



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 semi-private golf courses and country clubs, including James Baird Golf Course, Beekman Country Club, and Casperkill Golf Club, are 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 teams including the Yankees, Mets, Knicks, Nets, Giants, Jets, Rangers, and Devils. Fishkill is also home to the Dutchess County Renegades, a minor league baseball team.



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 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 a 72-minute commute from Metro North's Beacon station, less than 10 minutes from Van Wyck Mews. Dutchess County Airport, serviced by major airlines, and Stewart International Airport can be reached in just 10 and 20 minutes, respectively.



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.



FIRST-CLASS AMENITIES

Once you move into your new luxury home, Van Wyck Mews offers activities to suit a wide variety of interests. Begin your day with a refreshing swim; then meet your neighbors at the clubhouse or work out at the fitness center. As a resident of Van Wyck Mews, you have access to a host of on-site, first-class amenities.

THE BEEKMAN

- The beautiful foyer opens to the dining room and adjacent living room, which features access to the patio
- The kitchen features an over sized pantry, generous counter and cabinet space, and a well-located breakfast bar
- The luxurious master bedroom offers abundant storage space with a large walk-in closet, 2 secondary closets, and a private bath with a Roman tub, a separate shower, and a dual-sink vanity
- The impressive 9-foot ceilings create an open feel throughout



THE DUTCHESS

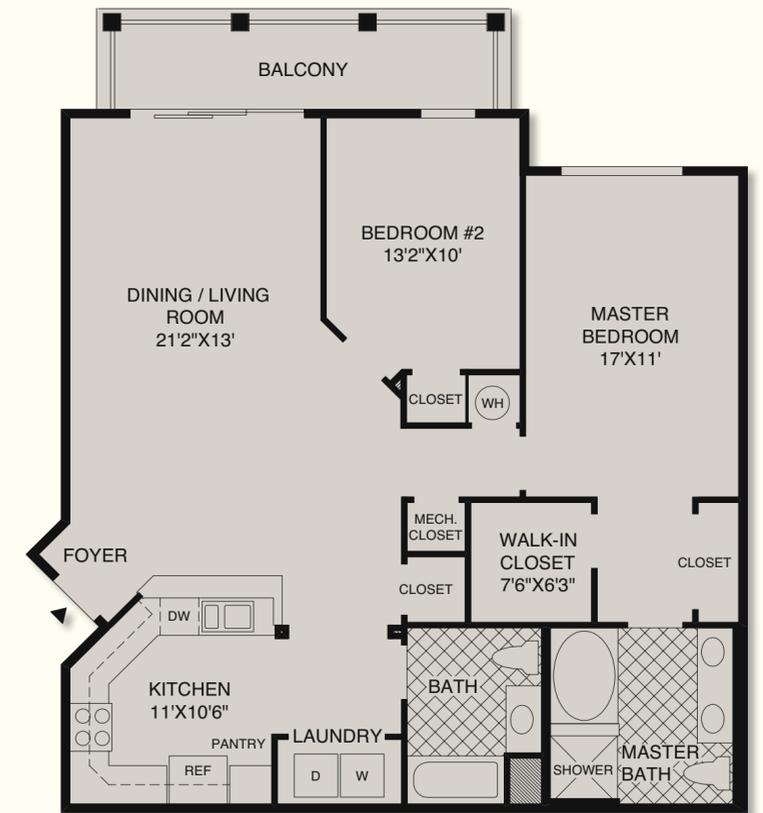
- The charming foyer opens to a large dining room and living room, with sliding doors to the balcony
- The well-appointed kitchen features ample counter and cabinet space with a convenient breakfast bar
- The spacious master bedroom includes a large walk-in closet, a secondary closet, and a dual-sink vanity
- Expansive 9-foot ceilings throughout inspire an open feel



