



PERTRIA

140 PROSPECT, LOS GATOS

"Beautiful exclusive custom home with spectacular views"



DISTINCT FLOOR PLANS

Summerhill Homes partnered with renowned San Francisco architects Hunt Hale Jones and International design group Ryan Young Interiors to create 17 distinct floor plans for each luxury home. Each Sorellas residence has been thoughtfully-designed inside and out, with several distinct architectural styles including: Farmhouse, California Contemporary, Bungalow, Early California, and Spanish. Residences range in size from approximately 3,700 to over 4,900 square feet with additional living space options such as guest casitas available on select home sites.

If you want to ensure your children a quality education, you will be happy to know that the public schools of Los Gatos, CA are reputable and lauded for their academic excellence. Here are the schools that Sorellas is zoned for:

- Louise Van Meter Elementary School
- Raymond J. Fisher Middle School
- Los Gatos High School





BEAUTIFUL MATERIALS

The carefully selected materials seamlessly merge old world taste with modern design. Each space was designed in perfect balance, a pleasant experience on the eye.

OPTIMAL VIEWS

The home's architectural scale features optimal views across the open floor plan capturing both the Santa Cruz mountains and Silicon Valley city lights.





BEAUTIFUL DESIGN

As seasons unfold, and days pass, the little surprises that the well thought out design reveals about this home will continue to pleasantly surprise you.





— **GENEROUS** PROPORTIONS

The kitchen was built with generous proportions to allow more than one cook in the kitchen and all the amenities an experienced chef desires. The nearly 8 ft by 8 ft desert Armadillo granite counter top with a 3 inch eased edge is a true statement for any kitchen. An abundance of usable storage behind knotty alderwood cabinets with new world stain.





PERSONAL HOME GYM

The spa-like sauna provides the perfect cleanse after a long day or a tough workout in the backyard or personal home gym.





UNIQUE MASTER SUITE

The privacy afforded in the upstairs Master Suite is truly unique and nothing short of spectacular. Isolated from the remainder of the home you'll walk down an elegant corridor until you arrive at the bedroom. With a balcony to enjoy the city lights and an additional living space for comfort and convenience this suite offers all one could ever need.





LUXURY SHOWER

A beautiful walk in shower provides a serene feeling of luxury and escape. One of the most sought after shower designs include glass walls for unobstructed views, natural stone surrounds, seating bench and rainfall shower heads.





PERFECTLY PLACED

A rare, custom-built residence, perfectly placed above the rest of the community to capture the best of both worlds. The private yard is nothing short of an escape from everyday life featuring a golf hole with bunker, fitness trail, and parcourse. Find the most picturesque swing swaying from an old oak tree while the moon shines above.



PROPERTY

FEATURES INCLUDE

Overview

- Four thousand six hundred twenty eight feet of spacious living (4,628 sq ft)
- Four bedrooms with a spectacular Master Suite that overlooks the Silicon Valley
- Four and one half bathrooms
- Parcel 0.691 acres or 30,090 sq ft
- Spanish architecture by Hunt Hale Jones
- Interior by Ryan Young International

Kitchen

- Thermador 48" Pro Grand duel stove with six burners and griddle
- Thermador Professional series true conviction oven
- Thermador 48" Freedom built in refrigerator with pro handles 30" refrigerator and 18" freezer Thermador
- 18" wine column
- Thermador 18" wall hood
- Thermador convection built in 30" microwave
- Thermador emerald 4 wash cycle dishwasher
- Knotty alder wood cabinets with new world stain (throughout home)
- Puritan Collection Verona bronze hardware (throughout home)
- Artifacts Vibrant stainless steel sink
- Desert Amarillo Granite island with 3" eased edge
- Thermador emerald 4 wash cycle dishwasher
- Knotty alder wood cabinets with new world stain (throughout home)
- Puritan Collection Verona bronze hardware (throughout home)
- Artifacts Vibrant stainless steel sink
- Desert Amarillo Granite island with 3" eased edge

Bedrooms

- Baldwin Reserve Collection handles and hinges (through out home)
- Old World finish (through out home)
- 4" LED recessed can lighting (through out home)
- Under cabinet LED lights
- Custom dry sauna off workout room
- Insulation | all exterior walls, between all floors, all interior walls
- Surround sound speakers hard wired interior and exterior
- Chromatic Couture carpet Mohawk in color
- European White oak wood flooring
- Living and Dinning Rooms
- Chiseled antique tumbled stone flooring (16" x 24")
- 4" split level plantation shutters and window coverings
- Retractable hidden screen doors
- Reinforced Crystal Prism and Iron chandeliers
- Heat & Glo promo60 fireplace with decorative lighting

Laundry Room

- Samsung Gas Dryer Platinum
- Samsung Steam Washer Platinum
- 110v and 220v outlets at dryer location
- Master Suite & Bathroom
- Coffered ceiling | King George Crown
- Torreon Stone tiled balcony with double doors
- Sunstruck Oval freestanding bathtub
- Large frameless shower enclosure with heavy duty clear 3/8" glass, oil rubbed bronze trim and C handle
- Toto and Kohler toilets (throughout home)

Garage

- Spacious epoxy floored finished two car garage with additional room to expand for tandem parking
- Built in cabinets for organization
- Keyless garage entry
- 220v outlet for electric car charger
- Electric drop down electric television set

Exterior

- \$350,000 worth of hardscaping
 - Extended Travertine Patios around the home
 - Putting Green with Sand bunker
 - Fitness Trail with parcourse
 - Outdoor chefs barbecue rotisserie with extended countertop
 - Spa and plumbed gas fireplace
 - Low voltage solid copper garden lighting
 - 10-kw Panasonic Solar System (owned)
 - Duel tankless water heaters
 - Pelican water filtration and water softener system
 - Custom wood gate with decorative iron | electronic openers
 - Large featured oak tree with rustic manila rope swing
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