REGENCY

AT READINGTON

Toll Brothers
ACTIVE LIVING®

Now is your time to experience life at its fullest! Regency at Readington is the only new active-adult community in Readington Township, Hunterdon County, with fabulous on-site resort-style amenities. The community offers low-maintenance living with a state-of-the-art clubhouse that includes over 4,300 square feet of indoor recreation plus an outdoor swimming pool, putting green, bocce court, gazebos, and more! Imagine sitting on your patio enjoying your early morning coffee and taking in the relaxed atmosphere of your charming neighborhood. Plan a day filled with your favorite activities — cultural events, fine dining, fabulous shopping, and a variety of recreational activities in nearby Bridgewater, Basking Ridge, Flemington, and Clinton.

The good life awaits you at Regency at Readington by Toll Brothers Active Living®.

Paradise Found

As a resident of Regency at Readington, you always feel as if you are on vacation — because you'll enjoy year-round resort-style living right here! As you approach this lovely neighborhood, you'll see that it is nestled in a beautiful landscaped setting that radiates with elegance. This ideal setting in Hunterdon County provides charm and serenity yet is nearby every convenience you may want.

A Luxury Lifestyle that's Carefree

At Regency at Readington, you will indulge in a relaxing lifestyle of luxury set amidst beautifully kept grounds. You'll have more time to spend with family and friends and take pleasure in your favorite hobbies because all lawn care and snow removal are provided for you. Plus, all homes are backed by the Toll Brothers guarantee of superior craftsmanship and lasting quality.

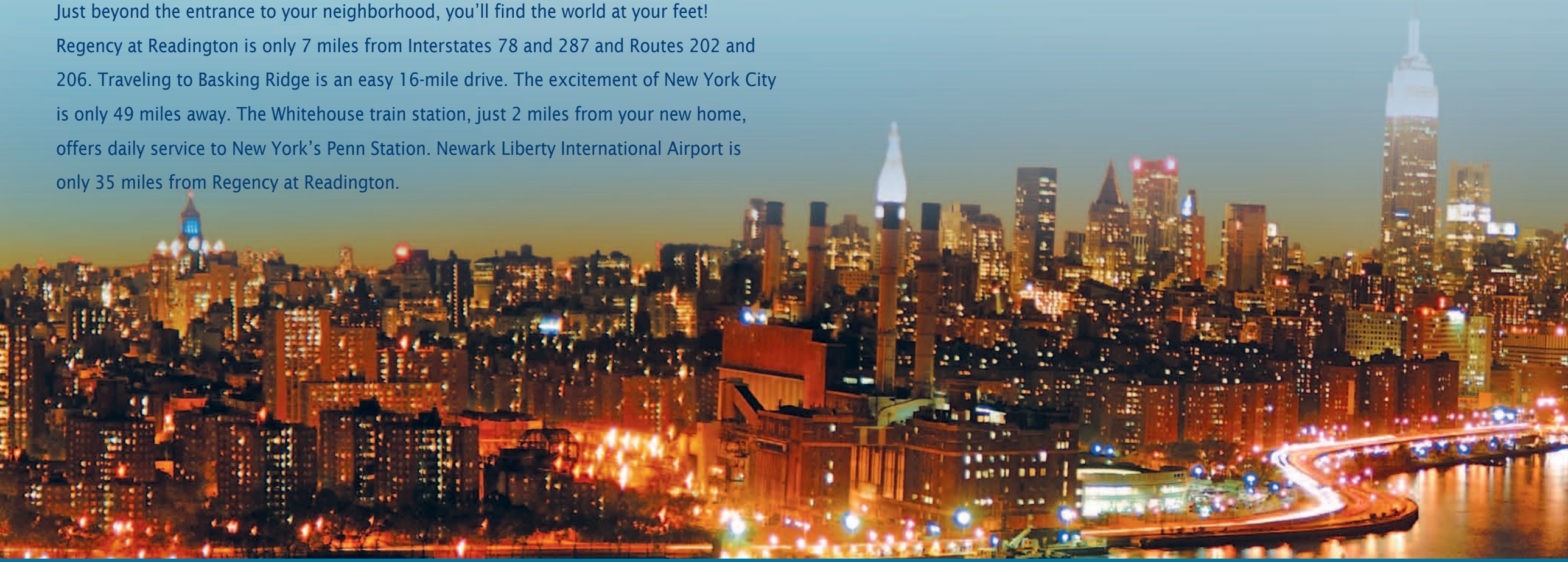
The Clubhouse Is the Heart of Regency at Readington

Regency at Readington is the place where you can create your own perfect country club lifestyle. Picture yourself spending a leisurely afternoon at your private clubhouse — as a homeowner, you're a full member!

