

# 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 ACCESSES 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 | 2.5-3.75 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



## POP-UP SALES OFFICE LOCATION:

CITY CENTER #1103 - 6000 BOLLINGER CANYON RD, SAN RAMON CA 94583

## COMMUNITY LOCATION:

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 | 2.5-3.75 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.

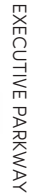


136 THREE LEVEL  
ATTACHED TOWNHOMES  
THREE OR FOUR BEDROOMS  
1,716 TO 2,250 SQUARE FEET

BY SUMMERHILL HOMES

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

CAMINO RAMON



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



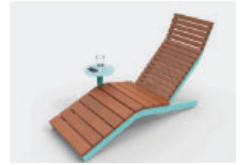


# CITYVILLAGE The Park

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

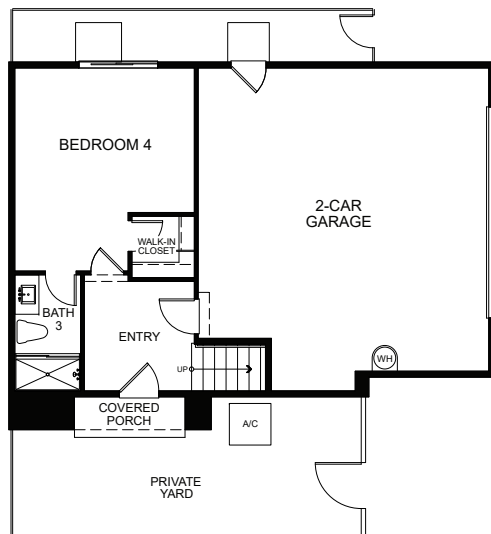
154 TWO OR THREE LEVEL DETACHED SINGLE FAMILY COURTYARD HOMES  
3-4 BEDROOMS PLUS A RETREAT AND PENTHOUSE, RANGING FROM 2,176 TO 3,093 SQ. FT. APPROX.



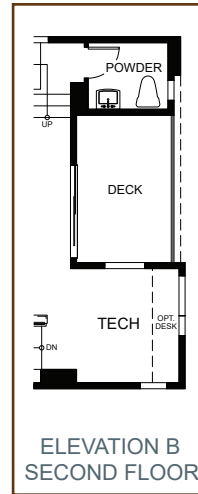
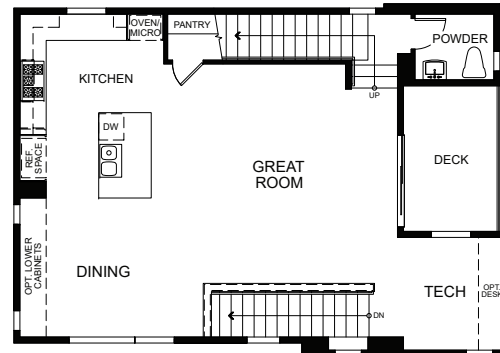
# THE COURTS • PLAN 1A & 1B

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

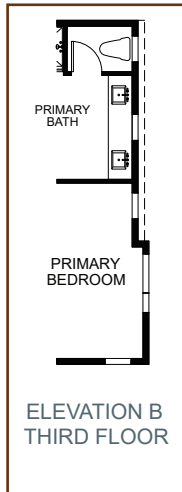
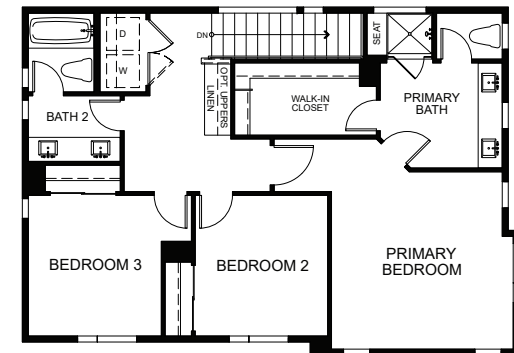
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SECOND



THIRD

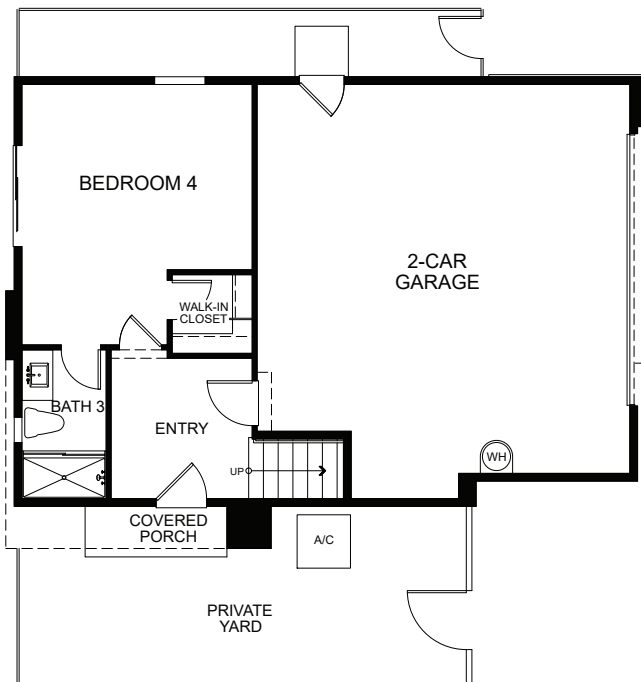




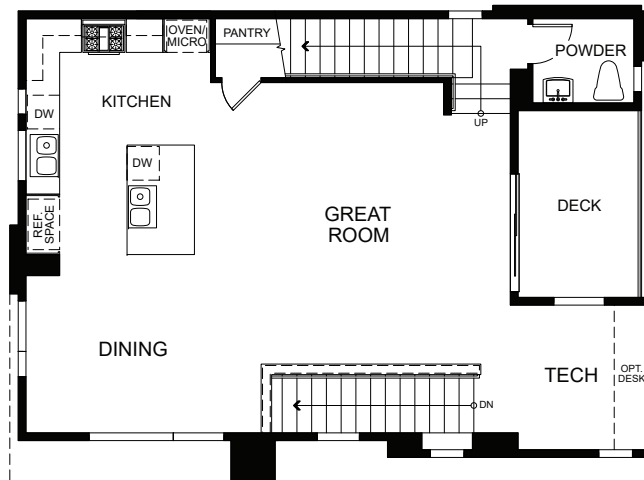
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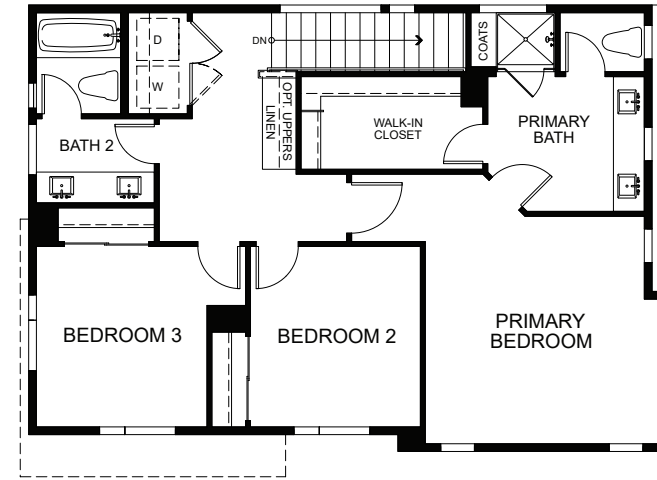
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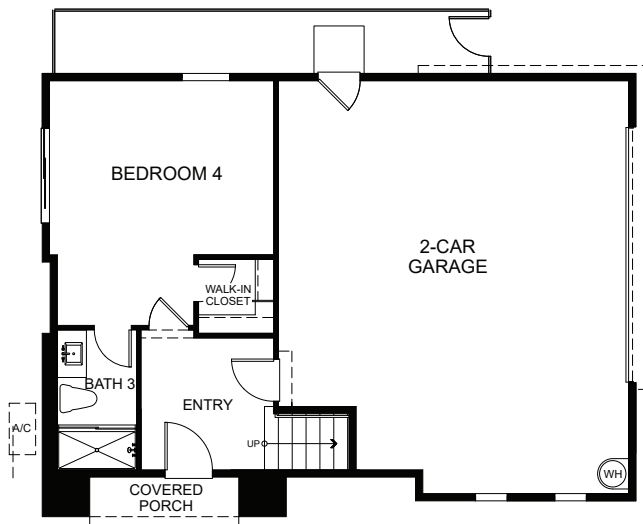
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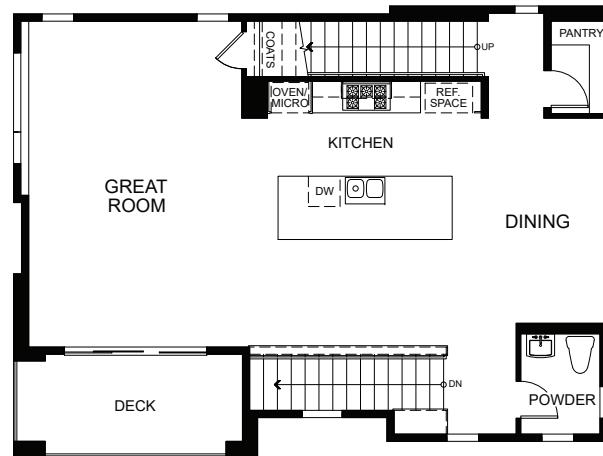
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4 BEDS • 3.5 BATHS • 2,240 SQ. FT. APPROX.

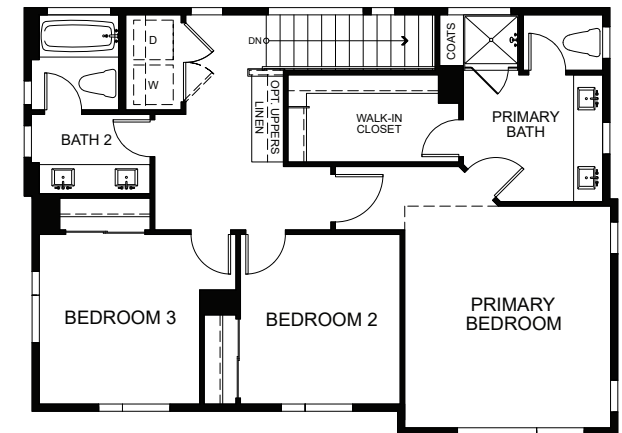
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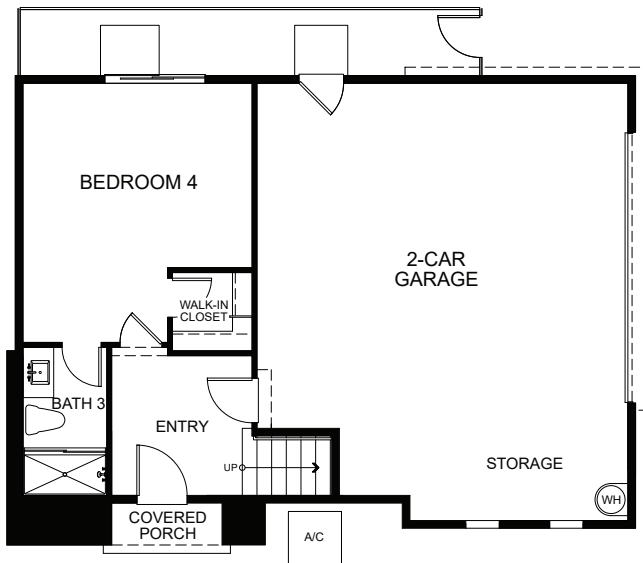




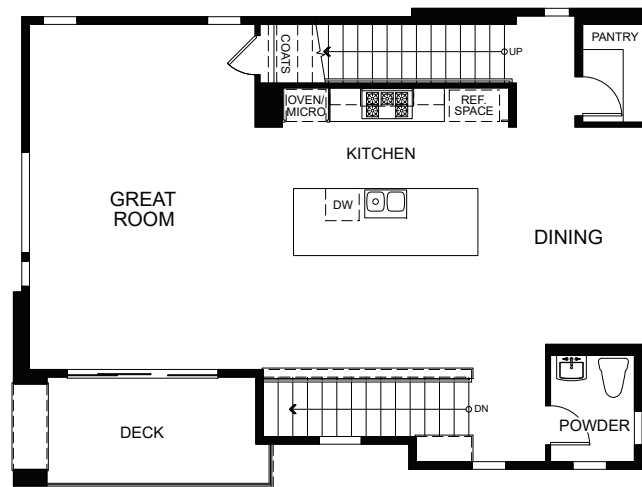
# THE COURTS • PLAN 1XB

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

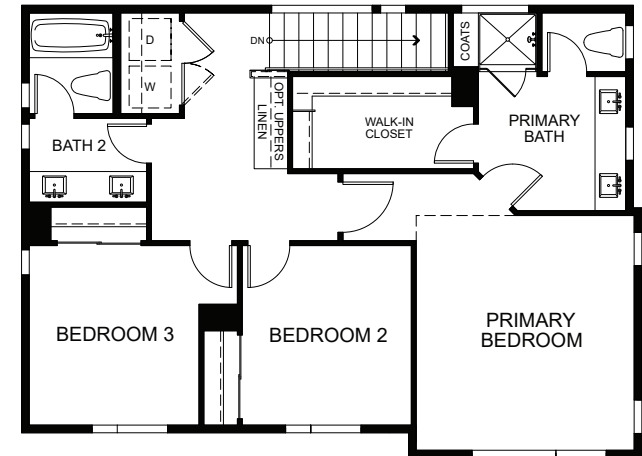
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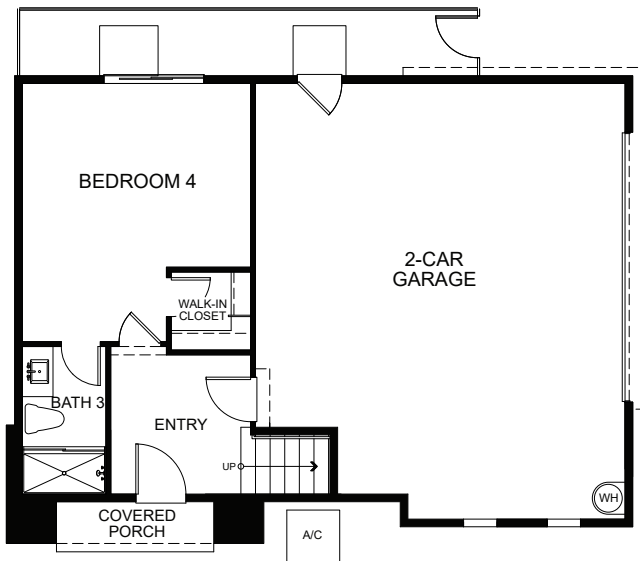
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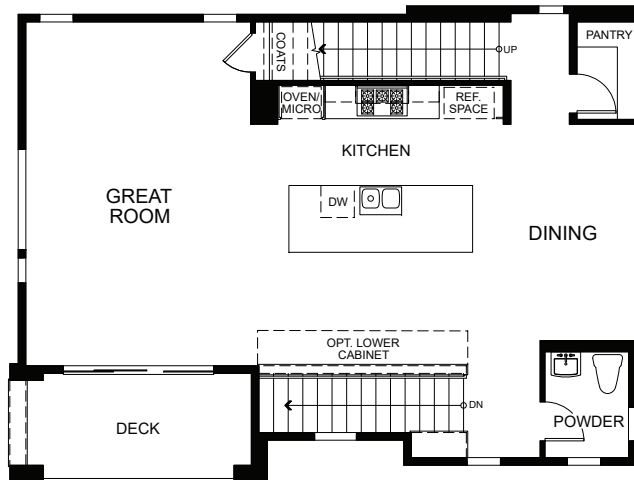
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4 BEDS • 3.5 BATHS • 2,219 SQ. FT. APPROX.

