




Coastal Oaks
• AT NOCATEE •


Coastal Oaks at Nocatee
1106 Highway A1A • Suite 100 • Ponte Vedra Beach, FL 32082 • (904) 285-5550

Toll Brothers
America's Luxury Home Builder™



Take a Walk Through Paradise... at

Coastal Oaks
• AT NOCATEE •

IMAGINE

*Imagine a place where lush landscaping and sparkling lakes create an idyllic setting,
just minutes from the endless activities of Florida's First Coast. Then, add elegant single-family residences built by
Toll Brothers, the nation's leading builder of luxury homes. This is Coastal Oaks at Nocatee—where luxury meets
convenience, and where neighbors become lifelong friends.*





Where Dreams Meet Reality

Coastal Oaks at Nocatee is a peaceful, gated neighborhood in the magnificent, master planned community of Nocatee—where shopping, restaurants, and parks are all within walking distance, and traditional small-town charm defines daily existence. Coastal Oaks at Nocatee is an ideal place for you and your family to meet new friends and neighbors.

Beautiful oak trees and nature preserves serve as backdrops to the luxurious traditional and Mediterranean-inspired homes of Coastal Oaks. Picturesque outdoor recreation areas are nestled among quiet neighborhoods, enabling adults and children alike to enjoy outdoor fun, exercise, and leisurely afternoons. At the center of it all is the Coastal Oaks clubhouse and recreation complex. The complex offers a range of amenities to suit your lifestyle, including a fully equipped fitness center, a meeting room, soccer field, softball field, tennis courts, basketball court, tot lot, two large outdoor pools, and a children's splash pool. Whether enjoying a morning game of tennis with neighbors, a challenging workout, or an afternoon swim with your family, Coastal Oaks at Nocatee will offer you a welcome feeling of luxury and relaxation combined with a close-knit sense of community.

The Good Life on the First Coast

Northeast Florida is rich with culture, entertainment and recreation, and Nocatee is the region's most sought-after location. A thriving community with a warm neighborhood feel, Nocatee provides a relaxed atmosphere while offering excellent shopping and a wide choice of leisure activities close to home. The heart of Jacksonville is just 25 minutes away, and St. Augustine is even closer. Interstate 95 can be reached within 10 minutes. In addition, Jacksonville International Airport is conveniently located only 45 minutes from your new home.

Coastal Oaks at Nocatee is also close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Shoppes of Palm Valley are just 5 minutes away. The Avenues Mall is 15 minutes away with Parisian, Belk, Dillard's, JC-Penney, Sears, and over 100 fine specialty shops. In addition, the new St. Johns Town Center is just 30 minutes away, and offers unique outdoor shopping and fantastic restaurants.

Outstanding Community Service

Serving the community of Coastal Oaks at Nocatee are houses of worship representing almost all faiths. Excellent medical facilities are comfortably close to Coastal Oaks at Nocatee. Baptist Medical Center South, only 15 minutes from your new home, offers a complete range of medical services. Jacksonville's world-renowned Mayo Clinic is just 25 minutes away.



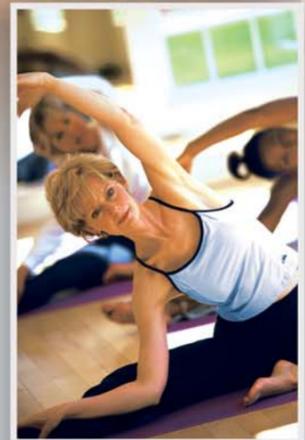


Unsurpassed Recreation

The surrounding area offers recreational attractions for the entire family. Several challenging private golf courses and country clubs are nearby, including Marsh Landing Country Club, The Ponte Vedra Inn & Club, and The Tournament Players Club at Sawgrass — home of THE PLAYERS Championship. The Jacksonville Zoo is just 35 minutes from your new home and offers interactive educational opportunities, incredible exhibits, and even safari sleepovers for the more adventurous zoo-goers.

