

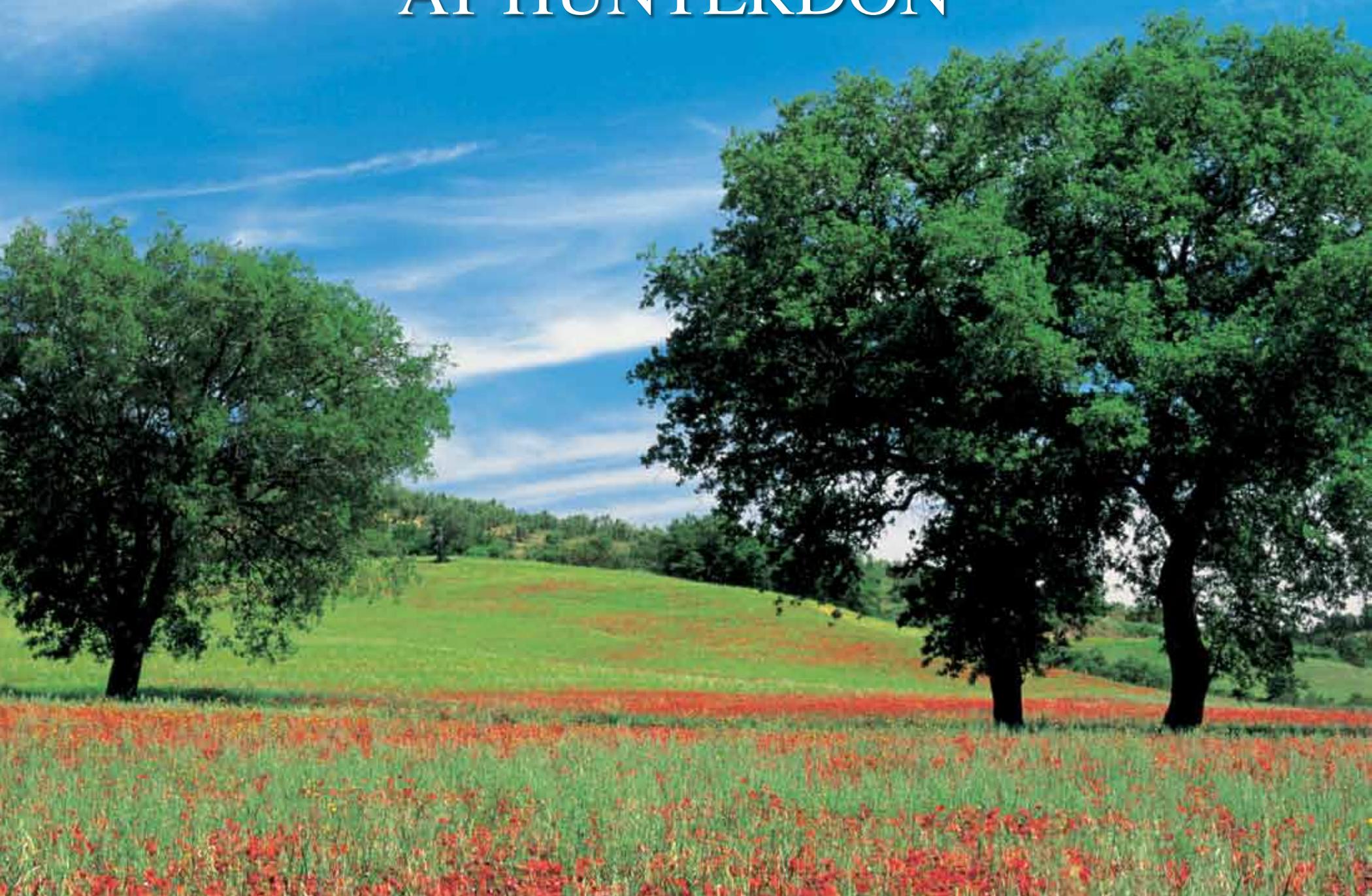
MOUNTAIN VIEW
AT HUNTERDON

Toll Brothers
America's Luxury Home Builder®

Welcome Home to . . .

