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VAN WYCK
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Toll Brothers
America's Luxury Home Builder®

WELCOME HOME TO VAN WYCK MEWS ...



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 a picturesque landscape, Van Wyck Mews is a community of well-appointed condominium homes located in prestigious Dutchess County. Nestled in a charming country setting, this intimate community is just minutes from any convenience you may need.

A CONVENIENT PLACE TO LIVE

In Van Wyck Mews, you will enjoy the relaxed atmosphere of country living with a wide choice of cultural events, excellent shopping, and superior schools close to home. Van Wyck Mews is within 3 minutes of both Route 9 and Interstate 84. The Village of Fishkill and Poughkeepsie can be reached in 5 minutes and 15 minutes, respectively. Danbury, Connecticut, can be reached in 35 minutes, while White Plains, New York, is 45 minutes away.

Traveling by train to New York City is an 80-minute commute on Metro North's services from either the Beacon or New Hamburg stations, both within 10 minutes of Van Wyck Mews. Stewart International Airport, serviced by Jet Blue US Airways, and Delta, can be reached in 20 minutes.



WORLD-CLASS SHOPPING AT YOUR DOORSTEP!

Van Wyck Mews is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Hudson Valley Town Center and Wal Mart Shopping Plaza are just 5 minutes away. Ransley Square, the gleaming new shopping center just minutes away, houses Starbucks, Panera Bread, and a host of convenient shops.

In the charming towns of Fishkill, Cold Spring, and Rhinebeck, you will discover unique stores where you can count on receiving personalized service from shopkeepers who will remember you by name. The Poughkeepsie Galleria is just 15 minutes from Van Wyck Mews, and the fabulous Danbury Fair Mall is 35 minutes away with Lord & Taylor, Macy's, and over 215 fine specialty shops.

THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are comfortably close to Van Wyck Mews. Vassar Brothers Hospital and St. Francis Hospital, only 20 minutes from your new home, offer a complete range of medical services. In addition, the hospitals and medical care facilities of the New York metropolitan area, acclaimed worldwide for research and treatment, are very accessible.

Also serving Van Wyck Mews are houses of worship representing almost all faiths.



A CULTURAL AND RECREATIONAL PARADISE

Van Wyck Mews, 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 nearby. Several challenging public and semiprivate golf courses and country clubs are close, including James Baird Golf Course, Beekman Country Club, and Casperkill Country Club, all within 20 minutes. The beautiful Great Hudson Sailing Center, approximately 45 minutes away, offers charters, sunset cruises, and sailing lessons. Several local, county, and state parks are located within 20 minutes, including Bowdoin County Park, Stony Kill Farm, and James Baird State Park. At these parks you and your family can enjoy swimming, fishing, ice skating, hiking, and picnicking. Fitness and exercise clubs are also located within 5 minutes of your new home.

The Dutchess County area offers a variety of cultural diversions and nightlife choices. You can visit the Franklin D. Roosevelt National Historic Site, which includes "Springwood," the lifelong home of America's only four-term President, and the Presidential Library and Museum.

You can also enjoy a theatrical presentation at the Bardavon Opera House or experience fine dining at one of the many excellent restaurants and country inns in Fishkill, Cold Spring, Wappinger Falls, Poughkeepsie, and Rhinebeck. In addition, the exciting town of Beacon is a new hub for local artists, and its vibrant streets are lined with art expos and galleries. Spend a day at Dia:Beacon, a contemporary museum that is home to a renowned collection of art from the 1960s to the present, including works by Andy Warhol.

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, Knicks, Nets, Giants, Jets, Rangers, and Devils. Fishkill is also home to the Dutchess County Renegades, a professional minor league baseball team.



A FOCUS ON EDUCATION

As a Van Wyck Mews homeowner, you will join a community where education is given the highest priority. Over 88% of John Jay 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.

