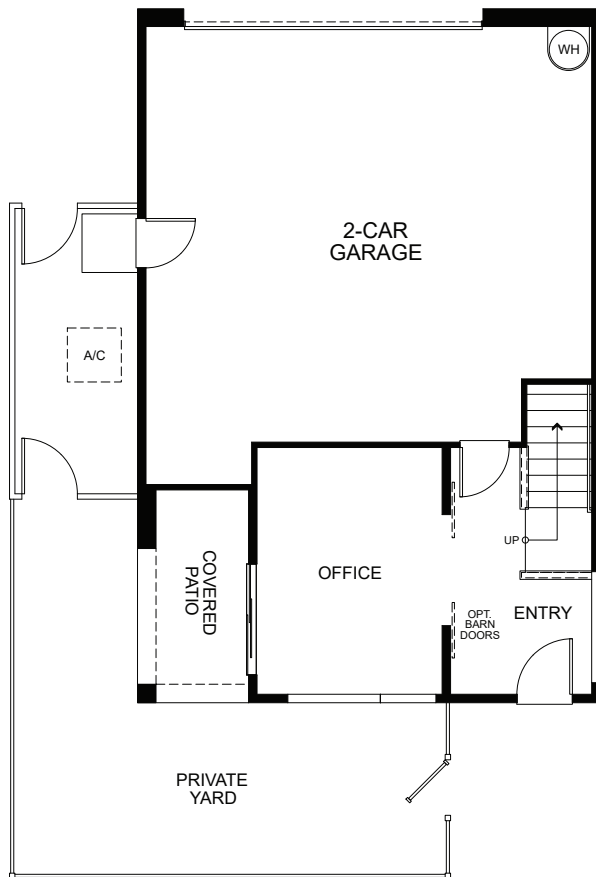
3-4 BEDROOMS | 2.5-3.5 BATHS + OFFICE PER PLAN, RANGING FROM 1,977 TO 2,445 SQ.FT. APPROX.



