

*Toll Brothers at*  

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*inspirada*  

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*Toll Brothers*  
America's Luxury Home Builder™



*Welcome Home to...*  
Toll Brothers at  
Inspirada

*The lifestyle you have dreamed of  
is now a reality.*

*Toll Brothers at Inspirada is a  
spectacular community that offers  
metropolitan sophistication in a  
warm neighborhood setting.*

*A world of amenities close to home  
ensures that you will enjoy a lifestyle  
filled with culture, fine dining,  
fabulous shopping, and more.*

*In Toll Brothers at Inspirada,  
endless activities, elegant residences,  
and the good life await you.*

# CLOSE TO HOME, *Far from Ordinary*

In Toll Brothers at Inspirada, you will enjoy an innovative style of neighborhood living with great schools, excellent shopping, and a wide choice of cultural events close to home. Wherever you work or play, Inspirada puts you in the center of it all. The community is only 5 minutes from I-15, 10 minutes from the 215 Beltway, and 15 minutes from the Las Vegas Strip. Downtown Las Vegas can be reached in 30 minutes. The Henderson Executive Airport is within 5 minutes of your new home, while McCarran International Airport is just 15 minutes away.

The master planned community is unlike any other, seamlessly blending city and suburban style to offer you a completely new way of life in the Las Vegas Valley. Inspirada's unique, open streetscapes evoke an old city charm and offer beautiful views of this picture-perfect community. Themed residential villages, representing the spirit of inspired living, include recreational parks and open spaces. Paved walking paths and scenic nature trails unite the villages with the heart of Inspirada: the vibrant city center filled with restaurants, shops, offices, and other amenities.



# WORLD-CLASS *Shopping*

Toll Brothers at Inspirada is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Anthem Highlands Shopping Center is less than 5 minutes away. At The District at Green Valley Ranch, you will discover unique stores where you can count on receiving personalized service. The Galleria Mall is just 15 minutes away with Dillard's, Macy's, and over 100 fine specialty shops. Las Vegas' premier retail destination, the Fashion Show Mall, is only 20 minutes away. Fine department stores such as Nordstrom, Neiman Marcus, Bloomingdale's, Saks Fifth Avenue, and Macy's serve as anchors to this shopper's paradise, which also features over 100 specialty shops including Williams-Sonoma, Cole Haan, Coach, and more.



## THE BEST IN COMMUNITY

# *Services*

Excellent medical facilities are comfortably close to Toll Brothers at Inspirada. St. Rose Dominican Hospital, only 5 minutes from your new home, offers a complete range of medical services. In addition, the acclaimed hospitals and medical care facilities of Las Vegas are very accessible.

Also serving the community of Toll Brothers at Inspirada are houses of worship representing nearly all faiths.



## A CULTURAL AND RECREATIONAL

# *Paradise*

Toll Brothers at Inspirada, 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 challenging private and semi-private golf courses and country clubs are nearby, including Revere at Anthem and DragonRidge Country Club. Challenging public golf courses, including Desert Willow, Legacy, Wildhorse, and Black Mountain, are within 15 minutes. The beautiful Lake Mead Recreation Area is only 20 minutes away and offers boating and other water sports. Several local and state parks are located within 30 minutes, including Red Rock Canyon, Spring Mountain Ranch, and Floyd Lamb State Park. At these parks you and your family can enjoy hiking and picnicking. Fitness and exercise clubs are within 5 minutes of your new home.

Southern Nevada offers a broad variety of cultural diversions. Las Vegas is the entertainment capital of the world with hundreds of concerts and extravaganzas unmatched anywhere. Art enthusiasts will enjoy masterpieces by celebrated artists featured at the Las Vegas Art Museum, the Guggenheim Hermitage at the Venetian Resort Hotel and Casino, and the Bellagio Gallery of Fine Art. You can discover history at the Clark County Museum or enjoy a theatrical presentation at UNLV's Judy Bayley Theatre and Artemus W. Ham Concert Hall featuring the acclaimed Nevada Ballet Theatre, the Las Vegas Philharmonic, and more. Sports fans can root for the Las Vegas 51's minor league baseball team or visiting professional teams at various venues throughout Las Vegas. For fine dining, there are many world-renowned restaurants located throughout Las Vegas and Henderson, and on the Las Vegas Strip.

