



154 TOWNHOMES
3-4 BEDS | 3-3.5 BATHS
1,355 - 2,315 SQ. FT.
COMMUNITY PARK +
DOG PARK

WELCOME TO PYRUS PLACE

DISCOVER THE PERFECT BLEND OF COMFORT, CONVENIENCE, AND COMMUNITY AT PYRUS PLACE, LOCATED ON EPIC WAY AT THE INTERSECTION OF MONTAGUE EXPRESSWAY AND SEELY AVENUE. THIS THOUGHTFULLY DESIGNED NEIGHBORHOOD FEATURES 154 TOWNHOMES WITH 5 DISTINCT FLOOR PLANS TO CHOOSE FROM, RANGING FROM 1,355 TO 2,315 SQ. FT. WHETHER YOU'RE LOOKING FOR 3 OR 4 BEDROOMS AND UP TO 3.5 BATHS, PYRUS PLACE OFFERS MODERN, SPACIOUS LIVING ACROSS THREE STORIES, COMPLETE WITH A DOG PARK, AN INTIMATE PARK FOR GATHERINGS, AND EASY ACCESS TO COYOTE CREEK TRAIL, CREATING A COMMUNITY DESIGNED FOR BOTH COMFORT AND CONNECTION.

ABOUT THE HOMES

PLAN 1 • 3 BED/3 BATH	• 1,355 SQ. FT.
PLAN 2 • 3 BED/3 BATH	• 1,355 SQ. FT.
PLAN 3 • 3 BED/3.5 BATH /OFFICE	• 1,827 SQ. FT.
PLAN 4 • 4 BED/3.5 BATH	• 1,987 SQ. FT.
PLAN 5 • 4 BED/3.5 BATH	• 2,315 SQ. FT.

PRIME LOCATION

PYRUS PLACE OFFERS UNPARALLELED ACCESS TO SILICON VALLEY'S VIBRANT JOB CENTERS IN SAN JOSE, SANTA CLARA, AND MILPITAS. **GOOGLE™, CISCO, ORACLE, APPLE, NVIDIA, CADENCE, BROADCOM, SANMINA, ALTERA, THERMO FISHER, SANDISK, ADOBE, EBAY, PAYPAL, INTEL AND MORE...**

CONVENIENTLY LOCATED JUST 1.9 MILES FROM THE BRAND-NEW AGNEWS CAMPUS, WHICH INCLUDES AN ELEMENTARY, MIDDLE, AND HIGH SCHOOL, THIS COMMUNITY IS IDEAL FOR FAMILIES.

PLUS, ENJOY QUICK ACCESS TO NEIGHBORHOOD ENTERTAINMENT AT LEVI'S STADIUM & RETAIL WITHIN THE COMING SOON TRIMBLE MASTER PLAN OR EXPLORE NEARBY RIVERMARK VILLAGE WITH ITS 138,000 SQUARE FEET OF SHOPPING & DINING OPTIONS.

KEY DISTANCES

MILES

- 1 HWY 880
- 1.9 AGNEWS SCHOOL CAMPUS
- 2 RIVERMARK VILLAGE
- 2.9 MINETA INTL AIRPORT
- 3 MILPITAS BART
- 4 HWY 680
- 6.7 DOWNTOWN SAN JOSE

EMPLOYERS

MILES

- .5 CADENCE
- .8 THERMO FISHER
- 1.2 ALTERA
- 1.4 CISCO SYSTEMS
- 2.2 APPLE NORTH SJ
- 2.3 SANDISK
- 2.4 ORACLE
- 2.7 GOOGLE TM1
- 4.2 NVIDIA

SCHOOLS

- ABRAM AGNEWS ELEMENTARY SCHOOL (GRADES K-5)
- DOLORES HUERTA, MIDDLE SCHOOL (GRADES 6-8)
- KATHLEEN MACDONALD HIGH SCHOOL (GRADES 9-12)



YOUR NEW HOME AWAITS

EXPERIENCE THE VIBRANT LIFESTYLE OF PYRUS PLACE, WITH SPACIOUS DESIGNS, CONVENIENT AMENITIES, AND A PRIME LOCATION.