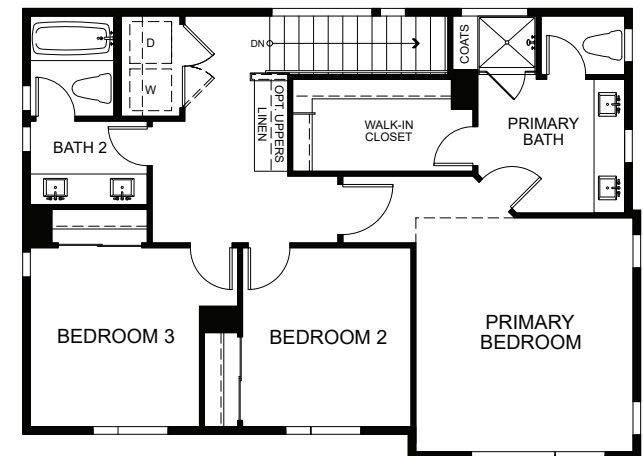
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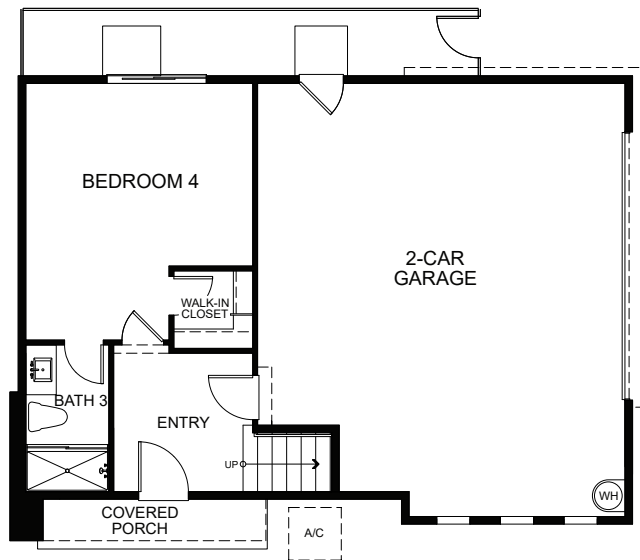




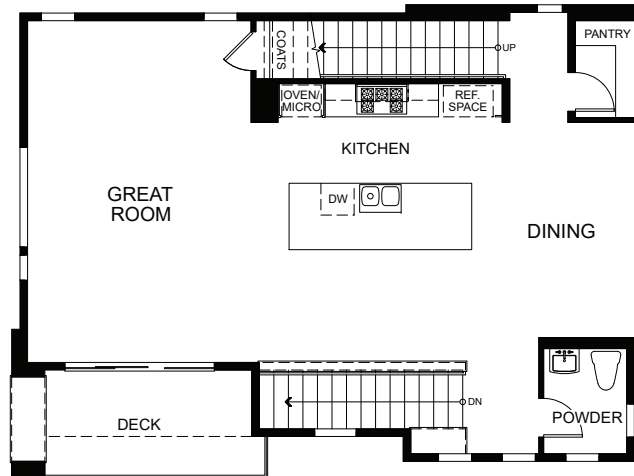
# THE COURTS • PLAN 1XC

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

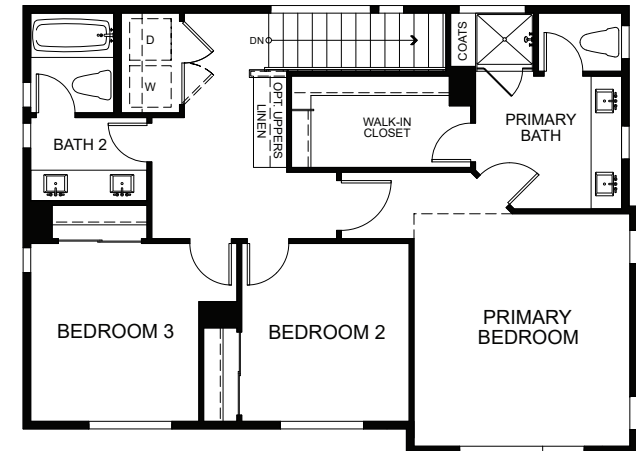
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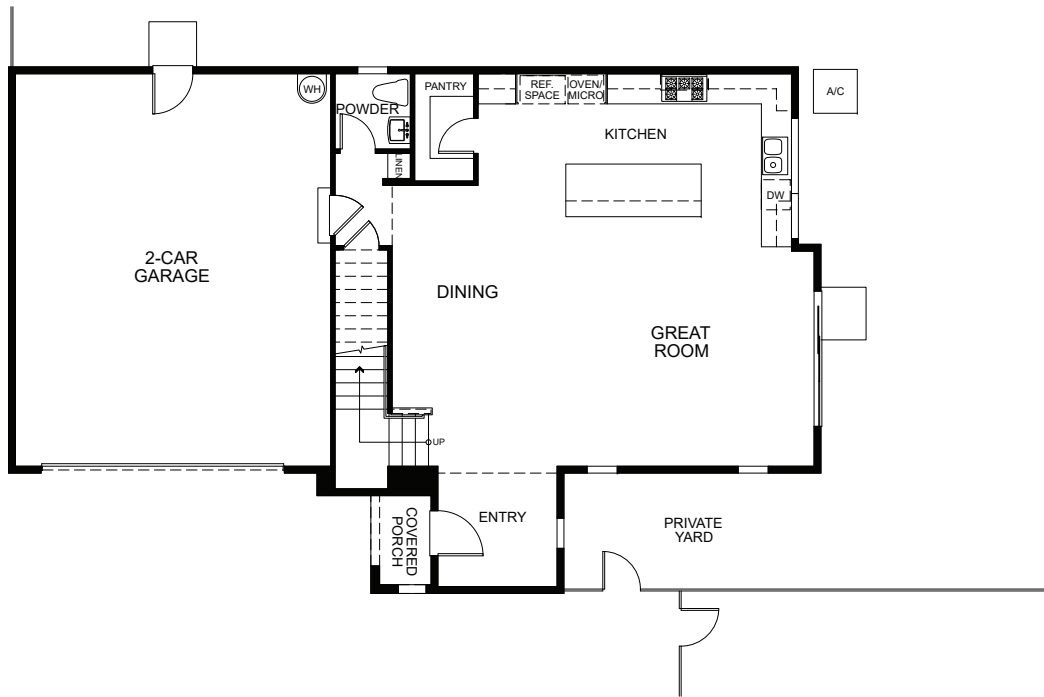
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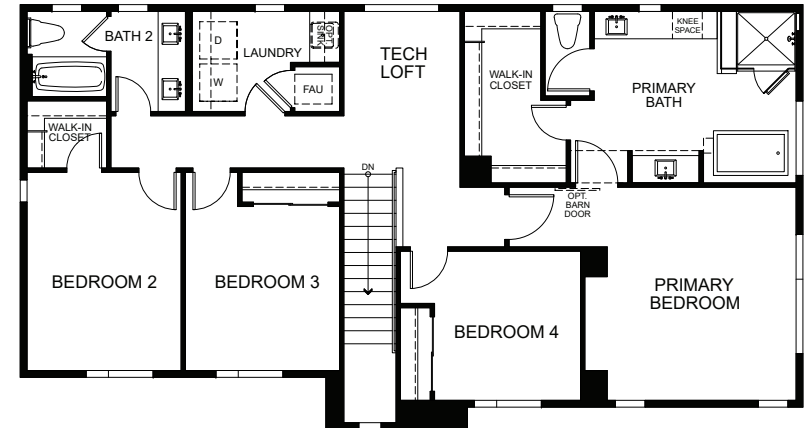
# THE COURTS • PLAN 2A ENHANCED G 2C

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

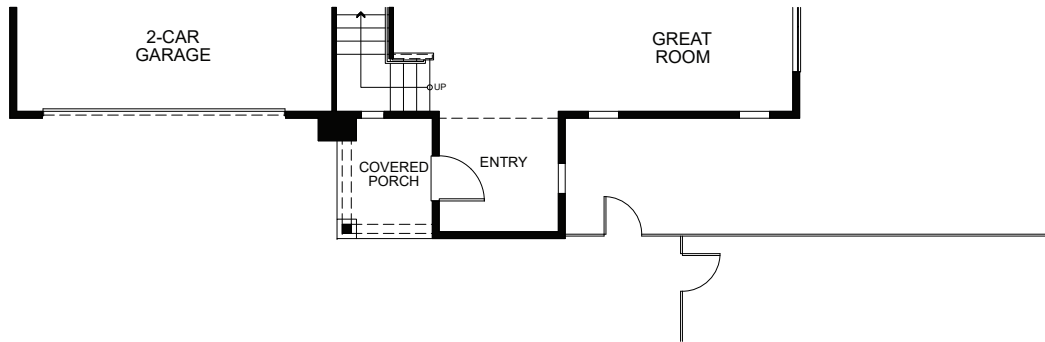
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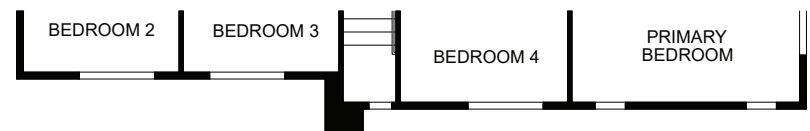
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ELEVATION C



