

OUTSTANDING FEATURES AT NO EXTRA COST

GRACIOUS LIVING

- Expansive wooded home sites averaging nearly 1-acre with views of protected woodlands
- Attractive exterior design choices create a varied streetscape
- Expansive 9' ceilings throughout the first floor (also second floor in select home designs)
- Luxurious master bedroom suite with cozy sitting area or den and walk-in closets
- Study/library and convenient secondary stairway to upper level

DESIGNER INTERIORS WITH LUXURY FEATURES

- Beautiful hardwood flooring in grand entrance foyer and kitchen
- Elegant oversized two-piece crown molding in grand entrance foyer and formal living and dining rooms
- Traditional chair rail in formal dining room and living room
- Detailed archway with fluted trim and corner medallions in dining room and foyer
- Oversized 5 1/4" baseboards and charming wood trimmed windows throughout
- Designer natural gas fireplace in family room with masonry surround
- Finely crafted oak main staircase with solid oak handrails
- Elegant ceiling medallions in dining room and foyer
- Kohler® faucets throughout

MAGNIFICENT KITCHENS

- Beautifully crafted 42" wall cabinets in a wide choice of wood or laminate finishes
- Spacious granite or Corian® countertops in an array of striking decorator colors
- Ceramic tile backsplash with choice of attractive decorative tiles
- Luxurious gourmet kitchen with GE® appliances, including gas downdraft cooktop, combination wall oven with microwave, and 25-cu.ft side-by-side refrigerator
- Recessed kitchen lighting package
- Sunny, spacious breakfast area adjacent to kitchen

SUMPTUOUS BATHS

- Lavish master bath with Jacuzzi® soaking tub, separate ceramic tile shower, his and her sinks with wood vanities, and 6" x 6" ceramic tile flooring and surrounds
- First-floor powder room with elegant pedestal sink, beveled oval mirror, and ceramic tile flooring in most plans
- Three full baths with elongated commodes and ceramic flooring; four full baths with elongated commodes and ceramic flooring in select home designs

LANDSCAPING AND IMPROVEMENTS

- Street lights throughout with a post lamp for each home
- Home sites set among acres of undisturbed woodlands with private cul-de-sacs
- Professionally designed landscaping package

CONSTRUCTION HIGHLIGHTS

- Three-car, side-entry, fully drywalled garage with painted walls and ceiling
- Quality Andersen® windows with high-performance glass
- Handsome Peachtree® doors featuring their lifetime warranty
- Low-maintenance, 6" beaded long-lasting vinyl siding and aluminum-wrapped exterior trim
- Distinctive architectural shingles with 30-year warranty
- High-efficiency natural gas heating and 75-gallon natural gas water heater
- Poured concrete basement walls and floors with steel reinforcing
- Two-zone high-performance central air conditioning
- Convenient 400-amp electrical service provides excess capacity for future circuits
- Design and construction energy-engineered by Toll Brothers for economical fuel efficiency and air infiltration control including house wrap
- Engineered wood I-joist floor system with nailed and glued sub-floor
- Exterior weatherproof hose connections in front and rear
- Full basement with three-piece rough-in for full bath
- Pre-wired for ceiling fan in the master bedroom and family room

CONVENIENCES

- Three garage door operators with remote controls
- Convenient underground utilities, including electric, natural gas, public sewer/water, telephone, and cable television
- Washer and electric dryer connections with laundry tub
- Each home is professionally cleaned prior to settlement
- Security system included*
- Exterior weatherproof electrical outlets in front and rear

QUALITY ASSURANCE AND CUSTOMER CARE

Our quality program starts at design inception with the creation of precise construction drawings specifying high-quality materials, all the way through to on-site supervision by experienced project managers and construction managers.

- First home buyer inspection 5–7 days prior to settlement
- Ten-year limited warranty program

CUSTOMIZING SERVICE

Pre-priced options permit a full range of additional customizing to fit your particular needs: elite additions, sunrooms, wet bars, skylights, decks for outdoor living...*and many more!*

*Monitoring contract required. Please see sales representative for details.

Your new Toll Brothers home at **Cheltenham Estates** is unequalled in design and delivered value.

In the interest of continuous improvement, Toll Brothers reserves the right to modify or change floorplans, materials and features without prior notice or obligation. Such changes may not always be reflected in our models. Your community's sales agreement will contain all current information. Photos are images only and should not be relied upon to confirm applicable features. This is not an offering where prohibited by law.