



*P*RINCETON *M*ANOR

A Luxury Active-Adult Community by Toll Brothers

Welcome Home to...

*N*ow is your time to enjoy the finest moments of life.

At Princeton Manor, you can indulge in a carefree lifestyle of luxury, with a world of amenities close to home. You will enjoy a life filled with culture, fine dining, fabulous shopping, and a variety of recreational activities. The good life awaits you at Princeton Manor.



Princeton Manor!



PARADISE FOUND

Your year-round vacation begins at the entrance to Princeton Manor and never ends. Surrounded by a picturesque landscape and scenic woodlands, Princeton Manor is a community of luxurious homes nestled in a charming setting. This private community is just minutes from every convenience you may need.

LET THE GOOD TIMES BEGIN

At Princeton Manor, you will enjoy an elegant country club lifestyle with luxurious amenities, including an 11,000-plus square-foot clubhouse with spa facilities, tennis courts, billiards, outdoor swimming pool, bocce courts, fishing piers with gazebos, as well as jogging and bicycle trails.*



*Amenities are included in your HOA monthly fees. Estimated completion, fall 2008.

A World of Possibilities . . . in a Convenient Location!



*J*ust minutes beyond the entrance to your neighborhood, you'll find excellent shopping and a wide choice of cultural events to enjoy. Downtown Princeton is an easy 10-minute drive. The excitement of New York City is about 50 minutes away by train from the Princeton Junction station, located within 10 minutes. Princeton Manor is only 15 minutes from the New Jersey Turnpike. Newark and Philadelphia International Airports can be reached in just an hour, while the Trenton-Mercer Airport is 30 minutes away.

THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are comfortably close to Princeton Manor. The University Medical Center at Princeton, only 10 minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of New York City and Philadelphia, acclaimed worldwide for research and treatment, are very accessible.

A LUXURY LIFESTYLE THAT'S CAREFREE

At Princeton Manor, you don't have to worry about your lawn care, snow removal, and external home maintenance . . . so you'll have plenty of time to enjoy the good life. Plus, all of our homes are backed by the Toll Brothers guarantee of superior craftsmanship and lasting quality.

WORLD-CLASS SHOPPING AT YOUR DOORSTEP

Princeton Manor is close to all types of shopping, from quaint antique shops and specialty boutiques to modern malls. For convenient one-stop shopping, the Super Stop & Shop and Kingston Mall are less than 10 minutes away. In charming Princeton and Cranbury, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. The Princeton Market Fair is just 20 minutes from Princeton Manor with Williams-Sonoma, Smith & Hawken, Barnes & Noble, Pottery Barn, Restoration Hardware, and more. The Quakerbridge Mall is 25 minutes away with Lord & Taylor, Macy's, and more than 100 fine specialty shops. Forrestal Village, featuring numerous outlet stores, is only 15 minutes from Princeton Manor.



Whether visiting with friends in the clubhouse, enjoying an afternoon swim, playing tennis, or just pursuing a quiet activity, the Princeton Manor lifestyle offers you a welcome feeling of privacy, luxury, and relaxation.



The Clubhouse is the Heart of



No matter what your interests, you'll find the clubhouse is the place to be! When you want to enjoy a quiet day, you can curl up in the library with a good book, spend an afternoon shooting pool in the billiards room or gather a foursome to play bridge in the card room. Staying fit and active year round is easy at the community's state-of-the-art fitness center, where you can work out with weight machines and cardiovascular equipment. Outdoors, you can enjoy tennis or bocce, or just relax poolside. In the evening, you can socialize or dance the night away in the clubhouse ballroom. Exciting activities and events are always happening here!



Princeton Manor . . .



THE CLUBHOUSE

Artist's renderings subject to field variations.

