

Directions to Mountain View at Gardiner

From Points West via Interstate 84: Take Interstate 84 East to Exit 5 (towards Maybrook/Walden). Proceed $\frac{3}{10}$ mile and turn Left onto Route 208N. Proceed on Route 208N for 13 $\frac{9}{10}$ miles and turn right onto LeFevre Lane and continue for $\frac{3}{10}$ mile. Turn right onto Sanford Drive and the sales office will be on your left.

From the Newburgh-Beacon Bridge via Interstate 84: Take Interstate 84 West to Exit 10S; follow the ramp towards New Paltz. Turn left onto North Plank Road/NY32. Proceed on Route 32 for 3 miles. Continue straight onto Route 300N for 7 miles. Turn right onto Route 208N. Proceed for 5 $\frac{7}{10}$ miles on Route 208N and turn right onto LeFevre Lane and continue for $\frac{3}{10}$ mile. Turn right onto Sanford Drive and the sales office will be on your left.

From Points North via Interstate 87: Take Interstate 87 South to Route 299 West, exit 18 towards New Paltz, and proceed for $\frac{8}{10}$ mile. Turn Left onto NY-299 West (Main Street) and continue on NY-299 for 1 $\frac{4}{10}$ miles. Turn left onto to Route 208 and proceed for 5 $\frac{4}{10}$ miles. Turn Left onto LeFevre Lane and continue for $\frac{3}{10}$ mile. Turn right onto Sanford Drive and the sales office will be on your left.

From Points South via Interstate 87: Take Interstate 87 North to exit 17 toward Interstate 84 / Newburgh / Stewart Airport. Merge onto NY-300N towards Middletown. Continue on NY-300N for 3 $\frac{1}{10}$ miles and turn left to continue on NY-300N and proceed for an additional 7 miles. Turn right onto Route 208N. Proceed for 5 $\frac{7}{10}$ miles on Route 208N and turn right onto LeFevre Lane and continue for $\frac{3}{10}$ mile. Turn right onto Sanford Drive and the sales office will be on your left.



Toll Brothers
America's Luxury Home Builder™

tollbrothers.com

Mountain View at Gardiner • Sanford Drive • New Paltz, NY 12561 • 845-255-4061



EQUAL OPPORTUNITY

Welcome Home to Mountain View at Gardiner

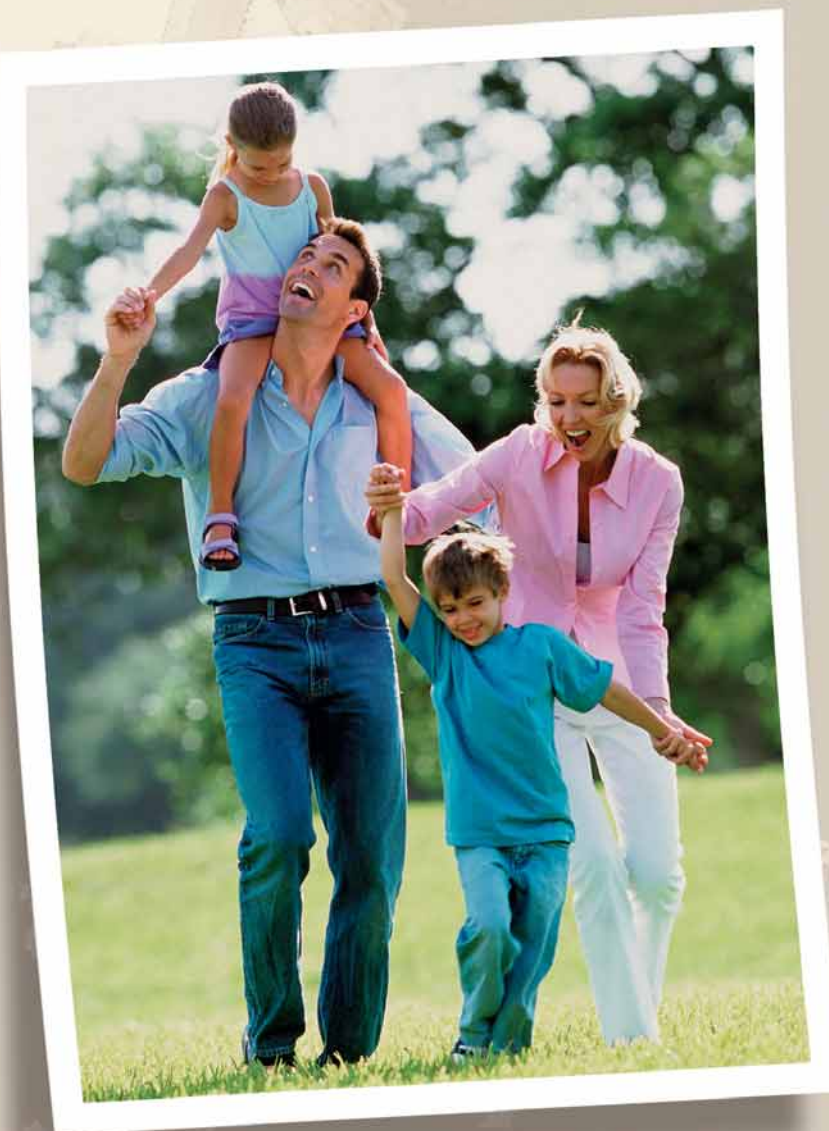
If you take a few minutes to read this brochure, you will find that the time was well spent.