PYRUSSALES@SHHOMES.COM • 675 EPIC WAY, SAN JOSE • 888-420-0497 • WWW.PYRUSPLACE.COM



THE HOMES

	PLAN 1	PLAN 2	PLAN 3	PLAN 4/4X	PLAN 5/5M
BED/BATH	3/3	3/3	3/3.5/OFFICE	4/3.5	4/3.5
SQ.FT	1,355	1,355	1,827	1,987	2,315
GARAGE	TANDEM	TANDEM	SIDEXSIDE	SIDEXSIDE	SIDEXSIDE

- SOLD
- RESERVED
- AVAILABLE

M MODEL HOME

★ HOME READY NOW QUICK MOVE IN

X ACCESSIBLE

M METERS



PYRUS PLACE

BY SUMMERHILL HOMES

PYRUSSALES@SHHOMES.COM • 675 EPIC WAY, SAN JOSE
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The Towns@
BAYPOINTE

210 BAYPOINTE PARKWAY, SAN JOSE, CA

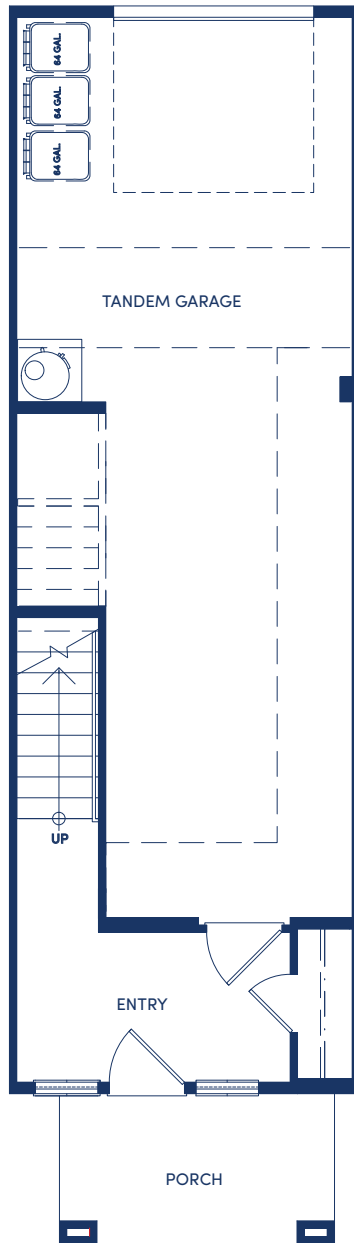
PYRUS
 PLACE

675 EPIC WAY, SAN JOSE, CA

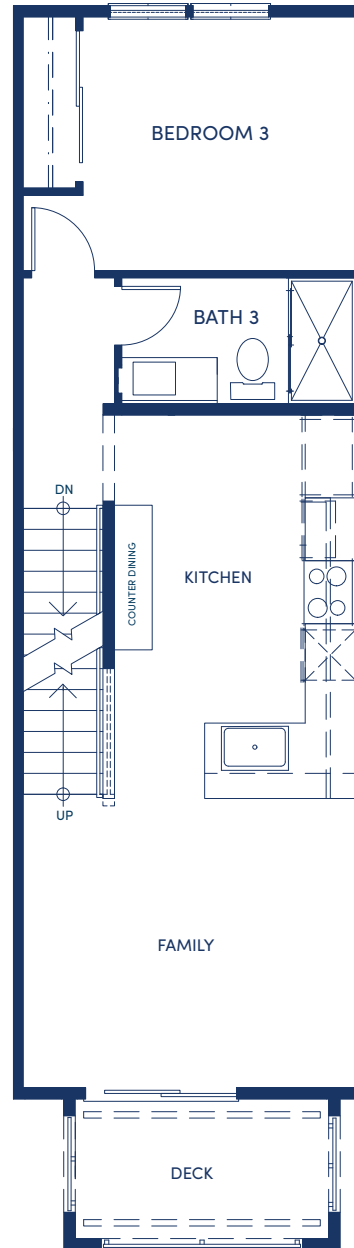
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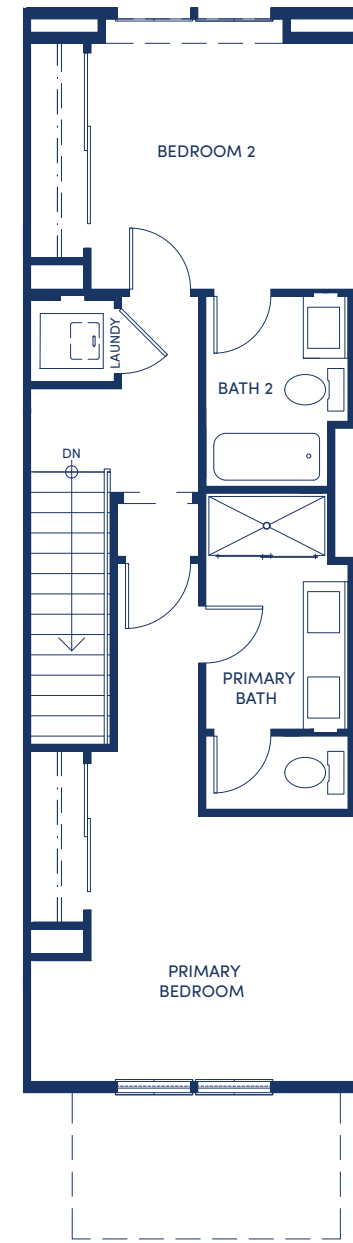
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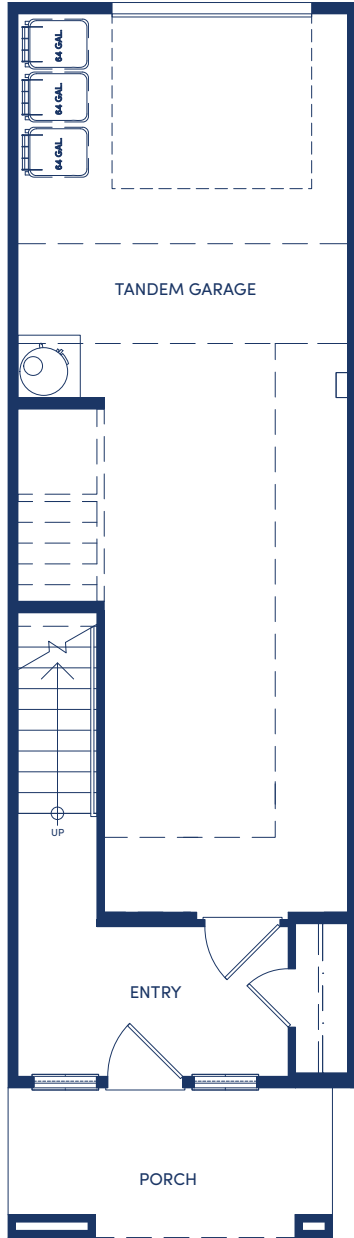
