



MARLBORO
• RIDGE •

Toll Brothers
America's Luxury Home Builder™

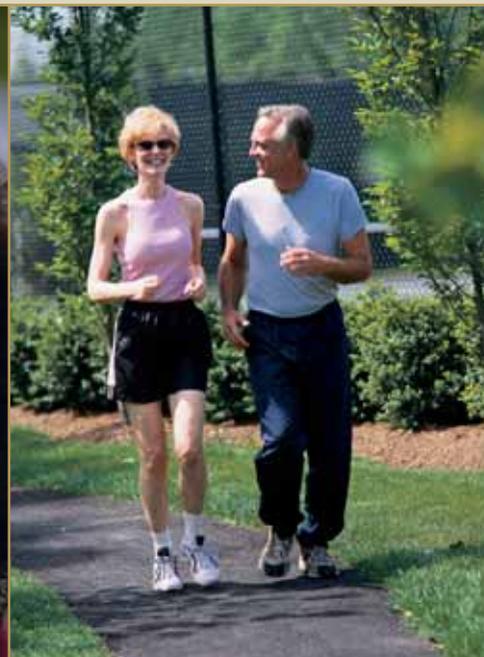
Welcome Home





If you take a few minutes to read this brochure, you will find that the time was well spent. This brochure is filled with facts...facts you should know when considering a place to live.

Marlboro Ridge is a spectacular planned community of luxurious single-family homes and townhomes set amid the picturesque rolling countryside of Upper Marlboro, Maryland. Nestled in a charming country setting, this sophisticated recreational community offers state-of-the-art equestrian facilities and resort-style amenities, and is just minutes from any convenience you may need.





a Convenient Place to Live

In Marlboro Ridge, you will enjoy the relaxed atmosphere of tranquil country living, with excellent shopping and a wide choice of cultural and recreational events close to home. Marlboro Ridge is 5 minutes from Interstate 495 (the Capital Beltway) and Route 4 (Pennsylvania Avenue). Bowie and Largo can be reached in 15 minutes and Washington, DC, in just 20 minutes. Commuting by the Metrorail to downtown Washington, DC, is an easy 14-minute ride from the Branch Avenue Station located just 10 minutes away. Reagan National Airport can be reached in just 20 minutes and BWI Thurgood Marshall Airport in 50 minutes. Dulles International Airport is less than an hour's drive from your new home.

