

# LOUDOUN VALLEY VILLAGES



*Toll Brothers*  
America's Luxury Home Builder®

# *Welcome Home!*

*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.*

**Loudoun Valley Villages is a master planned community of luxurious homes set amidst the picturesque rolling hills of the scenic Broad Run Stream Valley. Nestled in a charming country setting, this sophisticated community is just minutes from any convenience you may need.**

## *A Convenient Place to Live*

In Loudoun Valley Villages, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Loudoun Valley Villages is only 3 minutes from the Dulles Greenway, 6 minutes from Route 28, and 12 minutes from Route 7. Businesses along the Dulles Technology Corridor are within a 5-minute drive. Herndon and Leesburg can be reached in just 7 and 10 minutes, respectively. Reston is 12 minutes and Tysons Corner is 20 minutes away. Interstate 495 (the Capital Beltway) is 25 minutes from your new home. Commuting to Washington, DC, is a 40-minute drive, or a 15-minute MetroRail ride from the West Falls Church station, located just 30 minutes away. Dulles International Airport can be reached in 8 minutes.



## *A Focus on Education*

As a Loudoun Valley Villages homeowner, you will join a community where education is given the highest priority. An impressive 92% of Loudoun County's high school students continue their education after graduation. Recently, all high schools in Loudoun County were recognized by *Newsweek* magazine as being among the *Top 1000* nationwide. Gifted programs are available at all grade levels, and the Briar Woods High School offers college advanced placement courses. In the Loudoun County Public School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music. Qualified gifted students may attend The Governor's Magnet School for science, technology, and the arts.

Loudoun Valley Villages will also include three onsite schools—Rosa Lee Carter elementary school and Stone Hill middle school are scheduled to open in September 2007, and a high school anticipated for September 2010.

Superb private schools, including the Loudoun Country Day School; the Madeira, Foxcroft, and St. Theresa Schools; and the Notre Dame, Flint Hill, and Chesterbrook Academies, are all within 30 minutes of Loudoun Valley Villages. These private schools offer both primary and secondary education.

Shenandoah University in Leesburg and the Loudoun County campuses of George Washington University and Old Dominion University are less than 20 minutes away. Nearby, Northern Virginia Community College offers continuing adult education with a wide diversity of day and evening courses. The graduate centers of the University of Virginia, Marymount University, and Virginia Polytechnic Institute and State University (Virginia Tech) are also close by. George Mason University, located in Fairfax, is 40 minutes away. In addition, many excellent academic institutions in Washington, DC, including Georgetown, American, Catholic, and George Washington Universities, are all within 60 minutes of your new home.

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

Loudoun Valley Villages is close to all types of shopping, from quaint antique shops and specialty boutiques to modern malls. For convenient one-stop shopping, Wegmans—with its huge selection of gourmet foods, Market Café, cooking demonstration area, children's play area, drive-through pharmacy, and wine shop tasting area—is just 5 minutes away. Ashburn Town Square, with a wide assortment of shops, retail services, and restaurants, is just 10 minutes away.

In charming historic Leesburg and Middleburg, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The Dulles Town Center is just 10 minutes from Loudoun Valley Villages, with Nordstrom, Lord & Taylor, and Macy's, and nearly 200 shops and eateries. Reston Town Center is 13 minutes away and offers a wide array of elegant shops, art galleries, and superb restaurants. The popular Leesburg Corner Premium Outlets, which features 110 stores in a village setting, is just 15 minutes away. The world-class malls at Tysons Corner are 20 minutes away, with Neiman Marcus, Bloomingdale's, Saks Fifth Avenue, Macy's, and over 250 fine specialty shops and restaurants.





## *The Best in Community Services*

Excellent medical facilities are comfortably close to Loudoun Valley Villages. Loudoun Hospital Center, only 15 minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of the Washington, DC, metropolitan area—acclaimed worldwide for research and treatment—are very accessible.

Also serving the community of Loudoun Valley Villages are places of worship representing almost all faiths.

## *Neighborhood Fun for You and Your Family!*

Loudoun Valley Villages, 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, offering a wide variety of activities—all right here within the community.

Nearly 300 acres of preserved open space, including public parks with miles of walking and biking trails, offer a scenic backdrop for everything from nature walks along our wood-chip trails, to leisurely bicycle rides along our biking trail and serious jogging along any of our pedestrian trails. A community pool will be available at each of our three Community Centers, where we'll also offer tot lots for the kids. Athletic fields will be available on each of the three school sites, and an onsite retail/commercial center will offer convenient shopping and services that may include a bank, dry cleaners, restaurant, and medical offices.



