

# LOUDOUN VALLEY



*Toll Brothers*  
America's Luxury Home Builder®



# *Welcome Home!*

*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.*

**Loudoun Valley is a master planned community of luxurious homes set amidst the picturesque rolling hills of the scenic Broad Run Stream Valley. Nestled in a charming country setting, this sophisticated community is just minutes from any convenience you may need.**

## *A Convenient Place to Live*

In Loudoun Valley, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Loudoun Valley is only 3 minutes from the Dulles Greenway, 6 minutes from Route 28, and 12 minutes from Route 7. Businesses along the Dulles Technology Corridor are within a 5-minute drive. Herndon and Leesburg can be reached in just 7 and 10 minutes, respectively. Reston is 12 minutes and Tysons Corner is 20 minutes away. Interstate 495 (the Capital Beltway) is 25 minutes from your new home. Commuting to Washington, D.C., is a 40-minute drive or a 15-minute Metrorail ride from the West Falls Church station, located just 30 minutes away. Washington Dulles International Airport can be reached in 8 minutes.



## *A Focus on Education*

As a Loudoun Valley homeowner, you will join a community where education is given the highest priority. An impressive 93% of Loudoun County's high school students continue their education after graduation. Recently, all high schools in Loudoun County were recognized by *Newsweek* magazine as being among the *Top 1000* nationwide. Gifted programs are available at all grade levels, and Briar Woods High School offers college Advanced Placement courses. In the Loudoun County Public School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music. Qualified gifted students may attend "The Governor's Magnet School for the Arts," including science, technology, and the arts.

Loudoun Valley also includes three onsite schools — Rosa Lee Carter Elementary School and Stone Hill Middle School, as well as a future high school.

Superb private schools, including the Loudoun Country Day School; the Madeira, Foxcroft, and St. Theresa Schools; and the Middleburg, Flint Hill, and Chesterbrook Academies, are all within 30 minutes of Loudoun Valley. These private schools offer both primary and secondary education.

Shenandoah University in Leesburg and the Loudoun County campuses of George Washington University and George Mason University are less than 20 minutes away. Nearby, Northern Virginia Community College offers continuing adult education with a wide diversity of day and evening courses. The graduate centers of the University of Virginia, Marymount University, and Virginia Polytechnic Institute and State University (Virginia Tech) are also close by. George Mason University, located in Fairfax, is 40 minutes away. In addition, many excellent academic institutions in Washington, D.C., including Georgetown, American, Catholic, and The George Washington Universities, are all within 60 minutes of your new home.

## *World-Class Shopping at Your Doorstep!*

Loudoun Valley is close to all types of shopping, from quaint antique shops and specialty boutiques to modern malls. For convenient one-stop shopping, Wegmans — with its huge selection of gourmet foods, Market Café, cooking demonstration area, children's play area, drive-through pharmacy, and wine shop tasting area — is just 5 minutes away. Ashburn Town Square, with a wide assortment of shops, retail services, and restaurants, is just 10 minutes away.

In charming historic Leesburg and Middleburg, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The Dulles Town Center is just 10 minutes from Loudoun Valley, with Nordstrom, Lord & Taylor, and Macy's, along with nearly 200 shops and eateries. Reston Town Center is 13 minutes away and offers a broad array of elegant shops, art galleries, and superb restaurants. The popular Leesburg Corner Premium Outlets, which features 110 stores in a village setting, is just 15 minutes away. The world-class malls at Tysons Corner are 20 minutes away, with Neiman Marcus, Bloomingdale's, Saks Fifth Avenue, Macy's, and over 450 fine specialty shops and restaurants.





## *The Best in Community Services*

Excellent medical facilities are comfortably close to Loudoun Valley. Inova Loudoun Hospital, only 15 minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of the Washington, D.C. metropolitan area — acclaimed worldwide for research and treatment — are very accessible.

Also serving the community of Loudoun Valley are places of worship representing almost all faiths.

## *Neighborhood Fun for You and Your Family!*

Loudoun Valley, 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, offering a wide variety of activities — all right here within the community.

Nearly 300 acres of preserved open space, including public parks with miles of walking and biking trails, offer a scenic backdrop for everything from nature walks along the community's wood-chip trails, to leisurely bicycle rides along the biking trail and serious jogging along any of the pedestrian trails. The first of three planned facilities, the beautiful Loudoun Valley Clubhouse offers three swimming pools, a fitness center, business center, and tot lot. A variety of athletic fields are available at two of three onsite schools now open, Rosa Lee Carter Elementary School and Stone Hill Middle School. An onsite retail/commercial center will offer convenient shopping and services, including a bank, dry cleaners, restaurant, and medical offices.



