



*Andalucia*  
*At The Dominion*



*Welcome Home to . . .*

## *Andalucia At The Dominion*



*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 lushly wooded hills, your home is a private haven in Andalucia at The Dominion. This exclusive neighborhood of luxurious homes is located within the master planned, gated community of The Dominion, one of San Antonio's most prestigious addresses. Nestled within your new community are abundant greenbelts that offer additional privacy and natural beauty. Bordered by The Dominion Country Club golf course, this intimate community of luxury single-family homes is just minutes from any convenience you may need.

## *A Convenient Place to Live*

In Andalucia you will enjoy the relaxed atmosphere of luxury Hill Country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Andalucia is only 2 minutes from Interstate 10 and 10 minutes from Loop 1604. Corporate centers located along these roads can be reached in less than 15 minutes. Downtown San Antonio is 30 minutes from your new home, while the San Antonio International Airport can be reached in 25 minutes.

## *A Cultural and Recreational Paradise*

Andalucia 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. In addition to The Dominion Country Club – with its 260-acre, 18-hole, world-class championship golf course, several other challenging private and semi-private golf courses and country clubs are nearby, including The Resort Course and The Palmer Course at the Westin La Cantera Resort. Challenging public golf courses, including Silverhorn, Canyon Springs, Cedar Creek, and The Quarry, are all located within 30 minutes. Several local and state parks can be reached within 10 minutes, including McAllister and OP Schnabel Parks. At these parks you and your family can enjoy hiking, biking, and picnicking. Designated a Historic Town by the State of Texas, Gruene is only 30 minutes from your new home and features Gruene Hall, the oldest dance hall in Texas, as well as riverfront dining, antique shopping, wine tasting, and tubing on the Guadalupe River.

The San Antonio area offers a broad variety of cultural diversions. Experience the San Antonio Symphony, or enjoy a theatrical presentation at the Majestic Theater. Discover history and art at the Institute of Texan Cultures, or visit the Alamo. Sports enthusiasts know that San Antonio is home to the 4-time NBA Champions, the San Antonio Spurs. Rudy's Country Store and Bar-B-Q, recognized nationally for its cuisine, is only 2 minutes away, while many other excellent restaurants and country inns are located in the Northwest quadrant.

In San Antonio 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. Stroll or take a gondola ride along the famous River Walk, which charts a meandering course along arched footbridges and past the interesting shops, romantic sidewalk cafes, street entertainment, and hotels that line the San Antonio River.





## *A Focus on Education\**

As a homeowner at Andalucia, you will join a community where education is given the highest priority. The highly acclaimed Northside Independent School District offers state-of-the-art facilities and programs — reflecting the community's strong commitment to education and its dedication to continued growth and development. Gifted programs are available at all grade levels, and the high school offers college advanced placement courses. In the Northside Independent School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and

music. Leon Springs Elementary, Rawlinson Middle School, and Clark High School were all awarded by the Texas Education Agency the Gold Performance recognition which acknowledges campuses for high performance.

Superb private schools, including TMI — The Episcopal School of Texas, Montessori School of San Antonio, Eleanor Kolitz Academy, and Rolling Hills Academy, are all within 15 minutes of Andalucia.

The University of Texas at San Antonio, St. Mary's University, University of the Incarnate Word, Our Lady of the Lake University, and Trinity University are all less than 30 minutes away. The aforementioned universities offer continuing adult education with a wide diversity of day and evening courses. In addition, the Culinary Institute of America campus is located in downtown San Antonio.

*\*Schools subject to reassignment by governing authorities*



## *World-Class Shopping at Your*

Andalucia is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. The Shops at La Cantera is a single-level, garden-like retail village featuring varied storefronts, shaded arcades, and subtle water features creating a shopping oasis in San Antonio is only 5 minutes away. It is home to Nordstrom, Neiman Marcus, Tiffany & Co., and Dillard's. For convenient one-stop shopping, The Market at Leon Springs is less than 5 minutes away, featuring Starbucks, the Patio House, and H-E-B, while The RIM, 7 minutes away, features Lowe's, Bass Pro Shops, Palladium Imax Theater, Lifetime Fitness Center, and more. Huebner Oaks Center is also conveniently located 15 minutes away and provides an exceptional mix of stores and restaurants to serve your shopping and entertainment needs.

In downtown San Antonio, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The Reserve is also 30 minutes from the fabulous Alamo Quarry Market and North Star Mall.

