

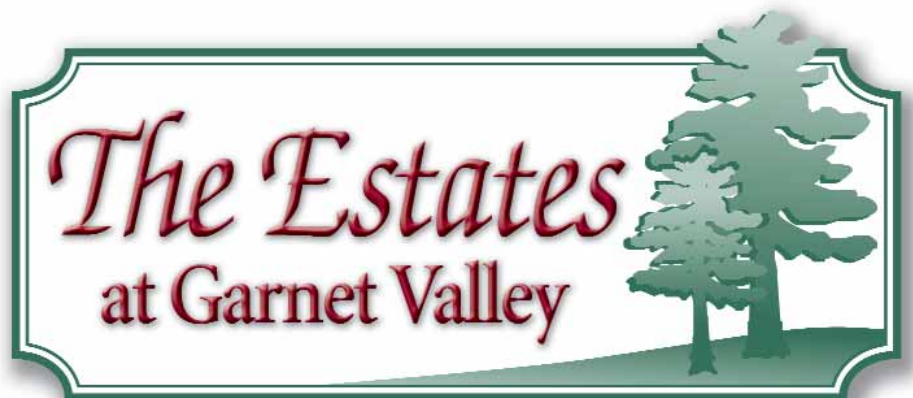
*The Estates*  
at Garnet Valley



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



*Welcome home to..*



*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.

Surrounded by rolling countryside and scenic woodlands, The Estates at Garnet Valley is a community of luxurious single-family homes located in historic Delaware County. Nestled in the heart of prestigious Glen Mills, this private community is just minutes from any convenience you may need.

# *A Convenient Place to Live*

In The Estates at Garnet Valley, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide variety of cultural events close to home. The Estates at Garnet Valley is conveniently located just minutes from Route 1 and Route 202, and within 15 minutes of I-95 and the Blue Route (I-476). Philadelphia, Wilmington, and King of Prussia can be reached in 30 minutes. Commuting by train to Philadelphia and Wilmington is an easy 45-minute ride from Septa's R3 Media/Elwyn Train Station located just 10 minutes away. Philadelphia International Airport can be reached in just 25 minutes, while Amtrak, located in Wilmington, is just 15 minutes from your new home.

# *A Focus on Education*

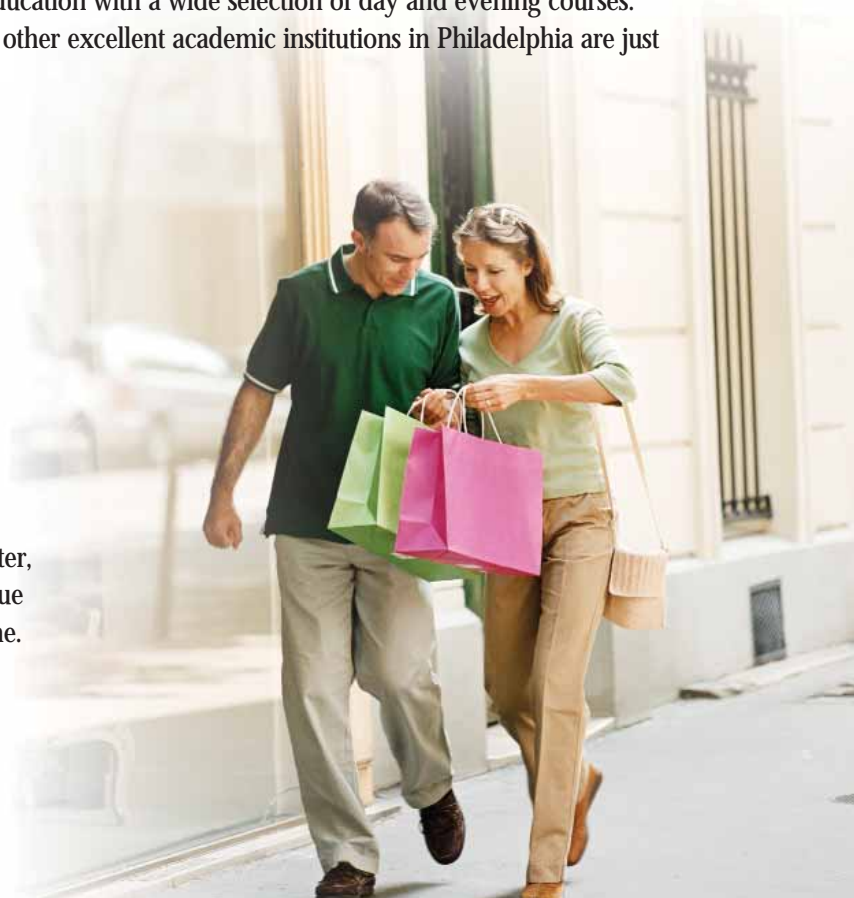
As an Estates at Garnet Valley homeowner, you will join a community where education is given the highest priority. An impressive 93% of Garnet Valley High School students continue their education after graduation. In 2005, 49 students were awarded the Presidential Honor Society award, and 79 were inducted into the National Honor Society. Additionally, Garnet Valley High School was one of only 18 schools in the state to be recognized as a Pennsylvania School of Distinction for the National Secondary School Blue Ribbon Program by the Pennsylvania Department of Education.