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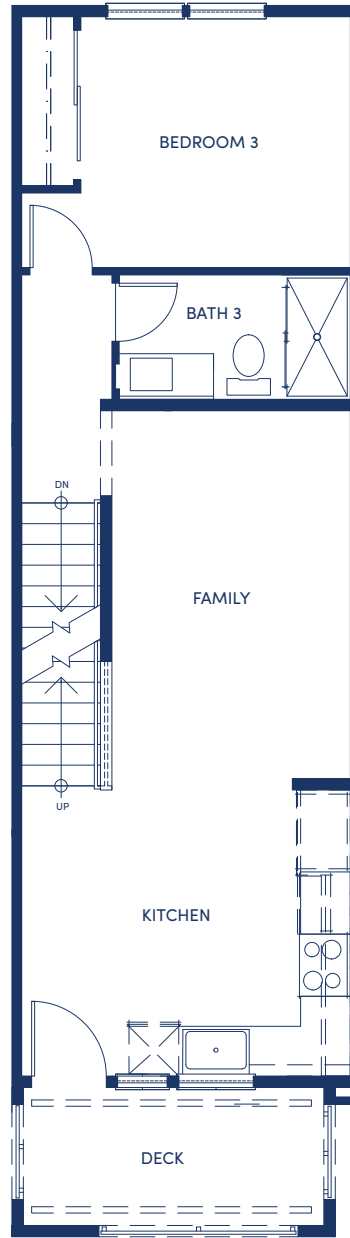
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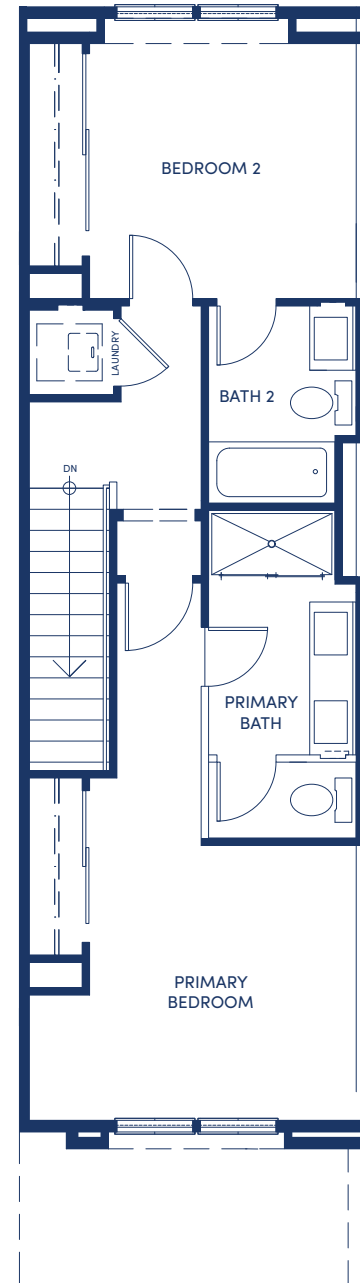
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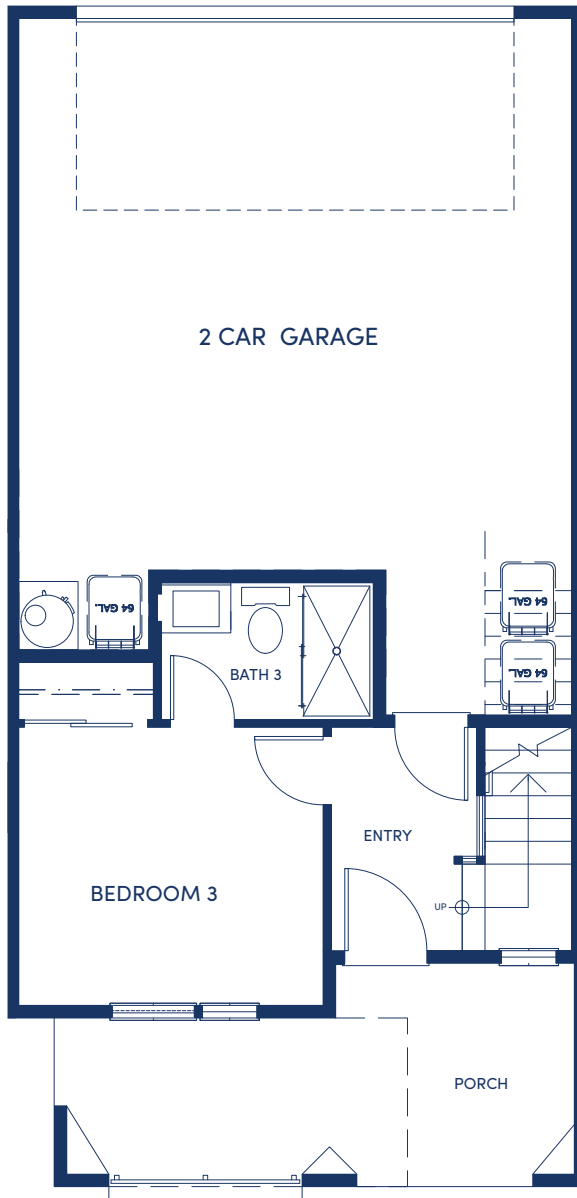
