

REGENCY
at Chancellorsville

Toll Brothers
ACTIVE LIVING®



Welcome Home to...

REGENCY

at Chancellorsville

NOW IS YOUR TIME TO LIVE LIFE TO THE FULLEST!

At Regency at Chancellorsville, you can indulge in a fun-filled lifestyle of luxury with first-rate amenities, including a grand clubhouse with indoor and outdoor pools, a tavern room, demonstration kitchen, fitness area, meeting room, bocce court, and putting green; and a network of scenic walking trails connected to the Fredericksburg and Spotsylvania National Military Park-Battle of Chancellorsville. This ideal location in the rolling hills of historic Spotsylvania County ensures that you will enjoy a rich and diverse lifestyle filled with your favorite activities: cultural events, fine dining, fabulous shopping, and a wide variety of recreational activities can be found in nearby Fredericksburg. This private gated community is your luxurious retreat away from it all — within minutes of life's everyday conveniences!



THE HEART OF THE COMMUNITY

Regency at Chancellorsville offers you both an exclusive neighborhood and a classic lifestyle. It is an ideal place to share special moments with family and spend time with treasured friends — and make new friends, too!

The perfect place to gather with those who share your interests is our clubhouse — the heart of the community! The clubhouse's indoor and outdoor swimming pools, and state-of-the-art fitness center make staying healthy and active easy and fun! You will discover that the clubhouse is the place to be: to expand your mind, improve your body, or just enjoy time with friends. Join one of our many clubs — or start your own! — with fellow enthusiasts for everything from books, model railroading, and wines to vacations, dancing, and fishing.

Outdoors, you can play a game of bocce, improve your putting on our practice green, relax amidst the beautiful surroundings, or take a leisurely stroll along the walking trails or the adjacent Civil War Battlefield educational trails.





A WEALTH OF CULTURAL AND RECREATIONAL ACTIVITIES

Just outside your door, you'll find a variety of local and state parks. The Fredericksburg and Spotsylvania National Military Park-Battle of Chancellorsville is just 5 minutes away. Fredericksburg, less than 15 minutes away, features a beautiful historic district as well as several parks, including Lee Hill, Pratt, and Old Mill Parks. Within 30 minutes are Leesylvania State Park, Mason Neck State Park, and Lake Anna State Park, where spectacular Lake Anna offers boating, sailing, fishing, swimming — and camping, too!

If golf is your game, grab your clubs and visit one of the many exciting golf courses nearby, including the challenging public courses, Lee's Hill, Meadows Farms Golf Course and Cannon Ridge Golf Club, all within about 20 minutes. Also, just 8 minutes away is the private Fawn Lake Country Club.

Close to home, gather a group of friends and set off to discover history and art at the Fredericksburg Area Museum and Cultural Center or tour the area's historic sites, such as the Chancellorsville, Fredericksburg, Wilderness, and Spotsylvania Battlefields, and award-winning vineyards, such as Hartwood, Potomac Point, and Rogers Ford Farm Wineries. For fine dining, there are many excellent restaurants and country inns in Fredericksburg, Orange, and Culpeper.

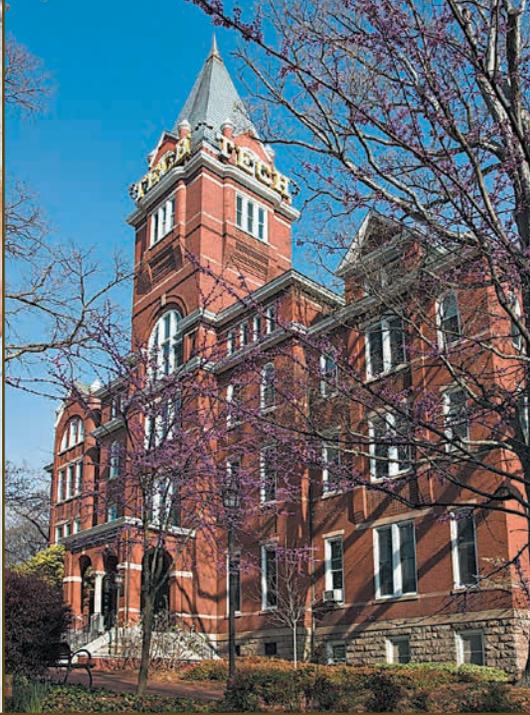
Within about an hour's drive, you can explore the fabulous range of cultural and recreational activities and eclectic array of international dining, world-class entertainment, and museums in downtown Washington, DC; Richmond; and Charlottesville. Our Nation's Capital showcases a wide variety of historic monuments, galleries, and museums on the Mall, as well as world-class theater and orchestra performances and concert events.

