



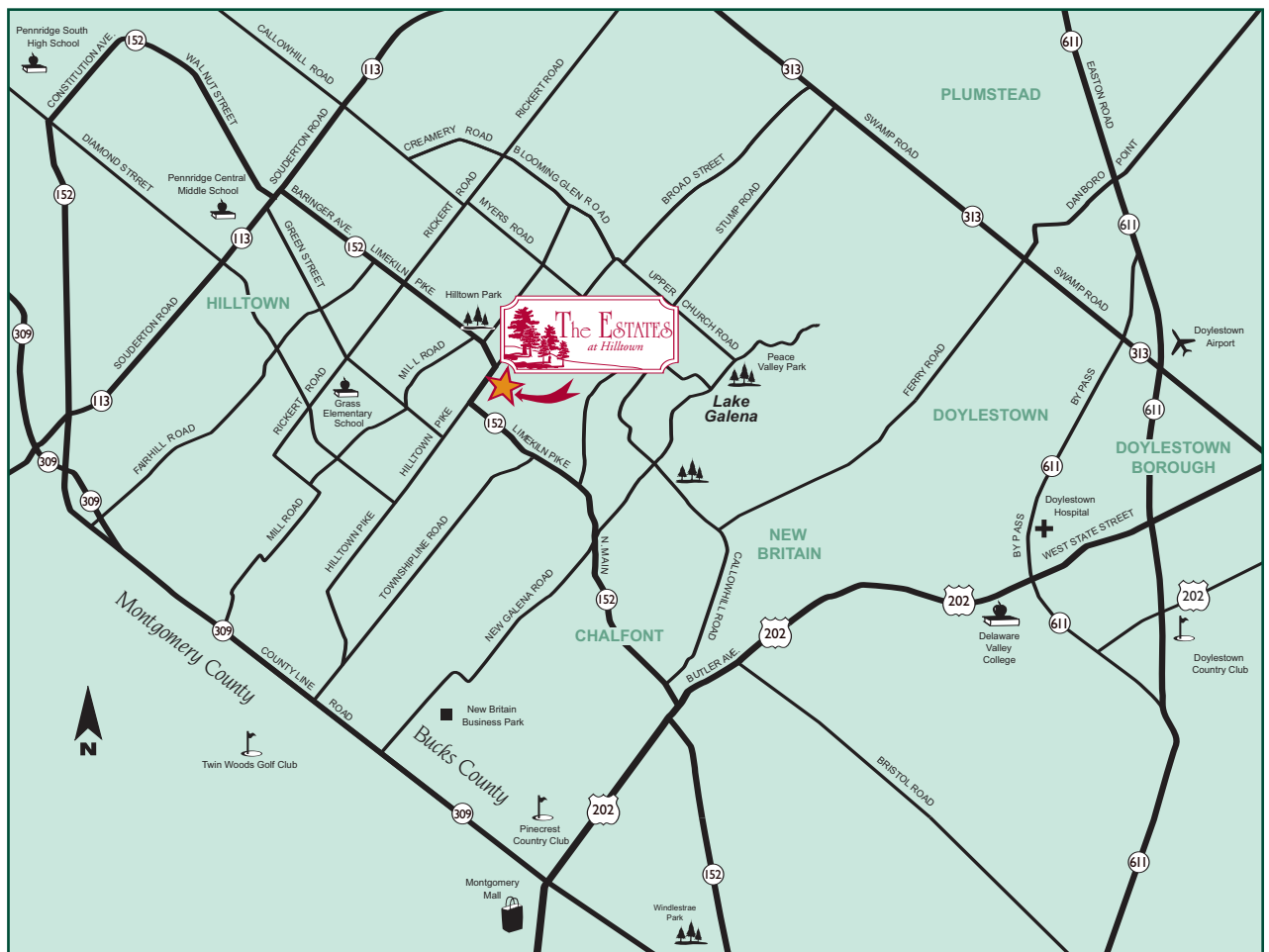
Hilltown, PA 18927
215-997-8770

Directions

From the Pennsylvania Turnpike (I-276):
Take Exit #339 to Route 309 North. Follow Route 309 North for 12-1/2 miles to Hilltown Pike. Turn right onto Hilltown Pike and proceed for 2 miles to the entrance of The Estates at Hilltown on the right.

From the Northeast Extension (I-476):
Take Exit #44 to PA-663. Turn left onto PA-663 and proceed for 3-1/2 miles to PA-309. Turn right onto PA-309 and follow for 11-1/2 miles to Church Road. Turn left onto Church Road and follow for 1-1/2 miles to Hilltown Pike. Turn left onto Hilltown Pike and proceed 1-1/2 miles to the entrance of The Estates at Hilltown.