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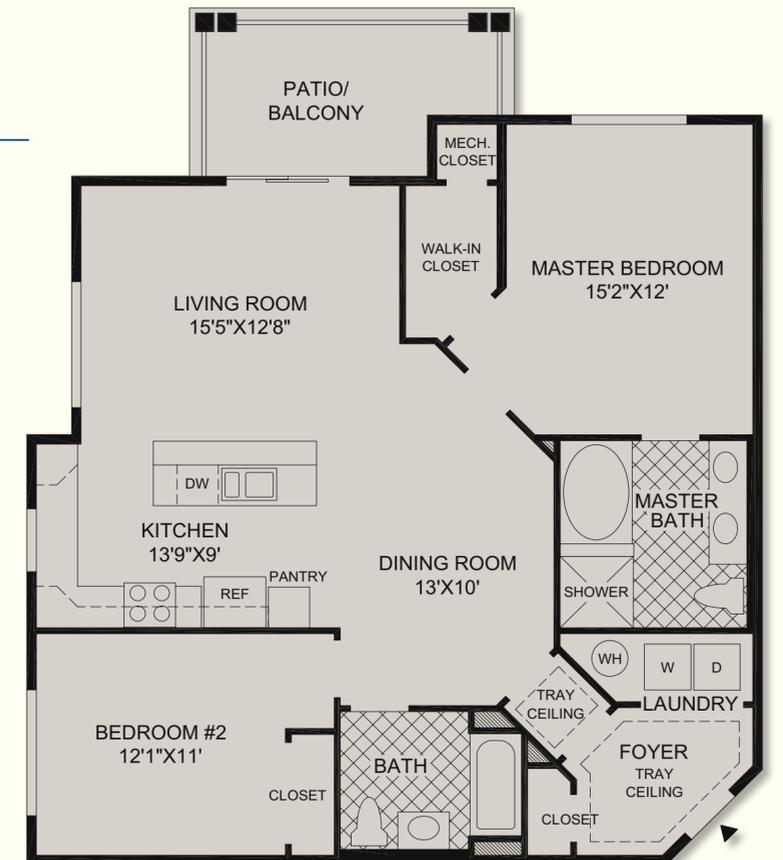
THE GLENHAM

- The stunning foyer leads to the dining room and adjacent living room, which offers entry to the balcony
- The corner kitchen features a breakfast bar, ample storage, and a laundry area
- The remarkable master bedroom includes a private bath with a Roman tub, a separate shower, and a dual-sink vanity, as well as a walk-in closet and a secondary closet
- Extraordinary 9-foot ceilings throughout complement the open floorplan



THE MILLBROOK

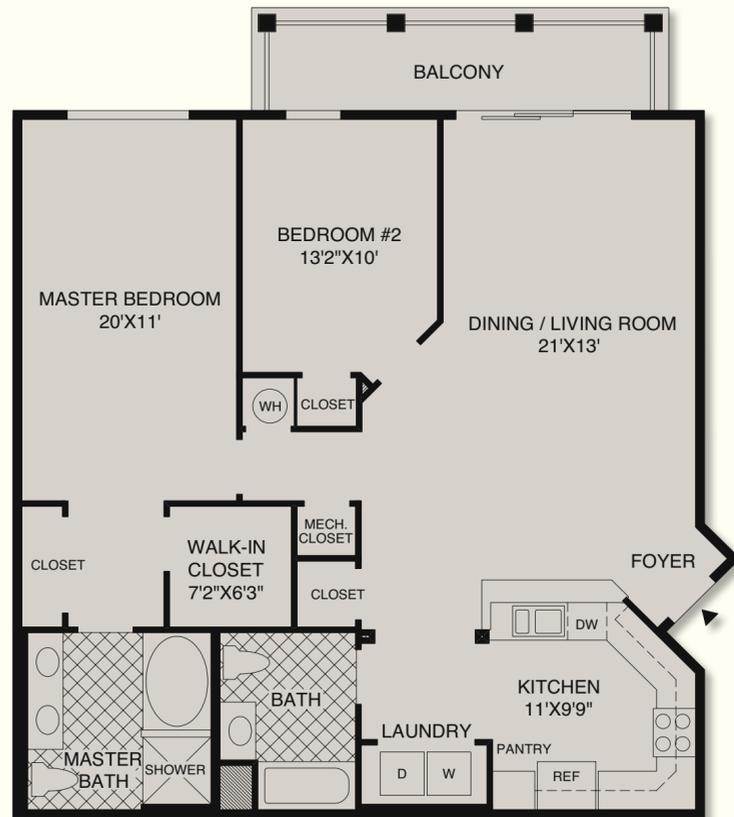
- The grand foyer and hallway both feature a tray ceiling, leading to the formal dining room
- The impressive living room offers access to the balcony or patio through a sliding glass door
- The open kitchen features ample counter and cabinet space and a convenient breakfast bar
- The lavish master bedroom includes a private bath with a Roman tub, a separate shower, and a dual-sink vanity, as well as a spacious walk-in closet
- Impressive 9-foot ceilings throughout grace the open floorplan



