

# ALMADEN Heights

## TAKING THE MEANING OF LIFESTYLE TO NEW HEIGHTS.

LOCATED WITHIN THE ALMADEN AREA OF SAN JOSE, WITH A STUNNING VIEW OF THE SANTA CRUZ MOUNTAINS, *ALMADEN HEIGHTS*, SETTLED WITHIN AN ESTABLISHED & FAMILY-FRIENDLY NEIGHBORHOOD, WILL FEATURE 15 NEW GORGEOUS 1- AND 2-STORY, SINGLE-FAMILY HOMES WITH UP TO 4 BEDROOMS, RANGING FROM 3,001 TO 3,713 SQUARE FEET OF LIVING SPACE, BACKYARD SPACES AND ATTACHED ADUS PER PLAN.

THE VIBRANT CITY OF SAN JOSE OFFERS A CLOSE-IN SILICON VALLEY COMMUTE WITH EMPLOYER HEADQUARTERS FOR MANY TOP COMPANIES, SUCH AS NETFLIX, APPLE, EBAY, GOOGLE, KAISER PERMANENTE AND ADOBE, AND IS IN PROXIMITY TO HIGHWAYS 85, 87, 17, & 101, YET WITHIN A TRADITIONAL NEIGHBORHOOD – AN IDEAL LOCATION FOR CREATING & ENJOYING LIFE BALANCE.

*ALMADEN HEIGHTS* IS THE ULTIMATE RECREATIONAL HAVEN, POSITIONED NEAR ALMADEN QUICKSILVER & SANTA TERESA COUNTY PARKS, CALERO RESERVOIR, ALMADEN LAKE PARK, LOS ALAMITOS CREEK TRAIL, AND SANTA TERESA & BOULDER RIDGE GOLF CLUBS. ADDITIONAL NEARBY AMENITIES INCLUDE CATHEDRAL PARK, SINGER PARK, SHOPPING CENTERS, ALMADEN COMMUNITY CENTER, DINING, AS WELL AS TOP-RATED SCHOOLS.

WHETHER NEW TO THE AREA OR A NATIVE OF SAN JOSE, *ALMADEN HEIGHTS* PROVIDES AN EXCLUSIVE OPPORTUNITY TO REMAIN CLOSE TO THE ACTION OF A THRIVING CITY, WHILE RESIDING AFAR IN A NEW, SERENE ENCLAVE.



### ABOUT THE HOMES:

PLAN	BED/BATH	SQ.FT.
1	3 BD + 3.5 BATH	3,001
2	4 BD + 3.5 BATH + AADU W/ BATH	3,669
2-ALT	4 BD + 3.5 BATH + AADU W/ BATH	3,713
3	4 BD + 3.5 BATH	3,603

### ABOUT THE AREA:

- ALMADEN QUICKSILVER
- SANTA TERESA COUNTY PARKS
- CALERO RESERVOIR
- ALMADEN LAKE PARK
- LOS ALAMITOS CREEK TRAIL
- SANTA TERESA
- BOULDER RIDGE GOLF CLUBS
- CATHEDRAL PARK
- SINGER PARK

