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# THE HILLS

at LaGrange

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*by Toll Brothers*

*Toll Brothers*  
America's Luxury Home Builder®

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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.

The Hills at LaGrange offers home buyers a unique opportunity to create the home of their dreams in a picturesque setting surrounded by beautiful mountains and rolling hills. Located in the award-winning Arlington Central School District and convenient to major commuter routes and recreational and cultural venues, The Hills at LaGrange is sure to be one of Dutchess County's most desirable neighborhoods.



## A Convenient Place to Live

In The Hills at LaGrange, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. The Hills at LaGrange is 3 minutes from Route 55 and 10 minutes from the Taconic State Parkway. Poughkeepsie can be reached in 5 minutes, and the Village of Wappingers Falls can be reached in 15 minutes. Danbury, Connecticut, and White Plains are 45 and 55 minutes away, respectively. Commuting by train to New York City is easy on Metro North's service from the Poughkeepsie station, just 10 minutes from your new home. Dutchess County Airport, which is served by US Airways, and Stewart International Airport can be reached in just 10 and 40 minutes, respectively.



## A Focus on Education

As a homeowner at The Hills at LaGrange, you will join a community where education is given the highest priority. Arlington High School is recognized as a National School of Excellence, and its students recently scored above both the New York State and national average on the Scholastic Aptitude Test. An impressive 95% of Arlington High School students continue their education after graduation, and several recent graduates were accepted to some of the most prestigious universities in the country including Brown, Columbia, Cornell, Harvard, Princeton, and the University of Pennsylvania.

These achievements reflect the community's strong commitment to education and its dedication to continued growth and development.

In the Arlington Central School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music. Recently, five students were named National Merit Scholarship Finalists, and five students received Letters of Commendation. Gifted programs are available at all grade levels, and college advanced placement courses are offered at the high school level.

Superb private and parochial schools, including Our Lady of Lourdes High School, Tabernacle Christian Academy, Our Lady of Mount Carmel School, and Poughkeepsie Day School, are all within 13 minutes of The Hills at LaGrange. The Culinary Institute of America, the State University of New York at New Paltz, Vassar College, Marist College, and Bard College are less than 35 minutes away. Most nearby colleges and universities offer continuing adult education with a wide diversity of day and evening courses.



## World-Class Shopping at Your Doorstep!

The Hills at LaGrange is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the 44 Plaza and Dutchess Center are just 5 minutes away. In the charming towns of Rhinebeck, Pleasant Valley, and Millbrook, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. The Poughkeepsie Galleria is just 15 minutes from The Hills at LaGrange, and the fabulous Danbury Fair Mall is 45 minutes away with Lord & Taylor, Macy's, and over 215 fine specialty shops.





## The Best in Community Services

Excellent medical facilities are comfortably close to The Hills at LaGrange. St. Francis and Vassar Brothers Hospitals, only 10 minutes from your new home, offer a complete range of medical services. In addition, the hospitals and medical care facilities of the New York metropolitan area, acclaimed worldwide for research and treatment, are very accessible. Also serving the community of The Hills at LaGrange are houses of worship representing almost all faiths.



## A Cultural and Recreational Paradise

The Hills at LaGrange, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place to make new friends. It is a tranquil place to live with almost every type of recreational activity close at hand. Several private and semi-private golf courses including Branton Woods Golf Club, Dutchess Golf & Country Club, and Casperkill Country Club are all within a 20-minute drive. The challenging public golf courses of McCann Golf Club and James Baird Golf Course can be reached in 15 minutes. Several local, county, and state parks are within 25 minutes of your new home, including Norrie State Park, Bowdoin Park, and James Baird State Park. At these parks, you and your family can enjoy swimming, fishing, golfing, ice skating, and picnicking. You can hike, backpack, snowshoe, or cross-country ski on the nearby Appalachian Trail, which stretches from Maine to Georgia and passes through the countryside near The Hills at LaGrange. Skiing enthusiasts will also relish the slopes of Hunter and Windham Mountains, both within 90 minutes of The Hills at LaGrange. If you prefer indoor exercise, two fitness and exercise clubs are located within 5 minutes.

The Dutchess County area offers a broad variety of cultural diversions. Well-known as a wine region, the area features four highly regarded wineries. You can discover history at the Franklin D. Roosevelt National Historic Site, which includes "Springwood," the lifelong home of America's only four-term President as well as the Presidential Library and Museum. Or, you may enjoy a theatrical presentation at Bardavon Opera House. Fishkill is also home to Dutchess Stadium and the Hudson Valley Renegades, a minor league baseball team. For fine dining, there are many excellent restaurants and country inns in Poughkeepsie, Millbrook, Rhinebeck, and Fishkill.

In New York City, you can enjoy a fabulous range of cultural and recreational activities and explore an eclectic array of international dining, world-class entertainment, museums, and art galleries. Sports fans can root for professional sports teams including the Yankees, Mets, Knicks, Nets, Giants, Jets, Rangers, and Devils.



