

JANUARY 2009

TOLL BROTHERS' DREAM HOME SALES EVENT SHOWCASES SPECIAL OPTIONS

For those who want to see the variety available in new home construction and create the home of their dreams with special options included at no extra cost, Toll Brothers presents its "Dream Home Sales Event" Saturday, January 24, and Sunday, January 25, from 10 a.m. to 6 p.m. at communities throughout Florida.

In Southwest Florida the event will be held at Belle Lago, a single-family community on Estero Parkway in Estero; The Reserve at Estero, a community of single-family homes also on Estero Parkway; and Firano at Naples, a new community of single-family homes off Davis Boulevard in Naples.

According to Ken Thirtyacre, President of Toll Brothers Florida West Division, during this event new home buyers will be able to choose from kitchen and bath packages, an outdoor living package, or an energy efficiency package included at no extra cost. The event will also include tours of designer-furnished models as well as information on construction materials and the process of building a new home.

"Now is an excellent time to purchase a new home, with historically low interest rates and special mortgage programs available through TBI Mortgage," he said. "Toll Brothers offers many options that homebuyers may choose to personalize their home, and during this event home buyers will be able to choose from select features and upgrade at no additional cost. In addition, Toll Brothers' project management team will be on hand to answer questions about the construction process and the options available."

Toll Brothers' regional Design Studio, located in Bonita Springs, includes thousands of selections of tile, cabinetry, carpeting, plumbing fixtures and kitchen appliances that can be incorporated into a new home.

Visitors at the New Home Expo will also be able to learn about the special features that go into a Toll Brothers home that benefit a homeowner. Some of the features available include items such as the structured wiring for state-of-the-art electronics and Internet access, materials added to the foundation to enhance stability and built-in pest protection, just to name a few.

"We also want to invite visitors to tour each community to see the extensive resort type of amenities included in communities by Toll Brothers," Thirtyacre said.

Belle Lago offers a total of 15 home designs, ranging in size from 2,058 to 4,354 square feet and priced from the \$400,000s. Four award-winning designer-furnished models are available for viewing and completed amenities include community pool, clubhouse, tennis courts, fitness center and more.

Two separate collections are offered at The Reserve at Estero, each with a selection of four elevations. Homes range from 1,525 to 2,540 air-conditioned square feet. Several home designs are available for viewing as well as move-in-ready homes. Homes are priced from the \$200,000s. Completed amenities include community pool, clubhouse, tennis courts and more.

Two designer-furnished models are available for viewing at Firano at Naples, the Biella and Tiena. Pricing at Firano at Naples begins in the low \$400,000s. Community clubhouse and amenities are scheduled to open in Spring 2009.

To reach Belle Lago or The Reserve at Estero from I-75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway. Make a left, heading west. The Reserve at Estero will be on the right. The entrance to Belle Lago is about ¼ mile farther west.

To reach Firano at Naples from I-75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2.3 miles to the Firano at Naples entrance on the left.

For more information, visit TollBrothersFlorida.com.

Toll Brothers, a Fortune 500 company, began business in 1967 and became a public company in 1986. Its common stock is listed on the New York Stock Exchange under the symbol "TOL". The Company serves move-up, empty-nester, active-adult and second-home home buyers and operates in 21 states.

Toll Brothers is honored to have won all three of the industry's highest honors: *America's Best Builder from the National Association of Home Builders, the National Housing Quality Award and Builder of the Year.*

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FHA MORTGAGE LIMITS PUT NAPLES AT PEAK OF FLORIDA MARKET

When the new loan limits were announced recently for FHA mortgages, the numbers confirmed what Naples real estate professionals thought: Naples remains at the top of the Florida market with qualifying loans of up to \$448,500.

“The loan limit is based on the average sales price of homes in the market,” said Chad Boisselle, project manager for Toll Brothers at Firano at Naples. “Naples was approved with the highest limit in the state, ranking higher even than Palm Beach. Naples has maintained strong market values even in a slumping economy.”

The figures are beneficial to buyers at Firano at Naples, Boisselle said, allowing them to choose either FHA or conforming loans for their purchase.

“At the same time, the continuing strength of the market is added assurance of the enduring value of a home purchase at Firano at Naples,” he said.

Firano at Naples will include 112 single-family homes on approximately 40 acres when completed. Currently nine home designs – each with a choice of four exterior designs – are being offered with pricing beginning in the low \$400,000s. Designs range from 2,058 to 3,753 square feet of air-conditioned space.

Two designer-furnished models are available for viewing, including the award-winning Biella design model and the two-story Tiena design.

The Biella, which employs the Mediterranean exterior design, is a two-bedroom plus study, two-and one-half bath home with 2,058 square feet of air-conditioned living space. With a two-car garage, lanai and entry, the home includes 2,777 total square feet. Ideal for entertaining, the Biella features a large great room and open kitchen as well as the privacy of an expansive master suite with luxurious bath.

The Tiena model, which features the Provincial exterior elevation, is a two-story design with three bedrooms and three baths, encompassing 3,024 square feet of air-conditioned living space and 3,940 total square feet. The home features a grand foyer that opens to a separate formal living room and dining room accented by glass doors leading to an atrium courtyard.

Community amenities now under construction include a clubhouse with a community room, catering kitchen, fitness center, and media center. Outdoors there will be a resort-style pool with sunning decks, a spa and an array of other amenities. Amenities are expected to be completed early 2009.

To reach the community from Interstate 75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2 3/10 miles to the Firano at Naples entrance on the left.

For more information, please call (239) 596-5966 or visit FiranoatNaples.com.

In addition to Firano at Naples, Toll Brothers' Florida West Division includes Belle Lago, an Estero community of single-family homes priced from the mid-\$400,000s; and The Reserve at Estero, a community of single-family homes also in Estero starting from the upper \$200,000s.

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**TOLL BROTHERS NAMES BOURN
SALES MANAGER AT BELLE LAGO**

BONITA SPRINGS – Toll Brothers, the nation’s leading builder of luxury homes, has named Ashley Bourn to the position of sales manager at Belle Lago, a community of single-family estate homes and villas on Estero Parkway in Estero.

Bourn joined Toll Brothers in June 2006 as a sales associate working at Firano at Naples, a community of single-family homes on the Davis Boulevard corridor. She was promoted to sales manager in July 2008.

Prior to joining Toll Brothers, Bourn worked as a sales and marketing associate with Prestige Homes in Hudson, Ohio. She also previously worked in London in marketing for Laws, Hall and Associates’ program for Lays Chips.

She graduated from Miami University in Oxford, Ohio, with a Bachelor of Science degree in marketing.

Bourn is a member of the Naples Area Board of Realtors, the Florida Association of Realtors and the National Association of Realtors.

In addition to Belle Lago and Firano at Naples, Toll Brothers’ Florida West Division includes The Reserve at Estero, a community of single-family homes also in Estero.

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PUTTING THE BEST FACE FORWARD: COMMUNITY LANDSCAPES GET SEASONAL MAKEOVER

Twice a year, Belle Lago and The Reserve at Estero – two Southwest Florida Toll Brothers' communities - get a floral face lift, adding seasonal blossoms that create a perpetually colorful landscape. For the winter months, out come the Coleus and summer stock and in go the Impatiens, Begonias and Alyssum that make winters a paradise of vibrant hues.

“The old adage is that first impressions are lasting impressions,” said Gary Hains, assistant vice president for Toll Brothers' Florida West Division. “We put a strong emphasis on the landscaping because it is a reflection of the quality and care taken with each of our communities. It is the ‘face’ that the public and our residents see first.”

Toll Brothers Florida West Division includes Belle Lago, a single-family community on Estero Parkway in Estero with pricing from the low \$400,000s; The Reserve at Estero, a community of single-family homes also on Estero Parkway with pricing from the upper \$200,000s; and Firano at Naples, a new community of single-family homes off Davis Boulevard in Naples, where prices begin in the low \$400,000s.

With such a comprehensive areas to consider, the landscape takes time, planning and constant maintenance.

“The casual visitor will appreciate the visual effect of the seasonal landscaping at Belle Lago and The Reserve at Estero,” Hains said. “The year-round impression of beautiful, colorful flowers is a signature of Toll Brothers' communities – and it is an impression that is worth all of the effort.”

This winter, Caple Landscape, which provides landscaping services for Belle Lago and The Reserve at Estero, sent crews of six men to each of the two communities for two days to install the winter flowers.

“We used 2,000 Impatiens – each plant a 4 ½ -inch pot size - in the common areas of Belle Lago,” said Dave Caple, head of Caple Landscape. “We used about the same number at The Reserve at Estero.”

Caple notes that other winter options might include Begonias or Geraniums. In any case, creating the seasonal landscape is labor intensive as each plant is put in by hand, using special slow-release fertilizer and fresh soil. Care must be taken if there is a threat of frost, using pine straw or fabric to protect the young plants and withholding water until the potential for frost has passed.

Seasonal plantings are clustered to maximize the dramatic effect.

“Putting flowering plants near the entryway and near the gate where everyone has to stop is much better than putting them on a road where people will be driving by at higher speeds and not even seeing them,” Hains said.

To be sure, many of the plants chosen for landscape at Toll Brothers communities do flower year-round and are not part of the bi-annual changeover. Bright yellow Allamanda and rose-red Bougainvillea are used throughout the communities both in common areas and residents’ yards. African Iris, a taller grass-like plant, whose white flowers sport yellow bands, will flower year round.

For the casual viewer, the change seems to occur as quickly as replacing cut blossoms in a vase, but the transition is part of an overall plan.

For the summer months, according to Caple, Purslane - also known as Portulaca – is an excellent choice as it is drought and heat resistant.

Native to South Florida pinelands, Gold Lantana is one of the longest blooming bright yellow flowers. The lavender Weeping Lantana is also favored for ground cover beds. Lantana is drought tolerant and provides color throughout the hottest summer.

Maintaining the landscape requires on-going care. According to Caple, at Belle Lago and The Reserve at Estero, each week a crew of three men goes through the flower beds, plucking off dead blossoms, looking for signs of fungus and generally checking the health of the plants.

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To reach Firano at Naples from I-75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2.3 miles to the Firano at Naples entrance on the left.

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**SPECIAL OFFERING ON NEW SALERNO
AT BELLE LAGO**

ESTERO – Toll Brothers, the nation’s leading builder of luxury homes, has announced a special offering on the new Salerno at Belle Lago, a community of single-family homes on Estero Parkway.

“The Salerno, a three-bedroom detached villa, is being offered on select homesites at the special pricing of \$364,995,” said Gene Gartlan, senior project manager for Toll Brothers. “This offering is for a limited time at a price significantly below customary pricing and includes a number of special features.”

This Salerno features the Chateau exterior design and includes a study, two- and one-half baths and a two-car garage. Buyers have a choice of tile up to 18 inches in size throughout the living areas, a choice of granite countertops in the kitchen, raised panel maple or cherry cabinetry in the kitchen and baths, 42-inch upper cabinetry with crown moulding in the kitchen and GE Profile® stainless steel kitchen appliances. The master bath will include marble countertops and premium tile selection with listello border.

The home also includes a screened covered lanai with brick pavers.

“This exceptional offer is being made to kick off the 2009 winter season,” said Gartlan. “With historically low interest rates, it is the best time to buy a new home, and Toll Brothers offers outstanding pricing and value so new home buyers can take full advantage of this market.”

Belle Lago’s community amenities are completed and open for resident use and include a grand clubhouse with a multi-purpose room, fitness center, aerobics studio, library/craft room, game room, Internet café, card/TV lounge and locker rooms. Outdoors, there are Hydro-grid clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five private parks.

In addition to the amenities provided within the community, residents of Belle Lago have the opportunity for membership at The Estero Country Club at The Vines. The arrangement provides for direct access between the communities with the extension of a cart path that allows Belle Lago residents to drive their own golf carts directly to the course for a round of golf or dinner at the club.

A total of 13 home designs are available at Belle Lago, ranging in size from 2,358 to 4,354 square feet and priced from the mid-\$400,000s. Four award-winning designer-furnished models are available for viewing.

To reach Belle Lago from Interstate 75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway (formerly Koreshan Boulevard). Make a left, heading west, and travel 1 mile to the Belle Lago entrance on the right.

The Belle Lago Sales and Information Center is open 10 a.m. to 8 p.m. Monday, 10 a.m. to 6 p.m. Tuesday through Saturday and 11 a.m. to 6 p.m. Sundays. For more information about Belle Lago, call (239) 344-0600 or visit BelleLago.com.

In addition to Belle Lago, Toll Brothers' West Florida Division includes The Reserve at Estero, a community of single-family homes also in Estero priced from the upper \$200,000s; and Firano at Naples, a new community of single-family homes in Naples, priced from the low \$400,000s.

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**“QUICK BUILD” TIENA
RELEASED AT FIRANO AT NAPLES**

A new “quick build” home – the Tiena design – has been released for sale at Firano at Naples, a Toll Brothers community of single-family homes on the Davis Boulevard corridor in Naples.

The Tiena is a two-story design with three bedrooms and three baths, encompassing 3,024 square feet of air-conditioned living space and 3,940 total square feet. The home features a grand foyer that opens to a separate formal living room and dining room accented by glass doors leading to an atrium courtyard.