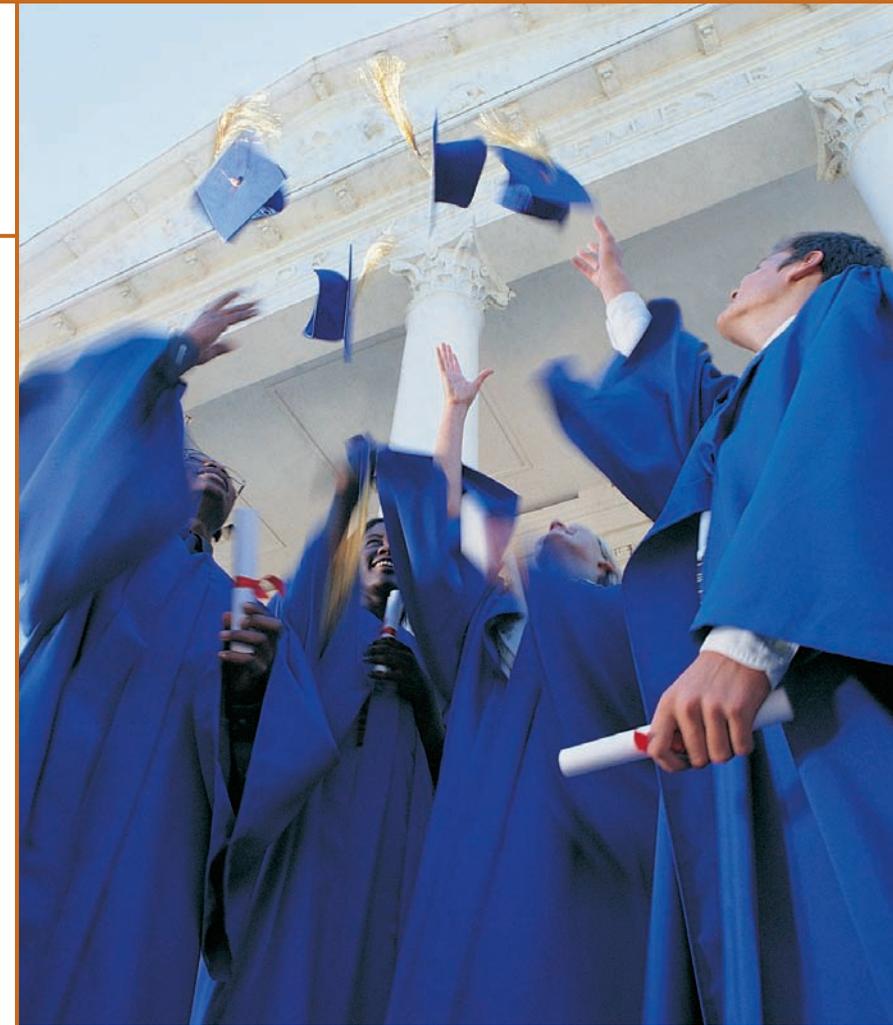


## EXPAND YOUR *Horizons*

As a Toll Brothers at Inspirada homeowner, you will join a community where education is given the highest priority. Clark County's schools provide a wide array of educational opportunities, and educators pride themselves on preparing students for the future. The academically challenging curriculum includes advanced placement and honors courses. The Clark County School District also has several magnet schools that emphasize math, science, aerospace, and advanced technologies. In addition, high school students may participate in courses at the nearby Community College of Southern Nevada.

Superb private schools are located less than 10 minutes from Toll Brothers at Inspirada, including Foothills Montessori, Green Valley Christian School, and Warren-Walker School. In addition, St. Viator School, Milton I. Schwartz Hebrew Academy, and Bishop Gorman High School are all within 35 minutes of your new home.

Because learning is a lifelong endeavor, you will enjoy many opportunities for continuing adult education that are convenient to Toll Brothers at Inspirada. For undergraduate, graduate, and continuing education, the University of Nevada, Las Vegas and Community College of Southern Nevada are within 20 minutes of your new home. Both offer outstanding programs and a wide diversity of day and evening courses to accommodate students of all ages.



## AN AREA OF UNEQUALLED *Beauty*

At Toll Brothers at Inspirada, 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 at Toll Brothers at Inspirada.





## A NOTE FROM *Toll Brothers...*

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.

### **Convenient Home Services for One-Stop Shopping!**

The following Toll Brothers subsidiaries may offer services in your area. For more information, please ask your sales representative.

**TBI Mortgage** has an understanding of the home buying process that is second to none. TBI Mortgage has considerable access to a national marketplace for mortgage funds, and can provide flexible terms and alternatives not generally offered by other lenders. TBI Mortgage continuously monitors 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 at a discounted cost with the purchase of a monitoring agreement. Ask your salesperson about our competitive rates.

### **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.

### **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 Toll Brothers at Inspirada 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 Luxury Home Builder™*





NATIONAL HOUSING  
QUALITY AWARD

National Association of Home Builders  
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# Toll Brothers at Inspirada

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TollBrothers.com



## Directions

**From I-215 West:** Take the Pecos Road/St. Rose Parkway West exit. Turn left onto Pecos Road/St. Rose Parkway. Proceed on St. Rose Parkway for 4 1/10 miles. Turn left onto Executive Airport Road and continue 1 1/2 miles to Volunteer Boulevard. Proceed on Volunteer Boulevard for 1/4 mile. Turn right onto Via Firenze Road and follow signs to sales centers.

**From I-15:** Take the St. Rose Parkway exit. Turn east onto St. Rose Parkway and travel 2 3/10 miles. Turn right onto Executive Airport Road and continue 1 1/2 miles to Volunteer Boulevard. Proceed on Volunteer Boulevard for 1/4 mile. Turn right onto Via Firenze Road and follow signs to sales centers.