### SCHOOLS:

- GRAYSTONE ELEMENTARY
- BRET HARTE MIDDLE SCHOOL
- LELAND HIGH SCHOOL



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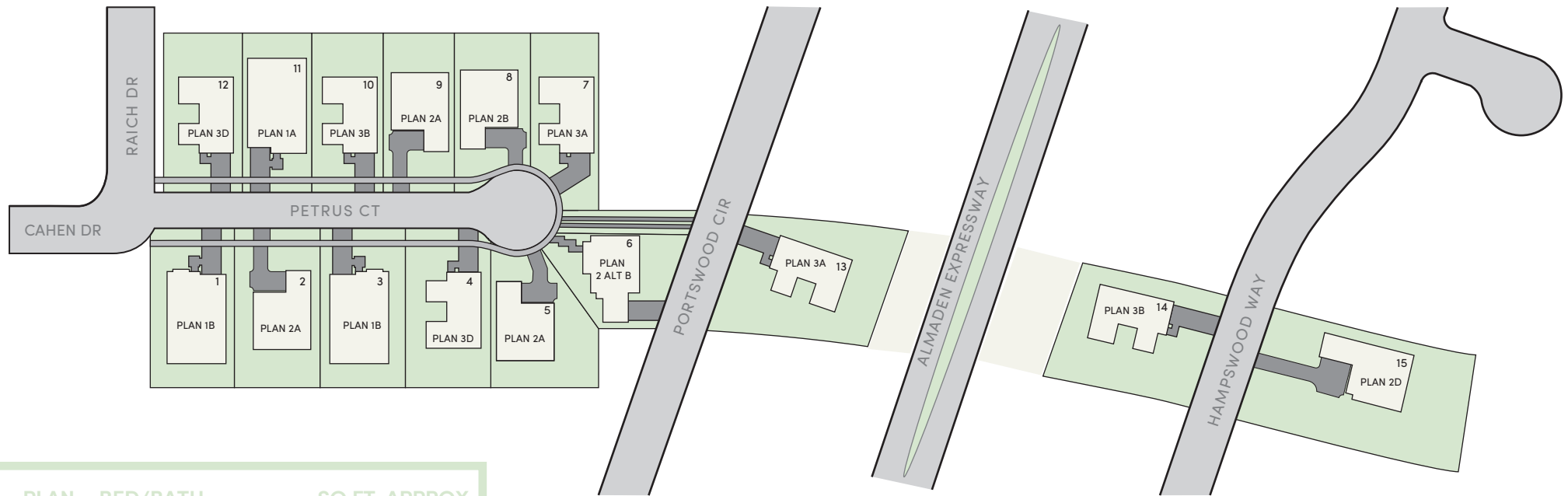
**SUMMERHILL HOMES**  
LOCALLY OWNED AND OPERATED  
SINCE 1976



# ALMADEN Heights

BY SUMMERHILL HOMES

Existing Residential



PLAN	BED/BATH	SQ.FT. APPROX.
1	3 BD + 3.5 BATH	3,001
2	4 BD + 3.5 BATH + AADU W/ BATH	3,669
