

OUTSTANDING FEATURES AT NO ADDITIONAL COST

Gracious Living

- Recreational amenities including swimming pools, biking/walking paths, parks/picnic areas, athletic fields, and tot lots
- Low-VOC products (paints, woodwork, and carpet materials)
- Expansive 9' ceilings throughout the first floor (all home designs) and second floor (select home designs)
- Luxurious master bedroom suite with large walk-in closet and private bath
- Finely crafted custom staircase with solid oak handrails
- Full basement with three-piece rough-in for full bath

Designer Interiors with Luxury Features

- Elegant two-piece crown molding in grand entrance foyer, living room, and dining room
- Formal dining room accented by traditional chair rail
- Choice of elegant two-panel Classique® or six-panel Colonial-style doors
- Elegant hardwood flooring in grand entrance foyer, kitchen, and breakfast area
- Armstrong® no-wax flooring in laundry area
- Upgraded stain-resistant carpet in an array of decorator colors
- Vinyl-clad ventilated shelving systems throughout

Magnificent Kitchens

- Water-conserving fixtures by KOHLER®, an EPA WaterSense® Partner
- Beautifully crafted, eco-friendly 42" wall cabinets by Yorktowne™
- ENERGY STAR® qualified appliances by GE®, including self-cleaning range, 22 cu. ft. frost-free refrigerator with ice maker, dishwasher with waste disposal, and separate microwave oven
- Elegant granite countertops in an array of striking decorator colors
- Sunny, spacious breakfast area adjacent to kitchen

Sumptuous Baths

- Lavish master bath with KOHLER® soaking tub and separate ceramic-tile shower with marble shelf (select home designs)
- First-floor powder room with ceramic-tile flooring, elegant pedestal sink, and beveled oval mirror
- Cultured-marble vanity tops; designer elongated commodes; ceramic-tile tub surrounds; mirrored medicine cabinets; and ceramic-tile flooring in all full baths

Landscaping and Improvements

- Beautifully landscaped private streets and plantings throughout community
- Common property, street maintenance, county/fire rescue, trash collection, and snow removal covered by community HOA fees
- Attractive landscaping and tree package; fully graded and sodded yard
- Convenient underground utilities, including public water and natural gas

Construction Highlights

- 90+% efficient furnace
- High-efficiency air conditioning by Carrier®
- 2" x 6" wall studs, adding 2 inches of wall insulation
- Insulated basement walls and exterior doors; blown-in attic insulation
- Efficient R-30 ceiling insulation; R-13 insulation in exterior walls
- Tightly sealed air ducts and house wrap to reduce air infiltration
- High-performance, low-E windows by Silver Line® by Andersen®
- Attic ridge ventilation system
- High-efficiency gas heat and water heater
- Design and construction energy-engineered by Toll Brothers for economical fuel efficiency and air infiltration control
- Low-maintenance, long-lasting 6" beaded vinyl siding
- Exterior weatherproof hose connections and electrical outlets in front and rear
- 200-amp electrical service

Conveniences

- Programmable thermostats with multiple heating and cooling zones
- Professional cleaning of each home prior to settlement
- Second-floor washer and dryer connections (select home designs)
- Pre-wiring for telephone and cable television
- Electronic smoke detectors

Our Commitment to Quality and Customer Care

- Our quality program starts at design inception with the creation of precise construction drawings specifying high-quality materials, all the way through to on-site supervision by experienced project managers and construction managers.
- First home buyer inspection 5–7 days prior to settlement
 - Second home buyer orientation prior to settlement to ensure work has been done
 - Ten-year limited warranty program

Personalizing Service

Pre-priced options permit a full range of additional personalization to fit your particular needs: skylights, wet bar, additional fireplaces, jetted tubs, greenhouse, cathedral ceilings, sunroom, conservatory ... and *many more!*

 Denotes **TollGreen** environmentally friendly product.



In the interest of continuous improvement, Toll Brothers reserves the right to modify or change floor plans, materials and features without prior notice or obligation. Such changes may not always be reflected in our models. Your community's sales agreement will contain all current information. This is not an offering where prohibited by law. LVVV - 02/14 © Toll Brothers, Inc.

Your new Toll Brothers home at The Old Towne at Loudoun Valley is unequalled in design and delivered value.