

CHAPEL HILL
AT
Sparta

Toll Brothers
America's Luxury Home Builder®

Welcome Home to . . .
CHAPEL HILL
AT
Sparta

A Convenient Place to Live

In Chapel Hill at Sparta, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Chapel Hill is less than 1 minute from Route 15 and 15 minutes from Route 80. Parsippany and Morristown can be reached in 30 and 40 minutes, respectively. New York City is just over an hour away. Commuting by train to New York City is easy on NJ Transit's service from the Dover station, just 25 minutes from Chapel Hill. Newark International Airport is 60 minutes away.



A Focus on Education

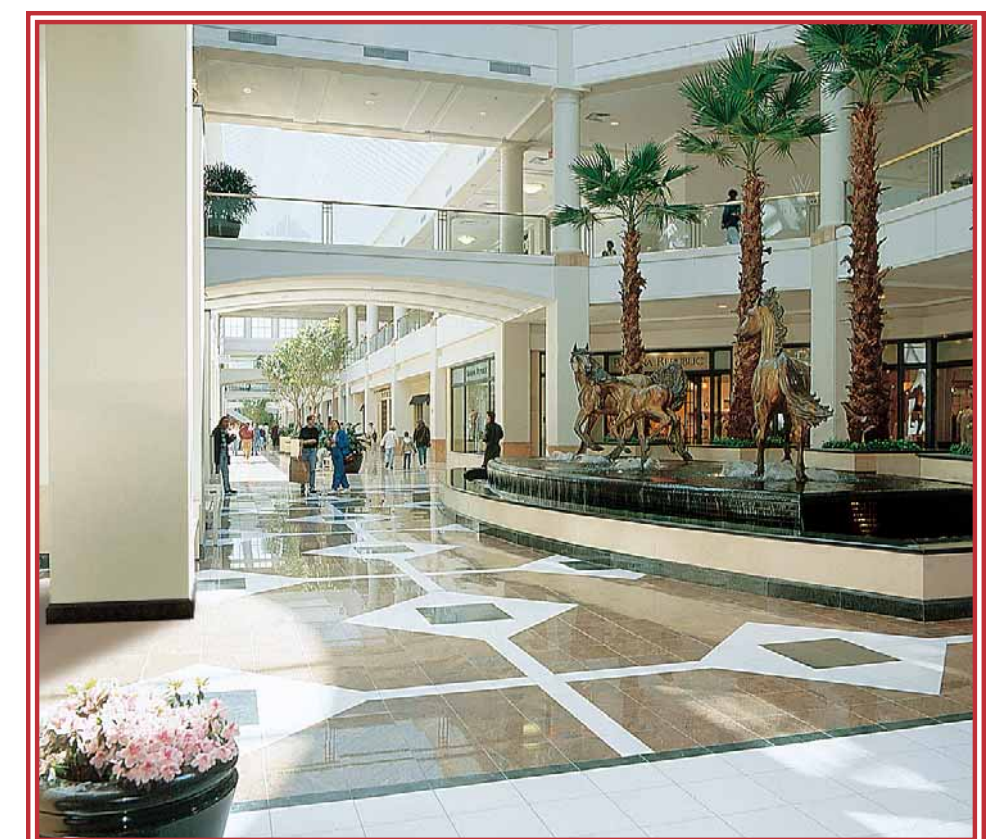
As a Chapel Hill at Sparta homeowner, you will join a community where education is given the highest priority. An impressive 97% of Sparta High School students continue their education after graduation. Gifted programs are available at all grade levels, and the high school offers college advanced placement courses. Recently, 6 students received National Merit Letters of Commendation in recognition of their outstanding academic promise. At Sparta High School, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music.

Superb private schools, including Pope John XXIII High School, Rev. George A. Brown Elementary School, and Hilltop Country Day School, are all within 10 minutes of Chapel Hill at Sparta.

Rutgers and Fairleigh Dickinson Universities are both less than 65 minutes away. Nearby, Sussex County and Morris County Community Colleges offer continuing adult education with a wide diversity of day and evening courses.

World-Class Shopping at Your Doorstep!