2-ALT	4 BD + 3.5 BATH + AADU W/ BATH	3,713
3	4 BD + 3.5 BATH	3,603

Existing Residential





# PLANS - ELEVATIONS - COLOR SCHEMES

1A-CRAFTSMAN-02



1B-WEST COAST-04



2A-CRAFTSMAN-01



2ALT-WEST COAST-05



2B-WEST COAST-06



2D-FARMHOUSE-08



3A-CRAFTSMAN-01



3B-WEST COAST-04



3D-FARMHOUSE-09



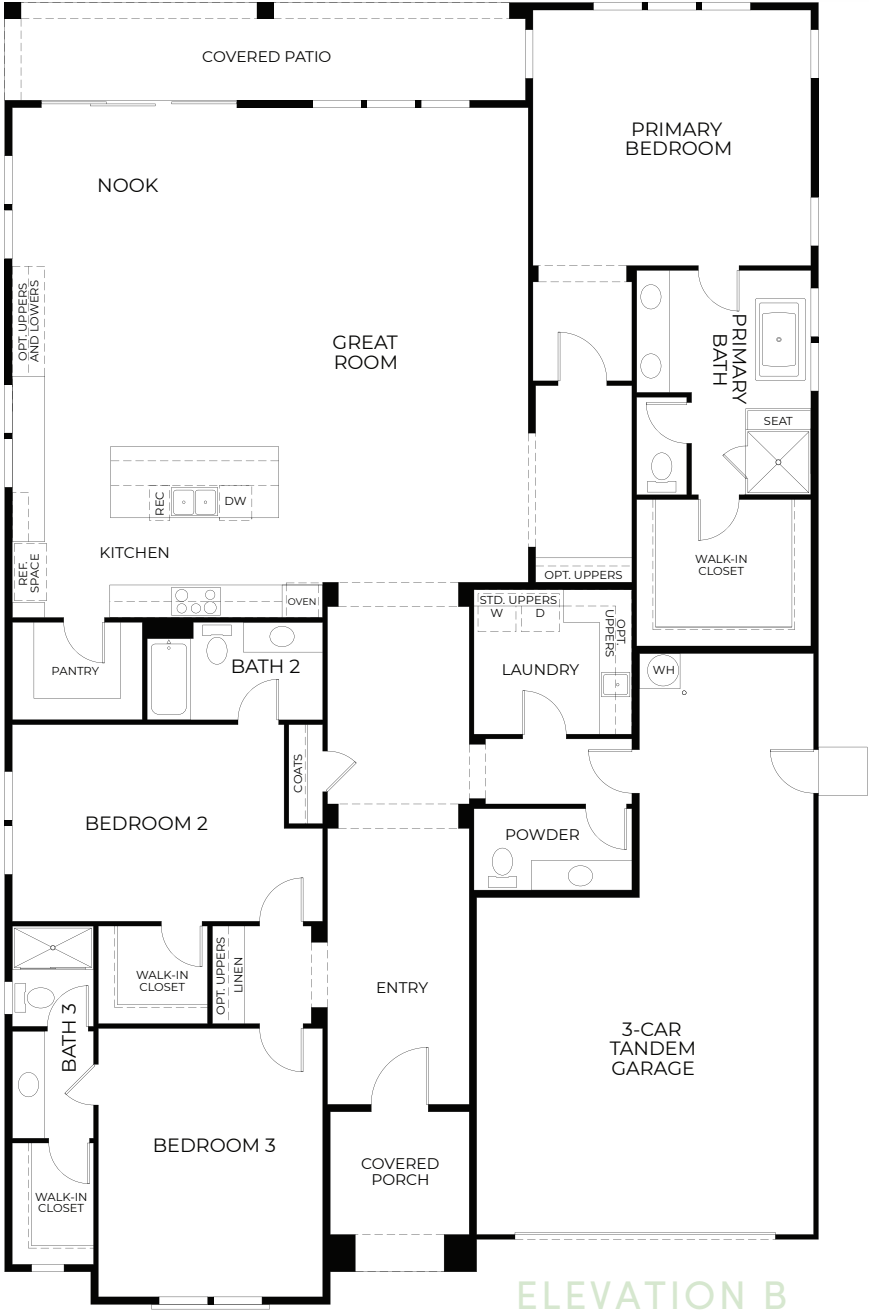
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SUMMERHILL HOMES