Superb private and parochial schools, including Westtown School, Malvern Prep, Villa Maria Academy, and Bishop Shanahan are all within 20 minutes of The Estates at Garnet Valley. The Baldwin School, Haverford School, Archmere Academy, and Wilmington Friends School can all be reached in 30 minutes.

The University of Pennsylvania, Drexel University, Swarthmore College, Bryn Mawr College, and Villanova University are less than 40 minutes away. Nearby, West Chester University and Delaware County Community College offer continuing education with a wide selection of day and evening courses. In addition, many other excellent academic institutions in Philadelphia are just 40 minutes away.

# *World-class Shopping at Your Doorstep!*

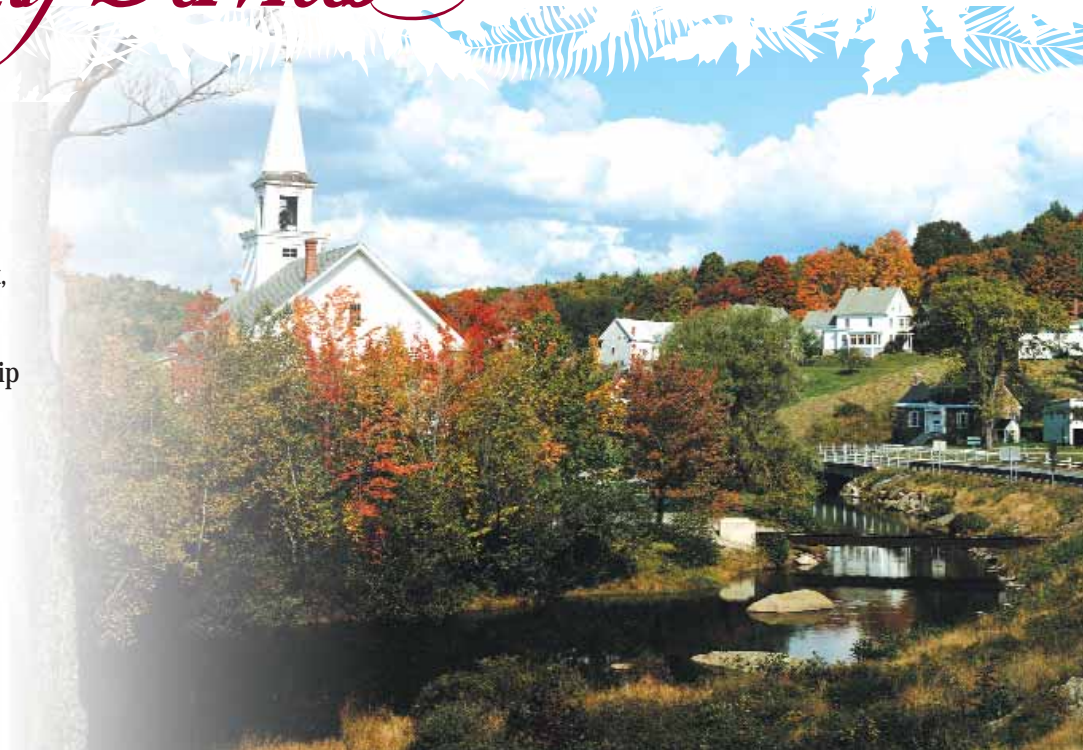
The Estates at Garnet Valley is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, The Shoppes at Brinton Lake, Glen Eagle Shopping Center, and Brandywine Town Center are located 10 minutes away. In charming Glen Mills, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. In addition, tax-free shopping in Delaware is only 10 minutes from your doorstep. The fabulous Court and Plaza at King of Prussia Mall, with Neiman Marcus, Nordstrom, Bloomingdale's, and over 350 fine specialty shops and 40 restaurants, is located within 30 minutes of The Estates at Garnet Valley.