In the Wappingers Central School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music. The school district also has a strong partnership with local business alliances including the Southern Dutchess County Chamber of Commerce, IBM, Media One, and the Gap, as well as an exceptional parallel program of courses at Marist College and Dutchess County Community College.

Superb private schools, including St. Mary Mother of the Church School, St. Columba Elementary School, The Randolph School, and Poughkeepsie Day School, are all within 20 minutes of Van Wyck Mews. Vassar College, The Culinary Institute of America, State University of New York at New Paltz, and New York Medical College in Valhalla are all less than 1 hour away.

AN AREA OF UNEQUALLED BEAUTY

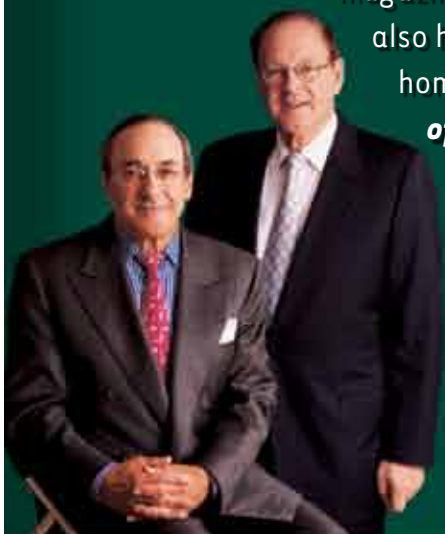
In Van Wyck Mews, your home is a private haven just minutes from any convenience you may need. In addition, the homes afford an uncommon standard of excellence due to their superior design and quality craftsmanship. You will live and entertain with pride in Van Wyck Mews.

A NOTE FROM TOLL BROTHERS ...

At Toll Brothers, we build more than homes; we build *communities*. For over 40 years, we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends.

When you choose Toll Brothers, you choose our unwavering commitment to quality and customer service. Ranked #1 among home building companies in FORTUNE® magazine's 2010 World's Most Admired Companies Survey*, we are also 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**. But our greatest reward comes from the recognition we receive from our homeowners.

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.



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. Nationwide, Toll Brothers partners with conservation groups that include the National Wildlife Federation and Audubon International.

In addition, the homes we build are designed to harmonize with the scenic beauty of the surrounding landscape. We preserve as much open space as possible, incorporating and even restoring the existing hills, trees, and ponds.

CONVENIENT HOME SERVICES PROVIDE 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® Company offers numerous financing options to suit your individual needs and provides you with a level of service that exceeds your expectations.

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 — ask your salesperson for details.

Toll Brothers Design Studio offers a world of choices for your new home. 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.

THE TOLL BROTHERS BUYER SATISFACTION PROGRAM

To make sure your home meets your expectations and ours, we offer a unique two-step, pre-settlement orientation/inspection program. The first inspection 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. For lasting peace of mind, we also give you a 10-year limited warranty.

OUR CUSTOMER CARE REPRESENTATIVES ARE HERE FOR YOU

From the moment you move into your new home, your customer care representative will be available to manage any questions or issues that may arise. We are committed to offering you the exemplary customer service we've built our reputation on.

The nation's premier builder of luxury homes and a Fortune 1000 company, Toll Brothers is currently building nationwide and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).

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DIRECTIONS TO VAN WYCK MEWS

From Interstate 684 or Taconic State Parkway: Take Interstate 84 West to Exit 13. Proceed north on Route 9 to Merritt Boulevard. Turn right onto Merritt Boulevard and proceed approximately 1 1/2 miles. Turn right into Van Wyck Mews.

From New York State Thruway: Take Exit 17 and follow signs to Interstate 84 East. Take Exit 13. Proceed north on Route 9 to Merritt Boulevard. Turn right onto Merritt Boulevard and proceed approximately 1 1/2 miles. Turn right into Van Wyck Mews.

For more information on Toll Brothers communities nationwide, visit

TollBrothers.com
America's Luxury Home Builder®

