

Toll Brothers
at
OAK CREEK

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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 a preserved natural landscape of mature trees, hills, and open spaces, Oak Creek is the only gated country club community featuring Toll Brothers luxury homes in convenient Prince George's County. This prestigious community features an unmatched combination of award-winning luxury estate homes and resort-style amenities, including its championship 18-hole Oak Creek Golf Course — all just a few minutes from the Capital Beltway and I-95, and only 20 minutes from everything downtown D.C. has to offer.

welcome home



A Convenient Place to Live

Toll Brothers at Oak Creek will afford you the relaxed atmosphere of luxurious country club living with schools, shopping, dining, and a wide choice of sports, entertainment, and cultural events close to home. Oak Creek is 15 minutes from Interstate 495 (the Capital Beltway) and Route 4 (Pennsylvania Avenue). Bowie and Largo can be reached in 15 minutes and Washington, D.C. in just 20 minutes. Commuting by Metrorail to downtown Washington, D.C. is an easy 14-minute ride from the Branch Avenue or Largo Town Center Station, located within 15 minutes of Oak Creek. Ronald Reagan Washington National Airport can be reached in less than 30 minutes. BWI Thurgood Marshall and Washington Dulles International Airports are less than an hour's drive from your new home.



A Cultural and Recreational Paradise



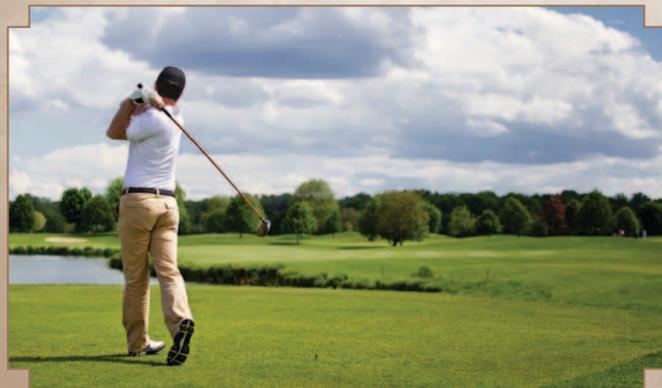
Offering you both an exclusive neighborhood and a classic lifestyle, Toll Brothers at Oak Creek is an ideal place for you and your family to make new friends. It is a tranquil place to live, offering a wide variety of activities — all right here within the community.

The Toll Brothers at Oak Creek experience begins at our gated entrances — welcoming you to privacy, luxury, and relaxation set amidst mature trees and open spaces, including our championship 18-hole Oak Creek Golf Course. With community pocket parks, tennis courts, playgrounds, a clubhouse with swimming pool, lakes with fountains, and meandering walking/biking trails, Oak Creek offers many opportunities for recreation year round. In addition, Oak Creek's resort-style amenities include a luxurious planned golf clubhouse that will feature a restaurant and pro shop as the perfect complement to the Oak Creek Golf Course.

Just outside the gates, almost every type of recreational activity is close at hand. The beautiful Potomac and Patuxent Rivers, only 20 minutes away, and the Chesapeake Bay and Maryland Eastern Shore, 45 minutes away, offer opportunities for boating, fishing, sailing, kayaking, and other water sports. Several local and state parks are located nearby, including Rosaryville State Park, home to the historic Mt. Airy Mansion, and Robert M. Watkins Regional Park. At these parks, you and your family can enjoy touring a nature center, camping, picnicking, playing miniature golf, hiking, biking, and horseback riding, to name just some of the fun-filled activities. In addition, several challenging private, semiprivate, and public golf courses and country clubs are nearby, including Lake Presidential Golf Club, Marlton Golf Club, Enterprise Golf Club, and the Country Club at Woodmore. Fitness and exercise clubs are within 10 minutes of your new home.

Prince George's County also offers a broad variety of cultural diversions. The Show Place Arena and Prince George's Equestrian Center hosts events throughout the year, including the Washington International Horse Show and the Maryland Horse & Pony Show, as well as the Chesapeake Fishing & Outdoor Expo, concerts, and even a circus. In addition, the Bluebird Blues Festival and the Prince George's County Fair are popular annual events. The exciting Six Flags America amusement park is just 10 minutes away. You can discover history and art at Darnall's Chance House Museum, Belair Mansion, and Billingsley House or enjoy a theatrical presentation at the Hallam Theatre. For fine dining, there are many excellent restaurants and country inns in Annapolis, Bowie, and Washington, D.C.