## *A Cultural and Recreational Paradise*

Living at Loudoun Valley means that almost every type of recreational activity is close at hand. Several local and state parks are located within 20 minutes, including Lyndora, Claude Moore, and Brambleton Regional Parks. At these parks, you and your family can enjoy swimming, fishing, ice skating, hiking, and picnicking. Algonkian Regional Park, located along the beautiful Potomac River, features a miniature golf course and picnic pavilions, in addition to a host of water sports, including swimming, boating, fishing, and kayaking. Equestrians, runners, hikers, bicyclists, and rollerbladers can enjoy the 45-mile W&OD (Washington & Old Dominion) Trail, just 10 minutes away. Several challenging private and semiprivate golf courses and country clubs are nearby, including Belmont Country Club, Lowe's Island, River Creek, and Lansdowne. Scenic public golf courses, including South Riding, Brambleton, Goose Creek, and Algonkian, are within 5 to 20 minutes. Several private fitness centers and exercise clubs are within 10 minutes of Loudoun Valley.



Northern Virginia in general, and Loudoun County in particular, offer a broad variety of cultural diversions. You can discover history and art at the Loudoun Museum in Leesburg, the Loudoun Heritage Farm Museum in Sterling, and the art galleries in downtown Leesburg. Theatrical presentations can be enjoyed at George Mason University's Performing Arts Center in Fairfax. Wolf Trap National Park in Vienna and the Jiffy Lube Live in Bristow are wonderful outdoor venues for enjoying concerts and other musical presentations. For fine dining, there are many excellent restaurants and country inns throughout the area.



Our Nation's Capital, with its historic monuments and museums on the Mall, is an endless source of cultural and recreational activities. In addition to the world-class entertainment offered at the Kennedy Center, you can enjoy numerous other theatrical productions, orchestral performances, and concerts at a variety of exciting venues. Sports fans can cheer for professional teams representing a wide range of sports, including the Washington Redskins, Wizards, Mystics, Capitals, DC United, and Nationals.

## *An Area of Unequaled Beauty*

In Loudoun Valley, your home is a private haven in a country setting just minutes from any convenience you may need.

At Loudoun Valley, Toll Brothers has set aside approximately 140 acres as a community tree preservation area and more than 130 acres for the Broad Run Stream Valley Park. Throughout the community, you will also find a convenient and scenic network of miles of pedestrian trails, biking trails, and beautiful wood-chip walking trails.

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 Loudoun Valley.





# Toll Brothers

America's Luxury Home Builder®

At Toll Brothers, we build more than homes; we build *communities*. For nearly 45 years, we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends.

When you choose Toll Brothers, you choose our unwavering commitment to quality and customer service. We ranked #1 in 2011 and 2010 in Financial Soundness, Long-Term Investment, and Quality of Products/Services in *FORTUNE* magazine's annual **World's Most Admired Companies** survey in the

home building category.\* We are also honored to have won the three most coveted awards in the home building industry: **America's Best Builder**, **National Builder of the Year**, and the **National Housing Quality Award**. But our greatest reward comes from the recognition we receive from our homeowners.

Each Toll Brothers home offers a combination of quality materials and superior design, where every detail is meticulously crafted, and every enhancement you select is seamlessly added to create a customized home that is uniquely yours.

## *Toll Brothers Is Proud to Help Preserve Our Environment*

At Toll Brothers, we believe that preserving the natural environment is an integral part of creating a community you'll be proud to call home. That means everything from environmentally sensitive planning to energy-efficient home design.

Nationwide, Toll Brothers partners with conservation groups that include the National Wildlife Federation and Audubon International. In addition, the homes we build are designed to harmonize with the scenic beauty of the surrounding landscape. We preserve as much open space as possible, incorporating and even restoring the existing hills, trees, and ponds.

Our homes include numerous green features that help to minimize our impact on the environment. By going green with a new Toll Brothers home, you'll be saving money, making a difference, and maximizing your quality of life.

## *Convenient Home Services Provide One-Stop Shopping*

The following Toll Brothers subsidiaries offer a full range of home services to better serve you and maximize your time:

**TBI Mortgage® Company** offers numerous financing options to suit your individual needs and provides you with a level of service that exceeds your expectations.

**Westminster Security** will provide a home security system as a standard feature in your home, at no cost, with the purchase of a three-year monitoring agreement — ask your salesperson for details.

**Toll Landscape** offers outstanding designs, exceptional quality, competitive prices, and extraordinary service.

**Toll Brothers Design Studio** offers a world of choices for your new home. Talented designers will meet with you one-on-one to help you select from a vast array of pre-priced options and décor that will personalize your home.

## *The Toll Brothers Buyer Satisfaction Program*

To make sure your home meets your expectations and ours, we offer a unique two-step, pre-settlement orientation/inspection program. The first inspection takes place five to seven days before settlement, utilizing Toll Brothers' detailed checklist as a guide. Then, once again prior to settlement, you'll inspect your home to see that every item you noted at the first orientation has been addressed. For lasting peace of mind, we also give you a ten-year limited warranty.

## *Our Customer Care Representatives Are Here for You*

From the moment you move into your new home, your customer care representative will be available to manage any questions or issues that may arise. We are committed to offering you the exemplary customer service we've built our reputation on.

Toll Brothers, the nation's premier builder of luxury homes, is currently building nationwide and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).