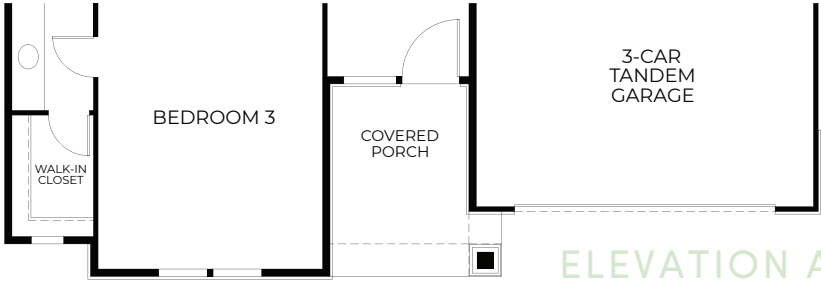
PLAN 1 • ELEVATIONS A & B  
3 BEDROOMS • 3.5 BATHROOMS • 3,001 SQ. FT. • 3 CAR GARAGE



ELEVATION B



HOMESITES 1 - 3 - 11  
HOMESITES: 1, 3 B - WEST COAST  
HOMESITES: 11 A - CRAFTSMAN

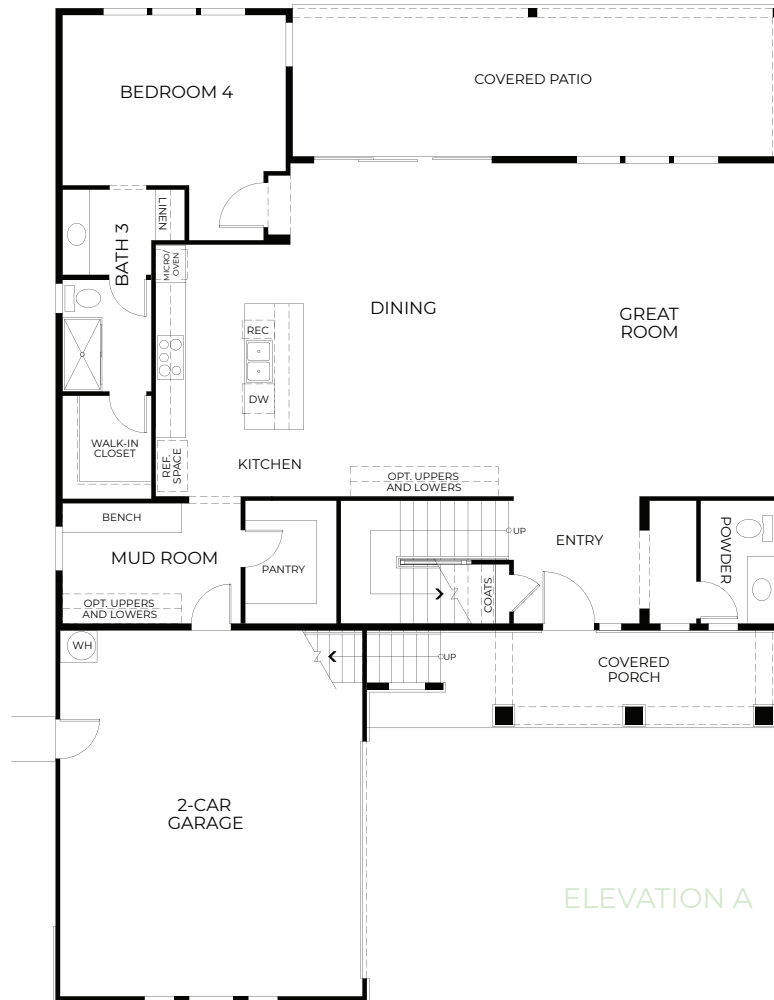


ELEVATION A



FIRST

SECOND