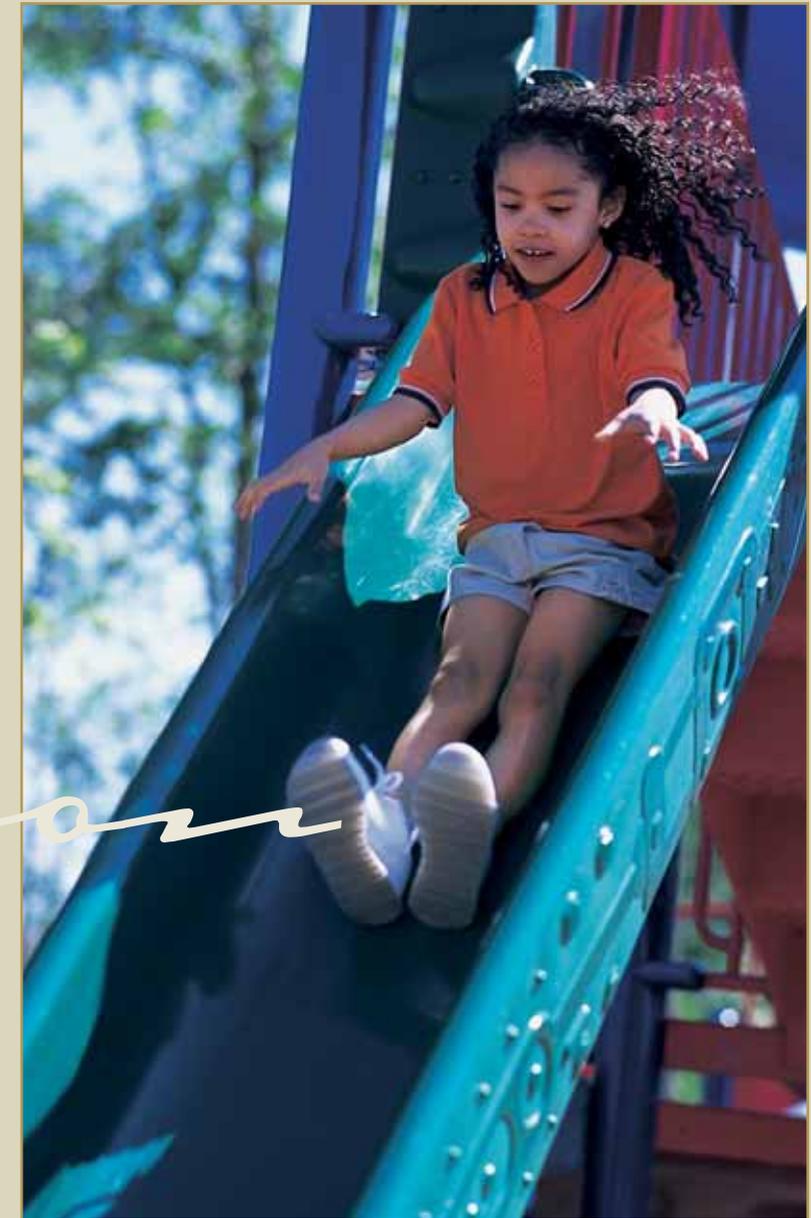
convenience

a Focus on Education

As a Marlboro Ridge homeowner, you will join a community that is committed to education. Faculty and parents are focused on guiding each child toward maximum achievement through quality education—all based on strong instructional leadership, frequent monitoring of performance, and enhanced resources. High school students will have the distinct advantage of attending the new state-of-the-art Henry A. Wise, Jr. High School, located less than 2 miles from Marlboro Ridge.

Superb private and parochial schools, including the Clinton Christian School, Grace Brethren Christian School, and Independent Baptist Academy, are within 5 minutes of Marlboro Ridge. Queen Anne School, DeMatha Catholic