\*From the March 2011 and March 2010 issues of *FORTUNE* magazine.



**NATIONAL HOUSING  
QUALITY AWARD**  
National Association of Home Builders  
and Professional Builder Magazine

**AMERICA'S BEST BUILDER**  
National Association of Home Builders  
and Builder Magazine

**NATIONAL BUILDER  
OF THE YEAR**  
Professional Builder  
Magazine

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



# LOUDOUN VALLEY

The Buckingham • (571) 291-8860

The Amberlea • (703) 724-1155

The Meadows • (703) 723-8456

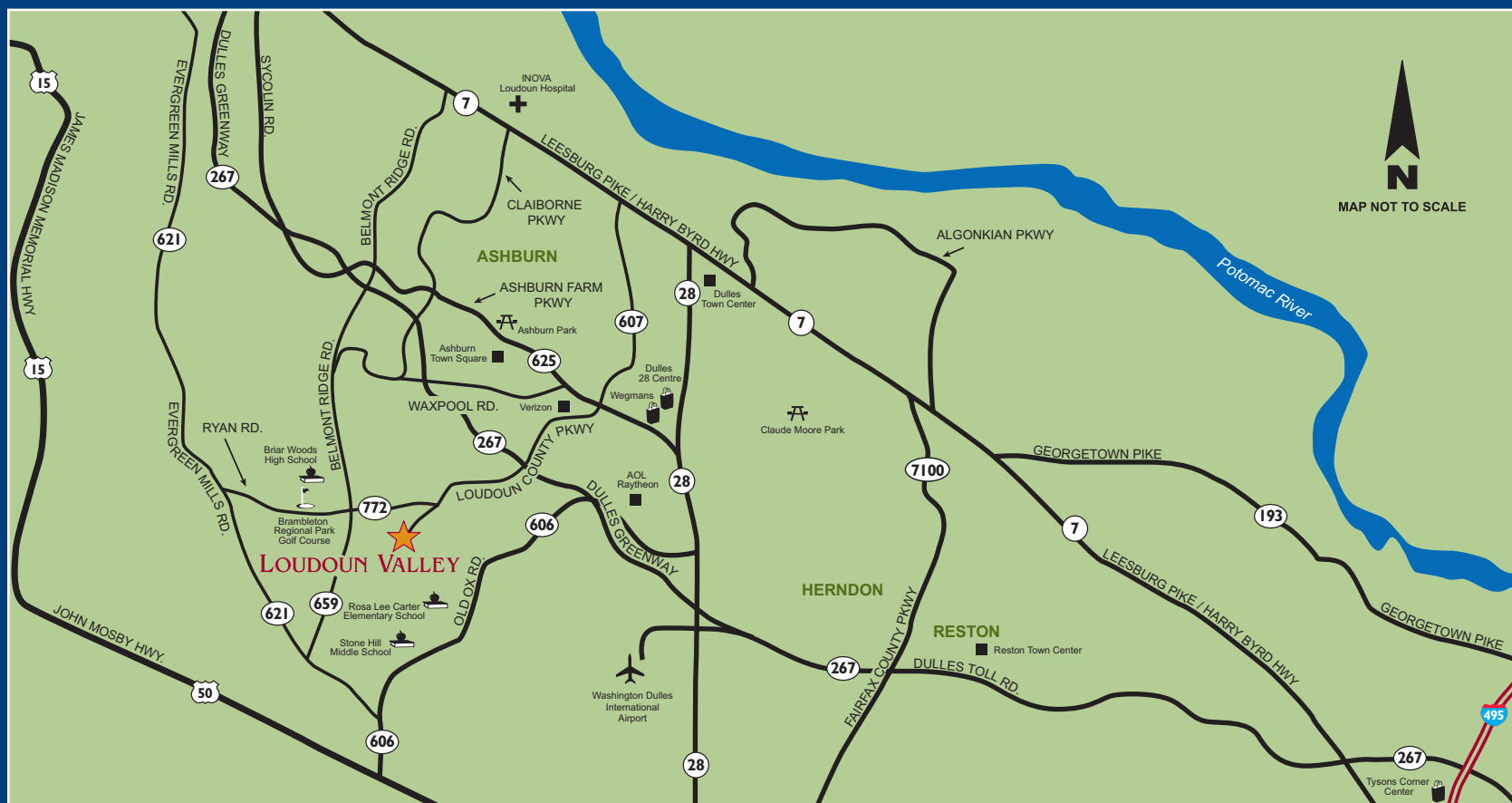
The Carriages • (703) 729-1906

The Villages • (703) 858-7048

The Glen • (703) 723-4811

The Executives • (703) 723-9418

**Loudoun-Valley.com**



## Directions:

**From I-495:** Take the Dulles Toll Rd.

(Rt. 267)/Greenway to Exit 7, Loudoun County Parkway. Turn left (south) and proceed 2 1/2 mi. to left onto Evergreen Ridge Dr. Follow signs to model homes and sales centers.

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

TollBrothers.com