Florida's First Coast features 42 miles of pristine beaches. The Intracoastal Waterway and beaches of the Atlantic Ocean, just 5 minutes away, provide a year-round haven for sunbathers, boaters, fishermen, snorkelers, and other water sports enthusiasts. Lush, beautifully maintained local parks—where you and your family can enjoy swimming, hiking, picnicking, and canoeing year round—are also located within minutes of your new home. Various state parks in St. Johns County invite visitors to learn about the freshwater marsh ecosystem through guided tours and lectures, launch canoes for water exploration, or bicycle, hike, or ride on horseback along the scenic trails.

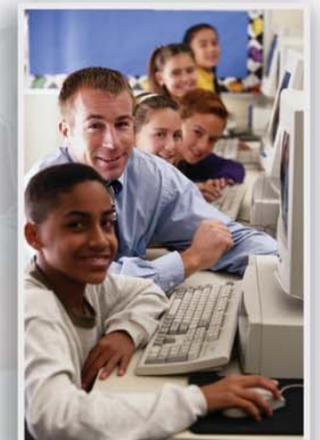
Professional sporting events are also held close by. The Jacksonville Jaguars football team makes its home in Jacksonville, and just 60 minutes away in Daytona Beach is the Daytona International Speedway, home to NASCAR's Daytona 500.



Education Is Top Priority

From primary to post-secondary education, the St. Johns County School District offers a variety of educational experiences that prepare students for the future. In addition to core academic classes, the curriculum includes performing and fine arts courses, gifted and exceptional student programs, and advanced placement courses. In St. Johns County, a grade "A" school district, students consistently earn awards and scholarships for high levels of achievement in mathematics, science, history, and music. The county was also listed in the top 14% of the nation in "What Parents Want" in public schools by SchoolMatch, and ranked 4th overall, out of 67 counties, on the Florida Comprehensive Assessment Test. In addition, there are several excellent private schools in the area, including The Bolles School, Providence School, and Montessori Tides School to name a few.

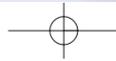
In Jacksonville, the University of North Florida, Jacksonville University, and Florida Community College at Jacksonville, all just a 30-minute drive from your new home, offer graduate and undergraduate programs as well as continuing education. These fine schools feature outstanding programs in a variety of fields with a wide diversity of day and evening courses to accommodate students of all ages.





An Area of Unequaled Beauty

In Coastal Oaks at Nocatee, your home is a private haven just minutes from any convenience you may need. 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 Coastal Oaks at Nocatee.



Toll Brothers

America's Luxury Home Builder™

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 as the **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 as 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.

CONVENIENT HOME SERVICES FOR ONE-STOP SHOPPING!

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.

Toll Landscape was formally established in 1993 to serve our home buyers. Our longstanding relationships with local growers and nurseries mean we can provide you with outstanding selections, exceptional quality, competitive prices, and timely responses. And our commitment to quality and service ensures that your landscape enhancements will be a source of pride and enjoyment for years to come.

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 such as 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 have saved and subsequently transplanted thousands of existing trees, preserved peaceful creeks, and restored sparkling ponds, and we've created community walking trails so residents can enjoy these tranquil settings.

Toll Brothers 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 Coastal Oaks at Nocatee 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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Directions to the Coastal Oaks at Nocatee Sales Center:

From I-95

Take Exit 344 and proceed east onto J. Turner Butler Blvd. for 12.6 miles to A1A. Proceed south on A1A for 7.1 miles. The Coastal Oaks at Nocatee sales center is located in the Mickler's Landing shopping center on the right.

From US-1

Take CR-210 east for approximately 7 miles to the roundabout. Continue straight through the roundabout onto Mickler Road for approximately 1.3 miles. The Coastal Oaks at Nocatee sales center is located in the Mickler's Landing shopping center on the left.

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You deserve the ultimate in luxury, elegance, and sophistication. The time to reward yourself is now.

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