



Regency
at
ASSABET RIDGE

Toll Brothers
America's Luxury Home Builder®

Welcome Home to



Now is the time to enjoy the finest moments of your life. At Regency at Assabet Ridge, you can indulge in a carefree lifestyle of luxury set amid beautifully kept grounds. A world of amenities close to home ensures that you will enjoy a rich and diverse lifestyle filled with culture, fine dining, fabulous shopping, and a variety of recreational activities. The good life awaits you at Regency at Assabet Ridge.

Let the Good Times Begin

At Regency at Assabet Ridge, you will enjoy a fun-filled, easygoing lifestyle surrounded by suburban tranquility in historic Marlborough. Whether enjoying a stroll on the newly developed Assabet River Rail Trail or socializing with your neighbors in the community clubhouse, Regency at Assabet Ridge is your retreat to get away from it all.

A World of Possibilities in a Convenient Location

Surrounded by serene woodlands, this community of luxurious townhomes is nestled within a picturesque setting and rolling landscape. This exclusive community offers the beauty of a rural New England town and the convenience of a metropolitan suburb.

Just minutes beyond the entrance to your neighborhood, you'll find the world at your feet — with excellent shopping and a wide choice of cultural events close to home! Regency at Assabet Ridge is less than 5 minutes from Routes 495 and 290. Traveling to Worcester is an easy 15-minute ride. The excitement of downtown Boston is just 50 minutes away on the MBTA commuter train from the Southborough stop, located 15 minutes from your home. Boston's Logan International Airport and Amtrak's Boston South Station are just a 50-minute drive.



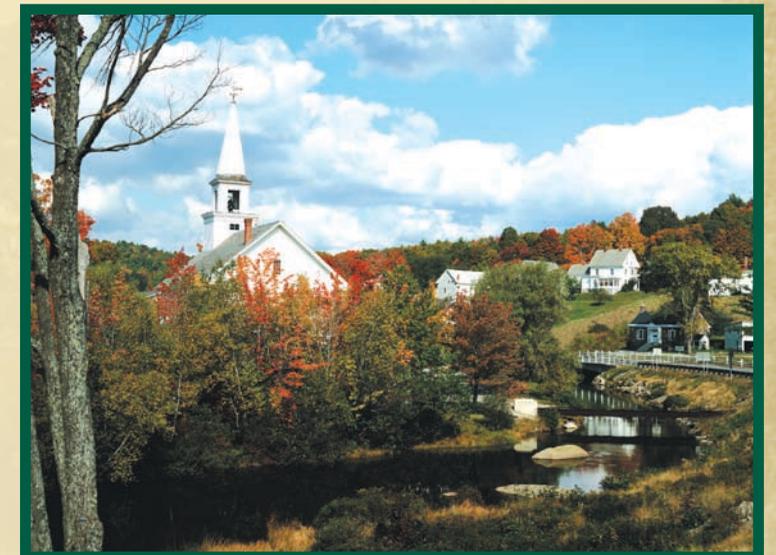
Expand Your Horizons

Your new community offers a wealth of opportunities to learn! Nearby, Assabet Valley Center for Continuing Education offers a wide array of daytime and evening courses ranging from business and computers to cooking. Less than 20 minutes away, Framingham State College, featuring the Center for Lifelong Learners, and Worcester State College offer an extensive list of continuing education courses.



The Best in Community Services

Excellent medical facilities are comfortably close to Regency at Assabet Ridge. UMass Memorial Marlborough Hospital, only 5 minutes from your new home, offers a complete range of medical services and a high level of care often associated with a larger hospital. The hospital's long-standing affiliation with UMass Memorial Health Care provides patients with a direct link to the nationally recognized UMass Memorial Medical Center in Worcester. Only 15 minutes from Regency at Assabet Ridge, UMass Memorial Medical Center is the region's leading academic medical center and Level One Trauma Center.



World-Class Shopping at Your Doorstep

Regency at Assabet Ridge is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Hudson Shopping Plaza is less than 3 minutes away. In charming downtown Hudson, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. The Solomon Pond Mall, with Macy's, JCPenney, and over 115 specialty shops is just 10 minutes from Regency at Assabet Ridge, and the fabulous Natick Mall is 25 minutes away with Nordstrom, Lord & Taylor, and more than 145 fine stores.



