

Toll Brothers at
VALERIA

Toll Brothers
America's Luxury Home Builder®

WELCOME HOME TO

Toll Brothers at VALERIA

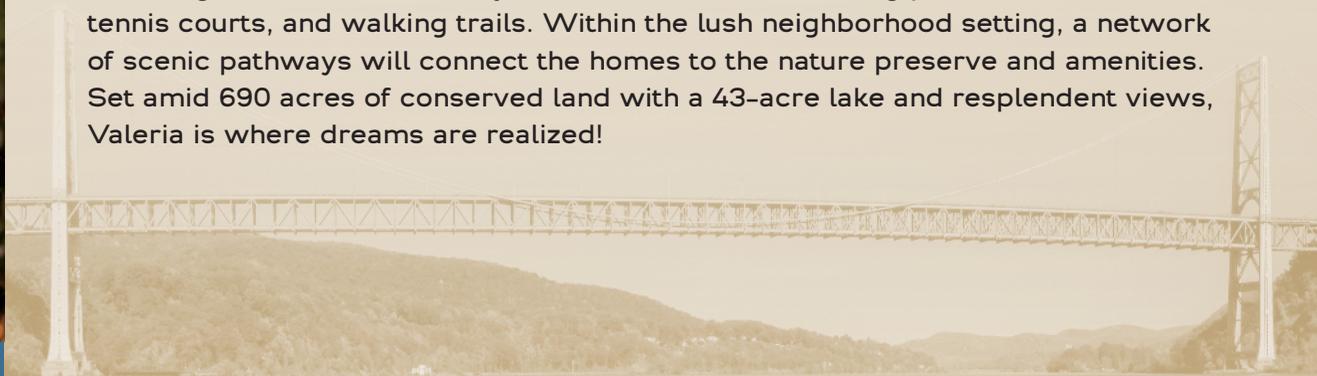
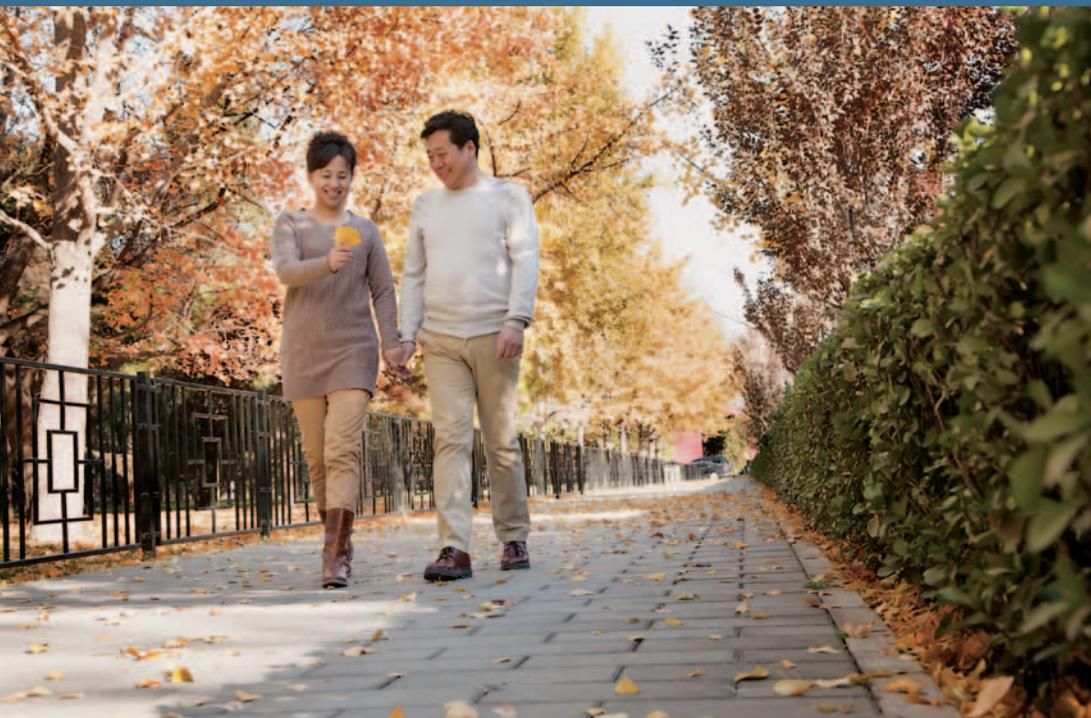
VALERIA IS THE REALIZATION OF A DREAM.

Philanthropist and American industrialist Jacob Langeloth dreamt of an idyllic place of beauty in the middle of a verdant landscape, where people from all walks of life could relax, replenish their spirits, and enjoy nature at its finest. Jacob bequeathed much of his fortune to the creation of such a place, which would be named for his wife.