Chapel Hill at Sparta is close to all types of shopping, from specialty shops to modern malls. For convenient one-stop shopping, the Town Square shopping center is just 8 minutes away. In the charming towns of Sparta and Newton, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. In the nearby town of Lafayette is Olde Lafayette Village, one of Sussex County's most visited shopping and tourist attractions, with a pleasing array of galleries, boutiques, and antique shops. In addition, Rockaway Townsquare mall is within 20 minutes and features Lord & Taylor, Macy's, and over 125 specialty shops.



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 gently rolling hills and breathtaking views, Chapel Hill at Sparta is a community of luxurious estate homes in prestigious Sussex County. Nestled in a serene country setting, this beautiful community is just minutes from any convenience you may need.

The Best in Community Services

Excellent medical facilities are comfortably close to Chapel Hill at Sparta. Newton Memorial Hospital, only 9 minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of New York City, acclaimed worldwide for research and treatment, are easily accessible from Chapel Hill at Sparta.

Also serving the community of Chapel Hill are houses of worship representing almost all faiths.

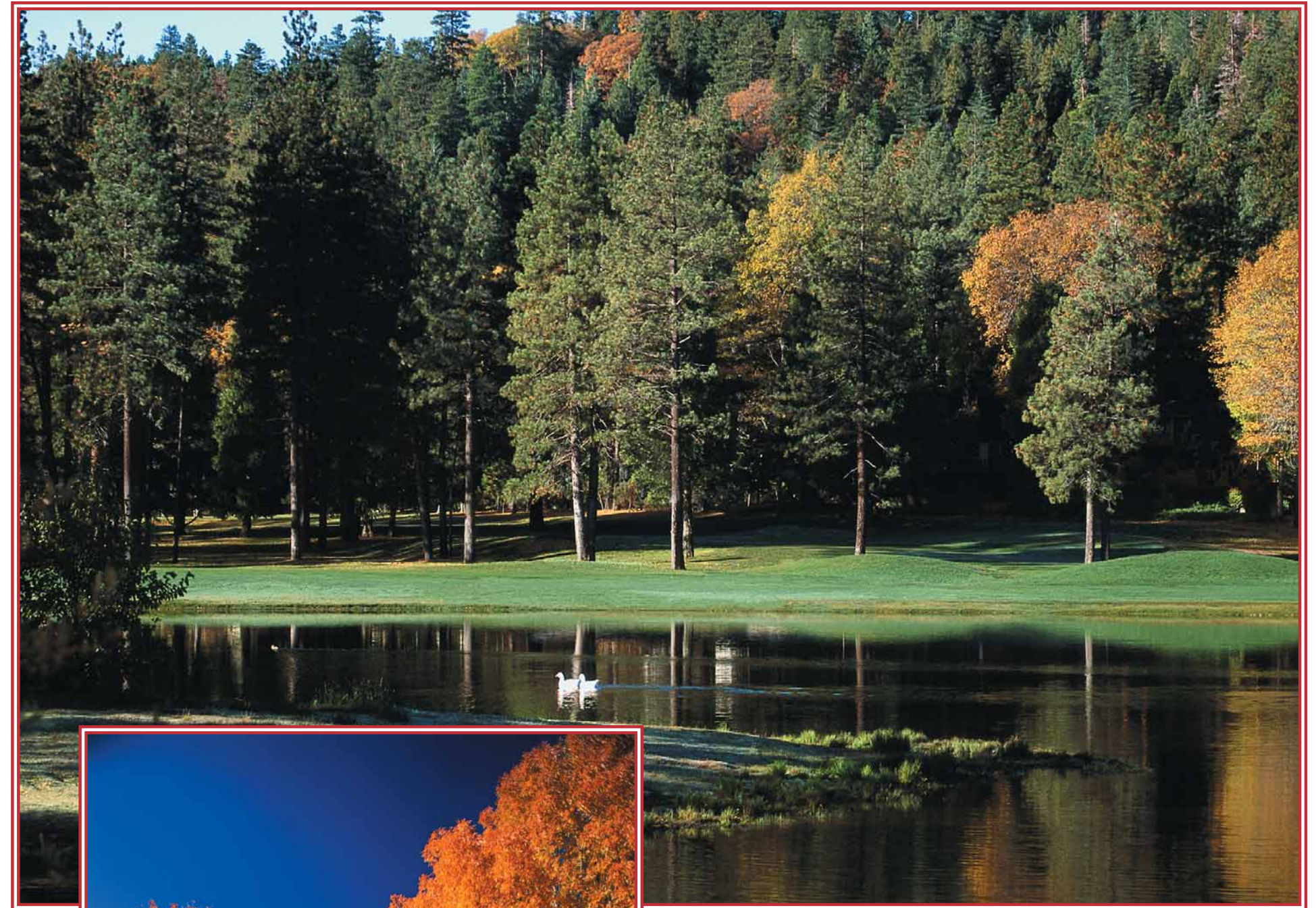
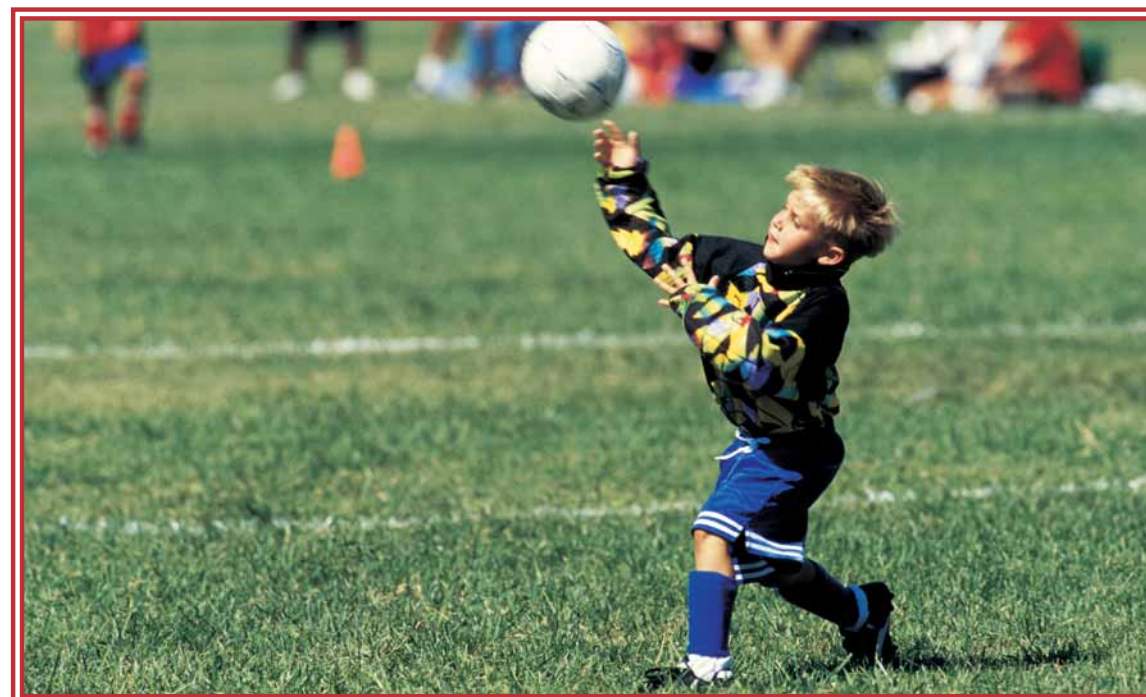
A Cultural & Recreational Paradise