“We have secured the building permits for the Tiena, but construction has not yet begun,” said Chad Boisselle, project manager for Toll Brothers. “This provides buyers with the opportunity to select options to create a home that meets the family’s personal needs. Yet with the permit in place, construction can begin as soon as selections are complete.”

Firano at Naples will include 112 single-family homes on approximately 40 acres when completed. Currently nine home designs – each with a choice of four exterior designs – are being offered with pricing beginning in the low \$400,000s. Designs range from 2,058 to 3,753 square feet of air-conditioned space.

Two designer-furnished models are available for viewing, including the award-winning Biella design model and the two-story Tiena design.

Community amenities now under construction include a clubhouse with a community room, catering kitchen, fitness center, and media center. Anticipated opening is spring 2009. Outdoors there will be a resort-style pool with sunning decks, a spa and an array of other amenities.

To reach the community from Interstate 75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2 miles to the Firano at Naples entrance on the left. The sales center is located within the furnished models. For more information, please call (239) 596-5966 or visit FiranoAtNaples.com.

In addition to Firano at Naples, Toll Brothers’ West Florida Division includes Belle Lago, an Estero community of single-family homes with prices beginning in the mid-\$400,000s; and The Reserve at Estero, a community of single-family homes also in Estero with pricing starting in the upper \$200,000s.

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TOLL BROTHERS COMPLETES PERIMETER LANDSCAPING AT FIRANO AT NAPLES

Toll Brothers, the nation's leading builder of luxury homes, has completed new perimeter landscaping at Firano at Naples, a community of single-family homes on the Davis Boulevard corridor in Naples.

"The new landscaping has been added along the western side of the community," said Chad Boisselle, project manager for Toll Brothers. "This provides additional lush greenery for the homes, and, at the same time, the plantings enhance the natural beauty of the landscaping. Some of the plants are flowering species and others provide a canopy of green."

Firano at Naples will include 112 single-family homes on approximately 40 acres when completed. Currently nine home designs – each with a choice of four exterior designs – are being offered with pricing beginning in the low \$400,000s. Designs range from 2,058 to 3,753 square feet of air-conditioned space.

Two designer-furnished models are available for viewing, including the award-winning Biella design model and the two-story Tiena design.

Community amenities now under construction include a clubhouse with a community room, catering kitchen, fitness center, and media center anticipated to open spring 2009. Outdoors there will be a resort-style pool with sunning decks, a spa and an array of other amenities.

To reach the community from Interstate 75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2 miles to the Firano at Naples entrance on the left. The sales center is located within the furnished models. For more information, please call (239) 596-5966 or visit FiranoAtNaples.com.

In addition to Firano at Naples, Toll Brothers' West Florida Division includes Belle Lago, an Estero community of single-family homes with prices beginning in the mid-\$400,000s; and The Reserve at Estero, a community of single-family homes also in Estero with pricing starting in the upper \$200,000s.

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**TOLL BROTHERS NAMES ASSOCIATION MANAGER
FOR THE RESERVE AT ESTERO**

Toll Brothers has announced that Diane Eager has been named manager for the Homeowners Association at The Reserve at Estero, a new community of single-family homes being developed on Estero Parkway.

Eager, who is with Cardinal Management Group, is responsible for overseeing the day-to-day operations of the community, community association regulations and community amenities.

Prior to assuming her position at The Reserve at Estero, she was community association manager for a Naples condominium association. Eager has more than 25 years of experience in real estate management, including positions as property manager for Clark Realty Corp. in Kailua-Kona, Hawaii, as owner/broker for The Real Estate Store Corp. in Big Bear Lake, California, and as owner/general contractor for Cox Construction in California.

Locally, she has also worked in management and sales for Gulfshore Life Magazine, Redi Plans Corp. and Syngenta Seed Corp.

Eager has a Community Association Manager's License and has been licensed as a real estate sales agent in Hawaii and as a broker in California.

Amenities at The Reserve at Estero are open and available for residents' use including an 8,000 square-foot clubhouse with a community room, catering kitchen, fitness center, aerobics room, game room and billiards room. Outdoors there is a resort-style swimming pool and spa, tennis courts and a sports court. There is also a special tot lot with a wading pool.

Located about ½ mile east of U.S. 41, The Reserve at Estero will consist of 494 single-family homes when completed. Four new designer-furnished models – the San Rio, the Tosara, the Gianna and the Carmona – are available for viewing.

To visit The Reserve at Estero Sales and Information Center, from Interstate 75 take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway. Make a left, heading west. The Reserve at Estero will be on your right. The Sales and Information Center is open 10 a.m. to 8 p.m. Mondays, 10 a.m. to 6 p.m. Tuesday through Saturday, and 11 a.m. to 6 p.m. Sundays. For more information, visit TollBrothersFlorida.com or call (239) 334-3600.

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**FIRST GUSTINO COMPLETED
AT THE RESERVE AT ESTERO**

ESTERO – Construction has been completed and the homeowners have moved into the first Gustino, a new home design recently added at The Reserve at Estero, a Toll Brothers community of single-family homes being developed on Estero Parkway.

The Gustino includes three bedrooms and two baths in 1,522 air-conditioned square feet. The home features a great room with a dramatic vaulted ceiling, a gourmet kitchen with a breakfast bar, and a laundry room with a pantry. A focal point of the master suite is the recessed tray ceiling accented with crown molding. The suite includes a luxurious bath with twin vanities and a walk-in shower with the alternative option of a Roman tub.

The Gustino is base priced at \$274,995.

Four designer-furnished models currently available for viewing at The Reserve at Estero: the award-winning San Rio, a spacious three-bedroom, two-and one-half bath home; the Tosara, a four-bedroom, two- and one-half bath design with a dramatic two-story living room; the Carmona, also a two-story home with three bedrooms, two full baths and one half-bath; and the Gianna, a flexible two-story design, offering the option of three bedrooms plus a study, four bedrooms, or three bedrooms with an upstairs bonus room.

Pricing at The Reserve at Estero begins in the low \$200,000s.

Amenities for the community are open for residents' use and include an 8,000 square-foot clubhouse with a multi-purpose room for social or business gatherings, a fitness center with cardio-vascular and weight equipment, an aerobics room, a library and craft room, and a game room with a billiard table.

Outdoors, there is a lagoon-style pool, lighted tennis courts, and a sports court. A tot lot and a child's pool offer special areas for children's play. The clubhouse is designed as a center of community activity.

Located about 1 mile east of U.S. 41 on Estero Parkway, The Reserve at Estero will consist of 494 single-family homes when completed.

To visit the Sales and Information Center, from Interstate 75 take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway. Make a left. The Reserve at Estero will be on your right. The Sales and Information Center is open 10 a.m. to 8 p.m. on Monday; 10 a.m. to 6 p.m. Tuesday through Saturday; and 11 a.m. to 6 p.m. Sundays. For more information, visit TollBrothers.com or call (239) 334-3600.

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**FIRANO AT NAPLES RELEASES
MOVE-IN READY EL SANTIAGO**

Toll Brothers, the nation's leading builder of luxury homes, has released for sale a move-in ready new home design at Firano at Naples, a community of single-family homes off the Davis Boulevard corridor in Naples.

El Santiago is a spacious home with three bedrooms plus a study, two full baths and a powder room in 2,797 square feet of air-conditioned living space. With a two-car garage, covered lanai and covered entry, the home has 3,491 total square feet.

Special features of the El Santiago include a master suite with two over-sized walk-in closets and a luxurious master bath with a Roman tub, a separate walk-in shower, twin vanities and a private water closet. The gourmet kitchen includes a serving bar open to the breakfast area and family room. Both the family room and the master suite have direct access to the lanai through sliding glass doors. This spacious home is enhanced with 12-foot ceilings throughout.

The El Santiago has a southern exposure and is located on a large, corner lakefront home site. This home is specially priced at \$494,995, unfurnished.

Pricing at Firano at Naples begins in the upper \$300,000s. Two designer-furnished models are available for viewing: the Biella and the Tiena.

The Biella, which employs the Mediterranean exterior design, is a two-bedroom plus study, two-and one-half bath home with 2,058 square feet of air-conditioned living space. With a two-car garage, lanai and entry, the home includes 2,777 total square feet. Ideal for entertaining, the Biella features a large great room and open kitchen as well as the privacy of an expansive master suite with luxurious bath.

The Tiena model, which features the Provincial exterior elevation, is a two-story design with three bedrooms and three baths, encompassing 3,024 square feet of air-conditioned living space and 3,940 total square feet. The home features a grand foyer that opens to a separate formal living room and dining room accented by glass doors leading to an atrium courtyard.

Firano at Naples will include 112 single-family homes on approximately 40 acres when completed. Community amenities now under construction include a clubhouse with a community room, catering kitchen, fitness center, and media center. Outdoors there will be a resort-style pool with sunning decks, a spa and an array of other amenities. Amenities are expected to be completed spring 2009.

To reach the community from Interstate 75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2 3/10 miles to the Firano at Naples entrance on the left.

For more information, please call (239) 596-5966 or visit FiranoatNaples.com.

In addition to Firano at Naples, Toll Brothers' Florida West Division includes Belle Lago, an Estero community of single-family homes priced from the mid-\$300,000s; and The Reserve at Estero, a community of single-family homes also in Estero starting from the low \$200,000s.

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FEBRUARY 2009

INTEREST RATES ARE LOW, BUT WHERE IS THE MORTGAGE MONEY?

Interest rates are historically low and the housing market offers great opportunities, but due to the recent financial crisis, buyers may think that it is difficult to get a good mortgage. But resources are readily available if you know where to look, say area real estate professionals.

“There is still a great mortgage market for buyers with good credit,” said Beverly Norris, Vice President of Production for TBI Mortgage Company, a subsidiary of Toll Brothers Inc. “Good qualified buyers haven’t suffered from the financial market’s problems. What have gone away are mortgages that required no documentation of income. The average person with stable income can still get a mortgage.”

Norris notes that home buyers in Toll Brothers’ communities have an advantage with TBI Mortgage.

“As a subsidiary of Toll Brothers, TBI Mortgage provides easy ‘one-stop shopping’ for the buyer’s new home and their financing. We place our focus entirely on the Toll customer. As a full-service mortgage banker, we also have direct access to all the key sources for mortgage money available in today’s market.”

TBI Mortgage requires a 5 percent down payment for conventional mortgages up to \$417,000 in Lee County or \$448,500 in Collier County. Buyers need to have a good credit record of paying their bills and reliable income. There are additional opportunities in government-backed mortgages, such as FHA or VA loans.

The opportunities exist not only for primary residences, but also for second-home buyers. Home prices are extremely attractive and low cost mortgage money is available, Norris noted.

“For a few years, it got crazy,” Norris said. “Now we’re just getting back to basics – the way it was for decades.”

Real estate professionals agree.

“Money is available to buyers with a down payment and income,” said Reed Morgan, president of LR Morgan & Company, a firm providing consultant services to developers and builders. “That is typical of what was expected to qualify for a mortgage in the past. Funding will proceed when the likelihood of repayment is good.”

“It is important for real estate agents to help their clients understand today’s mortgage market,” said Barbara Berry, sales associate with Clyde C. Quinby Realty in Naples. “Many of the local banks avoided the crisis of larger institutions because they maintained a good loan portfolio with local clients and avoided the extremely risky loans. That is one resource that professionals can suggest to buyers.”

FHA may provide a down payment as low as 3.5 percent and VA mortgages can provide 100 percent funding, although there is a funding fee.

“These are additional mortgages that should be explored,” Berry suggests. “And a company like Toll Brothers, which has its own mortgage resource, provides another excellent option for buyers in this market.”

Berry notes that it is also important for buyers to be aware of their credit rating to understand their potential for obtaining a mortgage.

“Generally speaking, a credit score above 720 indicates a borrower who has great potential,” she said. “A score above 620 suggests a borrower will likely qualify for a conventional loan, but a lower score – something below the 580-600 range may make it difficult. Buyers in the lower range need to understand credit and work to improve their score.”

Norris of TBI Mortgage notes that she works with buyers in all of the communities in Toll Brothers Florida West Division.

“There are a variety of mortgage lending programs available for new home buyers, and we find the option that best suits an individual buyer’s needs,” she said. “Toll Brothers has a variety of home designs and prices in its communities, and that too helps buyers find the perfect home to meet their current needs without sacrificing quality.”

Toll Brothers Florida West Division includes Belle Lago, a single-family community of estate homes and villas with pricing from the mid-\$300,000s in Estero; The Reserve at Estero, a community of single-family homes with pricing from the low \$200,000s also in Estero; and Firano at Naples, a community of single-family homes on the Davis Boulevard corridor in Naples with pricing from the upper-\$300,000s.

To reach Belle Lago or The Reserve at Estero from I-75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway. Make a left, heading west. The Reserve at Estero will be on the right. The entrance to Belle Lago is about ¼ mile farther west.

To reach Firano at Naples from I-75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2.3 miles to the Firano at Naples entrance on the left.

For more information, visit TollBrothersFlorida.com.

Toll Brothers, a Fortune 500 company, began business in 1967 and became a public company in 1986. Its common stock is listed on the New York Stock Exchange under the symbol "TOL". The Company serves move-up, empty-nester, active-adult and second-home home buyers and operates in 21 states.

