

# Outstanding Features at No Additional Cost

## Gracious Living

- A unique recreational & equestrian community – with clubhouse, pools, trails, and more! – just 5 minutes from the Beltway and convenient to everything!
- Low-VOC products (paints, woodwork, and carpet materials)
- Expansive 9' ceilings on lower and main levels
- Two-car garage with designer garage door and remote entry
- Finely crafted custom staircase with solid oak handrails
- Attractive exterior design choices, including classic brick and beaded vinyl siding
- Luxurious master bedroom suite with vaulted ceiling, large his-and-her walk-in closets (select home designs), and private baths
- Grand clubhouse with fitness center, swimming pools, *and more!*

## Designer Interiors with Luxury Features

- Elegant two-piece crown molding in grand foyer, formal living room, and dining room; chair rail in dining room
- Gleaming hardwood flooring in grand foyer, kitchen, and breakfast area
- Expansive 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, smooth finish, colonial-style doors
- Designer Progress® light fixtures throughout

## Magnificent Kitchens

- ENERGY STAR® qualified appliances by GE®
- Beautifully crafted eco-friendly cabinets by Yorktowne™
- Water-conserving fixtures by KOHLER®, an EPA WaterSense® Partner
- Granite countertops and oversized double-bowl, stainless-steel undermount sink with side vegetable sink and disposal
- Attractive kitchen lighting package

## Sumptuous Baths

- Lavish master bath with KOHLER® soaking tub, separate ceramic-tile shower, and oversized mirrors
- Cultured-marble vanity tops with double sinks (select home designs)
- Beautiful 6" x 6" ceramic-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

 Denotes **Toll Green** environmentally friendly product.

\*See sales representative for details



In the interest of continuous improvement, Toll Brothers reserves the right to modify or change floor plans, materials and features without prior notice or obligation. Such changes may not always be reflected in our models. Your community's sales agreement will contain all current information. Photos are images only and should not be relied upon to confirm applicable features. This is not an offering where prohibited by law.

## Construction Highlights

- 90+% efficient furnace
- High-efficiency air conditioning by Carrier®
- High-performance low-E windows
- ENERGY STAR® qualified hot water heater
- 2" x 6" wall studs add 2 inches of wall insulation
- Insulated lower level walls and exterior doors
- Blown-in attic insulation
- Tightly sealed air ducts and house wrap to reduce air infiltration
- Manufactured wood components
- FlowGuard Gold® noise-reduced water lines
- Distinctive architectural shingles with 30-year warranty
- Convenient fire sprinkler system with individual heat-triggered sprinkler heads

## 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 with attractive street lights throughout the community
- Decorative privacy fence in each backyard

## Conveniences

- Programmable thermostats
- Advanced fiber optics for next-generation communications
- Security system with connections on all exterior doors and lower-level windows\*
- Convenient pre-wiring and outlets for telephone and cable television
- 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

## Our Commitment to Quality and Customer Care

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 homebuyer orientation 5–7 days prior to settlement
- Second home buyer orientation prior to settlement to ensure work has been done
- Ten-year limited warranty program

## Personalizing Service

Pre-priced options permitting a full range of additional personalizing to fit your particular needs: skylights, wet bar, additional fireplaces, whirlpool tub, greenhouse addition, cathedral ceilings, sunroom, conservatory ... *and many more!*

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