

Toll Brothers

America's Luxury Home Builder®



DIRECTIONS:

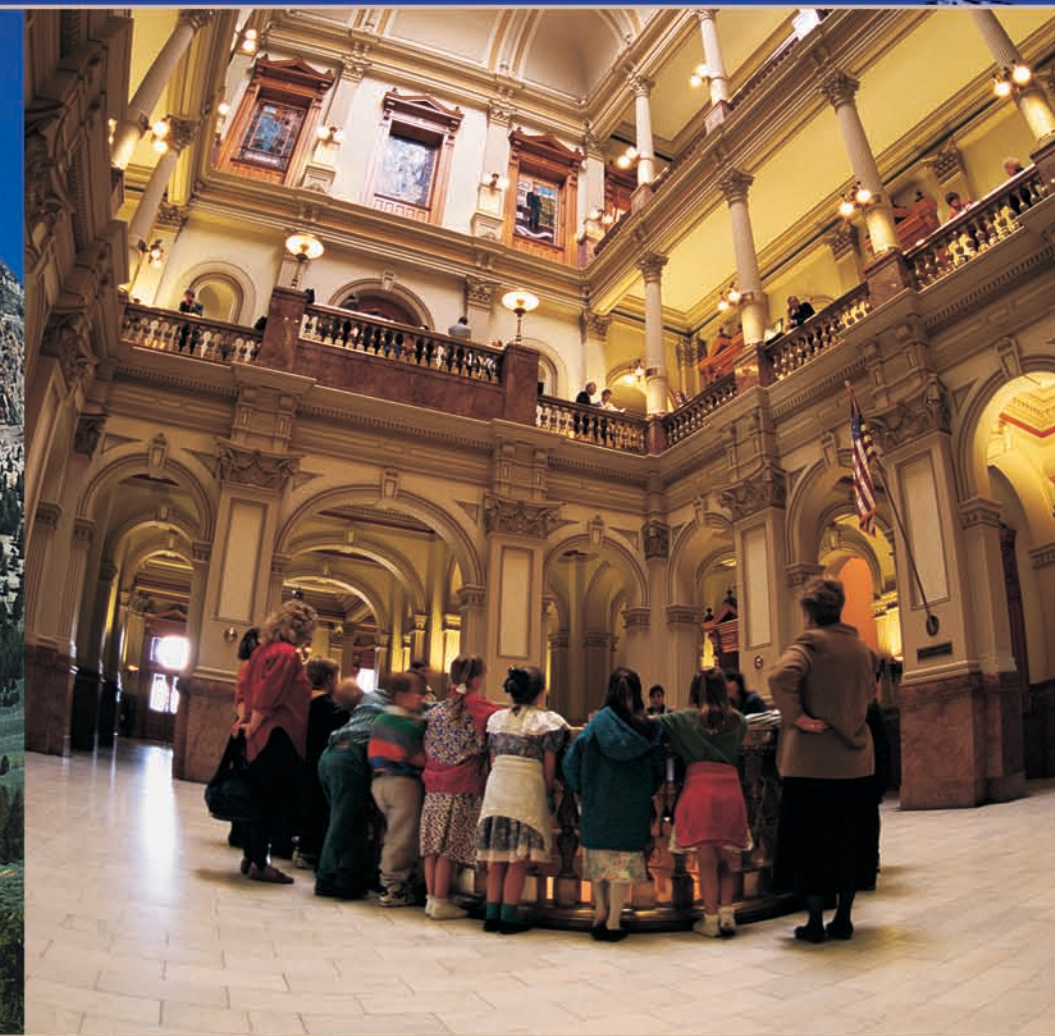
Take I-25 to Lincoln Avenue (Exit 193). Head east on Lincoln Avenue and drive 5 ³/₁₀ miles to Parker Road. Turn right onto Parker Road and drive 1 ⁸/₁₀ miles to Hilltop Road. At the intersection, turn left and drive 1 ¹/₁₀ miles to E. Narrow Pine Parkway. Turn right into the community. The sales office will be on the right.

The Estates at Pine Bluffs, 19962 E. Crooked Pine Circle, Parker, Colorado 80134 • (303) 840-4466



For more information on Toll Brothers communities nationwide, visit TollBrothers.com.

WELCOME HOME TO THE ESTATES AT PINE BLUFFS...



If you take a few 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 call home. Surrounded by a picturesque landscape of mature ponderosa pines and open vistas, The Estates at Pine Bluffs is a community of luxurious homes located in prestigious Douglas County. Nestled in a charming, rural-setting, this private community is just minutes from every convenience you may need.

A CONVENIENT PLACE TO LIVE

In The Estates at Pine Bluffs, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Pine Bluffs is located adjacent to Parker Road, 5 minutes from E-470, and just 10 minutes from I-25. Historic downtown Parker and downtown Denver can be reached in 5 and 25 minutes, respectively.

Commuting by car to the nearby Denver Technological Center and the Meridian International Business Center is an easy 15 to 20 minute ride. The new light rail station serving the Denver metro area is just 15 minutes from your new home. And the Denver International Airport can be reached in 30 minutes — making it easy to get away for business or pleasure!