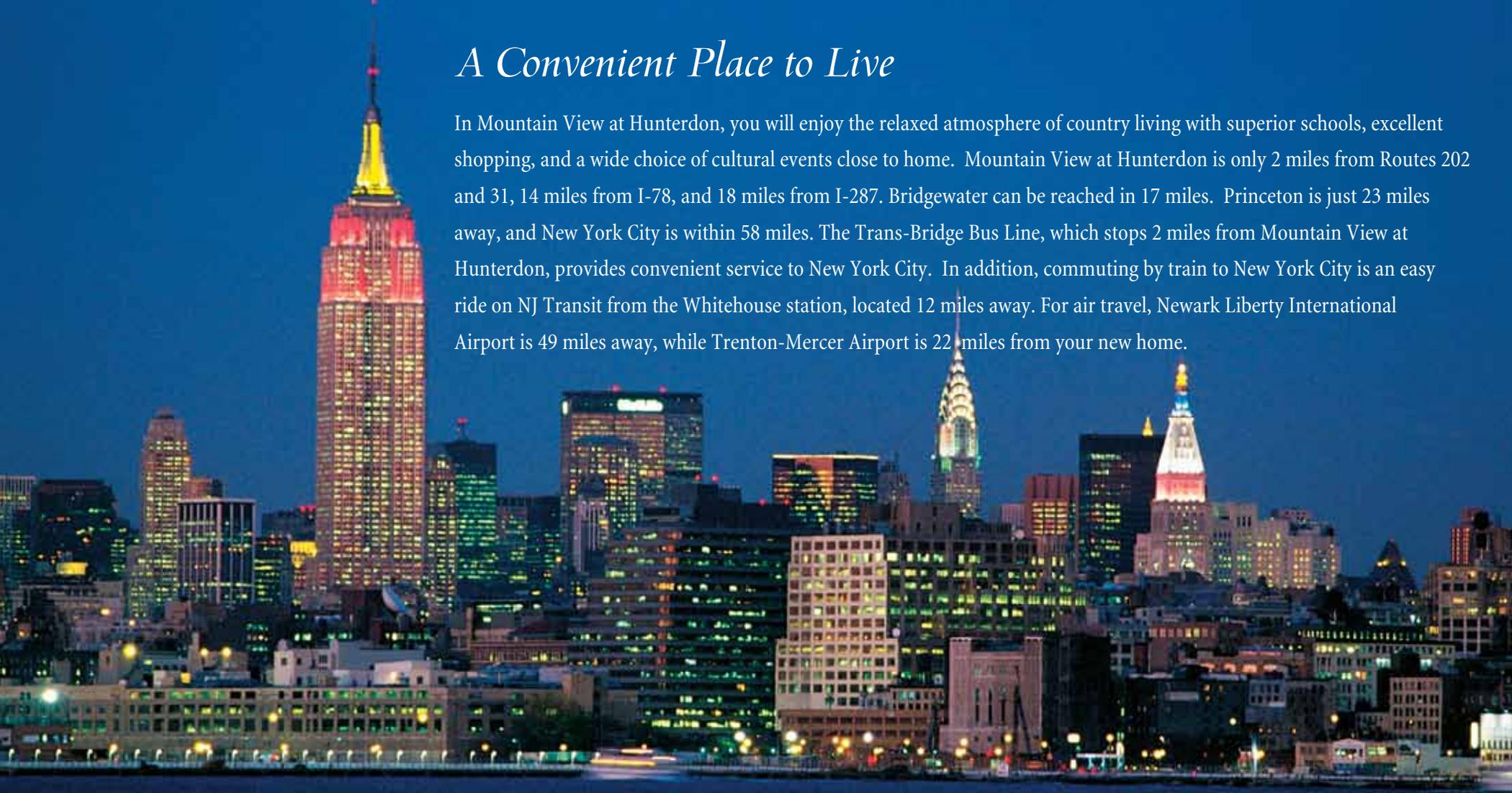


MOUNTAIN VIEW AT HUNTERDON



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 rolling countryside, Mountain View at Hunterdon features luxurious estate homes within the lush rolling hills of prestigious Raritan Township, Hunterdon County. An exclusive new community with a location central to historic Flemington and Clinton, homeowners enjoy the commuting convenience of Routes 202 and 31 nearby.



A Convenient Place to Live

In Mountain View at Hunterdon, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Mountain View at Hunterdon is only 2 miles from Routes 202 and 31, 14 miles from I-78, and 18 miles from I-287. Bridgewater can be reached in 17 miles. Princeton is just 23 miles away, and New York City is within 58 miles. The Trans-Bridge Bus Line, which stops 2 miles from Mountain View at Hunterdon, provides convenient service to New York City. In addition, commuting by train to New York City is an easy ride on NJ Transit from the Whitehouse station, located 12 miles away. For air travel, Newark Liberty International Airport is 49 miles away, while Trenton-Mercer Airport is 22 miles from your new home.



A Focus on Education

As a Mountain View at Hunterdon homeowner, you will join a community where education is given the highest priority. Hunterdon Central High School* has been recognized as a National Blue Ribbon School of Excellence. In the Hunterdon Central School District, students consistently earn awards and scholarships for high levels of achievement in mathematics, science, history, and music. Gifted programs are available at all grade levels, and the high school offers Advanced Placement courses in English, fine arts, math, science, social studies, and world language. In addition, the high school has a separate communications building that houses student-run radio and cable television stations.