This brochure is filled with facts... facts you should know when considering a place to live.

Surrounded by open vistas, Mountain View at Gardiner is an enclave of 33 luxurious single-family homes located in prestigious Ulster County. Nestled in a country setting in the Hudson River Valley, this sophisticated community is just minutes from any convenience you may need.

A Convenient Place to Live

In Mountain View at Gardiner, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Mountain View is conveniently located off Route 208, only 10 minutes from Route 299, 15 minutes from Interstate 87, and 25 minutes from Interstate 84. New Paltz is just 5 minutes away, and Newburgh and Poughkeepsie can be reached in 25 and 30 minutes, respectively. White Plains can be reached in 70 minutes, while Danbury, Connecticut can be reached in 90 minutes. Commuting by train to New York City is easy on Metro North's service from the Poughkeepsie Station, just 30 minutes from Mountain View. Orange County Airport can be reached in just 25 minutes, while Stewart International Airport is only 30 minutes from your new home.



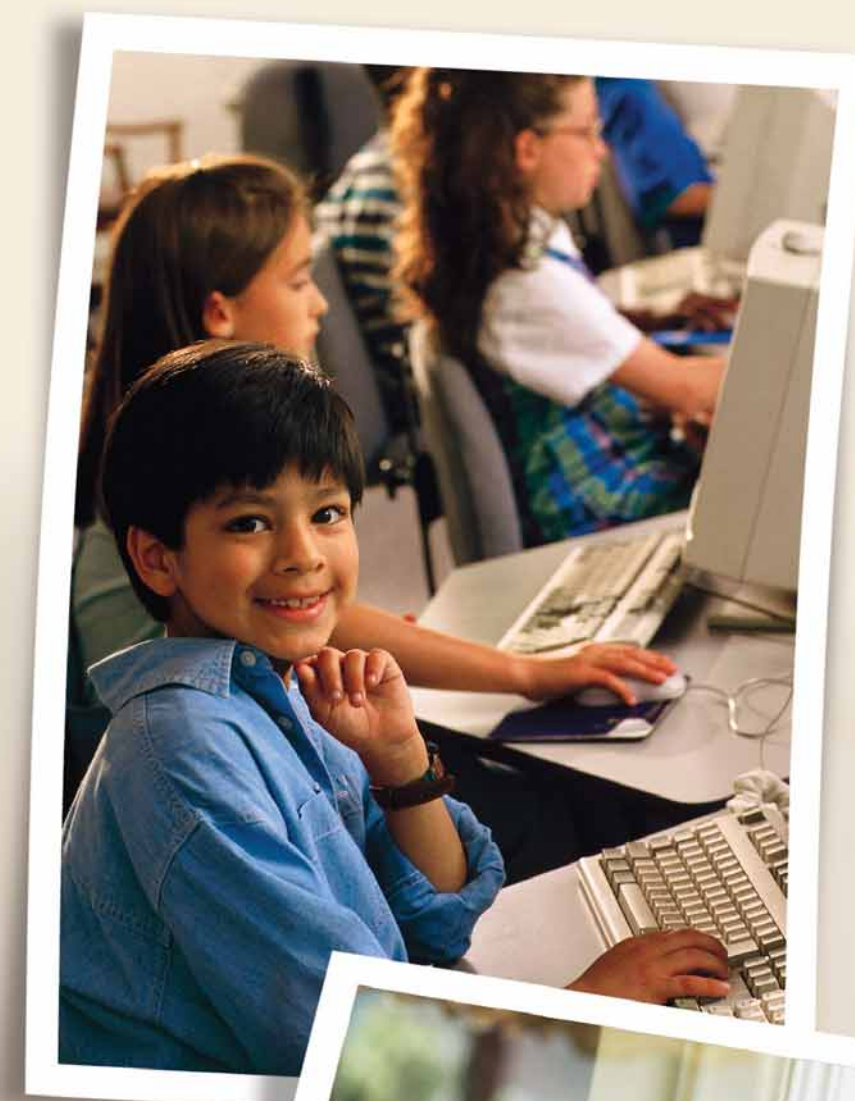
A Focus on Education

As a Mountain View at Gardiner homeowner, you will join a community where education is given the highest priority. Over 93% of New Paltz Senior High School students continue their education after graduation. Gifted programs are available at all grade levels, and the high school offers 17 college advanced placement courses in many different disciplines. Project Advance in English is offered in conjunction with Syracuse University. University/High School Spanish and French courses are offered through the State University of New York at Albany and taught by New Paltz Senior High School foreign language teachers. Students may also participate in a variety of independent study courses.

In the New Paltz Central School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music. New Paltz Senior High School graduates attend the finest colleges in the country.

Superb private and parochial schools, including St. Mary's School, St. Augustine's, Woodcrest School, Our Lady of Mount Carmel, St. Peter School, High Meadow, Tabernacle Christian Academy, Mountain Laurel Waldorf School, The Poughkeepsie Day School, Our Lady of Lourdes, and the Oakwood Friends School, are all within 30 minutes of Mountain View.

The State University of New York at New Paltz is less than 5 minutes away. Nearby, Vassar College, Ulster Community College, Marist College, and The Culinary Institute of America are less than 40 minutes from your new home. Many offer continuing adult education with a wide diversity of day and evening courses.



World-Class Shopping at Your Doorstep!

Mountain View at Gardiner is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Shop Rite Supermarket is just 10 minutes away. In the charming towns of New Paltz, Beacon, Gardiner, Hyde Park, Highland, and Kingston, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The Hudson Valley Mall, the Poughkeepsie Galleria, and the Galleria at Crystal Run are just 25 to 45 minutes from Mountain View; and the fabulous Woodbury Common Premium Outlets are only 35 minutes away with Saks Fifth Avenue, Polo Ralph Lauren, Gucci, and over 220 fine specialty shops.



A Cultural and Recreational Paradise

Mountain View at Gardiner, 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 Roundout Golf Club and Modena Country Club. Public golf courses, including the Apple Greens, Mohonk, and New Paltz golf courses, are within 30 minutes.