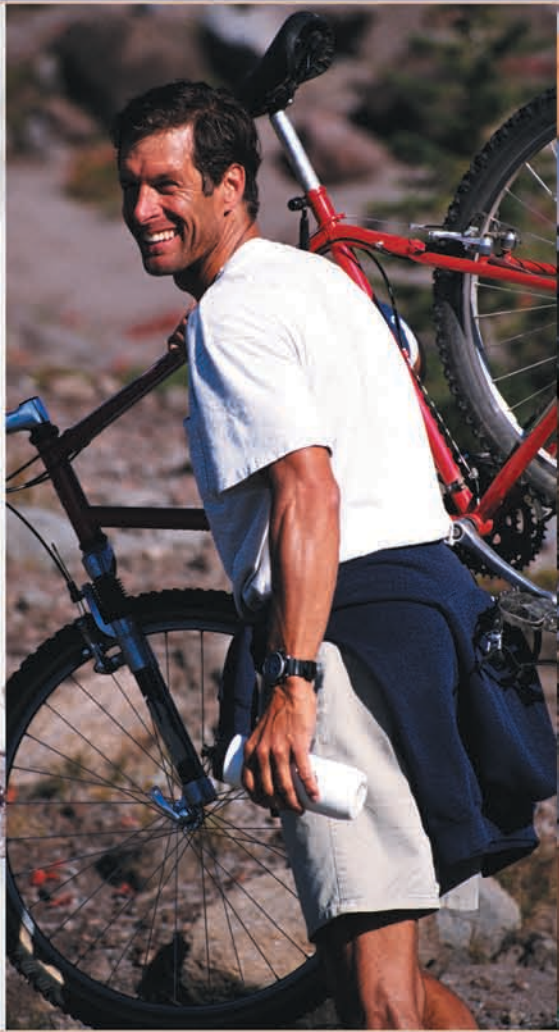
A FOCUS ON EDUCATION

As a Pine Bluffs homeowner, you will join a community where education is given the highest priority. Consistently ranked as one of the premier school districts in Colorado, the Douglas County School District reflects the community's strong commitment to education and its dedication to continued growth and development. Student Assessment Program (CSAP) scores are reliably rated among the highest in the state for reading, writing, and math. ACT scores are also significantly above state and national averages. Quality public schools are located within a short driving distance of the community: kindergarten through third grade students attend Mountain View Elementary, fourth and fifth grade students attend Northeast Elementary, sixth through eighth attend Sagewood Middle School, and ninth through twelfth grade students attend Ponderosa High School.*

Gifted programs are available at all grade levels, and college Advanced Placement courses are offered at the high school level. Numerous extracurricular clubs help to foster students' participation in the arts and sciences.

Superb private and parochial schools — including Ave Maria Catholic School, Parker Montessori Educational Institute, St. Thomas More Catholic School, and Regis Jesuit High School — are all within 25 minutes of Pine Bluffs. The University of Colorado Denver, Colorado State University, Regis University, and Denver University are less than 40 minutes away. Nearby, Arapahoe Community College, Red Rocks Community College, and Metropolitan State College of Denver offer continuing education with a wide selection of day and evening courses. In addition, many other excellent academic institutions in Colorado Springs are just 50 minutes away.

*Schools are subject to reassignment by governing authorities.



A CULTURAL AND RECREATIONAL PARADISE

The Estates at Pine Bluffs, 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 semiprivate golf courses and country clubs are nearby, including Heritage at Eagle Bend Golf & Country Club, Valley Country Club, Meridian Golf Club, The Pinery Country Club, and Plum Creek Golf and Country Club. Challenging public golf courses including The Ridge at Castle Pines North, Saddle Rock, Murphy Creek, Red Hawk Ridge, and Canterbury Golf Course are all within 25 minutes. The beautiful Cherry Creek and Aurora Reservoirs, 20 minutes away, offer boating and many other water sports. Several local parks are located within 10 minutes, including Challenger Regional Park, Bar Triple C Park, Salisbury Equestrian Park, and Stroh Ranch Soccer Fields. At these parks you and your family can enjoy hiking, biking, picnicking, and horseback riding. Numerous sports fields are located throughout the Parker area, allowing children and adults to participate in the sport of their choice. Fitness and exercise clubs, including the Parker Recreation Center, are within 5 minutes of your new home.

The Parker area offers a broad variety of cultural diversions. You can discover history and art at the Colorado History Museum or enjoy a theatrical presentation at The Denver Center for the Performing Arts. Sports fans can root for professional teams including the Denver Broncos, Colorado Rockies, Denver Nuggets, Colorado Avalanche, and Colorado Rapids.

In downtown Denver you can enjoy a fabulous range of cultural and recreational activities and explore an eclectic array of international restaurants, world-class entertainment, museums, and art galleries.

WORLD-CLASS SHOPPING AT YOUR DOORSTEP!

The Estates at Pine Bluffs is close to all types of shopping, from specialty boutiques to modern malls. For convenient one-stop shopping, the Flat Acres Market Center and the Parker Pavilion are less than 5 minutes away. The Park Meadows mall is just 15 minutes away with Nordstrom, Macy's, Dillard's, JCPenny, and over 130 fine specialty shops.

THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are comfortably close to Pine Bluffs. The state-of-the-art Parker Adventist Hospital, only 5 minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of the Denver metropolitan area, acclaimed worldwide for research and treatment, are very accessible. Also serving the community of Pine Bluffs are houses of worship representing almost all faiths.

AN AREA OF UNEQUALLED BEAUTY

In The Estates at Pine Bluffs, your home is a private haven 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 Pine Bluffs.



A NOTE FROM TOLL BROTHERS ...



At Toll Brothers, we build more than homes; we build *communities*. For over 40 years, we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends.

When you choose Toll Brothers, you choose 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 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 customized 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. 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.

Convenient Home Services Provide One-Stop Shopping

The following Toll Brothers subsidiary offers 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.

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 ten-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.



The nation's premier builder of luxury homes and a Fortune 1000 company, Toll Brothers is currently building in 21 states 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

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