Toll Brothers is honored to have won all three of the industry's highest honors: *America's Best Builder* from the National Association of Home Builders, the *National Housing Quality Award* and *Builder of the Year*.

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FEBRUARY 2009

NEW QUICK BUILD HOME RELEASED AT THE RESERVE AT ESTERO

ESTERO – A new “quick build” home – the Gustino home design - has been released for sale at The Reserve at Estero, a Toll Brothers community of single-family homes being developed on Estero Parkway.

“Quick build” homes have all of the necessary documents and plans in place to begin the permitting process, but construction begins only when a homeowner makes the final selections. This option speeds up the construction process while still providing a home that meets a family’s personal needs.

The Gustino includes three bedrooms and two baths in 1,522 air-conditioned square feet. The home features a great room with a dramatic vaulted ceiling, a gourmet kitchen with a breakfast bar, and a laundry room with a pantry. A focal point of the master suite is the recessed tray ceiling accented with crown molding. The suite includes a luxurious bath with twin vanities and a walk-in shower with the alternative option of a Roman tub.

This quick build Gustino on lot 366 is specially priced at \$231,995.

Amenities for the community are open for residents’ use and include an 8,000 square-foot clubhouse with a multi-purpose room for social or business gatherings, a fitness center with cardio-vascular and weight equipment, an aerobics room, a library and craft room, and a game room with a billiard table.

Outdoors, there is a lagoon-style pool, lighted tennis courts, and a sports court. A tot lot and a child’s pool offer special areas for children’s play. The clubhouse is designed as a center of community activity.

Four designer-furnished models currently available for viewing at The Reserve at Estero: the award-winning San Rio, a spacious three-bedroom, two-and one-half bath home; the Tosara, a four-bedroom, two- and one-half bath design with a dramatic two-story living room; the Carmona, also a two-story home with three bedrooms, two full baths and one half-bath; and the Gianna, a flexible two-story design, offering the option of three bedrooms plus a study, four bedrooms, or three bedrooms with an upstairs bonus room.

Located about 1 mile east of U.S. 41 on Estero Parkway, The Reserve at Estero will consist of 494 single-family homes when completed.

To visit the Sales and Information Center, from Interstate 75 take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway. Make a left. The Reserve at Estero will be on your right. The Sales and Information Center is open 10 a.m. to 8 p.m. on Monday; 10 a.m. to 6 p.m. Tuesday through Saturday; and 11 a.m. to 6 p.m. Sundays. For more information, visit TollBrothers.com or call (239) 334-3600.

In addition to The Reserve at Estero, in Southwest Florida, Toll Brothers' West Florida Division includes Belle Lago, a community of single-family homes also in Estero priced from the mid-\$300,000s; and Firano at Naples, a new community of single-family homes in Naples priced from the upper \$300,000s.

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FEBRUARY 2009

**TOLL BROTHERS RELEASES FOR SALE
SAN RIO HOME AT THE RESERVE AT ESTERO**

ESTERO – Toll Brothers, the nation's leading builder of luxury homes, has released for sale a new quick-delivery home - the San Rio - at The Reserve at Estero, a community of single-family homes being developed on Estero Parkway.

Quick Delivery homes are homes in various stages of construction and are perfect for those with time constraints.

The San Rio, which features the Traditional exterior design, is a spacious three-bedroom, two-bath home with a family room and breakfast area as well as formal living and dining rooms. The San Rio encompasses 1,981 air-conditioned square feet.

Special features include granite countertops, 42-inch wood cabinets and glass block window in the kitchen, a screened lanai, coffered ceilings and extensive architectural detailing throughout.

This home is valued at \$351,995 and exceptionally priced at \$311,995 with completion anticipated by the end of the year.

Amenities at The Reserve at Estero are open and available for residents' use including an 8,000 square-foot clubhouse with a community room, catering kitchen, fitness center, aerobics room, game room and billiards room. Outdoors there is a resort-style swimming pool and spa, tennis courts and a sports court. There is also a children's playground with a wading pool.

Located about ½ mile east of U.S. 41, The Reserve at Estero will consist of 494 single-family homes when completed. Pricing at The Reserve at Estero begins in the low \$200,000s. Four designer-furnished models are open daily.

To visit The Reserve at Estero Sales and Information Center, from Interstate 75 take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway. Make a left, heading west. The Reserve at Estero will be on your right. The Sales and Information Center is open 10 a.m. to 8 p.m. Mondays, 10 a.m. to 6 p.m. Tuesday through Saturday, and 11 a.m. to 6 p.m. Sundays. For more information, visit TheReserveAtEstero.com or call (239) 334-3600.

In addition to The Reserve at Estero, in Southwest Florida, Toll Brothers' West Florida Division includes Belle Lago, a community of single-family homes also in Estero priced from the mid-\$300,000s, BelleLago.com; and Firano at Naples, a new community of single-family homes in Naples priced from the upper \$300,000s, FiranoAtNaples.com.

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FEBRUARY 2009

NEW OPTIONS DESIGN UNVEILED AT THE RESERVE AT ESTERO

Toll Brothers, the nation's leading builder of luxury homes, has announced a new home design option available for the San Rio at The Reserve at Estero, a community of single-family homes being developed on Estero Parkway.

The San Rio is a three-bedroom, two-bath home encompassing 2,023 air-conditioned square feet. The home includes a two-car garage, covered entry and lanai.

"The San Rio is a popular award-winning design," said Gary Hains, assistant vice president of Toll Brothers Florida West Division. "The basic plan includes a great room plus a formal living and dining room. We have created a new option that provides a study with a double-door entry to offer new home buyers yet another way to personalize the home to meet their individual needs."

The option utilizes the space of the formal living room to create a study while retaining the formal dining room for entertaining. The home's great room opens to the lanai and outdoor living spaces.

The San Rio is base priced at \$348,995. With the study option, the home is base priced at \$353,395.

The San Rio is also one of four designer-furnished models currently available for viewing at The Reserve at Estero. Other models include the Gianna, a flexible two-story design, which can include three bedrooms plus a study, four bedrooms, or three bedrooms with an upstairs bonus room; the Tosara, a four-bedroom, two- and one-half bath design with a dramatic two-story living room; and the Carmona, also a two-story home with three bedrooms, two full baths and one half-bath. Pricing at The Reserve at Estero is from the low \$200,000s.

Amenities for the community are open for residents' use and include an 8,000 square-foot clubhouse with a multi-purpose room for social or business gatherings, a fitness center with cardio-vascular and weight equipment, an aerobics room, a library and craft room, and a game room with a billiard table.

Outdoors, there is a lagoon-style pool, lighted tennis courts, and a sports court. A tot lot and a child's pool offer special areas for children's play. The clubhouse is designed as a center of community activity.

Located about 1 mile east of U.S. 41 on Estero Parkway, The Reserve at Estero will consist of 494 single-family homes when completed.

To visit the Sales and Information Center, from Interstate 75 take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway. Make a left. The Reserve at Estero will be on your right. The Sales and Information Center is

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In addition to The Reserve at Estero, in Southwest Florida, Toll Brothers' West Florida Division includes Belle Lago, a community of single-family homes also in Estero priced from the mid-\$300,000s; and Firano at Naples, a new community of single-family homes in Naples priced from the upper \$300,000s.

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FEBRUARY 2009

TOLL BROTHERS OFFERS EXPANDED ENERGY OPTIONS

Toll Brothers communities in Southwest Florida are offering a selection of energy saving options that expands homeowners' ability to cut their energy bills.

"We have incorporated state-of-the-art technology that provides our owners numerous features to save energy and cut costs," said Ken Thirtyacre, president of Toll Brothers Florida West Division. The Division includes Belle Lago, a single-family community on Estero Parkway in Estero; The Reserve at Estero, a community of single-family homes also on Estero Parkway; and Firano at Naples, a new community of single-family homes off Davis Boulevard in Naples. "These items are environmentally friendly, plus we've expanded our selection of storm protection options."

Features offered include an energy package that upgrades R-30 to R-38 insulation in the flat ceiling areas, and a radiant barrier in the roof truss with multiple layers of aluminum that can reduce attic temperatures up to 30 degrees and improve air conditioning and heating performance up to 50 percent.

Tailored foam in the cells of the concrete block walls that doubles the "R" value of current insulation and helps prevent mold and mildew is also available. Other energy options are a separate humidistat for control over indoor humidity with a function that allows control when away from home, a programmable digital thermostat, and a high efficiency air-conditioning unit.

"Buyers may also choose a heat recovery system that uses the air conditioning system to heat the hot water in the home," said Thirtyacre. "That can result in a significant reduction in energy costs."

For efficiency there is an air cleaning system and an electronic air cleaner, and an added safety feature offered is impact glass in the windows.

"Our communities of Belle Lago and The Reserve at Estero have natural gas," Thirtyacre said. "That provides buyers in those communities one additional option: tankless gas water heaters. These supply a continuous flow of precisely heated hot water and can save up to 25 percent in water heating costs."

"These energy saving selections are simply enhancements to the outstanding designs and numerous special features incorporated into Toll Brothers' homes," Thirtyacre continued. "The options provide yet another way that buyers can personalize their homes."

Belle Lago offers a total of 15 home designs, ranging in size from 2,350 to 4,354 square feet and priced from the mid-\$300,000s. Four award-winning designer-furnished models are available for viewing.

Two separate home design collections are offered at The Reserve at Estero, each with a selection of four exterior designs. Homes range from 1,509 to 2,537 air-conditioned square feet. Several home designs are available for viewing as well as move-in-ready homes. Homes are priced from the low \$200,000s.

Two designer-furnished models are available for viewing at Firano at Naples, the Biella and Tiena. Pricing at Firano at Naples begins in the upper \$300,000s.

To reach Belle Lago or The Reserve at Estero from I-75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway. Make a left, heading west. The Reserve at Estero will be on the right. The entrance to Belle Lago is about ¼ mile farther west.

To reach Firano at Naples from I-75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2.3 miles to the Firano at Naples entrance on the left.

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FEBRUARY 2009

GOLF STILL THE GAME FOR BELLE LAGO RESIDENTS AT THE ESTERO COUNTRY CLUB

ESTERO – Residents at Belle Lago, a single-family community developed by Toll Brothers on Estero Parkway, may still take advantage of a special offering of membership at Estero Country Club at The Vines.

“There are a limited number of membership opportunities still available to homeowners at Belle Lago,” said Gene Gartlan, senior project manager for Toll Brothers. “Through a singular agreement with the Estero Country Club, our residents may purchase membership in the Club. Using the cart trail that leads from Belle Lago to the Club, they can even drive their own golf carts directly to the course for a round of golf or dinner at the Club.”

Gartlan estimates that about 10 percent of Belle Lago residents already are members of the Estero Country Club.

Larry and Suzanne Vendel, who have lived at Belle Lago for two years, are enthusiastic residents who have taken advantage of that opportunity. Larry, an avid golfer, says the arrangement adds a unique benefit to living in Belle Lago that you simply cannot find in many other area communities: direct access to a beautiful golf course.

Larry describes the course at the Estero Country Club as a very well designed “Old Florida” style course.

“It’s challenging, not boring, but it’s still a pleasure to play,” he said. “The clubhouse was recently re-designed and renovated. The staff is top flight. Suzanne and I have met a lot of good friends there. She plays Mahjong; I play golf once a week.”

The country club advantage was a significant part of the features that prompted the Vendels to buy a home at Belle Lago, but location also played a part. Time-share owners since the early 1990s, the Vendels decided to put down more permanent roots a few years ago.

“That gave us a chance to get to know the area,” Larry said. “We saw the changes, and Estero was the best place to be. It is centrally located, close to shopping and restaurants, and it has good access to the airport.”

According to Toll Brothers’ Gene Gartlan, several levels of membership are available at Estero Country Club, giving Belle Lago residents a choice of golf equity, sports equity, social equity and tennis social equity. The par-72 championship course was designed by Gordon Lewis and encompasses 105 acres surrounded by 38 acres of lakes. The Estero Country Club also offers five lighted Har-Tru courts and a clubhouse with fitness center, dining room, Grille Room and Mulligans Bar, with a full schedule of activities centered at the facilities.

“In Southwest Florida, where golf captures the enthusiasm of year-round and seasonal residents, we are pleased that we can offer those who want the lifestyle all the benefits of a golf course community,” Gartlan said. “It is a supplement to the extensive amenities and activities offered within Belle Lago.”

Belle Lago’s community amenities include a grand clubhouse with a multi-purpose room, fitness center, aerobics studio, library/craft room, game room, card/TV lounge and locker rooms. Outdoors, there are four Har-Tru clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five parks.

A total of 13 home designs are available at Belle Lago, ranging in size from 2,350 to 4,356 square feet and priced from the mid-\$300,000s. Four award-winning designer-furnished models are available for viewing.

In addition to Belle Lago, Toll Brothers’ West Florida Division includes The Reserve at Estero, a community of single-family homes also in Estero, TheReserveAtEstero.com priced from the \$200,000s, and Firano at Naples, a new community of single-family homes in Naples FiranoAtNaples.com, priced from the upper \$300,000s.

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FEBRUARY 2009

CLUBHOUSE AT FIRANO AT NAPLES NEARING COMPLETION

NAPLES – Toll Brothers has announced that work has been completed on much of the interior of the new clubhouse at Firano at Naples, a community of single-family homes off the Davis Boulevard corridor in Naples.