The story began on March 19, 1915, when Valeria Langeloth took charge and began to build this oasis in the heart of beautiful Cortlandt, located in prestigious Westchester County. Renowned architects William Adams Delano, Chester Holmes Aldrich, and Charles H. Higgins teamed up with surveyor John H. Duncan – the designer of Grant’s Tomb – to bring Jacob’s vision to life. In a previous partnership, Delano & Aldrich had designed family estates for the Rockefellers and social clubs for the Astors, Vanderbilts, and Whitneys, so there were great expectations – and they were realized. By 1924 the vision was fulfilled, and by 1949 an estimated 125,000 visitors had enjoyed this refuge of nature.

Now, this once-grand retreat is grand again and features luxury carriage homes within a master planned community offering its residents a carefree life in a stunning, tranquil setting, where old-world charm and elegance meet modern-day appeal. It’s a place where nature and history reside in easy harmony. The Valeria experience begins as you enter through the majestic stone and iron gates and head down an elaborate, tree-lined drive. In celebration of its heritage, this unique community offers you homes that evoke the history of Valeria, yet with the best of modern conveniences – all in a picturesque setting, just minutes from everything you may need.

Valeria is the only community in the area with a rich palette of on-site amenities including a historic community clubhouse with a swimming pool, a fitness center, tennis courts, and walking trails. Within the lush neighborhood setting, a network of scenic pathways will connect the homes to the nature preserve and amenities. Set amid 690 acres of conserved land with a 43-acre lake and resplendent views, Valeria is where dreams are realized!



A CONVENIENT PLACE TO LIVE

In Valeria, you will enjoy the relaxed atmosphere of country living with excellent shopping and a wide choice of cultural events close to home. Valeria is 5 to 20 minutes from Route 9D, the Taconic State Parkway, Interstate 87, and Interstate 287. White Plains can be reached in 30 minutes. Commuting by train to New York City is an easy 50-minute ride from the Cortlandt Metro-North station, located 10 minutes away, to Grand Central Terminal. Westchester County Airport is within 30 minutes, while Newark and John F. Kennedy International Airports can be reached in about an hour.

WORLD-CLASS SHOPPING AT YOUR DOORSTEP!

At Valeria, the world is at your feet. Your new community is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Cortlandt Town Center is less than 10 minutes away. In charming Yorktowne Heights, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. The Jefferson Valley Mall is just 19 minutes from Valeria, while The Westchester in White Plains and the world-class Woodbury Commons in Central Valley are both just 30 minutes away with Saks Fifth Avenue, Nordstrom, Neiman Marcus, Brooks Brothers, and an abundance of fine specialty shops.

THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are comfortably close to Valeria. Hudson Valley Hospital Center and Northern Westchester Hospital Center, only 10 and 30 minutes respectively from your new home, offer a complete range of medical services. In addition, the hospitals and medical care facilities of the New York City metropolitan area, acclaimed worldwide for research and treatment, are very accessible.

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





VALERIA . . . WHERE YOUR LIFE IS THE GOOD LIFE!

The name Valeria means “strong and healthy,” and that was Jacob Langeloth’s wish for everyone who visited this stunning estate. Today, the majestic beauty of Valeria inspires the renewal of mind, body, and spirit.

The historic stone clubhouse at Valeria will be restored to its original grandeur, still exuding the charm of a bygone era but offering a wealth of exclusive new amenities to its residents. You can host your very own party and dance the night away in the 2,240-square-foot grand ballroom, which will accommodate up to 350 guests for special events. The clubhouse will include a full catering kitchen, a reading lounge, a recreational game room, a cutting-edge fitness center, fitness classrooms, an aerobics area, and locker rooms with showers and saunas.

In the vastness of the great outdoors at Valeria, residents can enjoy countless opportunities for recreation – 640 acres of breathtaking preserved open space is reserved for the exclusive use of residents.

Dickerson Pond — a pristine 43-acre lake — offers swimming, boating, canoeing, and fishing. A 1.5-mile nature trail around the lake is perfect for walking, jogging, bird-watching, and bicycling, and features interspersed seating for taking in the views.

