



---

**THE RESERVE**

---

◆ AT POND CREEK ◆

***Toll Brothers***

*America's Luxury Home Builder™*



---

# THE RESERVE

---

◆ AT POND CREEK ◆

*I*f 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.

The Reserve at Pond Creek is a community of luxurious homes located in prestigious Monroe County. Nestled in a quiet valley near the Delaware Water Gap, this gated community is just minutes from any convenience you may need.

## *A Convenient Place to Live*

In The Reserve at Pond Creek, you will enjoy the relaxed atmosphere of vacation living all year round with excellent shopping and a wide choice of cultural events close to home. The Reserve at Pond Creek is only 10 minutes from I-80 and 15 minutes from NJ. The Lehigh Valley can be reached in 40 minutes and the major corporate centers of the Lehigh Valley are a 45-minute drive. Commuting by bus to New York City is easy on the Martz bus line from the Stroudsburg station located just 10 minutes away. Lehigh Valley and Wilkes-Barre/Scranton International Airports are approximately 40 minutes away, while Newark International Airport can be reached in 70 minutes.



## *A Focus on Education*

The East Stroudsburg School District's new North Campus, a 440-acre site, is a state-of-the-art facility. Included within the campus are intermediate and high schools, numerous athletic facilities, tennis courts, and an indoor pool. Committed to excellence in education, the East Stroudsburg School District offers Internet access and computers in all classrooms and labs, while all high schools offer advanced placement and honors classes. A superb private school, the Blair Academy, is located in Blirstown, NJ, approximately 25 minutes from The Reserve at Pond Creek. Additional private schools, such as Moravian Academy, Gill St. Bernards, and Peck, are all within an hour of the community.

Because learning is a lifelong endeavor, you will enjoy many exciting opportunities for continuing adult education that are very accessible from The Reserve at Pond Creek. East Stroudsburg University is less than 15 minutes away. In addition, many excellent academic institutions in the Lehigh Valley, including Lehigh University, Moravian, Muhlenberg, and Lafayette Colleges are within 45 minutes.



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

The Reserve at Pond Creek is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Village Center is less than 3 minutes away. In the charming old town of Stroudsburg, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The Stroudsburg Mall is only 8 miles away and features well-known stores. The fabulous factory store complex, The Crossings, is just 25 minutes away. It hosts over 100 outlets, including Brooks Brothers, Coach, Jones of New York, Ralph Lauren, Liz Claiborne, J. Crew, Pfaltzgraff, and Nautica.



## *The Best in Community Services*

Excellent medical facilities are comfortably close to The Reserve at Pond Creek, including the Pocono Medical Center, only 15 minutes away. The medical facilities of the Lehigh Valley and the hospitals of New York City, acclaimed worldwide for research and treatment, are easily accessible.

Also serving the community of The Reserve at Pond Creek are houses of worship representing almost all faiths.

## *A Cultural and Recreational Paradise*

The Reserve at Pond Creek, 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 Great Bear Golf and Country Club, Country Club of the Poconos, and Water Gap. Challenging public golf courses, including Shawnee Inn, Cherry Valley, Terra Greens, and Mountain Manor Inn are all within 20 minutes. The beautiful Delaware Water Gap National Recreation Area is only 10 minutes away and offers boating, swimming, rafting, canoeing, fishing, and hiking. For an afternoon of skiing, Shawnee Mountain, Camelback, and Alpine Mountain are just minutes away. Many other popular ski slopes are within a 45-minute drive. In the summer, enjoy Shawnee Play Place and Water Park and Thunder Creek Quarry Fun Park.

The Monroe County area offers a broad variety of cultural diversions. The Mountain Laurel Center for the Performing Arts, a spectacular entertainment venue, hosts the Philadelphia Orchestra, Pittsburgh Symphony, American Ballet Theater, Broadway touring companies, and more. You can enjoy theatrical presentations at either the Pocono or Shawnee Playhouses or spend a pleasant day in Stroudsburg strolling through the art galleries during the monthly First Saturday Artwalks.

In New York City you can enjoy a fabulous range of cultural and recreational activities and explore an eclectic array of international dining, world-class entertainment, museums, and art galleries.





*An Area of Unequaled Beauty*

In The Reserve at Pond Creek 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 The Reserve at Pond Creek.



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 New Jersey Design Studio!*

Get ready to be impressed! You'll find a world of choices for your new home at the 12,000-square-foot New Jersey 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, interior molding; and much, much more! The New Jersey 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 landscape
- 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, and Virginia. With this experience behind us, you can be assured that your new home here in The Reserve at Pond Creek 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).

**Toll Brothers**  
*America's Luxury Home Builder™*





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

**AMERICA'S BEST BUILDER**  
National Association of Home Builders  
and Builder Magazine

**NATIONAL BUILDER  
OF THE YEAR**  
Professional Builder  
Magazine

*Toll Brothers*