“We are on schedule for an anticipated opening in spring 2009,” said Chad Boisselle, project manager for Toll Brothers. “The next phase will include the detail and finishing that creates a special setting for community gatherings and for the residents to enjoy.”

According to Boisselle, workers have installed drywall, trim, tile and cabinets; countertops and final punch-out work will follow. Furnishings by Design Group West will complete the setting with an interior that combines a tropical and soft contemporary ambience.

The clubhouse at Firano at Naples will include a meeting room with a catering kitchen, an exercise room and a library lounge. Outdoors there will be a resort-style swimming pool, spa and a children’s playground.

Firano at Naples will include 112 single-family homes on approximately 40 acres when completed. Currently nine home designs – each with a choice of four exterior designs – are being offered with pricing beginning in the upper \$300,000s. Designs range from 2,058 to 3,753 square feet of air-conditioned space.

Currently two designer-furnished models are available for viewing, including the award-winning Biella design model and the Tiena. The Biella, a Parade of Homes award-winning model, employs a Mediterranean exterior design and is a two-bedroom, two-bath home with 2,058 square feet of air-conditioned living space. With a two-car garage, lanai and entry, the home includes 2,777 total square feet. Ideal for entertaining, the Biella features a large great room and open kitchen as well as the privacy of an expansive master suite with luxurious bath.

The Tiena model, which features the Provincial exterior elevation, is a two-story design with three bedrooms and three baths, encompassing 3,024 square feet of air-conditioned living space and 3,940 total square feet. The home features a grand foyer that opens to a separate formal living room and dining room accented by glass doors leading to an atrium courtyard.

To reach the community from Interstate 75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2 miles to the Firano at Naples entrance on the left. The sales center is located within the furnished models. For more information, please call (239) 596-5966 or visit FiranoAtNaples.com.

In addition to Firano at Naples, Toll Brothers’ West Florida Division includes Belle Lago, an Estero community of single-family homes with prices beginning in the mid-\$400,000s; and The

Reserve at Estero, a community of single-family homes also in Estero with pricing starting in the upper \$200,000s.

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CONSTRUCTION ACTIVITY STEPPED UP AT FIRANO AT NAPLES

Construction activity has stepped up to a strong pace with nine new homes now under construction at Firano at Naples, a Toll Brothers community of single-family homes off the Davis Boulevard corridor in Naples.

“Sales this season have fueled new construction activity, with nine homes under construction and additional ones in the permitting process,” said Chad Boisselle, project manager for Toll Brothers at Firano at Naples. “With the new clubhouse nearing completion, this is an exciting time for the community.”

The new amenities include a clubhouse with a community room, catering kitchen, fitness center, and media center. Outdoors there will be a resort-style pool with sunning decks, a spa and an array of other amenities. Amenities are expected to be completed spring 2009.

“The homes now under construction represent the variety of designs available at Firano at Naples, using four of the nine available floor plans,” Boisselle said. “The fact that five of the homes are the new Serino design is evidence of the extreme popularity of this floor plan.”

Firano at Naples will include 112 single-family homes on approximately 40 acres when completed. Pricing at Firano at Naples begins in the upper \$300,000s. Two designer-furnished models are available for viewing: the Biella and the Tiena.

The Biella, which employs the Mediterranean exterior design, is a two-bedroom plus study, two-and one-half bath home with 2,058 square feet of air-conditioned living space. With a two-car garage, lanai and entry, the home includes 2,777 total square feet. Ideal for entertaining, the Biella features a large great room and open kitchen as well as the privacy of an expansive master suite with luxurious bath.

The Tiena model, which features the Provincial exterior elevation, is a two-story design with three bedrooms and three baths, encompassing 3,024 square feet of air-conditioned living space and 3,940 total square feet. The home features a grand foyer that opens to a separate formal living room and dining room accented by glass doors leading to an atrium courtyard.

To reach the community from Interstate 75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2 3/10 miles to the Firano at Naples entrance on the left.

For more information, please call (239) 596-5966 or visit FiranoatNaples.com.

In addition to Firano at Naples, Toll Brothers' Florida West Division includes Belle Lago, an Estero community of single-family homes priced from the mid-\$300,000s; and The Reserve at Estero, a community of single-family homes also in Estero starting from the low \$200,000s.

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TOLL BROTHERS ANNOUNCES SALES MANAGER APPOINTMENT

ESTERO – Toll Brothers, the nation's leading builder of luxury homes, has announced that Jean Sweet has been named sales manager at Firano at Naples, a community of single-family homes on the Davis Boulevard corridor in Naples.

Sweet was previously a sales manager at Belle Lago, a Toll Brothers community of single-family estate homes and villas in Estero.

Originally from the state of New York, Sweet has worked in real estate sales for more than 10 years. She began her career with WCI Communities, working in Bay Colony, Pelican Sound and Tiburon.

Over the years, she earned numerous sales awards. Sweet is a licensed Florida Real Estate broker and has achieved the designations Graduate, Realtor Institute (GRI) and Certified New Home Sales Professional (CSP). She also holds professional affiliations with the Naples Area Board of Realtors (NABOR), the National Association of Realtors (NAR), Florida Association of Realtors (FAR) and the Women's Council of Realtors (WCR).

Sweet attended the State University of New York at Suffolk County Community College in Selden, New York, with a major in business administration and marketing.

In addition to Firano at Naples and Belle Lago, Toll Brothers' West Florida Division includes The Reserve at Estero, a community of single-family homes also in Estero.

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Toll Brothers builds luxury single-family detached and attached home communities, master planned luxury residential resort-style golf communities and urban low, mid- and high-rise communities, principally on land it develops and improves.

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MARCH 2009

EXPANDED HOME DESIGN OPTION OFFERED AT FIRANO AT NAPLES

A new design option that creates a six-bedroom home has been released at Firano at Naples, a Toll Brothers community of single-family homes on the Davis Boulevard corridor in Naples.

“The Tiena is a flexible two-story home design that easily expands from a three-bedroom base,” said Chad Boisselle, project manager for Toll Brothers at Firano at Naples. “Our newest option can enlarge this floor plan to incorporate six bedrooms and four full baths, providing buyers with yet more variety to meet their individual needs. The home has a beautiful and stately exterior design.”

According to Boisselle, one homeowner at Firano at Naples has already taken advantage of the flexibility of the design to create a five-bedroom home.

The Tiena furnished model, which features the Provincial exterior elevation, uses the base design with three bedrooms and three baths, encompassing 3,024 square feet of air-conditioned living space and 3,940 total square feet. With furnishings by Design Group West, the home includes a grand foyer that opens to a separate formal living room and dining room accented by glass doors leading to an atrium courtyard.

Firano at Naples will include 112 single-family homes on approximately 40 acres when completed. Currently nine home designs – each with a choice of four exterior designs – are being offered with pricing beginning in the upper \$300,000s. Designs range from 2,058 to 3,753 square feet of air-conditioned space.

In addition to the Tiena model, the award-winning Biella is featured as a furnished model available for viewing.

Community amenities opening soon include a clubhouse with a community room, catering kitchen, fitness center, and media center. Outdoors there will be a resort-style pool with sunning decks, a spa and an array of other amenities.

To reach the community from Interstate 75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2 miles to the Firano at Naples entrance on the left. The sales center is located within the furnished models. For more information, please call (239) 596-5966 or visit FiranoAtNaples.com.

In addition to Firano at Naples, Toll Brothers’ West Florida Division includes Belle Lago, an Estero community of single-family homes with prices beginning in the mid-\$300,000s; and The Reserve at Estero, a community of single-family homes also in Estero with pricing starting in the low \$200,000s.

Toll Brothers, a Fortune 500 company, began business in 1967 and became a public company in 1986. Its common stock is listed on the New York Stock Exchange under the symbol "TOL". The Company serves move-up, empty-nester, active-adult and second-home home buyers and operates in 21 states.

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MARCH 2009

**MOVE-IN READY ROYALE ESTATE HOME
RELEASED FOR SALE AT BELLE LAGO**

ESTERO – A move-in ready estate home – the Royale – has been released for sale at Belle Lago, a community of single-family homes by Toll Brothers on Estero Parkway.

The Royale, which features the Chateau exterior design, includes three bedrooms, three and one-half baths in 3,345 square feet of air-conditioned space. This home presents a distinctive design with two master suites and includes numerous special features such as a gourmet kitchen with granite countertops and backsplash, stainless steel appliances and 42-inch upgraded cabinets. The spacious master suite is enhanced with a coffered ceiling, and offers a luxurious bath with a frameless shower, marble countertops, and a glass block window. The Royale has formal living and dining rooms as well as a spacious leisure room. There is a three-car garage.

Located on a lakefront home site, the Royale is exceptionally priced at \$697,995, unfurnished. According to Gene Gartlan, senior project manager for Toll Brothers, the home is also available furnished.

Belle Lago's community amenities include a grand clubhouse with a multi-purpose room, fitness center, aerobics studio, library/craft room, game room, card/TV lounge and locker rooms. Outdoors, there are four Har-Tru clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five parks.

A total of 13 home designs are available at Belle Lago, ranging in size from 2,350 to 4,356 square feet and priced from the mid-\$300,000s. Four award-winning designer-furnished models are available for viewing.

To reach Belle Lago from Interstate 75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway (formerly Koreshan Boulevard). Make a left, heading west, and travel 1 mile to the Belle Lago entrance on the right. The Belle Lago Sales and Information Center is open 10 a.m. to 8 p.m. Monday, 10 a.m. to 6 p.m. Tuesday through Saturday, and 11 a.m. to 6 p.m. Sundays. For more information about Belle Lago, call (239) 344-0600 or visit BelleLago.com.

In addition to Belle Lago, Toll Brothers' West Florida Division includes The Reserve at Estero, a community of single-family homes also in Estero, TheReserveAtEstero.com priced from the low \$200,000s, and Firano at Naples, a new community of single-family homes in Naples FiranoAtNaples.com, priced from the upper \$300,000s.

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MARCH 2009

TOLL BROTHERS RELEASES
NEW ESTATE HOME AT BELLE LAGO

ESTERO - Toll Brothers, the nation's leading builder of luxury homes, has released for sale a new quick delivery estate home - the Sandpiper - at Belle Lago, a community of single-family homes on Estero Parkway about 1 mile east of U.S. 41.

This Sandpiper features the Mediterranean exterior design and a great room floorplan with three bedrooms plus a study and three full baths in 2,721 square feet of air-conditioned living space. The design includes a formal dining room and a sitting area off of the master suite. Special features include a gourmet kitchen with granite countertops and tile throughout the home.

The Sandpiper has a base price of \$567,995; however, this Quick Delivery Home is exceptionally priced at \$499,995 and is available for immediate occupancy.

Belle Lago's community amenities include a grand clubhouse with a multi-purpose room, fitness center, aerobics studio, library/craft room, game room, card/TV lounge and locker rooms. Outdoors, there are four Har-Tru® clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five parks. The clubhouse serves as a vibrant hub of the neighborhood and hosts a variety of resident activities such as bridge, round robin tennis, yagalates, Zumba and more.

Two collections of homes are available at Belle Lago. The Villa Collection offers six home designs ranging from approximately 2,500 to 3,025 square feet, starting from the mid-\$300,000s. The Estate Collection is priced from the mid-\$400,000s and features seven home designs, ranging from 2,720 to 43,40 square feet.

Spectacular incentives and Quick Delivery Homes with incredible savings are available in both Collections. Four award-winning designer-furnished models are available for viewing.

To reach Belle Lago from Interstate 75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway (formerly Koreshan Boulevard). Make a left, heading west, and travel 1 mile to the Belle Lago entrance on the right. The Belle Lago Sales and Information Center is open 10 a.m. to 8 p.m. Mondays, 10 a.m. to 6 p.m. Tuesday through Saturday and 11 a.m. to 6 p.m. Sundays. For more information about Belle Lago, call (239) 344-0600 or visit BelleLago.com.

In addition to Belle Lago, Toll Brothers' West Florida Division includes The Reserve at Estero, a community of single-family homes also in Estero, TheReserveAtEstero.com priced from the low \$200,000s, and Firano at Naples, a new community of single-family homes in Naples FiranoAtNaples.com, priced from the upper \$300,000s.

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MAY 2009

NEW DESIGN AT FIRANO AT NAPLES HITS THE MARK

The first Serino home design is nearing completion at Firano at Naples, and the first buyers to select the design, Tom and Danielle Petry, say it is everything they wanted in a house.

“It’s a funny story,” Danielle said. Danielle works as a secretary at the Administrative Center for the Collier County School District where Tom works as director of technology. She had been working at a different job when he called with news.

“He said, ‘I put a deposit down on a house. It’s too good to miss,’” she recalled with a smile.

At that time, the Serino floorplan was just in the final stages of design, so to give Danielle a clear picture of how the space would function the couple visited a similar design at Belle Lago, one of Toll Brothers’ Estero communities.

“I was convinced,” Danielle said. “This is a really good floorplan.”

The Serino is a gracious single-story home with three bedrooms plus a study and two and one-half baths. A great room design, the Serino has a formal dining room – a feature on the couple’s “must” list - plus a generous bay windowed breakfast room overlooking the lanai. The basic floorplan encompasses 2,283 square feet of air-conditioned living space, and with covered entry, covered lanai and two-car garage, the Serino has 3,016 total square feet.