In downtown D.C., 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. Washington, D.C., also boasts a host of major league teams in virtually every major sport — football's Redskins, baseball's Nationals, basketball's Wizards, hockey's Capitals, and soccer's D.C. United — playing in fabulous venues such as nearby FedExField, RFK Stadium, and downtown D.C.'s Verizon Center.



A Focus on Education

*A*s a Toll Brothers at Oak Creek homeowner, you will join a community where education is given the highest priority. Gifted programs are available at all grade levels, and college Advanced Placement courses are offered at the high school level. High school students will have the distinct advantage of attending the state-of-the-art Dr. Henry A. Wise, Jr. High School,* located just 15 minutes away.

Superb private and parochial schools, including the Clinton Christian School and Fairhaven School, are within 5 minutes of Toll Brothers at Oak Creek. Charter school Imagine Foundations at Leeland and Elizabeth Seton High School, Riverdale Baptist School, and Capitol Christian Academy are all within 15 minutes of Toll Brothers at Oak Creek and offer both primary and secondary education.

The main campus of the University of Maryland in College Park is located only 30 minutes away. The campuses of Georgetown, George Washington, Howard, and American Universities and the University of the District of Columbia in downtown D.C. are within a 30-minute drive. Nearby, Prince George's Community College, Bowie State University, Capital College, and the College of Southern Maryland offer continuing education with a wide selection of day and evening courses. In addition, many other excellent academic institutions can be found in the D.C. metropolitan region.

*Schools subject to reassignment by governing authorities.



The Best in Community Services

*E*xcellent medical facilities are comfortably close to Toll Brothers at Oak Creek. Bowie Health Center, Doctors Community Hospital, Prince George's Hospital Center, and MedStar Southern Maryland Hospital Center, all offering a complete range of medical services, are only 20 minutes from your new home. 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 Toll Brothers at Oak Creek are houses of worship representing almost all faiths.

the best services



World-Class Shopping at Your Doorstep!

*T*oll Brothers at Oak Creek is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. Nearby Woodmore Towne Centre features a variety of shops and eateries, and is anchored by the acclaimed Wegmans and popular COSTCO, among other retail favorites. Bowie Town Center, with Macy's and over 100 specialty shops and restaurants, is just 25 minutes away. Also in Bowie, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. Within just a few minutes' drive are Target, Giant, and Home Depot. World-class shopping and entertainment abound in National Harbor, downtown D.C., and Georgetown — all within a 20-minute drive.



An Area of Unequaled Beauty

*I*n Toll Brothers at Oak Creek, 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 Toll Brothers at Oak Creek.



Toll Brothers
America's Luxury Home Builder®



At Toll Brothers, we build more than homes; we build *communities*. Trusted since 1967, 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 have won numerous awards — the Company was named **2012 Builder of the Year** by *Professional Builder* magazine, becoming the first builder to have won this honor twice. Toll Brothers has won two other coveted awards in the home building industry as well: **America's Best Builder** and the **National Housing Quality Award**. We were also 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.* 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 3-year monitoring agreement — ask your sales representative for details.

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

The **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 that your new home meets your expectations and ours, we offer a unique four-step pre-settlement orientation/inspection program, which starts with our experienced project and construction managers, who are available onsite throughout the construction process. During this time, you'll also join them for your

- Pre-construction meeting, to confirm your selections, site plan, colors, and construction schedule.
- Pre-drywall walkthrough, to confirm all structural components prior to close-in.
- First pre-settlement orientation 5–7 days prior to settlement, utilizing Toll Brothers' detailed checklist as a guide.
- Final pre-settlement inspection, to ensure that every item noted at the first orientation has been addressed.

After you've moved in, our warranty team will schedule check-up visits at 4 months and at 11 months. 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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Toll Brothers at OAK CREEK

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Directions

From I-495: Take Exit 15A, Central Avenue. Proceed 5 ³/₁₀ miles and turn right onto Church Road. Travel 1 ¹/₁₀ miles to right onto Dormansville Boulevard and the gate immediately ahead. At the gate, proceed to the call box on the left and dial 3058. Once inside the gate, proceed to our model home and sales center on the right.

Toll Brothers
America's Luxury Home Builder®

**2012 Professional
Builder of the year**

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America's Luxury Home Builder®