



Directions:

From Interstate 75, take the Corkscrew Road exit (Exit 123 — formerly Exit 19) and travel west ½ mile to Three Oaks Parkway. Turn right and proceed north 1 ¼ miles to Estero Parkway. Turn left, heading west, and travel ¾ mile to The Reserve at Estero entrance on the right.



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TollBrothers.com

The  *Reserve*
• AT ESTERO •



*Welcome to The Reserve at Estero...
Where Luxury and Serenity Meet*

Imagine a place where tropical landscaping and sparkling lake views combine with first-class amenities, elegant single-family residences, and an ideal Southwest Florida location. This is The Reserve at Estero, Southwest Florida's most spectacular new community.

The Reserve at Estero invites you to enjoy superb club amenities, and 22 acres of lakes. With their traditional Mediterranean-style architecture, Toll Brothers homes at The Reserve at Estero blend beautifully with the picturesque surroundings.

Paradise Found

Surrounded by natural beauty, The Reserve at Estero offers the luxurious, relaxed atmosphere of a gated community just moments from the Gulf of Mexico. Conveniently situated between Naples and Fort Myers, The Reserve at Estero is within close proximity to modern conveniences, yet is remarkably private and secluded.



Where Dreams Meet Reality

Live in The Reserve at Estero, and you'll live in a place where beauty and elegance are part of your everyday life, where lakefront settings, tropical landscaping, and tranquility define daily existence.

Offering you both an exclusive neighborhood and a classic lifestyle, The Reserve at Estero is an ideal place for you and your family to meet new friends and neighbors. It is a tranquil place to live with almost every type of activity close at hand. The Reserve at Estero's recreational facility functions as the centerpiece of the community, with an impressive Mediterranean-style clubhouse. The complex offers a range of amenities to suit your lifestyle, with a fitness center and aerobics

room, tennis courts, a basketball court, a resort-style outdoor pool, and a children's pool. Whether enjoying a morning game of tennis with neighbors, a challenging workout, or an afternoon swim with your family, your new lifestyle will offer you a welcome feeling of privacy, luxury, and relaxation.

The amenities of The Reserve at Estero will provide you with a world of social opportunities — all without having to leave the privacy of your own gated community.

The Good Life in Southwest Florida

Southwest Florida is an area rich with culture and entertainment. You can discover history and art at the William R. Frizzell Cultural Centre, enjoy the Southwest Florida Symphony or attend a theatrical presentation at the Barbara B. Mann Performing Arts Center. Stepping back in time, you can visit the winter homes and gardens of Thomas Edison and Henry Ford. Naples, just 20 minutes away from your new home, offers a full spectrum of art, music, history, and theatre. Attend a concert at the Naples Philharmonic Orchestra, catch a theatrical presentation at the Philharmonic Center for the Arts, or view an exhibit at the Naples Art Museum.

From casual cafés to elegant waterfront restaurants, the Southwest Florida area provides numerous dining options to suit all tastes and occasions.

Your new home at The Reserve at Estero is just moments from the area's finest shopping, from quaint antique and specialty boutiques along downtown Naples' 5th Avenue to modern malls. For convenient one-stop shopping, the Corkscrew Village Shopping Plaza is just 3 minutes away. In the charming towns of Naples, Fort Myers, and Bonita Springs, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name.



The Miromar Outlet Mall, with its extensive offering of upscale outlet stores, is just 5 minutes away, featuring Saks Fifth Avenue, Coach, Polo and more than 120 fine stores. In addition, Gulf Coast Town Center and Coconut Point Shops are both within 10 minutes of The Reserve at Estero.

Excellent medical facilities are comfortably close to The Reserve at Estero. Lee Memorial Health Park, New Cleveland Clinic, and several other fine medical centers are all within a 20-minute drive. Also serving the community of The Reserve at Estero are houses of worship representing almost all faiths.

In addition to the impressive amenities at The Reserve at Estero, the surrounding area is rich with recreational attractions for the entire family. There are secluded beaches nearby where you can enjoy swimming or sunbathing year-round. Play a round of golf at one of the many fine public or private golf courses in the area, or visit one of several nearby parks including Koreshan State Park, Bonita Beach Park, Lovers Key State Park and Everglades National Park. At these parks you and your family can enjoy swimming, canoeing, snorkeling, fishing, hiking, boating, picnicking, or wildlife viewing.

For sports fans, Fort Myers is home to the spring training camps of the Minnesota Twins and the Boston Red Sox, while Germain Arena hosts the Florida Everblades ice hockey team and the Florida Firecats arena football team.



Education Is a Top Priority

Lee County schools provide an atmosphere where students learn to think critically, solve problems and enrich the world in which they live. From primary to post-secondary education, the Lee County School District offers a variety of educational experiences that prepare students for the future. In addition to core academic classes, the curriculum includes performing and fine arts courses, gifted and exceptional student programs, and advanced placement courses. Lee County also boasts 35 "Grade A" schools. Estero High School offers a well-rounded curriculum that includes business and computer classes, and numerous extracurricular and athletic activities.

For continuing education, Florida Gulf Coast University is less than 15 minutes away. Nearby Edison Community College, and Southwest Florida College of Business offer adult education with a wide diversity of day and evening courses.

You Will Live and Entertain with Pride at The Reserve at Estero . . . Where Coming Home Is Like Getting Away!

A Name That Means Luxury Living



At Toll Brothers, we build more than homes; we build *communities*. For 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 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 Company has an understanding of the new home lending process that no other lender can match. They offer numerous financing options to suit your individual needs, including long-term rate protection for up to 24 months! They also continuously monitor the mortgage market to ensure the very best programs are available at preferred rates to Toll Brothers home buyers.

The **TBI Mortgage Company's** mission is to provide you with a level of service that exceeds your expectations. They will work in concert with your Toll Brothers sales and construction team to ensure a seamless home buying experience.

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 at a discounted cost with the purchase of a monitoring agreement. 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 that 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/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. 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.

Our Customer Care Representatives Are Here for You ... Always!

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 know that your satisfaction is dependent on the care and service we provide before and after you purchase your home. Therefore, our customer care representatives are committed to offering you the exemplary customer service we've built our reputation on — *for the duration of your ten-year 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
- Audubon International

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 The Reserve at Estero 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).

