

WELCOME HOME
MATHILDA VILLAS

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SILICONSAGE® HOMES

SIMPLE AND ELEGANT
NEW TRENDS IN BUILDING

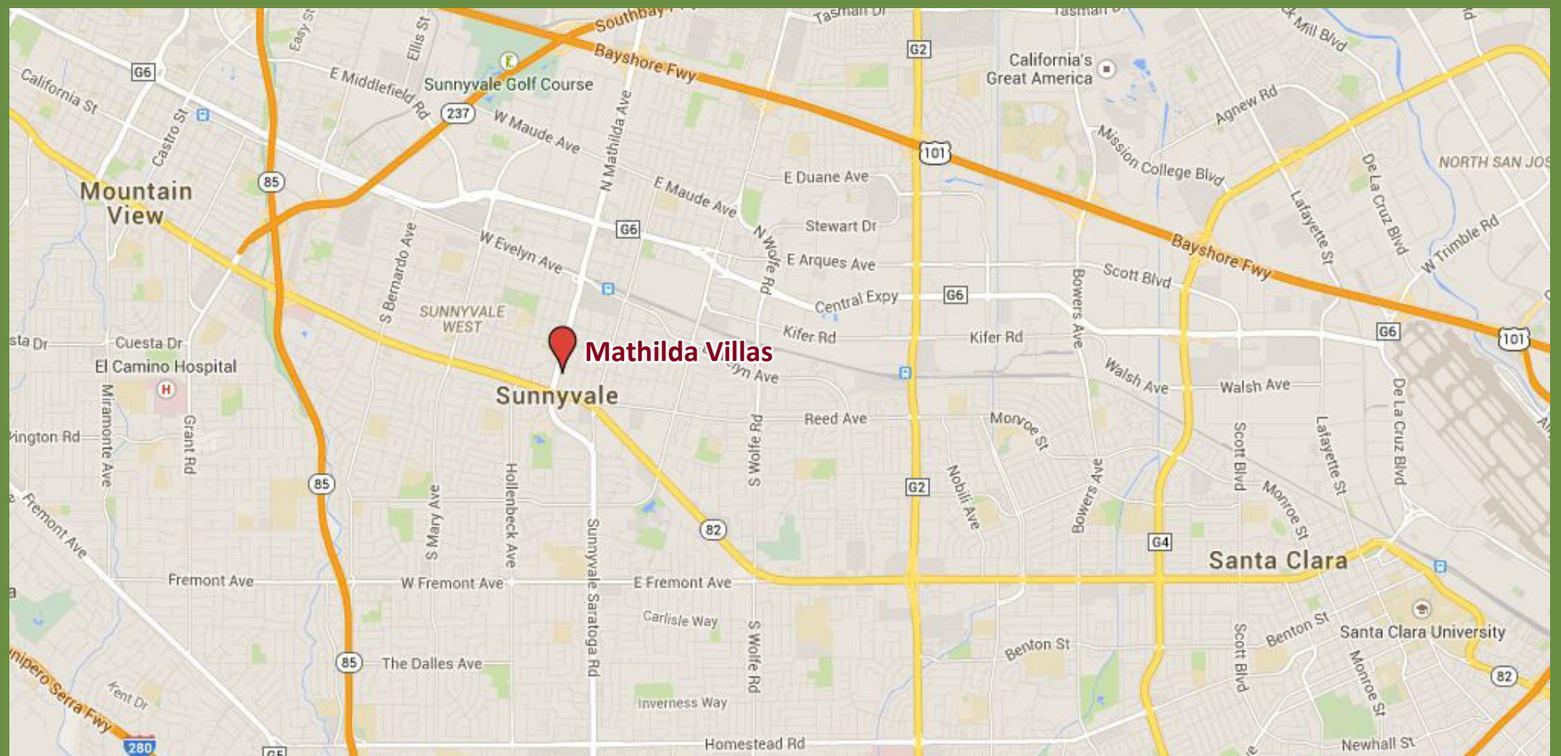
Mathilda Villas is located on S Mathilda Avenue near El Camino Real, in the City of Sunnyvale. The neighborhood is nestled in the heart of the Silicon Valley, boasting a well-integrated location that also provides easy access to the San Francisco Peninsula and metropolitan East Bay. Upscale shopping and entertainment is just minutes away, as well as award winning parks and recreation centers. The Heritage Park Museum and Sunnyvale Art Gallery promote cultural activity, while Santa Clara University, Stanford University, and San Jose State University are pillars of academia.



