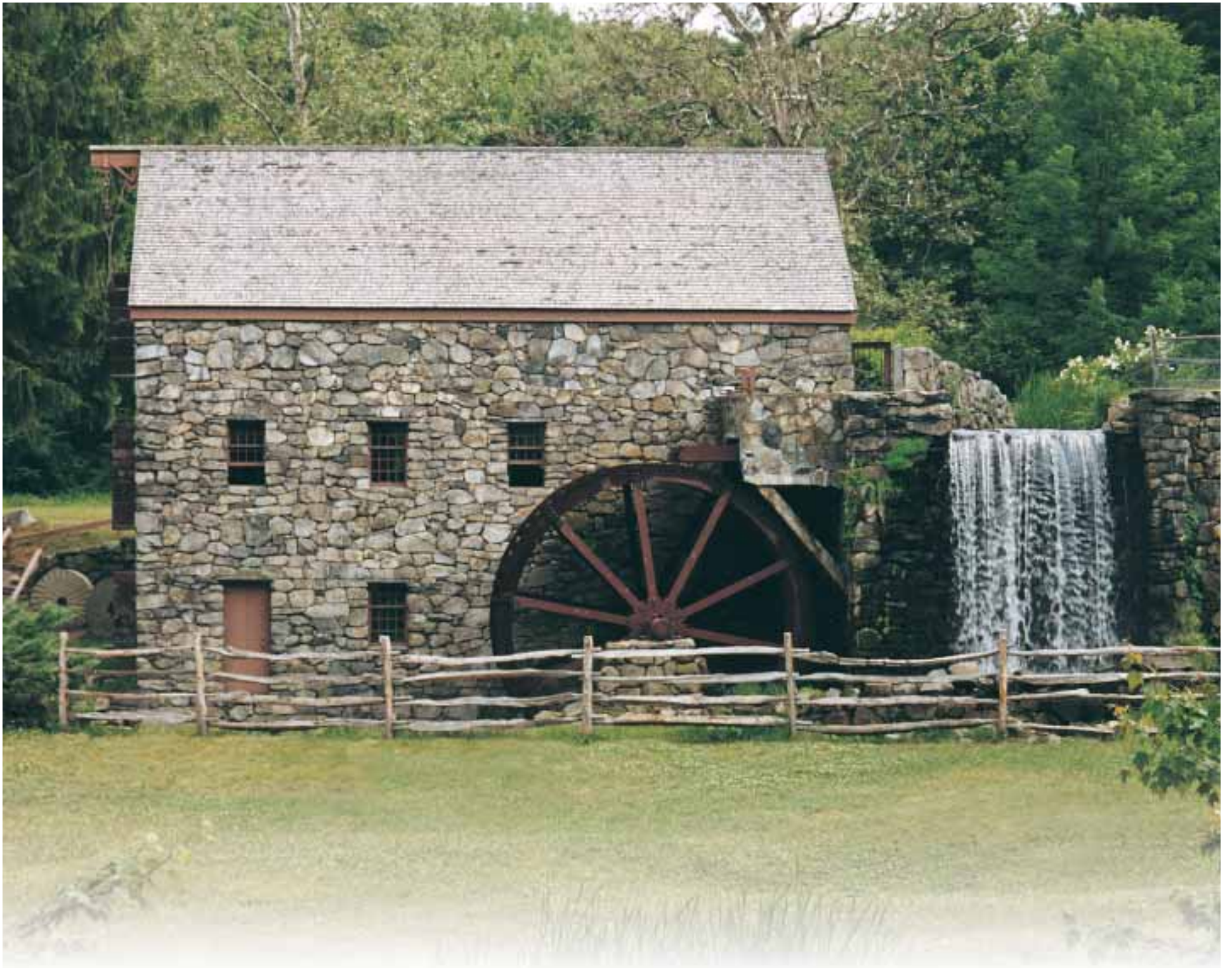




THE ESTATES

◆ AT WALPOLE ◆

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



**THE ESTATES**  
♦ AT WALPOLE ♦

If you take five minutes to read this brochure, you will find the time was well spent. This brochure is filled with facts...facts you should know when considering a place to live.