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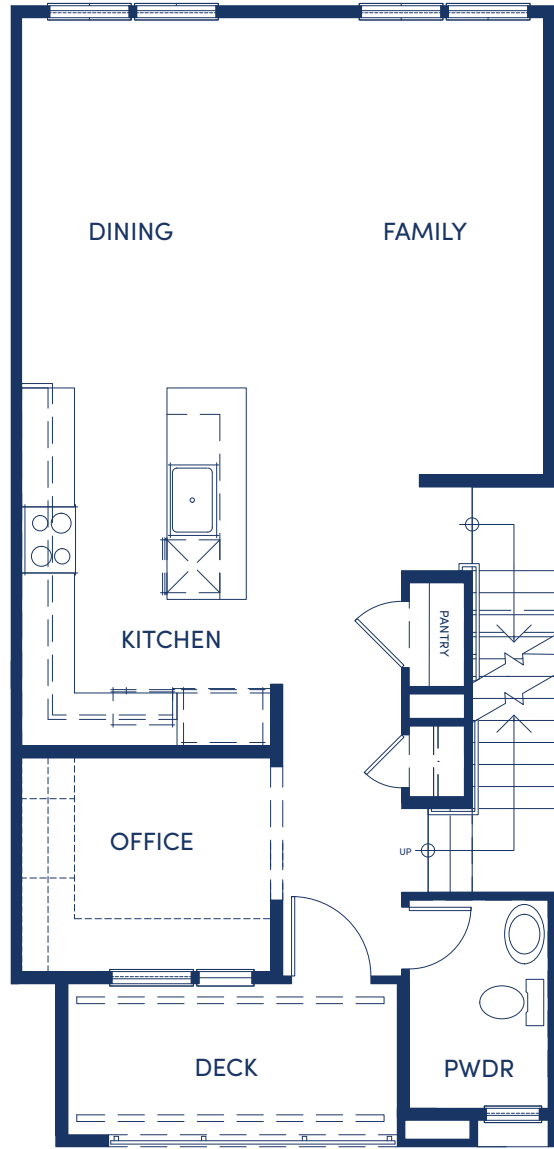
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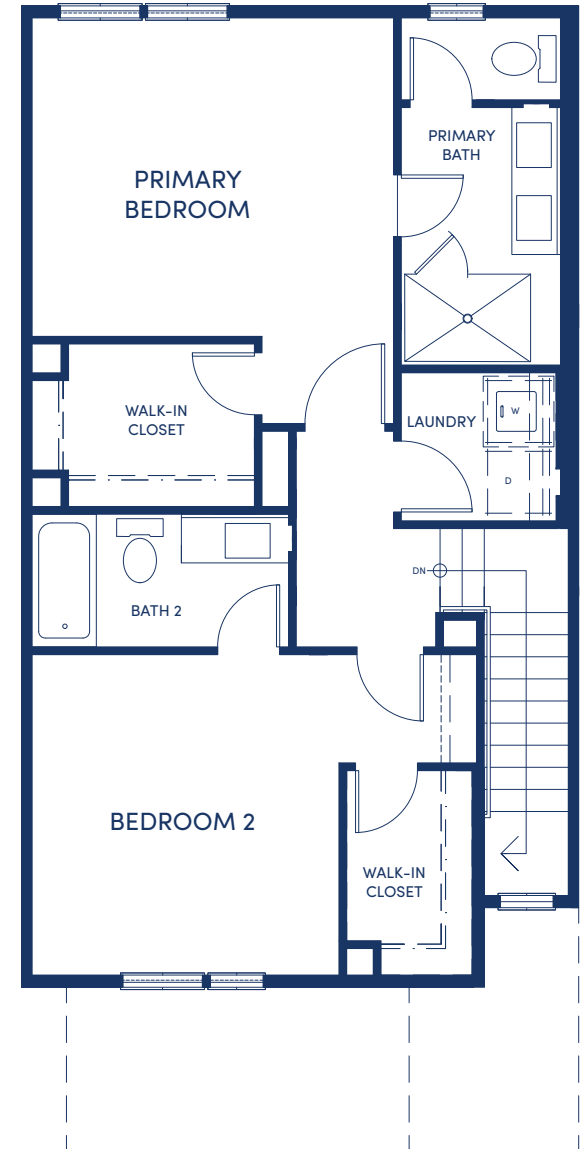
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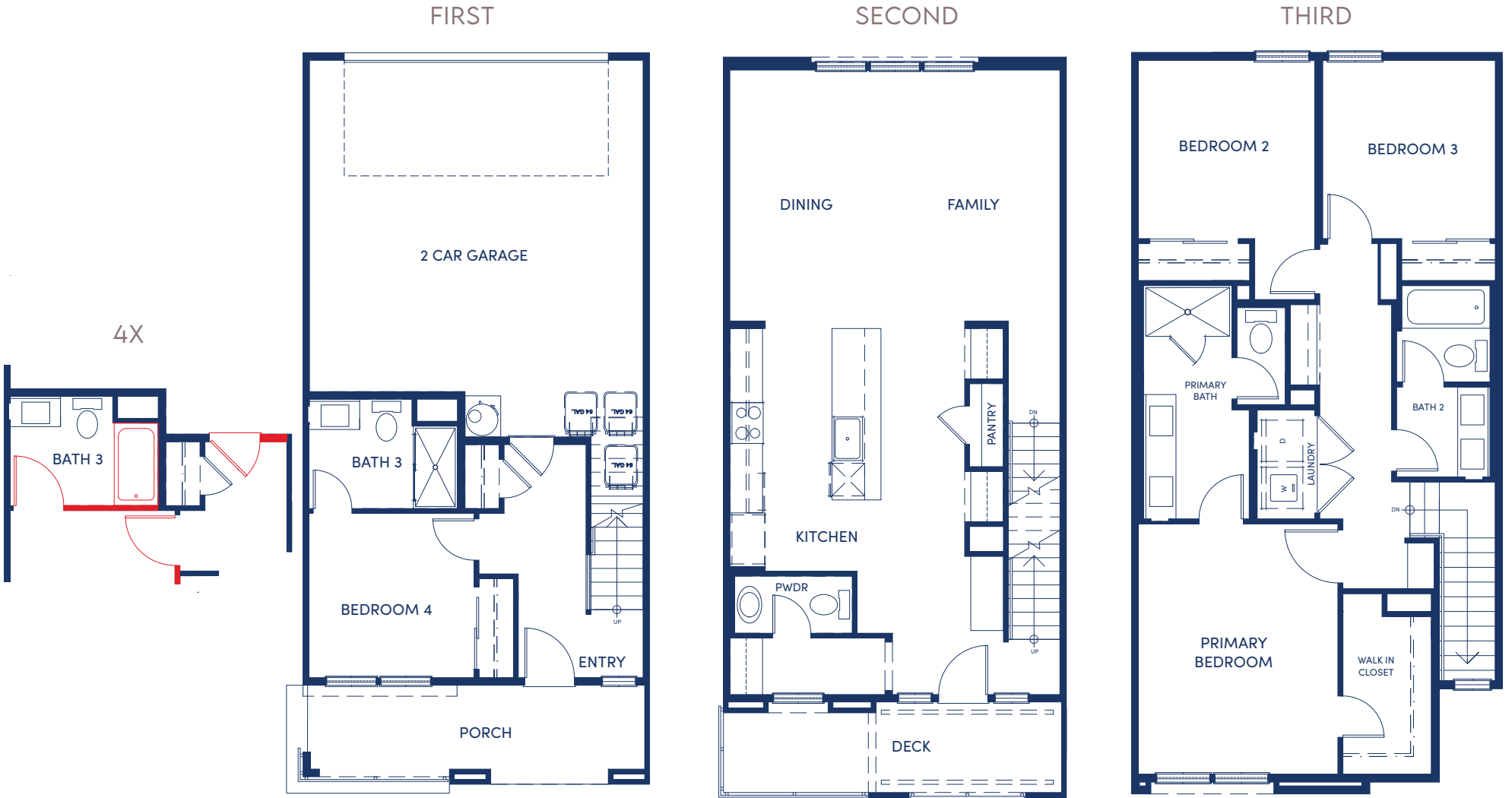


