

REGENCY  
*at* Chancellorsville

*Toll Brothers*  
America's Luxury Home Builder®



*Welcome Home to...*

# REGENCY

*at* Chancellorsville

**NOW IS YOUR TIME TO LIVE LIFE TO THE FULLEST!**

At Regency at Chancellorsville, you can indulge in a fun-filled lifestyle of luxury with first-rate amenities, including a grand clubhouse with indoor and outdoor pools, a tavern room, demonstration kitchen, fitness area, meeting room, bocce court, and putting green; and a network of scenic walking trails connected to the Fredericksburg and Spotsylvania National Military Park-Battle of Chancellorsville. This ideal location in the rolling hills of historic Spotsylvania County ensures that you will enjoy a rich and diverse lifestyle filled with your favorite activities: cultural events, fine dining, fabulous shopping, and a wide variety of recreational activities can be found in nearby Fredericksburg. This private gated community is your luxurious retreat away from it all — within minutes of life's everyday conveniences!



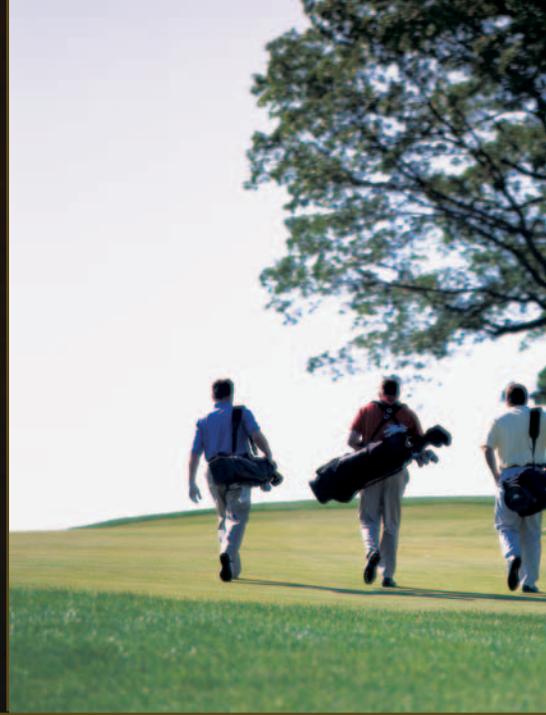
## THE HEART OF THE COMMUNITY

Regency at Chancellorsville offers you both an exclusive neighborhood and a classic lifestyle. It is an ideal place to share special moments with family and spend time with treasured friends — and make new friends, too!

The perfect place to gather with those who share your interests is our clubhouse – the heart of the community! The clubhouse’s indoor and outdoor swimming pools, and state-of-the-art fitness center make staying healthy and active easy and fun! You will discover that the clubhouse is the place to be: to expand your mind, improve your body, or just enjoy time with friends. Join one of our many clubs — or start your own! — with fellow enthusiasts for everything from books, model railroading, and wines to vacations, dancing, and fishing.

Outdoors, you can play a game of bocce, improve your putting on our practice green, relax amidst the beautiful surroundings, or take a leisurely stroll along the walking trails or the adjacent Civil War Battlefield educational trails.





## A WEALTH OF CULTURAL AND RECREATIONAL ACTIVITIES

Just outside your door, you'll find a variety of local and state parks. The Fredericksburg and Spotsylvania National Military Park-Battle of Chancellorsville is just 5 minutes away. Fredericksburg, less than 15 minutes away, features a beautiful historic district as well as several parks, including Lee Hill, Pratt, and Old Mill Parks. Within 30 minutes are Leesylvania State Park, Mason Neck State Park, and Lake Anna State Park, where spectacular Lake Anna offers boating, sailing, fishing, swimming — and camping, too!

If golf is your game, grab your clubs and visit one of the many exciting golf courses nearby, including the challenging public courses, Lee's Hill, Meadows Farms Golf Course and Cannon Ridge Golf Club, all within about 20 minutes. Also, just 8 minutes away is the private Fawn Lake Country Club.