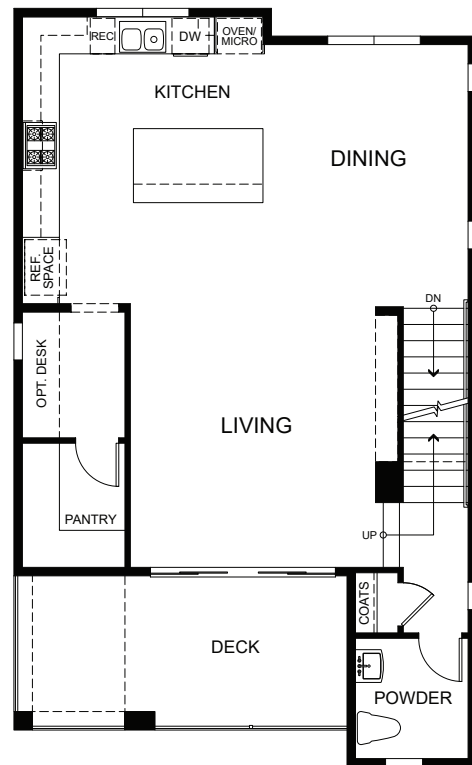
THE ROWS • PLAN 1A

3 BEDS + OFFICE • 2.5 BATHS • 1,977 SQ. FT. APPROX.

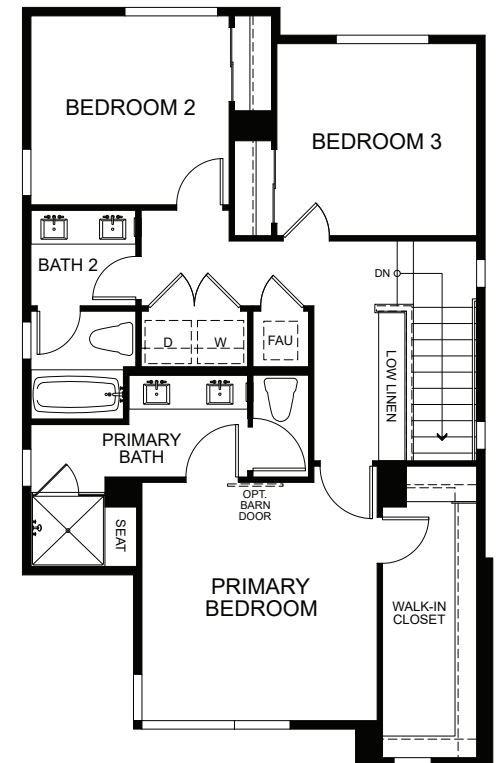
FIRST



SECOND



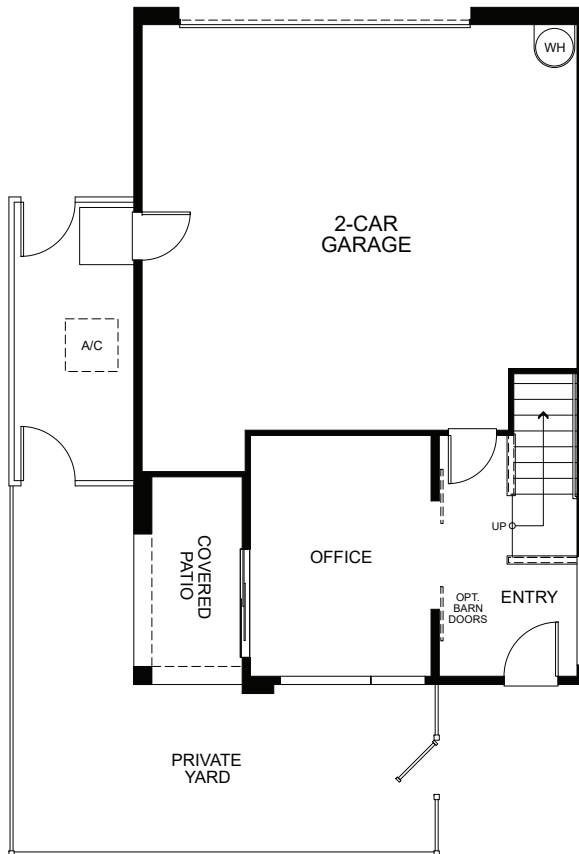
THIRD



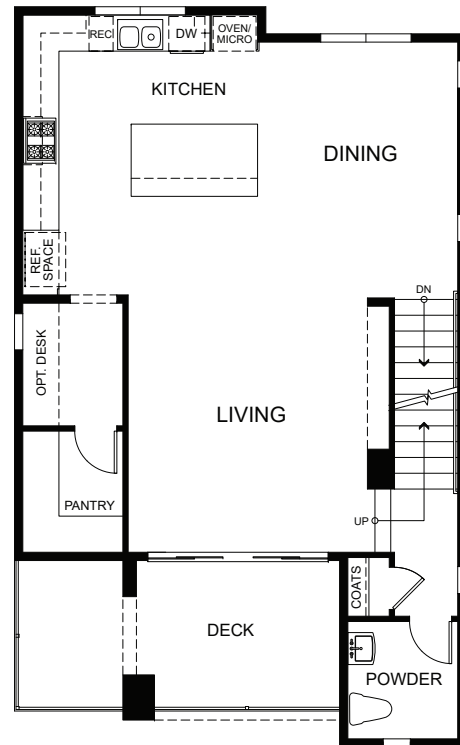
THE ROWS · PLAN 1B

3 BEDS + OFFICE • 2.5 BATHS • 1,977 SQ. FT. APPROX.