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THIRD



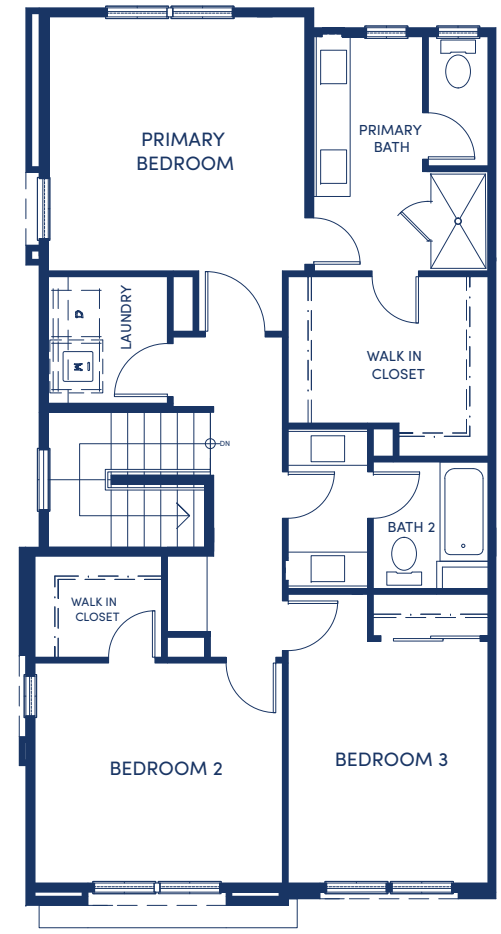
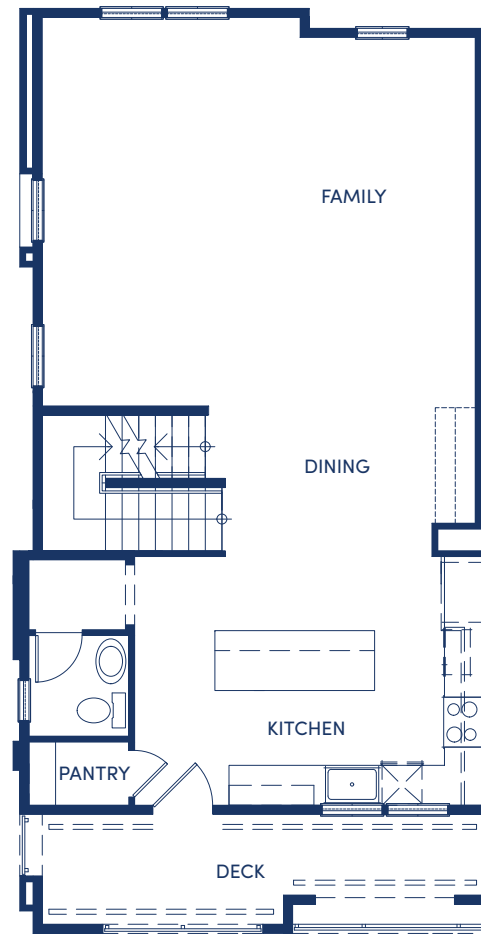
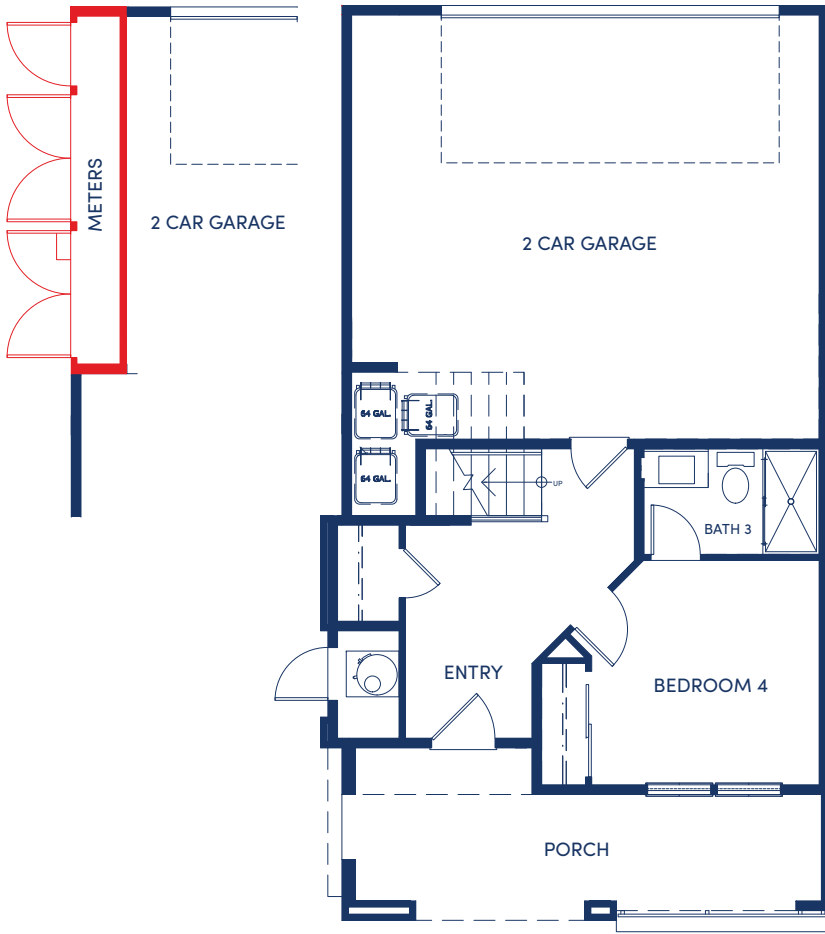


5M

FIRST

SECOND

THIRD





BUILDING 3



BUILDING 4



BUILDING 5



BUILDING 6



BUILDING 7



BUILDING 8

