



THE VISTAS

AT

Tallyn's Reach

Toll Brothers

America's Luxury Home Builder™

Welcome Home to The Vistas at Tallyn's Reach...

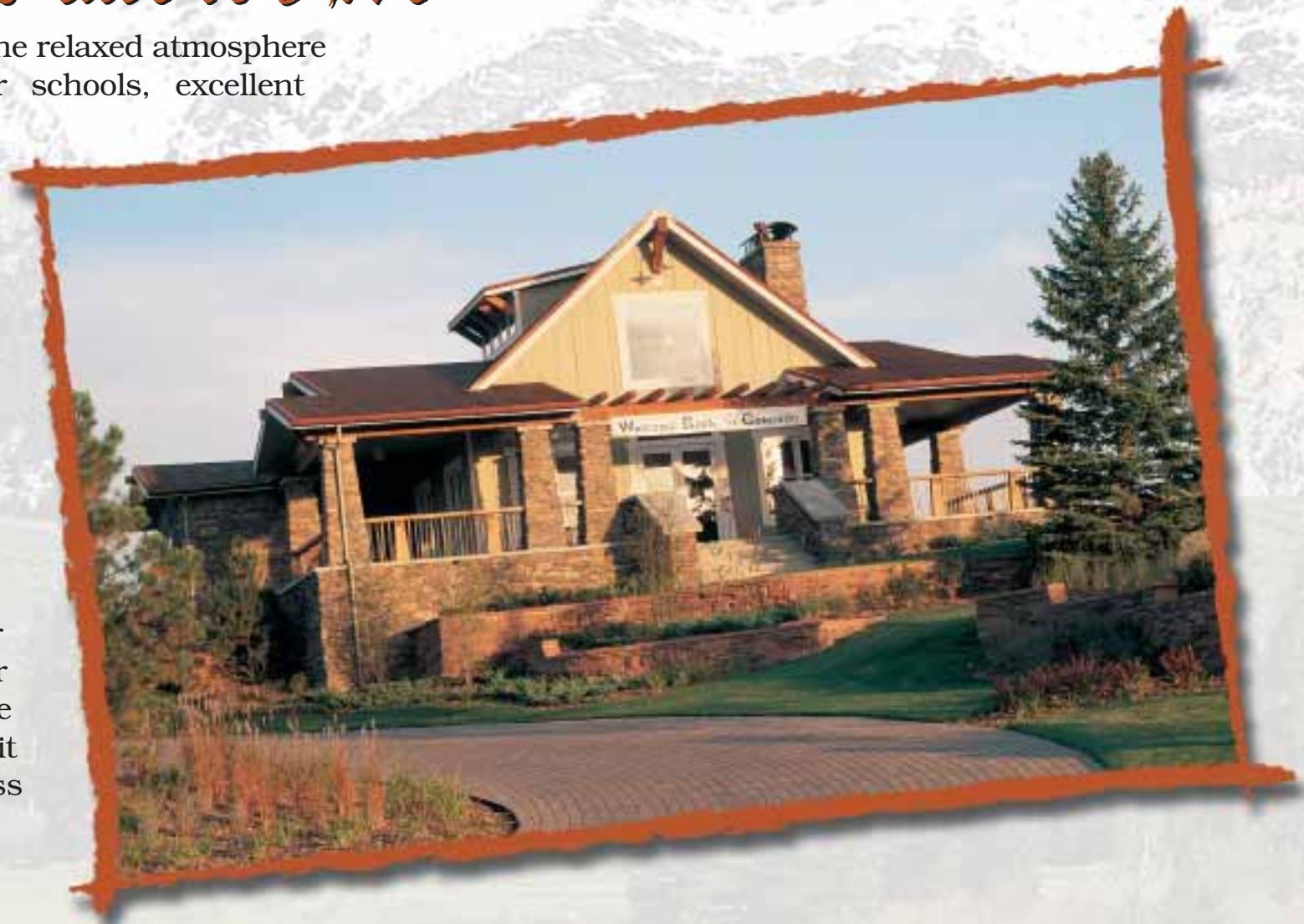
If you take a few minutes to read this brochure, you will find that the time was well spent. This brochure is filled with facts...facts you should know when considering a place to call home.

