

WESTBOROUGH  
VILLAGE

*Welcome Home to . . .*

# WESTBOROUGH VILLAGE

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.

LOCATED IN PICTURESQUE WORCESTER COUNTY, WESTBOROUGH VILLAGE IS AN EXCITING NEW TRANSIT-ORIENTED COMMUNITY OF LUXURIOUS TOWNHOMES, GARDEN-STYLE HOMES, AND SINGLE-FAMILY HOMES, WITH MULTIPLE OPEN GREEN SPACES CREATING DISTINCT NEIGHBORHOODS. NESTLED IN A PEACEFUL SETTING JUST A HALF-MILE WALK FROM THE WESTBOROUGH TRAIN STATION, THIS UNIQUE COMMUNITY WILL ALSO INCLUDE FIRST-CLASS AMENITIES.

## *A Convenient Place to Live*

In Westborough Village, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Westborough Village is 10 minutes from I-495 and 15 minutes from I-90. Worcester, Boston, and Providence can be reached in 15, 40, and 50 minutes respectively. Commuting by train to Boston is an easy 60-minute ride on MBTA's Commuter Rail from the Westborough station, located within walking distance. Logan International Airport in Boston can be reached in just 50 minutes, while T.F. Green Airport in Providence is 1 hour from your new home.



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

Westborough Village, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you and your family to make new friends. Your community will boast first-class amenities including a clubhouse with gathering rooms and a fitness center, an outdoor swimming pool, a children's playground, and open park areas. In addition, there will be walking trails that meander through the lush landscape with a continuous path to the Westborough train station.



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

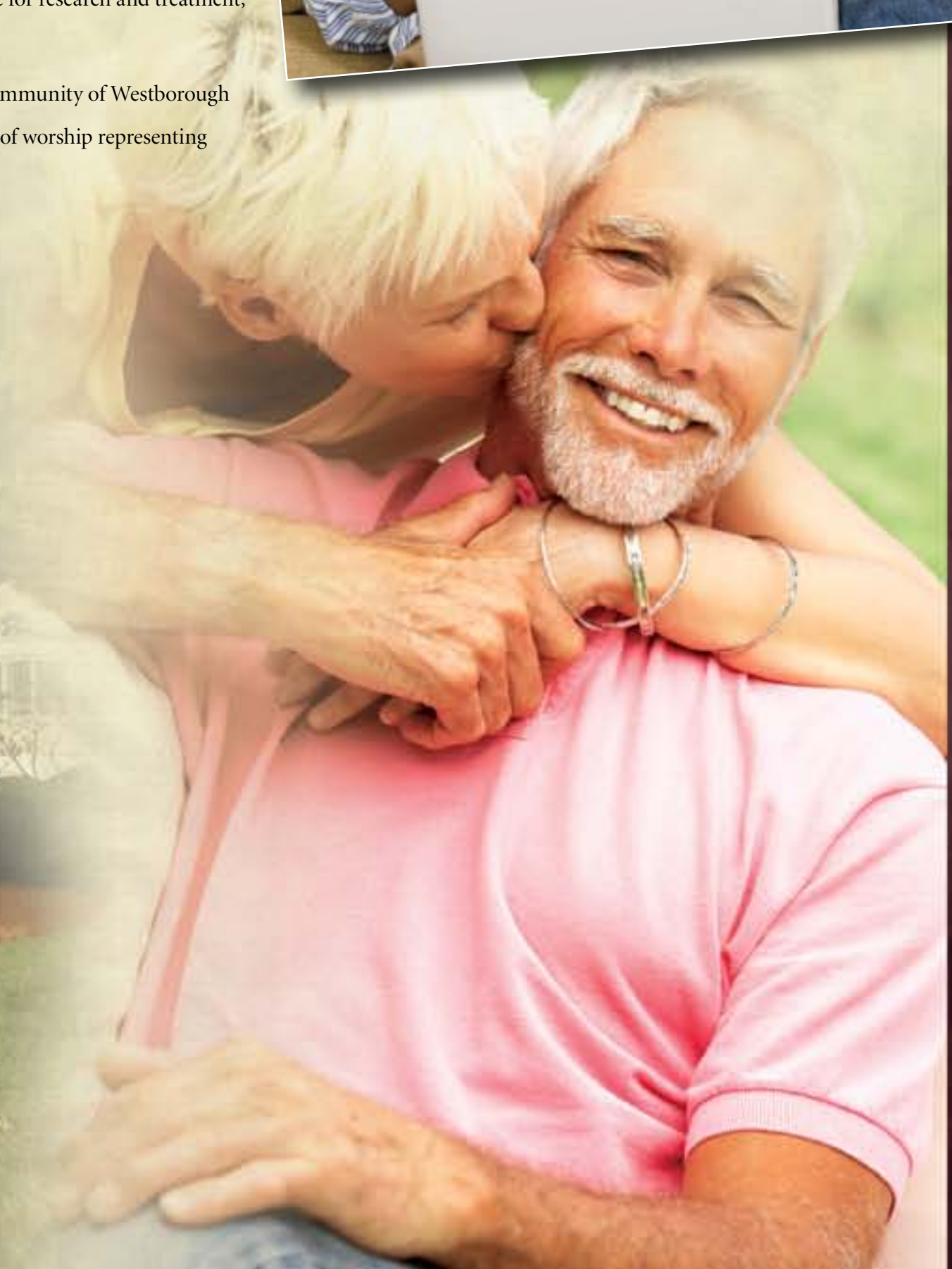
Westborough Village is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, Northborough Crossing is less than 6 minutes away. In charming downtown Westborough, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. In addition, you will find everything you need along the Route 9 shopping corridor that stretches through Westborough. The Solomon Pond Mall is just 20 minutes from Westborough Village, and the largest mall in New England, Natick Mall, is 25 minutes away with Neiman Marcus, Nordstrom, Macy's, and over 200 fine retail shops, restaurants, and entertainment venues.



