

# OUTSTANDING FEATURES AT NO EXTRA COST

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## GRACIOUS LIVING

- Home sites averaging 1+ acre with spectacular views
- Grand 8' front entry door (select home designs)
- Dramatic two-story foyer
- Expansive 10' ceilings throughout the first floor (select home designs)
- Finely crafted custom curved staircase (select home designs) with solid oak handrails
- Luxurious master bedroom suite with cozy den or sitting area, large his-and-her walk-in closets (select home designs), and rich crown moldings
- Study/library and a convenient secondary stairway to upper level (select home designs)

## DESIGNER INTERIORS WITH LUXURY FEATURES

- Masonry fireplace with raised hearth and handsome mantel in family room
- Elegant hardwood flooring in the grand entrance foyer and kitchen
- Elegant two-piece crown molding in grand entrance foyer and formal living and dining rooms
- First-floor 8' interior doors
- Signature chair rail in living room and dining room
- Oversized baseboards and trim throughout
- Lever door handles throughout with choice of brushed nickel or bronze
- Quality stain-resistant carpet in an array of decorator colors
- Choice of elegant two-panel Classique® or traditional six-panel Colonial-style doors

## MAGNIFICENT KITCHENS

- Convenient central island gas cooktop with gourmet grill (select home designs)
- Magnificent kitchen design with beautifully crafted 42" wall cabinets
- Luxurious gourmet kitchen with Whirlpool® stainless-steel appliances, including built-in 30" self-cleaning wall oven with microwave
- Spacious granite countertops in an array of striking decorator colors
- Kitchen lighting package
- Stainless-steel undermount sink and gourmet spray faucet
- Ceramic tile backsplash

## SUMPTUOUS BATHS

- Lavish master bath with 6' KOHLER® tub, separate ceramic tile shower with marble shelf, grand cathedral ceiling (select home designs), and oversized mirrors
- Cultured-marble vanity sink tops in a wide choice of colors
- First-floor powder room with ceramic 12" x 12" tile flooring, elegant pedestal sink, and beveled oval mirror
- Upgraded KOHLER® tub and shower faucets
- Ceramic 6" x 6" tile flooring and tub surrounds in all full baths
- Ceramic 12" x 12" tile flooring in laundry room
- Powder room and three full baths (select home designs)
- Designer elongated commodes in all baths

## CONSTRUCTION HIGHLIGHTS

- Three-car, side-entry, fully drywalled garage with openers
- Quality Andersen® windows with high-performance glass
- Handsome Peachtree® doors featuring the manufacturer's 20-year limited warranty
- Low-maintenance, long-lasting vinyl siding and aluminum-wrapped exterior trim
- Distinctive architectural shingles with 30-year warranty
- Economical and high-efficiency two-zone heat and central air conditioning
- Poured concrete basement with steel reinforcement; efficient R-38 ceiling insulation
- 75-gallon hot water heater
- Security system\*
- 400-amp electrical service
- Two-coat asphalt driveway and Clearspan® garage
- Design and construction energy-engineered by Toll Brothers for economical fuel efficiency and air infiltration control
- FlowGuard Gold® noise-reduced water lines

## CONVENIENCES

- Washer and dryer connections with laundry tub
- Each home is professionally cleaned prior to settlement
- Convenient pre-wiring for telephone and cable television
- Attractive concrete walkway to front entrance with brick front stoop
- Electronic smoke detectors
- Exterior weatherproof electrical outlets in front and rear
- Exterior weatherproof hose connections in front and rear

## LANDSCAPING AND IMPROVEMENTS

- Professionally graded and seeded home sites with attractive landscaping package
- Convenient underground utilities
- Quiet, spacious, tree-lined roads

## QUALITY ASSURANCE AND WARRANTY

Our quality program starts at design inception with the creation of precise construction drawings specifying 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: skylights, cathedral ceilings, wet bars, additional fireplaces, greenhouses, elite additions...*and many more!*

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

Your new Toll Brothers home at **The Reserve at Triadelphia Crossing** is unequalled in design and delivered value.