ELEVATION C

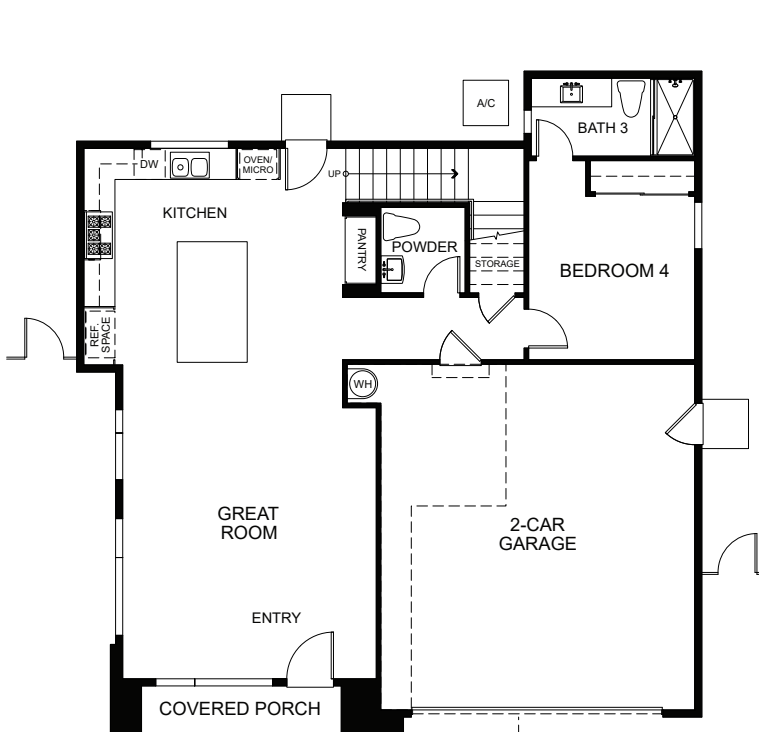




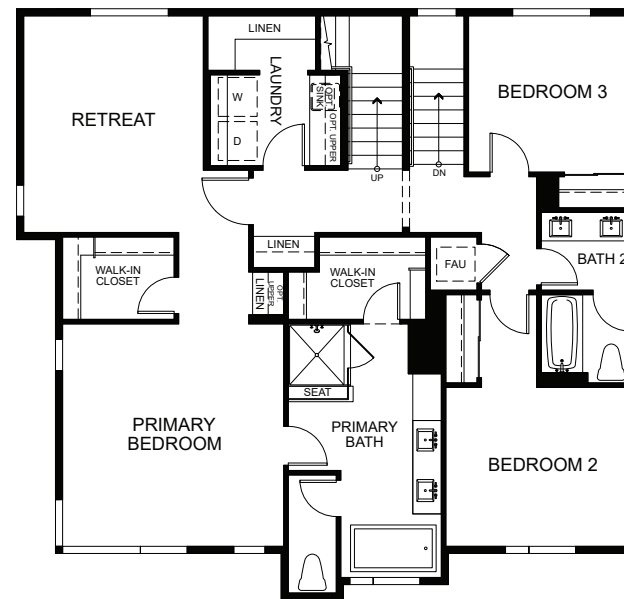
# THE COURTS • PLAN 3B

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

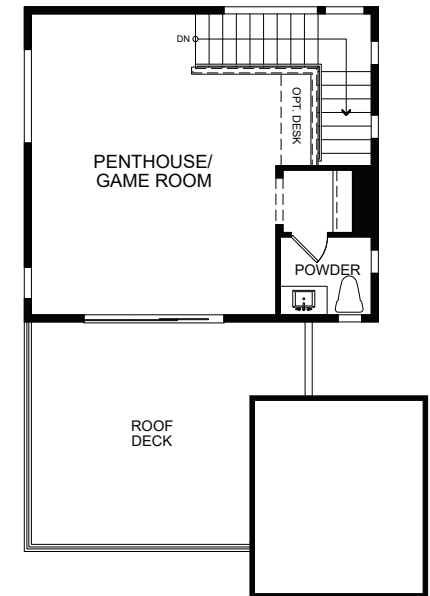
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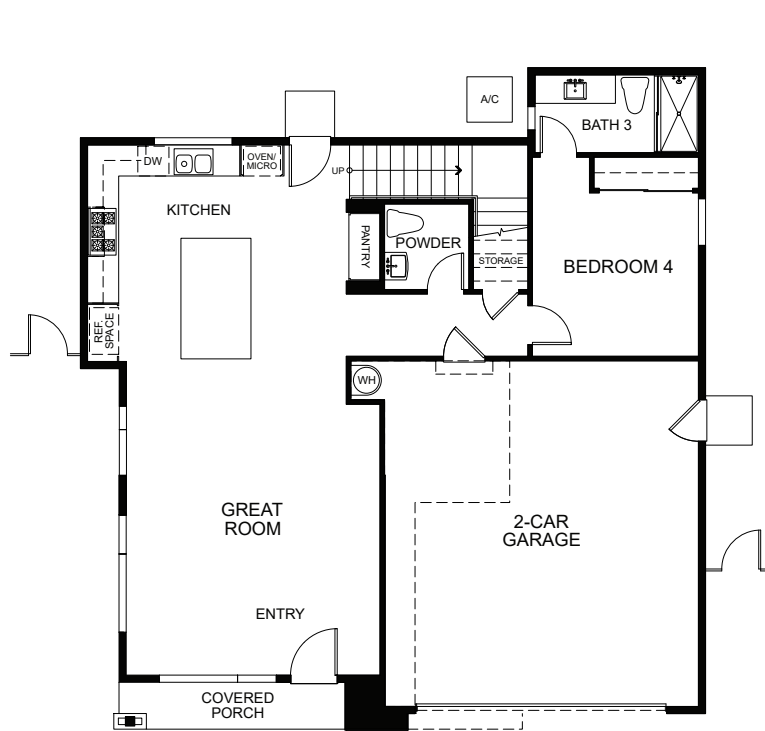
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# THE COURTS • PLAN 3C

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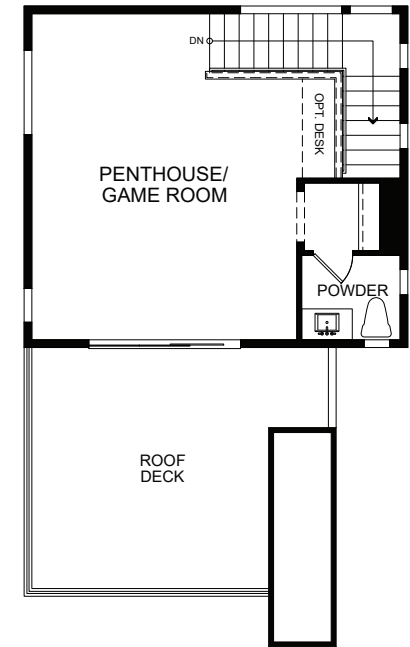
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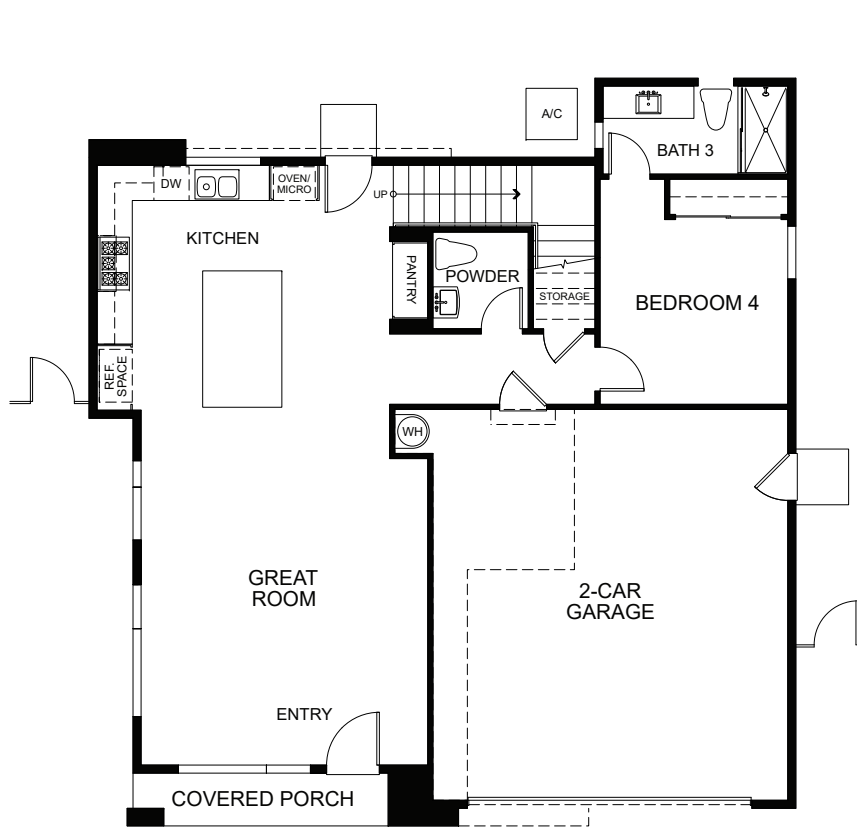
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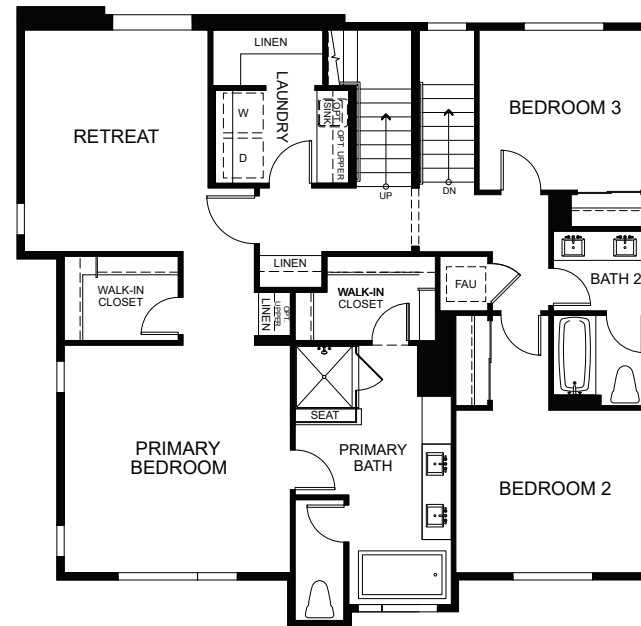
# THE COURTS • PLAN 3C ENHANCED

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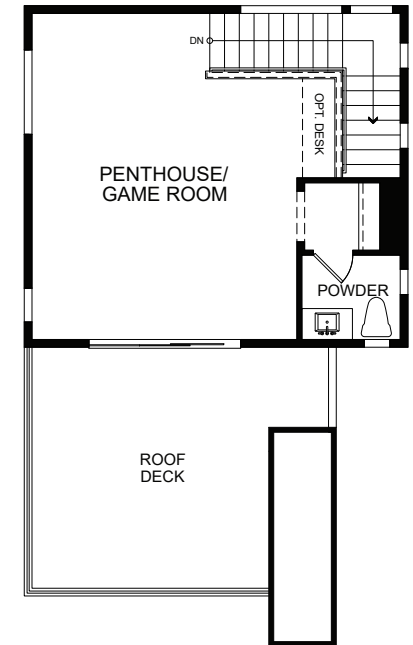
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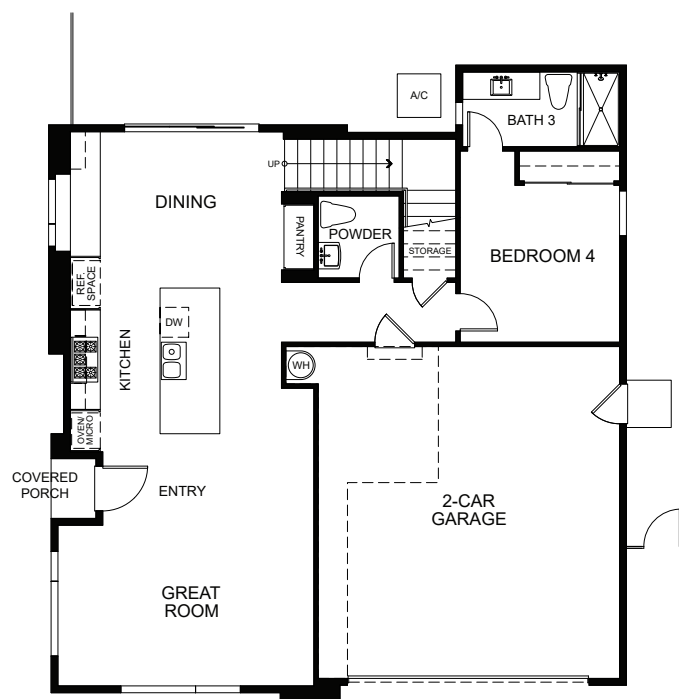