A Cultural and Recreational

*P*rinceton Manor, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you to spend time with family, make new friends, and savor old friends. It's 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 Forsgate, TPC at Jasna Polana, Springdale, and Green Acres. Challenging public golf courses, including Princeton Country Club, Princeton Meadows, Cranbury, Bunker Hill, and Royce Brook, are within 10 minutes. Several local and state parks are located within 30 minutes, including Mercer County Park, Pigeon Swamp State Park and Forest, Washington Crossing State Park, Davidson's Mill Pond Park, Brunswick Acres Park, Reichler Park, West New Road Park, as well as the Delaware and Raritan Canal State Parks. At these parks you can enjoy boating, fishing, bicycling, hiking, and picnicking. At the New Jersey shore, just over an hour away, you can charter a fishing boat and try to "land the big one," or experience some good, old-fashioned family fun on the beach or the boardwalk. The southern Middlesex County area offers a broad variety of cultural diversions. You can delight in a theatrical presentation at Princeton University's McCarter Theatre or New Brunswick's George Street Playhouse and State Theatre. For an exciting adventure for the whole family, visit the annual June Fete in Princeton and the Middlesex County Fair. In New York City or downtown Philadelphia, you can take pleasure in 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 many professional sports teams in the New York City and Philadelphia areas. In addition, you can try your luck at the casinos in Atlantic City, about 2 hours away.

EXPAND YOUR HORIZONS

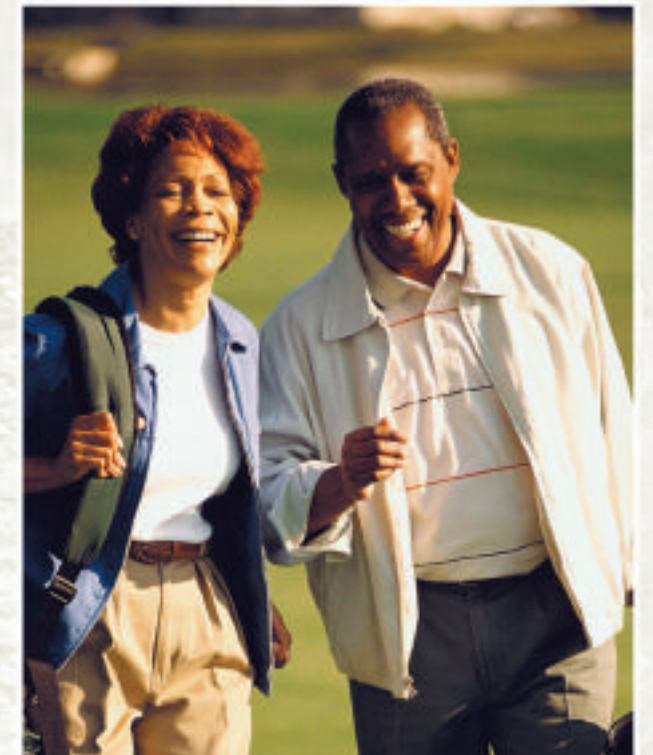
Your new community offers a wealth of opportunities to learn. Many local schools feature continuing education with a wide selection of courses, including computer and art classes. Princeton University and Rutgers University are nearby, and The College of New Jersey and Rider University are both less than 25 minutes away. In addition, many other excellent academic institutions in New York and Philadelphia are just an hour away.



Paradise

AN AREA OF UNEQUALLED BEAUTY

In Princeton Manor, 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 Princeton Manor.




PRINCETON MANOR

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, a subsidiary of Toll Brothers, 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.

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 and Lehigh Valley/Pocono 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! The Toll Brothers Design Studio is located at the Menlo Park Mall in Edison, New Jersey. For more information, please consult your sales representative.