## *The Best in Community Services*

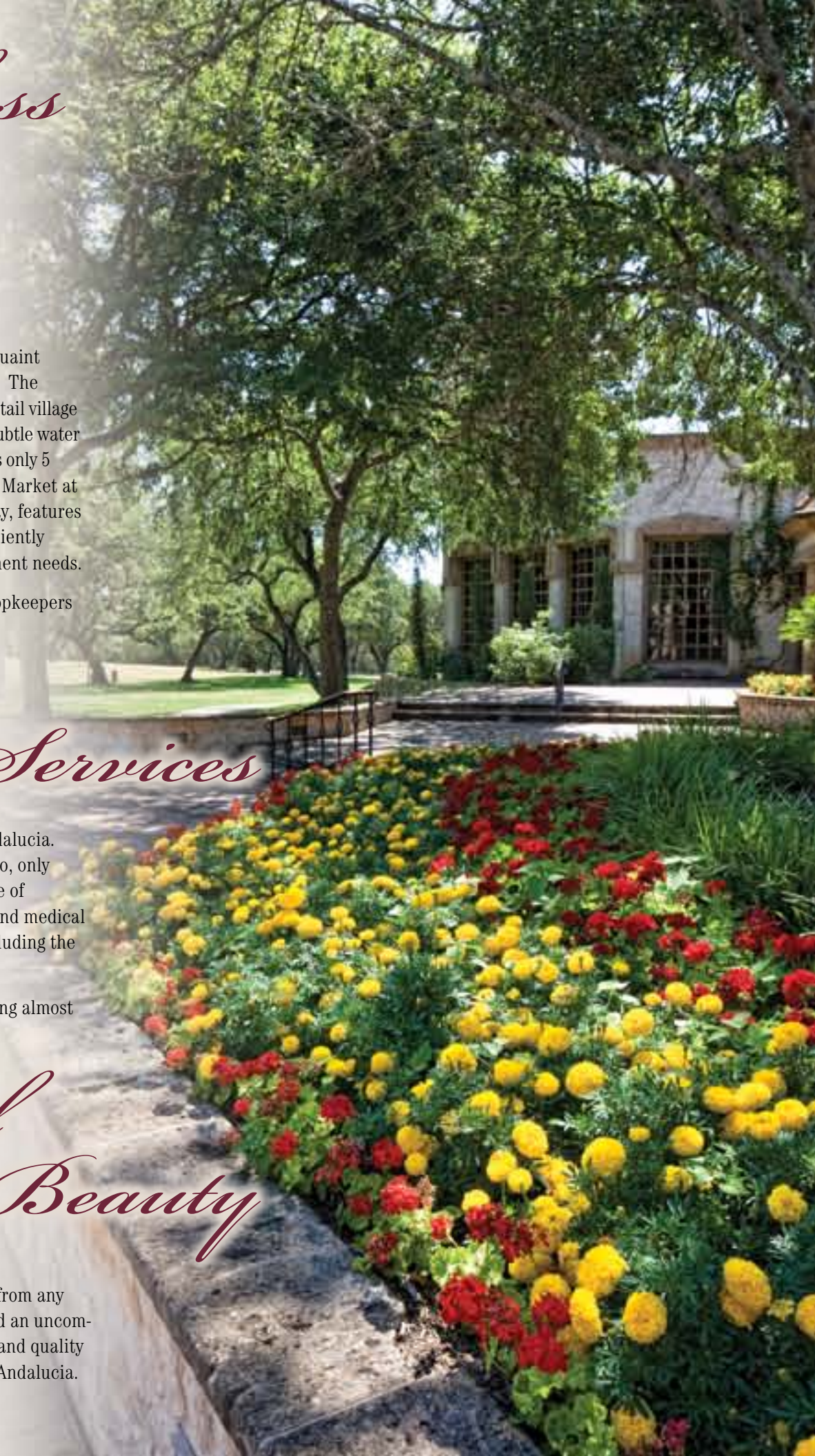


Excellent medical facilities are comfortably close to Andalucia. University of Texas Health Science Center at San Antonio, only 15 minutes from your new home, offers a complete range of medical services. In addition, the acclaimed hospitals and medical care facilities of the San Antonio metropolitan area, including the Methodist Children's Hospital, are very accessible.

Also serving Andalucia are houses of worship representing almost all faiths.

## *An Area of Unequaled Beauty*

In Andalucia, 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 Andalucia.





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 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. 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.

The nation's premier builder of luxury homes and a FORTUNE® 1000 company, Toll Brothers 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.*

**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.

**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.



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OF THE YEAR**  
Professional Builder  
Magazine

Toll Brothers

# Directions

From IH-10 West exit Dominion Drive. Take a right onto Dominion Drive and proceed to guarded gate. Once inside continue  $\frac{2}{10}$  miles and take a right onto Brenthurst Lane. Travel  $\frac{8}{10}$  miles and the community will be on the right.



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*TollBrothers.com*  
America's Luxury Home Builder®



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