

OUTSTANDING FEATURES AT NO EXTRA COST

GRACIOUS LIVING

- Dramatic two-story entrance foyer
- Convenient secondary staircase to the second floor in select home designs
- Expansive 9' or 10' ceilings throughout the first and second floor in select home designs
- Attractive exterior design choices
- Luxurious master bedroom suite with cozy den or sitting area and large his-and-her walk-in closets in select home designs

DESIGNER INTERIORS WITH LUXURY FEATURES

- Beautiful hardwood flooring in grand entrance foyer and kitchen
- Elegant oversized four-piece crown molding in grand entrance foyer and formal living and dining rooms
- Deluxe two-piece chair rail in foyer and formal dining and living rooms
- Decorative shadow box molding in dining room, living room, foyer, and along the staircase
- Oversized 5 1/4" baseboards and charming wood-trimmed windows throughout
- Elegant ceiling medallions in foyer and dining room
- Finely crafted oak main staircase with solid oak handrails
- Designer gas fireplace with brick façade in family room

MAGNIFICENT KITCHENS

- Beautifully crafted 42" wall cabinets in a wide choice of finishes
- GE® stainless-steel appliances, including a 25-cu.ft. side-by-side refrigerator with ice and water dispenser
- Spacious granite countertops in an array of striking decorator colors
- Ceramic tile backsplash with choice of decorative tiles

SUMPTUOUS BATHS

- Lavish master bath with Kohler® soaking tub, and separate shower with ceramic tile surround
- Impressive grand cathedral ceiling in master bath in select home designs
- First-floor powder room with elegant pedestal sink, beveled oval mirror; ceramic tiled floor in select home designs
- Three full baths with elongated commodes and 6"x 6" ceramic flooring; ceramic tub surrounds in select home designs

LANDSCAPING AND IMPROVEMENTS

- Professionally graded and sodded home sites with beautiful landscaping package
- Impressive community entrance with open rolling pastures and quiet, spacious, tree-lined streets
- Private cul-de-sac home sites set amidst acres of undisturbed woodlands
- Attractive street lights throughout the community

CONVENIENCES

- Advanced fiber optics for next-generation communications
- Convenient underground utilities, including electric, natural gas, public sewer and water
- Security system included*
- Washer and electric dryer connections with laundry tub
- Each home is professionally cleaned prior to settlement
- Convenient pre-wiring and outlets for telephone and cable television
- Exterior weatherproof electrical outlets in front and rear

CONSTRUCTION HIGHLIGHTS

- Three-car, side-entry, or four-car courtyard, fully drywalled garage with overhead doors and remote entry
- Quality Andersen® windows with high-performance glass
- Handsome Peachtree® doors featuring the manufacturer's lifetime warranty
- Low-maintenance, long-lasting 6" beaded vinyl siding and aluminum-wrapped exterior trim
- Distinctive architectural shingles with 30-year warranty
- Economical and high-efficiency two-zone heat, and high-performance central air conditioning
- Poured-concrete basement with steel reinforcement
- Convenient 75-gallon hot water heater
- Advanced structured wiring package
- Design and construction energy engineered by Toll Brothers for economical fuel efficiency and air infiltration control, including house wrap
- Engineered wood I-joint floor system with nailed and glued sub-floor
- Exterior weatherproof hose connections in front and rear
- Fire sprinkler system with individual heat-triggered sprinkler heads

QUALITY ASSURANCE AND CUSTOMER CARE

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

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

CUSTOMIZING SERVICE

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

*Monitoring contract required. Please see sales manager for details

Your new Toll Brothers home at **The Estates at Marlboro Ridge** is unequalled in design and delivered value.