The Serino home design was everything they wanted – except for one feature. Danielle particularly wanted a walk-through shower in the master bathroom.

“Toll Brothers was just completing the design of the Serino plan, and they agreed to take a look at what we wanted,” Tom said. “They were able to expand the design to incorporate the walk-through shower in the master bath, and now offer it as an option.”

“You really get that ‘Wow!’ factor,” Danielle said.

There were other key points that played a part in their decision, says Tom, whose father was an appraiser for 35 years.

“I had always heard really nice things about Toll Brothers,” he said. “Their homes have that custom feel, and you really get the stability of an established company. We knew this home was going to get built.”

Married in November 2008, the Petrys anticipate moving into their new home by summer.

“We feel so lucky to have a beautiful home like this,” Danielle said.

The popularity of the Serino design was shown when seven families selected the home within the first three months after the floorplan was publicly announced.

“It is a design that can fit the lifestyle of many families,” said Chad Boisselle, project manager for Toll Brothers at Firano at Naples. “Add to that the incredible number of options available at Toll Brothers Regional Design Studio, and home buyers can find a perfect fit for their lifestyle.”

Firano at Naples offers a total of nine home designs, with sizes ranging from 2,058 to 3,753 air-conditioned square feet. Each design offers a choice of four exterior designs. Pricing begins in the upper \$300,000s.

Firano at Naples will include 112 single-family homes on approximately 40 acres when completed. Community amenities nearing completion include a clubhouse opening this summer that will include a community room, catering kitchen, fitness center, and media center. Outdoors there will be a resort-style pool with sunning decks, a spa and an array of other amenities.

Two designer-furnished models are available for viewing: the Biella, a two-bedroom plus study, two- and one-half bath home with 2,058 square feet of air-conditioned living space, and the Tiena, a two-story design with three bedrooms and three baths, encompassing 3,024 square feet of air-conditioned living space.

To reach the community from Interstate 75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2 3/10 miles to the Firano at Naples entrance on the left.

For more information, please call (239) 596-5966 or visit FiranoatNaples.com.

In addition to Firano at Naples, Toll Brothers' West Florida Division includes Belle Lago, BelleLago.com, an Estero community of single-family homes priced from the mid-\$300,000s; and The Reserve at Estero, TheReserveatEstero.com, a community of single-family homes also in Estero starting from the low \$200,000s.

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TOLL BROTHERS' OFFERS SEASONAL/EXTENDED DEPARTURE CHECKLIST

Toll Brothers Florida West Division has released its "Seasonal/Extended Departure Checklist" for homeowners who will be away for an extended period of time. The guidelines are intended to prevent potential problems that may occur in an unattended home.

"The checklist was originally created for seasonal owners in our Florida communities, but it is a valuable guide for all homeowners when they plan to be away for an extended period of time," said Ken Thirtyacre, president of Toll Brothers Florida West Division. "It offers suggestions for each aspect of the home."

Toll Brothers Florida West Division includes The Reserve at Estero, a community of single-family homes in Estero priced from the low \$200,000s; Belle Lago, a community of single-family homes also in Estero priced from the mid-\$300,000s; and Firano at Naples, a new community of single-family homes in Naples priced from the upper \$300,000s.

- During extended absences turn off the main water supply, the list advises. When the water supply is off, the breaker to the hot water heater should also be turned off, but the shut down procedure for hot water heaters varies, so be certain to follow the instructions in the water heater's manual.
- It is recommended that homeowners replace the air conditioner filters and set the temperature according to the manufacturer's recommendation, generally about 75 degrees.
- Turn off the breakers to major appliances, not needed. If the refrigerator is off, prop the door open and be sure all containers are emptied. Close the dishwasher door, but don't lock in position. After use of the kitchen sink is complete, pour ½ to ¾ cup of sardine oil into the disposal to keep the blades lubricated and to prevent rust.
- For security, owners should ensure that any alarm system is working properly, according to the Toll Brothers checklist. The monitoring company should be notified of the departure date and anticipated return, the name of anyone who is authorized to enter the home and emergency contact information. Automatic garage door openers should be switched off or the opener should be disengaged and the door locked manually.

"Many of the recommendations are items that everyone will likely want to do, regardless of the length of time away," Thirtyacre said. "Disconnecting small appliances, cleaning thoroughly and removing items that attract bugs – such as sugar, crackers, bread and pasta from the pantry – are easy steps to take and good precautions. Whether seasonal residents are returning to northern homes or full-time Floridians are taking a long vacation, Toll Brothers wants to help homeowners assure that their home is properly prepared for their absence."

To obtain a complete copy of the “Seasonal/Extended Departure Checklist,” visit the sales and information office in a Southwest Florida Toll Brothers community: Belle Lago, The Reserve at Estero, or Firano at Naples.

To reach Belle Lago or The Reserve at Estero from I-75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway. Make a left, heading west. The Reserve at Estero will be on the right. The entrance to Belle Lago is about ¼ mile farther west.

To reach Firano at Naples from I-75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2.3 miles to the Firano at Naples entrance on the left.

For more information, visit TollBrothersFlorida.com.

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MAY 2009

**TIENA MODEL PRESENTS SPACIOUS ELEGANCE
AT FIRANO AT NAPLES**

Shades of pale gold are blended with rich creams and accents of muted green to create a rich palette for the interior of the Tiena, a designer-furnished model within Firano at Naples, a community of single-family homes by Toll Brothers on the Davis Boulevard corridor.

The Tiena is a two-story design with three bedrooms plus a study and three full baths, encompassing 3,024 square feet of air-conditioned living space and 3,940 total square feet with interior by Design Group West. The flexible design may be expanded from the three-bedroom base to incorporate as many as six bedrooms.

The covered entryway includes a raised tower with columns and a cobblestone terrace. A leaded glass door with flanking glass panels and an arched transom add an element of Old World grace. The living room sets an elegant tone for the home with furnishings that convey an atmosphere of comfort. In the hallway, inlay of glass mosaics leads to the formal dining room. A private courtyard off the living and dining rooms provides an intimate outdoor seating area complete with a copper fire pit.

The heart of the Tiena is the expansive family room, which includes a gourmet kitchen and breakfast area, all sharing a view of the pool area. Sliding doors capture the natural light in the room, while offering views of the pool and lake beyond.

The kitchen is framed by a long bi-level, granite-topped island and has a generous preparation area that includes a double sink and dishwasher. Lighted glass-front cabinets display treasured items. The wood of the custom cabinets is repeated over the range hood providing a decorative accent. Easy-glide drawers, walls of cabinets and a walk-in pantry provide substantial storage. Matching cabinetry conceals the door fronts of GE® Monogram appliances.

The pool area features a substantial covered lanai, a pool with a spa, a cabana bath, a fountain and wide entry steps.

The first-level study offers its own access to the pool area.

On the second floor, the master suite is a spacious getaway accented with tray ceilings and cove lighting. Bedding of cream accented with gold and green create a sophisticated ambience. French doors lead to a private balcony with views of the pool and lake.

The master bathroom includes a glass-enclosed shower with listello wall accents, a separate Roman tub with granite tub surround, twin vanities and a private water closet. Glass block windows over the tub flood the room with natural light while assuring complete privacy.

Two guest bedrooms share access to an upstairs guest bath with twin vanities and a tub/shower combination.

The second-floor loft area includes built-in double desks and a wall with cork wall covering. A game table centered in the room completes the entertainment area.

The second floor offers the convenience of a well-equipped laundry and utility room with GE® Profile appliances and a deep sink.

The Tiena is available with base prices starting from \$534,995.

Firano at Naples will include 112 single-family homes on approximately 40 acres when completed. Amenities nearing completion include a clubhouse with a community room, catering kitchen, fitness center, and media center. Outdoors there will be a resort-style pool with sunning decks, a spa and an array of other amenities opening this summer.

Currently nine home designs – each with a choice of four exterior designs – are being offered with pricing beginning in the upper \$300,000s. Designs range from 2,058 to 3,753 square feet of air-conditioned space.

To reach the community from Interstate 75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2 miles to the Firano at Naples entrance on the left. The sales center is located within the furnished models. For more information, please call (239) 596-5966 or visit FiranoAtNaples.com.

In addition to Firano at Naples, Toll Brothers' West Florida Division includes Belle Lago, an Estero community of single-family homes with prices beginning in the mid-\$300,000s; and The Reserve at Estero, a community of single-family homes also in Estero with pricing starting in the low \$200,000s.

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MAY 2009

CONSTRUCTION ACTIVITY INTENSIFIES AT BELLE LAGO

Construction activity has escalated at Toll Brothers' Belle Lago community, with 17 new homes currently under construction. Belle Lago is a community of single-family homes on Estero Parkway in Estero.

"We've had a very active selling season, and construction is keeping pace," said Gene Gartlan, senior project manager for Toll Brothers at Belle Lago. "The variety of home designs at Belle Lago, the numerous community amenities and the central location all contribute to the popularity of this community."

Belle Lago is located minutes from the shopping and restaurants of Coconut Point, Gulfcoast Town Center, and Miromar Outlets and offers easy access to the I-75 corridor and Southwest Florida International Airport.

Community amenities include a grand clubhouse with a multi-purpose room, fitness center, aerobics studio, library/craft room, game room, card/TV lounge and locker rooms. Outdoors, there are four Har-Tru clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five parks.

In addition to the amenities provided within the community, residents of Belle Lago have the opportunity for membership at The Estero Country Club at The Vines. The arrangement provides for direct access between the communities with the extension of a cart path that allows Belle Lago residents to drive their own golf carts directly to the course for a round of golf or dinner at the club.

A total of 13 home designs are available at Belle Lago, ranging in size from 2,350 to 4,356 square feet and priced from the mid-\$300,000s. Four award-winning designer-furnished models are available for viewing.

In addition to Belle Lago, Toll Brothers' West Florida Division includes The Reserve at Estero, a community of single-family homes also in Estero, TheReserveAtEstero.com priced from the low \$200,000s, and Firano at Naples, a new community of single-family homes in Naples FiranoAtNaples.com, priced from the upper \$300,000s.

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MAY 2009

TOLL BROTHERS ESTATE HOMES OFFER ALTERNATIVE TO CUSTOM

Toll Brothers, the nation's leading builder of luxury homes, is offering its collection of estate home designs at Belle Lago, a community of single-family homes on Estero Parkway, as an alternative to custom home construction.

“With expansive floorplans, included luxurious amenities and an enhanced array of options, Toll Brothers is now in direct competition for the custom home market,” said Gary Hains, Toll Brothers Assistant Vice President. “For example, one of our designs includes five bedrooms, four and one-half baths and is priced in the upper \$600,000s, while a custom home with comparable features can easily be twice this amount. Our estate home prices begin in the mid-\$400,000s with the same included features buyers would find in their custom home.”

The included features incorporate stainless steel appliances; granite countertops in the kitchen with undermount sinks; raised panel, maple wood full overlay cabinetry with 42-inch upper cabinets in the kitchen; marble countertops and listello border tile in the master bath; 18-by-18-inch floor tile; wood shelving throughout all closets and kitchen pantry; an 18-light impact glass front door; and a screened lanai with pavers.

“In addition, there are literally thousands of options available at the Regional Design Studio where buyers can further personalize their new home,” Hains said. “Features at the Design Studio are regularly updated to add the latest items available from top manufacturers in cabinetry, flooring, appliances, lighting and plumbing fixtures. Even items such as the new GE® Induction Cooktop are available for our homes.”

The Estate Collection offers a range of sizes from a three-bedroom, three-and-one-half bath home with 2,721 air-conditioned square feet to a five-bedroom, four-and-one-half bath design with 4,354 air-conditioned square feet. Seven floorplans are available in this collection, each with a choice of four exterior designs.

Two designer-furnished models represent the Estate Collection at Belle Lago: the Aragon and the Diplomat.

The Aragon has three bedrooms, three and one-half baths and a study, for 3,120 square feet of living area and 4,397 total square feet. The second and third bedrooms are separated from the master wing by the home's main living areas.

The Diplomat, a two-story estate design, encompasses 4,356 air-conditioned square feet and a total of 5,450 square feet. It has five bedrooms, four-and one-half baths, a playroom, a study, an exercise room and a formal dining room. This furnished model earned a Lee County Building Industry Association Pinnacle Award for Best Product.

Belle Lago's community amenities include a grand clubhouse with a multi-purpose room, fitness

center, aerobics studio, library/craft room, game room, card/TV lounge and locker rooms. Outdoors, there are four Har-Tru® clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five parks. In addition to the amenities provided within the community, a limited number of membership opportunities are available to Belle Lago homeowners at Estero Country Club at The Vines. An extended cart path provides direct access between the two communities, allowing Belle Lago residents to drive their own golf carts directly to the course for a round of golf or dinner.

A total of 13 home designs are available at Belle Lago, ranging in size from 2,350 to 4,356 square feet and priced from the mid-\$300,000s. Four award-winning designer-furnished models are available for viewing, representing both the Estate Collection and the Villa Collection.