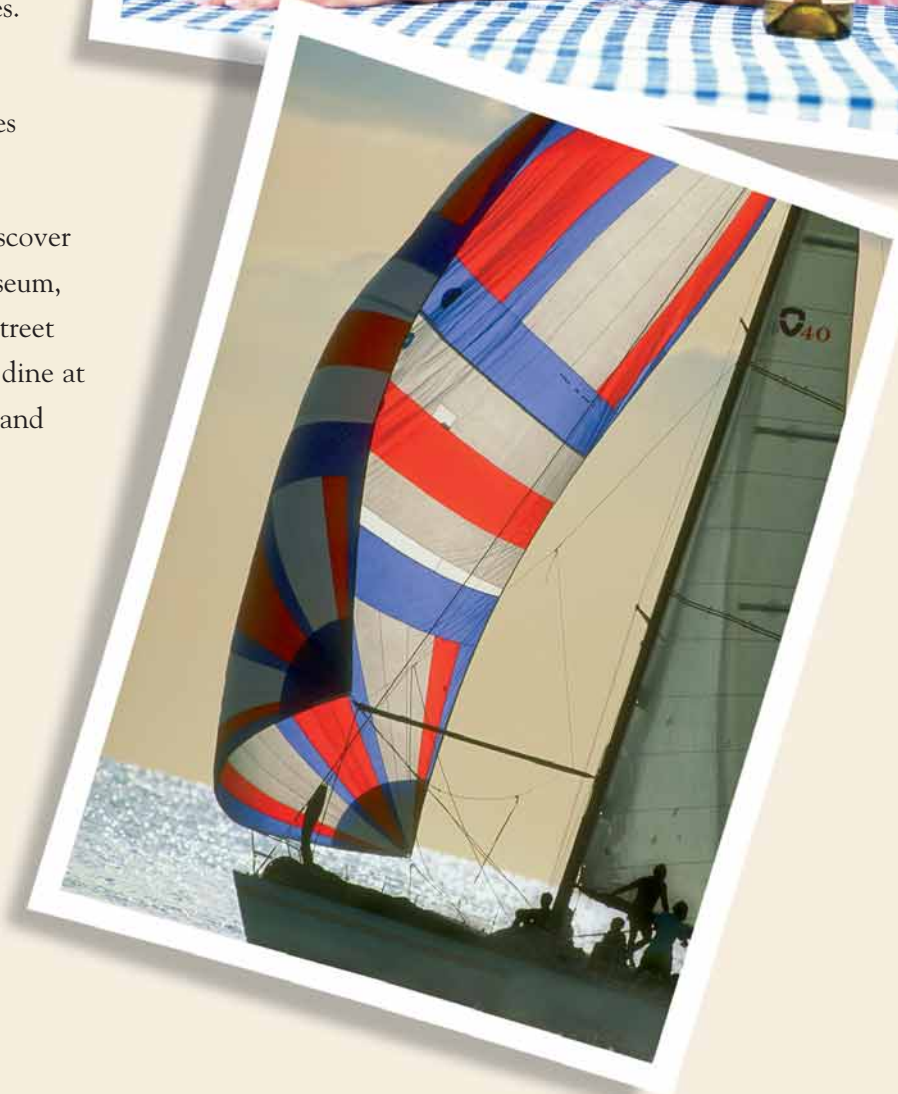
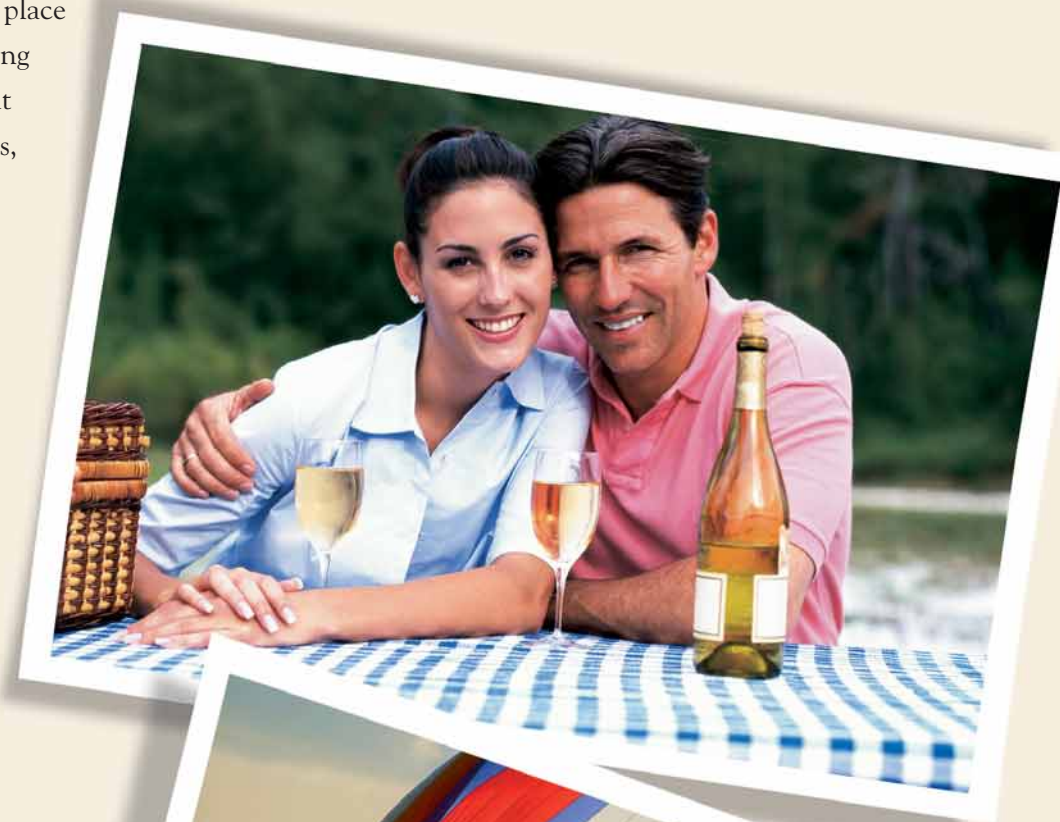
The Great Hudson Sailing Center, approximately 30 minutes away, offers charters, sunset cruises, and sailing lessons. Several local and state parks are located within 20 minutes, including Minnewaska State Park, Harcourt Wildlife Sanctuary, Mohonk Mountain Reserve, The Mohonk Mountain House, Sam's Point Preserve, and the New Paltz Park and Pool. At these parks you and your family can enjoy swimming, fishing, ice skating, rock climbing, hiking, mountain biking, and picnicking.

