

OUTSTANDING FEATURES AT NO EXTRA COST

GRACIOUS LIVING

- World-class amenities, including a championship 18-hole Dan Maples golf course, swimming pools, tennis courts, biking/walking paths, parks/picnic areas, multi-purpose courts, athletic fields, and tot lots
- Dramatic two-story entrance foyer
- Expansive 9' ceilings throughout the first floor
- Finely crafted custom staircase with solid oak handrails
- Convenient study/library in select home designs
- Luxurious master bedroom suite with large walk-in closet

DESIGNER INTERIORS WITH LUXURY FEATURES

- Direct-vent gas fireplace in family room with raised brick hearth
- Elegant two-piece crown molding in grand entrance foyer and formal living and dining rooms
- Formal dining room accented by traditional chair rail
- Elegant hardwood flooring in grand entrance foyer, kitchen, and breakfast area
- Shaw® stain-resistant carpet in an array of decorator colors
- Armstrong® no-wax flooring in laundry room
- Choice of elegant two-panel Classique® or traditional six-panel Colonial-style doors
- Vinyl-coated shelving system

MAGNIFICENT KITCHENS

- Magnificent kitchen designs with beautifully crafted 42" wall cabinets
- Convenient organizer desk in select kitchen designs
- Sunny, spacious breakfast area adjacent to kitchen
- Deluxe gourmet kitchen with GE® double wall oven, gas cooktop, and an array of recessed lighting
- Spacious granite countertops with 6x6 ceramic tile backsplash

SUMPTUOUS BATHS

- Lavish master bath with Kohler® soaking tub and separate ceramic tile shower with marble shelf
- First-floor powder room with elegant pedestal sink, beveled oval mirror, and upgraded ceramic tile flooring
- Cultured-marble vanity sink tops with Kohler® faucets
- Ceramic tile flooring and tub surrounds in second floor baths
- Luxurious wood-frame vanities and convenient double sinks in select home designs
- Oversized mirrors in all full baths

LANDSCAPING AND IMPROVEMENTS

- Picturesque street trees and plantings throughout community
- Undisturbed open space areas, including ponds and trails
- Fully sodded lawns, attractive landscaping package, and custom mailbox
- Convenient underground utilities, including water, sewer, and natural gas

CONSTRUCTION HIGHLIGHTS

- Quality vinyl windows with tilt-in high-performance glass
- Design and construction energy-engineered by Toll Brothers for economical fuel efficiency and air infiltration control
- Low-maintenance, long-lasting beaded vinyl siding
- Economical and high-efficiency gas heat and cooking
- High-performance central air conditioning
- Poured concrete basement with steel reinforcing
- Convenient wiring package for telephone, cable TV that includes a media panel on the lower level
- Attractive exterior lamp post
- State-of-the-art I-beam construction
- 200-amp electrical service
- Exterior weatherproof hose connections in front and rear
- Paved, two-coat asphalt driveway
- Efficient R-30 ceiling insulation; extensive air infiltration control

CONVENIENCES

- Washer and dryer connections with laundry tub in select home designs
- Deadbolt front-entry lock
- Electronic smoke detectors
- Exterior weatherproof electrical outlets in front and rear
- Attractive concrete walkway to front stoop

QUALITY ASSURANCE AND CUSTOMER CARE

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 or tray ceilings, sunrooms, walk-out bay windows, areaway basements...*and many more!*

Your new Toll Brothers home at **The Fairways at South Riding** is unequalled in design and delivered value.

In the interest of continuous improvement, Toll Brothers reserves the right to modify or change floorplans, materials and features without prior notice