# Convenience

In The Estates at Walpole, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping and a wide choice of cultural events close to home. The Estates at Walpole is only 3 minutes from Route 1 and 5 minutes from Interstate 95. Boston and Providence can be reached in 25 and 35 minutes, respectively. Commuting to Boston by train is easy with MBTA's 35-minute service from the Walpole Station, only 5 minutes from your new home. Logan International and T.F. Green Airports are only 35 and 45 minutes from The Estates at Walpole.



# Education

As a home owner in The Estates at Walpole, you will join a community where education is given the highest priority. An impressive 91% of Walpole High School students continue their education after graduation. Gifted programs are available at all grade levels and college advanced placement courses, in a broad variety of subjects, are offered at the high school level. Walpole School District students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history and music.

Superb private schools including Blessed Sacrament Elementary School, Xaverian Brothers High School, Charles River School and Milton Academy are all within 20 minutes of The Estates at Walpole. Some of the finest academic institutions in the country, such as Harvard, M.I.T. and Tufts University are within commuting distance of your new home. Additionally, both Boston College and Babson College are less than 20 minutes away and offer a wide diversity of day and evening courses. Continuing adult education is also offered at nearby Boston University and Northeastern University.



# Shopping

Your new home in The Estates at Walpole is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Walpole Mall shopping center is just five minutes away. In the charming towns of Walpole, Westwood and Sharon, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The South Shore Mall and the fabulous Wrentham Village Premium Outlets are both just a 20-minute drive and feature Macy's, Lord & Taylor, Polo and over 170 fine specialty stores.



## Community Services

Excellent medical facilities are comfortably close to The Estates at Walpole. The Caritas Norwood Hospital, only ten minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of Boston, acclaimed worldwide for research and treatment, are very accessible from The Estates at Walpole.

Serving the community of The Estates at Walpole are houses of worship representing almost all faiths.

## Culture and Recreation

The Estates at Walpole, 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 private country clubs are nearby, including Walpole Country Club and Spring Valley Country Club. In addition, the challenging public golf courses of Norwood and Foxborough Country Clubs are just 15 minutes from The Estates at Walpole. The magnificent, 365-acre Walpole Town Forest, only 10 minutes away, offers year-round recreation, including cross country skiing, jogging and canoeing. Several state and local parks, such as Francis William "Bird" Park, Lake Massapoag, Moose Hill Wildlife Sanctuary and Borderland State Park, are also just 10 minutes away. At these parks, you and your family can enjoy swimming, fishing, ice skating, hiking and picnicking. The Estates at Walpole also affords easy access to the popular summer resorts of Cape Cod, Newport, Martha's Vineyard and Nantucket.

For added convenience, World Gym Health Club is adjacent to the Walpole Train Station, only 5 minutes from your new home. This 25,000-square foot facility features state-of-the-art fitness equipment, along with a complete range of aerobic and cardiovascular programs.

The Norfolk County area offers a broad variety of cultural diversions. Enjoy a theatrical presentation at the Walpole Footlighters, the Foxboro Orpheum and the Needham Community Theater or enjoy a variety of summer concerts at Great Woods Amphitheater. Spend a delightful day at the Children's Museum in Needham or enjoy a lighthearted production at the Walpole Children's Theatre. For fine dining, there are many excellent restaurants and country inns throughout Walpole, Sharon, Norwood and Franklin.





## In An Area Of Unequaled Beauty

In The Estates at Walpole your home is a private haven in a lush wooded 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 The Estates at Walpole.





# Toll Brothers

*America's Luxury Home Builder™*

At Toll Brothers, we build more than homes. We build *communities*. For more than 37 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're 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 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.