Chapel Hill at Sparta, 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 private country clubs are nearby, including Lake Mohawk Country Club and Newton Country Club. The challenging public golf courses of Rolling Greens Golf Club, Farmstead Golf & Country Club, and Sky View Golf Club are within 15 minutes.

Sussex County has preserved over 5,000 acres of woodlands and sparkling lakes for recreation. Beautiful Lake Hopatcong, only 15 minutes away, offers boating and other water sports. Several local and state parks are located within 25 minutes, including Station Park and Swartwood State Park. At these parks, you and your family can enjoy swimming, fishing, ice skating, hiking, and picnicking. Ungerman Field boasts basketball courts along with additional playing fields at Station Park for soccer, football, and softball. High Point State Park, Stokes State Forest, Kittatinny Valley State Park, Allamuchy Mountain State Park, and Fanny State Park are also close by. For skiers, the slopes at Mountain Creek Resort and Hidden Valley in Vernon are less than 35 minutes from Chapel Hill at Sparta. Skylands Park, home of the Sussex Skyhawks minor league baseball team in the Can-Am League, is only 15 minutes away. For fitness and exercise, the Sparta Athletic Club is only 8 minutes away.

Both Sussex and Morris Counties offer a broad variety of cultural diversions. You can discover history and art at Waterloo Village, just 35 minutes away, or enjoy a theatrical presentation at the Paper Mill Playhouse in Millburn. For fine dining, there are many excellent restaurants and country inns in Sparta and in nearby Chester and Morristown.

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. Sports fans can root for professional sports teams including the Yankees, Mets, Giants, Jets, Devils, Rangers, Nets, and Knicks.



An Area of Unequaled Beauty

In Chapel Hill at Sparta, 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 Chapel Hill at Sparta.

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 is second to none. TBI Mortgage has considerable access to a national marketplace for mortgage funds, and can provide flexible terms and alternatives not generally offered by other lenders. TBI Mortgage continuously monitors 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.

Customize Your Home and Your Lifestyle at the Toll Brothers Design Studio!

Get ready to be impressed! You'll find a world of choices for your new home at the 12,000-square-foot Toll Brothers Design Studio — the centrally located option gallery for home buyers from New Jersey communities. Talented designers will meet with you one-on-one to help you select from a vast array of pre-priced options and décor that will personalize your home. To help make the process fun and easy, the Studio features vignettes of five complete kitchens, bathroom suites, a study with built-in shelving, a wet bar, a media room, and several custom fireplaces. You can also compare samples of granite and Corian® countertops; select woods and finishes for cabinet doors; choose faucets, appliances, lighting, tile, hardwood flooring, carpet, and interior molding; and much, much more! For more information, please consult your sales representative.



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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

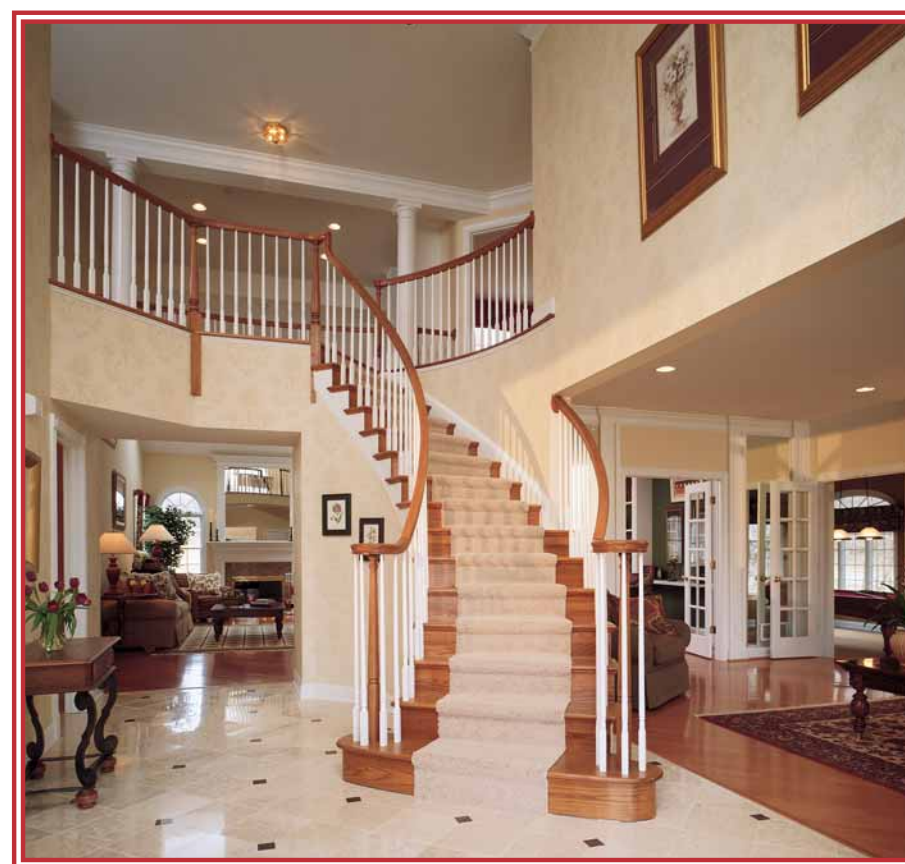
Through these respected organizations, we've earned community certifications for programs such as Backyard Wildlife Habitats and Audubon Cooperative Sanctuaries for Golf Courses. These certifications assure our residents that the natural beauty of their communities will remain a proud legacy for generations 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:

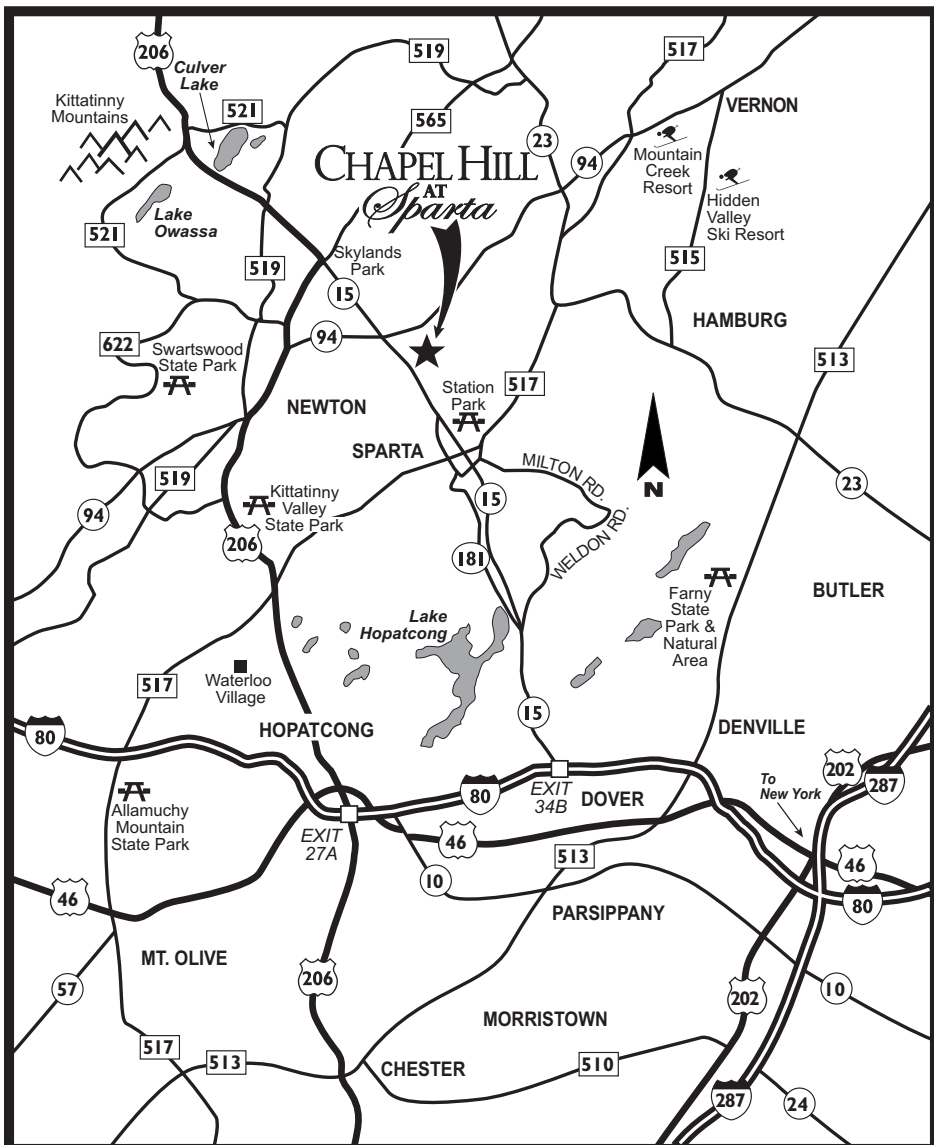
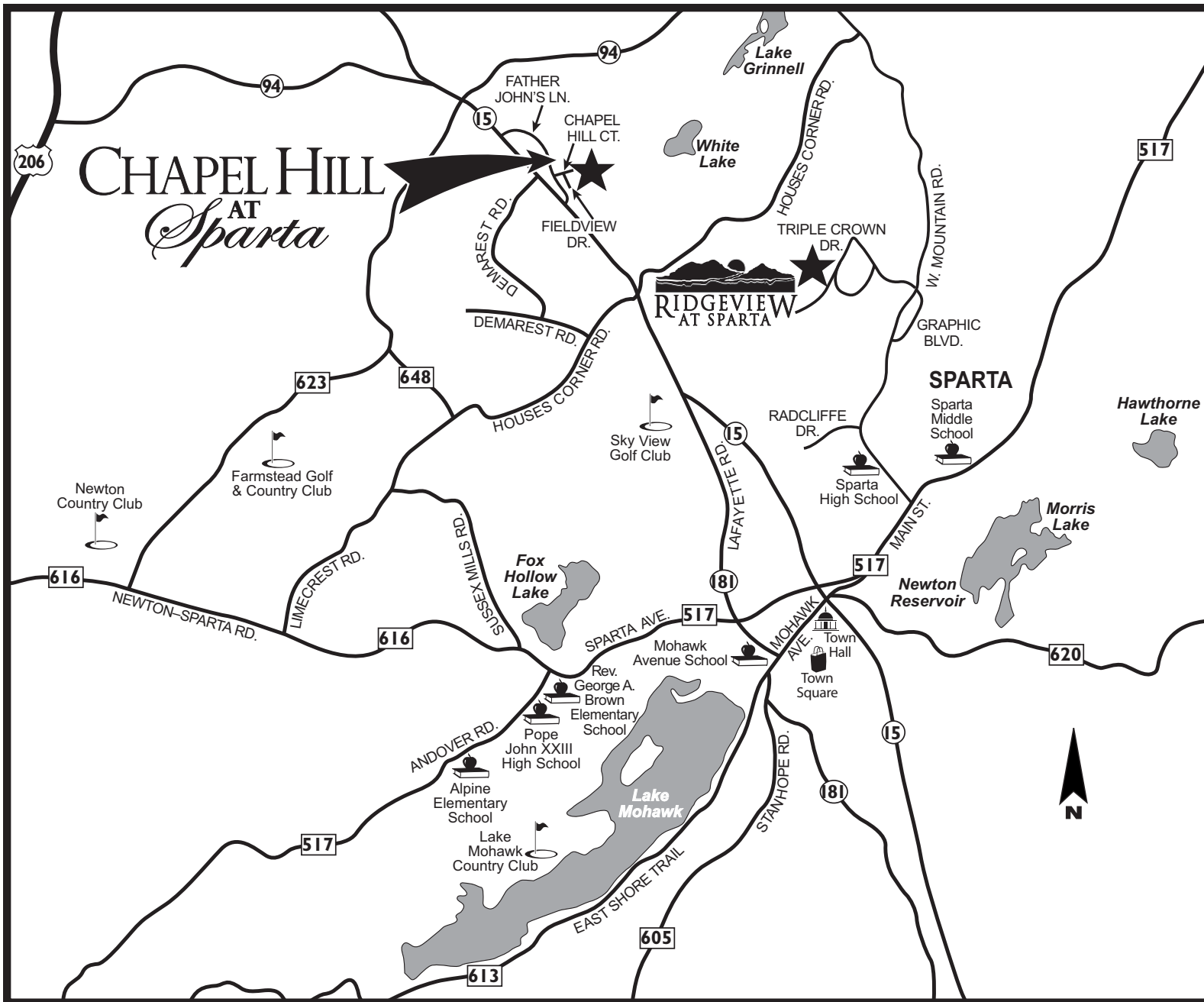
- Save and transplant thousands of existing trees
- Plant new trees throughout our communities
- Preserve and restore existing waterways
- Maintain designated open space
- Design communities that incorporate and conserve existing landscapes
- Create walking trails dedicated to the enjoyment of these tranquil settings

Toll Brothers 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 Chapel Hill at Sparta 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).



Toll Brothers





Directions:

From New York: Take I-80 W to Exit 34B (Sparta-Jefferson) Route 15 N. Proceed 13 ⁹/₁₀ miles to Father John's Lane. Turn right and travel ²/₁₀ mile to Chapel Hill Court. Turn right and proceed to the sales office at the intersection of Chapel Hill Court and Fieldview Drive.

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One Chapel Hill Court
Sparta, NJ 07871
(973) 729-7500
TollBrothers.com