To reach Belle Lago from Interstate 75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway (formerly Koreshan Boulevard). Make a left, heading west, and travel 1 mile to the Belle Lago entrance on the right. The Belle Lago Sales and Information Center is open 10 a.m. to 8 p.m. Monday, 10 a.m. to 6 p.m. Tuesday through Saturday and 11 a.m. to 6 p.m. Sundays. For more information about Belle Lago, call (239) 344-0600 or visit BelleLago.com.

In addition to Belle Lago, Toll Brothers' West Florida Division includes The Reserve at Estero, a community of single-family homes also in Estero, TheReserveAtEstero.com priced from the low \$200,000s, and Firano at Naples, a new community of single-family homes in Naples FiranoAtNaples.com, priced from the upper \$300,000s.

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MAY 2009

**TOLL BROTHERS ANNOUNCES
JEAN SWEET AS BROKER OF RECORD**

ESTERO – Toll Brothers, the nation's leading builder of luxury homes, has announced that Jean Sweet has been named Broker of Record for the company's Florida West Division.

Sweet joined Toll Brothers in November 2007 as a sales manager in the sales and information center at Belle Lago, a Toll Brothers community of single-family estate homes and villas in Estero. She currently works at Firano at Naples, a community of single-family homes in Naples.

Since joining Toll Brothers, Sweet has frequently been recognized as Sales Manager of the Month for her outstanding performance.

Originally from the state of New York, Sweet has worked in real estate sales for more than a dozen years. She began her career with WCI Communities, working in Bay Colony, Pelican Sound and Tiburon.

Over the years, she earned numerous sales awards. Sweet is a licensed Florida Real Estate broker and has achieved the designations Graduate, Realtor Institute (GRI) and Certified New Home Sales Professional (CSP). She also holds professional affiliations with the Naples Area Board of Realtors (NABOR), the National Association of Realtors (NAR), Florida Association of Realtors (GAR) and the Women's Council of Realtors (WCR).

Sweet attended the State University of New York at Suffolk County Community College in Selden, New York, with a major in business administration and marketing.

In addition to Firano at Naples and Belle Lago, Toll Brothers' Florida West Division includes The Reserve at Estero, a community of single-family homes also in Estero starting from the low \$200,000s.

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MAY 2009

NEW QUICK-DELIVERY ESTATE HOME OFFERED AT BELLE LAGO

ESTERO – Toll Brothers, the nation’s leading builder of luxury homes, has released for sale a new estate home – the Aragon – at Belle Lago a community of single-family homes on Estero Parkway.

“This home features the Versailles exterior design and includes numerous special features,” said Gene Gartlan, senior project manager for Toll Brothers at Belle Lago. “Construction is expected to be complete in six months.”

The Aragon’s single-story home design includes a master bedroom suite, two guest bedrooms - each with a full bath – and a study. The home has 3,120 air-conditioned square feet of living area and a total of 4,397 square feet.

Special features include granite countertops in the kitchen, stainless steel GE Profile® appliances, upgraded kitchen cabinets, marble countertops in the master bath, mitered glass window in the breakfast nook, and an upgraded impact glass front door. The home has a side-loading three-car garage.

This Aragon is exceptionally priced at \$558,995.

A total of 13 home designs are available at Belle Lago, ranging in size from 2,350 to 4,356 square feet and priced from the mid-\$300,000s. Four award-winning designer-furnished models are available for viewing, including an Aragon design.

Community amenities include a grand clubhouse with a multi-purpose room, fitness center, aerobics studio, library/craft room, game room, card/TV lounge and locker rooms. Outdoors, there are four Har-Tru clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five parks.

In addition to the amenities provided within the community, residents of Belle Lago have the opportunity for membership at The Estero Country Club at The Vines. The arrangement provides for direct access between the communities with the extension of a cart path that allows Belle Lago residents to drive their own golf carts directly to the course for a round of golf or dinner at the club.

In addition to Belle Lago, Toll Brothers’ West Florida Division includes The Reserve at Estero, a community of single-family homes also in Estero, TheReserveAtEstero.com priced from the low \$200,000s, and Firano at Naples, a new community of single-family homes in Naples FiranoAtNaples.com, priced from the upper \$300,000s.

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JUNE 2009

**ESTATE HOME AT BELLE LAGO
AVAILABLE FOR SUMMER MOVE-IN**

ESTERO – Toll Brothers, the nation's leading builder of luxury homes, has released for sale a new estate home – the Aragon – at Belle Lago a community of single-family homes on Estero Parkway.

The Aragon's single-story home design includes a master bedroom suite, two guest bedrooms - each with a full bath – and a study. The home has 3,120 air-conditioned square feet of living area and a total of 4,397 square feet.

This home features the Mediterranean exterior design and includes numerous special features, including granite countertops in the kitchen, upgraded kitchen cabinets, marble countertops in the master bath, mitered glass window in the breakfast nook, and 18-inch tile throughout. The Aragon has a courtyard entry three-car garage.

This Aragon is valued at \$627,995 and is exceptionally priced at \$599,995. Completion is anticipated in August 2009.

A total of 13 home designs are available at Belle Lago, ranging in size from 2,350 to 4,356 square feet and priced from the mid-\$300,000s. Four award-winning designer-furnished models are available for viewing, including an Aragon design.

Community amenities include a grand clubhouse with a multi-purpose room, fitness center, aerobics studio, library/craft room, game room, card/TV lounge and locker rooms. Outdoors, there are four Har-Tru clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five parks.

In addition to the amenities provided within the community, residents of Belle Lago have the opportunity for membership at The Estero Country Club at The Vines. The arrangement provides for direct access between the communities with the extension of a cart path that allows Belle Lago residents to drive their own golf carts directly to the course for a round of golf or dinner at the club.

In addition to Belle Lago, Toll Brothers' West Florida Division includes The Reserve at Estero, a community of single-family homes also in Estero, TheReserveAtEstero.com priced from the low \$200,000s, and Firano at Naples, a new community of single-family homes in Naples FiranoAtNaples.com, priced from the upper \$300,000s.

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JUNE 2009

**WINTERS HONORED AS “FIVE STAR”
REAL ESTATE AGENT**

BONITA SPRINGS – Toll Brothers, the nation’s leading builder of luxury homes, has announced that Stan Winters has been selected as a 2009 “Five Star” Real Estate Agent.

Winters, who is a sales manager at The Reserve at Estero, a Toll Brothers community of single-family homes on Estero Parkway in Estero, was honored in the category “Best in Client Satisfaction.” The list of honorees appears on the Five Star website, www.fivestarpromotional.com, and in the May issue of *Gulfshore Life* magazine.

The selection was based on a survey by Crescendo Business Services, an independent research firm, of 18,000 Southwest Florida area residents who recently purchased a home. In addition, the firm sent 250 surveys to mortgage and title companies. Recipients were asked to evaluate only agents whom they knew through personal experience. Evaluation was based on nine criteria including customer service, integrity, market knowledge, communication, negotiation, closing preparation, finding the right home, marketing the home and overall satisfaction.

The list of “Five Star: Best in Client Satisfaction” represents less than 4 percent of actively licensed agents in Southwest Florida.

Winters began his career in real estate sales in 2001 and has worked in new home sales for eight years. He joined Toll Brothers in February 2007.

Winters is a licensed Florida REALTOR®, a member of the National Association of REALTORS® and the Florida Association of REALTORS®. He has earned the Certified Sales Professional designation and Graduate, Real Estate Institute designation.

Prior to entering the real estate field, he worked in sales in the construction industry for 15 years. Originally from Orlando, he attended the University of Central Florida.

In addition to The Reserve at Estero, Toll Brothers’ West Florida Division includes Belle Lago, a community of single-family homes also in Estero; and Firano at Naples, a new community of single-family homes on the Davis Boulevard corridor.

Toll Brothers, a Fortune 1000 company, began business in 1967 and became a public company in 1986. Its common stock is listed on the New York Stock Exchange under the symbol "TOL". The Company serves move-up, empty-nester, active-adult and second-home home buyers and operates in 21 states.

Toll Brothers builds luxury single-family detached and attached home communities, master planned luxury residential resort-style golf communities and urban low, mid- and high-rise communities, principally on land it develops and improves.

Toll Brothers is honored to have won all three of the industry's highest honors: *America's Best Builder* from the National Association of Home Builders, the *National Housing Quality Award* and *Builder of the Year*. Visit TollBrothers.com for additional information.

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JUNE 2009

**NEW SARANAC VILLA
RELEASED FOR SALE AT BELLE LAGO**

ESTERO – A new “quick build” villa home – the Saranac – has been released for sale at Belle Lago, a community of single-family homes by Toll Brothers, the nation’s leading builder of luxury homes, located on Estero Parkway.

Quick-build homes have building permits in place, but construction has not yet begun. This provides buyers with the opportunity to select options to create a home that meets the family’s personal needs. Yet with the permit in place, construction can begin as soon as selections are complete.

The Saranac, which has a Chateau exterior design, is a three-bedroom, two-bath home with a den, encompassing 2,558 air-conditioned square feet. The master suite offers a generous sitting room of more than 100 square feet. The master bath has marble countertops, a Roman soaking tub and glass block.

The gourmet kitchen has GE® stainless steel appliances, a breakfast nook and 42-inch raised panel cherry or maple cabinets.

The Saranac, originally priced at \$493,995, is now exceptionally priced at \$393,995, with completion anticipated by October 2009.

Belle Lago’s community amenities are completed and open for resident use and include a grand clubhouse with a multi-purpose room, fitness center, aerobics studio, library/craft room, game room, Internet café, card/TV lounge and locker rooms. Outdoors, there are Hydro-grid clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five private parks.

In addition to the amenities provided within the community, residents of Belle Lago have the opportunity for membership at The Estero Country Club at The Vines. The arrangement provides for direct access between the communities with the extension of a cart path that allows Belle Lago residents to drive their own golf carts directly to the course for a round of golf or dinner at the club.

A total of 13 home designs are available at Belle Lago, ranging in size from 2,350 to 4,356 square feet and priced from the mid-\$300,000s. Four award-winning designer-furnished models are available for viewing.

To reach Belle Lago from Interstate 75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway (formerly Koreshan Boulevard). Make a left, heading west, and travel 1 mile to the Belle Lago entrance on the right. The Belle Lago Sales and Information Center is open 10 a.m. to 8 p.m. Mondays, 10 a.m. to 6

p.m. Tuesday through Saturday, and 11 a.m. to 6 p.m. Sundays. For more information about Belle Lago, call (239) 344-0600 or visit BelleLago.com.

In addition to Belle Lago, Toll Brothers' West Florida Division includes The Reserve at Estero, a community of single-family homes also in Estero, TheReserveAtEstero.com priced from the low \$200,000s, and Firano at Naples, a new community of single-family homes in Naples FiranoAtNaples.com, priced from the upper \$300,000s.

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JUNE 2009

**CLUBHOUSE GRAND OPENING
AT FIRANO AT NAPLES**

Firano at Naples will hold a Grand Opening celebration Saturday, June 20, for the newly completed community clubhouse. Built by Toll Brothers, the nation's leading luxury home builder, Firano at Naples is a community of single-family homes off the Davis Boulevard corridor in Naples.

Visitors are invited to tour the new amenities from 10 a.m. to 6 p.m. and enjoy refreshments.

The clubhouse includes a meeting room with a catering kitchen, an exercise room and a library lounge. Furnishings by Design Group West complete the setting with an interior that combines a tropical and soft contemporary ambience with sea grass detail and mahogany finishes. The palette selected utilizes shades of blue green with apricot accent..

Outdoors there is a resort-style swimming pool, spa and a children's playground. The interior color scheme extends onto the pool deck, which is furnished with market umbrellas and chaise lounges.

Visitors are also invited to tour the community's designer-furnished model, the Tiena. The model, which features the Provincial exterior elevation, is a two-story design with three bedrooms and three baths, encompassing 3,024 square feet of air-conditioned living space and 3,940 total square feet. The home features a grand foyer that opens to a separate formal living room and dining room accented by glass doors leading to an atrium courtyard.

To reach the community from Interstate 75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2 3/10 miles to the Firano at Naples entrance on the left.

Firano at Naples will include 112 single-family homes on approximately 40 acres when completed. Pricing at Firano at Naples begins in the upper \$300,000s.

For more information, please call (239) 596-5966 or visit FiranoatNaples.com.

In addition to Firano at Naples, Toll Brothers' Florida West Division includes Belle Lago, BelleLago.com, an Estero community of single-family homes priced from the mid-\$300,000s; and The Reserve at Estero, TheReserveatEstero.com, a community of single-family homes also in Estero starting from the low \$200,000s.

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JUNE 2009

**QUICK-BUILD ROYALE ESTATE HOME
RELEASED FOR SALE AT BELLE LAGO**

ESTERO – A quick-build estate home – the Royale – has been released for sale at Belle Lago, a community of single-family homes by Toll Brothers on Estero Parkway.

Quick-build homes have building permits in place, but construction has not yet begun. This provides buyers with the opportunity to select options to create a home that meets the family's personal needs, yet with the permit in place, construction can begin as soon as selections are complete.

The home features the Versailles exterior design and includes four bedrooms and three baths in 3,345 square feet of air-conditioned space. Special features include a gourmet kitchen with granite countertops, GE® stainless steel appliances and 42-inch raised panel cabinets. The luxurious master bath has marble counter tops, upgraded tile with listellos, a Roman soaking tub and glass block. The Royale has a three-car garage.