High School, Elizabeth Seton High School, Gonzaga College High School, Riverdale Baptist School, and Capital Christian Academy schools are all within a 25-minute drive.

The main campus of the University of Maryland in College Park is only 25 minutes away. The campuses of Georgetown, George Washington, Howard, and American Universities are within a 30-minute drive. Nearby, Prince George's Community College, Bowie State University, Capital College, and the College of Southern Maryland offer continuing education with a wide selection of day and evening courses. In addition, many other excellent academic institutions can be found in the Washington, DC, metropolitan region.





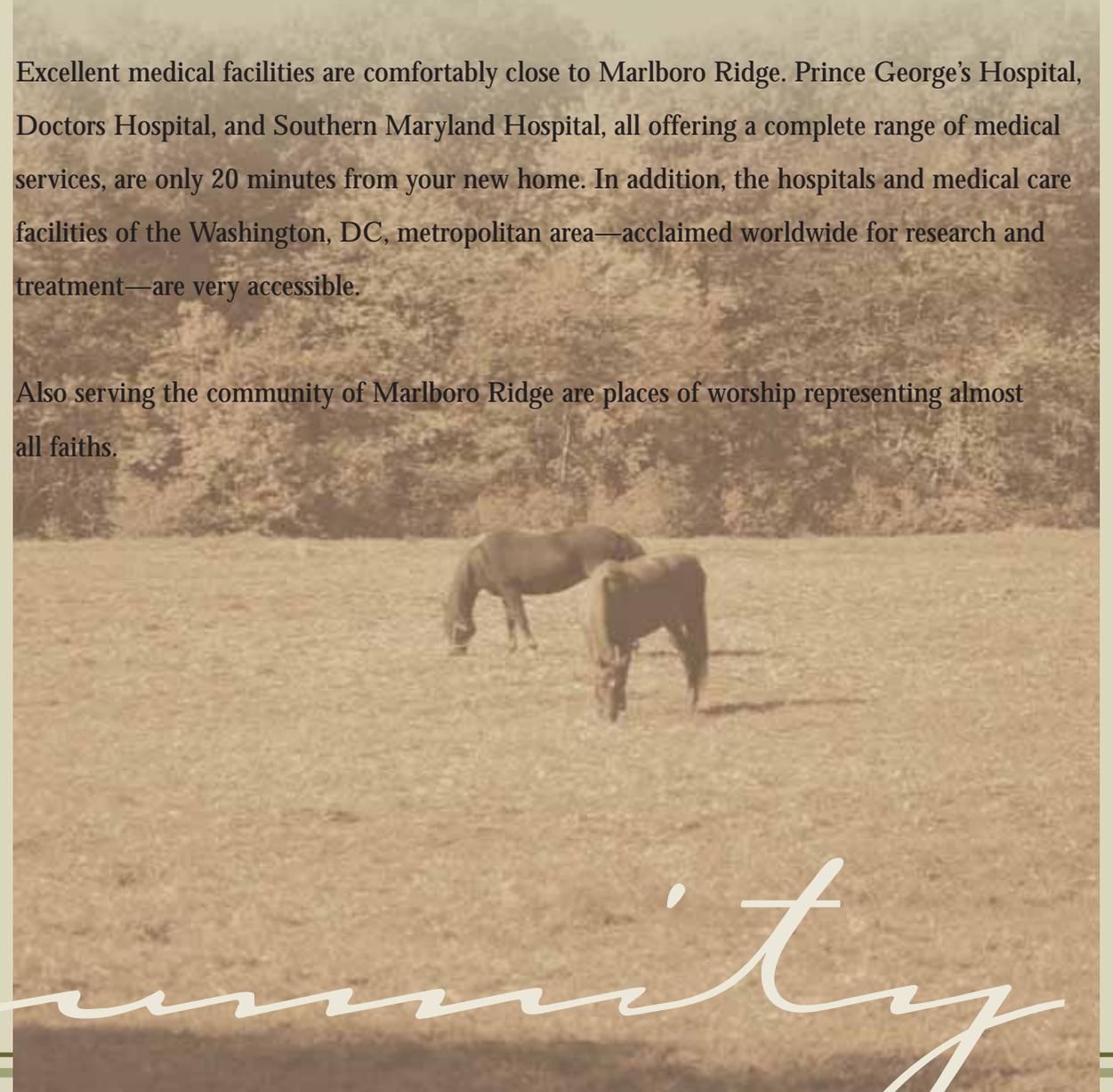
World-Class Shopping at Your Doorstep!