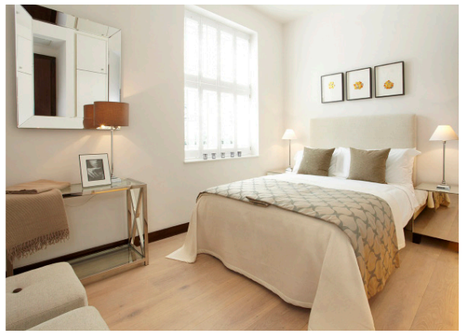
Centrally Located

Central to the San Francisco Peninsula and Silicon Valley's thriving business culture, Mathilda Villas is conveniently close to local attractions and major employment opportunities. Sunnyvale is home to some of the nation's most successful businesses and industrial leaders, including LinkedIn, Broadcom, Lockheed Martin, AMD, and Yahoo! Easy access to Highways 85, 237 and 101 combines with nearby Caltrain stations and VTA connecting Mathilda Villas to everything the South Bay has to offer.

The shortest distance between paradise and where you call home.











Amenities & Features

Residents will enjoy a host of amenities in their own backyards, including a fitness center and multi-use hall complete with a kitchen that is great for special events. In addition, the community features a rooftop sundeck with a barbeque cooking pavilion and picnic area.

Mathilda Villas will have only 15 exclusive homes with 6 floor plans expertly designed to be space savvy and sophisticated. Plans include 3 bedrooms and 2 full baths at approximately 1,000 to 1,400 square feet.