Close to home, gather a group of friends and set off to discover history and art at the Fredericksburg Area Museum and Cultural Center or tour the area's historic sites, such as the Chancellorsville, Fredericksburg, Wilderness, and Spotsylvania Battlefields, and award-winning vineyards, such as Hartwood, Potomac Point, and Rogers Ford Farm Wineries. For fine dining, there are many excellent restaurants and country inns in Fredericksburg, Orange, and Culpeper.

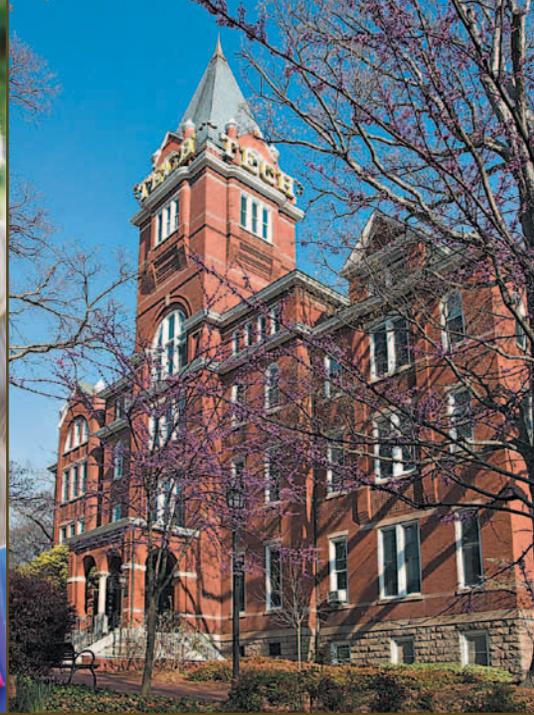
Within about an hour's drive, you can explore the fabulous range of cultural and recreational activities and eclectic array of international dining, world-class entertainment, and museums in downtown Washington, DC; Richmond; and Charlottesville. Our Nation's Capital showcases a wide variety of historic monuments, galleries, and museums on the Mall, as well as world-class theater and orchestra performances and concert events.

Sports fans can cheer for several professional teams, including the Washington Redskins, Nationals, Wizards, Capitals, and DC United soccer team.

## A WORLD OF POSSIBILITIES . . . IN A CONVENIENT LOCATION

In Regency at Chancellorsville, you will enjoy the relaxed atmosphere of close-knit, resort-style living in a scenic setting, with excellent shopping, exquisite dining, and a wide choice of cultural and recreational events close to home. Regency at Chancellorsville is only 7 minutes from Interstate 95 and 15 minutes from Fredericksburg. If travel is your passion, you can reach both the mountains and the Chesapeake Bay within about an hour's drive, as well as both Ronald Reagan Washington National and Richmond International Airports.





## THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are comfortably close to Regency at Chancellorsville. Virginia Urgent Care is just 3 minutes away, and the well-known Cancer Center of Virginia and Pratt Medical Center are within 5 minutes' drive. Spotsylvania Emergi-Center, Mary Washington Hospital, Stafford Hospital, and the Spotsylvania Regional Medical Center are all within 15 minutes of your new home, offering a complete range of medical services. In addition, the hospitals and medical care facilities in Washington, DC; Richmond; and Charlottesville are accessible from Regency at Chancellorsville. These facilities include the medical centers at George Washington and Georgetown Universities in DC and the renowned University of Virginia in Charlottesville.



