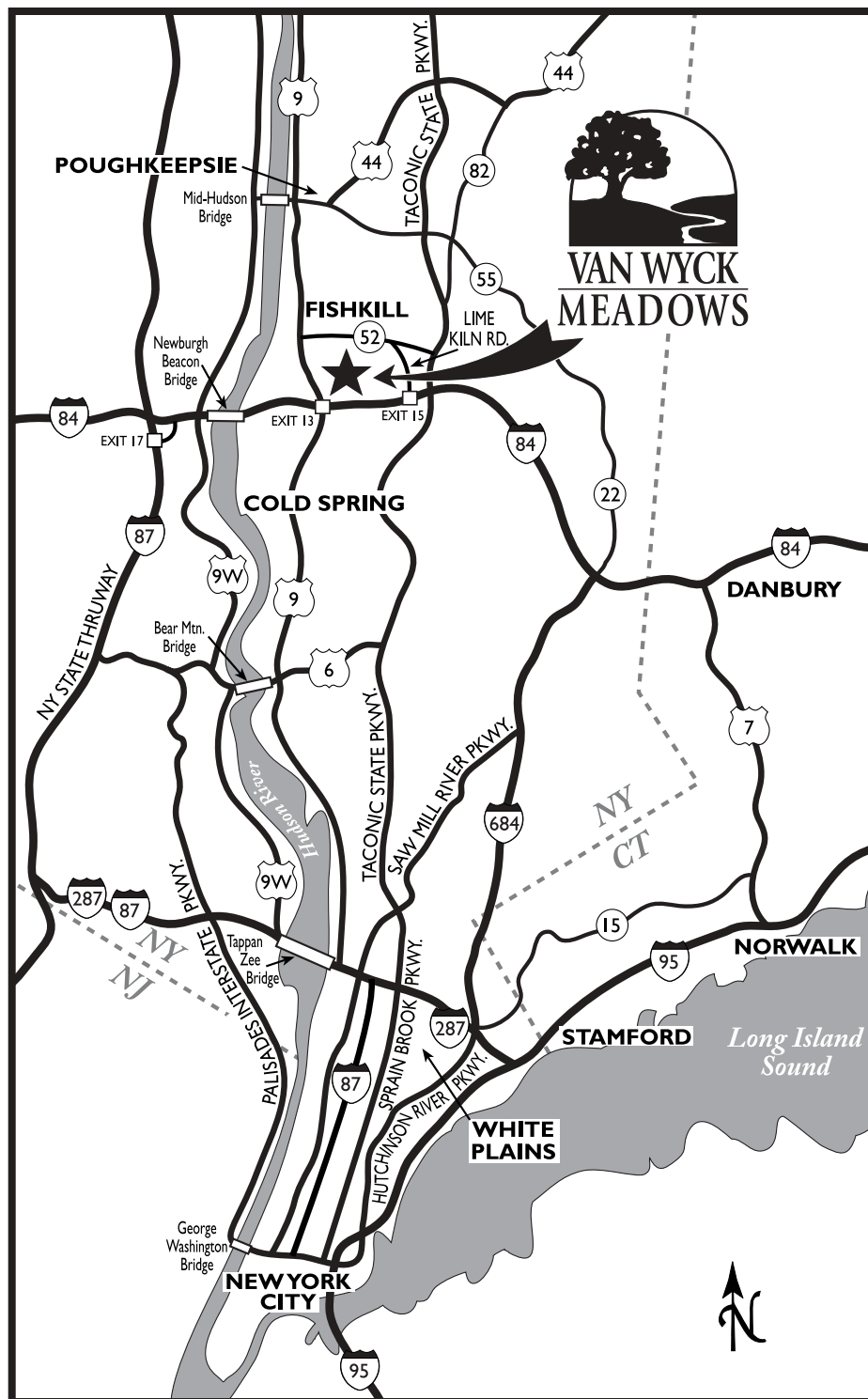




HUNTINGTON DRIVE  
FISHKILL, NY 12524

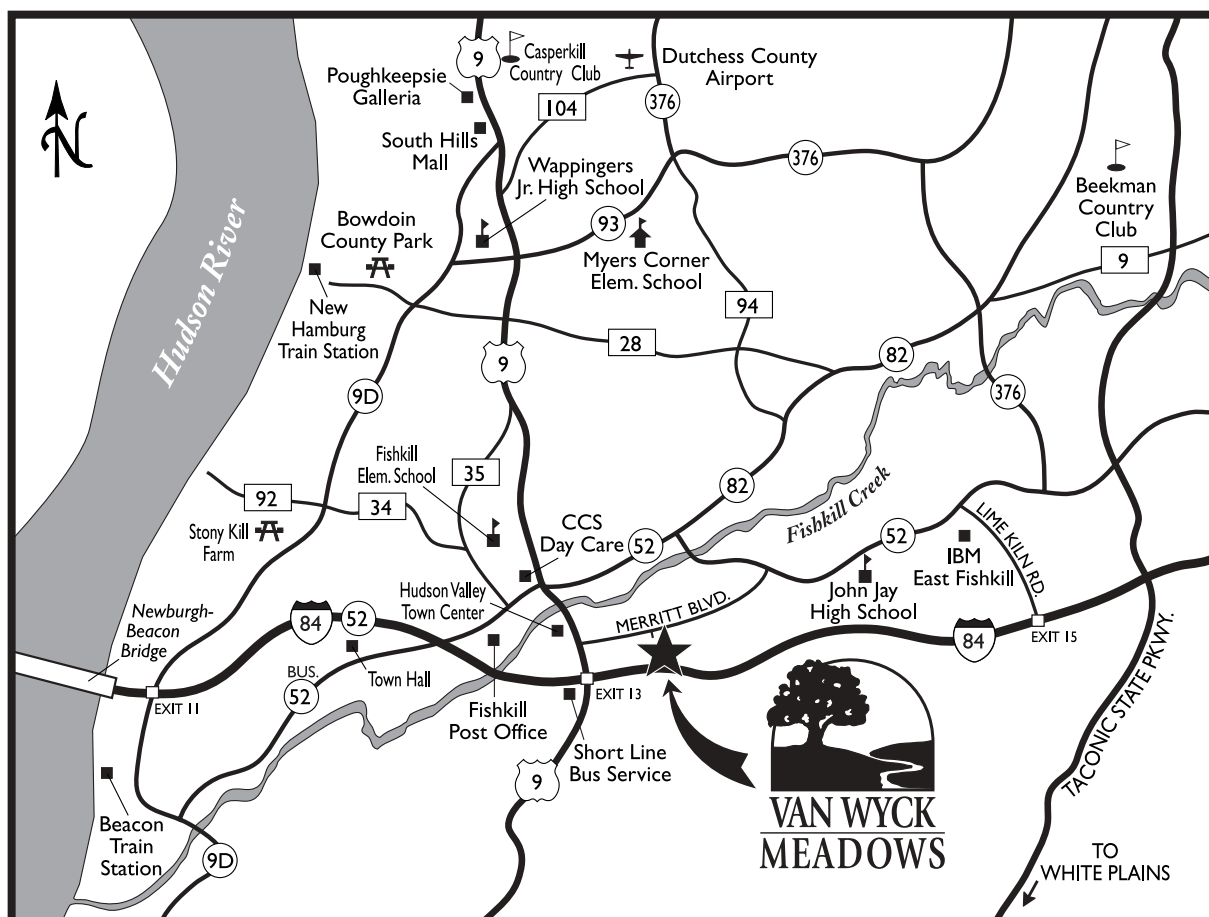
(845) 896-5480  
tollbrothers.com



## Directions

**From Interstate 684 or Taconic State Parkway:** Take Interstate 84 West to Exit 15 / Lime Kiln Road. Make a right onto Lime Kiln Road and proceed 1 <sup>2</sup>/<sub>10</sub> mile to Route 52. Make a left at the traffic light onto Route 52 West and proceed 2 <sup>6</sup>/<sub>10</sub> miles and turn left at the traffic light onto Merritt Boulevard. Proceed 1 <sup>2</sup>/<sub>10</sub> mile and turn left onto Vanderbilt Way. Make your first right onto Huntington Drive and the Van Wyck Meadows model homes will be on your left.

