

# Outstanding Features at No Additional Cost

## Gracious Living

- Magnificent signature homes on 1+ acre wooded home sites in ideal Howard County
- Low-VOC products (paints, woodwork, and carpet materials)
- Grand 8' front entry door (select home designs)
- Dramatic two-story foyer
- Expansive 10' ceilings throughout the first floor (select home designs)
- Finely crafted custom staircase with solid oak handrails
- Luxurious master bedroom suite with cozy den or sitting area, large his-and-her walk-in closets (select home designs), and rich crown moldings
- Study/library and convenient secondary stairway to second floor (select home designs)

## Designer Interiors with Luxury Features

- Fireplace with handsome mantel in family room
- Gleaming hardwood flooring in grand entrance foyer, kitchen, dining room, living room, and study
- Elegant oversized crown molding in grand entrance foyer and formal living and dining rooms
- First-floor 8' interior doors (select home designs)
- Signature chair rail in living room and dining room
- Oversized baseboards and trim throughout
- Lever door handles throughout in brushed nickel or oil-rubbed bronze
- Quality stain-resistant carpet in an array of decorator colors
- Choice of elegant two-panel Classique® or traditional six-panel Colonial-style doors

## Magnificent Kitchens

- Water-conserving fixtures by KOHLER®, an EPA WaterSense® Partner
- Beautifully crafted, eco-friendly 42" cabinets by Yorktowne™
- ENERGY STAR® qualified stainless-steel appliances by GE®, including a 30" self-cleaning wall oven with microwave, gas cooktop, built-in dishwasher, waste disposal, and frost-free, side-by-side refrigerator
- Spacious granite countertops in an array of striking colors with undermount stainless-steel sink
- Kitchen lighting package
- Sunny, spacious breakfast area adjacent to kitchen
- Ceramic-tile backsplash with choice of attractive decorative accent tiles

## Sumptuous Baths

- Water-conserving KOHLER® tub and shower faucets
- Lavish master bath with 6' KOHLER® tub, separate ceramic-tile shower with marble shelf, grand cathedral ceiling (select home designs), and oversized mirrors
- Granite vanity tops in a wide choice of colors
- First-floor powder room with 12" x 12" ceramic-tile flooring, elegant pedestal sink, and beveled oval mirror
- Beautiful 6" x 6" ceramic-tile flooring and tub surrounds in all secondary baths
- Powder room and three full baths (select home designs)
- Designer elongated commodes in all baths
- Elegant 12" x 12" ceramic-tile flooring and tub surrounds in master bath

 Denotes **Toll Green** environmentally friendly product.



In the interest of continuous improvement, Toll Brothers reserves the right to modify or change floor plans, materials and features without prior notice or obligation. Such changes may not always be reflected in our models. Your community's sales agreement will contain all current information. Photos are images only and should not be relied upon to confirm applicable features. This is not an offering where prohibited by law.

## Construction Highlights

- 90+% efficient furnace
- High-efficiency air conditioning by Carrier®
- High-performance, low-E windows by Silver Line® by Andersen®
- ENERGY STAR® qualified 75-gallon hot water heater
- 2" x 6" wall studs, adding 2 inches of wall insulation
- Insulated basement walls and exterior doors
- Blown-in attic insulation
- Tightly sealed air ducts and house wrap to reduce air infiltration
- Manufactured wood components
- Three-car, side-entry, fully drywalled and painted garage with openers
- Handsome Masonite® doors featuring their lifetime warranty
- GAF® shingles with 30-year warranty
- Poured concrete basement with steel reinforcing
- Security system included, with 3-year monitoring agreement\*
- Robust 400-amp electrical service
- Two-coat asphalt driveway and Clearspan® garage
- FlowGuard Gold® noise-reduced water lines

## Landscaping and Improvements

- Professionally graded and seeded home sites with attractive landscaping package
- Convenient underground utilities
- Quiet, spacious, tree-lined streetscapes

## Conveniences

- Programmable thermostats
- Multiple heating and cooling zones
- Washer and dryer connections with laundry tub
- Professional cleaning of each home prior to settlement
- Convenient pre-wiring for telephone and cable television
- Attractive front walkway to brick front stoop at entrance
- Electronic smoke detectors
- Exterior weatherproof electrical outlets and hose connections in front and rear

## Our Commitment to Quality and Customer Care

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

- First home buyer orientation 5-7 days prior to settlement
- Second home buyer orientation prior to settlement to ensure work has been done
- Ten-year limited warranty program

## Personalizing Service

Pre-priced options permitting a full range of additional personalizations to fit your particular needs: skylights, wet bar, additional fireplaces, jetted tub, greenhouse, cathedral ceilings, sunroom, conservatories ... *and many more!*

\*See sales representative for details.

*Your new Toll Brothers home at Patuxent Chase is unequalled in design and delivered value.*