Spend the afternoon playing bridge in the card room; get a workout with friends in the fitness room — there are lots of ways to spend a relaxing day at the clubhouse. How about a day relaxing poolside followed by a refreshing swim? If golf is your passion, practice your stroke on the putting green. This is your clubhouse, and there is always something fun and exciting to do!

A World of Possibilities… in a Convenient Location

Just beyond the entrance to your neighborhood, you'll find the world at your feet! Regency at Readington is only 7 miles from Interstates 78 and 287 and Routes 202 and 206. Traveling to Basking Ridge is an easy 16-mile drive. The excitement of New York City is only 49 miles away. The Whitehouse train station, just 2 miles from your new home, offers daily service to New York's Penn Station. Newark Liberty International Airport is only 35 miles from Regency at Readington.



Expand Your Horizons

Your community offers you a wealth of opportunities to learn! Raritan Valley Community College holds classes on a variety of subjects targeted at active living, including financial planning, gourmet cooking, and ballroom dancing. Rutgers University, located just 19 miles away in New Brunswick, has continuing adult education courses and degree programs with both day and evening schedules.

A Cultural and Recreational Paradise

So much to do, and so much time to do it! Your easygoing lifestyle at Regency at Readington offers you a full palette of tempting getaways just minutes from home! Make new friends who share your interests, and spend your days enjoying the many recreational pursuits of the area.

Grab your clubs and visit one of the many challenging private and semiprivate area golf courses. Located within 8 miles are the extraordinary Trump National Golf Club, Fiddler's Elbow Country Club, New Jersey National Golf Club, Stanton Ridge Golf and Country Club, Fox Hollow Golf Course, and Neshanic Valley Golf Course.

Spend the day at one of the many local and state parks, including Deer Path Park, Hillcrest Park, and Pickell Park, all within 7 miles. While you're there, take a swim in the summer or go cross-country skiing in the winter. You can enjoy wilderness camping, canoeing, basketball, and tennis. Hop on your bike and enjoy the beautiful biking trails. Or just pack a blanket and lunch and find a good spot for a picnic!

If you like being near the water, you're in luck! Round Valley Reservoir features a 2,000-acre reservoir, located in Clinton Township, and is just 7 miles from your new home. Here you can enjoy boating, fishing, camping, and swimming too. The park offers miles of walking and biking trails and picnic areas.

As a carefree resident of Regency at Readington, you can become an adventurer! In downtown New Brunswick you can explore a fabulous range of cultural and recreational activities and an eclectic array of international dining, world-class entertainment, and museums. The area offers a number of art galleries and other cultural and entertainment venues, including the George Street Playhouse and the State Theatre. Gather a bunch of friends and set off for New York City or venture to Atlantic City for a night of fine dining and casino action.

World-Class Shopping at Your Doorstep

Do you like quaint antique shops and specialty boutiques? Or are you more of a mall shopper? For convenient one-stop shopping, Kings Shopping Plaza is just 1 mile away in Whitehouse Station. The magnificent Bridgewater Commons Mall is less than 8 miles from the community and features Bloomingdale's, Lord & Taylor, Macy's, and over 170 fine specialty shops. Just 11 miles from Regency at Readington is Liberty Village Premium Outlets with 40 stores including Coach, Ann Taylor, and Polo Ralph Lauren. The famous Mall at Short Hills is just 29 miles away with over 160 upscale stores and restaurants.

In addition, you are 10 miles from historic Clinton, where you will find trendy boutiques, a wide assortment of eateries, and a large selection of specialty stores.

You can take a short drive to Metropolitan Seafood, a well-known fresh seafood and gourmet food market located within 6 miles of Regency at Readington.

The Best in Community Services

You can rest assured that you will be well served by the excellent medical facilities close to Regency at Readington. Somerset Medical Center and Hunterdon Medical Center, only 9 and 11 miles from your new home respectively, offer a complete range of medical services. In addition, the hospitals and medical care facilities in New Brunswick, Morristown, and New York are acclaimed worldwide for research and treatment and are easily accessible from Regency at Readington.

As a resident of Regency at Readington, you also have free access to the nearby Hunterdon County Library. There, you can meet experts on photography, gardening, and modern art; take a class on financial planning; listen to a jazz concert; or spend a relaxing day just browsing for books!

Also serving the community of Regency at Readington are houses of worship representing almost all faiths.

An Area of Unequalled Beauty

Your Toll Brothers home affords you an uncommon standard of excellence due to its superior design and quality craftsmanship.

You will live and entertain with pride in Regency at Readington!