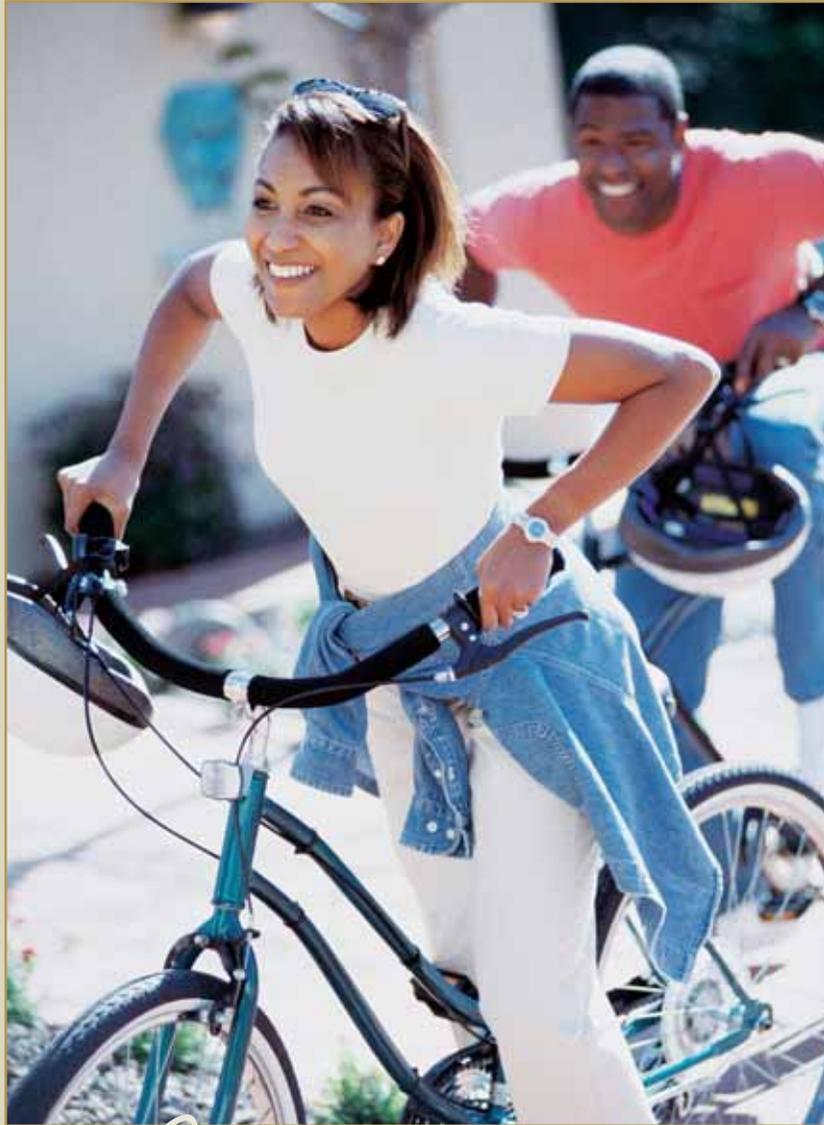
Marlboro Ridge is close to all types of shopping, from quaint antique shops and specialty boutiques to modern malls. For convenient one-stop shopping, Safeway, Giant, and Food Lion are less than 8 minutes away. In charming Bowie, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The Boulevard at Cap Centre, with its many restaurants and shops, is within 10 minutes of Marlboro Ridge and the popular Bowie Town Center is just 25 minutes away, with Hecht's, Sears, and over 100 fine specialty shops and eateries.