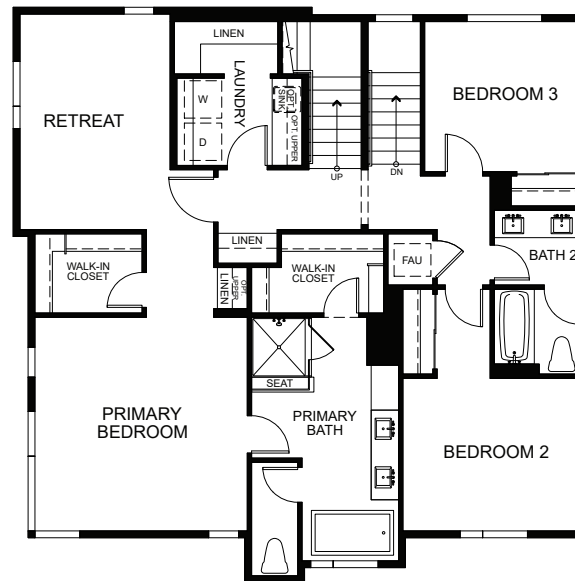
# THE COURTS • PLAN 3XA

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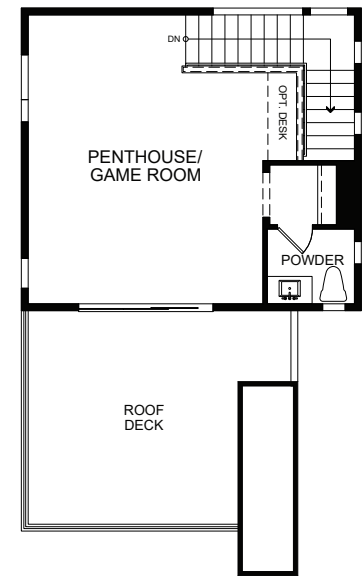
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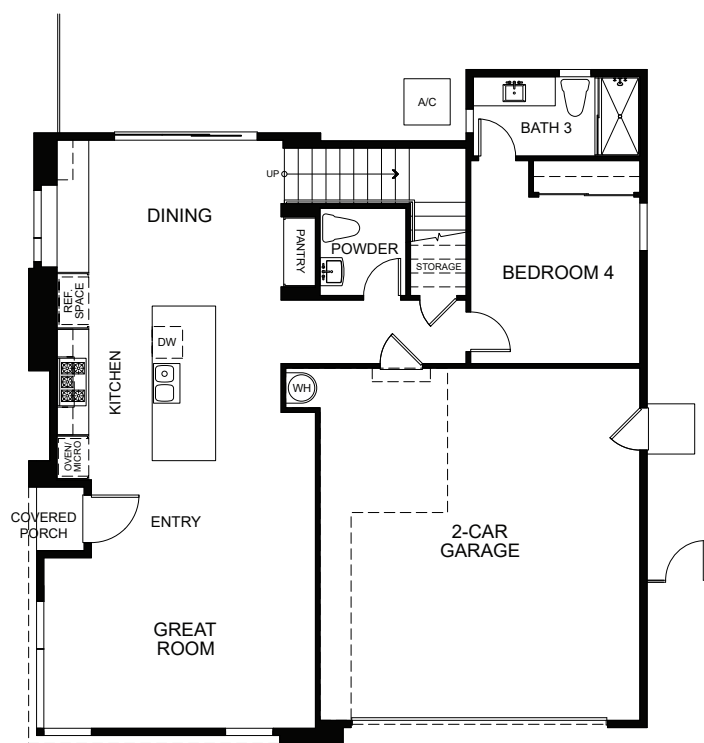
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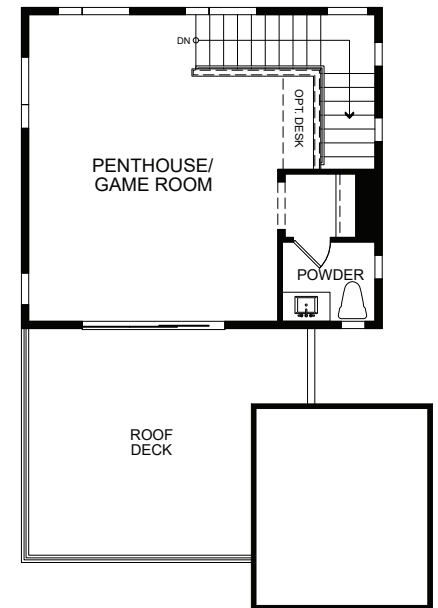
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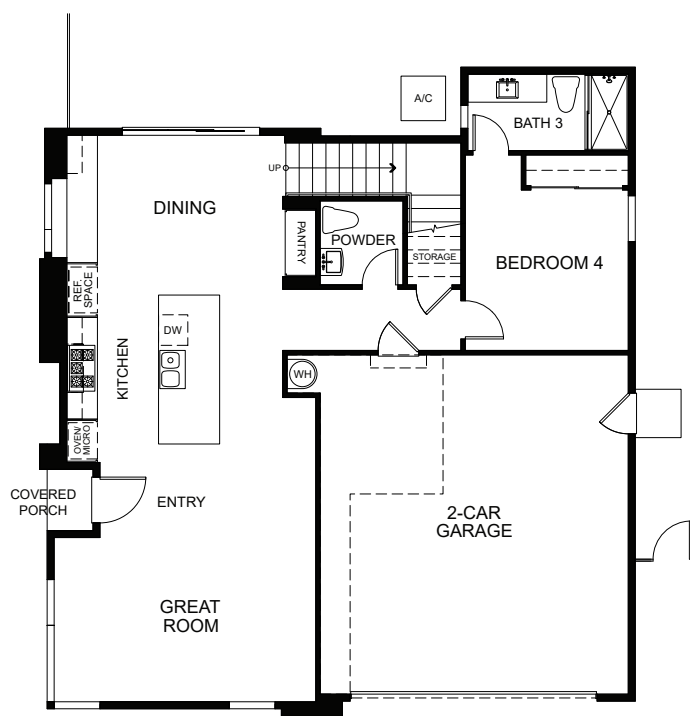
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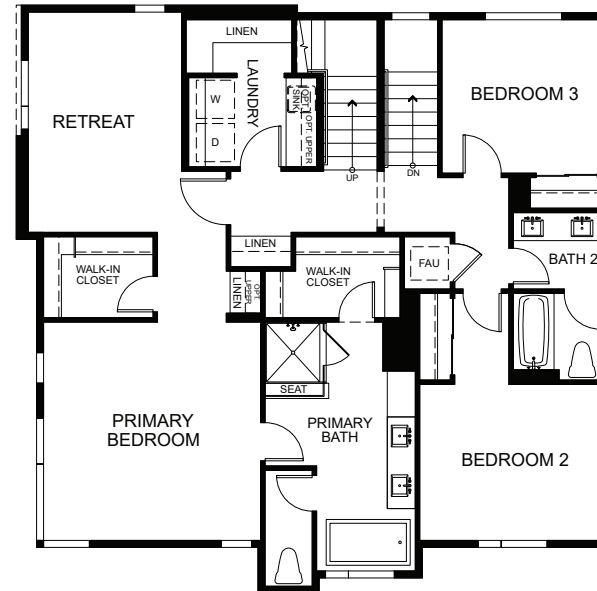
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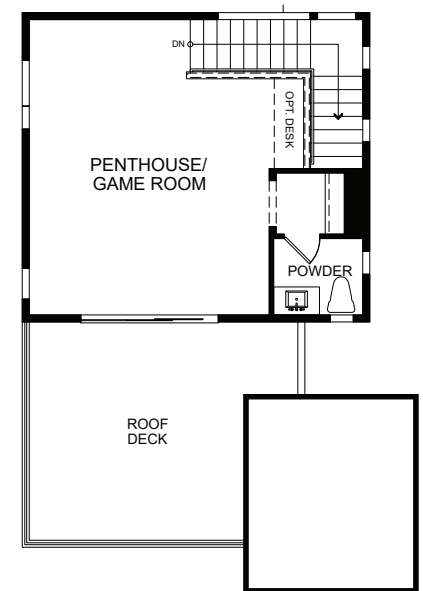
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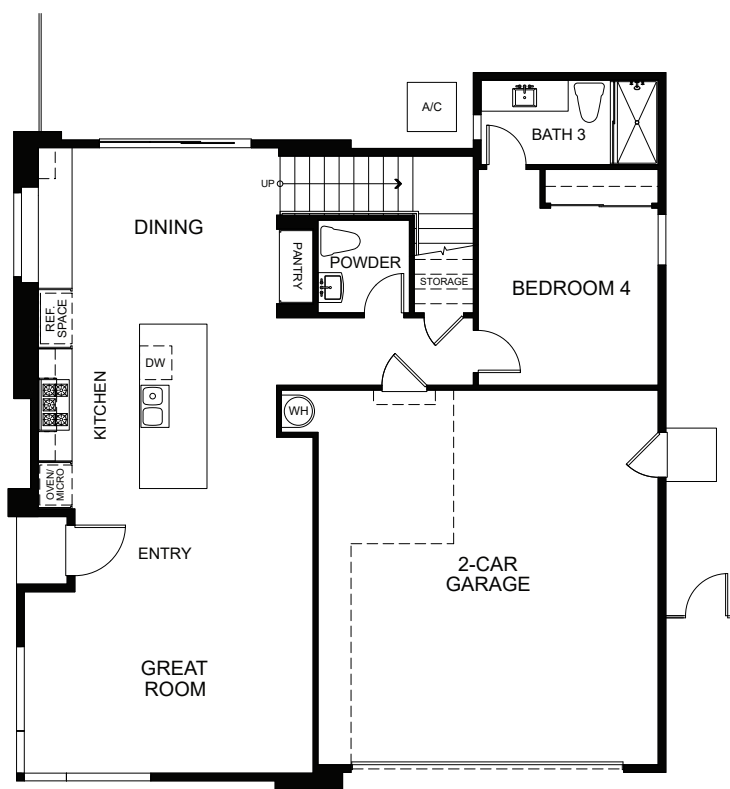




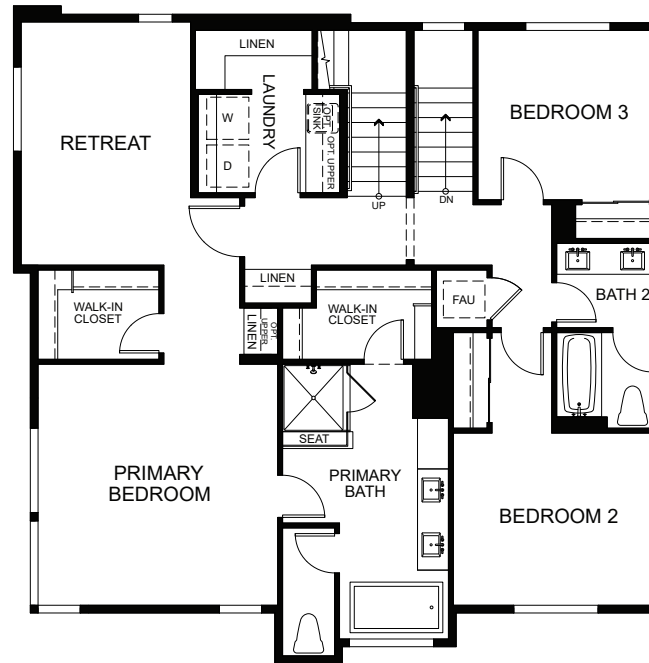
# THE COURTS • PLAN 3XC

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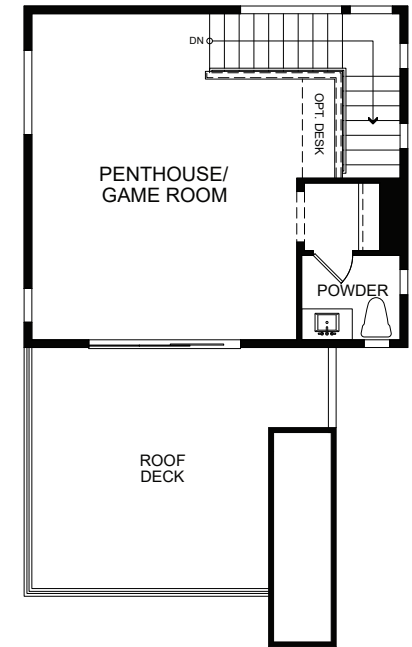
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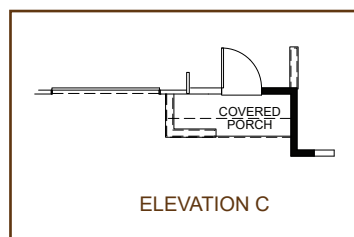
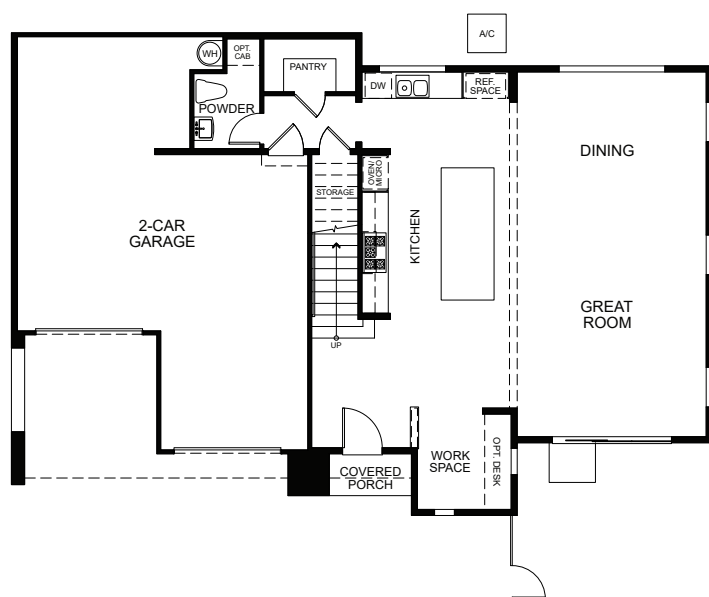
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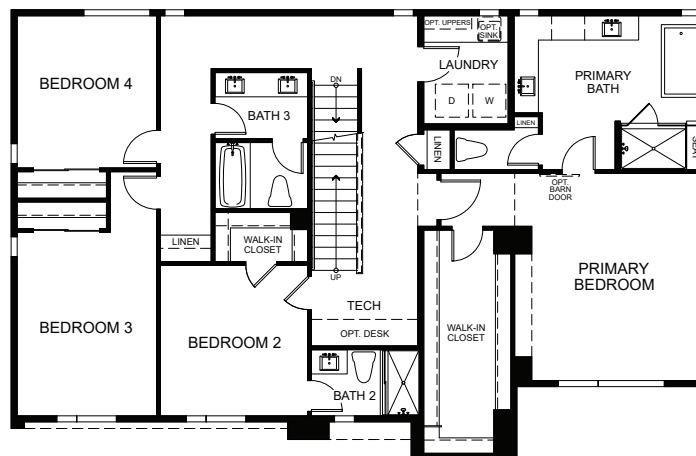
# THE COURTS • PLAN 4B & 4C

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

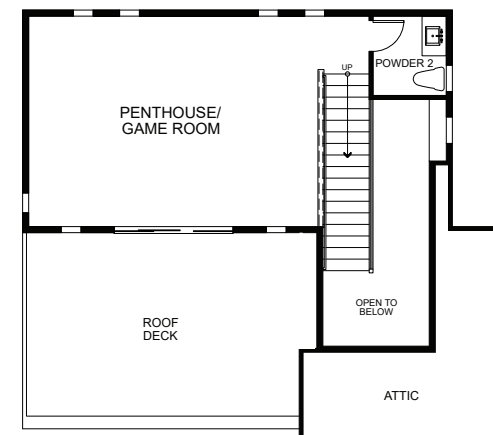
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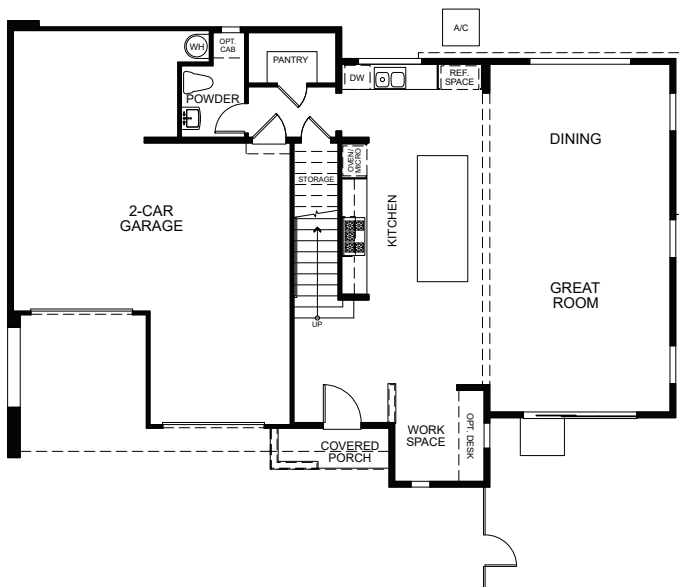
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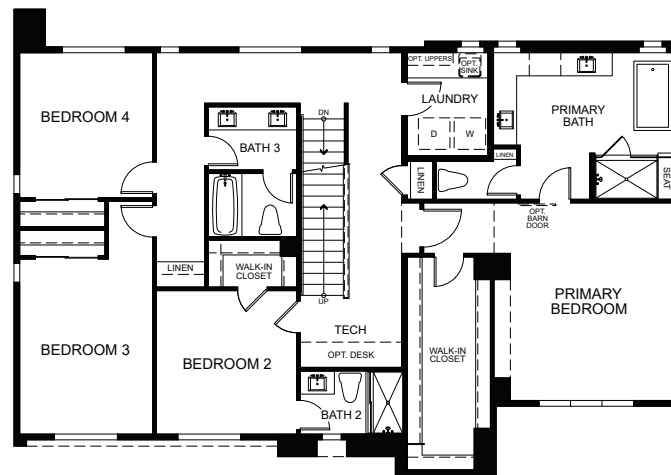
# THE COURTS • PLAN 4C ENHANCED

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

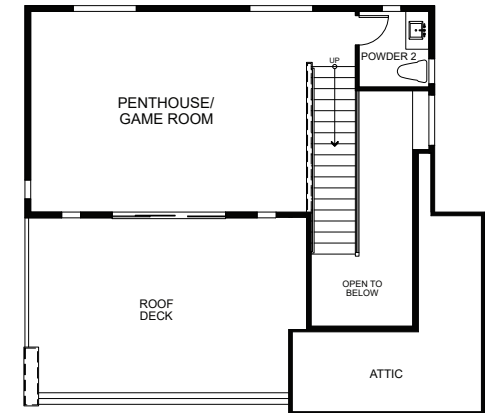
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SECOND



THIRD





# THE TOWNS

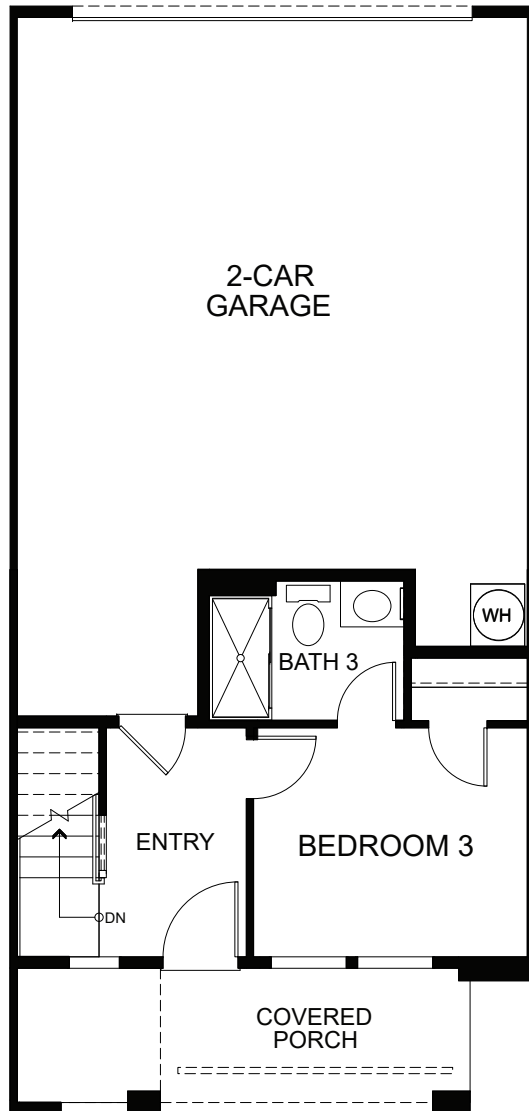
136 ATTACHED TOWNHOMES THREE-LEVEL  
3-4 BEDROOMS | 3.5 BATHS, RANGING FROM 1,716 TO 2,250 SQ.FT. APPROX.