This Royale is valued at \$617,995 and is exceptionally priced at \$501,995. The home is scheduled for completion in October 2009.

Belle Lago's community amenities include a grand clubhouse with a multi-purpose room, fitness center, aerobics studio, library/craft room, game room, card/TV lounge and locker rooms. Outdoors, there are four Har-Tru clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five parks.

In addition to the amenities provided within the community, residents of Belle Lago have the opportunity for membership at The Estero Country Club at The Vines. The arrangement provides for direct access between the communities with the extension of a cart path that allows Belle Lago residents to drive their own golf carts directly to the course for a round of golf or dinner at the club.

A total of 13 home designs are available at Belle Lago, ranging in size from 2,350 to 4,356 square feet and priced from the mid-\$300,000s. Four award-winning designer-furnished models are available for viewing.

To reach Belle Lago from Interstate 75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway (formerly Koreshan Boulevard). Make a left, heading west, and travel 1 mile to the Belle Lago entrance on the right. The Belle Lago Sales and Information Center is open 10 a.m. to 8 p.m. Mondays, 10 a.m. to 6 p.m. Tuesday through Saturday, and 11 a.m. to 6 p.m. Sundays. For more information about Belle Lago, call (239) 344-0600 or visit BelleLago.com.

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JUNE 2009

**ARAGON MODEL PRESENTS
DISTINCTIVE STYLE WITH BEAUTY AND GRACE**

ESTERO – A color palette that blends camel, wheat, rose and sage creates a welcoming combination in the Aragon model within Belle Lago, a community of single-family homes on Estero Parkway developed by Toll Brothers, the nation’s leading builder of luxury homes.

The Aragon’s single-story design includes a master bedroom suite, two guest bedrooms - each with a full bath - a study and a powder room bath. The home has 3,120 air-conditioned square feet of living area and a total of 4,397 square feet.

The model, which earned two Collier Building Industries Association Sand Dollar awards for distinctive design, features the Versailles exterior elevation.

From the first step into the home, architectural details such as crown molding, custom wall treatments and coffered ceilings with concealed lighting present a look of refined sophistication. These details, along with arched entryways and stone flooring in living areas, enhance the design that flows throughout the home.

The great room is defined by stately columns, while sliding glass doors with transom windows fill the area with natural light. The living area exemplifies elegant ambience and offers a dramatic view of the tropically-inspired pool.

The dining room is defined by tall, arched windows, art niches and a coffered ceiling with concealed lighting. The study’s tall, arched windows are shaded with plantation shutters. Double doors, a wood floor and a custom, painted full-wall bookcase create a dignified retreat. The Aragon’s flexible design is evidenced in the study’s large closet and adjacent powder room, which allow the possibility of a fourth bedroom.

The kitchen offers granite countertops and backsplash, maple cabinetry with glazed bronze hardware and under-cabinet lighting. Forty-two-inch upper cabinets, some with glass fronts for displaying treasured heirlooms, provide substantial storage. The kitchen includes a walk-in pantry and a chef’s island with vegetable sink. One side of the kitchen opens to the great room and features a bi-level countertop with seating. Appliances are from GE’s Profile™ series.

The breakfast area overlooks the pool and lanai. Mitered glass windows around this intimate space expand the view.

The pool and lanai create a tropical paradise with custom rock fountain and spa. With a covered terrace, screened pool, a summer kitchen and several seating arrangements, the outdoor area is the ideal setting for al fresco dining and entertaining year round.

Sliding doors provide a private entrance from the pool to the master bedroom while floor-to-ceiling windows expand the water views. Generous his-and-her walk-in closets have ventilated

wood shelving. The master bathroom includes a tiled shower, a Roman tub framed with a tile surround and a separate water closet. It also features marble countertops for his-and-her vanities and maple cabinetry. Preserving privacy, natural light filters into the master bath through transom windows and a glass block wall.

The home's two guest bedrooms present individual charm, with each offering a full bathroom and walk-in closet. As further testament to the Aragon's flexible design, one of the bathrooms has pool access, creating a convenient cabana bath.

The laundry and utility room has GE Profile™ appliances and a rinse sink.

The Aragon home design, originally priced at \$623,995, is now offered at the exceptional price of \$483,995.

Belle Lago's community amenities include a grand clubhouse with a multi-purpose room, fitness center, aerobics studio, library/craft room, game room, card/TV lounge and locker rooms. Outdoors, there are four Har-Tru clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five parks.

In addition to the amenities provided within the community, residents of Belle Lago have the opportunity for membership at The Estero Country Club at The Vines. The arrangement provides for direct access between the communities with the extension of a cart path that allows Belle Lago residents to drive their own golf carts directly to the course for a round of golf or dinner at the club.

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JUNE 2009

**TOLL BROTHERS INTRODUCES MASSIANO
AT FIRANO AT NAPLES**

Toll Brothers, the nation's leading builder of luxury homes, has introduced the Massiano, a new single-story home design, at Firano at Naples, a community of single-family homes off the Davis Boulevard corridor in Naples.

The Massiano is an elegant single-story home with three bedrooms plus a study and two and one-half baths. A great room design, the Massiano includes a formal dining room plus a generous breakfast room overlooking the lanai. The home encompasses 2,215 square feet of air-conditioned living space. With covered entry, covered lanai and two-car garage, the Massiano has 2,913 total square feet.

A private hallway leads to the master suite, which offers a sitting area, two walk-in closets and a luxurious master bath with soaking tub, shower, twin vanities and separate water closet.

Special features include coffered ceilings in the great room and master bedroom as well as extensive architectural detailing throughout. The gourmet kitchen includes a serving bar open to the breakfast area and a generous pantry. Both the great room and the master suite have direct access to the lanai.

The Massiano is exceptionally priced at \$399,995, and features four exterior designs from which to choose.

Firano at Naples will include 112 single-family homes on approximately 40 acres when completed. Pricing at Firano at Naples begins in the upper \$300,000s.

The Tiena designer-furnished model is available for viewing. The Tiena is a two-story design with three bedrooms and three baths, encompassing 3,024 square feet of air-conditioned living space and 3,940 total square feet.

To reach the community from Interstate 75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2 3/10 miles to the Firano at Naples entrance on the left.

For more information, please call (239) 596-5966 or visit FiranoatNaples.com.

In addition to Firano at Naples, Toll Brothers' Florida West Division includes Belle Lago, BelleLago.com, an Estero community of single-family homes priced from the mid-\$300,000s; and The Reserve at Estero, TheReserveatEstero.com, a community of single-family homes also in Estero starting from the low \$200,000s.

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JULY 2009

**TOLL BROTHERS HOSTING SALES EVENT
AS PART OF NATIONAL SUMMER CAMPAIGN**

Toll Brothers, the nation's leading builder of luxury homes, will celebrate outdoor living with the *Outdoors Oasis Sales Event* beginning Saturday, July 25, through Sunday, August 2, at communities throughout Florida. Hours are from 10 a.m. to 8 p.m. Monday, 10 a.m. to 6 p.m., Tuesday through Saturday, and 11 a.m. to 6 p.m. Sunday.

"This event is planned to enhance the Florida lifestyle with included outdoor amenities designed to create residents own "Oasis" at no extra cost," said Ken Thirtyacre, president, Toll Brothers' Florida West Division. "Held in conjunction with national sales event Toll Brothers is hosting across the country, this event will offer substantial savings and the chance for home buyers to capitalize on the buyer's market."

Among the outdoor living options are swimming pools, outdoor kitchens, screen enclosures, brick paver lanais, and landscaping packages. During the week of the event, new home buyers will receive select options included in the purchase of their new home that would otherwise cost thousands of dollars. Specific options vary by community.

In Southwest Florida the Outdoor Oasis Sales Event celebration will be held at Belle Lago, a single-family home community on Estero Parkway in Estero; The Reserve at Estero, a community of single-family homes also on Estero Parkway; and Firano at Naples, a community of single-family homes off Davis Boulevard in Naples.

"We also want to invite visitors to tour each community to see the extensive resort style of amenities included in communities by Toll Brothers," Thirtyacre said.

Belle Lago offers a total of 13 home designs, ranging in size from 2,501 to 4,354 square feet and priced from the mid-\$300,000s. Four award-winning designer-furnished models are available for viewing and completed amenities include community pool, clubhouse, tennis courts, fitness center and more.

A variety of home designs are offered at The Reserve at Estero, ranging from 1,509 to 2,545 air-conditioned square feet. Several home designs are available for viewing as well as move-in-ready homes. Homes are priced from the low \$200,000s. Completed amenities include community pool, clubhouse, tennis courts and more.

Two designer-furnished models are available for viewing at Firano at Naples, the Biella and Tiena. Pricing at Firano at Naples begins in the upper \$300,000s. Community clubhouse and amenities are scheduled to open next month.

To reach Belle Lago or The Reserve at Estero from I-75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway.

Make a left, heading west. The Reserve at Estero will be on the right. The entrance to Belle Lago is about ¼ mile farther west.

To reach Firano at Naples from I-75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2.3 miles to the Firano at Naples entrance on the left.

For more information, visit TollBrothersFlorida.com.

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JULY 2009

TOLL BROTHERS BEGINS NEW QUICK-DELIVERY HOME AT THE RESERVE AT ESTERO

Toll Brothers has begun construction of a new quick-delivery home - the Gianna Chatuea - at The Reserve at Estero, a community of single-family homes on Estero Parkway in Estero.

A flexible two-story design, the Gianna has three bedrooms plus a study, a second-story bonus room and two full baths. The home incorporates 1,972 air-conditioned square feet. With a two-car garage, covered lanai and entry, the home has 2,551 total square feet.

“Quick Delivery homes are homes in various stages of construction and are perfect for those with time constraints,” said Jim Manners, vice president of Toll Brothers. “The Gianna is expected to be completed in November, yet buyers may still select their own colors to personalize their home.”

The Gianna model, which is one of four designer-decorated model homes at The Reserve at Estero, was presented with the Superior Home Award, Best Interior Design, Best Outdoor Living and Best Pool during the 2008 Lee Building Industry Association Parade of Homes.

In addition to the Gianna, other designer-decorated model homes include the Tosara, a stately two-story design with four bedrooms and two and one-half baths; the award-winning San Rio, a spacious three-bedroom, two-and one-half bath home; and the Carmona, also a two-story home with three bedrooms, two full baths and one half-bath. A variety of additional floorplans are available for buyers to choose from at The Reserve at Estero.

Amenities at The Reserve at Estero are open and available for residents’ use including an 8,000 square-foot clubhouse with a community room, catering kitchen, fitness center, aerobics room, game room and billiards room. Outdoors there is a resort-style swimming pool and spa, tennis courts and a sports court. There is also a children’s playground and a wading pool.

Located about ½ mile east of U.S. 41, The Reserve at Estero will consist of 494 single-family homes when completed. Pricing at The Reserve at Estero begins in the low \$200,000s.

To visit The Reserve at Estero Sales and Information Center, from Interstate 75 take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway. Make a left, heading west. The Reserve at Estero will be on your right. The Sales and Information Center is open 10 a.m. to 8 p.m. Mondays, 10 a.m. to 6 p.m. Tuesday through Saturday, and 11 a.m. to 6 p.m. Sundays. For more information, visit TheReserveAtEstero.com or call (239) 334-3600.

In addition to The Reserve at Estero, in Southwest Florida, Toll Brothers’ West Florida Division includes Belle Lago, a community of single-family homes also in Estero priced from the mid-\$300,000s, BelleLago.com; and Firano at Naples, a new community of single-family homes in Naples priced from the upper \$300,000s, FiranoAtNaples.com.

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JULY 2009

CHILDREN'S PLAYGROUND READY FOR ACTION AT FIRANO AT NAPLES

Following the grand opening of the community clubhouse at Firano at Naples, the children's playground is open and ready for summer activity. Firano at Naples is a community of single-family homes off the Davis Boulevard corridor in Naples.

Located adjacent to the resort-style swimming pool, the children's playground includes a variety of interactive structures that invite exploration. There are two "towers" connected by an above-ground tunnel with a viewing module in the center. One is accessed by stairs or a mini-climbing wall; the other offers a slide or a pole for exit. The entire play area is carpeted with a thick layer of mulch and fenced to separate it from other activity areas.

"This provides an additional amenity for our families with young children or visiting grandchildren," said Chad Boisselle, project manager for Toll Brothers. "It enhances the concept that the clubhouse is a central gathering place for social activities for the entire community."

The new clubhouse includes a meeting room with a catering kitchen, an exercise room and a library lounge. Furnishings by Design Group West complete the setting with an interior that combines a tropical and soft contemporary ambience with sea grass detail and mahogany finishes.

In addition to the children's playground, outdoors there is a resort-style swimming pool, spa and sunning deck furnished with market umbrellas and chaise lounges.

Firano at Naples will include 112 single-family homes on approximately 40 acres when completed. Pricing at Firano at Naples begins in the upper \$300,000s. Available for viewing is the Tiena furnished model. The Tiena is a two-story design with three bedrooms and three baths, encompassing 3,024 square feet of air-conditioned living space and 3,940 total square feet. The home features a grand foyer that opens to a separate formal living room and dining room accented by glass doors leading to an atrium courtyard.