ELEVATION A



HOMESITES 2 - 5 - 8 - 9



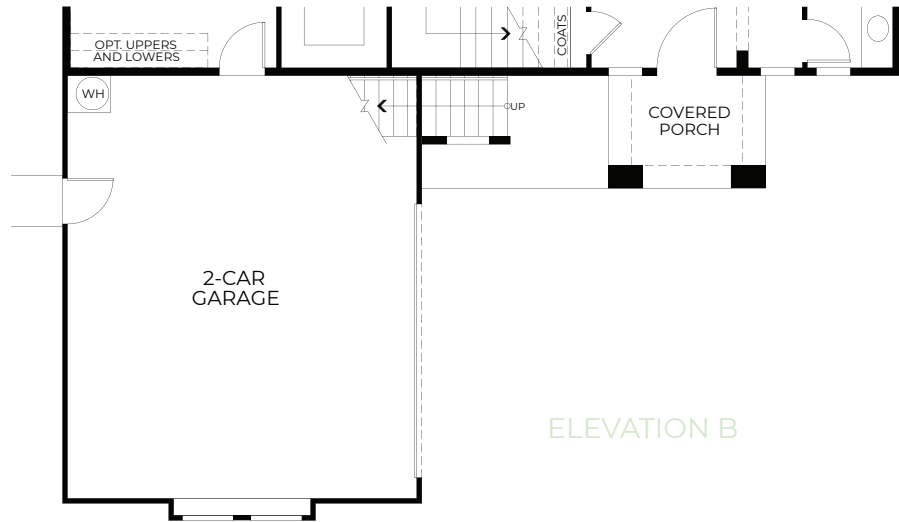
HOMESITES: 2, 5, 9  
HOMESITES: 8

A - CRAFTSMAN  
B - WEST COAST

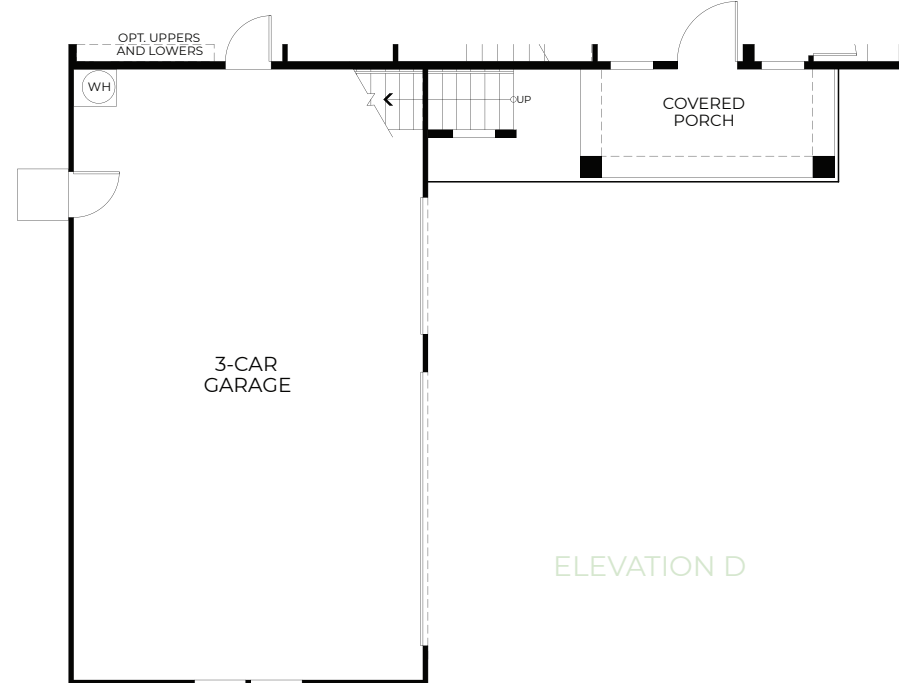
HOMESITE: 15  
D FARMHOUSE



FIRST

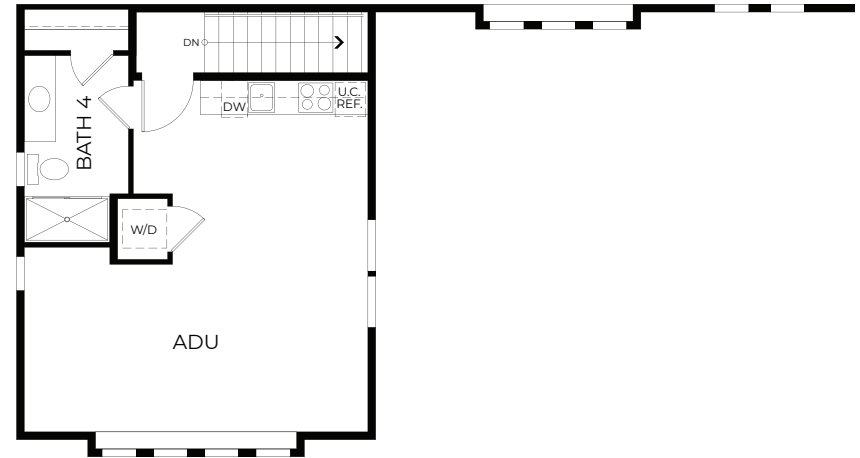


ELEVATION B



ELEVATION D

SECOND