## *A Cultural and Recreational Paradise*

Living at Loudoun Valley Villages means that almost every type of recreational activity is close at hand. Several local and state parks are located within 20 minutes, including Lyndora, Claude Moore, Algonkian Regional, and Brambleton Regional Parks. At these parks, you and your family can enjoy swimming, fishing, ice-skating, hiking, and picnicking. Algonkian Regional Park, located along the beautiful Potomac River, features a miniature golf course and picnic pavilions, in addition to a host of water sports, including swimming, boating, fishing, and kayaking. Equestrians, runners, hikers, bicyclists, and rollerbladers can enjoy the 45-mile W&OD (Washington & Old Dominion) regional trail, just 10 minutes away. Several challenging private and semi-private golf courses and country clubs are nearby, including Belmont, Lowe's Island, River Creek, and Lansdowne. Challenging public golf courses, including South Riding, Brambleton, Goose Creek, and Algonkian, are within 5 to 20 minutes. Several private fitness centers and exercise clubs are within 10 minutes of Loudoun Valley Villages.



Northern Virginia in general, and Loudoun County in particular, offers a broad variety of cultural diversions. You can discover history and art at the Loudoun Museum in Leesburg, the Loudoun Heritage Farm Museum in Sterling, and the art galleries in downtown Leesburg. Theatrical presentations can be enjoyed at George Mason University's Performing Arts Center in Fairfax. Wolf Trap National Park in Vienna and the Nissan Pavilion in Bristow are wonderful outdoor venues for enjoying concerts and other musical presentations. For fine dining, there are many excellent restaurants and country inns throughout the area.



Our Nation's Capital, with its historic monuments and museums on the Mall, is an endless source of cultural and recreational activities. In addition to the world-class entertainment offered at the Kennedy Center, you can enjoy numerous other theater productions, orchestra performances, and concert events at a variety of exciting venues. Sports fans can cheer for professional teams representing a wide range of sports, including the Washington Redskins, Wizards, Mystics, Capitals, DC United, and the new Nationals major league baseball team.

## *An Area of Unequaled Beauty*

In Loudoun Valley Villages, your home is a private haven in a country setting just minutes from any convenience you may need.

At Loudoun Valley Villages, we've set aside approximately 140 acres as a community tree preservation area and more than 130 acres for the Broad Run Stream Valley Park. Throughout the community, we've also created a convenient and scenic network of miles of pedestrian trails, biking trails, and beautiful wood-chip walking trails.

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 Loudoun Valley Villages.





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. Toll Brothers is there—in the smallest finishing details of your home, in the setting that makes your home part of a neighborhood, and in the neighborhoods that create your community.

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*. In addition, we have been chosen as the *First Place Winner for Innovative Product Design* in the Big Builder Apex Awards—where we were also recognized for Leadership and Management, and Operational Excellence, and named as one of the Most Admired Big Builders of the Year.

But our greatest reward comes from the recognition we receive from our homeowners. As the nation's leading builder of luxury homes, we take pride in

creating homes that are as beautiful to look at as they are comfortable to live in. 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.

#### **Choose Convenient Home Services for 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* has an understanding of the home buying process that is second to none. TBI Mortgage has considerable access to a national marketplace for mortgage funds, and can provide flexible terms and alternatives not generally offered by other lenders. TBI Mortgage continuously monitors the mortgage market to ensure that the very best programs are available at preferred rates.

*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. Upgraded home security systems are available at a discounted cost with the purchase of a monitoring agreement. Ask your salesperson about our competitive rates.

*Toll Landscape* was formally established in 1993 to serve our home buyers. Our long-standing relationships with local growers and nurseries mean that we can provide you with outstanding selections, exceptional quality, competitive prices, and timely responses. And our commitment to quality and service ensures that your landscape enhancements will be a source of pride and enjoyment for years to come.

#### **The Toll Brothers Buyer Satisfaction Program**

Our ultimate goal is for you to move into a home built to the highest standards. To make sure your home meets your expectations, 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. The result is that you can entertain guests as soon as you move in! To give you lasting peace of mind, we also give you a ten-year limited warranty.

#### **Our Customer Care Representatives Are Here for You ... Always!**

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 know that your satisfaction is dependent on the care and service we provide before and after you purchase your home. Therefore, our customer care representatives are committed to offering you the exemplary customer service we've built our reputation on—for the duration of your ten-year warranty.

#### **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. We take our commitment to environmental stewardship seriously.

Nationwide, Toll Brothers encourages environmental awareness and protection by partnering with conservation groups that include The National Wildlife Federation and Audubon International.

Through these respected organizations, we've earned community certifications for programs such as Backyard Wildlife Habitats and Audubon Cooperative Sanctuaries for Golf Courses. These certifications assure our residents that the natural beauty of their communities will remain a proud legacy for generations to come.