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ACTIVE LIVING®

It's Your Turn Now... and Toll Brothers Active Living® brings you the active-adult lifestyle you've waited for! In the most desirable locations throughout the country, you'll find an amazing selection of homes and neighborhoods designed for a vibrant lifestyle! Featuring elegant architecture, inviting streetscapes, and world-class amenities, Toll Brothers Active Living® communities will welcome you home.

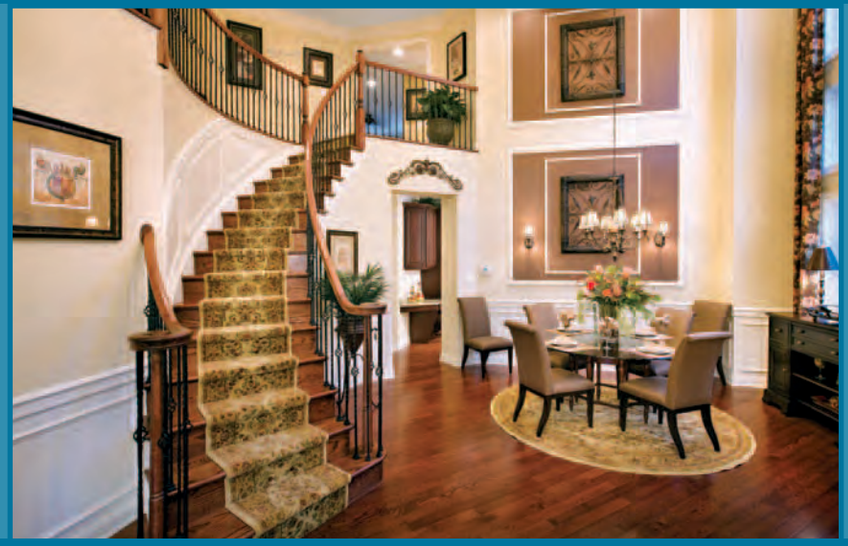
All residences offer a combination of quality materials and superior design, where every detail is meticulously crafted, and every enhancement is seamlessly added to create a home that is uniquely yours. You can choose from an exceptional diversity of home styles – including condominiums and townhomes, along with single-family, carriage, and patio homes – many offering a low-maintenance lifestyle with exterior maintenance, landscaping, and snow removal all provided. And each home is backed by the expertise of America's Luxury Home Builder®.

You'll find Toll Brothers Active Living® communities of distinction in a variety of locations – from sophisticated locales in the heart of the city to charming neighborhoods set amidst picturesque scenery. And every location offers easy access to culture, recreation, fine dining, medical care, shopping, and entertainment. The amenities found in Toll Brothers Active Living® communities are extraordinary. Many include professional-caliber golf courses and clubhouses that offer a myriad of social and dining opportunities. You can also choose from communities that feature fully equipped fitness centers, swimming pools, walking and biking trails, and tennis, bocce, and shuffleboard courts.

At Toll Brothers, a **Fortune 1000** company, we build more than homes; we build *communities*. When you choose Toll Brothers, you choose our unwavering commitment to quality and customer service. Trusted since 1967, we have earned the respect of our homeowners and our peers alike. We have won numerous awards – the Company was named ***2012 Builder of the Year*** by *Professional Builder* magazine 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.*

Toll Brothers, Inc. is the nation's premier builder of luxury homes, is the successor to three generations of home builders, and is a publicly owned company whose stock is traded on the New York Stock Exchange (NYSE: TOL).

*From the March 2011 and March 2010 issues of FORTUNE magazine.



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ACTIVE LIVING®

REGENCY
AT READINGTON

659 Route 22
Whitehouse Station
New Jersey 08889

908-534-5656

GPS Coordinates: 40.617504 -74.744873

Directions

From I-78 East (via NJ-31 South): Take Exit 24 for County Road 523/Oldwick toward County Road 517/Whitehouse. Turn right onto County Road 523/Oldwick Road and continue for 2 1/10 miles. Turn left onto US-22 East and proceed for 2 miles. The entrance to Regency at Readington will be on the right.

From Flemington and NJ-31 North: Head northeast on NJ-31 North. Turn right onto Bartles Corner Road and proceed 7/10 mile. Continue on County Road 523 for 7 6/10 miles. Turn right at the traffic light onto US-22 East and proceed 1 3/10 miles. The entrance to Regency at Readington will on the right.

From I-287 North: Take Exit 14B on the left to merge onto US-22 West toward US-202/US-206 Clinton. Continue 9 1/2 miles and the entrance to Regency at Readington will be on the eastbound side of US-22. Due to the traffic median, continue 1 1/10 miles to the traffic light at County Road 523 and Route 22 and make a U-turn to continue back down US-22 East where the community will be on the right.

For more information on Toll Brothers communities nationwide, visit TollBrothers.com

Professional Builder of the year
Two-time Award Winner

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