

# OUTSTANDING FEATURES AT NO EXTRA COST

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## GRACIOUS LIVING

- World-class amenities, including a championship 18-hole Dan Maples golf course, swimming pools, tennis courts, biking/walking paths, parks/picnic areas, multi-purpose courts, athletic fields, and tot lots
- Four spacious bedrooms
- Expansive 9' ceilings throughout the first floor
- Finely crafted staircase with solid oak handrails
- Luxurious master bedroom suite with large walk-in closet
- Full basement with three-piece rough-in for full bath

## DESIGNER INTERIORS WITH LUXURY FEATURES

- Elegant two-piece crown molding in formal living and dining rooms
- Formal dining room accented by traditional chair rail
- Choice of elegant two-panel Classique® or traditional six-panel Colonial-style doors
- Elegant hardwood flooring in the grand entrance foyer, kitchen, and breakfast area
- Armstrong® no-wax flooring in laundry area
- Upgraded stain-resistant carpet in an array of decorator colors
- Vinyl-clad ventilated shelving system throughout

## MAGNIFICENT KITCHENS

- Magnificent kitchen design with beautifully crafted 42" wall cabinets
- Sunny, spacious breakfast area adjacent to kitchen
- Whirlpool® 22-cu.ft. frost-free refrigerator with ice maker, self-cleaning range and separate microwave oven, and dishwasher with waste disposal
- Spacious granite kitchen countertops in an array of striking decorator colors

## CONVENIENCES

- Second-floor washer and dryer connections
- Superior KOHLER® faucets in baths and kitchen
- Convenient pre-wiring for telephone and cable television
- Electronic smoke detectors
- Exterior weatherproof electrical outlets in front and rear

## LANDSCAPING AND IMPROVEMENTS

- Convenient underground utilities, including natural gas and public water
- Landscape package and fully sodded yards

## SUMPTUOUS BATHS

- First-floor powder room with ceramic tile flooring, elegant pedestal sink, and beveled oval mirror
- Lavish master bath with KOHLER® soaking tub and separate ceramic tile shower with marble shelf (select home designs)
- Cultured-marble vanity tops; designer elongated commodes; ceramic tile tub surrounds; mirrored medicine cabinets; and ceramic tile flooring in all full baths

## CONSTRUCTION HIGHLIGHTS

- Distinctive dimensional shingles with 25-year warranty
- Low-maintenance, long-lasting 6" beaded vinyl siding
- 200-amp electrical service
- CPVC water lines throughout
- Exterior weatherproof hose connections in front and rear
- High-efficiency gas heat and hot water heater
- Concrete front walk
- Design and construction energy-engineered by Toll Brothers for economical fuel efficiency and air infiltration control
- Efficient R-30 ceiling insulation
- Attic ridge vent system
- Efficient R-13 insulation in exterior walls

## 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 inspection 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: covered porches and porticos, fireplaces, bay windows, cathedral ceilings, whirlpool tubs...*and many more!*

Your new Toll Brothers home at **The Villages at South Riding** is unequalled in design and delivered value.