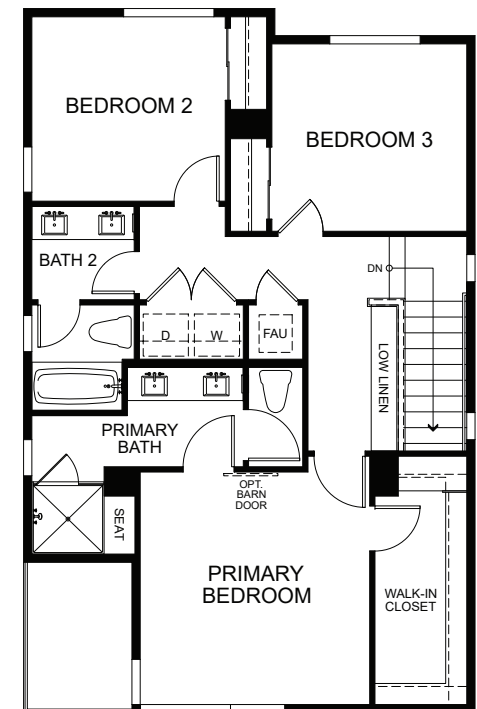
FIRST



SECOND



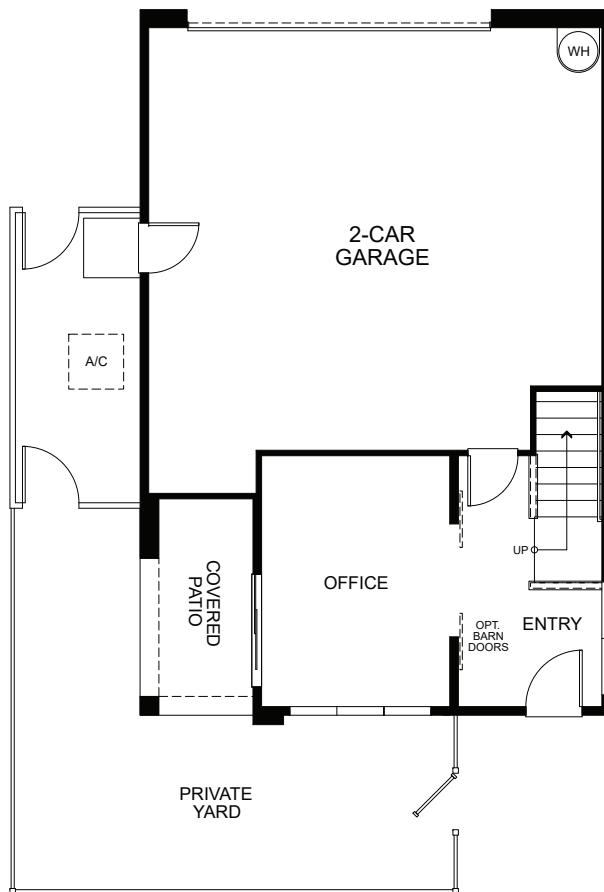
THIRD



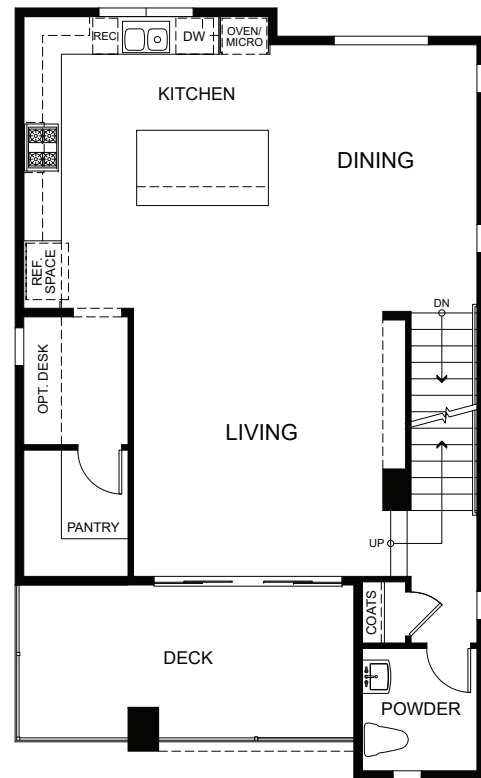
THE ROWS · PLAN 1C

3 BEDS + OFFICE • 2.5 BATHS • 1,977 SQ. FT. APPROX.

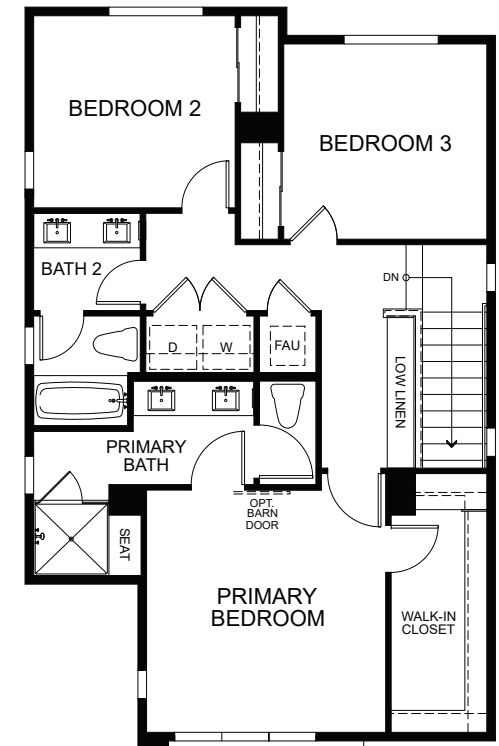
FIRST



SECOND



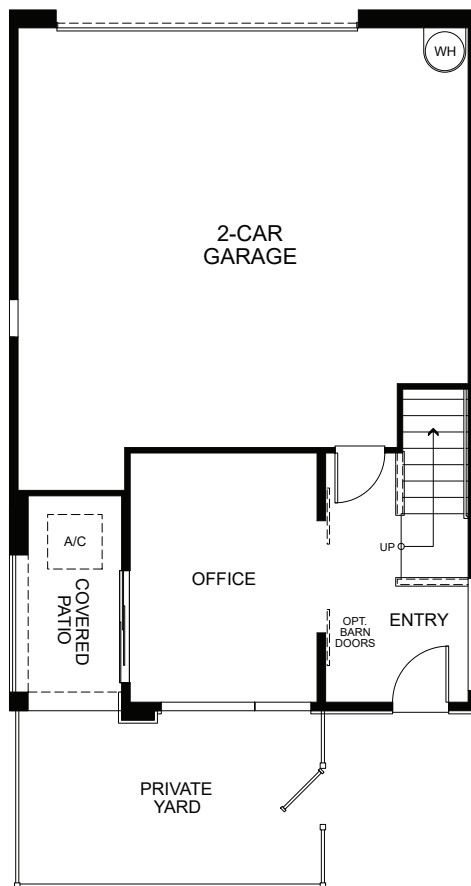
THIRD



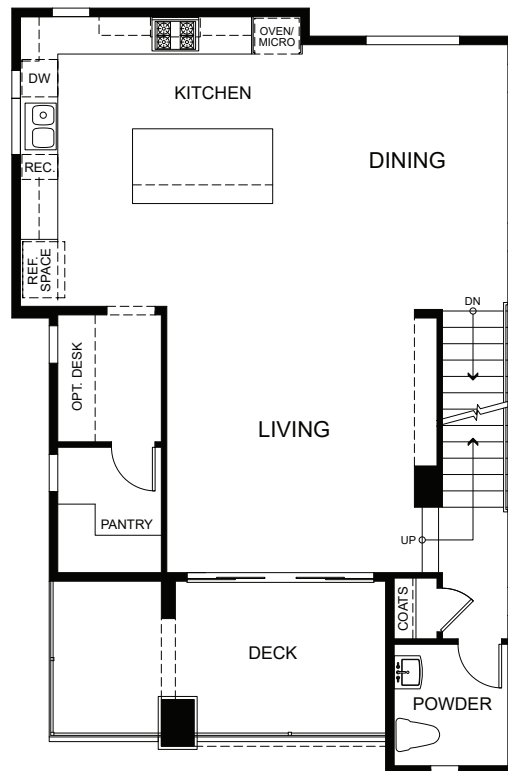