Surrounded by a rolling countryside and open views, The Vistas at Tallyn's Reach is a community of luxurious homes located in desirable Aurora. Nestled in a charming country setting, this private community is just minutes from any convenience you may need.

A Convenient Place to Live

In Tallyn's Reach, 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 Vistas is just 5 minutes from E-470. Aurora and downtown Denver can be reached in 20 and 25 minutes, respectively. Commuting by car to the nearby Denver Tech Center and the Meridian Business Park is an easy 15-minute ride. A new light rail station serving the Denver Metro area is just 15 minutes from your new home. The Denver International Airport can be reached in 20 minutes—making it easy to get away for business or pleasure.

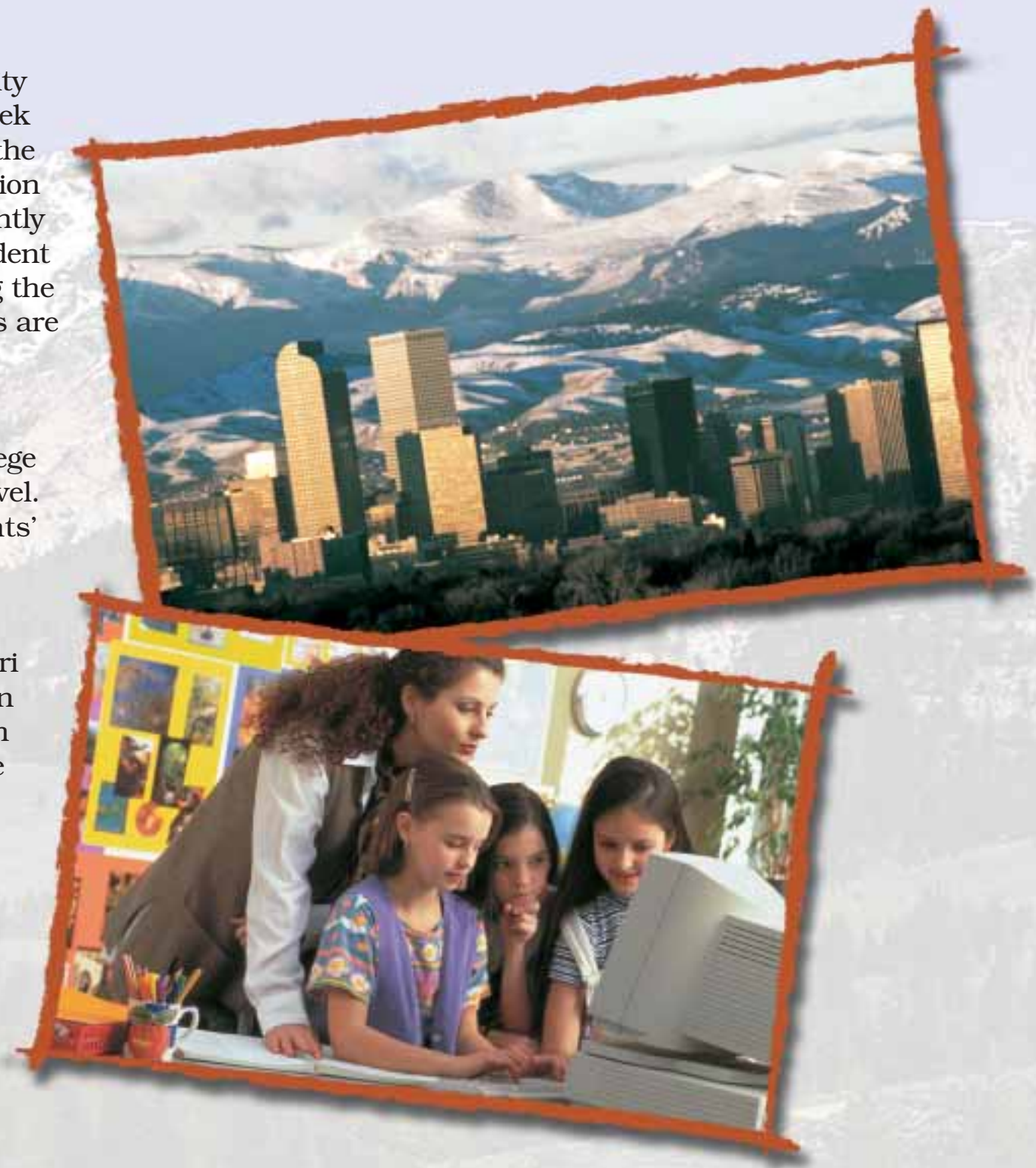


A Focus on Education

As a Tallyn's Reach homeowner, you will join a community where education is given the highest priority. The Cherry Creek School District, with its nationally acclaimed schools, reflects the community's strong commitment to education and its dedication to continued growth and development. The district is consistently ranked as one of the best in Colorado—students' Colorado Student Assessment Program (CSAP) scores are reliably ranked among the highest in the state for reading, writing, and math. ACT scores are also significantly above state and national averages.

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 and cultural activities.

Superb private and parochial schools, including the Montessori School at DTC, St. Mary's Academy, Cherry Hills Christian School, St. Thomas Moore School, and the Regis Jesuit High School are all within 25 minutes of Tallyn's Reach. The University of Colorado-Denver, Colorado State University-Denver, Regis University, and Denver University are less than 40 minutes away. Nearby, Arapahoe Community College, Red Rocks Community College, and Metro 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.



World-Class Shopping at Your Doorstep!

The Vistas at Tallyn's Reach is close to all types of shopping, from specialty boutiques to modern malls. For convenient one-stop shopping, the Southlands Shopping Center is less than 5 minutes away; and the fabulous Park Meadows Mall is 15 minutes away with Nordstrom's, Foleys', Dillard's, JC Penny and over 130 fine specialty shops.



The Best in Community Services

Excellent medical facilities are comfortably close to Tallyn's Reach. The state-of-the-art Parker Adventist Hospital, only 10 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 world-wide for research and treatment, are very accessible.

Also serving the community of Tallyn's Reach are houses of worship representing almost all faiths.