The Best in Community Services

Excellent medical facilities are comfortably close to Marlboro Ridge. Prince George's Hospital, Doctors Hospital, and Southern Maryland Hospital, all offering a complete range of medical services, are only 20 minutes from your new home. In addition, the hospitals and medical care facilities of the Washington, DC, metropolitan area—acclaimed worldwide for research and treatment—are very accessible.

Also serving the community of Marlboro Ridge are places of worship representing almost all faiths.





*N*eighborhood Fun for You and Your Family!

Marlboro Ridge, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you and your family to make new friends. It is a tranquil place to live, offering a wide variety of activities—all right here within the community.

The Marlboro Ridge experience begins at the grand entrance, welcoming you to a place of grace and elegance with state-of-the-art equestrian facilities set amid natural pastures. With over 150 acres of open space, community parks, tennis courts, ball fields, playgrounds, and miles of winding recreational trails, Marlboro Ridge offers many opportunities to enjoy the outdoors and beautiful views. In addition, Marlboro Ridge features unrivaled resort-style amenities, including a luxurious community center with a spacious outdoor swimming pool, meeting rooms, and exercise facility.



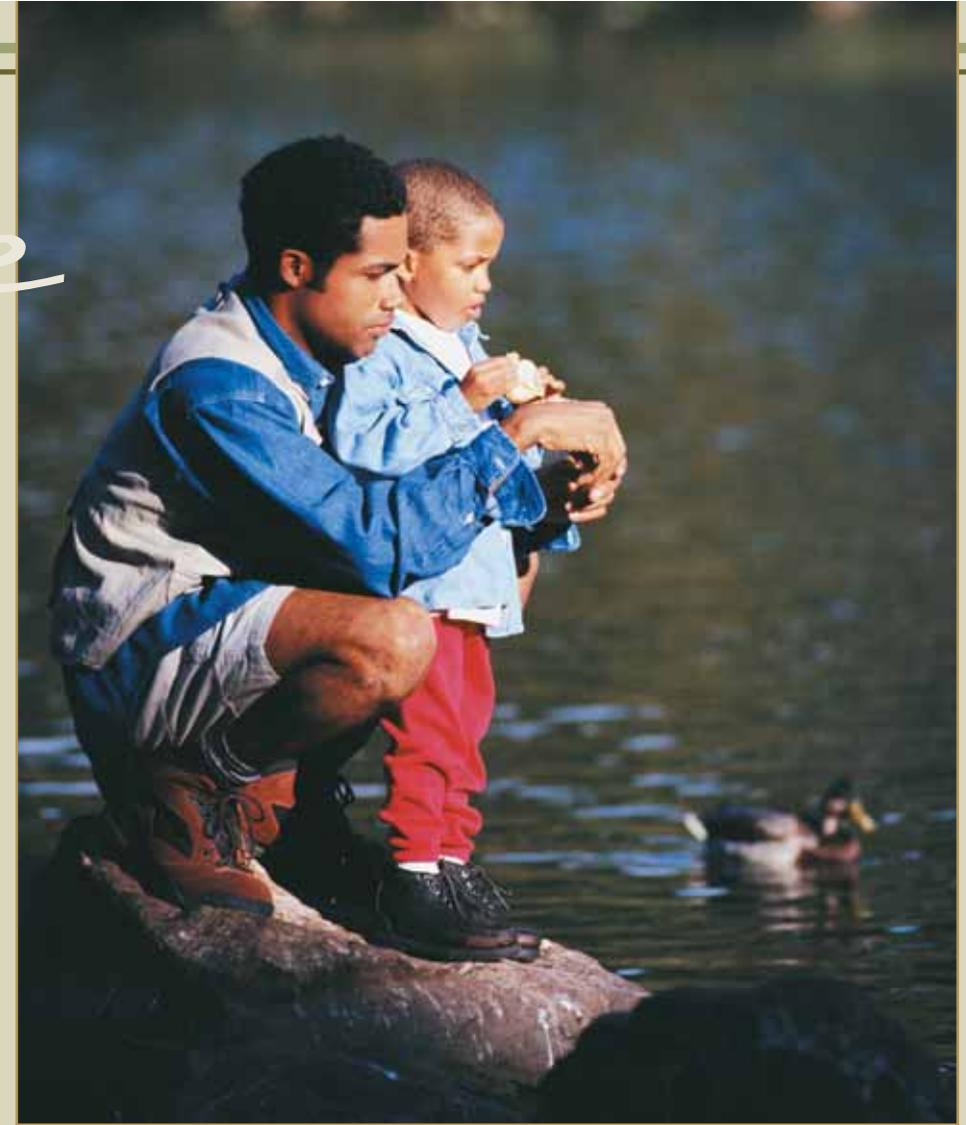
Fun

a Cultural and Recreational Paradise

Living at Marlboro Ridge means that almost every type of recreational activity is close at hand. The beautiful Potomac and Patuxent Rivers, only 20 minutes away, and the Chesapeake Bay and Maryland Eastern Shore, 45 minutes away, offer boating, fishing, and other water sports. Several local and state parks are located nearby, including Rosaryville State Park, home to the historic Mt. Airy Mansion, and Watkins Regional Park. At these parks, you and your family can enjoy touring a nature center, camping, picnicking, hiking, biking, and horseback riding, among other recreational opportunities.

In addition, several challenging private, semi-private, and public golf courses and country clubs are nearby, including Marlborough Golf Club, Lake Arbor Golf Club, Enterprise Golf Club, and the Country Club at Woodmore—all within 20 minutes.

Prince George's County also offers a broad variety of cultural diversions. The Prince George's Equestrian Center and Showplace Arena hosts events throughout the year, including the Washington International Horse Show and the Maryland Horse and Pony Show, as well as the Chesapeake Fishing and Outdoor Expo, concerts, dog and cat shows, and even a circus. In addition, the Bluebird Blues Festival and the Prince George's County Fair are popular annual events. You can discover history and art at the Darnall's Chance House Museum and the Billingsley House Museum or enjoy a theatrical presentation at the Hallam Theater. For fine dining, there are many excellent restaurants and country inns in Annapolis, Bowie, and Washington, DC.



Washington, DC, is home to a fabulous range of cultural and recreational activities. You can tour museums and art galleries, enjoy world-class entertainment, or sample international cuisine at an eclectic array of fine restaurants. From the historic monuments and museums on the Mall to the spectacular productions at the Kennedy Center and other fine downtown theater and concert venues, our Nation's Capital offers an endless source of cultural activities. Sports fans can cheer for professional teams representing a wide range of sports, including the Washington Redskins at nearby FedEx Field or the Bowie Baysox minor league baseball team at the Prince George's Stadium. In addition, the Washington Wizards, Mystics, Capitals, DC United, and the new Nationals major league baseball team play at a variety of venues in downtown Washington, DC.

