

OUTSTANDING FEATURES AT NO EXTRA COST

FIRST IMPRESSIONS

- Spectacular views overlooking city lights and a championship golf course
- Beautiful views through expansive rear glass optional sliding doors (per plan)
- Neighborhood recreation center with barbecues, picnic area, and spacious, resort-style swimming pool and spa
- Two, one-year Black Gold Golf Club memberships
- Elegant exterior designs including masonry detailing enhances the beauty of your new home
- Raised panel garage doors with designer windows, per elevation
- Ten-foot ceilings throughout the first floor and nine-foot second floor ceilings
- Bright, contemporary recess can lighting
- Convenient cast iron laundry sink and cabinet storage
- Decorator 12" x 12 " ceramic tile flooring in foyer, kitchen, laundry room, master bath, and all secondary bathrooms

DESIGNER INTERIORS WITH LUXURY FEATURES

- Impressive 8' raised panel interior doors with detailed casing throughout
- Superior Shaw® stain resistant carpet in living room, dining room, family room, bedrooms and library in an array of decorator colors
- Elegant 5" crown molding in grand entrance foyer, library and dining room
- Signature millwork offers a rich, custom appearance
- 5-1/4" enameled baseboards throughout
- Designer Progress® light fixture package including dining room, breakfast area, and foyer
- Charming, wood-cased windows throughout
- Cozy wood-burning fireplace with pre-cast surround in family room with gas logs

CULINARY DELIGHTS

- Beautifully-crafted maple cabinets with adjustable shelves
- Generous granite slab kitchen countertop with 6" backsplash
- Luxurious gourmet kitchen with KitchenAid® stainless steel appliances, including 36" cooktop with griddle, convection microwave, oven and dishwasher
- Gourmet kitchen with convenient island in select home designs
- Kohler® stainless steel undermount sink
- Large, walk-in pantry closet provides abundant storage

ELEGANT BEDROOMS & SUMPTUOUS BATHS

- Grand master suite with coffered ceilings and spacious walk-in closet
- Lavish master bath with Jacuzzi® tub, wide choice of fixture styles, tile colors, and wood framed mirrors
- First floor powder room with elegant pedestal sink and beveled oval mirror
- Kohler/Sterling® plumbing fixtures throughout

CONTEMPORARY CONVENIENCES

- One-stop shopping; onsite color, option selections, and Mortgage
- Security system with purchase of 3-year monitoring program featuring 24-hour monitoring for added peace of mind
- Convenient pre-wiring for security system, telephone, cable television, and Internet access (Cat 6, high-speed gigabit Ethernet)
- Energy-efficient gas heat, hot water heater, and multi-zone central air conditioning
- Covered rear loggia for outdoor activity
- Electronic smoke/carbon monoxide detectors

ENERGY EFFICIENT DESIGNS

- Dual pane insulated low E glass windows & sliding glass doors
- Private, two-car garage fully drywalled & painted with direct entry into home
- Efficient R-30 ceiling insulation and R-13 insulation in exterior walls
- 200-amp panel with 60-amp sub-panel electrical service
- Engineered wood I-joist subfloor system that is screwed and glued for a more stable, quiet floor
- Advanced water system with 75-gallon gas water heater with recirculating system

LANDSCAPING & IMPROVEMENTS

- Two planned 5-acre neighborhood parks located within the master planned community
- Professionally designed street and sidewalk lighting
- Side and rear yard block wall, wrought iron, and glass fencing
- Front yard landscaping professionally installed and maintained

QUALITY ASSURANCE & 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 homebuyer orientation/inspection 5–7 days prior to settlement, including our over 300-item checklist
 - Second homebuyer orientation/inspection prior to settlement ensures work has been complete
 - Ten-year limited warranty program

CUSTOMIZING SERVICE

Pre-priced options permit the buyer to personalize the home to fit their particular needs: designer garage doors, wet bars, guest suites, flooring, ultra showers, additional appliances...and many more in select plans! ***Comparable products may be substituted when required.***

*Your new Toll Brothers home in **Heritage at Vista Del Verde** is unequalled in design and delivered value.*