## An Area of Unequaled Beauty

In The Hills at LaGrange, your home is a private haven 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 The Hills at LaGrange.





At Toll Brothers, we build more than homes; we build *communities*. For 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.

## 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 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.

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The nation's premier builder of luxury homes and a Fortune 500 company, Toll Brothers is currently building in 22 states and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).

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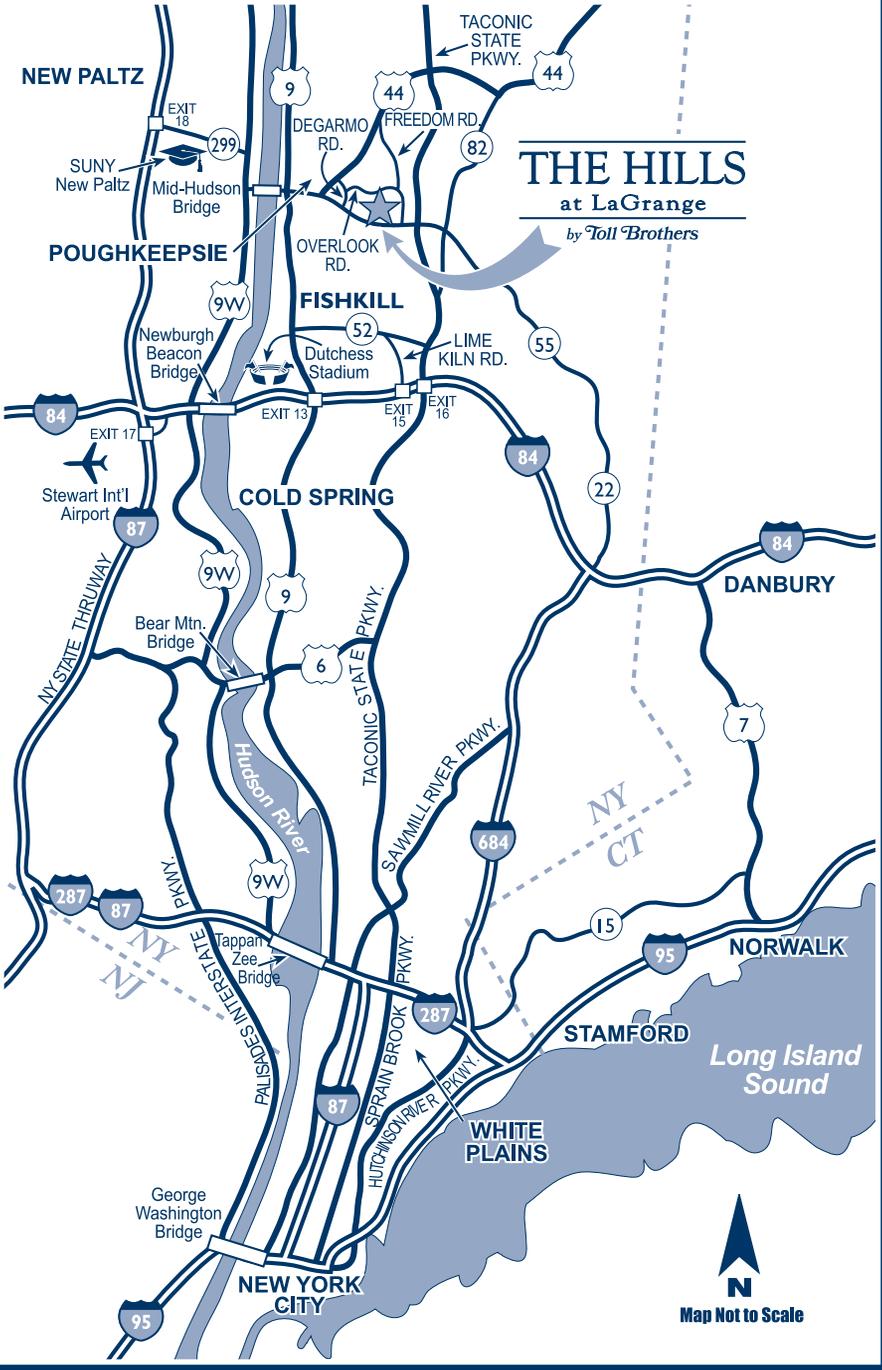
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# Directions:

From the Taconic State Pkwy: Take the Rt. 55W ramp towards Poughkeepsie. Turn right onto Rt. 55 and travel for  $\frac{9}{10}$  mile. Turn right at the light onto Freedom Rd. and continue for  $\frac{1}{10}$  mile. Make left onto Cramer Rd. and continue for  $2\frac{1}{10}$  miles. At the stop sign make left onto Rt. 46/Overlook Rd. and continue for  $\frac{9}{10}$  mile. Turn left onto Keith Dr. to enter The Hills at LaGrange. Proceed approximately  $\frac{4}{10}$  mile to the sales trailer on the right.



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