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, and ponds. As part of our award-winning efforts, we've saved and subsequently transplanted thousands of trees, preserved peaceful 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 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 The Estates at Walpole 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  
and Professional Builder Magazine

**AMERICA'S BEST BUILDER**  
National Association of Home Builders  
and Builder Magazine

**NATIONAL BUILDER  
OF THE YEAR**  
Professional Builder  
Magazine

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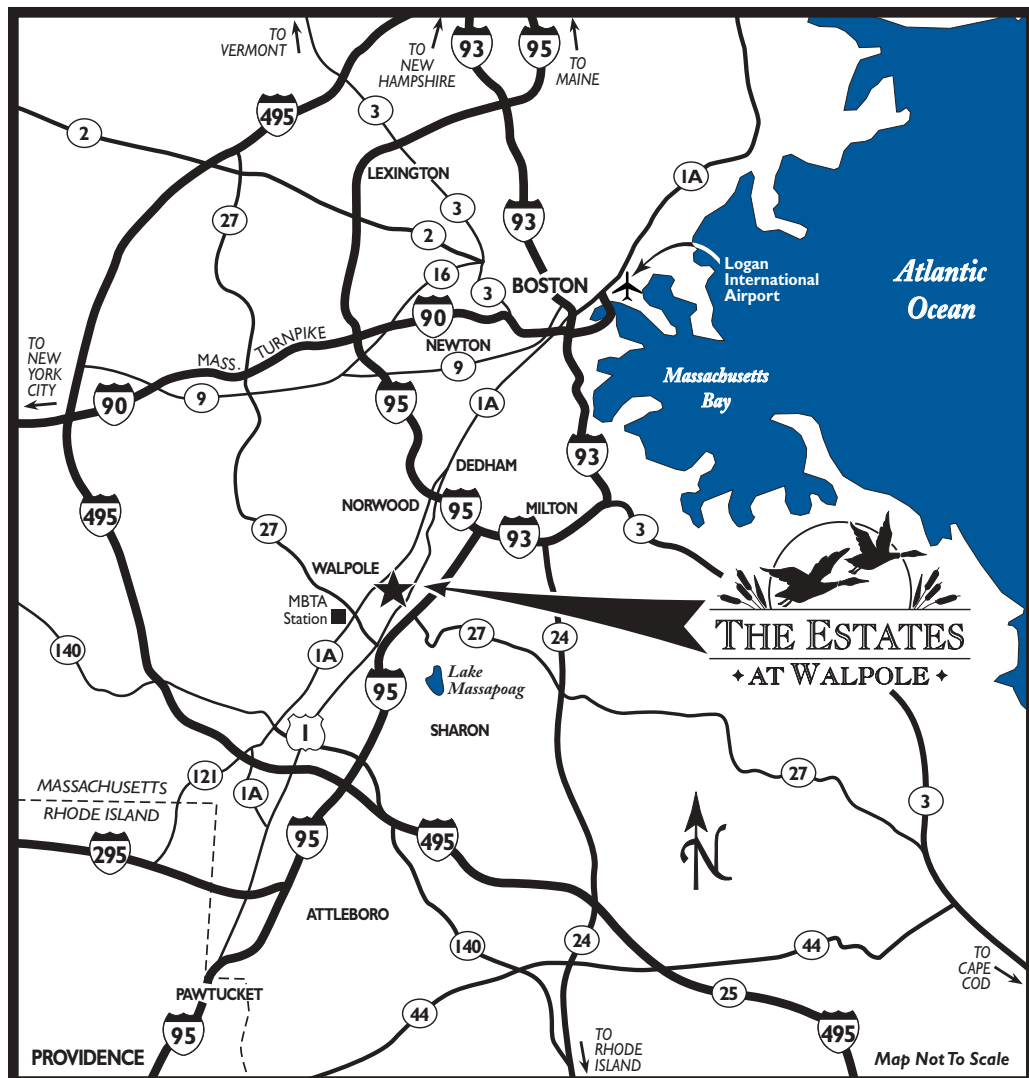
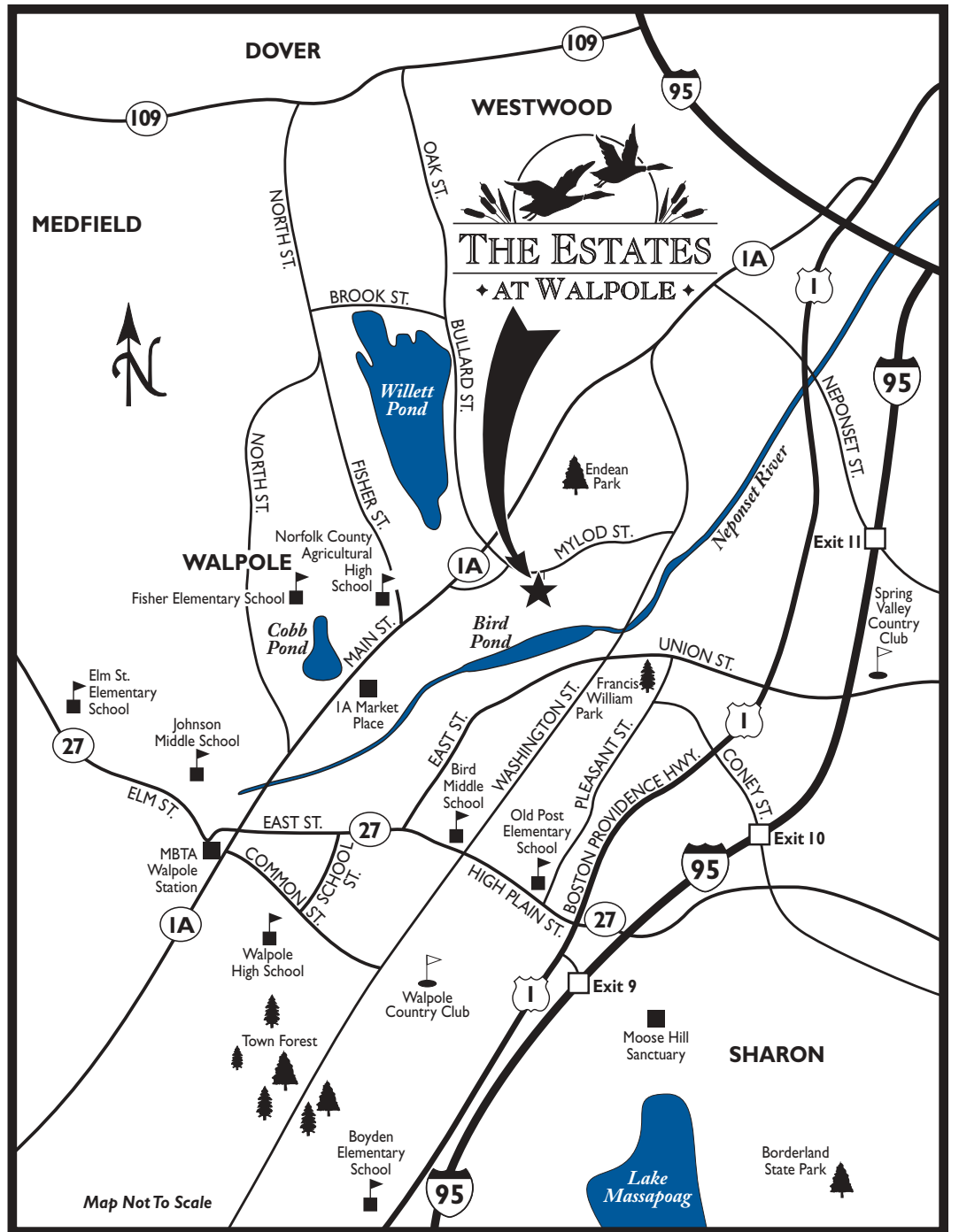
# Directions

## From Interstate 95 South:

Take Exit 10 (Coney Street Walpole/Sharon) and bear right onto Coney Street. Proceed to the first traffic light and make a right onto Route 1 North. Follow Route 1 North to the first traffic light and turn left onto Union Street. Go  $\frac{3}{4}$  mile to the second stop sign and turn right onto Washington Street. Follow Washington Street for  $\frac{1}{2}$  mile and turn left onto Mylod Street. The Estates at Walpole is  $\frac{1}{2}$  mile on the left.

## From Interstate 95 North:

Take Exit 9 (Walpole Route 1/Route 27) and follow signs to Route 1 North. Go approximately 2 miles on Route 1 North to the third traffic light and turn left onto Union Street. Proceed  $\frac{3}{4}$  mile to the second stop sign and turn right onto Washington Street. Follow Washington Street for  $\frac{1}{2}$  mile and turn left onto Mylod Street. The Estates at Walpole is  $\frac{1}{2}$  mile on the left.



  
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 ♦ AT WALPOLE ♦

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