



Toll Brothers
at

LITCHFIELD PARK

Driving Directions

From I-10 and Litchfield Road: Proceed north for approximately 3 miles and turn left onto Wigwam Boulevard. Continue 1/2 mile to Park Avenue and turn right. Continue 4/10 mile to Village Parkway and turn left. Continue 1/2 mile and turn left onto Escondido Place. The parking lot and models are on your left.

From the intersection of Loop 101 and Camelback Road: Proceed west for approximately 6 miles and turn left onto Litchfield Road. Continue on Litchfield Road for approximately 1 mile. Turn right onto Wigwam Boulevard. Follow directions above.

Litchfield Park, AZ 85340
623-535-5531

TollBrothers.com

Toll Brothers
at

LITCHFIELD PARK

Toll Brothers
America's Luxury Home Builder™

Welcome Home to Toll Brothers at

LITCHFIELD PARK

Located in the scenic and historic West Valley City of Litchfield Park, Toll Brothers at Litchfield Park is a community of luxurious homes where you will enjoy a fabulous lifestyle. Nestled in the midst of a lush desert landscape, this spectacular community located on the Wigwam Resort's Red Golf Course is just minutes from any convenience you may need.

A Convenient Place to Live

In Toll Brothers at Litchfield Park, you and your family will enjoy the gorgeous sunsets over the spectacular White Tank Mountains and the quiet beauty of the surrounding Sonoran desert landscape. The community boasts a small town atmosphere, yet is close to superb shopping, fine dining, outstanding cultural events, excellent medical facilities, major employment centers and everyday conveniences.

Litchfield Park is known for preserving the rustic charm that evokes the area's rich Western heritage, while enhancing the lifestyle of its residents.

Interstate 10 is just 3 miles away, making the commute to Phoenix's downtown business district an easy 25-minute drive. Downtown Glendale with its beautiful historic district is less than 10 minutes from the community. The Loop 101, 10 minutes east of the community, makes commuting anywhere in the Valley quick and convenient. I-17 is only 15 minutes from your new home. Litchfield Park is within a 30-minute drive from Phoenix Sky Harbor International Airport.



A Focus on Education

As a homeowner in Toll Brothers at Litchfield Park, you will join a community where education is given a top priority. Both the primary and secondary schools are known for offering a truly superior learning experience. Litchfield Elementary School is the only school in Arizona to receive the academic state honor of A+ three times for its innovative educational programs.

For higher education, Arizona State University West regional campus is about 20 minutes away and offers degree programs in 34 different fields.

The City of Tempe is home to Arizona State University, the largest university in the country, offering diverse degree programs in nearly 100 undergraduate and 72 postgraduate fields.

Educational opportunities for day and evening courses are also available at the nearby Estrella Mountain Community College, less than 10 minutes away.



World-Class Shopping at Your Doorstep!

Toll Brothers at Litchfield Park is close to all types of shopping, from galleries and specialty boutiques to modern malls. For your daily necessities, convenient shopping is located less than 5 minutes from Toll Brothers at Litchfield Park. The Palm Valley Pavillions West has a wide variety of shops. In nearby Glendale, you will discover many charming antique stores where you can count on receiving personalized service. Arrowhead Towne Center in Glendale is less than a 10-minute drive and provides all types of shopping from small specialty boutiques to



major department stores including Dillard's.

For the ultimate shopping experience, the City of Scottsdale has a charming collection of boutiques, specialty shops, and beautiful shopping malls, including Scottsdale Fashion Square, which features major department stores such as Neiman Marcus, Nordstrom, and Macy's. Kierland Commons in Scottsdale boasts 75 major stores including Bose, Coach, and The Sharper Image in addition to numerous fine restaurants.

The Best in Community Services

Health care services are comfortably close to Toll Brothers at Litchfield Park. The West Valley Emergency Center is less than 5 minutes from your new home and is available for your family's everyday primary care medical needs or emergency services. Banner Estrella Hospital is less than a 10-minute drive.

Also serving the community of Litchfield Park are houses of worship representing most faiths.



In an Area of Unequaled Beauty

Your home in Toll Brothers at Litchfield Park is a private haven nestled in a lovely Southwestern setting, and yet is only minutes from any convenience you may need. In addition, the homes by Toll Brothers afford an uncommon standard of excellence due to their superior design and quality craftsmanship. You will live and entertain with pride in Toll Brothers at Litchfield Park.