Sports fans can cheer for several professional teams, including the Washington Redskins, Nationals, Wizards, Capitals, and DC United soccer team.

A WORLD OF POSSIBILITIES . . . IN A CONVENIENT LOCATION

In Regency at Chancellorsville, you will enjoy the relaxed atmosphere of close-knit, resort-style living in a scenic setting, with excellent shopping, exquisite dining, and a wide choice of cultural and recreational events close to home. Regency at Chancellorsville is only 7 minutes from Interstate 95 and 15 minutes from Fredericksburg. If travel is your passion, you can reach both the mountains and the Chesapeake Bay within about an hour's drive, as well as both Ronald Reagan Washington National and Richmond International Airports.





THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are comfortably close to Regency at Chancellorsville. Virginia Urgent Care is just 3 minutes away, and the well-known Cancer Center of Virginia and Pratt Medical Center are within 5 minutes' drive. Spotsylvania Emergi-Center, Mary Washington Hospital, Stafford Hospital, and the Spotsylvania Regional Medical Center are all within 15 minutes of your new home, offering a complete range of medical services. In addition, the hospitals and medical care facilities in Washington, DC; Richmond; and Charlottesville are accessible from Regency at Chancellorsville. These facilities include the medical centers at George Washington and Georgetown Universities in DC and the renowned University of Virginia in Charlottesville.



WORLD-CLASS SHOPPING AT YOUR DOORSTEP!

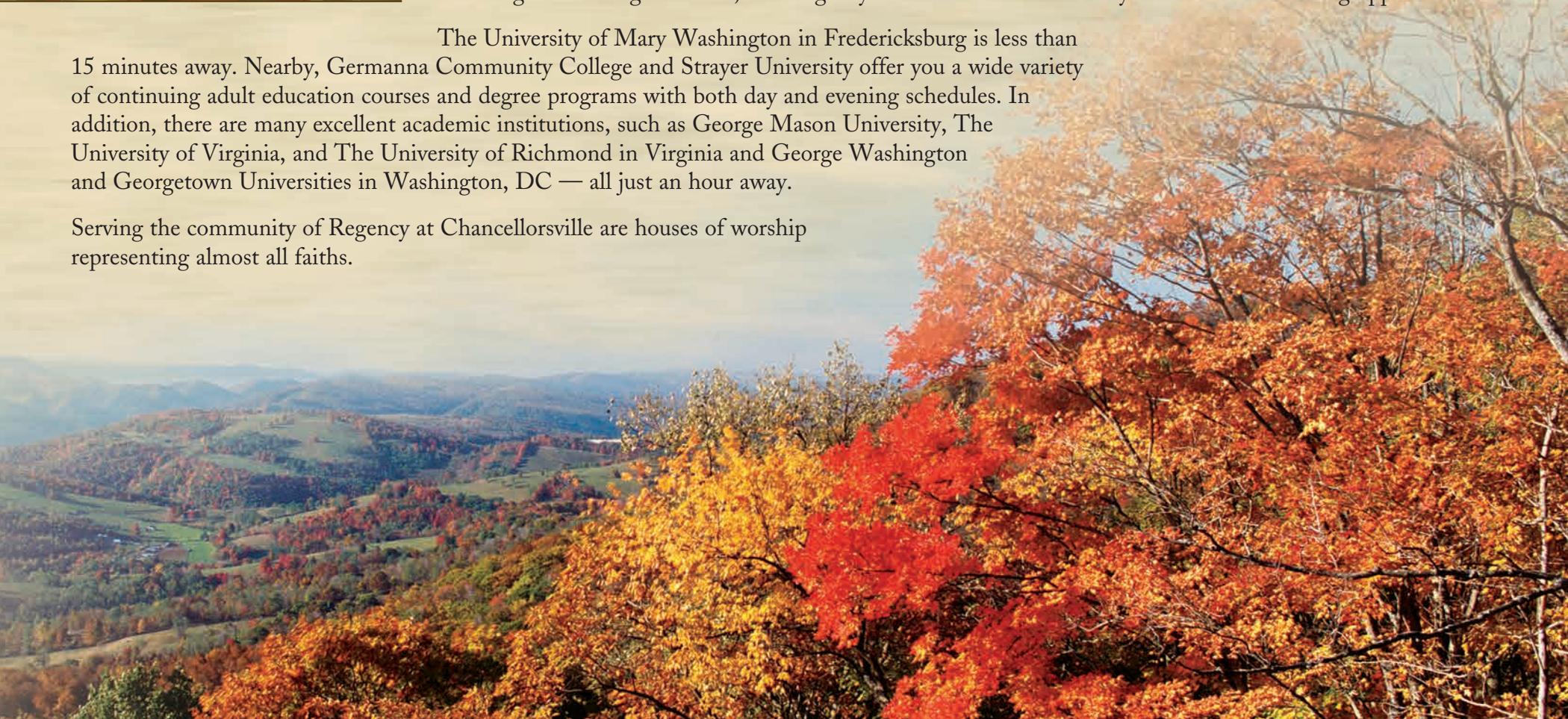
Regency at Chancellorsville is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, Harrison Crossing is just 3 minutes away, featuring Giant[®] grocery and pharmacy, Home Depot, PetCo, and a variety of shops and restaurants. Within just 10 minutes are Central Park — offering a wealth of shopping options, from the acclaimed Wegmans to Target, Best Buy, and many other shops and restaurants — and Spotsylvania Crossing and Village Square shopping centers. Spotsylvania Towne Centre is also within 10 minutes, with Macy's, Belk, and Sears; movie theaters; and over 150 fine specialty shops and restaurants. In the charming towns of Fredericksburg, Orange, and Warrenton, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name.