THE ROWS • PLAN 1B ENHANCED

3 BEDS + OFFICE • 2.5 BATHS • 2,044 SQ. FT. APPROX.

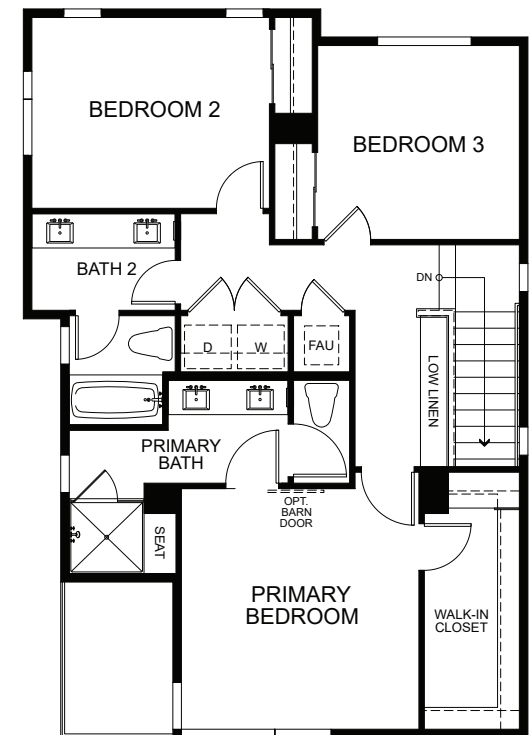
FIRST



SECOND



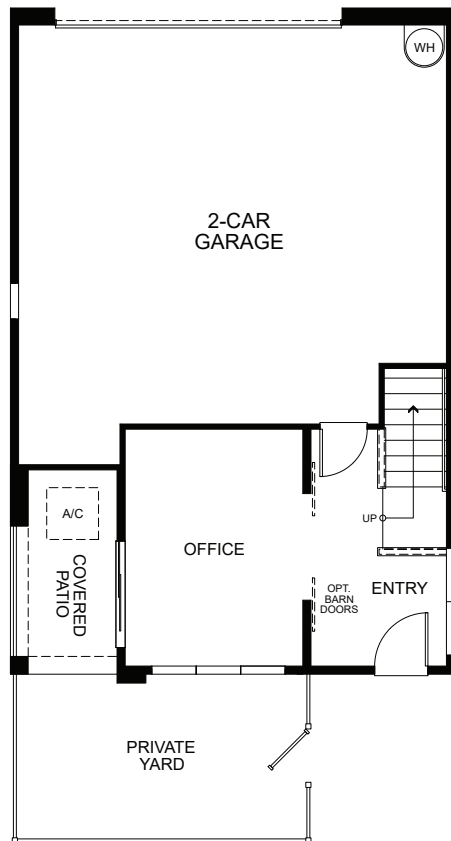
THIRD



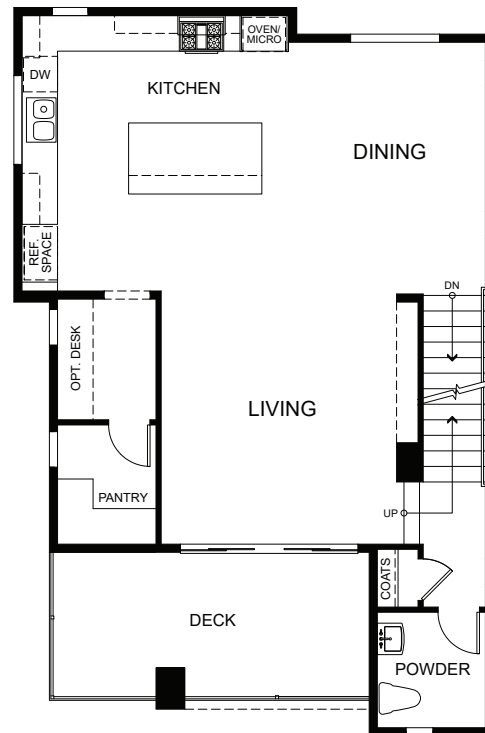
THE ROWS • PLAN 1C ENHANCED

3 BEDS + OFFICE • 2.5 BATHS • 2,044 SQ. FT. APPROX.

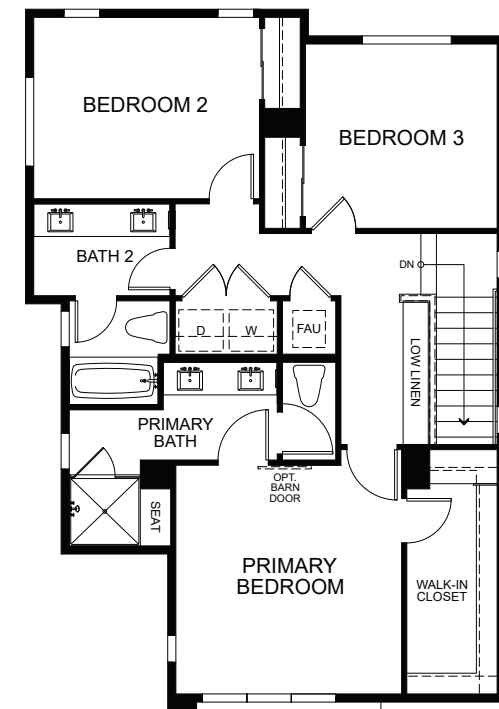
FIRST