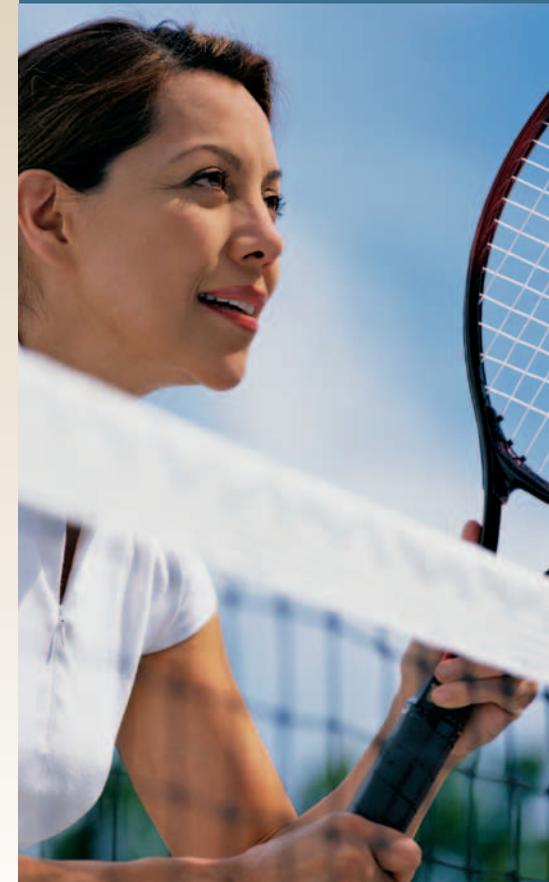
The resort-style amenities at Valeria also include a swimming pool with a sundeck overlooking the lake, all-weather tennis courts, and unparalleled access to many nearby outdoor recreational opportunities.

The good life is yours at Valeria.

A CULTURAL AND RECREATIONAL PARADISE

Valeria is an idyllic retreat from the stresses of everyday life. This distinctive community offers you both an exclusive neighborhood and a classic lifestyle. It is an ideal place for you and your family to make new friends and is a tranquil place to live with almost every type of recreational activity close at hand.

Several challenging private and semiprivate golf courses and country clubs are nearby, including Hollow Brook Golf Club, Hudson National Golf Course, and Mount Kisco Country Club. Scenic public golf courses, including Mohansic Golf Course and Hudson Hills Golf Course, are within 15 minutes. The beautiful Hudson River is only 15 minutes away and offers boating and other water sports. Several local and state parks are located within 20 minutes, including Charles Cook Recreation Center Park, Blue Mountain Reservation, Franklin D. Roosevelt State Park, Bear Mountain Reservation, and Harriman State Park. At these parks you and your family can enjoy fishing, hiking, biking, and picnicking. Fitness and exercise clubs are within 10 minutes of your new home.



The Westchester County/Hudson Valley region offers a broad variety of cultural diversions in addition to the rich history you will find at Valeria. You can discover history and art at the Van Cortlandt Manor in Croton-on-Hudson or Caramoor House Museum and Performing Arts Center in Katonah, or you can enjoy a theatrical presentation at the Paramount Center for the Arts in Peekskill or the Westchester Broadway Theatre in Elmsford. Sports fans can root for professional teams including the Yankees, Mets, Giants, Jets, Knicks, Nets, and Rangers. For fine dining, there are many excellent restaurants and country inns in nearby Yorktowne and White Plains.

In New York City, 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

As a Valeria homeowner, you will join a community where education is given the highest priority. Gifted programs are available at all grade levels, and the high school offers college Advanced Placement courses. In the Hendrick Hudson School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music.

Superb private schools, including Assumption School, Soundview Preparatory School, St. Columbanus School, and St. Patrick's Catholic School, are all within 20 minutes of Valeria. All these private schools offer both primary and secondary education.

SUNY Purchase College and Pace University School of Law are both less than 40 minutes away. Nearby, Mercy College and Fordham University's Marymount campus offer continuing adult education with a wide diversity of day and evening courses. In addition, many excellent academic institutions in New York City, including New York, Columbia, and Fordham Universities, are just 50 minutes away.

AN AREA OF UNEQUALLED BEAUTY

In Valeria your home is a private haven just minutes from any modern 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 Valeria.





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, a Fortune 1000 company, you choose our unwavering commitment to quality and customer service. We have won numerous awards – the Company was recently named **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 dream 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 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).



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Cortlandt Manor, New York 10567
914-930-7955
GPS: 41.255, -73.879

DIRECTIONS

From the North and New Jersey:

Take I-87 to US-202/US-6 across Bear Mountain Bridge. Turn left onto Bear Mountain Parkway and follow for approximately 4 miles. Turn left onto Route 202/US 6 and then right onto Croton Avenue. Follow Croton Avenue for approximately 1.2 miles. Turn right onto Furnace Dock Road. Follow Furnace Dock Road for approximately 1.5 miles to Toll Brothers at Valeria on the left.

From the South:

Take Route 9 North to the Montrose/Buchanan exit onto Route 9A. Turn right onto Route 9A and immediately turn left onto Furnace Dock Road. Follow Furnace Dock Road for approximately 2 miles to Toll Brothers at Valeria on the right.

From the Taconic State Parkway:

Take the Bear Mountain Parkway exit to US-202/NY-35 towards Peekskill. After approximately 2 miles, turn left onto Croton Avenue. Follow Croton Avenue for approximately 1.2 miles. Turn right onto Furnace Dock Road. Follow Furnace Dock Road for approximately 1.5 miles to Toll Brothers at Valeria on the left.

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 **Professional
Builder of the year**
Two-Time Award Winner