## *The Best in Community Services*

Excellent medical facilities are comfortably close to Westborough Village. UMass Memorial Medical Center, only 15 minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of the Boston metropolitan area, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of Westborough Village are houses of worship representing almost all faiths.



## *A Cultural and Recreational Paradise*

Westborough Village 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 around the corner, including Westborough Country Club and Hopkinton Country Club, both less than 10 minutes away. Scenic public golf courses, including Juniper Hill Golf Course, Cyprian Keyes Golf Club, and Indian Meadows Golf Club, are within 20 minutes.

Surrounded by walking trails, the beautiful Mill Pond, only 2 minutes away, has a public boat ramp and is very popular for fishing, kayaking, boating, and hiking. Your community will include a bike path that connects directly to the Charm Bracelet Trail System, which leads you around the south shore of Mill Pond for scenic adventures.

Several local and state parks are located within 20 minutes, including Hopkinton State Park, Whitehall State Park, and Quinsigamond State Park. At these parks you and your family can enjoy swimming, boating, fishing, biking, hiking, and picnicking. Outdoor winter activities like skiing and snowboarding are 40 minutes away at Wachusett Mountain or Nashoba Valley Ski Area. Fitness and exercise clubs are within 5 minutes of your new home.

The Metrowest area offers a broad variety of cultural diversions. You can discover history and art at the Higgins Armory Museum and Worcester Art Museum or enjoy a theatrical presentation at the Hanover Theatre. Sports fans can root for professional teams including the Boston Red Sox, Bruins, Celtics, and New England Patriots. For fine dining, there are many excellent restaurants and country inns in Worcester County.

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



## *A Focus on Education*

*A*s a Westborough Village homeowner, you will join a community where education is given the highest priority. Over 97% of Westborough High School\* graduates pursue post-secondary education after graduation at prestigious nearby institutions like MIT Massachusetts Institute of Technology and Harvard University. Gifted programs are available at all grade levels, and the high school offers college Advanced Placement courses. In the Westborough School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music. In addition to strong academic programs, Westborough schools excel in athletics and visual and performing arts.

Superb private schools, including Worcester Academy, Bancroft School, Fay School, and St. John's High School, are all within 20 minutes of Westborough Village.

Clark University, College of the Holy Cross, Tufts University Cummings School of Veterinary Medicine, and Worcester Polytechnic Institute are all less than 25 minutes away. Nearby, Assabet Valley Center for Continuing Education and Framingham State University offer continuing adult education with a wide diversity of day and evening courses. In addition, many excellent academic institutions in Boston and Cambridge, including Boston College, Boston University, Harvard University, and MIT are just 45 minutes away.

\*Schools subject to reassignment by governing authorities.



## *An Area of Unequaled Beauty*

*I*n Westborough Village, 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 Westborough Village.





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 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 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).



**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

\*From the March 21, 2011, and March 22, 2010, issues of Fortune magazine. Copyright 2011 by Toll Brothers, Inc. All copy, plans, and artwork contained in or represented by this brochure and its enclosures are the sole property of Toll Brothers, Inc. Photos are images only and should not be relied upon to confirm applicable features. Local Westborough photography credit to Jim Tourtellotte. Any reproduction of them or other use without the written permission of Toll Brothers, Inc. is strictly prohibited. This is not an offering where prohibited by law. WVCM-27873-27873 12/11



# WESTBOROUGH VILLAGE

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## Directions

**From the North or South:** Take I-495 to Exit 23B (Route 9 West). Travel Route 9 West for 4 <sup>9</sup>/<sub>10</sub> miles and turn left onto Otis Street. Proceed <sup>9</sup>/<sub>10</sub> mile and turn right onto Smith Parkway. Continue <sup>7</sup>/<sub>10</sub> mile to the entrance of Westborough Village.

**From the West:** Take I-90 to Exit 11 and proceed <sup>1</sup>/<sub>2</sub> mile and turn left onto MA 122/N. Grafton Road. Travel <sup>6</sup>/<sub>10</sub> mile to Route 20 East. Travel 4 <sup>3</sup>/<sub>10</sub> miles to Walnut Street and turn right and proceed <sup>9</sup>/<sub>10</sub> mile to South Street. Bear left and continue to Gleason Street. Travel <sup>4</sup>/<sub>10</sub> mile to the Westborough Village entrance on the left.

**From Boston and the East:** Travel west on I-90 to I-495 and follow directions above.