## WORLD-CLASS SHOPPING AT YOUR DOORSTEP!

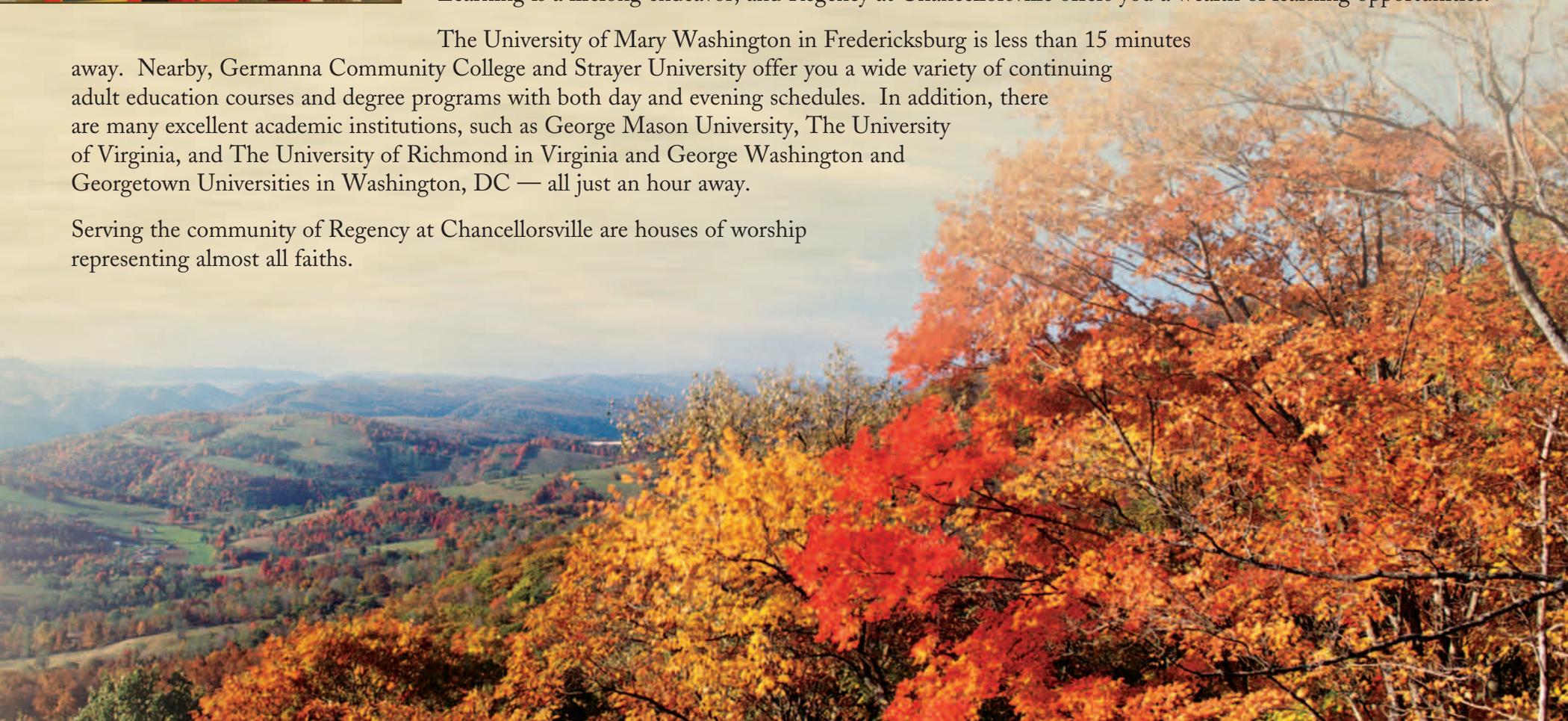
Regency at Chancellorsville is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, Harrison Crossing is just 3 minutes away, featuring Giant® grocery and pharmacy, Home Depot, PetCo, and a variety of shops and restaurants. Within just 10 minutes are Central Park — offering a wealth of shopping options, from the acclaimed Wegmans to Target, Best Buy, and many other shops and restaurants — and Spotsylvania Crossing and Village Square shopping centers. Spotsylvania Towne Centre is also within 10 minutes, with Macy's, Belk, and Sears; movie theaters; and over 150 fine specialty shops and restaurants. In the charming towns of Fredericksburg, Orange, and Warrenton, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name.

## EXPAND YOUR HORIZONS

Learning is a lifelong endeavor, and Regency at Chancellorsville offers you a wealth of learning opportunities!

The University of Mary Washington in Fredericksburg is less than 15 minutes away. Nearby, Germanna Community College and Strayer University offer you a wide variety of continuing adult education courses and degree programs with both day and evening schedules. In addition, there are many excellent academic institutions, such as George Mason University, The University of Virginia, and The University of Richmond in Virginia and George Washington and Georgetown Universities in Washington, DC — all just an hour away.

Serving the community of Regency at Chancellorsville are houses of worship representing almost all faiths.





At Toll Brothers, we build more than homes; we build *communities*. For 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 Product/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 sales representative for details.