You can also enjoy a wide variety of recreational activities in the breathtaking Catskill Mountains, including some of New York's premier skiing at Hunter Mountain, Ski Windham, and Belleayre Mountain, all located within 80 minutes. Fitness and exercise clubs are also within 5 minutes of your new home.

Well known as a wine region, the Hudson Valley area features nine local wineries all along a 30-mile loop called the Shawangunk Wine Trail.

The Hudson Valley area offers a broad variety of cultural diversions. You can discover history and art at the Samuel Dorsky Museum of Art, Empire State Railway Museum, Hudson River Maritime Museum and Rondout Lighthouse, and the Huguenot Street Stone Houses. Enjoy a theatrical presentation at the Bardavon Opera House or dine at one of the many excellent restaurants and country inns in Gardiner, New Paltz, and Poughkeepsie. Sports fans can root for professional sports teams including the Yankees, Mets, Knicks, Nets, Giants, Jets, Rangers, and Devils.

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.



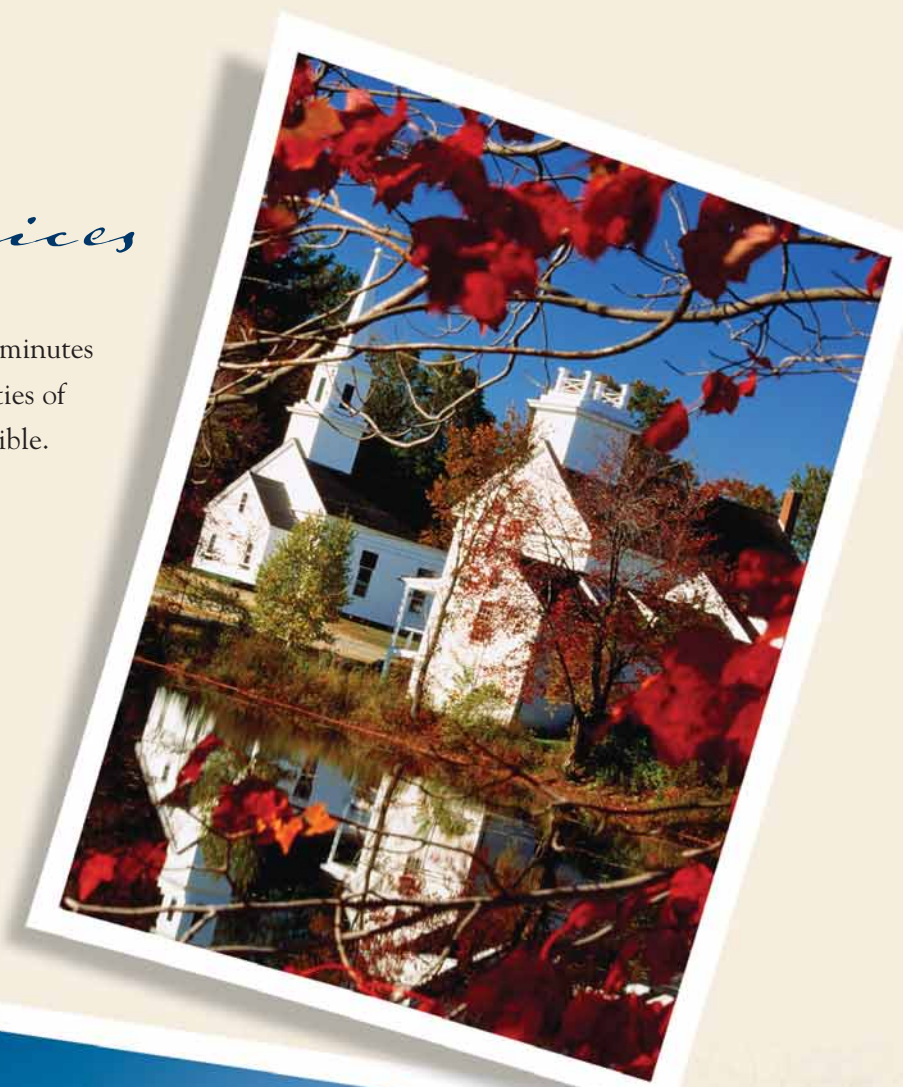
The Best in Community Services

Excellent medical facilities are comfortably close to Mountain View at Gardiner. Vassar Brothers Hospital, only 23 minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of the Kingston and Poughkeepsie metropolitan area, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of Mountain View are houses of worship representing almost all faiths.