Superb private schools, including Lawrenceville School, Hun School of Princeton, Pingry School, and Pennington School, are all within 24 miles of Mountain View at Hunterdon.

Princeton and Rutgers Universities are both less than 28 miles away. Nearby, Raritan Valley Community College offers continuing adult education with a wide diversity of day and evening courses. In addition, many excellent academic institutions are located in New York City, including Columbia and New York Universities.

*Schools subject to reassignment by governing authorities.

World-Class Shopping at Your Doorstep!

Mountain View at Hunterdon is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For one-stop shopping, several convenience stores are less than 3 miles away. In the charming towns of Lambertville, Clinton, Princeton, NJ and New Hope, PA you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. Liberty Village Premium Outlets, just 2 miles away, features 40 stores including Polo Ralph Lauren, Calvin Klein, J. Crew, Coach, and Brooks Brothers. Just 17 miles from the community is the fabulous Bridgewater Commons Mall with over 160 fine specialty shops as well as Bloomingdale's, Lord & Taylor, and Macy's.



The Best in Community Services

Excellent medical facilities are comfortably close to your new home. Hunterdon Medical Center is less than 4 miles from the community and offers a complete range of medical services. In addition, the hospitals and medical care facilities of New York City, acclaimed worldwide for research and treatment, are very accessible from Mountain View at Hunterdon.

Also serving the community of Mountain View at Hunterdon are houses of worship representing almost all faiths.

A Cultural and Recreational Paradise

Mountain View at Hunterdon, 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. Nearby, you will find several challenging private and semiprivate golf courses and country clubs. Copper Hill Country Club is located within 6 miles, and Stanton Ridge Country Club is just 9 miles away. Scenic public golf courses, such as Heron Glen, are within 6 miles. For boating and other water sports, the beautiful Delaware River and Round Valley Reservoir are less than 10 miles away. Cyclists will enjoy the scenic bicycle trails along the Delaware River Canal and the surrounding state park. Several other local and state parks are located within 15 miles, including Mine Brook, Deer Path, and Spruce Run. Here you and your family can enjoy swimming, fishing, sailing, boating, ice skating, hiking, and picnicking. The annual New Jersey Festival of Ballooning in Readington is just a short drive. For year-round fun including winter skiing, the Pocono Mountains region is only 67 miles away. Several racquetball and fitness clubs are within 5 miles.

The Hunterdon County area offers a broad variety of cultural diversions. Theatergoers will delight in the professional productions at both McCarter Theatre in Princeton and the Hunterdon Hills Playhouse. Princeton University also hosts a continuous series of excellent concerts, world-class speakers, and seminars that are open to the public. Sports fans can root for professional sports teams including the Yankees, Mets, Giants, Jets, Devils, Rangers, Knicks, and Nets. For fine dining, there are many excellent restaurants and historic inns, including those in Princeton, Flemington, Clinton, and Lambertville.

In New York City you can enjoy a fabulous range of cultural and recreational activities and explore an eclectic array of international dining, entertainment, museums, and art galleries.



An Area of Unequaled Beauty

In Mountain View at Hunterdon, your home is a private haven near 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 Mountain View at Hunterdon.





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 (www.housingzone.com), and is 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.

*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 sales representative 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 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).



Toll Brothers
America's Luxury Home Builder®

MOUNTAIN VIEW AT HUNTERDON

5 Carter Drive • Flemington, New Jersey 08822 • 908-237-5005

GPS Coordinates: X: 40.505777 Y: -74.895874



Directions

From the East and North (via I-287/Route 202 South or Route 31 South): Follow signs toward Flemington. At the Flemington Circle, proceed halfway around and follow signs for Route 12 West toward Flemington/Frenchtown. Continue $\frac{2}{10}$ mile, arriving at the second traffic circle, proceed halfway around the circle and continue on Route 12 West toward Frenchtown. Drive $\frac{6}{10}$ mile to the third circle and continue halfway around it, staying on Route 12 West toward Frenchtown. Follow Route 12 West for $\frac{13}{10}$ miles and turn right onto Hinkly Road. The entrance to Mountain View at Hunterdon will be on your right. Follow signs to our sales office and model home.

From the South/Pennsylvania: Proceed on Route 202 North toward Flemington. Bear right at the jughandle for Flemington via Main Street. Cross over Routes 202 and 31, then bear right onto South Main Street. Follow South Main Street $\frac{6}{10}$ mile to the traffic circle. Proceed $\frac{3}{4}$ way around the circle and follow signs for Route 12 West toward Frenchtown. Continue on Route 12 West for $\frac{13}{10}$ miles and turn right onto Hinkly Road. The entrance to Mountain View at Hunterdon will be on your right. Follow signs to our sales office and model home.

For more information on Toll Brothers communities nationwide, visit

TollBrothers.com
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