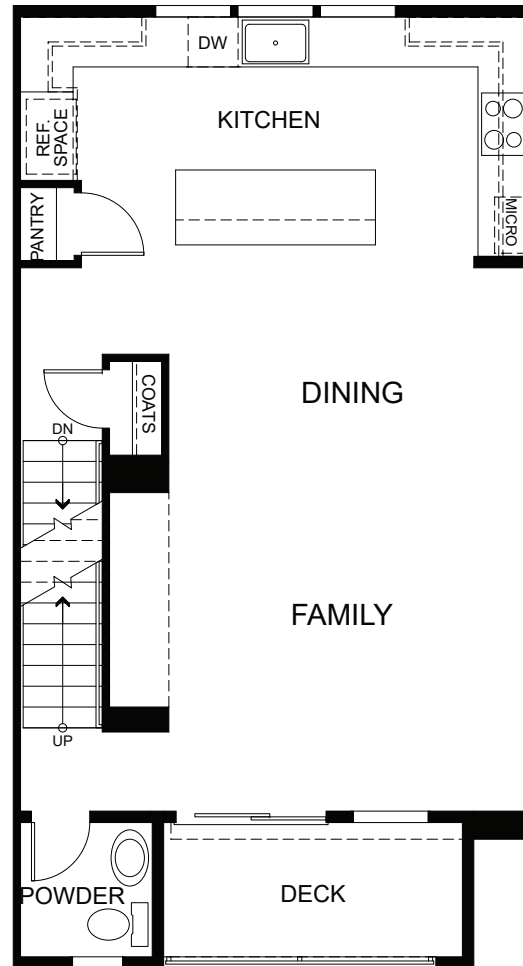
# THE TOWNS • PLAN 1

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

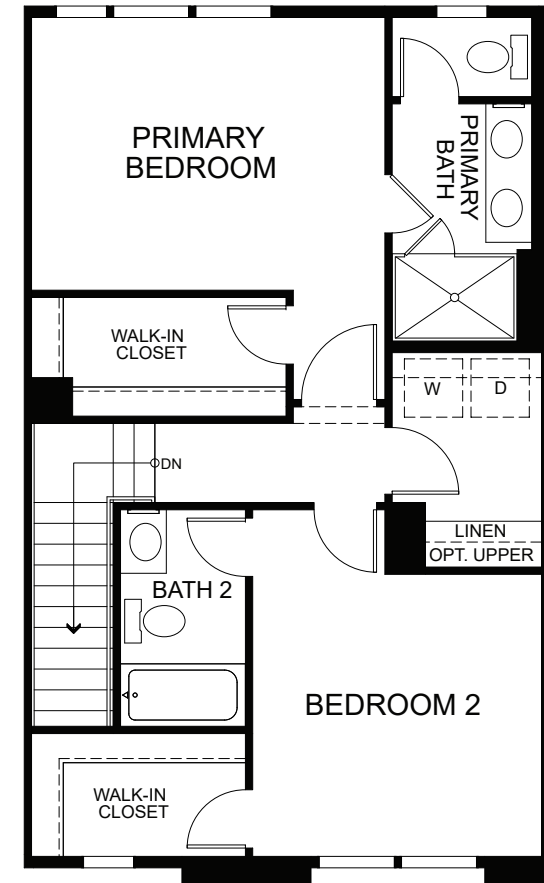
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SECOND



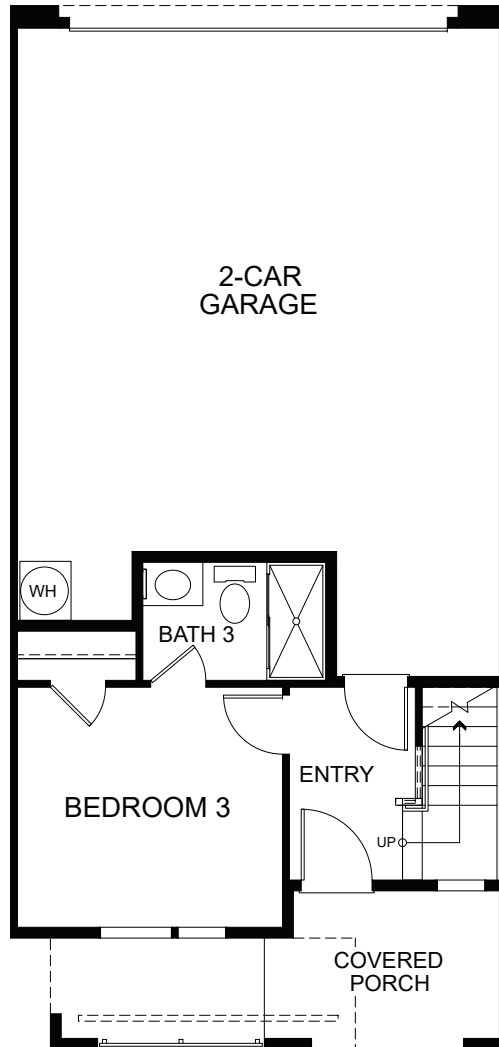
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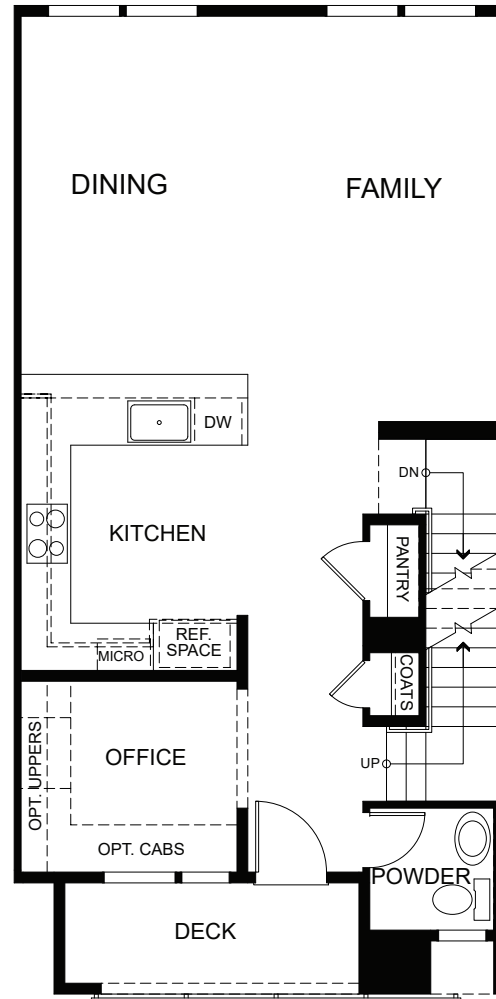
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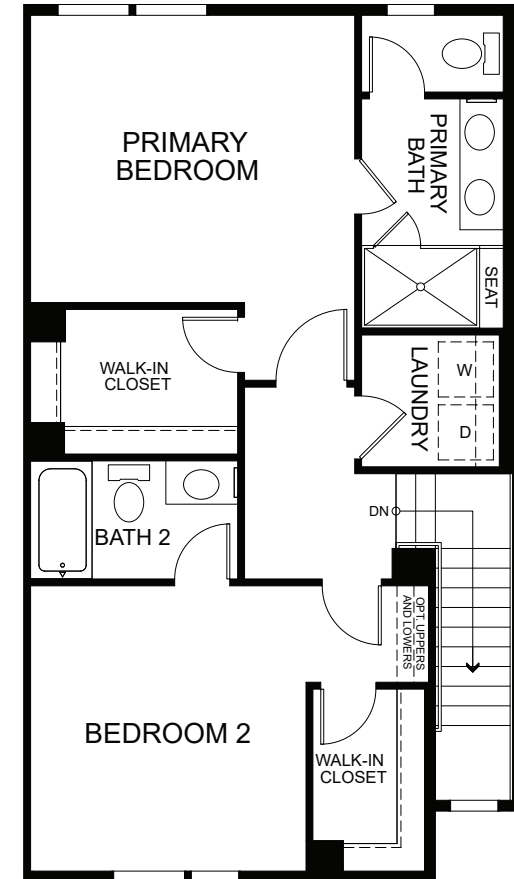
FIRST



SECOND



THIRD





# THE TOWNS • PLAN 3G3X

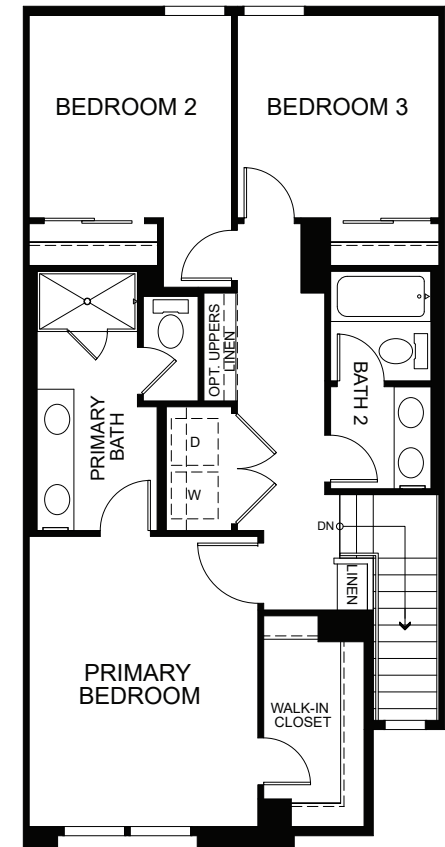
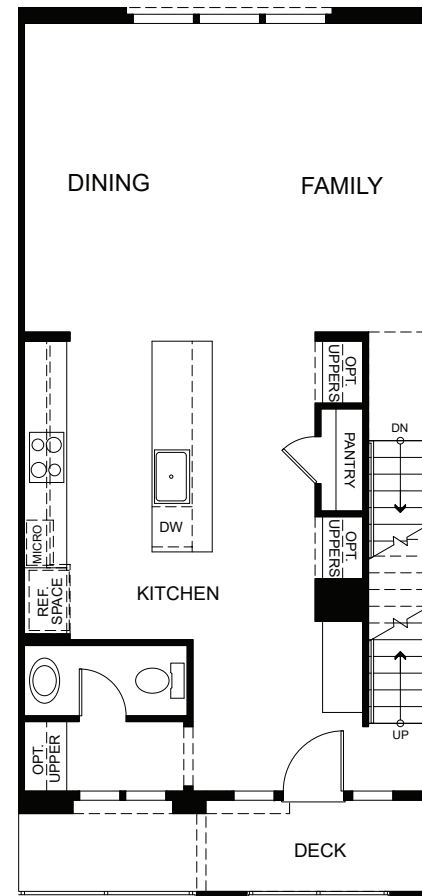
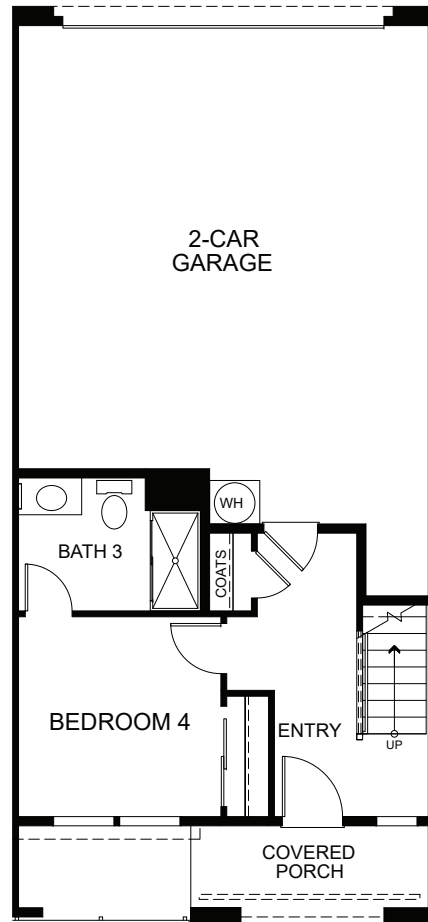
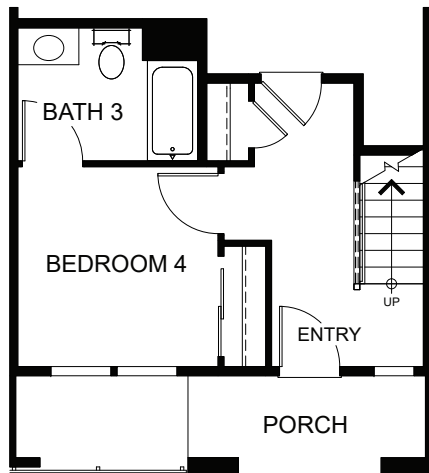
4 BEDS • 3.5 BATHS • 1,988 SQ. FT. APPROX.

