

NEWTOWN  
WALK

*Toll Brothers*  
America's Luxury Home Builder®

*Welcome  
Home To...*

# NEWTOWN WALK

*Step back in time...*

as you stroll through Newtown Borough, where colonial homes and tree-lined streets bear names of Revolutionary War heroes – proud reminders of the town's rich history. Situated in prestigious Bucks County, the town was founded by William Penn in 1684 and boasts an important role in America's heritage: General George Washington established his headquarters on Sycamore Street and marched from there to join the Battle of Trenton in 1776. Your home in Newtown Walk is surrounded by history, and steeped in convenience and luxury.

## *Classic Elegance*

Newtown Walk is a quiet enclave of city homes reminiscent of an earlier time, with Federalist-style architecture complementing the historic setting of the area. More than just a residence, Newtown Walk embodies a way of life sought by many, yet achieved by few; a life of comfort and elegance. Others will call Newtown Walk a classic; you will call it home.





## *A Convenient Place to Live*

In Newtown Walk, you will enjoy the relaxed atmosphere of small town living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Newtown Walk is conveniently located less than 3 miles from the Newtown exit of Interstate 95. Trenton and Princeton can be reached in 15 and 20 minutes, respectively. Center City Philadelphia is less than 40 minutes away via Interstate 95. Commuting by train into Philadelphia is easy from the Woodbourne train station, located only 10 minutes from Newtown Walk. From the Trenton station, trains leave every 30 minutes for a convenient commute to New York City. Philadelphia International Airport is a 50-minute drive, and Newark International Airport is just one hour away.



## *World-Class Shopping at Your Doorstep!*

Newtown Walk is a step away from all types of shopping along the streets of Newtown Borough, from quaint antique and specialty boutiques to national retailers. In the borough, as well as the charming towns of Doylestown, Peddler's Village, Washington Crossing, Yardley, and New Hope, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. For convenient one-stop shopping, the Village at Newtown Shopping Center is just minutes from the community. The Oxford Valley Mall is just 15 minutes away from Newtown Walk, featuring Macy's and over 140 fine specialty shops, while the Quaker Bridge Mall is only 20 minutes away with Lord & Taylor and over 120 shops. The Princeton MarketFair, just 20 minutes away, features upscale home furnishing and high-fashion stores, while Franklin Mills Mall, which has over 200 designer outlet stores, including Last Call and Saks Off Fifth, is within 30 minutes.

# *A Cultural and Recreational Paradise*

Newtown Walk, offering you both an exclusive historic 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 Jericho National, Lookaway, Spring Mill, Yardley, and Trenton Country Clubs. Challenging public golf courses including Northampton Valley, Middletown, and Bucks County Country Clubs are all close to Newtown Walk.

The beautiful Delaware River is only 10 minutes away and offers boating and other water sports. Adjacent to Newtown Walk, Robert Ridge Park features open fields for various sports and a playground. Several local and state parks are located within minutes of the community including Tyler, Washington Crossing, and Core Creek. At these parks you and your family can enjoy fishing, ice skating, sailing, cycling, canoeing, hiking and picnicking. Just 15 minutes from the community, the historic Bowman's Tower provides breathtaking views of Bucks County. The beautiful beaches of the New Jersey shore are a one-hour drive from Newtown Walk. Just 5 minutes from Newtown Walk is the state-of-the art Newtown Athletic Club featuring a variety of exercise classes, weight training, and spa facilities. Newtown Swim Club is just minutes away featuring a fitness center, banquet facilities, and outdoor swimming for the family.

Historic Bucks County offers a broad variety of cultural diversions. Theatergoers will delight in the productions of both the Bucks County Playhouse in New Hope and the McCarter Theatre in Princeton. You can discover history and art at The Michener, Mercer, Fonthill, and Princeton University Art Museums. For fine dining, there are many excellent restaurants and country inns in Yardley, Washington Crossing, and New Hope. From your new home at Newtown Walk, you can walk to dinner at the Brick Hotel, Temperance House, and the many quaint establishments within the Borough.

In Philadelphia, one of our nation's most historic cities, you can enjoy a fabulous range of cultural and recreational activities and explore an eclectic array of international dining, world-class entertainment including the Philadelphia Orchestra at the Kimmel Center, as well as museums, and art galleries. Sports fans can root for 8 professional sports teams. For an endless source of entertainment, New York City is a 90-minute drive from Newtown Walk.



## *The Best in Community Services*

Excellent medical facilities are comfortably close to Newtown Walk. Award-winning St. Mary Medical Center, less than 10 minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of the Philadelphia metropolitan area, acclaimed world-wide for research and treatment, are very accessible.