Residence A

Approximately
1,075 SF

Living Room

Dining Room

Kitchen

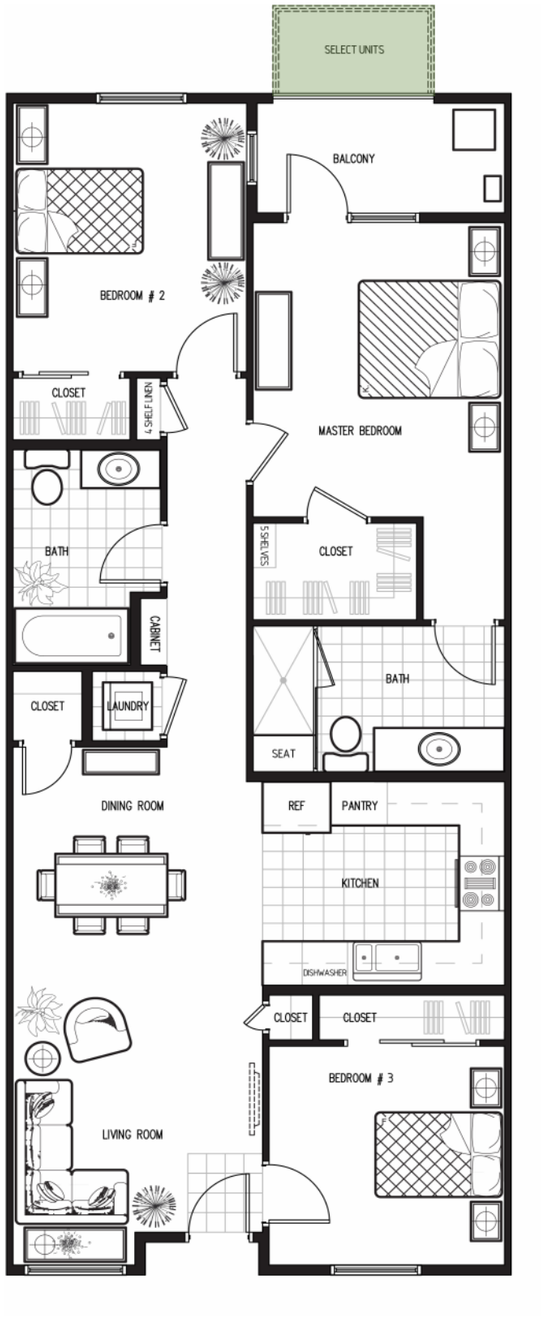
3 Bedroom

2 Bath

Laundry

2 Car

Balcony



Residence B

Approximately
1,325 SF

Living Room

Dining Room

Kitchen

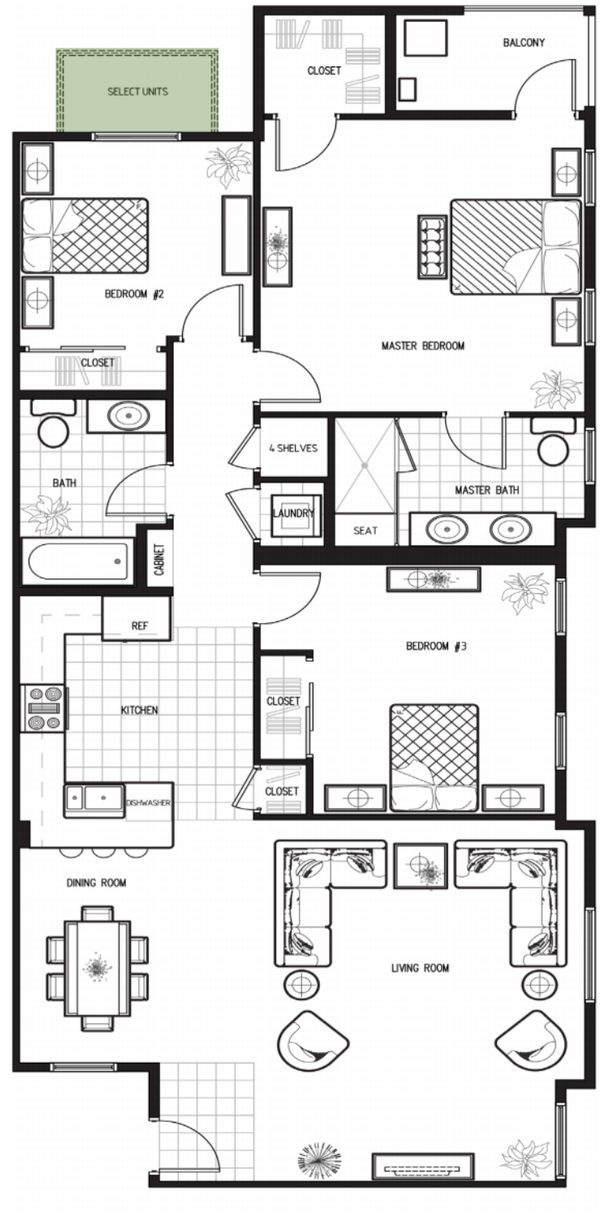
3 Bedroom

2 Bath

Laundry

2 Car

2 Balcony



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Residence C

Approximately
1,200 SF

Living Room

Dining Room

Kitchen

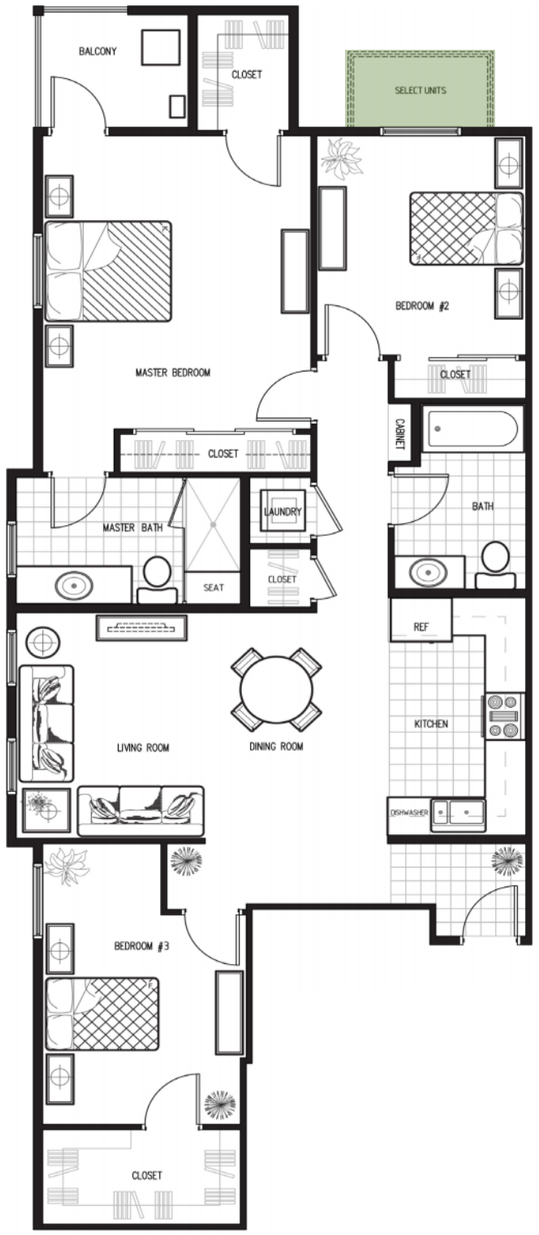
3 Bedroom

2 Bath

Laundry

2 Car

2 Balcony



Residence D

Approximately
1,400 SF

Living Room

Dining Room

Kitchen

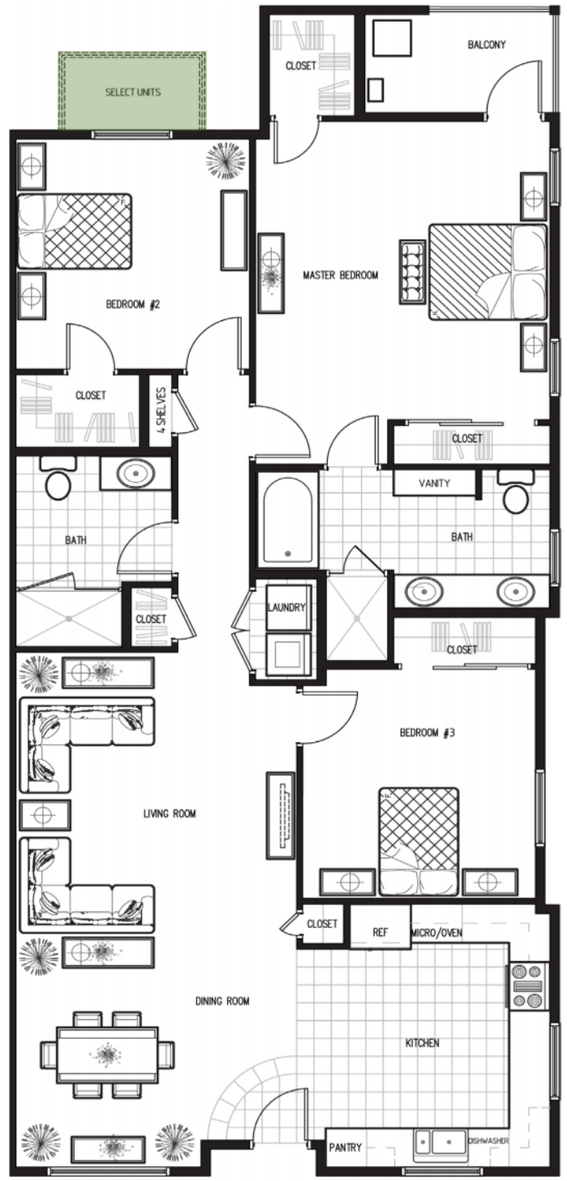
3 Bedroom

2 Bath

Laundry

2 Car

2 Balcony



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Residence E

Approximately
1,000 SF

Living Room

Dining Room

Kitchen

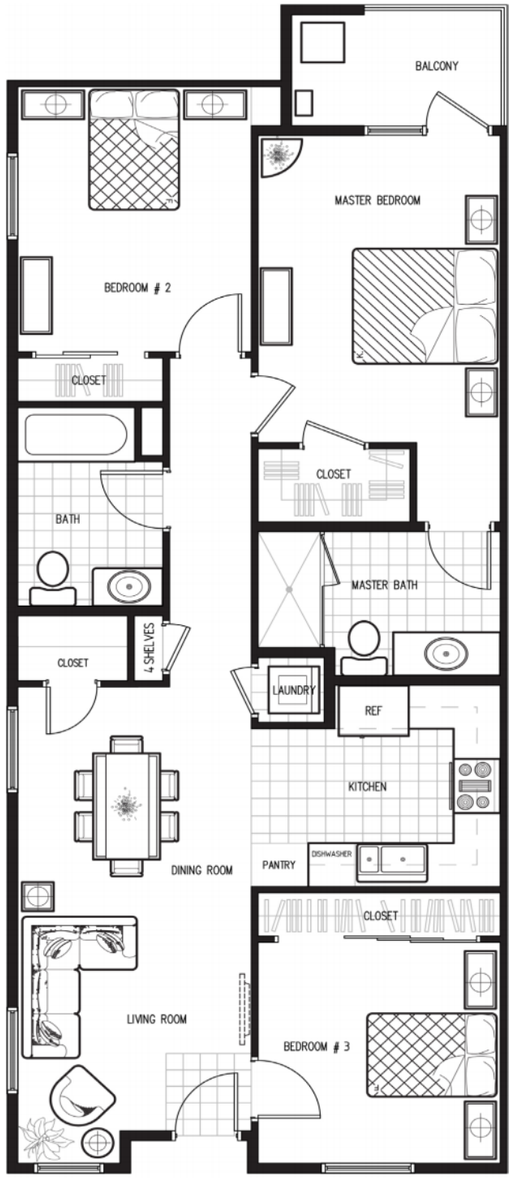
3 Bedroom

2 Bath

Laundry

2 Car

Balcony



Residence F

Approximately
1,150 SF

Living Room