FIRST

SECOND

THIRD

OPTIONAL  
UNIT 3X



# THE TOWNS • PLAN 4

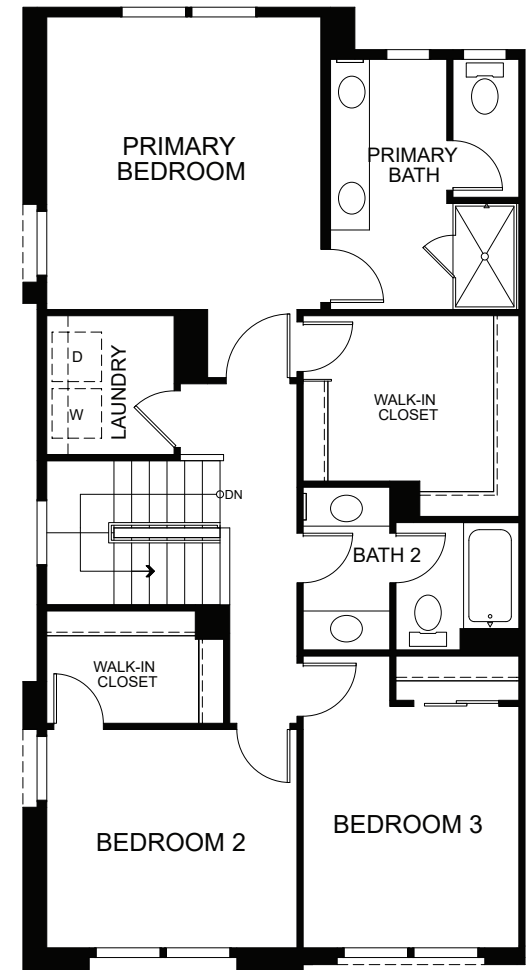
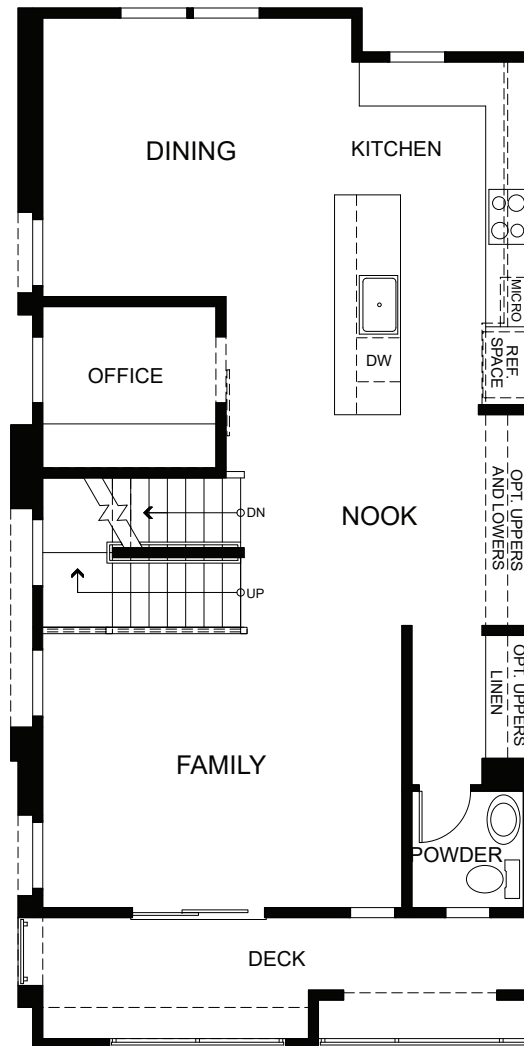
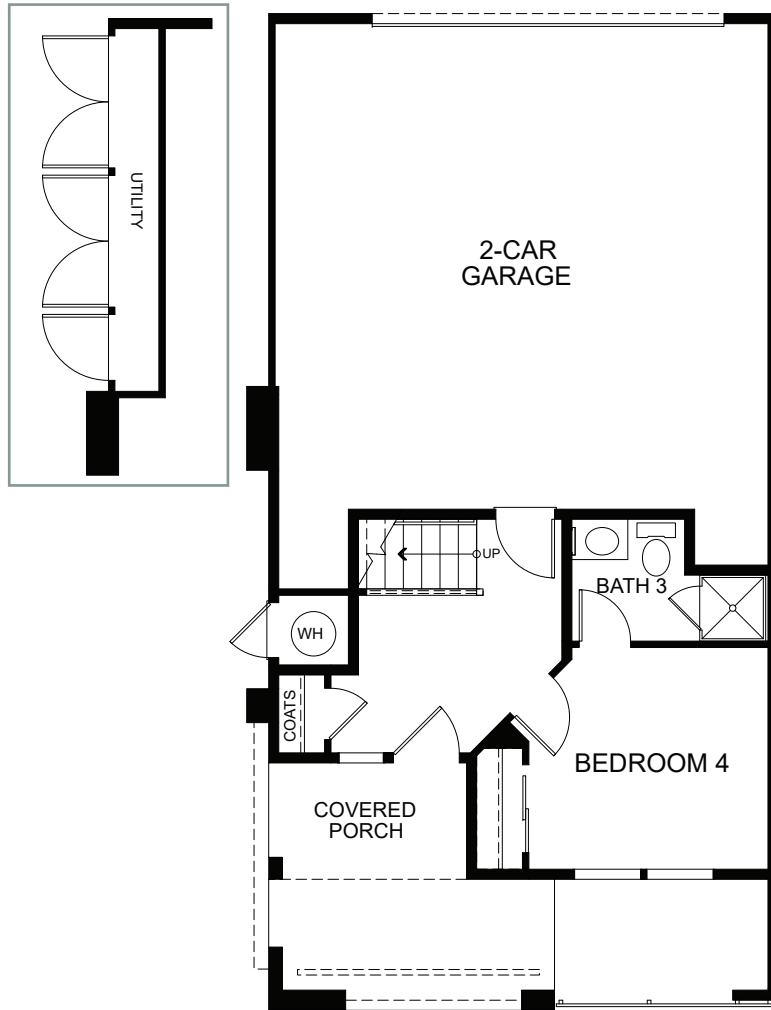
4 BEDS • 3.5 BATHS • 2,250 SQ. FT. APPROX.

FIRST

SECOND

THIRD

UNIT 4M



# THE ROWS

114 DETACHED THREE-LEVEL ROW HOMES

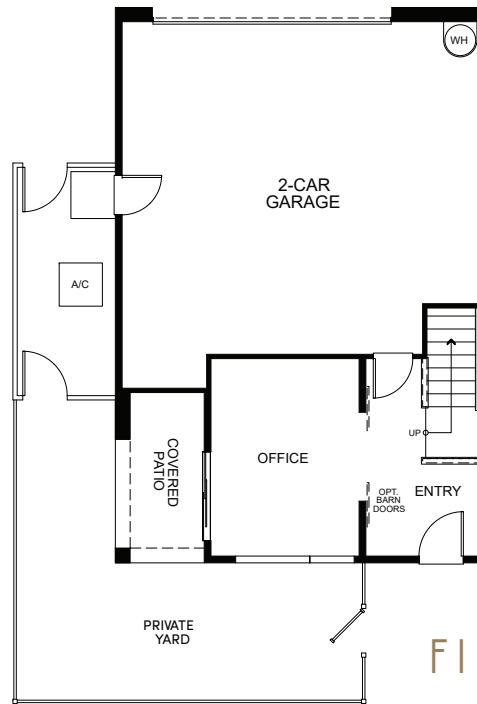
3-4 BEDROOMS | 2.5-3.5 BATHS + OFFICE PER PLAN, RANGING FROM 1,977 TO 2,445 SQ.FT. APPROX.



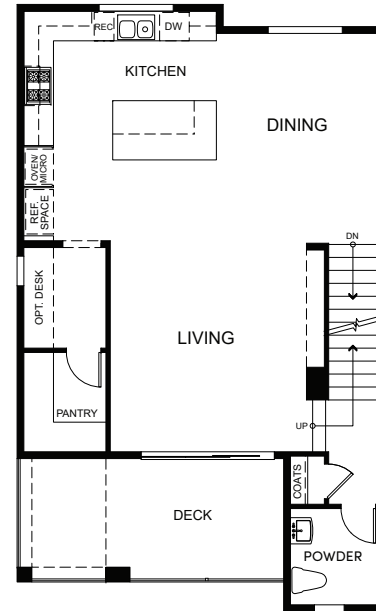
# THE ROWS • PLAN 1A G 1B G1 C

3 BEDS + OFFICE • 2.5 BATHS • 1,977-2,044 SQ. FT. APPROX.

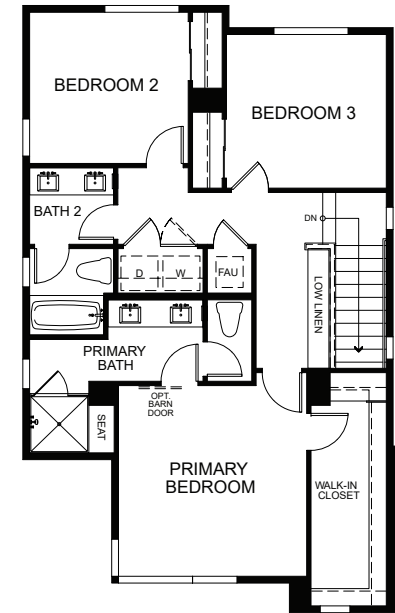
ELEVATION A



FIRST

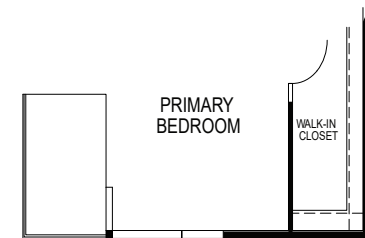
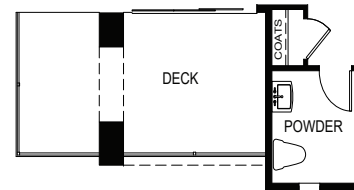


SECOND

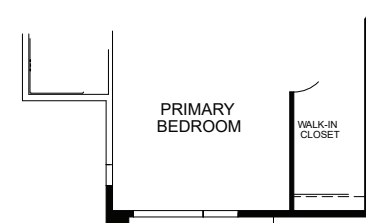
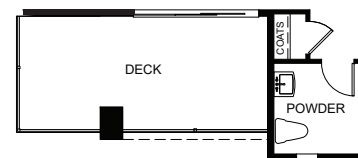