HOMESITES 2 - 5 - 8 - 9



HOMESITES: 2, 5, 9  
HOMESITES: 8



A - CRAFTSMAN  
B - WEST COAST

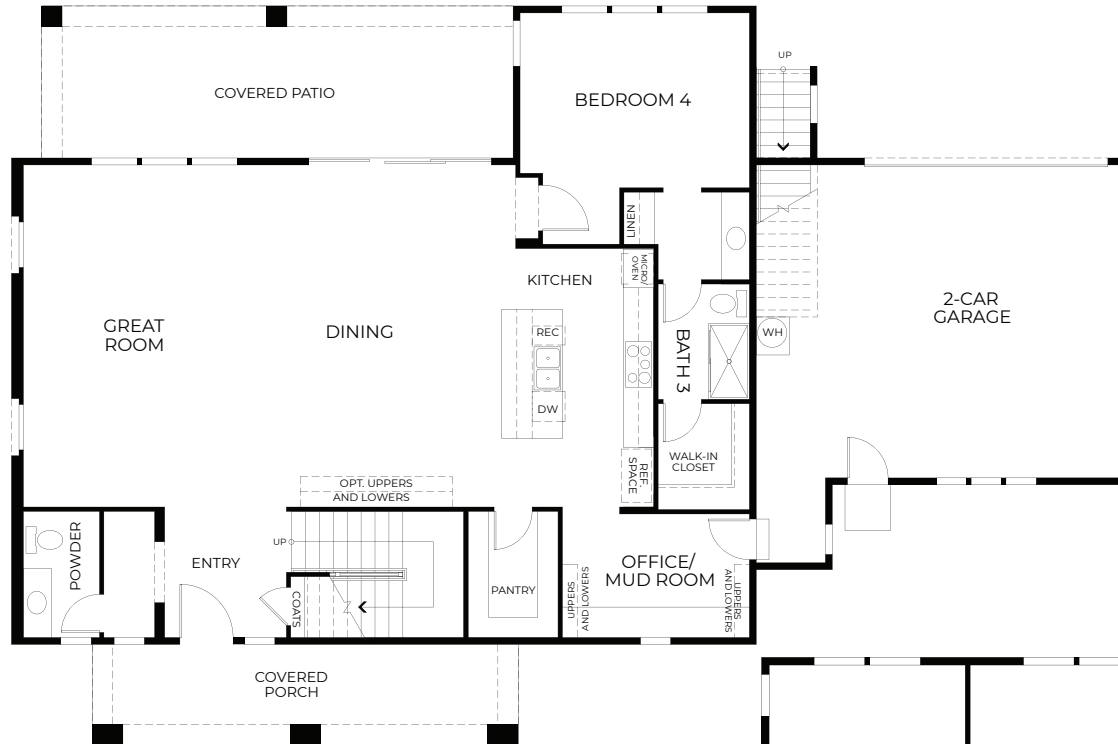


HOMESITE: 15  
D FARMHOUSE

# PLAN 2 ALT • 2 CAR GARAGE

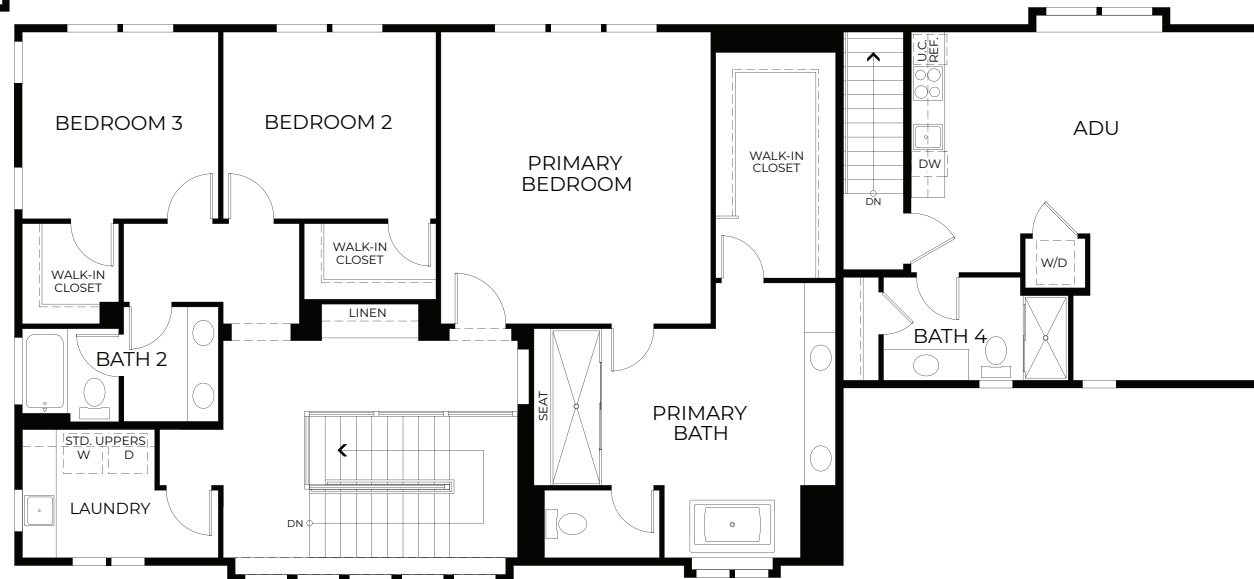
4 BEDROOMS • 3.5 BATHROOMS • ATTACHED ADU W/BATH • 3,713 SQ. FT.