Dining Room

Kitchen

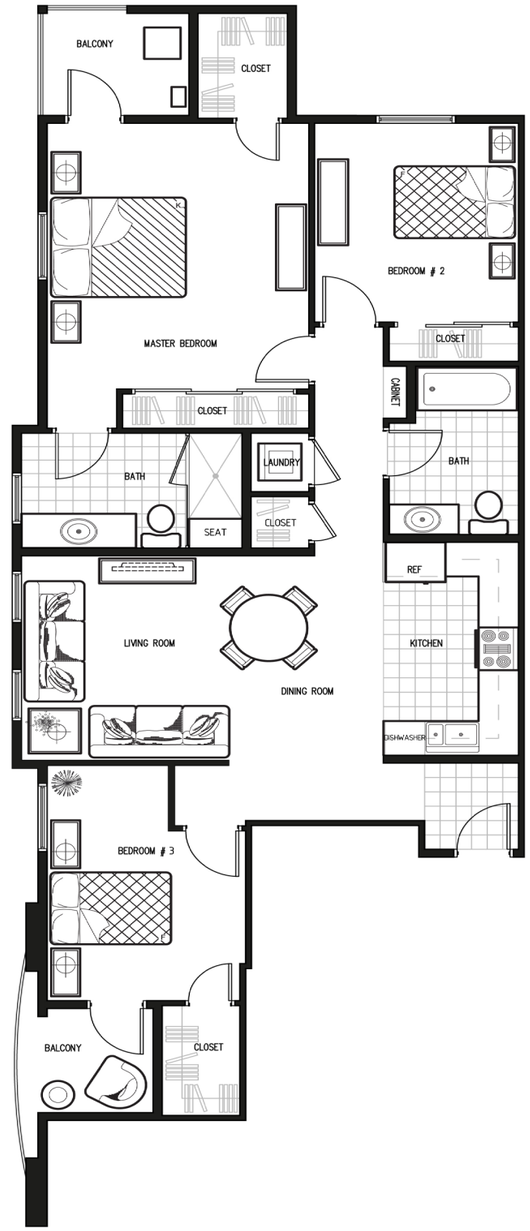
3 Bedroom

2 Bath

Laundry

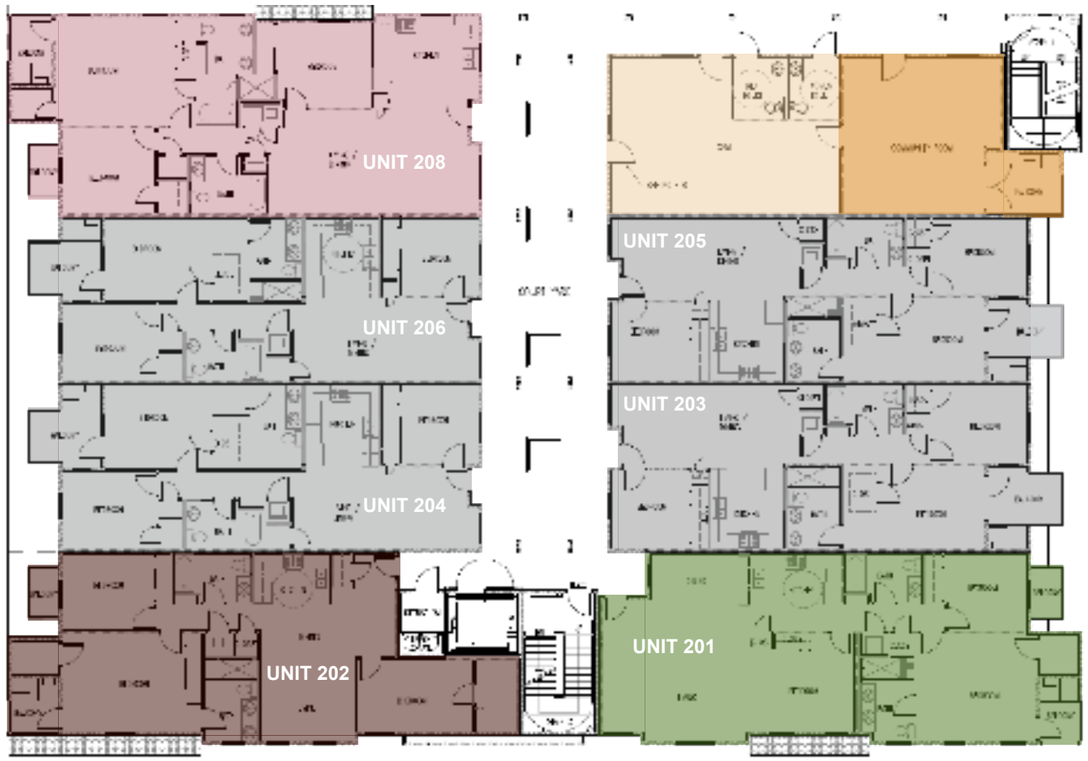
2 Car

2 Balcony



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SECOND
FLOORLAYOUT



THIRD
FLOORLAYOUT



Residence A

Residence B

Residence C

Residence D

Residence E

Residence F

Fitness Center

Community Room

Villas Features

CHEF ZONES

- Premium Stainless Steel Kitchen Appliances:
  - Bosch® 30” Gas Range/Oven (5 Burner)
  - Separate Stainless Steel High Powered Hood
  - High Power GE Profile Built-in Microwave
  - Bosch® Stainless Steel Sound-dampening Dish-washer
- Contemporary Stained Oak Cabinetry with Knobs
- Gorgeous Granite Slab Countertops featuring Sleek Square Edge Design
- Stainless Steel Sink with Brush Nickel Designer Faucet
- 1/2 HP Performance Kitchen Disposal
- Stunning 12” Designer Tile Flooring

IMPRESSIVE INTERIORS

- High-Profile 5-1/4″ Baseboards and 2-1/2″ Wood Casing