# *The Best in Community Services*

Excellent medical facilities are comfortably close to The Estates at Garnet Valley. Chester County Hospital and Riddle Memorial Hospital, only 10 minutes from your new home, offer a complete range of medical services. In addition, the numerous hospitals and medical care facilities of the Philadelphia and Wilmington metropolitan areas, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of The Estates at Garnet Valley are houses of worship representing almost all faiths.



# *A Cultural and Recreational Paradise*

The Estates at Garnet Valley, 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 Wilmington Country Club, Aronimink Golf Club, and Concord Country Club. Challenging public golf courses, including Hartefeld National Golf Club, the Golf Club at Glen Mills, and Tattersall Golf Club, are within 20 minutes. The beautiful Brandywine River is only 10 minutes away and offers canoeing and kayaking, as well as other water sports. Several local and state parks are located within 20 minutes, including Brandywine Battlefield, Ridley Creek State Park, and Brandywine Picnic Park. At these parks you and your family can enjoy activities such as swimming, fishing, hiking, and picnicking. Fitness and exercise clubs are within 5 minutes of your new home.

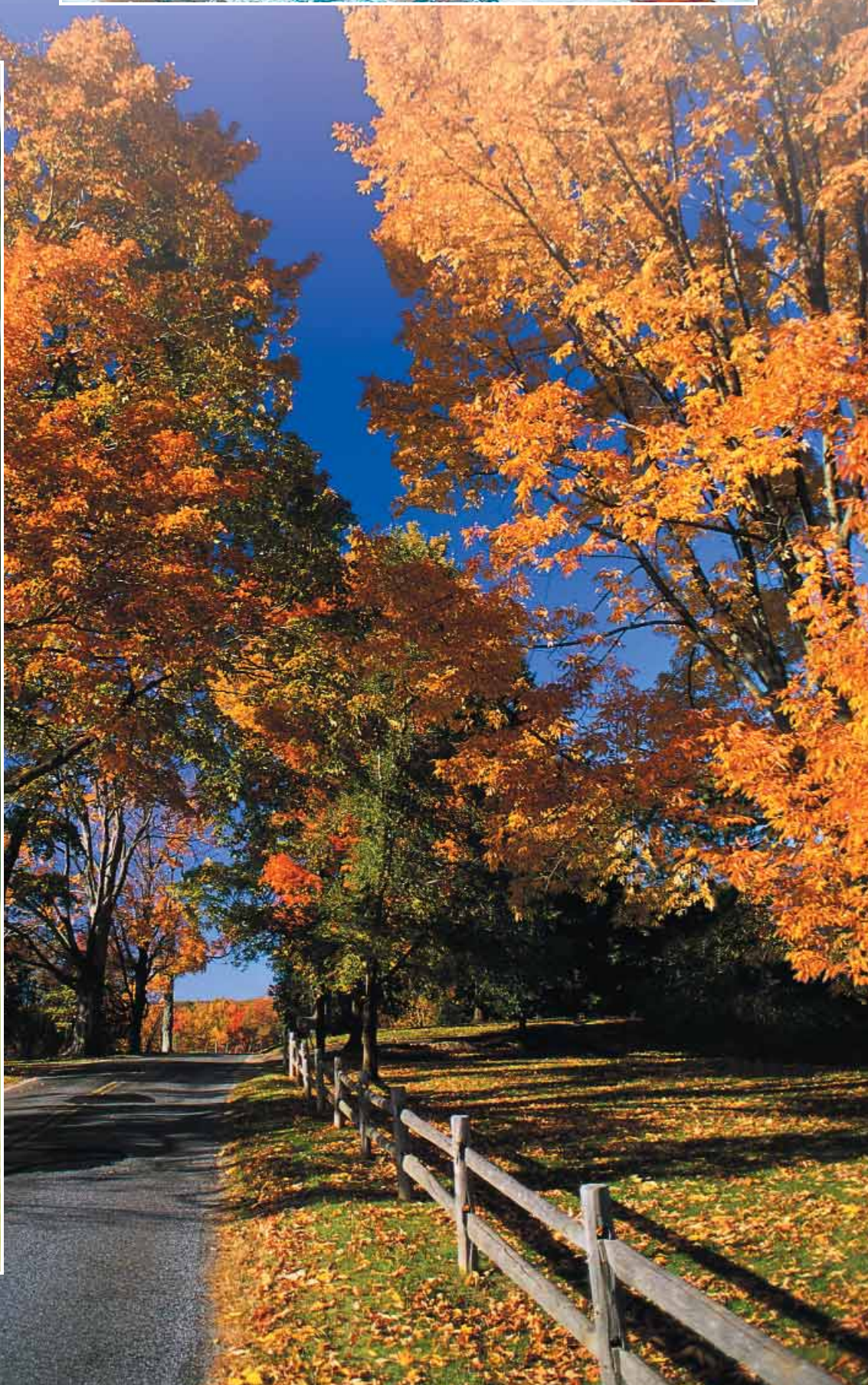


The Delaware and Chester County areas offer a broad variety of cultural diversions. You can discover history and art at the Brandywine River Museum, Longwood Gardens, Winterthur Museum and Gardens and the Hagley Museum, or enjoy a theatrical presentation at the Hedgegrove Theatre in Media or the Grand Opera House in Wilmington. Sports fans can root for Philadelphia's