

Toll Brothers

America's Luxury Home Builder®



WOODLANDS
AT ST. GEORGES



Welcome Home to ...



WOODLANDS AT ST. GEORGES

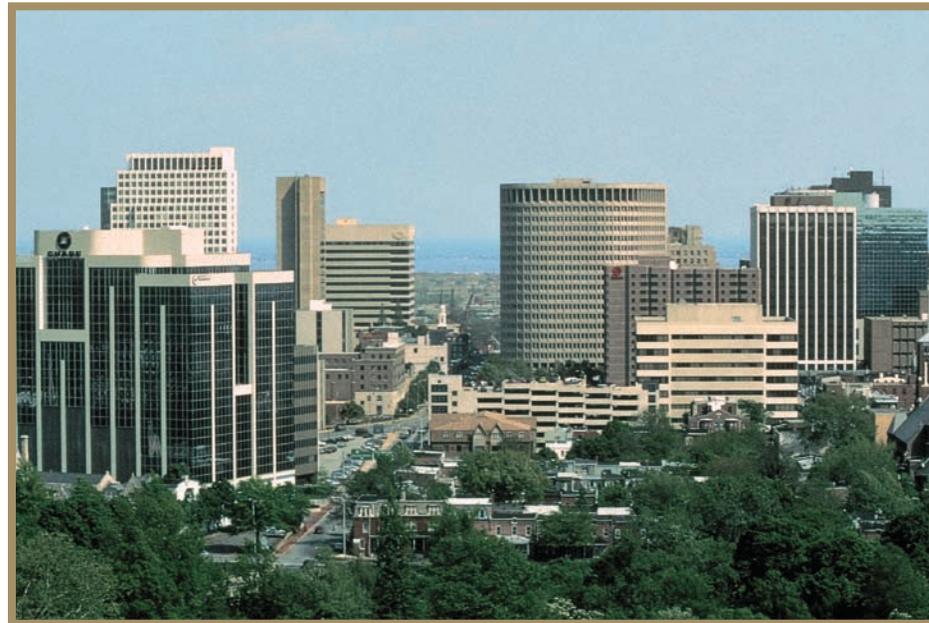
If you take five minutes to read this brochure, you will find that the time was well spent. This brochure is filled with facts ... facts you should know when considering a place to live.

Surrounded by a picturesque landscape, Woodlands at St. Georges is a community of luxurious homes located in prestigious New Castle County. Nestled in a charming country setting, this spectacular community is just minutes from any convenience you may need.



A CONVENIENT PLACE TO LIVE

In Woodlands at St. Georges, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. As a homeowner you will be part of a community where you will enjoy access to on-site amenities including a refreshing outdoor pool and children's pool, tennis court, basketball court, and state-of-the-art clubhouse with a complete fitness center. Woodlands at St. Georges is only 2 minutes from U.S. Route 1 and 20 minutes from Wilmington. Dover and Philadelphia can be reached in 45 minutes, respectively, and Baltimore is just over 1 hour away. Commuting by train to Philadelphia is an easy 23-minute ride on Amtrak from the Wilmington station, located just 22 minutes away. New Castle County Airport can be reached in 15 minutes, while Philadelphia International Airport is 45 minutes from your new home.



A FOCUS ON EDUCATION

As a Woodlands at St. Georges homeowner, you will join a community where education is given the highest priority. Wrangle Hill Elementary School, which opened in 2007, is just 1 mile from Woodlands at St. Georges. Gifted programs are available at all grade levels, and William Penn High School offers college advanced placement courses. In the Colonial School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music. William Penn High School graduates attend the finest colleges in the country.

Recognized as a model for excellence, the Colonial School District has won the prestigious Superstars in Education Award multiple times in recent years. In addition, the Delaware Interscholastic Athletic Association has selected William Penn High School to receive the State Sportsmanship Award for seven years in a row – more than any other school in Delaware.

Superb private and parochial schools, including St. Andrews School, Tatnall School, Caravel Academy, St. Mark's, Salesianum, Ursuline Academy, and Red Lion Christian Academy, are all within 20 minutes of Woodlands at St. Georges. Many of these schools offer both primary and secondary education.

The University of Delaware and Delaware State University are both less than 20 minutes away. Nearby, Widener University, Delaware Technical Community College, and Goldey-Beacom College offer continuing adult education with a wide diversity of day and evening courses. In addition, many excellent academic institutions in Philadelphia, including the University of Pennsylvania and Villanova and Drexel Universities, are just 45 minutes away.

WORLD-CLASS SHOPPING AT YOUR DOORSTEP!

Woodlands at St. Georges is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Fox Run Shopping Center is just 5 minutes away. In the charming towns of New Castle, Middletown, and Greenville/Centerville, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. The Christiana Mall is just 10 minutes from Woodlands at St. Georges with Macy's, JCPenney, and over 130 fine specialty shops.





THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are comfortably close to Woodlands at St. Georges. Christiana Hospital, only 17 minutes from your new home, and A.I. duPont Hospital for Children, just 20 minutes away, offer a complete range of medical services. In addition, the hospitals and medical care facilities of the Philadelphia metropolitan area, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of Woodlands at St. Georges are houses of worship representing almost all faiths.

A CULTURAL AND RECREATIONAL PARADISE

Woodlands at St. Georges, offering you both an exclusive 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 the DuPont, Brandywine, and Wilmington Country Clubs. Scenic public golf courses, including Frog Hollow Golf Club and Delcastle Golf Course, are within 20 minutes. The beautiful Chesapeake and Delaware Bays are only 10 minutes away and offer boating and other water sports. Several local and state parks are also located within 10 minutes, including Rockwood County Park, Becks Pond Park, and Lums Pond State Park. At these parks you and your family can enjoy swimming, fishing, ice skating, hiking, and picnicking. The Rockwood Mansion, listed on the National Register of Historic Places, is situated on a 72-acre serene parkland just 20 minutes away. YMCA Bear-Glasgow and Body Vision Fitness Center are within 10 minutes.

The New Castle County area offers a broad variety of cultural diversions. You can discover history and art at the Delaware Museum of Natural History and the Winterthur Museum or enjoy a theatrical presentation at the Delaware Theatre. Sports fans can root for professional teams including the Wilmington Blue Rocks and the Philadelphia Phillies, Flyers, Eagles, and 76ers. For fine dining, there are many excellent restaurants and country inns in New Castle, Newark, and Greenville/Centerville.

In Philadelphia, 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. World-class theater, music, and dance performances are staged at the Kimmel Center, the Academy of Music, and the Walnut Street Theatre. The Philadelphia Museum of Art is the perfect place to spend an afternoon viewing the impressive collection or taking in one of the many featured traveling exhibits.





AN AREA OF UNEQUALLED BEAUTY

In Woodlands at St. Georges, 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 Woodlands at St. Georges.





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



The nation's premier builder of luxury homes and a Fortune 500 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).