THIRD

ELEVATION B



ELEVATION C



SECOND

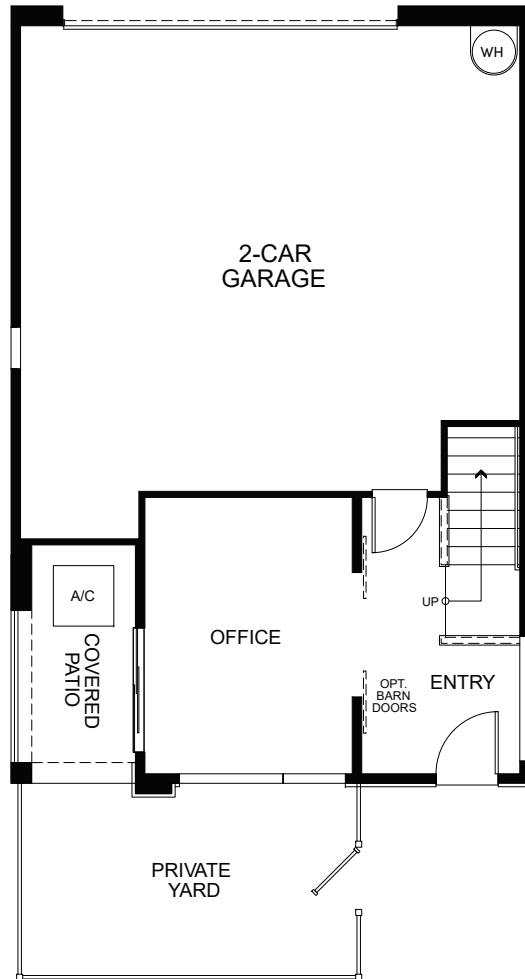
THIRD



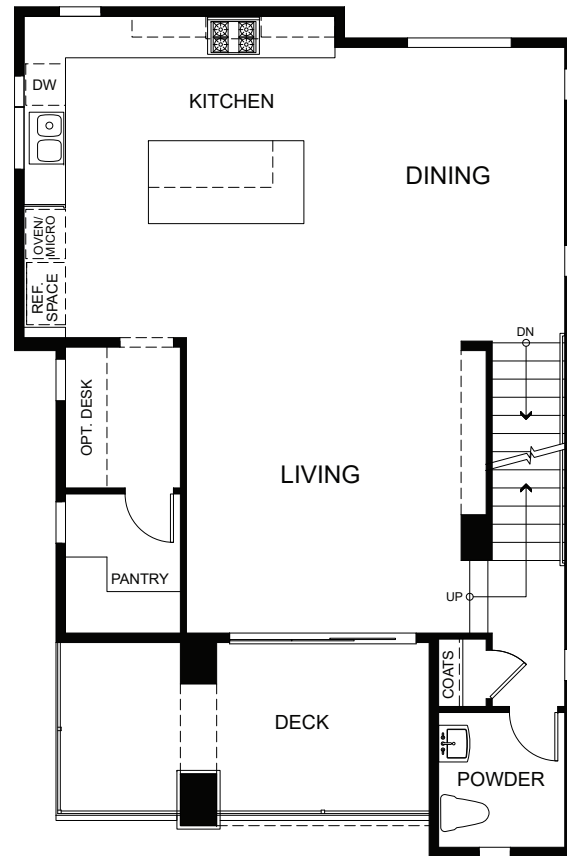
# THE ROWS • PLAN 1B ENHANCED

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

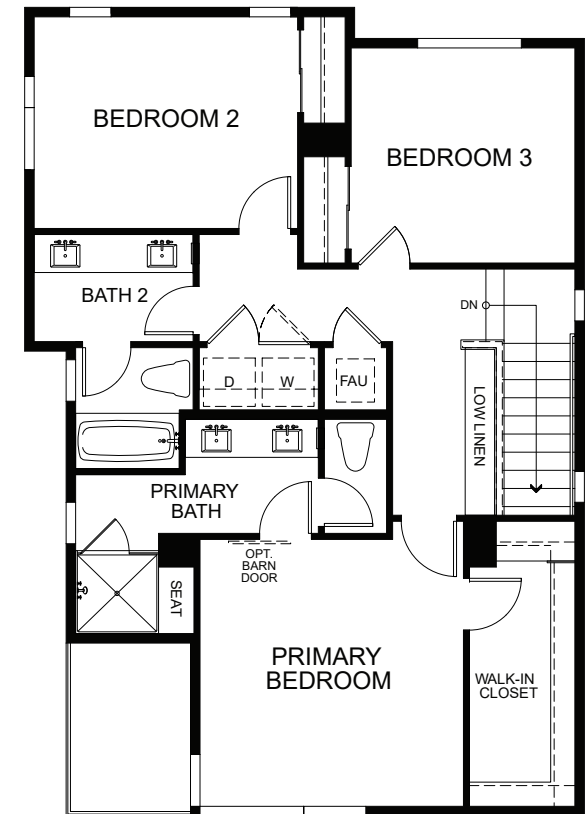
FIRST



SECOND



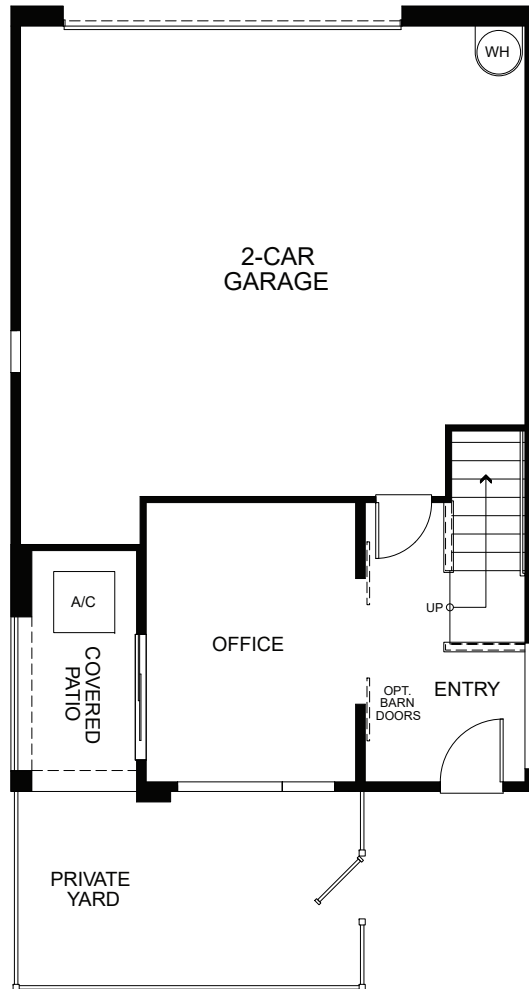
THIRD



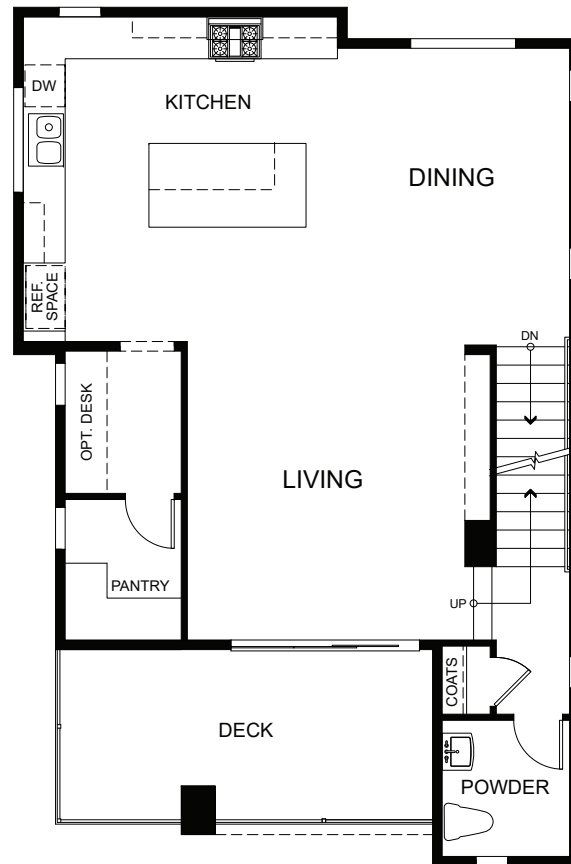
# THE ROWS • PLAN 1C ENHANCED

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

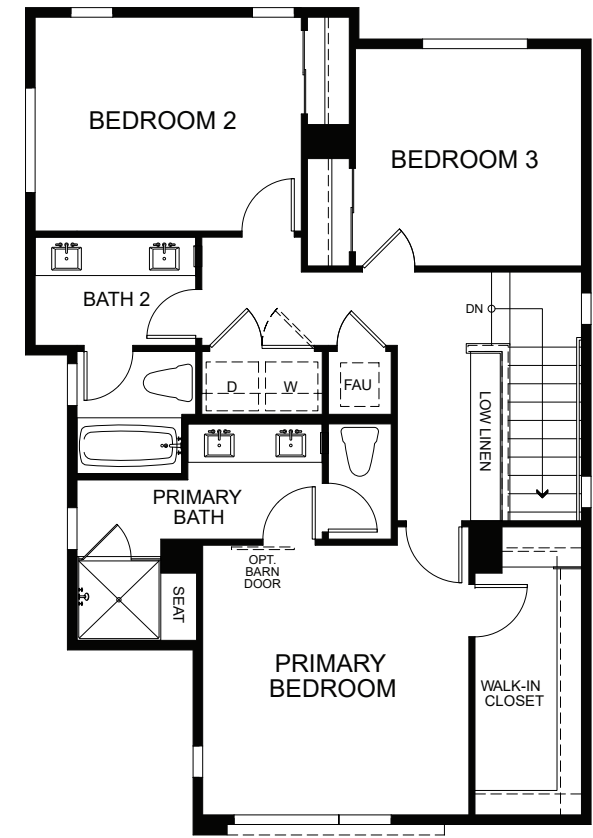
FIRST



SECOND



THIRD



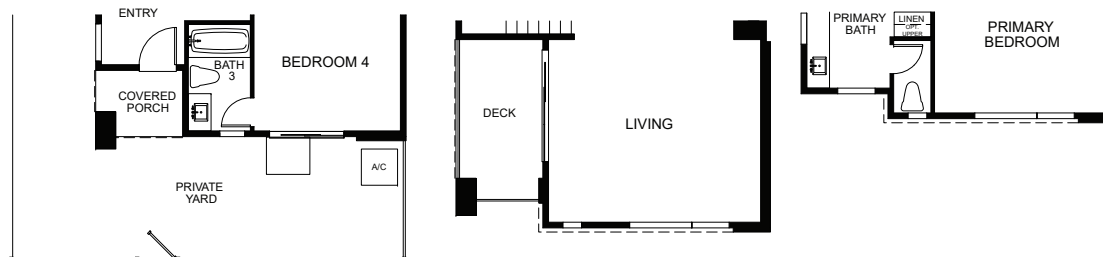
# THE ROWS • PLAN 2A & 2A ENHANCED & 2B

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

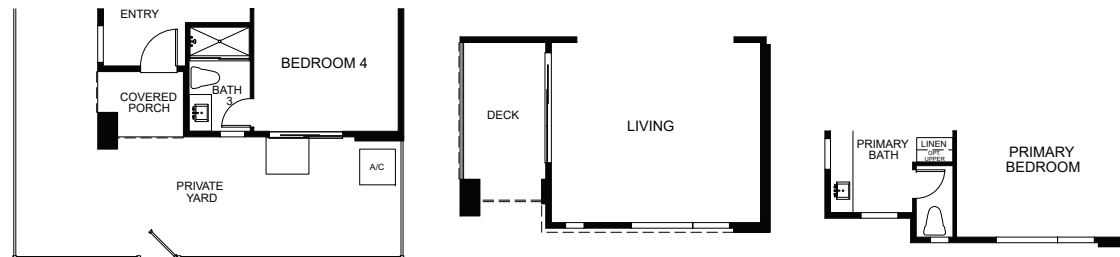
ELEVATION A



ELEVATION A ENHANCED



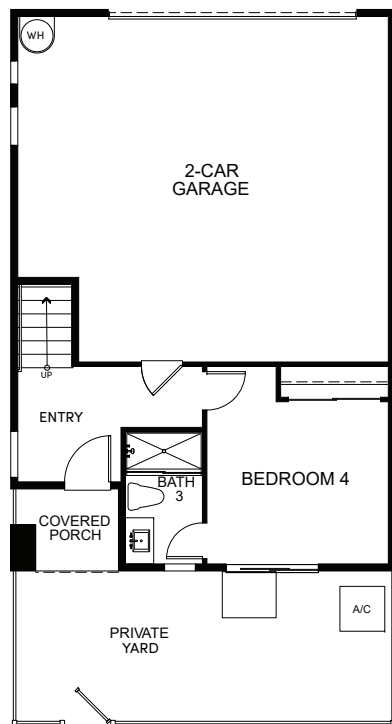
ELEVATION B



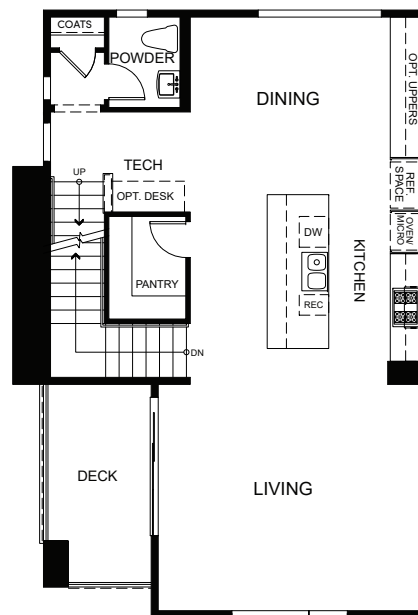
# THE ROWS • PLAN 2C ENHANCED G 2C

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

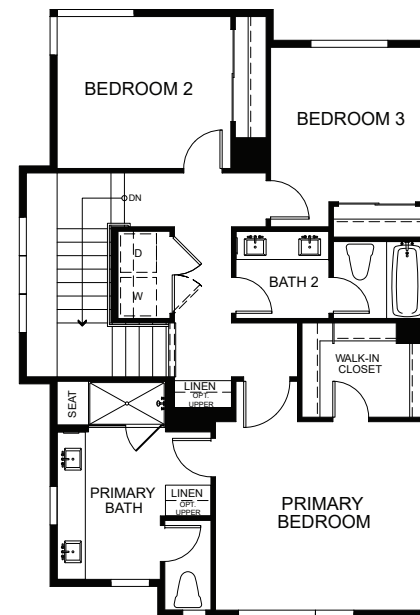
ELEVATION C ENHANCED



FIRST

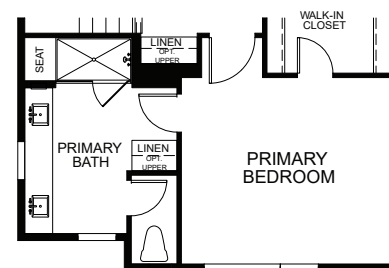
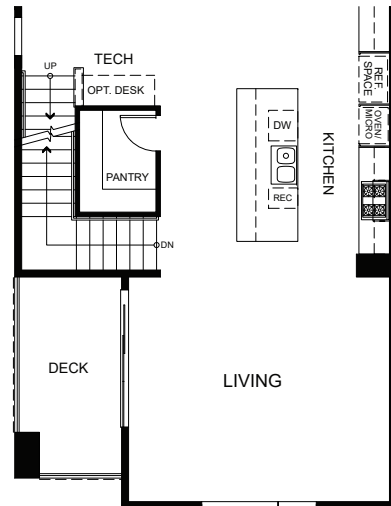
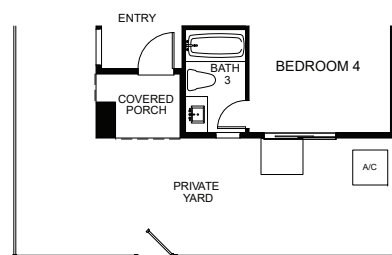