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

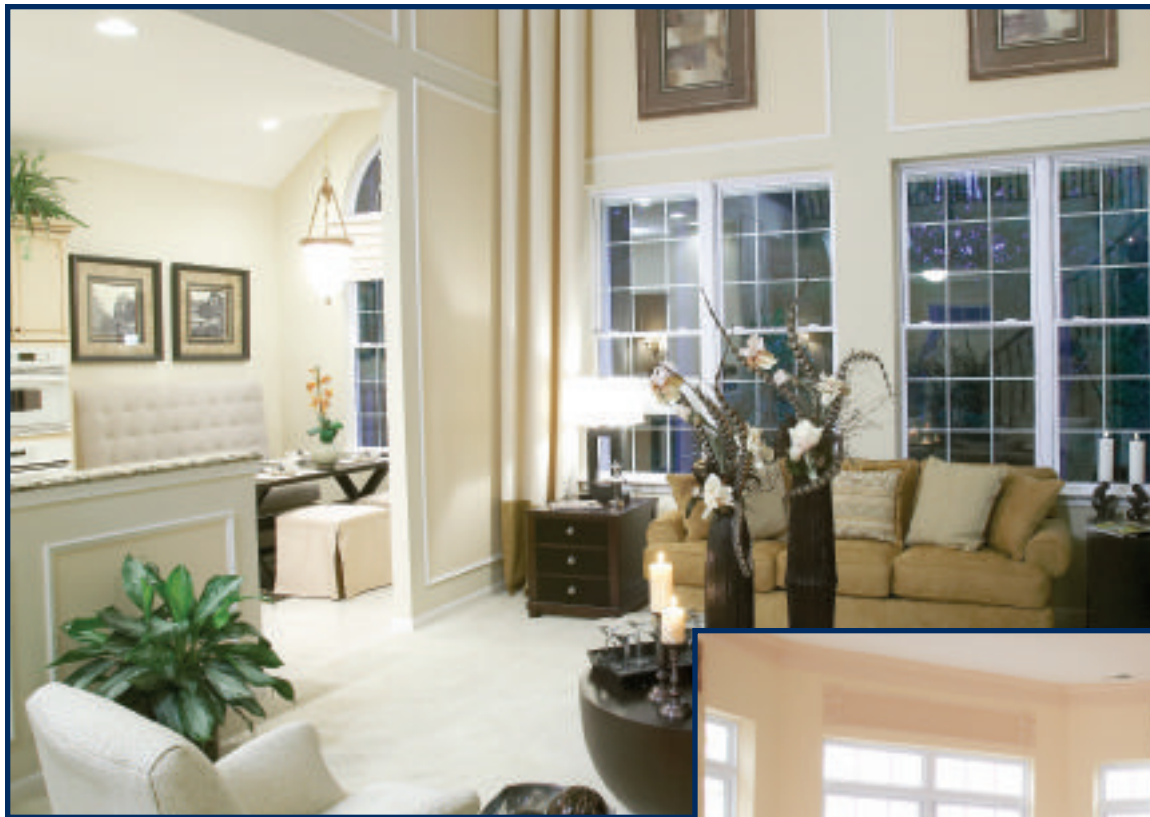
Through these respected organizations, we've earned community certifications for programs such as Backyard Wildlife Habitats and Audubon Cooperative Sanctuaries for Golf Courses. These certifications assure our residents that the natural beauty of their communities will remain a proud legacy for generations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



