



Toll Brothers
America's Luxury Home Builder®



Morris Chase

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 rolling countryside, Morris Chase is a community of luxurious homes located in prestigious Morris County. Nestled in a charming country setting, this magnificent community is just minutes from any convenience you may need. Discover everything you and your family are looking for — from a sophisticated lifestyle to splendid recreational amenities including a community clubhouse, state-of-the-art fitness center, pool, tot lots, and tennis, basketball, and volleyball courts.



A Convenient Place to Live

In Morris Chase you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Morris Chase is within 1 1/2 miles of Routes 206 and 46 and 6 miles of Interstate 80. Chester is 7 miles away, and Morristown is 15 miles away. New York City is just under 50 miles from Morris Chase. Commuting by train to New York City is easy on New Jersey Transit's service from the Netcong station, located less than 4 miles away. Newark Liberty International Airport is 40 miles away.



A Focus On Education

As a Morris Chase homeowner, you will join a community where education is given the highest priority. Nearly 92% of Mount Olive High School* students continue their education after graduation.

Gifted programs are available at all grade levels, and college Advanced Placement courses are offered at the high school level. Recently, Mount Olive High School was ranked within the Top 100 High Schools in New Jersey by *New Jersey Monthly* magazine.† In the Mount Olive Township School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music.

Superb private schools, including Delbarton, Gill St. Bernard's, The Peck School, Morristown-Beard, Pingry, and Blair Academy, are all within 30 miles of Morris Chase.

Princeton, Fairleigh Dickinson, Drew, and Rutgers Universities, as well as Lafayette College and the Stevens Institute of Technology, are all less than 50 miles from the community. Nearby County College of Morris and Warren County Community College offer continuing adult education with a wide diversity of day and evening courses.

World-Class Shopping at Your Doorstep

Morris Chase is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, both the Flanders Mall Shopping Center and the ITC Crossing Shopping Center are less than 5 miles away. In the charming towns of Chester, Mendham, and Morristown, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. Rockaway Townsquare and Bridgewater Commons malls are just 15 and 24 miles away, respectively. Located within 35 miles of Morris Chase is the fabulous Mall at Short Hills, featuring Neiman Marcus, Bloomingdale's, Macy's, and over 160 specialty stores and restaurants. Just 35 miles away, the outlets in Flemington offer wonderful shopping choices.



*Schools subject to reassignment by governing authorities.

† From the September 2010 issue of *New Jersey Monthly* magazine.

Culture & Recreation

Morris Chase, 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 country clubs are nearby, including Baltusrol, Mendham Golf & Tennis Club, Morris County, and Black Oak. The challenging public golf courses of Flanders Valley and Minebrook are within 10 miles.

Budd Lake, less than 1 mile away, and beautiful Lake Hopatcong, only 8 miles away, offer boating and other water sports. You and your family can enjoy swimming, fishing, ice skating, hiking, and picnicking at the Hacklebarney and Stephens State Parks, located within 10 miles of your new home. Nearby, the Black River County Park boasts nearly 3,000 acres of preserved land for additional outdoor enjoyment. Just steps from Morris Chase you'll find Turkey Brook Park with numerous soccer, baseball, softball, and football fields.

The Morris County area offers a broad variety of cultural diversions. You can discover history and art at Waterloo Village or enjoy a theatrical presentation at the Morristown Community Theater. For fine dining, there are many excellent restaurants and country inns in Chester, Mendham, and Morristown.

New York City is an excellent source of cultural and recreational activities. You can explore an eclectic array of international dining, world-class entertainment, museums, and art galleries. Sports fans can root for several professional teams, including the Yankees, Mets, Giants, Jets, Rangers, Devils, Nets, and Knicks.



The Best In Community Services

Excellent medical facilities are comfortably close to Morris Chase. Morristown Memorial Hospital and Hackettstown Regional Medical Center are located 26 and 9 miles away, respectively, from your new home. They both offer a complete range of medical services. In addition, the hospitals and medical care facilities of New York City, acclaimed worldwide for research and treatment, are very accessible from the community.

Serving the community of Morris Chase are houses of worship representing almost all faiths.



An Area of Unequaled Beauty

In Morris Chase, your home is a private haven in a country setting 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 Morris Chase.





At Toll Brothers, we build more than homes; we build *communities*. For nearly 45 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 ranked #1 in 2011 and 2010 in Financial Soundness, Long-term Investment, and Quality of Product/Services in *FORTUNE* magazine's annual **World's Most Admired Companies** survey* in the home building category. We are also 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.

Toll Brothers Design Studio offers a world of choices for your new home. 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.

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 10-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 1000 company, Toll Brothers is currently building nationwide and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).

*From the March 2011 and March 2010 issues of *FORTUNE* magazine.



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