

OUTSTANDING FEATURES AT NO EXTRA COST

GRACIOUS LIVING

- Yardley's premier gated active-adult community
- Beautiful clubhouse featuring club room with lounge, library, fitness center, indoor/outdoor pools, whirlpool spa, and bocce and tennis courts
- Carefree lifestyle – lawn and landscape maintenance provided by the association
- Elegant single- and multi-level floorplans, all with first-floor master suites
- Multiple architectural exterior design choices offer a distinctive streetscape

DESIGNER INTERIORS WITH LUXURY FEATURES

- Dramatic 10-foot first-floor ceilings throughout first floor
- First-floor grand master suite with tray ceiling and spacious walk-in closet
- **Shaw**[®] hardwood flooring in the kitchen, breakfast area, and foyer
- Superior **Toll Signature Millwork**[®] including two-piece crown molding with chair rail in dining room and foyer on select models
- Choice of classique or six-panel designer interior doors with **Kwikset**[®] lever handles
- Quality carpeting in decorative styles and colors by **Shaw**[®]
- Quality interior painting with off-white walls and bright white trim details

MAGNIFICENT KITCHENS

- Choice of exquisite granite countertops in select colors
- Beautifully-crafted 42" **Yorktowne**[™] cabinets in a wide choice of finishes
- Attractive 6" **American Olean**[®] ceramic tile kitchen backsplash
- Upgraded **Whirlpool**[®] **Gold** stainless steel appliance package
- Double bowl undermount stainless steel sink with **Whirlpool**[®] garbage disposal
- Spacious pantry closet with large extra height door
- Icemaker line at refrigerator area

SUMPTUOUS BATHS

- Large **Corian**[®] seat in master bath shower
- Lavish master bath with **Kohler**[®] oversized soaking tub and **Kohler**[®] faucets
- Double bowl sinks with **Yorktowne**[®] vanities and **Kohler**[®] faucets
- Wide designer choice of fixture styles and tile colors
- Cultured marble vanity countertops and full width picture framed mirror in master bath
- 6" X 6" **American Olean**[®] ceramic tiled flooring and shower walls in all baths

In the interest of continuous improvement, Toll Brothers reserves the right to modify or change floorplans, 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.

RAY 7/19/2012 TOLL BROTHERS, INC.

GREEN BUILDING & CONSTRUCTION HIGHLIGHTS

- 2"x 6" exterior wall framing with R19 insulation and R38 attic insulation
- **Carrier**[®] 90% high efficiency gas heating system
- 13 SEER central air conditioner
- 30-year **GAF** dimensional roof shingles
- 50-gallon high efficiency, rapid recovery gas hot water heater
- Programmable thermostats

LANDSCAPING AND IMPROVEMENTS

- Picturesque street trees and plantings throughout the community
- Impressively-landscaped entry boulevard, decorative street lights, and Belgian block curbs with concrete sidewalks throughout
- Fully sodded lawns with landscaping, irrigation, and rain gardens
- Professionally designed and maintained landscape packages with a lamp post for each home
- Public sewer and water and underground utilities, including electric, natural gas, fiber optic telephone, and digital cable lines

CONVENIENCES

- Washer and gas dryer connections with laundry tub
- Fully dry-walled and painted two-car garage with large single designer garage door and electric opener
- Pre-wiring for CAT 5 telephone outlets and RG6 cable television outlets
- Security system with purchase of a monitoring agreement by Westminster Security

QUALITY ASSURANCE AND WARRANTY

- Our quality program starts at design inception with the creation of precise construction drawings, specifying high quality material, and continues all the way through to on-site supervision by experienced project and construction managers.
- First home buyer orientation 5-7 days prior to settlement with 300-item checklist
 - Second home buyer orientation prior to settlement ensures home is complete
 - Ten-year limited warranty program with a 1, 4, and 11 month courtesy follow-up within the first year

CUSTOMIZING SERVICE

- Pre-designed options permit a full range of additional customizing to fit your particular needs: skylights, fireplaces, expanded garages, greenhouses, sunrooms, basements (finished or unfinished), expanded great rooms ... and much more!
- One-Stop Shopping: Personalize your new home at our spectacular Toll Brothers Design Studio--it displays a vast array of flooring, lighting, kitchen cabinetry and countertops, closet organizers ... and much more!

*Your new Toll Brothers home at **Regency at Yardley** is unequalled in design and delivered value.*