FIRST



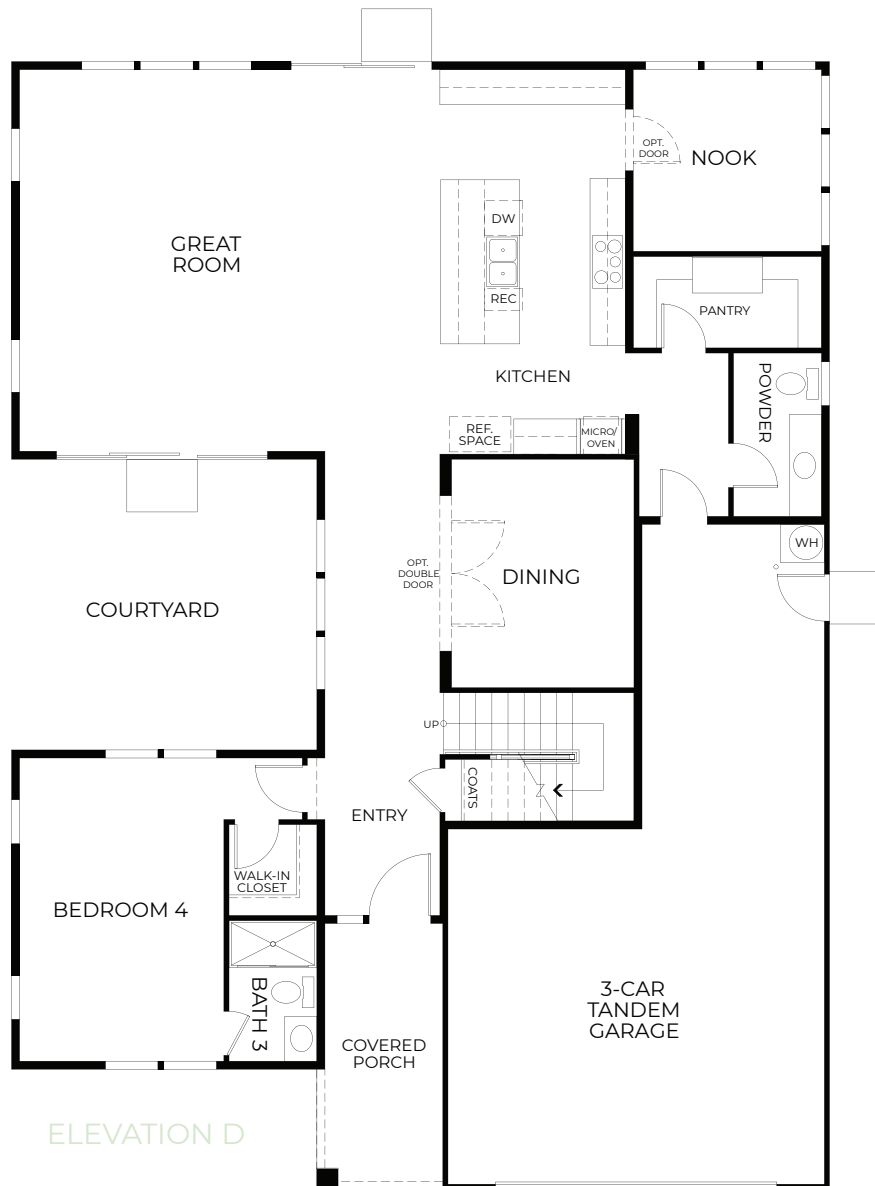
HOMESITE: 6 B – WEST COAST

SECOND

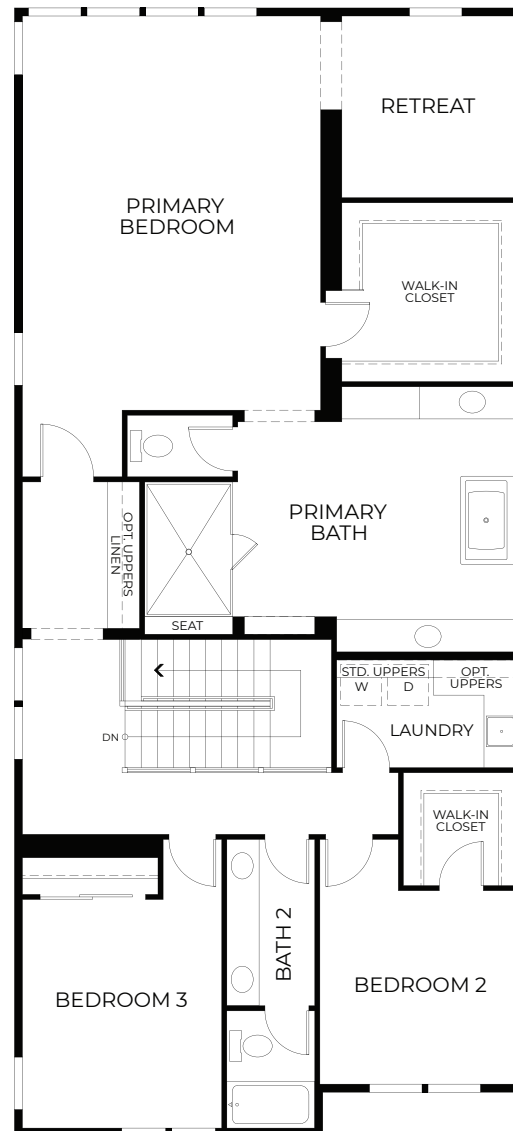


PLAN 3 • ELEVATION D  
4 BEDROOMS • 3.5 BATHROOMS • 3,603 SQ. FT. • 3 CAR GARAGE

FIRST



SECOND



ELEVATION D

HOMESITES 4 - 7 - 10 - 12 - 13 - 14



HOMESITES: 4, 12 D - FARMHOUSE  
HOMESITES: 7, 13 A - CRAFTSMAN  
HOMESITES: 10, 14 B - WEST COAST

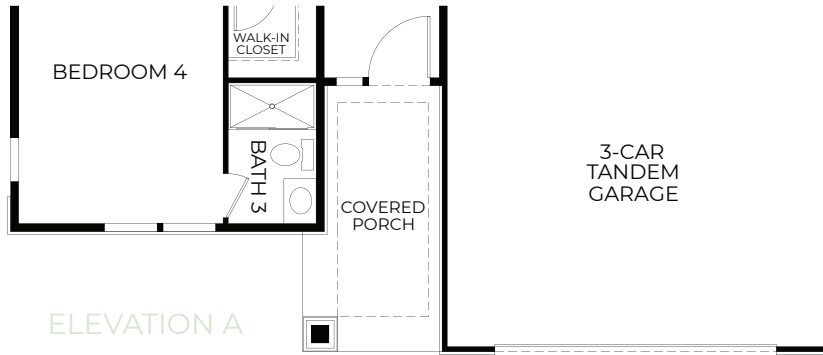




