

# OUTSTANDING FEATURES AT NO EXTRA COST

## GRACIOUS LIVING

- Expansive 9' ceilings on lower-level and first floor
- Two-car garage with designer garage door and remote entry
- Finely crafted custom staircase with solid oak handrails
- Luxurious master bedroom suite with vaulted ceiling and large his-and-her walk-in closets in select home designs
- Attractive exterior design choices, including classic brick and beaded vinyl siding

## DESIGNER INTERIORS WITH LUXURY FEATURES

- Elegant two-piece crown molding in grand entrance foyer and formal living and dining rooms, chair-rail in dining room
- Elegant hardwood flooring in entrance foyer, kitchen, and breakfast area
- 12"x 12" ceramic tile flooring in powder room
- Superior Shaw® stain-resistant carpet in an array of decorator colors
- Choice of elegant two-panel Classique® or traditional six-panel colonial-style doors
- Designer Progress® light fixtures throughout
- Kohler® plumbing fixtures throughout

## MAGNIFICENT KITCHENS

- Beautifully crafted 42" wall cabinets in a wide choice of finishes
- Whirlpool® appliances, including a built-in wall oven with microwave, gas cook top, dishwasher, waste disposal, and 22-cu.ft. side-by-side refrigerator
- Granite countertops, oversized double-bowl, stainless-steel undermount sink with side vegetable sink and disposal
- Beautiful kitchen lighting package

## SUMPTUOUS BATHS

- Lavish master bath with Kohler® soaking tubs, separate ceramic tile shower, and oversized mirrors
- Cultured-marble vanity sink tops with double sinks in select home designs
- Ceramic 6"x 6" tile flooring and tub surrounds in all full baths
- First-floor powder room with elegant pedestal sink and beveled oval mirror
- Designer elongated commodes in all baths
- Kohler® tub and shower faucets

## LANDSCAPING AND IMPROVEMENTS

- Professionally graded and sodded home sites with beautiful landscaping package; landscape maintenance
- Convenient underground utilities, including electric, natural gas, public sewer, and water
- Impressive community entrance with open rolling pastures and quiet, spacious, tree-lined streets
- Decorative privacy fence in each backyard
- Attractive street lights throughout the community

## CONVENIENCES

- Advanced fiber optics for next-generation communications
- Security system with connections on exterior doors and first-floor windows\*
- Convenient pre-wiring and outlets for telephone and cable television
- Water-conserving plumbing fixtures
- Washer and dryer connections
- Each home is professionally cleaned prior to settlement
- Electronic smoke detectors
- Exterior weatherproof electrical outlets in front and rear
- Easily accessible visitor parking
- Brand new clubhouse with fitness center, swimming pool, and more opening 2010!

## CONSTRUCTION HIGHLIGHTS

- Handsome Peachtree® doors featuring the manufacturer's lifetime warranty
- Low-maintenance, long-lasting vinyl siding and aluminum-wrapped exterior trim
- Distinctive architectural shingles with 30-year warranty
- Economical and high-efficiency two-zone heat, and high-performance central air conditioning
- Poured concrete basement with steel reinforcing
- Design and construction energy-engineered by Toll Brothers for economical fuel efficiency and air infiltration control
- FlowGuard Gold® noise-reduced water lines
- Exterior weatherproof hose connections in front and rear
- Attractive asphalt driveway
- Convenient fire sprinkler system with individual heat-triggered sprinkler heads

## QUALITY ASSURANCE AND WARRANTY

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 orientation 5–7 days prior to settlement, including our over 300-item checklist
- Second home buyer orientation prior to settlement ensures your complete satisfaction
- Ten-year limited warranty program

## CUSTOMIZING SERVICE

Pre-priced options permit a full range of additional customizing to fit your particular needs; skylights, cathedral ceilings, fireplaces, greenhouses....*and many more.*

\* Monitoring contract required. Please see sales manager for details.

Your new Toll Brothers home at **The Meadows at Marlboro Ridge** is unequalled in design and delivered value.