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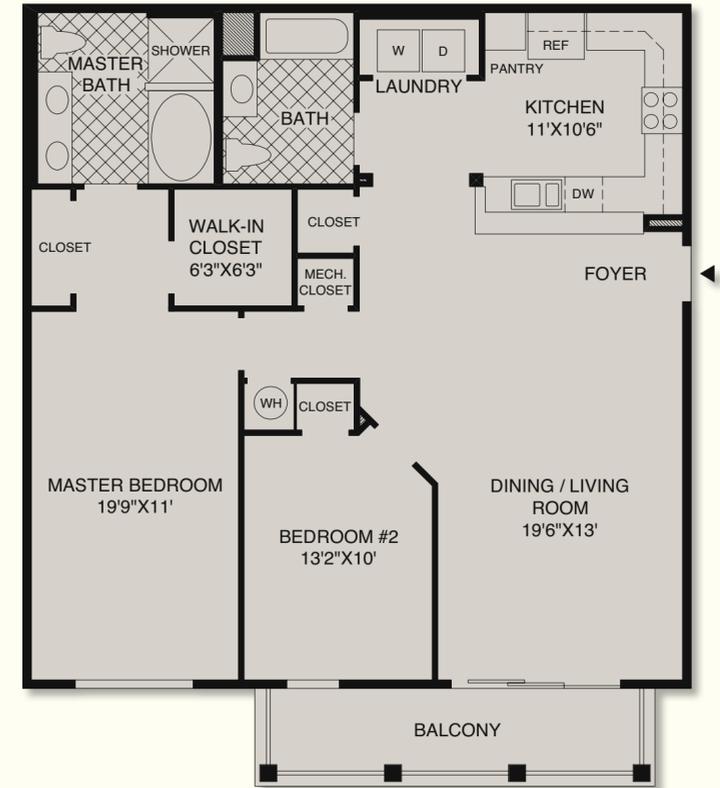
THE RHINEBECK

- The enticing foyer leads to the dining room and living room, with sliding glass doors opening to the balcony
- The corner kitchen features ample counter and cabinet space and a convenient breakfast bar
- The luxurious master bedroom includes a walk-in closet as well as a private bath with a Roman tub, a separate shower, and a dual-sink vanity
- Expansive 9-foot ceilings throughout inspire an open feel



THE TACONIC

- The inviting foyer opens to the dining room and living room, with direct access to the balcony
- The corner kitchen features ample counter and cabinet space and a convenient breakfast bar
- The spacious master bedroom includes a walk-in closet as well as a private bath with a Roman tub, a separate shower, and a dual-sink vanity
- Impressive 9-foot ceilings throughout create an open atmosphere