SECOND



THIRD



THE ROWS • PLAN 2A - 2B - 2C

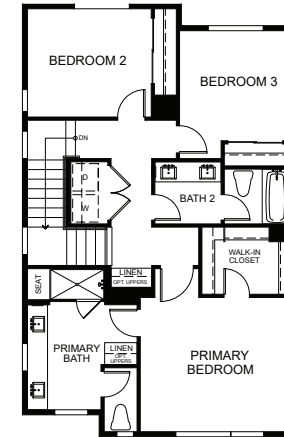
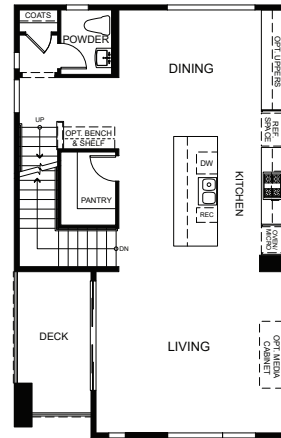
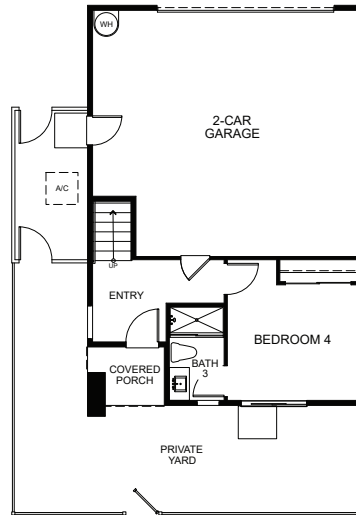
4 BEDS • 3.5 BATHS • 2,092 SQ. FT. APPROX.

FIRST

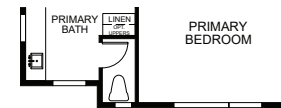
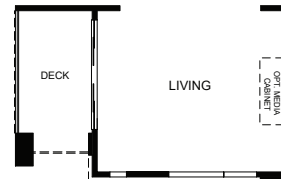
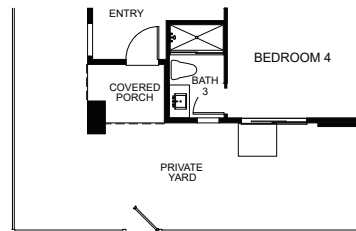
SECOND