A Cultural and Recreational Paradise

Regency at Assabet Ridge, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you to share special moments with family, spend time with treasured friends, and make new friends too. 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 the prestigious Charter Oak Country Club in neighboring Hudson and Marlborough Country Club. First-rate public golf courses, including Juniper Hill Golf Course in Northborough, "A Top 10 Public Course in Massachusetts" according to the Greater Boston Amateur Golf Club, and Stow Acres Country Club, featuring two award-winning courses, are within 20 minutes. Beautiful Fort Meadow Reservoir is only 5 minutes away and offers boating and swimming. Several local and state parks are located within 30 minutes, including Cochituate State Park, Walden Pond State Reservation, Callahan State Park, and Hopkinton State Park. At these parks you can enjoy picnics, horseback riding, cross-country skiing, hiking, biking, and fishing. Part of the scenic 12 1/2 mile long Assabet River Rail Trail borders the community on the eastern side and provides a convenient place for jogging or a leisurely stroll.

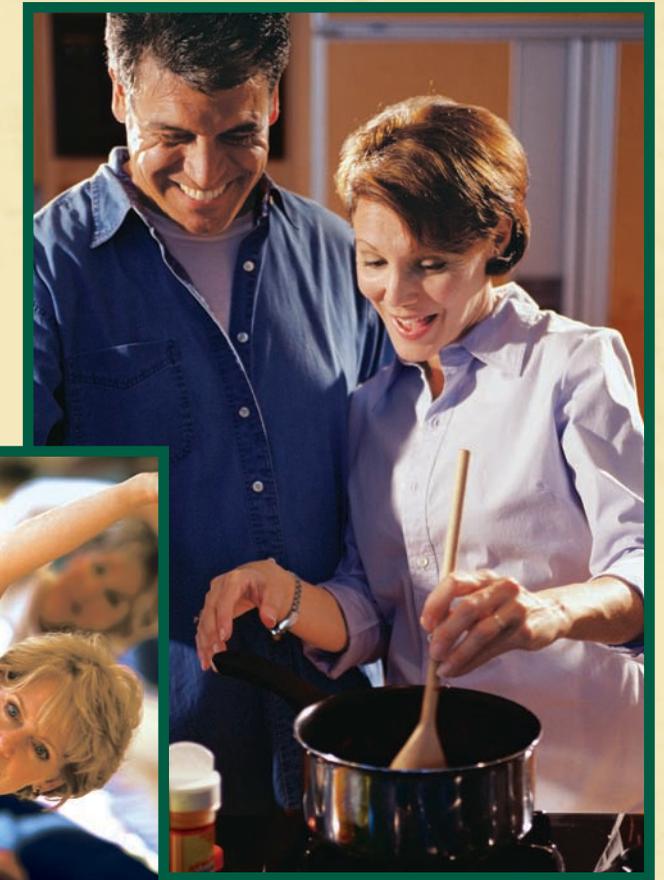
The Middlesex/Worcester County area offers a broad variety of cultural diversions. From outdoor summer concerts at Union Common in Marlborough to downtown arts festivals and vineyard tours in nearby Bolton, there's something for everyone. In nearby Sudbury you can discover history and enjoy fine dining at the Wayside Inn, America's oldest operating inn. Today's visitor to the Wayside Inn can experience the same charming ambience described by the famous poet, Henry Wadsworth Longfellow, in his "Prelude" to *Tales of a Wayside Inn*. The Danforth Museum of Art in Framingham showcases an impressive collection of artwork and offers cultural activities and classes. The DCU Center in Worcester hosts musical acts, trade shows, concerts, and theater productions, plus exciting family and sporting events.

In downtown Boston, approximately 45 minutes away, you can experience 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 take in a Boston Red Sox game at Fenway Park or cheer for the Celtics and Bruins at TD Banknorth Garden. Football fans can enjoy a New England Patriots game at Gillette Stadium in Foxboro, about 35 minutes from Regency at Assabet Ridge.



The Clubhouse Is the Heart of Regency at Assabet Ridge

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 with a good book, spend an afternoon playing bridge, or simply catch up with your friends and neighbors. The spacious community room provides a perfect location for hosting an important social gathering, and you can use the clubhouse kitchen to prepare a special meal. Staying fit and active year-round is easy when you use the convenient state-of-the-art fitness center. In addition, you can relax or socialize on the outdoor patio and deck. Exciting activities and events are always happening here!