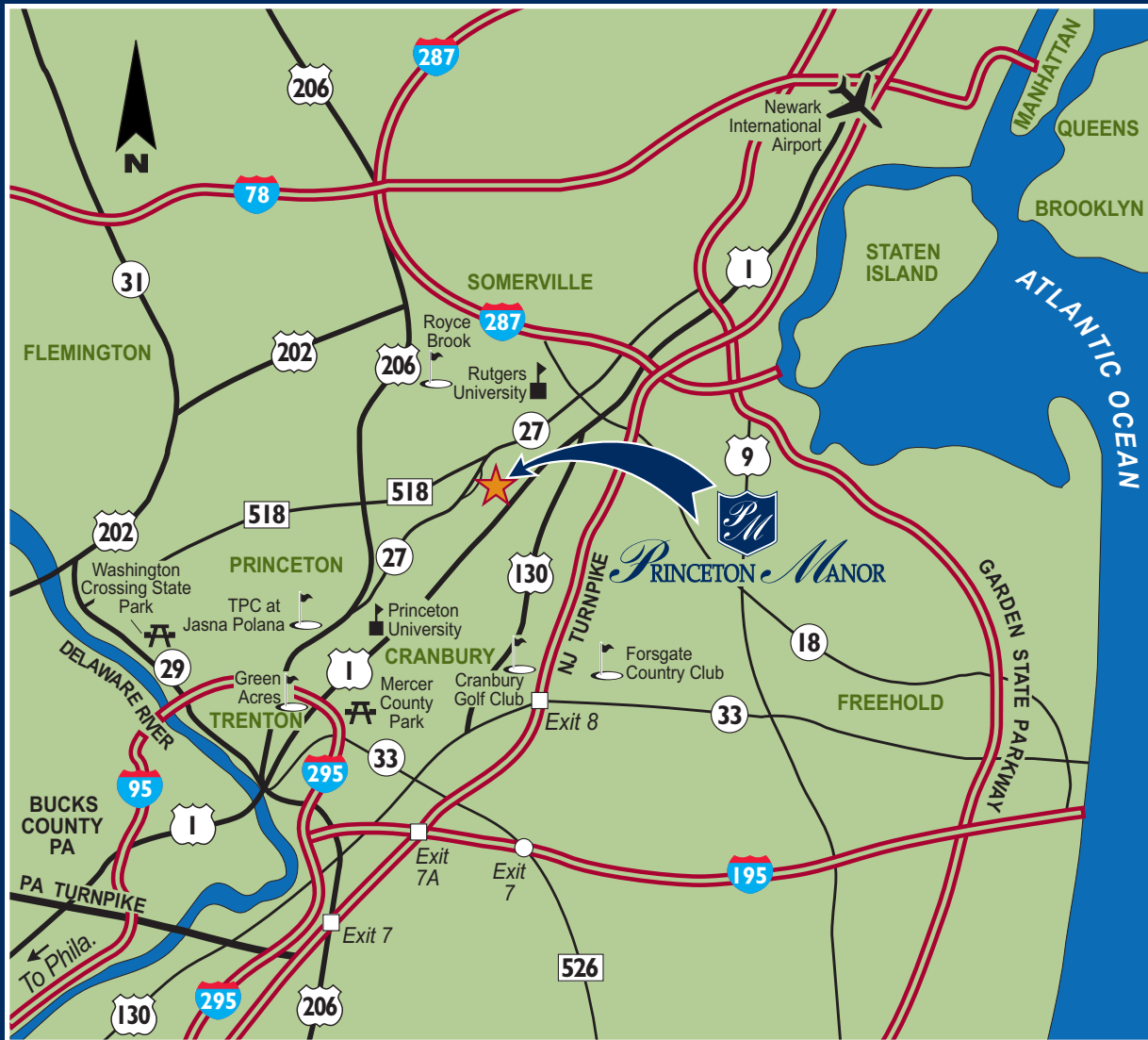


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AMERICA'S BEST BUILDER
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Professional Builder
Magazine

Toll Brothers



Directions to Princeton Manor

From Points North: Follow Rt. 1 S. and take the exit for New Rd. on the right. Follow New Rd. approximately 2 1/10 miles. At the first light turn left onto Rt. 27 S. Take Rt. 27 S. approximately 1 1/10 miles and turn left onto Andover Dr. From Andover Dr. continue straight and cross over Old Rd. Turn right onto Huntington Ct. The sales center will be on your left.

From Points South: Follow Rt. 1 N. and take the jughandle for Raymond Rd. Travel across Rt. 1 and continue on Raymond Rd. for approximately 1 2/10 miles. Turn right at the first light onto Rt. 27 N. Follow Rt. 27 N. approximately 2 3/10 miles and turn right onto Andover Dr. From Andover Dr. continue straight and cross over Old Rd. Turn right onto Huntington Ct. The sales center will be on your left.



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Toll Brothers
America's Luxury Home Builder™

For more information on Toll Brothers communities nationwide, visit TollBrothers.com



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