THIRD

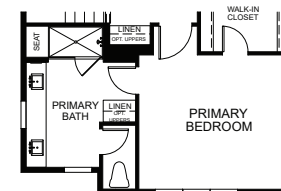
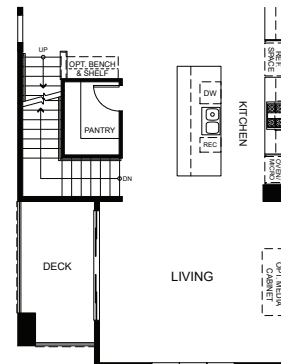
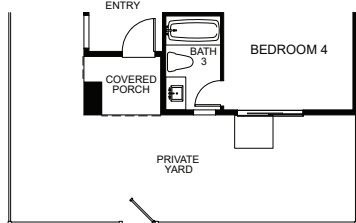
ELEVATION A



ELEVATION B



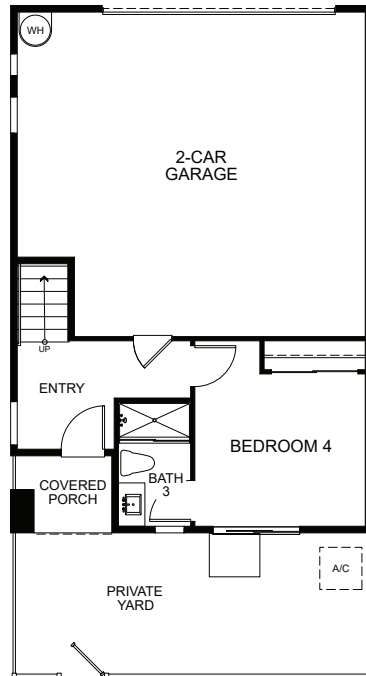
ELEVATION C



THE ROWS • PLAN 2CE & 2AE- ENHANCED

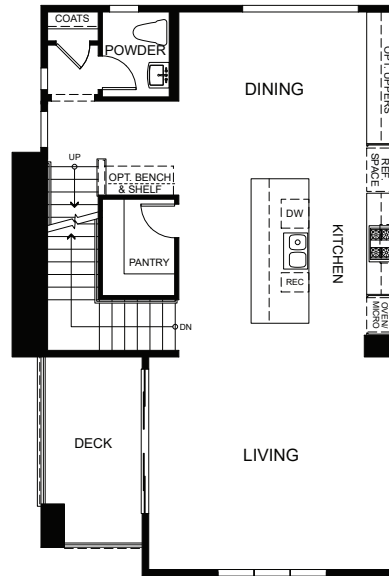
4 BEDS • 3.5 BATHS • 2,092-2,121 SQ. FT. APPROX.

FIRST

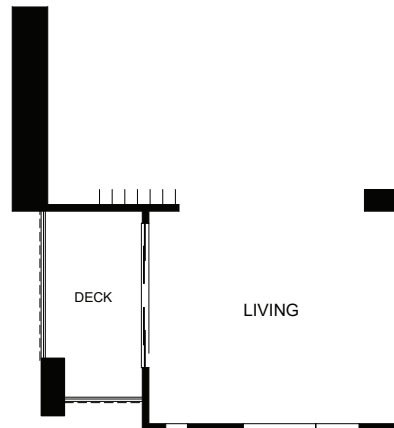
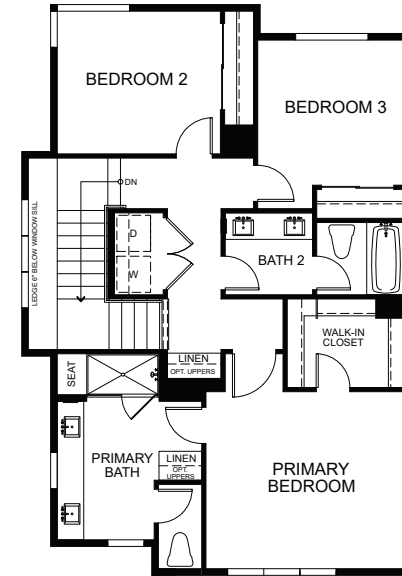


ELEVATION CE

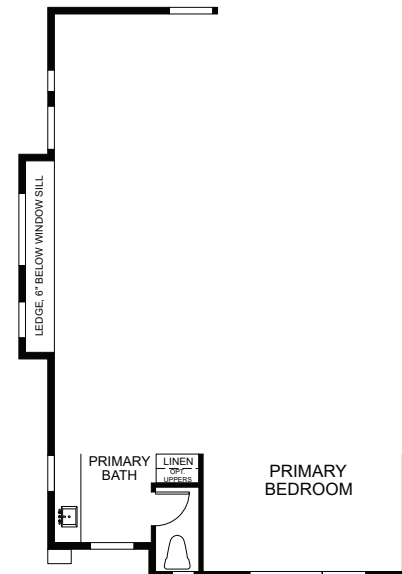
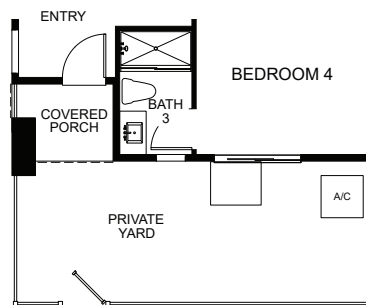
SECOND