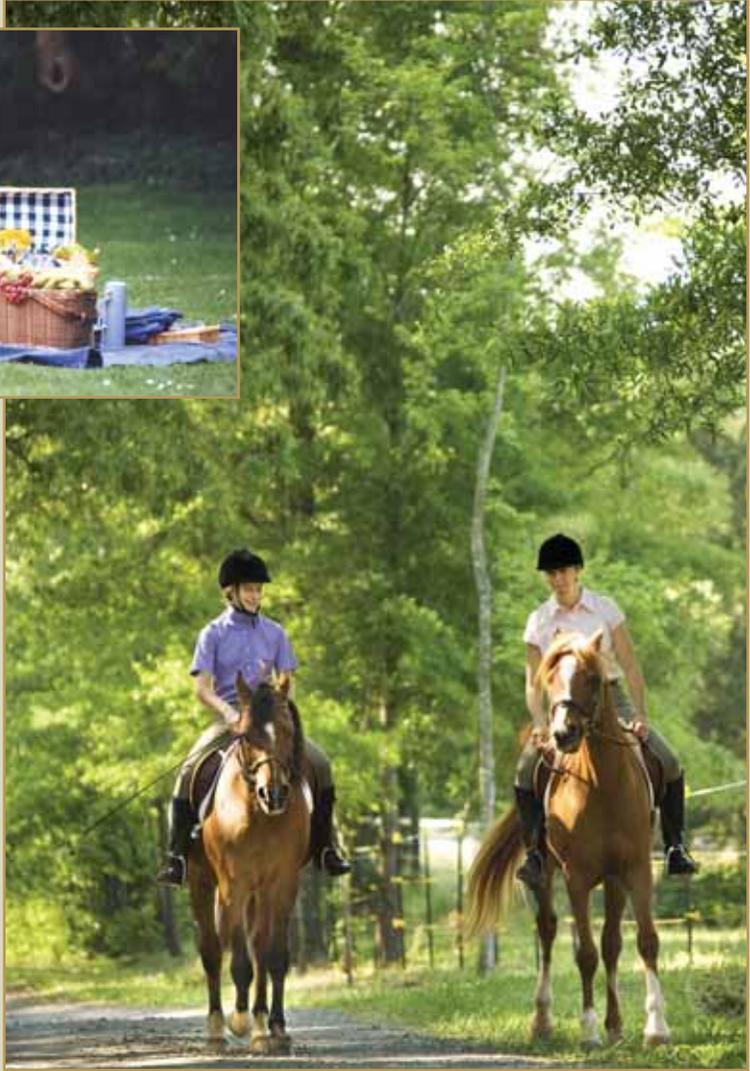
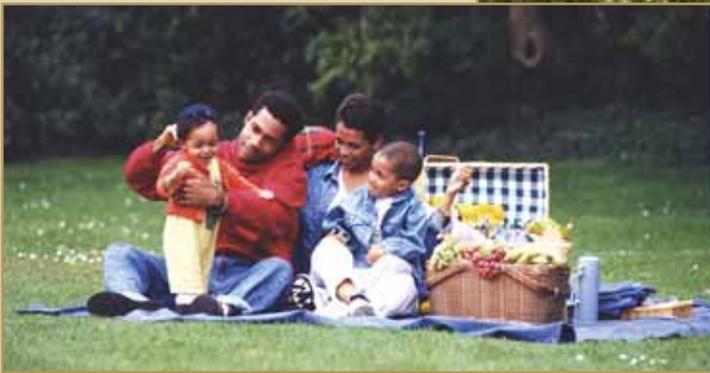
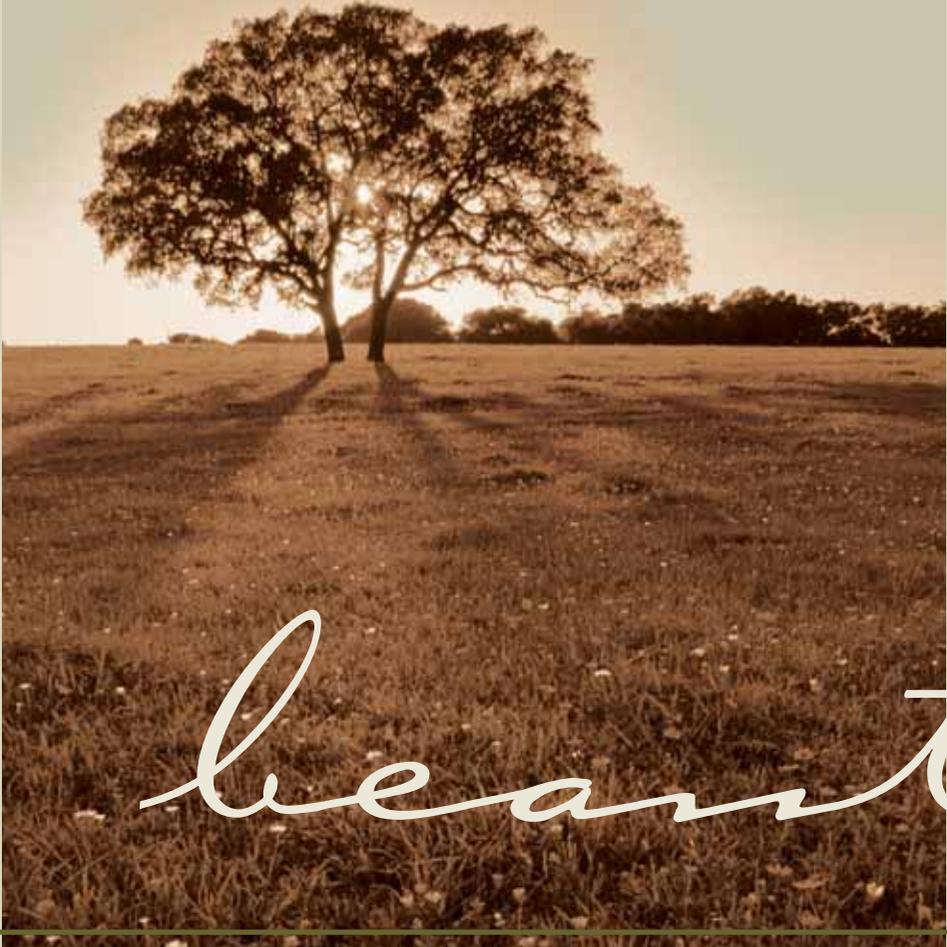




An Area of Unequaled Beauty

At Marlboro Ridge, your home is in a private haven just minutes from any convenience you may need. Within the community, we've set aside more than 250 acres, including a community tree preservation area and open space backing to Cabin Branch and Back Branch Stream Valley Parks. Throughout the community, we've also created a convenient and scenic network of miles of biking and walking trails, as well as natural equestrian trails that will connect to future county trails in adjacent planned communities.

In addition, the homes afford an uncommon standard of excellence due to their superior design and quality craftsmanship. You will live and entertain with pride in Marlboro Ridge.