From New Jersey: Follow Route 202 South into Pennsylvania. Then follow Route 202 South for 21-1/2 miles to Route 152 North. Turn right onto Route 152 North and follow for 3-1/4 miles to Hilltown Pike. Turn right onto Hilltown Pike and proceed 1/4 mile to the entrance of The Estates at Hilltown on the right.



Welcome Home to...



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 live.

Surrounded by preserved countryside, The Estates at Hilltown is a community of luxurious homes located in prestigious Bucks County. Nestled in a majestic wooded setting, this charming neighborhood is just minutes from any convenience you may need.

A Convenient Place to Live

In The Estates at Hilltown you will enjoy the relaxed atmosphere of quiet, country living with excellent schools, superior shopping, and a wide choice of cultural events close to home. The Estates at Hilltown is adjacent to Route 152 and within 10 minutes of Routes 309, 202, and 313. Doylestown and Montgomeryville are less than 15 minutes from the community. Allentown and Philadelphia can be reached in 45 and 50 minutes, respectively. Commuting by train to Center City Philadelphia is an easy 45-minute ride from the Lansdale Train Station, located just 15 minutes away. The Philadelphia International Airport can be reached in approximately one hour by car or train.

A Focus on Education

As a homeowner at The Estates at Hilltown, you will join a community where education is given the highest priority. Gifted programs are available at all grade levels and college advanced placement courses are offered at the high school level. Students have consistently earned many awards and scholarships for high levels of achievement in mathematics, science, history and music. Computers are an integral part of the curriculum and the student computer labs provide Internet access for independent research. Complementing the academics are many extracurricular activities including over 12 interscholastic sports.

Superb private and parochial schools, including St. Agnes Sacred Heart Elementary School and Lansdale Catholic High School, are within 5 and 15 minutes, respectively. Upper Bucks Christian School is 20 minutes away and LaSalle College High School is a 35-minute drive.

The University of Pennsylvania and Drexel, LaSalle, St. Joseph's, Temple, Villanova, and Philadelphia Universities, are all located within an hour's drive. In addition, many excellent academic institutions—including Arcadia University, Delaware Valley College, Bucks County Community College, and LaSalle University's Bucks County Campus—offer continuing education with a wide variety of day and evening courses.



World-Class Shopping at Your Doorstep!

The Estates at Hilltown is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Mount Pleasant Village Center, Hilltown Plaza, and County Line Plaza are less than 10 minutes away and the famous Peddler's Village is only a 30-minute drive. In charming Chalfont, New Britain, and Perkasie, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The Montgomery Mall and the Willow Grove Mall are within 30 minutes, and the fabulous King of Prussia Mall is just 45 minutes away. These malls feature impressive department stores such as Nordstrom, Bloomingdale's, Strawbridge's, Macy's, Lord & Taylor, Neiman Marcus, and hundreds of other fine specialty shops.



The Best in Community Services

Excellent medical facilities are comfortably close to The Estates at Hilltown. Grand View Hospital is only 10 minutes from your new home and Central Montgomery and Doylestown Hospitals are less than 20 minutes away. In addition, the hospitals and medical care facilities of the Philadelphia metropolitan area, acclaimed world wide for research and treatment, are very accessible.

Also serving the community of The Estates at Hilltown are houses of worship representing almost all faiths.

A Cultural and Recreational Paradise

The Estates at Hilltown, 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 and country clubs are nearby, including Doylestown Country Club, Lookaway Golf Club, and Jericho National Golf Club. The challenging public golf courses of Pinecrest and Twin Woods are within 10 minutes, while the Bucks County Country Club is 25 minutes away. Both Peace Valley County and Nockamixon State Parks are within 20 minutes of The Estates at Hilltown. At these parks, you and your family can enjoy boating, fishing, hiking, and picnicking. LA Fitness and Better Bodies Fitness Center are within 15 minutes of your new home.

The historic Bucks County area offers a broad variety of cultural diversions. You can discover history and art at the Fort Hill Museum, The James A. Michener Art Museum, and the Mercer Museum or enjoy a theatrical presentation at the Bucks County Playhouse in New Hope. For fine dining, there are many excellent restaurants and country inns in Doylestown, Montgomeryville, New Hope, and Perkasie.

Philadelphia, one of our nation's oldest and most historic cities, offers a fabulous range of cultural and recreational activities. You can enjoy the Philadelphia Orchestra at the Kimmel Center, as well as an eclectic array of international dining, world-class entertainment, numerous theaters, museums, historic sites, and the excitement of six professional sports teams.





An Area of Unequaled Beauty

In The Estates at Hilltown, 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 Estates at Hilltown.