**From New York State Thruway:** Take Exit 17 and follow signs to Interstate 84 East. Proceed on Interstate 84 East over the Newburgh-Beacon Bridge to Exit 15 / Lime Kiln Road. Make a right onto Lime Kiln Road and proceed 1 <sup>2</sup>/<sub>10</sub> mile to Route 52. Make a left at the traffic light onto Route 52 West and proceed 2 <sup>6</sup>/<sub>10</sub> miles and turn left at the traffic light onto Merritt Boulevard. Proceed 1 <sup>2</sup>/<sub>10</sub> mile and turn left onto Vanderbilt Way. Make your first right onto Huntington Drive and the Van Wyck Meadows model homes will be on your left.





VAN WYCK  

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MEADOWS

***Toll Brothers***  
*America's Luxury Home Builder™*



*If you take five 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.*

*Located within majestic Dutchess County, Van Wyck Meadows is a community of townhomes designed for low-maintenance living nestled in a picturesque country setting, yet convenient to major commuter routes and recreational and cultural venues. The community offers first-class amenities including a private community pool, clubhouse, ball fields, tennis courts, tot lot and walking/biking trails, making Van Wyck Meadows one of Dutchess County's most desirable neighborhoods.*

# Convenience

In Van Wyck Meadows, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Van Wyck Meadows is within three minutes of both Route 9 and Interstate 84. The Village of Fishkill and Poughkeepsie can be reached in five and 15 minutes, respectively. Danbury, Connecticut can be reached in 35 minutes, while White Plains, New York is 45 minutes away. Commuting by train to New York City is easy on Metro North's service from the Beacon and New Hamburg Stations, both within ten minutes of Van Wyck Meadows. Dutchess County Airport, which is served by US Airways, and Stewart International Airport are just ten and 20 minutes away, respectively.

# Education

As a Van Wyck Meadows homeowner, you will join a community where education is given the highest priority. An impressive 96% of John Jay High School students continue their education after graduation. The high school, recently ranked within the top 10% of New York High Schools by DigitalCity.com, is involved with project "Lead the Way", a nationwide pre-engineering program for college credit. Recently, six students were awarded National Merit Scholarships or Commendations, four won New York State School Music Association Awards and 13 students were presented with the Future Business Leaders of America Award. Gifted programs are available at all grade levels, and college advanced placement courses are offered at the high school level.

In the Wappingers Central School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history and music. The school district also has a strong partnership with local business alliances including Southern Dutchess County Chamber of Commerce, IBM, Media One and the Gap as well as an exceptional parallel program of courses at both Marist College and Dutchess County Community College.

Superb private and parochial schools, including St. Mary Mother of the Church School, St. Columba Elementary School, The Randolph School, and The Poughkeepsie Day School are all within 20 minutes of Van Wyck Meadows. Vassar College, The Culinary Institute of America, the State University of New York at New Paltz, and New York Medical College in Valhalla are all less than one hour away. Nearby colleges and universities offer continuing adult education with a wide diversity of day and evening courses.



# Shopping

Van Wyck Meadows is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Hudson Valley Town Center and Wal-Mart Shopping Plaza are just five minutes away. In the charming towns of Fishkill, Cold Spring and Rhinebeck, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The Poughkeepsie Galleria is just 15 minutes from Van Wyck Meadows and the fabulous Danbury Fair Mall is just 35 minutes away with Lord & Taylor, Macy's and over 215 fine specialty shops.

# Community Services

Excellent medical facilities are comfortably close to Van Wyck Meadows. St. Francis and Vassar Brothers hospitals, only 20 minutes from your new home, offer a complete range of medical services. In addition, the hospitals and medical care facilities of the New York metropolitan area, acclaimed for research and treatment, are very accessible.

Serving the community of Van Wyck Meadows are houses of worship representing almost all faiths.