At Toll Brothers, we build more than homes, we build *communities*. For nearly 40 years, we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends. Toll Brothers is there—in the smallest finishing details of your home, in the setting that makes your home part of a neighborhood, and in the neighborhoods that create your community.

When you choose Toll Brothers, you choose our unwavering commitment to quality and customer service. We are honored to have won the three most coveted awards in the home building industry: ***America's Best Builder***, ***National Builder of the Year***, and the ***National Housing Quality Award***. In addition, we have recently been chosen First Place Winner for Innovative Product Design in the Big Builder Apex Awards—where we were also recognized for Leadership and Management, and Operational Excellence; and named one of the Most Admired Big Builders of the Year.

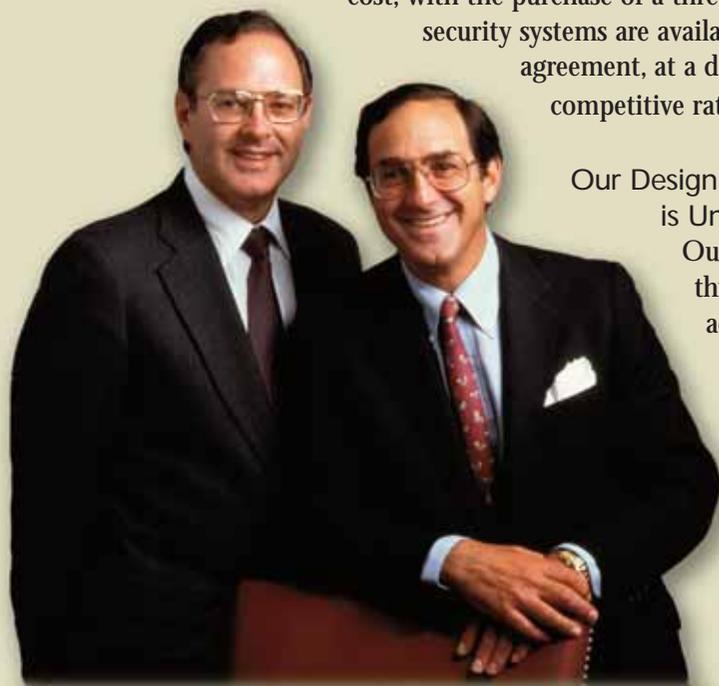
But our greatest reward comes from the recognition we receive from our homeowners. As the nation's leading builder of luxury homes, we take pride in creating homes that are as beautiful to look at as they are comfortable to live in. Each Toll Brothers home offers a combination of quality materials and superior design, where every detail is meticulously crafted and every enhancement you select is seamlessly added to create a customized home that is uniquely yours.

Choose Convenient Home Services for One-Stop Shopping!

The following Toll Brothers subsidiaries offer a full range of home services to better serve you and maximize your time:

TBI Mortgage has an understanding of the home buying process that no other lender can match. We have considerable access to a national marketplace for mortgage funds, and can provide flexible terms and alternatives not generally offered by other lenders. We continuously monitor the mortgage market to ensure that the very best programs are available at preferred rates.

Westminster Security will provide a home security system as a standard feature in your home, at no cost, with the purchase of a three-year monitoring agreement. Upgraded home security systems are available, with the purchase of a monitoring agreement, at a discounted cost. Ask your salesperson about our competitive rates.



Our Design Studios...Helping You Create a Home that is Uniquely Yours

Our experienced and talented designers will walk you through every room of your home, guiding and advising you on every selection along the way. You will be able to choose from hundreds of options for everything from flooring, cabinetry, and countertops to appliances, lighting, fixtures, and hardware. Our Design Studios offer a truly comprehensive approach to design by showcasing an expansive array of features and pre-priced options—allowing you to customize your home to suit your individual lifestyle.

The Toll Brothers Buyer Satisfaction Program

Our ultimate goal is for you to move into a home built to the highest standards. To make sure your home meets your expectations, we offer a unique two-step pre-settlement orientation program. The first orientation takes place five to seven days before settlement, utilizing Toll Brothers' detailed checklist as a guide. Then, once again prior to settlement, you'll inspect your home to see that every item you noted at the first orientation has been addressed. The result is that you can entertain guests as soon as you move in! To give you lasting peace of mind, we also give you a ten-year limited warranty.

Toll Brothers Is Proud to Help Preserve Our Environment

At Toll Brothers, we believe that preserving the natural environment is an integral part of creating a community you'll be proud to call home. We take our commitment to environmental stewardship seriously.



