

Toll Brothers at  
**WATERSTONE**  
 A PRIVATE COMMUNITY

12060 Waterstone Loop Drive • Windermere, Florida 34786 • (407) 217-5952  
 TollBrothersAtWaterstone.com

Welcome Home to...

Toll Brothers at  
**WATERSTONE**  
 A PRIVATE COMMUNITY

If you take a few minutes to read this brochure, you will find that the time was well spent. This brochure is filled with facts . . . facts you should know when considering a place to live. Surrounded by the Butler Chain of Lakes, Toll Brothers at Waterstone is a community of luxurious homes located in prestigious Windermere in West Orange County. Nestled in an idyllic waterfront setting on the shores of Lake Butler, this intimate, gated community is just minutes from any convenience you may need.

*Convenient*  
**A CONVENIENT PLACE TO LIVE**

At Toll Brothers at Waterstone, you will enjoy the relaxed atmosphere of Windermere with sophisticated living, superior schools, excellent shopping, and a wide choice of cultural events close to home. Waterstone is approximately 8 minutes from SR 429, 12 minutes from Florida's Turnpike and SR 408, and 15 minutes from Interstate 4. The popular Dr. Phillips shopping and dining area and downtown Orlando can be reached in 20 minutes. Both the Orlando International Airport and the Orlando Executive Airport can be reached in just 30 minutes.



*Education*  
**A FOCUS ON EDUCATION**

As a homeowner at Toll Brothers at Waterstone, you will live in an area where education is given the highest priority. Gifted programs are available at all grade levels, and the high schools offer college Advanced Placement courses. In the Orange County School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music.

Windermere Preparatory School is a superb private school located adjacent to Waterstone. A convenient walking path within the community's gates leads directly to the preparatory school grounds. Other excellent private schools, including Buena Vista Academy, Premier Academy, Holy Family Catholic School, The Crenshaw School, Foundation Academy Christian School, and Windermere Union Church Preschool, are all within 15 minutes of the community.

The campuses of the University of Central Florida in Orlando and Rollins College in Winter Park are both less than 45 minutes away. Nearby, Valencia Community College's West Campus offers Associate's degrees and continuing adult education with a wide diversity of day and evening courses.



**From I-4:** Take SR 408 West and travel 9½ miles. Merge onto Florida's Turnpike North toward Ocala. Exit onto FL 429 South (Exit 267 A) and travel south for 3 miles. Exit at CR 535/Winter Garden Vineland Rd. (Exit 19). Proceed south for 3 miles and turn left to stay on CR 535/Winter Garden Vineland Rd. Turn left onto Sandy Shores Dr. and the community entrance will be on the left.

**From the Attractions Area:** Take I-4 and exit at CR 535/S. Apopka-Vineland Rd. (Exit 68). Travel north for ¾ mile and turn left onto CR 535/Winter Garden-Vineland Rd. Proceed north on CR 535 for approximately 8½ miles. Turn right onto Sandy Shores Dr. and the community entrance will be on the left.

**Toll Brothers**  
 America's Luxury Home Builder®

For more information on  
 Toll Brothers communities nationwide, visit  
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## WORLD-CLASS SHOPPING

Toll Brothers at Waterstone is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient shopping, the Publix® supermarket is less than 5 minutes away, and Winter Garden Village, an open-air mall, is only a 10-minute drive. The world-renowned Mall at Millenia is 25 minutes away with Neiman Marcus, Bloomingdale's, Macy's, Louis Vuitton, Gucci, Tiffany & Co., and over 100 other luxury stores. In addition, world-famous outlet malls such as the Orlando Premium Outlets are located just 30 minutes away with an extensive offering of upscale shops. Within a 35-minute drive, you will find charming Park Avenue in Winter Park with dozens of chic boutiques.



## A CULTURAL AND RECREATIONAL PARADISE

Toll Brothers at Waterstone, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you and your family to make new friends. It is a tranquil place to live with almost every type of recreational activity close at hand.

Several challenging private and semi-private golf courses and country clubs are nearby, including Keene's Pointe, Arnold Palmer's Bay Hill Club, and Windermere Country Club. Scenic public golf courses, including Orange County National, Stoneybrook West, Grand Cypress, and MetroWest Golf Club, are within 15 minutes. The beautiful Butler Chain of Lakes surrounds the community and offers unlimited water recreation including boating, fishing, jet skiing, and other water sports. Several local and state parks are located within 40 minutes, including Lake Louisa State Park, Wekiwa Springs State Park, and Shingle Creek. At these parks you and your family can enjoy swimming, fishing, canoeing, camping, hiking, and picnicking. Fitness and exercise clubs such as the Roper YMCA, L.A. Fitness, and Gold's Gym are all within 15 minutes of your new home.

The Central Florida area offers a broad variety of cultural diversions. Only minutes away, unrivaled world-famous attractions captivate visitors of all ages. Featuring four theme parks, two water parks, and unlimited entertainment, Walt Disney World® is just a 15-minute drive. Host to the largest zoological population in the world, Sea World® and Discovery Cove® are also nearby, providing interactive education experiences with marine animals. Just 15 minutes away are Universal Studios® and Islands of Adventure®, where your favorite movies and television shows come to life in exhilarating rides, live performances, and full-scale movie production sets. You can discover history at the Orange County History Center or visit renowned exhibits at the Orlando Museum of Art or Morse Museum of American Art in Winter Park. Enjoy the Orlando Ballet or attend a theatrical presentation at the Bob Carr Performing Arts Center.



The new state-of-the-art Amway Center is home to professional sports teams including the Orlando Magic basketball team, Orlando Solar Bears hockey team, and Orlando Predators arena football team, and hosts concerts and events year-round. Central Florida is also a haven for baseball fans: the Atlanta Braves, Detroit Tigers, and Houston Astros all hold their spring training camps nearby.

From casual cafés and thrilling dinner shows to elegant, award-winning restaurants, the area overflows with superior dining options to suit all tastes and occasions. Restaurant Row is a popular dining area just minutes from Waterstone and features distinguished restaurants such as Morton's Steakhouse, Christini's Ristorante, Roy's, Ruth's Chris Steak House, Seasons 52, Bonefish Grill, and many more.

In Central Florida you can enjoy a truly fabulous range of cultural and recreational activities and explore an eclectic array of international dining, world-class entertainment, museums, and art galleries.

## THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are comfortably close to Toll Brothers at Waterstone. Health Central Hospital and Dr. Phillips Hospital are both less than 20 minutes from your new home and offer a complete range of medical services. In addition, the new Medical City and other health care facilities of the Orlando area, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of Waterstone are places of worship representing many faiths.



## AN AREA OF UNEQUALLED BEAUTY

At Toll Brothers at Waterstone, your home is a private haven just minutes from any convenience you may need. In addition, the homes afford an uncommon standard of excellence due to their superior design and quality craftsmanship. You will live and entertain with pride in Waterstone.