Also serving the community of Newtown Walk are houses of worship representing almost all faiths.

## *A Focus on Education*

As a homeowner at Newtown Walk, you will join a community where education is given the highest priority. The Council Rock School District, annually ranked within the top 10% of all Pennsylvania school districts, reflects the community's strong commitment to education and its dedication to continued growth and development. Students can walk to Goodnoe Elementary School, located right next to Robert Ridge Park. Over 90% of Council Rock 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. Students have consistently earned many awards and scholarships for high levels of achievement in mathematics, science, history and music. Recently, 65 Council Rock students were awarded National Merit Scholarships or Commendations.

Superb private and parochial schools including The George School, Newtown Friends School, Grey Nun Academy, Saint Andrews, and Villa Joseph Marie, are all within 10 minutes of Newtown Walk.

The University of Pennsylvania and Princeton, Rider, Temple and Drexel Universities are all less than an hour away. Nearby, LaSalle University's Bucks County Campus, Bucks County Community College, Penn State University's Abington Campus, and Holy Family University all offer continuing education with a wide selection of day and evening courses.

## *An Area of Unequaled Beauty*

In Newtown Walk, your home is a private haven, just steps from any convenience you may need. In addition, our homes afford an uncommon standard of excellence due to their superior design and quality craftsmanship. You will live and entertain with pride in Newtown Walk.





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.

**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 just prior to settlement, you'll inspect your home to see that every item you noted on 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 1000 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).



