



# LEHIGH CROSSING

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*Toll Brothers*  
America's Luxury Home Builder™



*Welcome Home to...*



*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.*

*Surrounded by a picturesque, rolling landscape, Lehigh Crossing is a community of luxurious single-family homes located in historic Lehigh County. Nestled in a charming country setting, this intimate community is just minutes from any convenience you may need.*

## *A Convenient Place to Live*

In Lehigh Crossing, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Lehigh Crossing is 2 minutes from Route 100, 10 minutes from Interstate 78, and 20 minutes from the Northeast Extension of the Pennsylvania Turnpike. Allentown and Bethlehem can be reached in 20 and 30 minutes, respectively. Commuting by bus to New York City is a two-hour ride on the Carl R. Bieber Tourways bus line, located just 10 minutes away. Lehigh Valley International Airport can be reached in just 25 minutes, while Philadelphia and Newark International Airports are both 90 minutes from your new home.



## *A Focus on Education*

As a Lehigh Valley homeowner, you will join a community where education is given the highest priority. In the East Penn School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music. This year, 75% scored in the top 25% on the American College Testing Exam (ACT). Recently, 25 students were awarded National Merit Scholarships or Commendations. Over 350 students are enrolled in gifted programs at all grade levels throughout the district, and Emmaus High School offers college advanced placement courses. Over 86% of district students continue their education after graduation.

Superb private schools, including Bethlehem Catholic, Allentown Catholic, Emmaus Baptist Academy, and the Swain School, are all within 30 minutes of Lehigh Crossing. Primary and secondary education is offered at all of these private schools.

Lehigh and Kutztown Universities and Lafayette, Muhlenberg, and Cedar Crest Colleges are all less than 30 minutes away. Nearby, DeSales University and Northampton Community College offer continuing adult education with a wide diversity of day and evening courses.



## *World-Class Shopping at Your Doorstep!*

Lehigh Crossing is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, several local convenience stores, including Trexlertown Shopping Center, are less than 10 minutes away. In charming Allentown and Bethlehem, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The South Mall is just 15 minutes from Lehigh Crossing, and the fabulous Lehigh Valley Mall is 20 minutes away with Macy's, JC Penney, and over 130 fine specialty shops.



# The Best in Community Services

Excellent medical facilities are comfortably close to Lehigh Crossing. The Lehigh Valley Hospital, only 15 minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of the Philadelphia metropolitan area, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of Lehigh Crossing are houses of worship representing almost all faiths.



## A Cultural and Recreational Paradise

Lehigh Crossing, 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 with almost every type of recreational activity close at hand. Several challenging private and semi-private golf courses and country clubs are nearby, including Brookside, Lehigh, and Saucon Valley Country Clubs. Exciting public golf courses, including Shepherd Hills Golf Club, Indian Creek Golf Club, and the Allentown Municipal Golf Course, are within 15 minutes. The beautiful Blue Marsh Lake is only 35 minutes away and offers boating and other water sports. Several local and state parks are located less than one hour away, including Bob Rodale Cycling & Fitness Park, Church Lane Park, Marsh Creek State Park, Nockamixon State Park, Macungie Memorial Park, and Lower Macungie Township Park. At these parks you and your family can enjoy swimming, fishing, ice-skating, hiking, and picnicking. The Allentown Racquet and Fitness Club and the Lehigh Valley Fitness Club are located within 20 minutes of your new home. Several local fitness clubs are all within 5 minutes of your new home.



The Lehigh Valley area offers a broad variety of cultural diversions. The Kutztown Country Fair, Pennsylvania Shakespeare Festival at DeSales University, the Great Allentown Fair, and the Bethlehem Bach Festival are just a few of many well-known annual events in the area. Perhaps the most popular event is the Bethlehem Musikfest; it's one of the largest music festivals in the country, and features over 1,000 live performances by more than 250 artists. You can explore the diversity of special exhibitions at the Allentown Art Museum, or the DaVinci Discovery Center of Science and Technology. Enjoy theatrical presentations at Lehigh University's Zoellner Arts Center, the State Theatre in Easton, or the Civic Theatre of Allentown. Lehigh University's Stabler Arena features many high-profile events and concerts. The future Bethlehem Steel Park will include the Steel Museum branch of the Smithsonian Institute,

offices, movie theaters, hotels, restaurants, and shopping. The ice skating rink within the park is already open. For an afternoon of skiing, Bear Creek Mountain Resort is just 10 minutes away from Lehigh Crossing. The Pocono Mountains, with challenging ski trails and year-round outdoor fun, are located within an hour of the community. Spend a day with your family at Dorney Park & Wildwater Kingdom in Allentown, featuring over 100 rides and attractions. Kids and adults alike will enjoy a tour of the famous Crayola Factory in Easton. The Lehigh County Velodrome hosts several national and amateur cycling championship races. Sports fans can root for many professional sports teams in the Philadelphia and New York City areas. The Allentown Ambassadors provide minor league baseball entertainment nearby. For fine dining, there are many excellent restaurants and country inns in Allentown, Bethlehem, and Easton.

In Philadelphia, one of our nation's oldest and most historically significant cities, you can enjoy a fabulous range of cultural and recreational activities and explore an eclectic array of international dining, world-class entertainment, museums, art galleries, and historic sites.



## *An Area of Unequaled Beauty*

In Lehigh Crossing, 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 Lehigh Crossing.



# 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.

## 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.

### Customize Your Home and Your Lifestyle at the Toll Brothers Design Studio!

Get ready to be impressed! You'll find a world of choices for your new home at the 12,000-square-foot Toll Brothers Design Studio—the centrally located option gallery for home buyers from New Jersey and Lehigh Valley/Pocono communities. Talented designers will meet with you one-on-one to help you select from a vast array of pre-priced options and décor that will personalize your home. To help make the process fun and easy, the studio features vignettes of five complete kitchens, bathroom suites, a study with built-in shelving, a wet bar, a media room, and several custom fireplaces. You can also compare samples of granite and Corian® countertops; select woods and finishes for cabinet doors; choose faucets, appliances, lighting, tile, hardwood flooring, carpet, and interior molding; and much, much more! The Toll Brothers Design Studio is located at the Menlo Park Mall in Edison, New Jersey. For more information, please consult your sales representative.

## 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
- 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 landscapes
- Create walking trails dedicated to the enjoyment of these tranquil settings

Toll Brothers, a Fortune 500 company, 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 Lehigh Crossing 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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QUALITY AWARD**  
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*Toll Brothers*