SECOND



THIRD

ELEVATION C

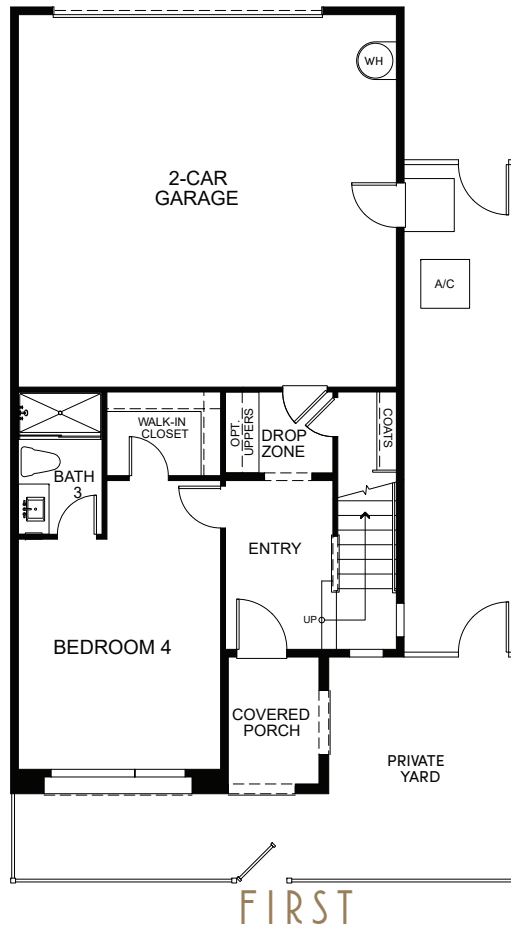




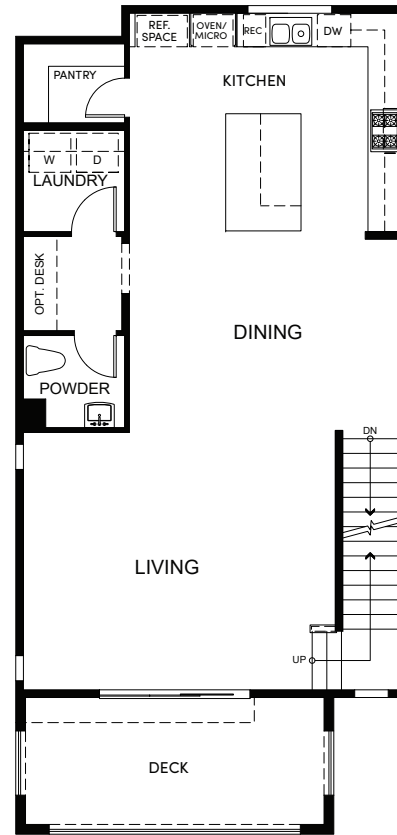
# THE ROWS · PLAN 3A & 3C

4 BEDS • 3.5 BATHS • 2,341-2,445 SQ. FT. APPROX.

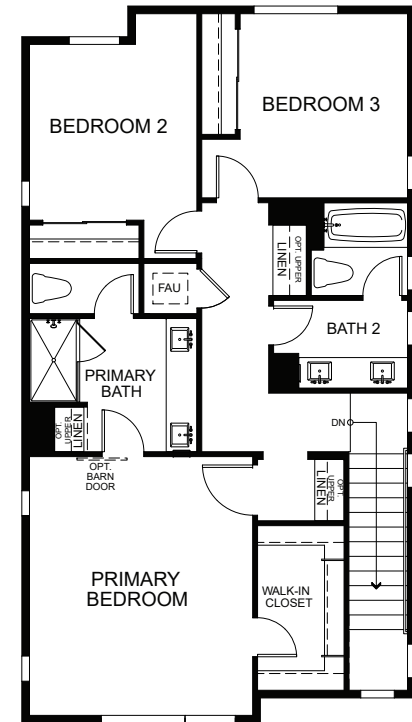
ELEVATION A



FIRST

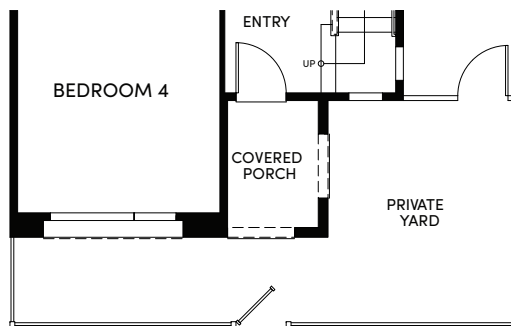


SECOND

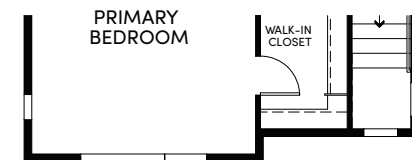


THIRD

ELEVATION C



FIRST

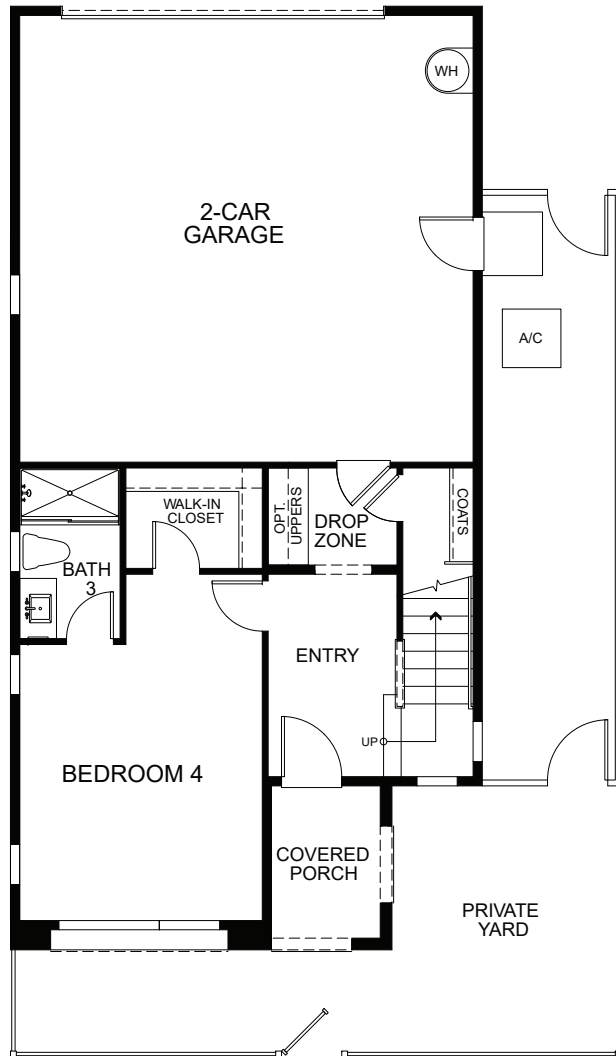


THIRD

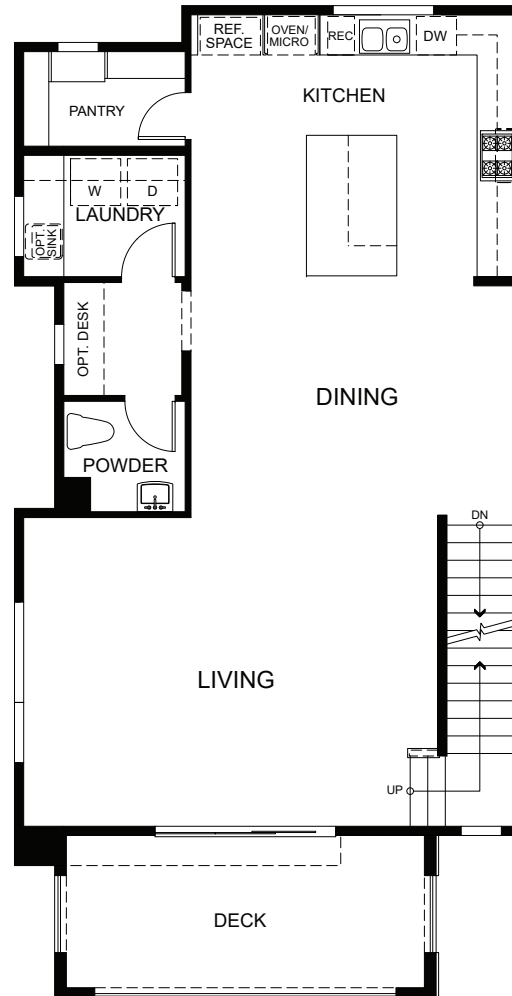
# THE ROWS · PLAN 3A ENHANCED

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

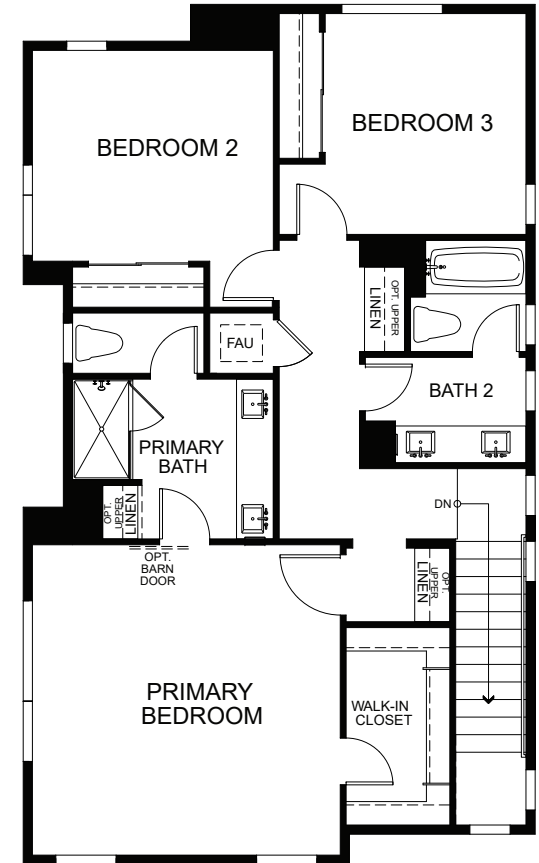
FIRST



SECOND



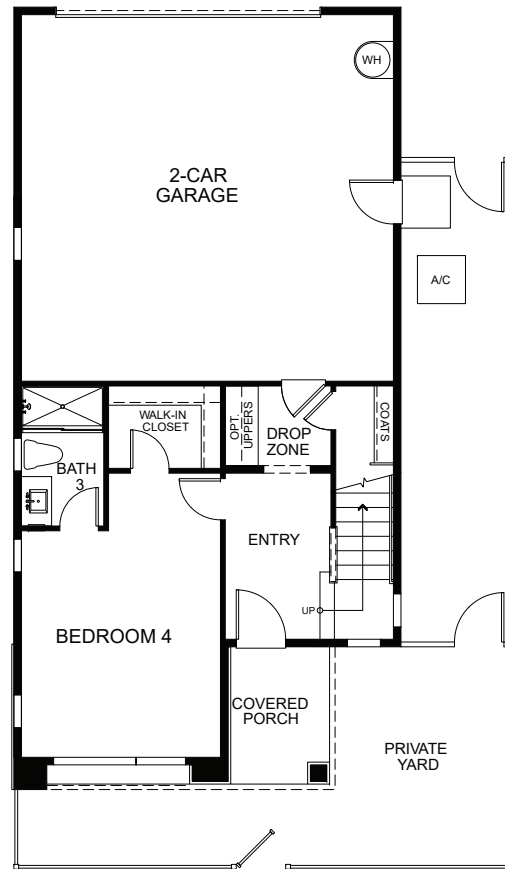
THIRD



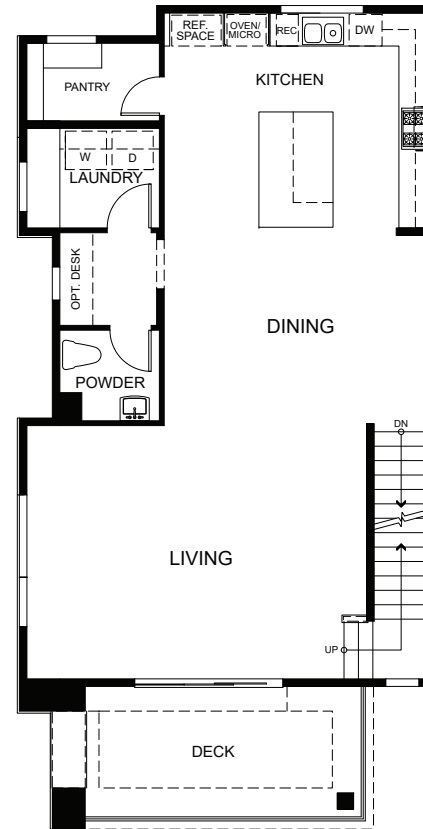
# THE ROWS • PLAN 3B G 3B ENHANCED

4 BEDS • 3.5 BATHS • 2,341-2,445 SQ. FT. APPROX.

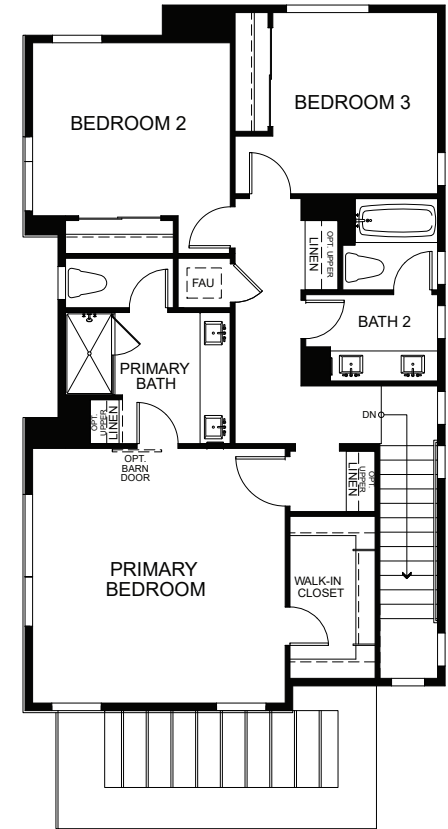
ELEVATION B ENHANCED



FIRST

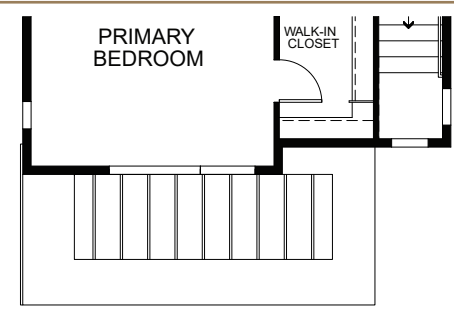
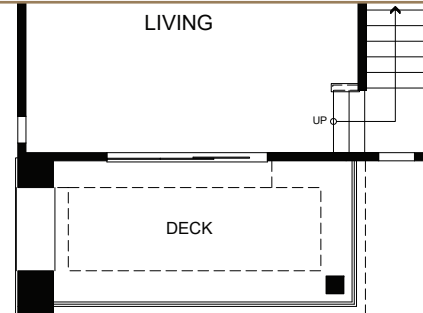
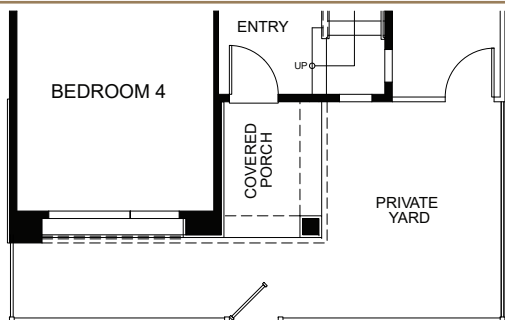


SECOND



THIRD

ELEVATION B



## CITY CENTER Bishop Ranch



SCAN TO  
LEARN MORE

## DINING & SWEETS

Bamboo Sushi	Mendocino Farms
Boba Guys	Miette Patisserie
C Casa	MIXT
Chow	Philz Coffee
Curry Up Now	Ramen Hiroshi
Delarosa	Roam Artisan Burgers
Dumpling Time	Salt and Straw
Earthbar	Social Affair
Fieldwork Brewing Company	Sprinkles
Gio Gelati	Starbucks
Joe & The Juice	The Lot Restaurant & Movies
LB Steak	The Slanted Door
Marugame Udon	World Wrapps

## SHOPS

Aloha Studio	Patelco
Anthropologie	Play Star Kids
Athleta	Pottery Barn
Equinox	Pottery Barn Kids
George Pet Accessories	SandboxVR
Heller Jewelers & Rolex	Sephora
LaserAway	Skin Laundry
Lovesac	Sunglass Hut
Madewell	The Lash Empire
Madison Ree	Tutu School
Music Together	Warby Parker
Nike by San Ramon	West Elm
Optical Illusions	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