THE ROOSEVELT

- The impressive foyer with a tray ceiling leads to the formal dining room and adjacent open kitchen with a center island and a breakfast bar
- The spacious living room features sliding glass doors to the patio
- The lavish master bedroom includes a walk-in closet as well as a private bath with a Roman tub, a separate shower, and a dual-sink vanity
- The notable secondary bedroom includes a walk-in closet and a private bath
- A private study with optional double doors provides a welcome retreat
- Extraordinary 9-foot ceilings throughout complement the open floorplan



THE WICCOPEE

- The charming foyer opens to the formal dining room and living room, with access to the patio
- The well-appointed kitchen features an over sized pantry, ample counter and cabinet space, and a convenient breakfast bar
- The magnificent master bedroom includes a walk-in closet as well as a private bath with a Roman tub, a separate shower, and a dual-sink vanity
- Expansive 9-foot ceilings throughout inspire an open feel





FIRST-CLASS AMENITIES . . .

including a private community pool, clubhouse, and tot lot, make this one of Dutchess County's most desirable neighborhoods.



Front view of clubhouse



Rear view of clubhouse

OUTSTANDING FEATURES AT NO EXTRA COST

GRACIOUS LIVING

- Premier condominium community in the heart of the Hudson Valley
- Conveniently close to shopping, major highways, and trains, and an easy commute to New York City
- Spectacular mountain views
- Private clubhouse with meeting room, well-appointed kitchen, and inviting fireplace
- Superb recreational amenities including fitness room, outdoor heated swimming pool, wading pool, and children's tot lot
- Elegant private patio or balcony for each home
- Located in the highly regarded Wappingers Central School District

HOME SWEET HOME

- Dramatic 9-foot ceilings
- Graceful tray ceilings in foyer of select models
- Handsome hardwood flooring in entrance foyer
- Attractive crown molding in foyer, dining room and living room
- Quality Shaw® stain-resistant carpet in wide choice of decorator colors

MAGNIFICENT KITCHENS

- Beautifully crafted 42-inch wall cabinets in wide choice of wood or laminate finishes
- Durable laminate countertops in choice of decorator colors
- Appliance package including dishwasher, refrigerator, gas range, and microwave

SUMPTUOUS BATHS

- Lavish master bath with Roman tub and separate ceramic tile shower
- Kohler® faucets, ceramic tile flooring, and elongated commodes in all baths
- Luxurious wood frame vanities and double bowl sinks in master bath
- Cultured marble vanity sink tops in choice of colors
- Low-maintenance tub surround in hall bath

LANDSCAPING AND IMPROVEMENTS

- Charming street lighting, convenient parking areas, and sidewalks
- Belgian block curbing on all main roads
- Beautiful streetscape and buffer plantings throughout community

CONVENIENCES

- Lawn and landscape maintenance provided by homeowners' association
- Pre-wired for telephone and cable TV
- Electronic smoke and carbon monoxide detectors
- Convenient individual storage units
- Professional cleaning of each home prior to settlement
- Washer and dryer included

CONSTRUCTION HIGHLIGHTS

- Fire sprinklers throughout
- Engineered Gyp-Crete® floor system with low sound transmission properties
- Vanguard Vanex Pex® noise-reducing water lines
- Individual hot water heater
- Central air conditioning

QUALITY ASSURANCE AND 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.
- Thorough, two-stage, pre-settlement orientation/inspection
- Ten-year limited warranty program

CUSTOMIZING SERVICE

- Design studio offering countless pre-designed and pre-priced options that permit a full range of additional customizing to fit your particular needs: flooring, cabinets, appliances, fixtures . . . and many more!

Your new Toll Brothers home at VAN WYCK MEWS is unequalled in design and delivered value.

In the interest of continuous improvement, Toll Brothers reserves the right to modify or change floorplans, 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.



NOTE: This plan does not identify any lots, areas, easements or restrictions. Actual locations of structures and parking facilities may vary. Please consult your Toll Brothers Sales Representative for additional information. Recreational facilities and landscaping shown are for illustrative purposes only. Actual quantity and locations may vary.



210 Saratoga Lane
Fishkill, NY 12524
(845) 896-5807



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

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