



Directions to Woodledge at Whitford Hills

From Route 202, go west on Business Route 30. Proceed to the intersection of Route 30 and Route 100 in Exton, continuing on Business Route 30 west for 1 1/2 miles to the community on the right.



Exton, PA • 484-872-8714

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Welcome Home to



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 scenic mature trees, Woodledge at Whitford Hills is a community of luxurious homes located in prestigious Chester County. Nestled in a charming country setting, this sophisticated community is just minutes from any convenience you may need.

A Convenient Place to Live

In Woodledge at Whitford Hills, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Woodledge at Whitford Hills is located on Route 30, just 3 minutes from Route 100 and 6 minutes, from Route 202. The Schuylkill Expressway can be reached in 15 minutes and the PA Turnpike is only 10 minutes away. West Chester, Great Valley, and King of Prussia can be reached in 5, 10, and 15 minutes, respectively. Philadelphia and Wilmington are approximately 35 minutes away. Commuting by train to Philadelphia is easy on SEPTA's 35-minute service from the Whitford or Exton stations, both within 2 miles of Woodledge at Whitford Hills. Amtrak service to the entire Northeast Corridor is also available at the Exton station. Philadelphia International Airport is 35 minutes away.

A Cultural and Recreational Paradise

Woodledge at Whitford Hills, 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 and semi-private golf courses and country clubs are nearby, including Whitford Country Club and Chester Valley Golf Club. Challenging public golf courses, including Pickering Valley, Kimberton, and Tattersall, are within 15 minutes. The Strubel Trail, a scenic 4-mile walking and biking trail along the Brandywine River, is only minutes away. The beautiful Marsh Creek State Park, just a 10-minute drive, offers boating and other water sports on its 535-acre lake. Several local and state parks are located within 15 minutes, including Valley Forge National Park, Ridley Creek State Park, Hibernia, Kerr, Dowlin Forge, and the 700-acre Exton Park.



The Chesapeake Bay is just over an hour drive from your new home, and the beautiful beaches of the Delaware and New Jersey shores are less than a 2-hour drive. The YMCA, within 5 minutes of your home, offers racquetball, fitness, and indoor and outdoor pool facilities.

The Brandywine Valley area offers a broad variety of cultural diversions. Made famous by the paintings of artist Andrew Wyeth, this area features many historic museums including Winterthur and the Brandywine River Museum in Chadds Ford. Historic Yellow Springs is a 10-minute drive, and just 20 minutes away, the world-renowned Longwood Gardens provides year-round enjoyment with spectacular floral, landscape, and holiday displays. For fine dining, Chester County has some of the best restaurants and country inns in the Philadelphia area.

Center City Philadelphia, home to many of our nation's oldest and most historic sites, is an endless source of cultural and recreational activities. You can enjoy the Philadelphia Orchestra at the Kimmel Center as well as numerous theaters, museums, historic attractions, and the excitement of six professional sports teams.



World-Class Shopping at Your Doorstep!

Woodledge at Whitford Hills is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Exton Square Mall is only 1 mile away. Nearby Main Street at Exton offers a fabulous array of quality stores and restaurants. In charming West Chester, Malvern, and Paoli, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The Court and Plaza at King of Prussia, one of the nation's largest malls, is just 15 minutes away with Neiman Marcus, Nordstrom, Bloomingdale's, Lord & Taylor, Macy's, and over 450 fine specialty shops.

The Best in Community Services

Excellent medical facilities are comfortably close to Woodledge at Whitford Hills. Chester County Hospital, only 5 minutes from your new home, offers a complete range of medical services. Paoli Hospital is just 15 minutes away. In addition, the hospitals and medical care facilities of the Philadelphia metropolitan area, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of Woodledge at Whitford Hills are houses of worship representing almost all faiths.



A Focus on Education

As a homeowner at Woodledge at Whitford Hills, you will be part of a community where education is a high priority. From primary to post secondary education, the West Chester School District offers a superior learning experience. The high school and elementary school have both won the National Blue Ribbon Award for Excellence from the U.S. Department of Education. In addition, a number of superb private and parochial schools are within 15 minutes of the community including Malvern Prep, Saints Phillip and James, Bishop Shanahan, Villa Maria Academy, Montgomery School, and Westtown School.

Because learning is a lifelong endeavor, you will enjoy many excellent opportunities for continuing adult education that are very accessible. The University of Pennsylvania and Villanova, St. Joseph's, and Drexel Universities are all within 45 minutes by car or train. Nearby, West Chester University, Penn State's Lima and Great Valley campuses, and Immaculata University offer continuing adult education with a wide diversity of day and evening courses, from art and literature to computers and science.

An Area of Unequaled Beauty

In Woodledge at Whitford Hills, 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 Woodledge at Whitford Hills.



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A Note from Toll Brothers...

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!

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.

Toll Landscape was formally established in 1993 to serve our home buyers. Our long-standing relationships with local growers and nurseries mean we can provide you with outstanding selections, exceptional quality, competitive prices, and timely responses. And our commitment to quality and service ensures that your landscape enhancements will be a source of pride and enjoyment for years to come.

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, 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 Woodledge at Whitford Hills 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).



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