An Area of Unequaled Beauty

In Mountain View at Gardiner, 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 Mountain View at Gardiner.



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.

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

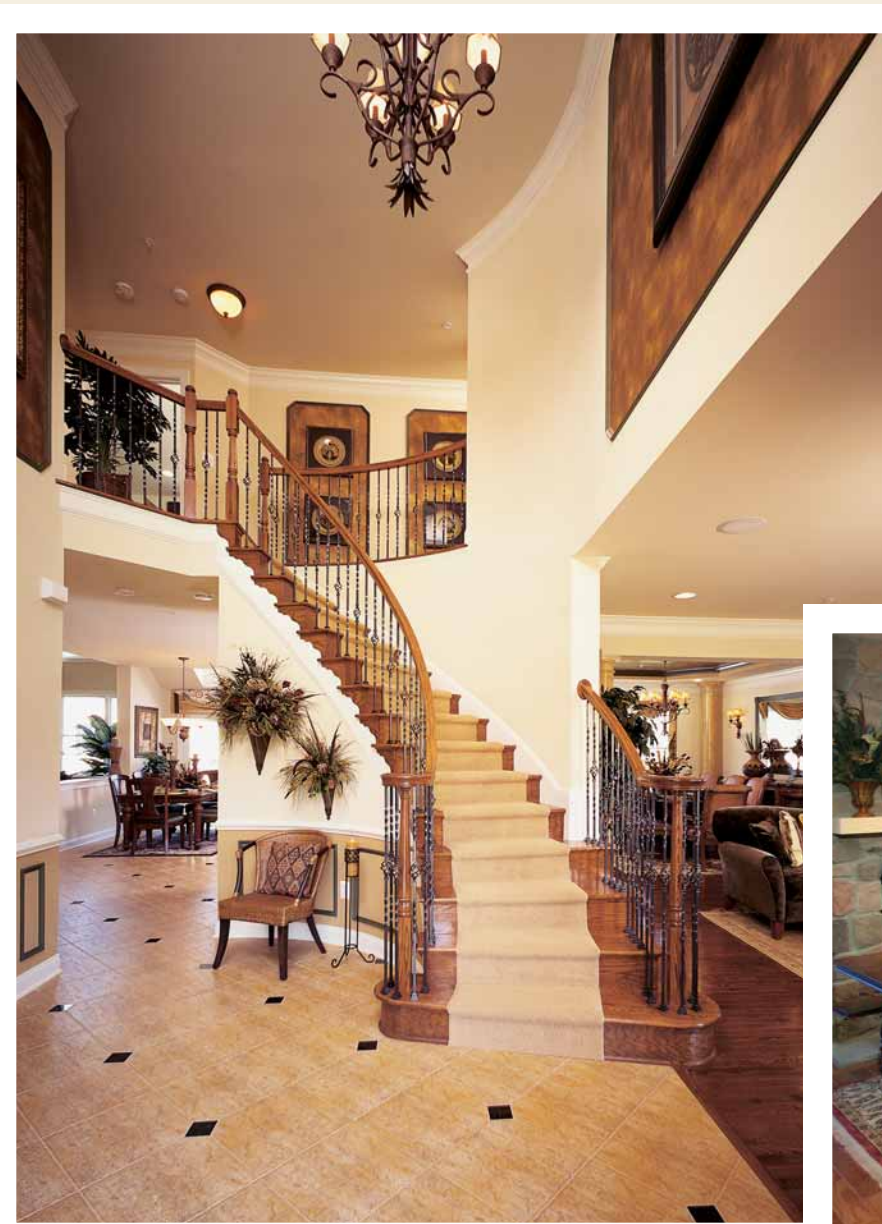
Through these respected organizations, we've earned community certifications for programs such as Backyard Wildlife Habitats and Audubon Cooperative Sanctuaries for Golf Courses. These certifications assure our residents that the natural beauty of their communities will remain a proud legacy for generations 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, Virginia, and West Virginia. With this experience behind us, you can be assured that your new home here in Mountain View at Gardiner 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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