To reach the community from Interstate 75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2 3/10 miles to the Firano at Naples entrance on the left.

For more information, please call (239) 596-5966 or visit FiranoatNaples.com.

In addition to Firano at Naples, Toll Brothers' Florida West Division includes Belle Lago, BelleLago.com, an Estero community of single-family homes priced from the mid-\$300,000s; and The Reserve at Estero, TheReserveatEstero.com, a community of single-family homes also in Estero starting from the low \$200,000s.

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AUGUST 2009

NEW ROAD EXTENSION PUTS ESTERO PARKWAY IN PRIME POSITION

ESTERO - As the new Estero Parkway Extension nears completion, residents in neighborhoods along the Parkway will find themselves in an enviable position - moments away from entertainment, education and shopping - all without the hassle of crossing I-75.

"The new extension of Estero Parkway provides an overpass that links the road from Three Oaks Parkway to Ben Hill Griffin Parkway, allowing easy access to the activities at Germain Arena, the amenities at Florida Gulf Coast University and the shopping at Gulf Coast Town Center," said Ken Thirtyacre, president of Toll Brothers' Florida West Division. Belle Lago and The Reserve at Estero, two Toll Brothers communities of single-family homes, are located on Estero Parkway. "We see this as a real benefit to our residents," He added.

Work on the Estero Parkway Extension is expected to be completed in October or November of this year, according to Don DeBerry, project manager for the Lee County Transportation Department. The project began in November 2007 and construction is on schedule, DeBerry added.

Thirtyacre noted that since Toll Brothers launched Belle Lago and The Reserve at Estero the growth in Estero has been significant.

"Originally there were few amenities in the area, mostly neighborhood shopping centers," he said. "To reach Miromar Outlets or Germain Arena, it was necessary to go through the traffic along Corkscrew Road. Since then, there has been major expansion in the area."

Coconut Point Mall, about 5 miles to the south, added 500 acres of shopping with a movie complex and more than two dozen dining spots. Gulf Coast Town Center, just 5 miles to the northeast, grew up with its own movie complex, more than 60 shops and department stores and a wide variety of restaurants and cafes.

"Three Oaks Parkway now connects to roadways in the south all the way to Naples, and provides quick access to Coconut Point," Thirtyacre noted. "The Estero Parkway Extension offers an easy link to the east, not only to shopping and restaurants but also to Southwest International Airport."

The mile-long extension will go over Interstate 75, allowing motorists to travel from U.S. 41 to Ben Hill Griffin. The overpass is located just north of Germain Arena between Corkscrew and Alico roads. Motorists traveling on 75 will not be able to exit at Estero Parkway because there will be no interchange there, so traffic should flow smoothly.

According to Lee County's DeBerry, some new development is in the works. A 5-acre commercial planned development and apartments are planned for the northwest corner where Estero Parkway crosses I-75. On the northeast corner there is a 40-acre preserve area and some parcels where churches could locate. A 220-acre Development of Regional Impact by a Naples

developer is on the southeast corner.

On the southwest corner, Lee County owns land that will be a preserve area, DeBerry said.

"When Belle Lago and The Reserve at Estero were conceived, the location halfway between Fort Myers and Naples was an advantage to those who worked in either community," Thirtyacre said. "Toll Brothers created significant resort-style amenities in each community to enhance the Florida lifestyle. The advantages of the location have been augmented by the surrounding commercial development and the access created by the new Parkway extension."

Located about ½ mile east of U.S. 41, The Reserve at Estero will consist of 494 single-family homes when completed. Pricing at The Reserve at Estero begins in the low \$200,000s. Four designer-furnished models are open daily.

A total of 13 home designs are available at Belle Lago, ranging in size from 2,350 to 4,356 square feet and priced from the mid-\$300,000s. Four award-winning designer-furnished models are available for viewing, representing both the Estate Collection and the Villa Collection of homes.

To visit The Reserve at Estero or Belle Lago, from Interstate 75 take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway. Make a left, heading west. The Reserve at Estero will be on your right, and Belle Lago on your right just beyond. The Sales and Information Center in each community is open 10 a.m. to 8 p.m. Mondays, 10 a.m. to 6 p.m. Tuesday through Saturday, and 11 a.m. to 6 p.m. Sundays. For more information, visit TheReserveAtEstero.com or call (239) 334-3600, or for Belle Lago, call (239) 344-0600 or visit BelleLago.com.

In addition to The Reserve at Estero and Belle Lago, in Southwest Florida, Toll Brothers' West Florida Division includes Firano at Naples, a community of single-family homes in Naples priced from the upper \$300,000s, FiranoAtNaples.com.

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AUGUST 2009

TOLL BROTHERS HOSTING PRE-SEASON KICKOFF SALES EVENT

Just as our favorite Florida football teams are gearing up for the fall season, Toll Brothers, the nation's leading builder of luxury homes, will host its own *Pre-Season Kickoff Sales Event* beginning Saturday, August 22, through Sunday, August 30, at communities throughout Florida. Hours are from 10 a.m. to 8 p.m. Monday, 10 a.m. to 6 p.m., Tuesday through Saturday, and 11 a.m. to 6 p.m. Sunday.

"Traditionally a coin toss sets the stage for the kickoff," said Ken Thirtyacre, president, Toll Brothers' Florida West and Central Divisions. "So we are offering new home buyers the opportunity to flip a coin – heads or tails - to decide which option package will be included in their new home at no extra cost."

Among the options being offered are an outdoor package including a summer kitchen with barbeque, screened lanai and outdoor speakers, or an indoor package with kitchen cabinet upgrades, under cabinet lighting, 52-inch flat screen TV with Bose surround sound and a wet bar. Specific packages vary by community.

In Southwest Florida the *Pre-Season Kickoff Sales Event* will be held at Belle Lago, a single-family home community on Estero Parkway in Estero; The Reserve at Estero, a community of single-family homes also on Estero Parkway; and Firano at Naples, a community of single-family homes off Davis Boulevard in Naples.

"In addition, we have planned some special activities for kids with prizes that they can win," Thirtyacre said. "This is intended to be a fun event for the family, with the opportunity to visit our communities, tour the furnished models and see the extensive resort-style amenities included in communities by Toll Brothers."

Belle Lago offers a total of 13 home designs, ranging in size from 2,501 to 4,354 square feet and priced from the mid-\$300,000s. Four award-winning designer-furnished models are available for viewing and completed amenities include community pool, clubhouse, tennis courts, fitness center and more.

A variety of home designs are offered at The Reserve at Estero, ranging from 1,509 to 2,545 air-conditioned square feet. Several home designs are available for viewing as well as move-in-ready homes. Homes are priced from the low \$200,000s. Completed amenities include community pool, clubhouse, tennis courts and more.

Eight home designs, each with a choice of four exterior designs, are offered at Firano at Naples with pricing from the upper \$300,000s. Designs range from 2,058 to 3,753 square feet of air-conditioned space. The new community clubhouse and amenities are open for residents' use.

To reach Belle Lago or The Reserve at Estero from I-75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway. Make a left, heading west. The Reserve at Estero will be on the right. The entrance to Belle Lago is about ¼ mile farther west.

To reach Firano at Naples from I-75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2.3 miles to the Firano at Naples entrance on the left.

For more information, visit TollBrothersFlorida.com.

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AUGUST 2009

**TOLL BROTHERS ANNOUNCES
DIVISION PRESIDENT APPOINTMENT**

BONITA SPRINGS, FL – Toll Brothers has announced that Ken Thirtyacre has been named to the position of President of the company's Florida Central Division headquartered in Orlando.

As Division President, Thirtyacre is responsible for all of Toll Brothers' operations in the Florida Central Division - land acquisition, land planning, project management, construction, marketing and sales.

Thirtyacre is currently President of Toll Brothers' Florida West Division and will continue to serve in that capacity as well. The Florida West Division is currently comprised of the markets on Florida's west coast including Lee and Collier counties.

Thirtyacre began his career with Toll Brothers 10 years ago as a Construction Manager. Over the years, he has worked as Assistant Project Manager, Project Manager, Senior Project Manager, Assistant Vice President, Vice President and Senior Vice President.

Prior to joining the company, he was Vice President of Construction for Wyman Stokes Builder.

Thirtyacre earned a diploma in computer programming at RETS Tech Center. He holds both a real estate sales and a general contractor's license in Florida.

Originally from Dayton, Ohio, Thirtyacre lives in South Fort Myers.

Toll Brothers' Florida West Division includes Belle Lago, a community of single-family homes in Estero; The Reserve at Estero, a new community of single-family homes also in Estero; and Firano at Naples, a new community of single-family homes in Naples.

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AUGUST 2009

TOLL BROTHERS INTRODUCES NEW DESIGN AT FIRANO AT NAPLES

Toll Brothers, the nation's leading builder of luxury homes, has introduced the Saviero, a new design, at Firano at Naples, a community of single-family homes off the Davis Boulevard corridor in Naples.

The Saviero is a flexible two-story home with four bedrooms plus a study, a second-level bonus room and three baths. The design may be expanded to accommodate five bedrooms plus a study and four baths. The Saviero is base priced from \$424,995.

According to Ken Thirtyacre, president of Toll Brothers' Florida West Division, the new Saviero brings to a total of 10 home designs available at Firano at Naples, with sizes ranging from 2,058 to 3,753 air-conditioned square feet. Each design offers a choice of four elevations.

"With the addition of this plan, we have a wide range of single- and two-story home designs created to meet the individual needs of large and small families," Thirtyacre said. "Our designs and the options available offer the opportunity for buyers to completely personalize their homes."

The Saviero features a dramatic two-story foyer and great room plus a dining room overlooking the lanai. The home encompasses 2,972 square feet of air-conditioned living space.

The master suite is located on the first level and includes two walk-in closets and a luxurious master bath with Roman tub, separate shower, twin vanities and private water closet. A coffered ceiling provides an elegant ambience. A guest bedroom and the study complete the first level.

The second level includes two bedrooms, a full bath and a generous loft. The optional design creates the fifth bedroom and an additional bath on the second level.

Special features include extensive architectural detailing throughout. The gourmet kitchen includes a serving bar open to the great room and a generous pantry.

Pricing at Firano at Naples begins in the upper \$300,000s.

Available for viewing is the Tiena designer-furnished model, a two-story design with three bedrooms and three baths, encompassing 3,024 square feet of air-conditioned living space and 3,940 total square feet. The home features a grand foyer that opens to a separate formal living room and dining room accented by glass doors leading to an atrium courtyard.

Firano at Naples will include 112 single-family homes on approximately 40 acres when completed. Amenities open for residents' use include a clubhouse with a community room, catering kitchen, fitness center, and media center. Outdoors there is a resort-style pool with sunning decks, a spa and a children's playground.

To reach the community from Interstate 75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2 3/10 miles to the Firano at Naples entrance on the left.

For more information, please call (239) 596-5966 or visit FiranoatNaples.com.

In addition to Firano at Naples, Toll Brothers' West Florida Division includes Belle Lago, BelleLago.com, an Estero community of single-family homes priced from the mid-\$300,000s; and The Reserve at Estero, TheReserveatEstero.com, a community of single-family homes also in Estero starting from the low \$200,000s.

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AUGUST 2009

**TOLL BROTHERS RELEASES FOR SALE
SAN RIO HOME AT THE RESERVE AT ESTERO**

ESTERO – Toll Brothers, the nation's leading builder of luxury homes, has released for sale a new quick-delivery home - the San Rio - at The Reserve at Estero, a community of single-family homes being developed on Estero Parkway.

Quick Delivery homes are homes in various stages of construction and are perfect for those with time constraints.

The San Rio, which features the Traditional exterior design, is a spacious three-bedroom, two-bath home with a family room and breakfast area as well as formal living and dining rooms. The San Rio encompasses 1,981 air-conditioned square feet.

Special features include granite countertops, 42-inch wood cabinets and glass block window in the kitchen, a screened lanai, coffered ceilings and extensive architectural detailing throughout.

This home is valued at \$351,995 and exceptionally priced at \$311,995 with completion anticipated by the end of the year.

Amenities at The Reserve at Estero are open and available for residents' use including an 8,000 square-foot clubhouse with a community room, catering kitchen, fitness center, aerobics room, game room and billiards room. Outdoors there is a resort-style swimming pool and spa, tennis courts and a sports court. There is also a children's playground with a wading pool.

Located about ½ mile east of U.S. 41, The Reserve at Estero will consist of 494 single-family homes when completed. Pricing at The Reserve at Estero begins in the low \$200,000s. Four designer-furnished models are open daily.

To visit The Reserve at Estero Sales and Information Center, from Interstate 75 take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway. Make a left, heading west. The Reserve at Estero will be on your right. The Sales and Information Center is open 10 a.m. to 8 p.m. Mondays, 10 a.m. to 6 p.m. Tuesday through Saturday, and 11 a.m. to 6 p.m. Sundays. For more information, visit TheReserveAtEstero.com or call (239) 334-3600.

In addition to The Reserve at Estero, in Southwest Florida, Toll Brothers' West Florida Division includes Belle Lago, a community of single-family homes also in Estero priced from the mid-\$300,000s, BelleLago.com; and Firano at Naples, a new community of single-family homes in Naples priced from the upper \$300,000s, FiranoAtNaples.com.

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