A Cultural and Recreational Paradise

Offering you both an exclusive neighborhood and a classic lifestyle, Toll Brothers at Litchfield Park is an ideal place for you and your family to make new friends. Within the community residents can enjoy a 6-acre private park, greenbelts, and basketball courts. Shade armadas and spacious patios combine to make fun gathering places for family outings.

The community is located adjacent to the spectacular Red Course, one of three semi-private golf courses at the historic Wigwam Golf Resort & Spa, just 5 minutes away. The Gold Course, designed by Robert Trent Jones, Sr., was ranked as one of the nation's best by *Golf Magazine*. The Palm Valley Golf Club offers a challenging golf experience with 36 holes of golf plus a 9-hole wedge course and practice facility. With more than 200 public and private golf courses located throughout Greater Phoenix and the West Valley, you will never run out of choices. White Tank Mountain Regional Park, named for ancient natural rock water tanks, offers plenty of space for outdoor family activities and is an easy 10-minute drive. The Wildlife World Zoo, just 5 miles away,

provides a natural habitat for most Southwestern species.

Sports fans can enjoy Major League Baseball's Arizona Diamondbacks and the NBA's Phoenix Suns. The NFL's Arizona Cardinals play in their new Cardinals Stadium in Glendale and the NHL's Phoenix Coyotes make their home at the new multipurpose Glendale Arena, both just 10 minutes away. Nine Cactus League baseball teams, including the Chicago Cubs and the Seattle Mariners, have their spring training home facilities in the Phoenix area. Phoenix International Raceway, about 10 minutes away, hosts major auto races including NASCAR in April and November.

Nearby, the City of Phoenix offers a fabulous range of cultural and recreational activities to choose from. The Heard Museum in downtown Phoenix celebrates the



heritage, cultures, and arts of the Southwest and its Native people. One of the focal points of downtown Phoenix is the Phoenix Civic Plaza. The award-winning Phoenix Symphony performs varied classical and pop musical programs

throughout the Valley. Additional cultural venues include Phoenix Symphony Hall, the newly renovated Orpheum Theater, the Phoenix Art Museum, and the Herberger Theater.

In Scottsdale, one of the country's most popular resort destinations, you will enjoy a fabulous range of cultural and recreational activities. The area offers an eclectic array of fine dining, world-class entertainment, special events, museums, and art galleries. The Scottsdale Center for the Arts hosts nearly 1,000 performances, events, and art exhibits annually.



A Name That Means Luxury Living

At Toll Brothers, we build more than homes; we build *communities*. For nearly 40 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**. In addition, we have recently been chosen as the **First Place Winner for Innovative Product Design** in the Big Builder Apex Awards — where we were also recognized for Leadership and Management, and Operational Excellence, and named as one of the Most Admired Big Builders of the Year.

But our greatest reward comes from the recognition we receive from our homeowners. As the nation's leading builder of luxury homes, 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.

Choose Convenient Home Services for 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 has an understanding of the home buying process that no other lender can match. We have



considerable access to a national marketplace for mortgage funds, and can provide flexible terms and alternatives not generally offered by other lenders. We continuously monitor the mortgage market to ensure that the very best programs are available at preferred rates.

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. Upgraded home security systems are available, with the purchase of a monitoring agreement, at a discounted cost. Ask your salesperson about our competitive rates.

The Toll Brothers Buyer Satisfaction Program

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 orientation 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. The result is that you can entertain guests as soon as you move in! To give you lasting peace of mind, we also give you a ten-year limited warranty.

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. We take our commitment to environmental stewardship seriously.

Nationwide, Toll Brothers encourages environmental awareness and protection by partnering with conservation groups that include:

- The National Wildlife Federation
- The Audubon Society

Through these respected organizations, we've earned community certifications for programs such as Backyard Wildlife Habitats and Audubon Cooperative Sanctuaries for Golf Courses. These certifications assure our residents that the natural beauty of their communities will remain a proud legacy for generations to come.

The 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, and ponds.

As part of our award-winning conservation efforts, where possible we:

- Save and transplant thousands of existing trees
- Plant new trees throughout our communities
- Preserve and restore existing waterways
- Maintain designated open space
- Design communities that incorporate and conserve existing landscapes
- Create walking trails dedicated to the enjoyment of these tranquil settings

Toll Brothers, a Fortune 500 company, is the nation's premier builder of luxury homes and is currently building in Arizona, California, Colorado, Connecticut, Delaware, Florida, Illinois, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Pennsylvania, Rhode Island, South Carolina, Texas, Virginia, and West Virginia. With this experience behind us, you can be assured that your new home here in Toll Brothers at Litchfield Park 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).

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