THIRD



ELEVATION AE



THIRD

2-CAR GARAGE

WH

A/C

BATH 3

WALK-IN CLOSET

CLO

DRIP ZONE

COATS

ENTRY

UP

DOWN

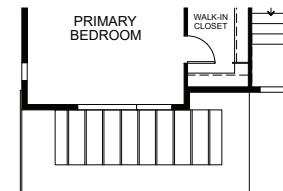
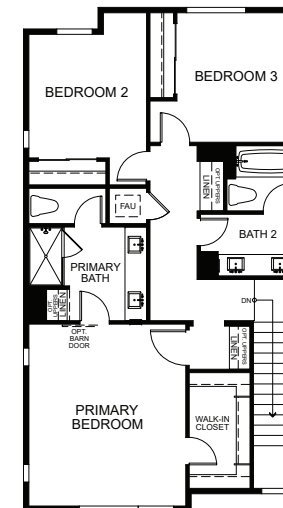
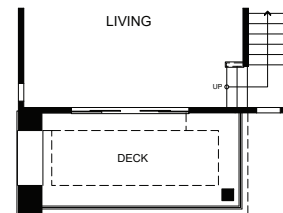
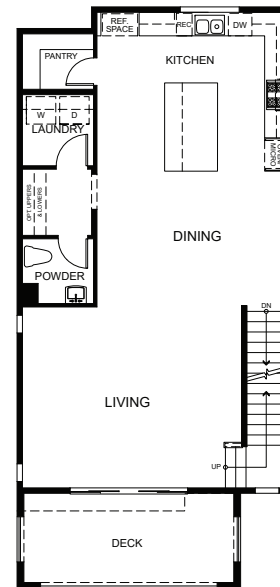
COVERED PORCH

PRIVATE YARD

BEDROOM 4

Floor plan of the second floor. It features a large bedroom labeled "BEDROOM 4" with a built-in bed and a large window. An "ENTRY" area is located at the top right, with a staircase labeled "UP". A "COVERED PORCH" is situated between the bedroom and the entry. A "PRIVATE YARD" is located to the right of the covered porch. The plan also shows a bathroom and a closet area.

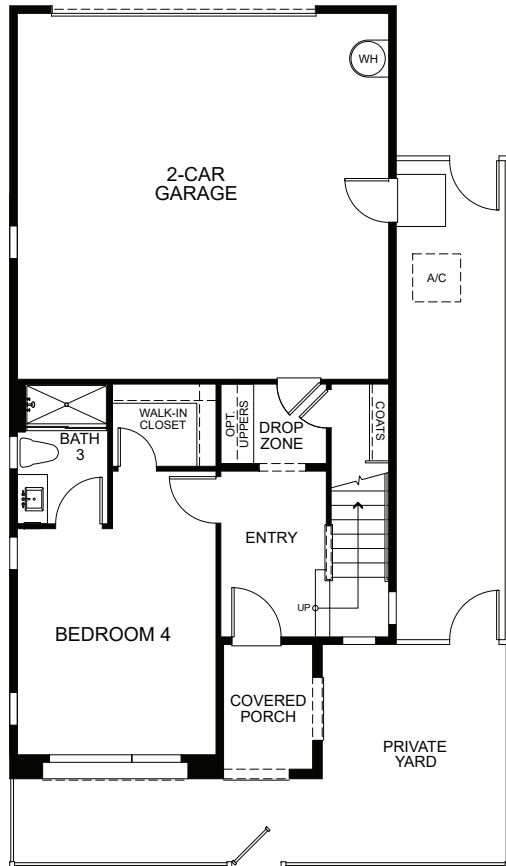
Floor plan of the second floor. It features a large bedroom labeled 'BEDROOM 4' with a built-in bed and a large window. An 'ENTRY' area with a closet is located near a 'COVERED PORCH'. A 'PRIVATE YARD' is accessible from the porch. A staircase labeled 'UP' is also shown.