## 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 10-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.

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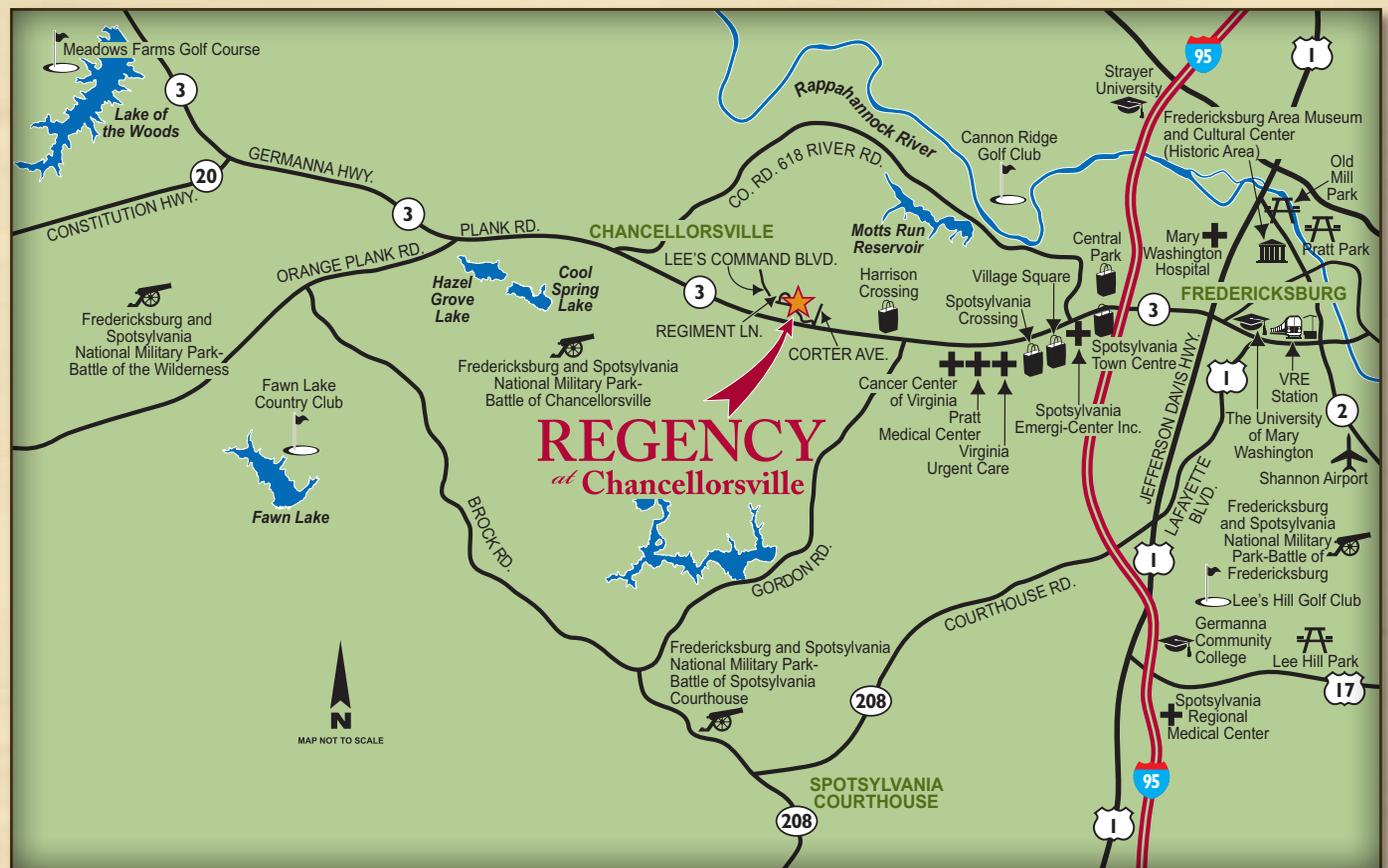
12400 Regiment Lane

Fredericksburg, VA 22407

(540) 785-HOME (4663)

## DIRECTIONS

From I-95, take Exit 130B (Fredericksburg) to Route 3 West. Continue 4 <sup>6</sup>/<sub>10</sub> miles to right onto Corter Avenue and an immediate left onto Lee's Command Boulevard to the sales center ahead on the corner of Regiment Lane.



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ACTIVE LIVING®