**NATIONAL HOUSING  
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NewtownWalk.com

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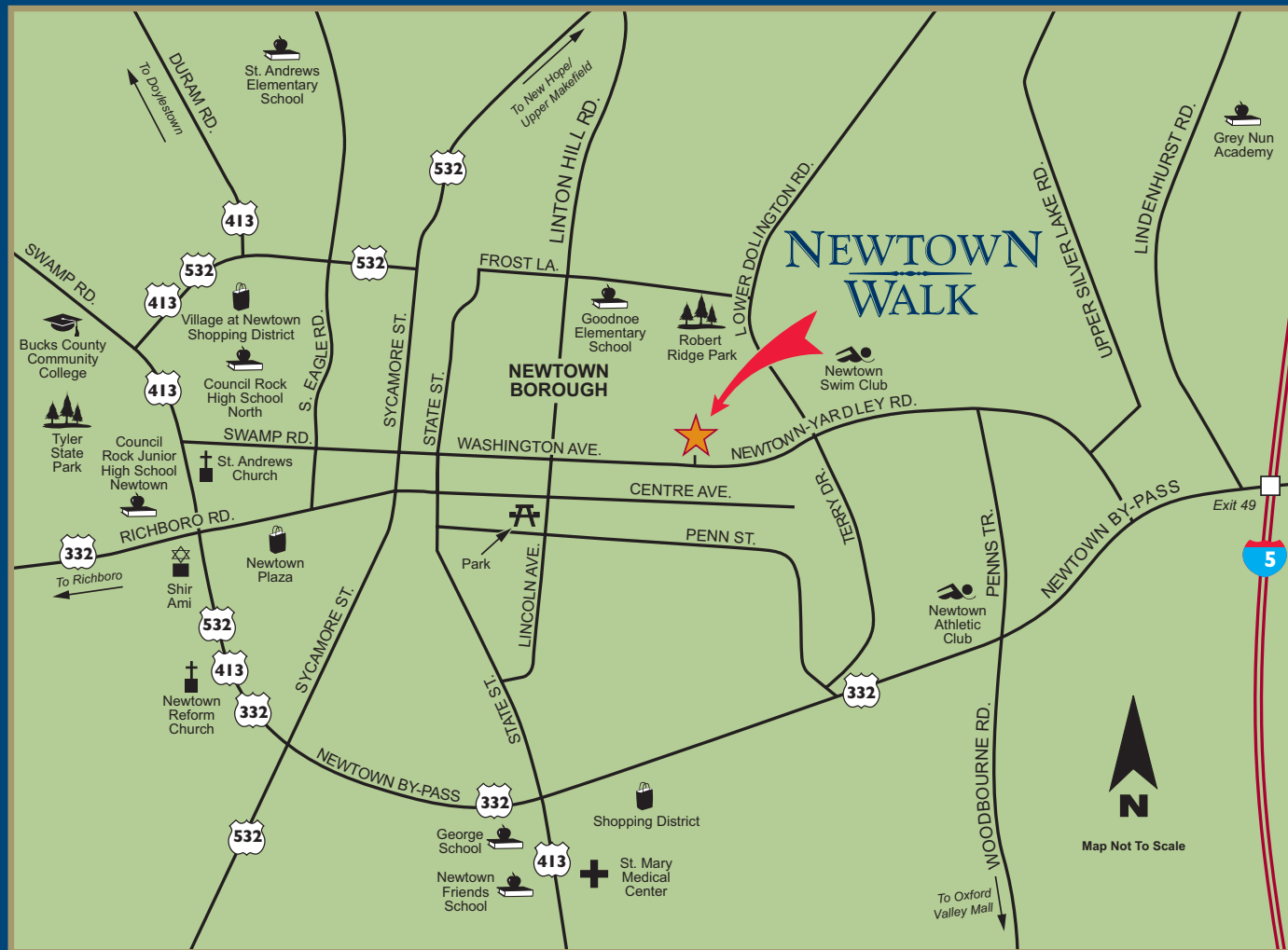
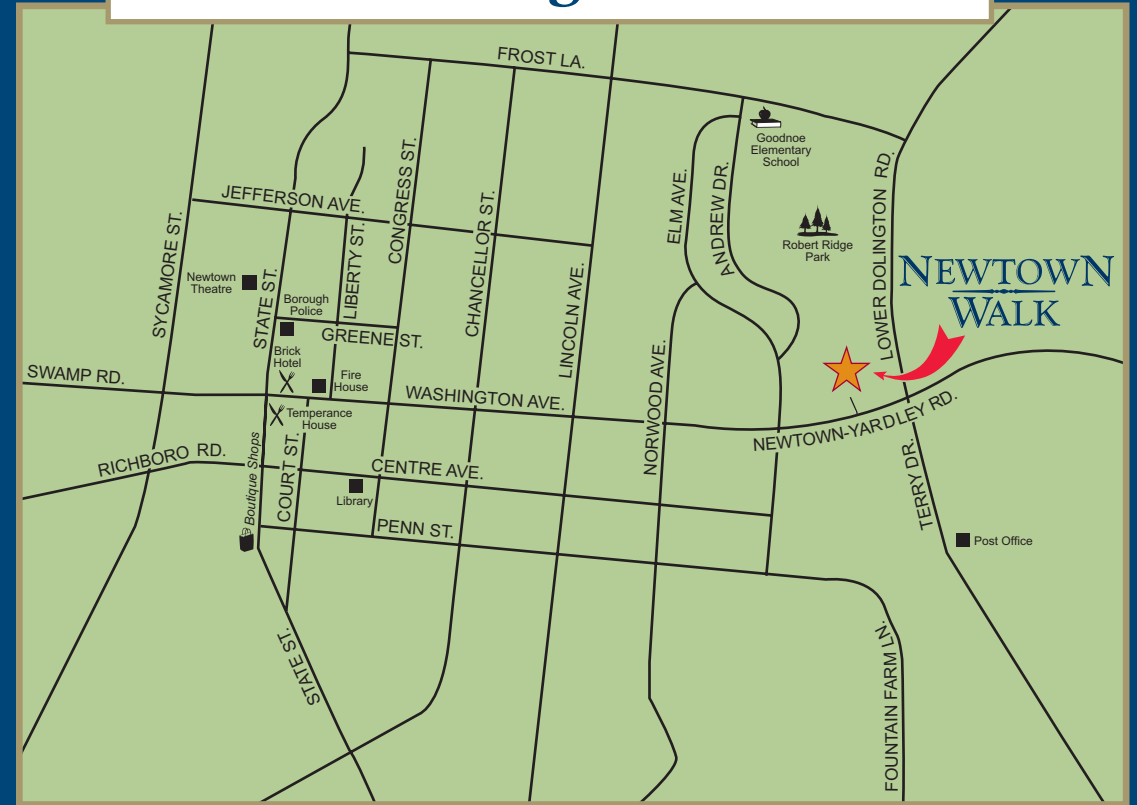
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## DIRECTIONS

**From Doylestown and Route 413:** Travel south on Route 413 (Durham Road) and turn left at the light for Durham Road. Continue on Durham Road and turn right onto Sycamore Street. Proceed to the second traffic light and turn left onto Washington Avenue. Drive <sup>9</sup>/<sub>10</sub> mile and Newtown Walk will be on your left.

**From I-95 to Newtown Exit 49 (Route 332):** Take Route 332 West towards Newtown, and drive 1 <sup>1</sup>/<sub>10</sub> mile to Newtown-Yardley Road and turn right. Proceed on Newtown-Yardley Road for 1 mile and Newtown Walk will be on your right.

## Historic Borough of Newtown



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

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