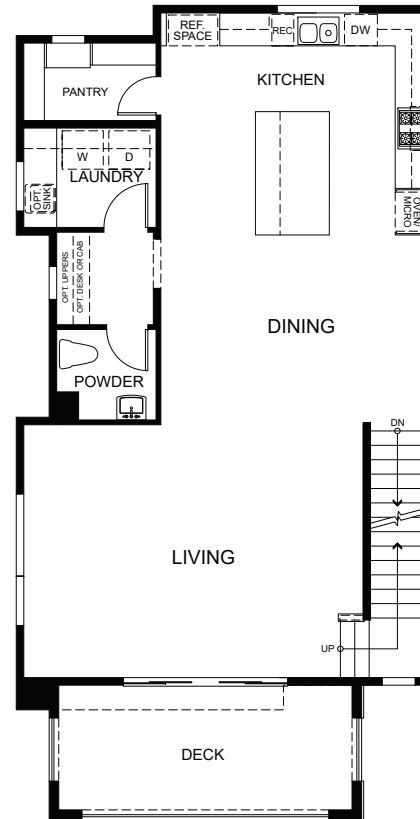
THE ROWS · PLAN 3A ENHANCED

4 BEDS • 3.5 BATHS • 2,445 SQ. FT. APPROX.

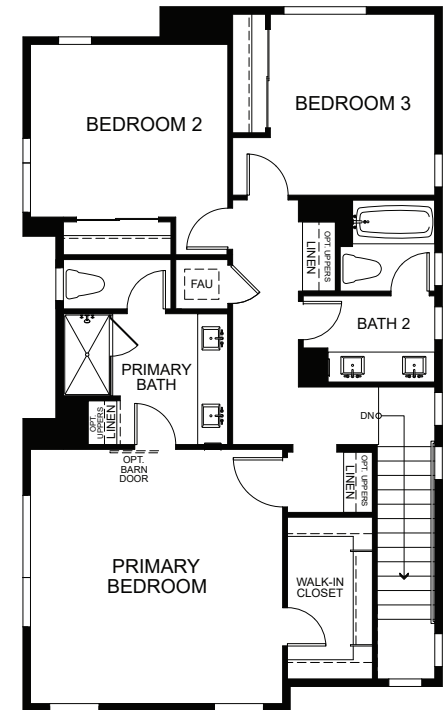
FIRST



SECOND



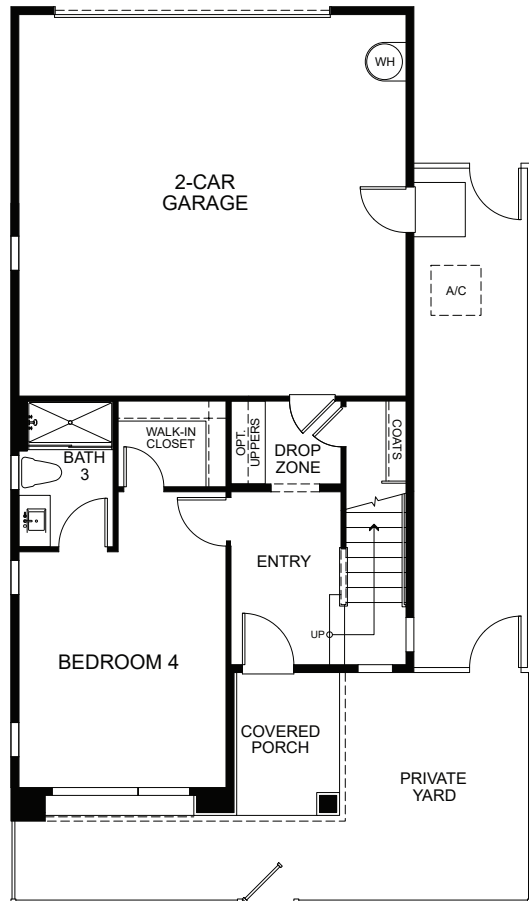
THIRD



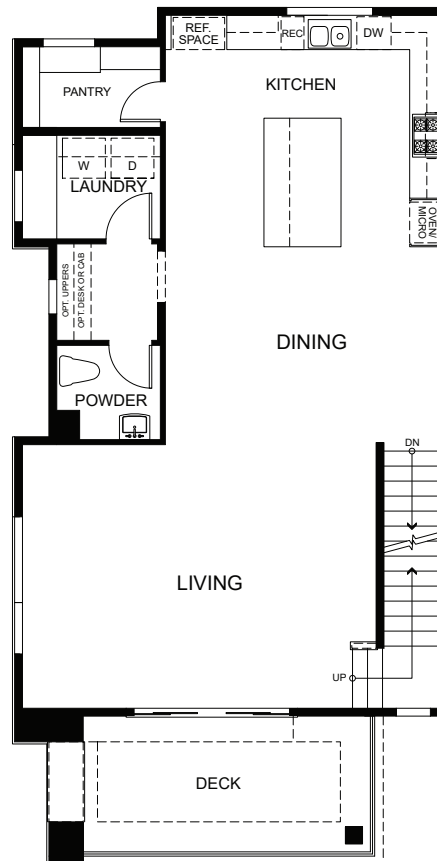
THE ROWS • PLAN 3B ENHANCED

4 BEDS • 3.5 BATHS • 2,445 SQ. FT. APPROX.

FIRST



SECOND



THIRD

