

OUTSTANDING FEATURES AT NO EXTRA COST

GRACIOUS LIVING

- Dramatic two-story entrance foyer
- Expansive 9' ceilings throughout the first floor
- Luxurious master bedroom suite with large walk-in closet
- Deluxe double-glass atrium door to rear of home on select home designs
- Finely crafted staircase with oak handrails
- Study/loft in select home designs

DESIGNER INTERIORS WITH LUXURY FEATURES

- Direct-vent gas fireplace with marble surround and handsome mantel
- Elegant oversized two-piece crown molding in foyer, living room, dining room, and master suite
- Traditional chair rail in living room and dining room
- Elegant hardwood flooring in grand entrance foyer
- Superior Shaw® stain-resistant carpet and pad in an array of decorator colors
- Quality Armstrong® no-wax vinyl flooring in kitchen and laundry room
- Custom two-tone paint

MAGNIFICENT KITCHENS

- Magnificent kitchen designs with 42" wall cabinets
- Spacious granite countertops in an array of striking decorator colors
- Sunny, spacious breakfast area adjacent to kitchen
- GE® appliances, including a 22.5-cubic foot side-by-side refrigerator with icemaker, dishwasher, and self-cleaning gas range

SUMPTUOUS BATHS

- Lavish master bath with Roman soaking tub and separate ceramic tile shower
- Cultured-marble vanity sink tops in a wide choice of colors
- Ceramic 6" x 6" tile flooring and tub surrounds in all full baths
- First-floor powder room with elegant pedestal sink and 12" x 12" ceramic tile flooring

CONVENIENCES

- Each home is professionally cleaned prior to settlement
- Kohler® tub and shower faucets
- Washer and electric dryer connections with laundry tub
- Attractive concrete walkway to front entrance

CONSTRUCTION HIGHLIGHTS

- Quality Andersen® double-hung, energy-efficient windows
- Handsome Peachtree® doors featuring the manufacturer's warranty
- Architectural shingles with 30-year warranty
- Design and construction energy-engineered by Toll Brothers for economical fuel efficiency and air infiltration control
- Low-maintenance 6" beaded vinyl siding
- Low-maintenance aluminum-wrapped exterior trim
- Two-zone heating system with central air conditioning
- Exterior weatherproof hose connections in front and rear
- Convenient 50-gallon gas water heater
- Two-coat asphalt driveway
- Fully drywalled two-car Clearspan® garage
- Security system*

LANDSCAPING AND IMPROVEMENTS

- Beautiful, custom-designed landscape packages with trees and shrubs
- Fully graded and sodded home sites
- Home sites set among acres of undisturbed open space
- Convenient underground utilities, including public water, sewer, and natural gas
- Two community centers, pools, neighborhood parks, and miles of trails and paths

QUALITY ASSURANCE AND CUSTOMER CARE

Our quality program starts at design inception with the creation of precise construction drawings specifying high-quality materials, all the way through to on-site supervision by experienced project managers and construction managers.

- First home buyer inspection 5–7 days prior to settlement
- Ten-year limited warranty program

CUSTOMIZING SERVICE

Pre-priced options permit a full range of additional customizing to fit your particular needs: skylights, wet bars, additional fireplaces, whirlpool tubs, sunrooms...and *many more!*

* Monitoring contract required. Please see sales representative for details.

Your new Toll Brothers home at **The Carriages at Loudoun Valley** is unequalled in design and delivered value.