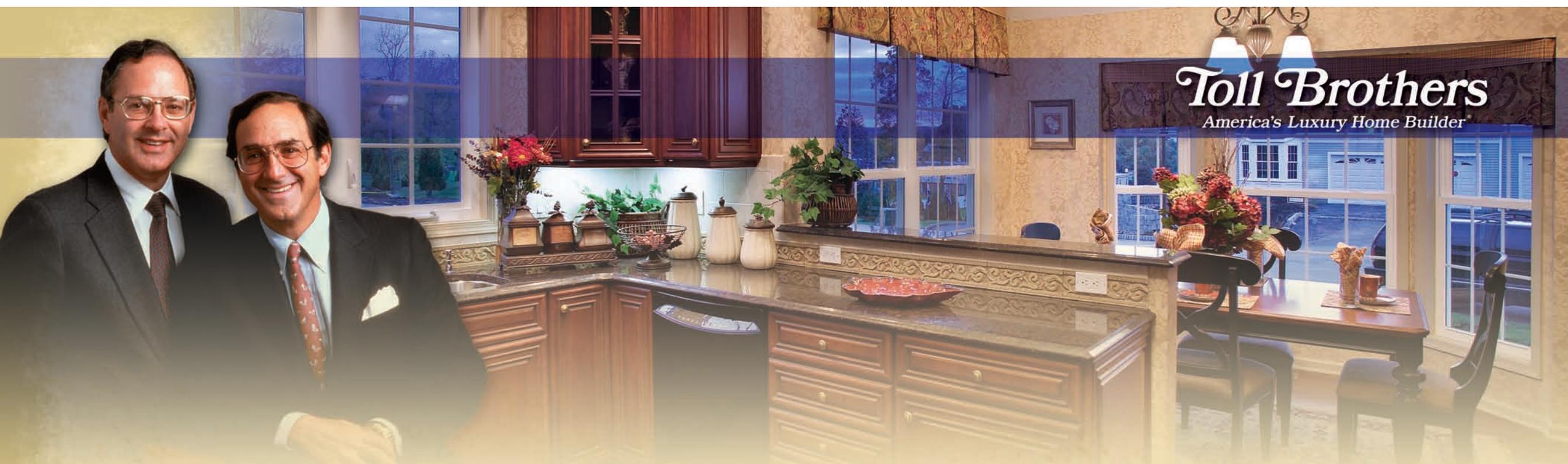
A Luxury Lifestyle That's Carefree

At Regency at Assabet Ridge, you don't have to worry about your lawn care, snow clearing, or 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.



An Area of Unequaled Beauty

In Regency at Assabet Ridge, your home is a private haven set amidst beautiful surroundings just minutes from any convenience you may need. You will live and entertain with pride in Regency at Assabet Ridge.



Toll Brothers
America's Luxury Home Builder

At Toll Brothers, we build more than homes; we build communities. For over 40 years we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends.

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.* But our greatest reward comes from the recognition we receive from our homeowners.

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.

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. Nationwide, Toll Brothers partners with conservation groups that include the National Wildlife Federation and Audubon International.

In addition, the homes we build are designed to harmonize with the scenic beauty of the surrounding landscape. We preserve as much open space as possible, incorporating and even restoring the existing hills, trees, and ponds.

CONVENIENT HOME SERVICES PROVIDE 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 offers numerous financing options to suit your individual needs and provides you with a level of service that exceeds your expectations.

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 — ask your salesperson for details.

THE TOLL BROTHERS BUYER SATISFACTION PROGRAM

To make sure your home meets your expectations and ours, 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. For lasting peace of mind, we also give you a ten-year limited warranty.



OUR CUSTOMER CARE REPRESENTATIVES ARE HERE FOR YOU

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 are committed to offering you the exemplary customer service we've built our reputation on.

The nation's premier builder of luxury homes and a Fortune 500 company, Toll Brothers is currently building in 21 states and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).

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**NATIONAL HOUSING
QUALITY AWARD**
National Association of Home Builders
and Professional Builder Magazine

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OF THE YEAR**
Professional Builder
Magazine

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Regency at ASSABET RIDGE

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Directions to Regency at Assabet Ridge

From the North or South: Take I-495 to Exit 25A. Travel $1\frac{3}{10}$ miles and turn right onto Fitchburg Street. Travel $\frac{4}{10}$ mile and turn right onto Crowley Drive. The entrance to Regency at Assabet Ridge is on the left.

From the West: Take I-290 East toward Marlborough. At the end of I-290, continue onto the Route 85 feeder. Travel $1\frac{3}{10}$ miles on the feeder and turn right onto Fitchburg Street. Travel $\frac{4}{10}$ mile and turn right onto Crowley Drive. The entrance to Regency at Assabet Ridge is on the left.

From the East: Take I-90 West to I-495 North. Then follow directions above from the north or south.

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

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