The homes we build are specifically designed to harmonize with the scenic beauty of the surrounding landscape. We preserve as much open space as possible, incorporating the existing hills, trees, and ponds.

As part of our award-winning conservation efforts, where possible we,

- Save and transplant thousands of existing trees
- Plant new trees throughout our communities
- Preserve and restore existing waterways
- Maintain designated open space
- Design communities that incorporate and conserve existing landscapes
- Create walking trails dedicated to the enjoyment of these tranquil settings

Toll Brothers, a *Fortune 500* company, is the nation's premier builder of luxury homes and is currently building in Arizona, California, Colorado, Connecticut, Delaware, Florida, Illinois, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Pennsylvania, Rhode Island, South Carolina, Texas, Virginia, and West Virginia. With this experience behind us, you can be assured that your new home here in Loudoun Valley Villages will be a source of pride and satisfaction for many years to come. Toll Brothers, Inc. is the successor to three generations of home builders and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).





**NATIONAL HOUSING  
QUALITY AWARD**

National Association of Home Builders  
and Professional Builder Magazine

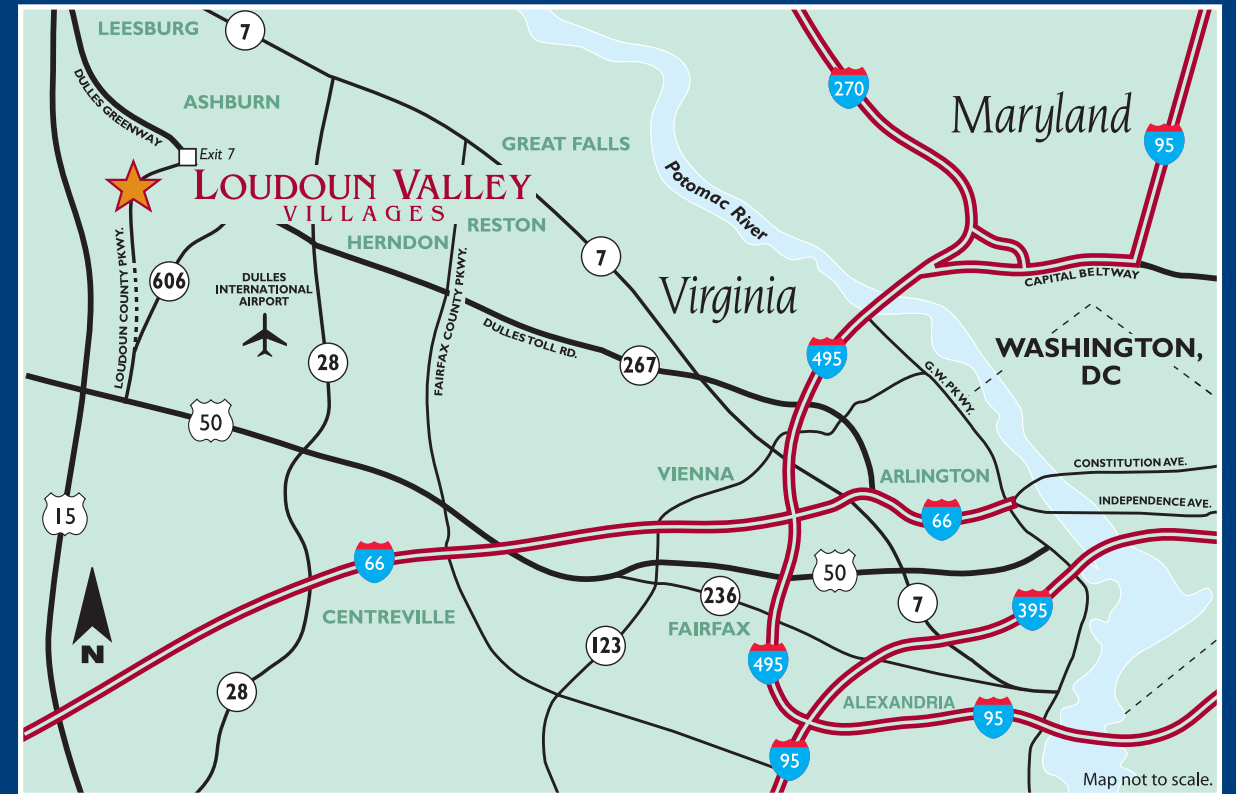
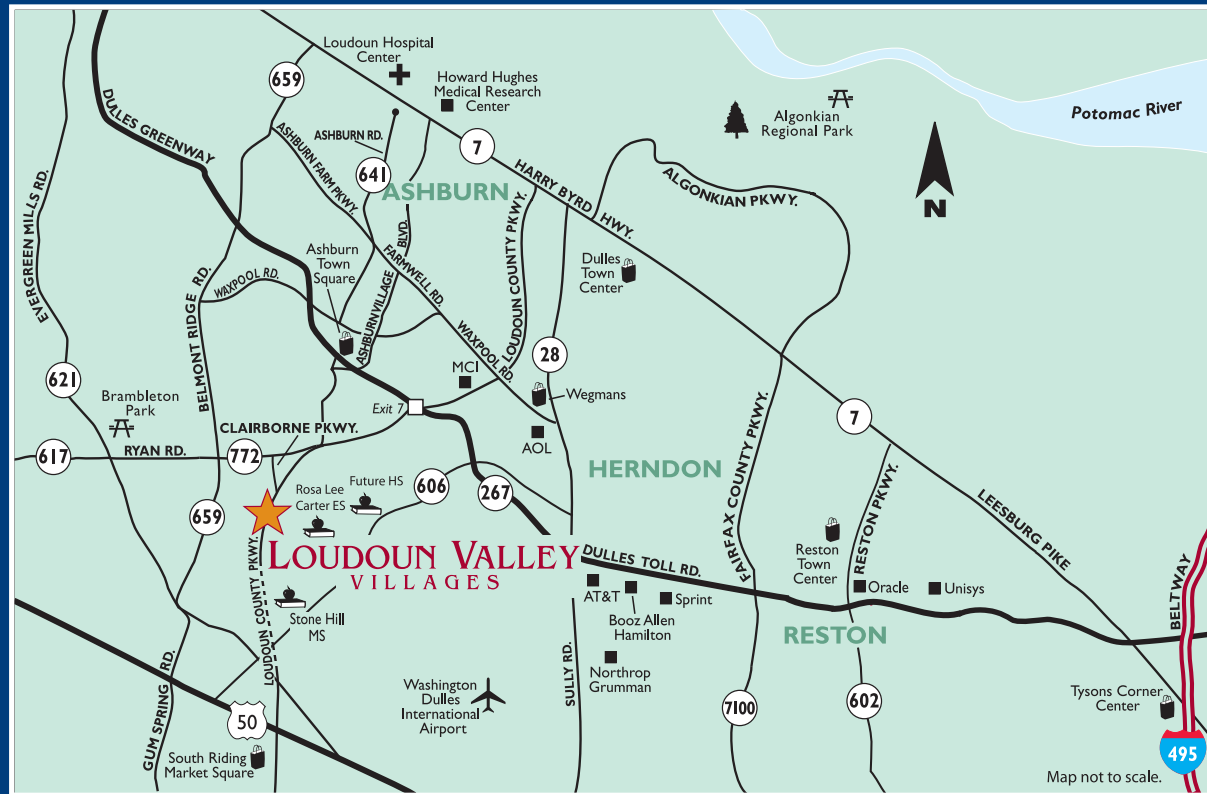
**AMERICA'S BEST BUILDER**