# Culture & Recreation

Van Wyck Meadows, 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. Several challenging private and semi-private golf courses including Branton Woods, Beekman Country Club, and Casperkill Country Club are all within a 20-minute drive. The beautiful Great Hudson Sailing Center, approximately 45 minutes away, offers charters, sunset cruises and sailing lessons. Several local, county and state parks are located within 20 minutes, including Geering Park, Bowdoin Park, Clarence Fahnestock Memorial State Park, and James Baird State Park. At these parks, you and your family can enjoy swimming, fishing, ice skating, hiking, and picnicking.

Well known as a wine region, the Dutchess County area features four highly regarded local wineries within 45 minutes. You can hike, backpack, snowshoe and cross country ski on the nearby Appalachian Trail, which stretches from Maine to Georgia and passes through the countryside near Van Wyck Meadows.

Two fitness and exercise clubs are located within five minutes of your home.

The Dutchess County area offers a broad variety of cultural diversions. You can discover history at the Franklin D. Roosevelt National Historic Site which contains "Springwood", the lifelong home of America's only 4-term President as well as the Presidential Library and Museum or enjoy a theatrical presentation at Bardavon Opera House. For fine dining, there are many excellent restaurants and country inns in Fishkill, Cold Spring, Wappingers Falls, Poughkeepsie, and Rhinebeck.

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. Sports fans can root for professional sports teams including the Yankees, Mets, Knicks, Nets, Giants, Jets, Rangers, and Devils. Fishkill is also home to Dutchess Stadium and the Dutchess County Renegades, a professional minor league baseball team.





## *In An Area of Unequaled Beauty*

In Van Wyck Meadows, your home is a private haven in a countryside setting 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 Van Wyck Meadows.



# Toll Brothers

America's Luxury Home Builder™

At Toll Brothers, we build more than homes. We build *communities*. For more than 36 years, we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends. Toll Brothers is there—in the smallest finishing details of your home, in the setting that makes your home part of a neighborhood, and in the neighborhoods that create your community.

When you choose Toll Brothers, you are choosing our unwavering commitment to quality and customer service. We are honored to have won the three most coveted awards in the home building industry: **America's Best Builder**, **National Builder of the Year**, and the **National Housing Quality Award**.

But our greatest reward comes from the recognition we receive from our home owners. As the nation's leading luxury home building company, we take pride in creating homes that are as beautiful to look at as they are comfortable to live in. 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.

Our ultimate goal is for you to move into a home built to the highest standards. To make sure your home meets your expectations, we offer a unique two-step pre-settlement orientation program. The first detailed orientation takes place five to seven days before settlement, utilizing Toll Brothers' nine-page 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. The result is that you can entertain guests as soon as you move in! To give you lasting peace of mind, we provide a ten-year limited warranty.

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. We take our commitment to environmental stewardship seriously. Nationwide, Toll Brothers encourages environmental awareness by

partnering with conservation groups such as the National Wildlife Federation and the Audubon Society—earning community certifications for programs such as Backyard Wildlife Habitats and Audubon Cooperative Sanctuaries for Golf Courses, respectively. These certifications assure our residents that the natural beauty of their communities will remain a proud legacy for generations to come. The luxurious homes we build are specifically designed to harmonize with the scenic beauty of the surrounding landscape. We preserve as much open space as possible, incorporating the existing hills, trees, streams and ponds. As part of our award-winning efforts, we've saved and subsequently transplanted thousands of trees, preserved creeks, and restored sparkling ponds—and we've created community walking trails so residents can enjoy these tranquil settings.

Toll Brothers is the nation's premier builder of luxury homes and is currently building in Arizona, California, Colorado, Connecticut, Delaware, Florida, Illinois, Maryland, Massachusetts, Michigan, Nevada, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, South Carolina, Texas, and Virginia. With this experience behind us, you can be assured that your new home here in Van Wyck Meadows will be a source of pride and satisfaction for many years to come. Toll Brothers, Inc., is the successor to three generations of home builders and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).





**NATIONAL HOUSING  
QUALITY AWARD**  
National Association of Home Builders  
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Magazine

*Toll Brothers*