professional sports teams including the Eagles, Phillies, Flyers, and Sixers. For fine dining, there are many excellent restaurants and country inns nestled throughout the countryside in and around the Glen Mills area such as the Dilworthtown Inn, the Chadds Ford Inn, and Simon Pearce.

In Philadelphia and Wilmington 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 Estates at Garnet Valley, your home is a private haven in a glorious landscape 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 Estates at Garnet Valley.





# *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.



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America's Luxury Home Builder®



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# 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 landscapes
- 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 The Estates at Garnet Valley 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).



**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

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# Directions

**From 476 (Blue Route):** Proceed to Exit 3 (Lima-Springfield). Take Route 1 South for 8 miles. Turn left onto Route 322 (Conchester Hwy). Follow Route 322 for 1 mile and turn right onto Station Road. The entrance to The Estates at Garnet Valley is  $\frac{7}{10}$  mile on the left.

**From the intersection of Route 1 and Route 202 in Chadds Ford:** Follow Route 1 North for 1 mile. Turn right onto Route 322 (Conchester Hwy). Follow Route 322 for 1 mile and turn right onto Station Road. The entrance to The Estates at Garnet Valley is  $\frac{7}{10}$  mile on the left.



67 Station Road

Glen Mills, PA 19342

610-558-4460

*TollBrothers.com*