National Association of Home Builders  
and Builder Magazine

**NATIONAL BUILDER  
OF THE YEAR**

Professional Builder  
Magazine

***Toll Brothers***  
*America's Luxury Home Builder™*



# LOUDOUN VALLEY VILLAGES

## Single-Family Homes

- The Estates • (703) 723-9418
- The Executives • (703) 723-9418
- The Glen • (703) 723-4811

## Attached Homes

- The Carriages • (703) 729-1906
- The Mews • (703) 723-9350
- The Newtowns • (703) 729-5512

**LoudounValleyVillages.com**

### DIRECTIONS

To the Carriages at Loudoun Valley Villages: From I-495: Take the Dulles Toll Rd. (Rt. 267)/Greenway to Exit 7, Loudoun County Parkway. Turn left (south) and proceed approximately 2-4/10 mi. to left onto Claiborne Parkway. Proceed one block to right onto Zion Chapel Drive to first left onto Quante Square to model home on the right.

To The Glen at Loudoun Valley Villages: From I-495: Take the Dulles Toll Rd. (Rt. 267)/Greenway to Exit 7, Loudoun County Parkway. Turn left (south) and proceed approximately 2-4/10 mi. to left onto Claiborne Parkway. Proceed one block to right onto Zion Chapel Drive, then immediate right onto Watson Heights Circle to model home on the left.

To The Mews, Newtowns, Estates, and Executives at Loudoun Valley Villages: From I-495: Take the Dulles Toll Rd. (Rt. 267)/Greenway to Exit 7, Loudoun County Parkway. Turn left (south) and proceed approximately 2-4/10 mi. to left onto Claiborne Parkway. Proceed one block to right onto Zion Chapel Drive to sales centers on the right.

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