

# OUTSTANDING FEATURES AT NO EXTRA COST

## SPECTACULAR LUXURY TOWNHOMES FEATURING THE TOLL BROTHERS STANDARD OF QUALITY

- \* Full brick front 24' wide designs
- \* Three finished levels
- \* Two-car garage included in all home designs
- \* Vaulted ceilings in all bedrooms and master bath
- \* Expansive 9' ceilings throughout lower level and first floor
- \* Lavish master bath with soaking tub and separate ceramic tile shower
- \* Ceramic tile flooring and tub surrounds in all baths
- \* Designer gas fireplace with colonial mantel and marble hearth surrounds

### GRACIOUS LIVING

- World-class recreational amenities, including an 18-hole Dan Maples golf course, swimming pools, tennis courts, biking/walking paths, parks/picnic areas, multi-purpose courts, athletic fields, and tot lots
- Luxurious master bedroom suite with large walk-in closet
- Walk-out basement
- Finely crafted custom staircase with solid oak handrails

### DESIGNER INTERIORS WITH LUXURY FEATURES

- Elegant two-piece crown molding in grand entrance foyer, living room, and dining room
- Colonial trim and corner medallions accenting foyer doors
- Choice of elegant two-panel Classique® or six-panel Colonial-style doors
- Elegant hardwood flooring in grand entrance foyer
- Quality stain-resistant carpet in an array of decorator colors

### MAGNIFICENT KITCHENS

- Gourmet kitchen with GE® appliances and granite countertops
- Combo wall, microwave oven and gas cooktop
- Beautifully crafted 42" wall cabinets in a wide choice of wood or laminate finishes
- Oversized stainless-steel sink with side vegetable sink
- Sunny, spacious breakfast area adjacent to kitchen
- GE® Potscrubber® dishwasher with waste disposal
- GE® 22-cu.ft. side-by-side refrigerator with ice-maker

### SUMPTUOUS BATHS

- Custom wood vanities with cultured-marble top and double sinks
- First-floor powder room with elegant pedestal sink
- One-piece designer, elongated commodes and oversized mirrors in all baths

### LANDSCAPING AND IMPROVEMENTS

- Beautifully landscaped private streets and buffer plantings throughout community
- Common property, street maintenance, county/fire rescue, trash collection, and snow removal covered by Community Association fees
- Attractive landscaping and tree package; fully graded and sodded yard
- Wood privacy fencing between homes
- Convenient underground utilities, including public water and natural gas

### CONVENIENCES

- Kohler® tub and shower faucets; water-saver plumbing fixtures
- Washer and dryer connections on upper level
- Convenient pre-wiring for telephone and cable television
- Weatherproof exterior electrical outlets in front and rear
- Deadbolt front-entry lock; electronic door chimes
- Electronic smoke detectors
- Remote-controlled garage door openers
- Each home is professionally cleaned prior to settlement

### CONSTRUCTION HIGHLIGHTS

- Design and construction energy-engineered by Toll Brothers for economical fuel efficiency and air infiltration control
- Low-maintenance, vinyl double-hung tilt windows
- Low-maintenance, long-lasting beaded vinyl siding and aluminum-wrapped exterior trim
- Architectural shingles with 30-year manufacturer's warranty
- High-efficiency, two-zone heating and cooling system with economical gas hot water and cooking
- Weatherproof hose connections in front and rear; CPVC water lines throughout
- 200-amp electrical service; concrete driveway
- Security system included\*
- Handsome Peachtree® doors featuring their lifetime warranty
- Efficient R-30 ceiling insulation
- Professionally selected exterior color schemes

### QUALITY ASSURANCE AND CUSTOMER CARE

Our quality program starts at design inception with the creation of precise construction drawings that specify high-quality materials, all the way through to on-site supervision by experienced project managers and construction managers.

- First home buyer inspection 5–7 days prior to settlement
- Ten-year limited warranty program

### CUSTOMIZING SERVICE

Pre-priced options permit a full range of additional customizing to fit your particular needs: greenhouse additions, skylights, whirlpool tubs...*and many more!*

\* Monitoring contract required. Please see sales manager for details.

Your New Toll Brothers townhome at **The Heritage at South Riding** is unequalled in design and delivered value.