Nationwide, Toll Brothers encourages environmental awareness and protection by partnering with conservation groups that include The National Wildlife Federation and The Audubon Society. Through these respected organizations, we've earned community certifications for programs such as Backyard Wildlife Habitats and Audubon Cooperative Sanctuaries for Golf Courses. These certifications assure our residents that the natural beauty of their communities will remain a proud legacy for generations to come.

The homes we build are specifically designed to harmonize with the scenic beauty of the surrounding landscape. We preserve as much open space as possible, incorporating the existing hills, trees, and ponds.

As part of our award-winning conservation efforts, where possible, we

- Save and transplant thousands of existing trees
- Plant new trees throughout our communities
- Preserve and restore existing waterways
- Maintain designated open space
- Design communities that incorporate and conserve existing landscape
- Create walking trails dedicated to the enjoyment of these tranquil settings

Toll Brothers, a *Fortune 500* company and #102 on the Forbes *Platinum 400*, is the nation's premier builder of luxury homes and is currently building in Arizona, California, Colorado, Connecticut, Delaware, Florida, Illinois, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Pennsylvania, Rhode Island, South Carolina, Texas, Virginia, and West Virginia. With this experience behind us, you can be assured that your new home here in Marlboro Ridge will be a source of pride and satisfaction for many years to come. Toll Brothers, Inc., is the successor to three generations of home builders and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).

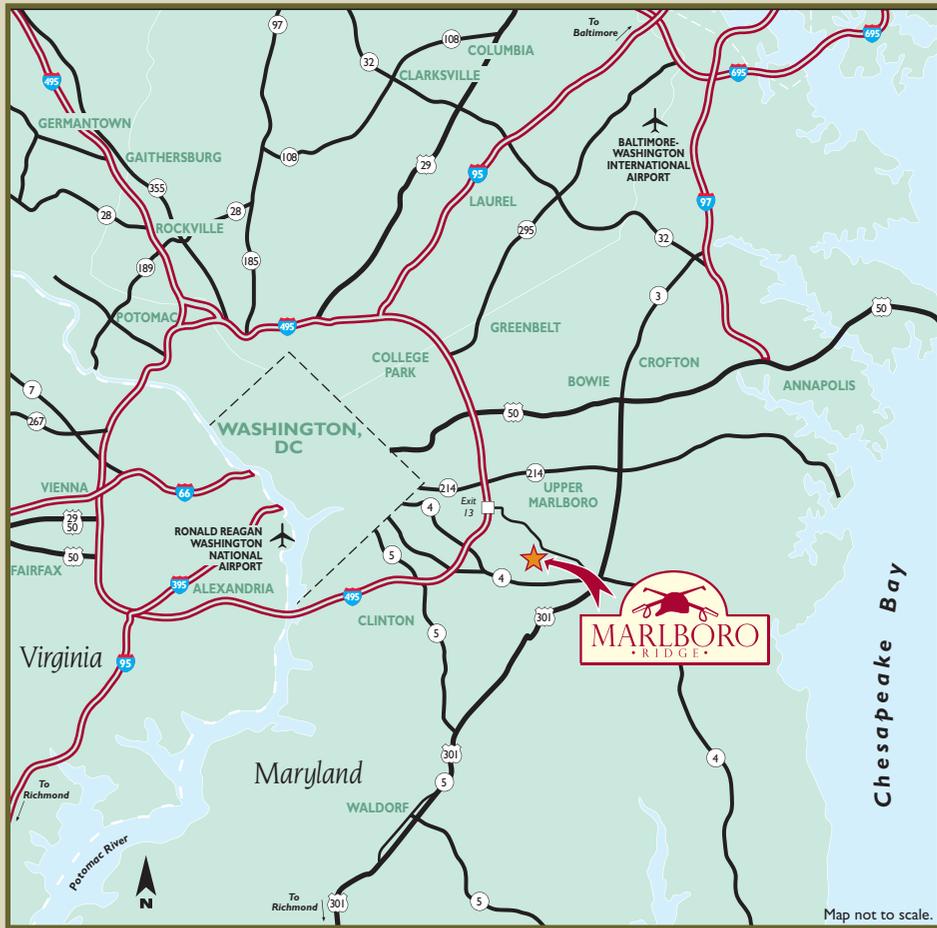
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tollbrothers.com







4101 Ritchie-Marlboro Road
Upper Marlboro, MD 20772

(301) 780-3200
marlbororidge.com



Directions

From I-495, take Exit 13 (Ritchie-Marlboro Road) toward Upper Marlboro. Continue through two roundabouts to proceed eastbound on Ritchie-Marlboro Road. Turn right at the second light to continue on Ritchie-Marlboro Road for 2 1/2 miles to community on the right.

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QUALITY AWARD**
National Association of Home Builders
and Professional Builder Magazine

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