# PLAN 3 • ELEVATIONS A & B

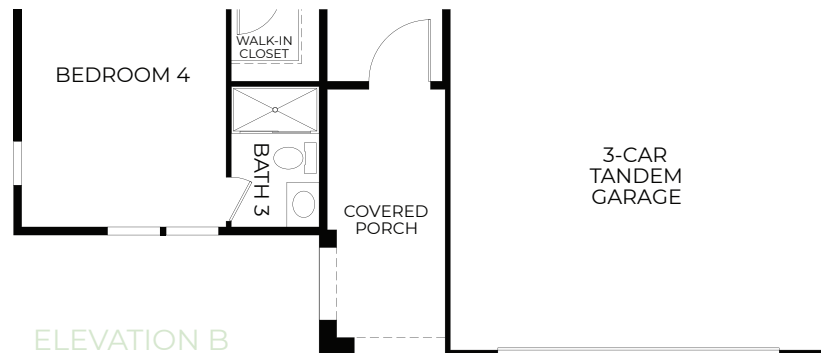
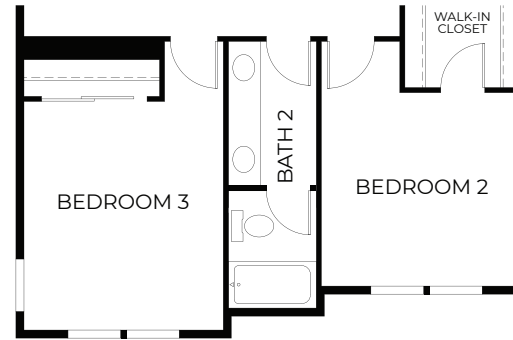
4 BEDROOMS • 3.5 BATHROOMS • 3,603 SQ. FT. • 3 CAR GARAGE

## FIRST

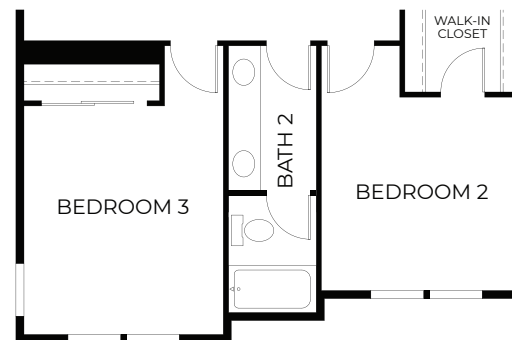


ELEVATION A

## SECOND



ELEVATION B



HOMESITES 4 - 7 - 10 - 12 - 13 - 14



HOMESITES: 4, 12 D - FARMHOUSE

HOMESITES: 7, 13 A - CRAFTSMAN

HOMESITES: 10, 14 B - WEST COAST