A Cultural and Recreational Paradise

The Vistas at Tallyn's Reach, 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. Tallyn's Reach amenities include a 6-lane swimming pool; interactive water park for children; 2 tennis courts; and The Homestead, a community meeting place that's perfect for weddings, parties and more. Homestead Park, a 10-acre park created exclusively for Tallyn's Reach residents, features scenic walking trails that lead to Samuel's Point—a picnic plaza with barbecue.

Several challenging private and semi-private golf courses and country clubs are nearby, including Heritage at Eagle Bend, Valley Country Club, Pinery Country Club, and Plum Creek Golf and Country Club. Challenging public golf courses, including The Ridge at Castle Pines, Saddle Rock, Red Hawk Ridge, Murphy Creek, and Canterbury Golf Course, are all within 25 minutes. The beautiful Aurora and Cherry Creek Reservoirs, within 10 and 20 minutes respectively, offer boating and many other water sports. Several local and state parks are located within 20 minutes, including Expo and Olympic Park. At these parks you and your family can enjoy a multitude of fun outdoor activities. Numerous hiking and biking trails are also located throughout the area. Fitness and exercise clubs are within 5 minutes of your new home.

The Aurora 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 Performing Arts Complex located in downtown Denver. Sports fans can root for professional sports teams including the Denver Broncos, Colorado Rockies, Denver Nuggets, Colorado Avalanche, and the Colorado Rapids. For fine dining, there are many excellent restaurants in nearby Lone Tree and downtown Denver.

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.

An Area of Unequaled Beauty

In Tallyn's Reach, 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 The Vistas at Tallyn's Reach.



A note from Toll Brothers...



At Toll Brothers, we build more than homes, we build *communities*. For more than 38 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 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***.

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.

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 landscape
- Create walking trails dedicated to the enjoyment of 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, Minnesota, Nevada, New Jersey, New York, North Carolina, Pennsylvania, Rhode Island, South Carolina, Texas, and Virginia. With this experience behind us, you can be assured that your new home here in The Vistas at Tallyn's Reach 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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