





IN THE OLD WORLD,
A VILLAGE FELT LESS LIKE
A TOWN AND MORE
LIKE A FAMILY. HERE,
THAT FEELING LIVES ON.



SORRENTO
AT DUBLIN RANCH



THE CHARM OF OLD
ITALY; THE LUXURY
AND COMFORT OF
CALIFORNIA.

EXPERIENCE THE
UNIQUE CHARACTER
OF SORRENTO AT
DUBLIN RANCH.



Take yourself back to a simpler time with Sorrento at Dublin Ranch – a picturesque Italian village in the heart of the East Bay. Sorrento homes offer an unprecedented level of luxury, while the community features every possible convenience: recreation centers with swimming pools, spas and fitness centers, with a thriving retail main street nearby, and easy access to major highways and public transportation. It all adds up to the sweet life, or as they say in Italy, ‘la dolce vita.’





GRANDEUR.
SOPHISTICATION.
QUAINT CHARACTER.
FIVE REGIONAL
ITALIAN VILLAGES,
ONE GREAT PLACE
TO LIVE.



Cleverly arranged in five new urban villages, each reminiscent of a region in Italy, Sorrento is designed near a classic town square and joined by walkways that run throughout the community.

This makes it a great place to live, love, and learn. You see, Dublin is known for its quality public schools, with several in the district named California Distinguished Schools. Gifted programs are available at the elementary level, while the high school offers advanced placement courses. The Dublin school district has even planned a new local primary school for children K-5th in the Sorrento community.



THE PROMENADE – BLOCKS AWAY AND A STEP BACK IN TIME.

In Sorrento, as in any Old World village, all the necessities are within walking distance. Our version of the local marketplace is called The Promenade. It has been planned to offer exciting opportunities for shopping, dining, and entertainment. Basically, it's the modern day answer to an age-old tradition. And no village center would be complete without a coffeehouse. When you stroll in for an early espresso or an afternoon cappuccino, you'll feel like you're in a quaint hamlet in the heart of Italy.





Beyond Sorrento, there are lots of choices for shopping and entertainment. Hacienda Crossings Shopping Center and Stoneridge Mall feature department stores, specialty shops, even an IMAX theater. Areas in Dublin and downtown Pleasanton give you a choice of eclectic restaurants, bars, and coffeehouses. The Livermore Valley wine country, just 15 minutes away, provides opportunities to tour and taste at esteemed vineyards like Wente, Concannon, and Stoneyridge. And for a big night out, take in the sights, sounds, and tastes that make San Francisco one of the world's favorite cities.

RELAXING BY THE POOL. HIKING IN THE HILLS. GOLF IN THE MORNING MIST. THE OPPORTUNITIES ARE AS LIMITLESS AS THE CALIFORNIA SKY.



Despite its Old World character, Sorrento has thoroughly modern ways to fill your free time. At two community recreation centers, you can kick up your fitness with a workout or kick back by the pool. One community park lets you enjoy warm, sunny weather, and wide open spaces, while another features sports and recreation fields. Within 20 minutes, you can reach Shadow Cliffs Regional Park or Lake Del Valle. Then there's golf nearby at the Dublin Ranch Golf Course, and also at courses like Wente, Canyon Lakes, and Poppy Ridge.





FROM VILLAGE CHARM TO CITY LIGHTS IN NO TIME AT ALL.



Sorrento's central location means that Interstates 580 and 680 are just minutes away, as is the Dublin/Pleasanton BART station. The Altamont Commuter Express Train, with stations in Pleasanton and Livermore, is just 10 minutes away. All these options make commuting to San Francisco, Silicon Valley, and sites in the East Bay a simple trip of about 45 minutes. If you're flying out, Oakland International Airport is just 25 minutes away, while getting to San Francisco International Airport will typically take under an hour.

A NAME THAT MEANS LUXURY LIVING.

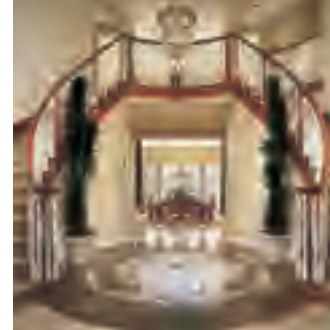


At Toll Brothers, we've been building communities in settings where luxury meets convenience, and where neighbors become lifelong friends, for nearly 40 years. In every detail, Toll Brothers is there. We are honored to have won the three most coveted awards in the industry: *America's Best Builder*, *National Builder of the Year*, and the *National Housing Quality Award*. But our greatest reward is recognition from our homeowners. Time and again, we've been told that our homes are as beautiful as they are comfortable. Our goal is for you to move into a home built to the highest standards in a community that will make you proud. That's why we offer a unique two-step pre-settlement orientation program and a ten-year limited warranty. And why we work to preserve open space and incorporate existing hills, trees, and ponds into our landscapes. By partnering with the National Wildlife Federation, and the Audubon Society, we've assured that our communities' natural beauty will remain a legacy for generations to come.

Toll Brothers
America's Luxury Home Builder™

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In Italy, your home is your casa. At Sorrento at Dublin Ranch, your home is your palazzo, built with a combination of quality materials and superior design. Every detail will be meticulously crafted and every design choice will be added to create a customized home that is uniquely yours.



Sorrento's five village neighborhoods will each have a style all their own as well – a style specific to the region for which it is named. In Amalfi, you'll sense the picturesque charm of an Italian coastal community. Firenze has historic grandeur and a classic artistic air. In Milano, you'll feel the sophisticated, contemporary elegance. Siena has quaint character and the rich color palette of the Tuscan countryside.



And Trevi evokes the ambiance of a Renaissance village where art is part of the everyday streetscape.

These distinctive collections of luxurious residences will cater to your every need. With more space, more outstanding features, and more luxury than you ever thought possible, you'll be delighted with the options

available. Floorplans are spacious and innovative, with state-of-the-art kitchens, comfortable living areas, private master suites and rooms large enough for home offices. In many plans, you'll find large loft areas, high ceilings, generous storage areas, and private garages.

Step back in time and into the future with Sorrento at Dublin Ranch. Where the old ways live again, renewed by the insight of modern day. Where the community is warm and welcoming, and the homes reach a new standard of luxury. And where you've got everything you need, but you can come and go easily for work or play. Call Sorrento home and discover just what it means to live with Italian style in the heart of Northern California.



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ENJOY THE MANY
FLAVORS OF A
COMMUNITY THAT MIXES
OLD WORLD STYLE WITH
NEW WORLD COMFORTS.



SORRENTO
AT DUBLIN RANCH



AMALFI

Exquisite villas with 3 floorplan options ranging from approx. 1,520 to 1,785 square feet

FIRENZE

Distinctive townhomes with 7 floorplan options ranging from approx. 1,815 to 2,695 square feet

MILANO

Finely crafted detached homes with 5 floorplan options ranging from approx. 2,120 to 3,030 square feet

SIENA

Impressive townhomes with 6 floorplan options ranging from approx. 2,215 to 3,010 square feet

TREVI

Sophisticated townhomes with 5 floorplan options ranging from approx. 1,300 to 2,380 square feet



DIRECTIONS

From Interstate 680, take I-580 east 3 miles to Tassajara/Santa Rita Rd. Exit north on Tassajara Rd., then travel east on Dublin Blvd. to the sales office at 3501 Dublin Blvd.

SORRENTOATDUBLINRANCH.COM
(888) 268-2949

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