- Contemporary Radius Corners
- Raised 5 panel Interior Doors with Chrome Hinges and Brushed Nickel Hardware
- Welcoming 12” x 12” Ceramic Tile Flooring at Entry and Kitchen, Laundry and Baths
- Quality Carpet Throughout
- Stylish White Rocker Switches
- Exquisite Living Space Featuring 9 Foot Volume Ceilings
- Recessed Energy-Saving Lighting in Select Areas
- Efficient Interior Laundry Area
- Spacious Wire Shelf and Poles in Walk-in Closet and Wardrobes
- Combination Carbon Monoxide/Smoke Detectors (One Per Floor Level)
- Energy Star Bath Fans with Humidity Sensing Switches
- Programmable, Set-Back Wall-Mounted Thermostat
- Energy Efficient Central Air Conditioning
- Pre-wired with Cat 5 Wiring in the Family Room and all Bedrooms
- Pre-wired Phone in Kitchen, Master and All Bedrooms
- Pre-Wired for Cable
- Pre-Wired for Satellite Television

LUXURIOUS MASTER SUITE & BATH

- Contemporary Stained Oak Cabinetry with Brushed Nickel Pulls
- Distinctive top mount sinks with Designer Brushed Nickel Faucets
- Solid-surface Spacious Shower
- Cultured Marble Countertops with 4” Backsplash
- Clear Glass Shower Enclosure
- Generous Walk-in Closets (per plan)

BEAUTIFUL SECONDARY BATH

- Contemporary Stained Oak Cabinetry with Brushed Nickel Pulls
- Cultured Marble countertops with 4” Backsplash in Secondary Bath
- Enhancing Beveled Mirror in Secondary Bath
- Distinctive top mount sinks with Designer Brushed Nickel Faucets

WELCOMING AMENITIES

- Award-Winning Landscaping
- Outdoor Fireplace and Lounge
- Spacious Rooftop Sundeck and Garden
- Barbecue and Outdoor Cooking Pavilion
- Reserved Underground Parking
- Community Recreation Center with Kitchen
- State-of-the-art Fitness Center
- Elevator Access from Garage to all Floors
- Private Access to Building and Common Areas
- Underground Parking Complete with Electric Plug-in Stations and pre-wiring for future use

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