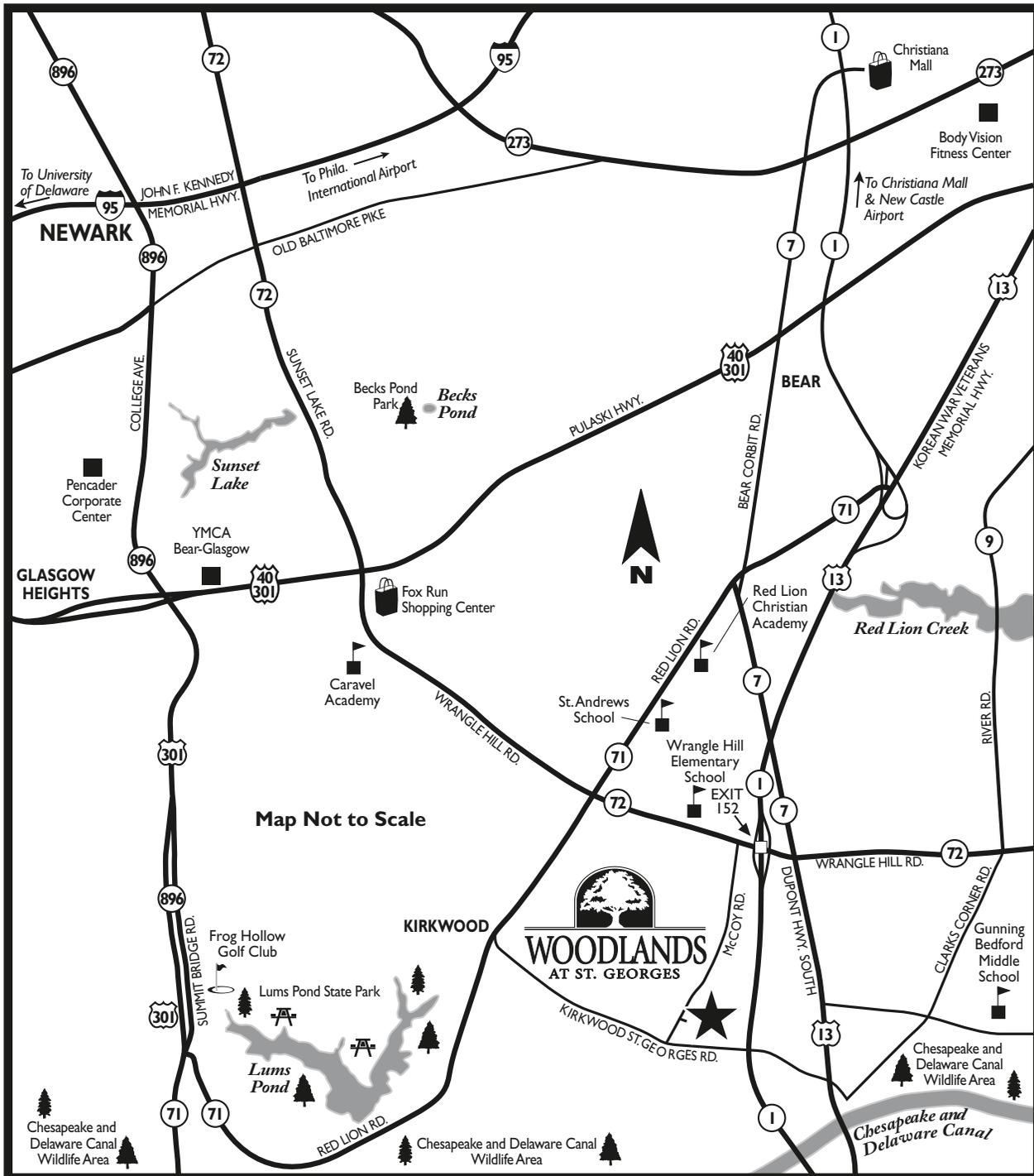


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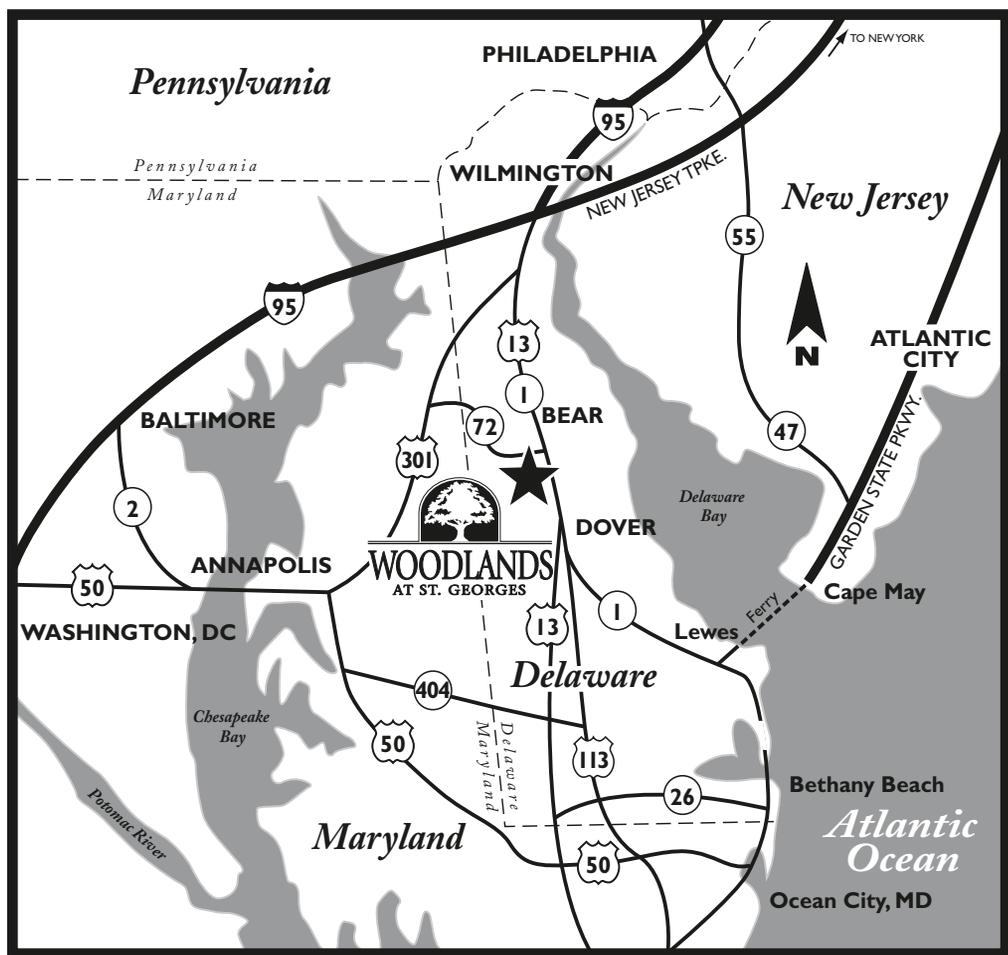
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WOODLANDS
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Bear, Delaware 19701
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TollBrothers.com



DIRECTIONS:

From Wilmington or Philadelphia: Take I-95 South to Delaware Route 1 South (Christiana exit). Proceed on Delaware Route 1 South for 6 miles to Exit 152/Route 72. Turn right onto Route 72 proceeding north. Make an immediate left onto McCoy Road. Drive approximately 1 ½ miles and Woodlands at St. Georges model home will be located on the right.

From Dover: Take Delaware Route 1 North. Proceed to Exit 152/Route 72. Turn left onto Route 72 proceeding north. Continue approximately ¼ mile and turn left onto McCoy Road. Drive approximately 1 ½ miles and Woodlands at St. Georges model home will be located on the right.

From US 40/301 or US 896: Proceed east on US 40/301. Turn right onto Route 72 South. Continue approximately 3 ½ miles to McCoy Road and turn right. Drive approximately 1 ½ miles and Woodlands at St. Georges model home will be located on the right.