EXPAND YOUR HORIZONS

Learning is a lifelong endeavor, and Regency at Chancellorsville offers you a wealth of learning opportunities!

The University of Mary Washington in Fredericksburg is less than 15 minutes away. Nearby, Germanna Community College and Strayer University offer you a wide variety of continuing adult education courses and degree programs with both day and evening schedules. In addition, there are many excellent academic institutions, such as George Mason University, The University of Virginia, and The University of Richmond in Virginia and George Washington and Georgetown Universities in Washington, DC — all just an hour away.

Serving the community of Regency at Chancellorsville are houses of worship representing almost all faiths.



Toll Brothers

ACTIVE LIVING®



It's your turn now, and Toll Brothers Active Living® brings you the active-adult lifestyle you've waited for! In the most desirable locations throughout the country, you'll find an amazing selection of homes and neighborhoods designed for a vibrant lifestyle! Featuring elegant architecture, inviting streetscapes, and world-class amenities, Toll Brothers Active Living® communities will welcome you home.

All residences offer a combination of quality materials and superior design, where every detail is meticulously crafted, and every enhancement is seamlessly added to create a home that is uniquely yours. You can choose from an exceptional diversity of home styles — including condominiums and townhomes, along with single-family, carriage, and patio homes — many offering a low-maintenance lifestyle with exterior maintenance, landscaping, and snow removal all provided. And each home is backed by the expertise of America's Luxury Home Builder®.

You'll find Toll Brothers Active Living® communities of distinction in a variety of locations — from sophisticated locales in the heart of the city to charming neighborhoods set amidst picturesque scenery. And every location offers easy access to culture, recreation, fine dining, medical care, shopping, and entertainment.

The amenities found in Toll Brothers Active Living® communities are extraordinary. Many include professional-caliber golf courses and clubhouses that offer a myriad of social and dining opportunities. You can also choose from communities that feature fully equipped fitness centers, swimming pools, walking and biking trails, and tennis, bocce, and shuffleboard courts.

At Toll Brothers, a *FORTUNE* 1000 Company, we build more than homes; we build *communities*. When you choose Toll Brothers, you choose our unwavering commitment to quality and customer service. Trusted since 1967, we have earned the respect of our homeowners and our peers alike. We have won numerous awards — the Company was recently named **Builder of the Year** by *Professional Builder* magazine and is the first builder to have won this honor twice. Toll Brothers has won two other coveted awards in the home building industry as well: **America's Best Builder** and the **National Housing Quality Award**. We were also ranked #1 in 2011 and 2010 in Financial Soundness, Long-Term Investment, and Quality of Products/Services in *FORTUNE* magazine's annual **World's Most Admired Companies** survey in the home building category.*

Toll Brothers, Inc. is the nation's premier builder of luxury homes, is the successor to three generations of home builders, and is a publicly owned company whose stock is traded on the New York Stock Exchange (NYSE: TOL).

*From the March 2011 and March 2010 issues of *FORTUNE* magazine

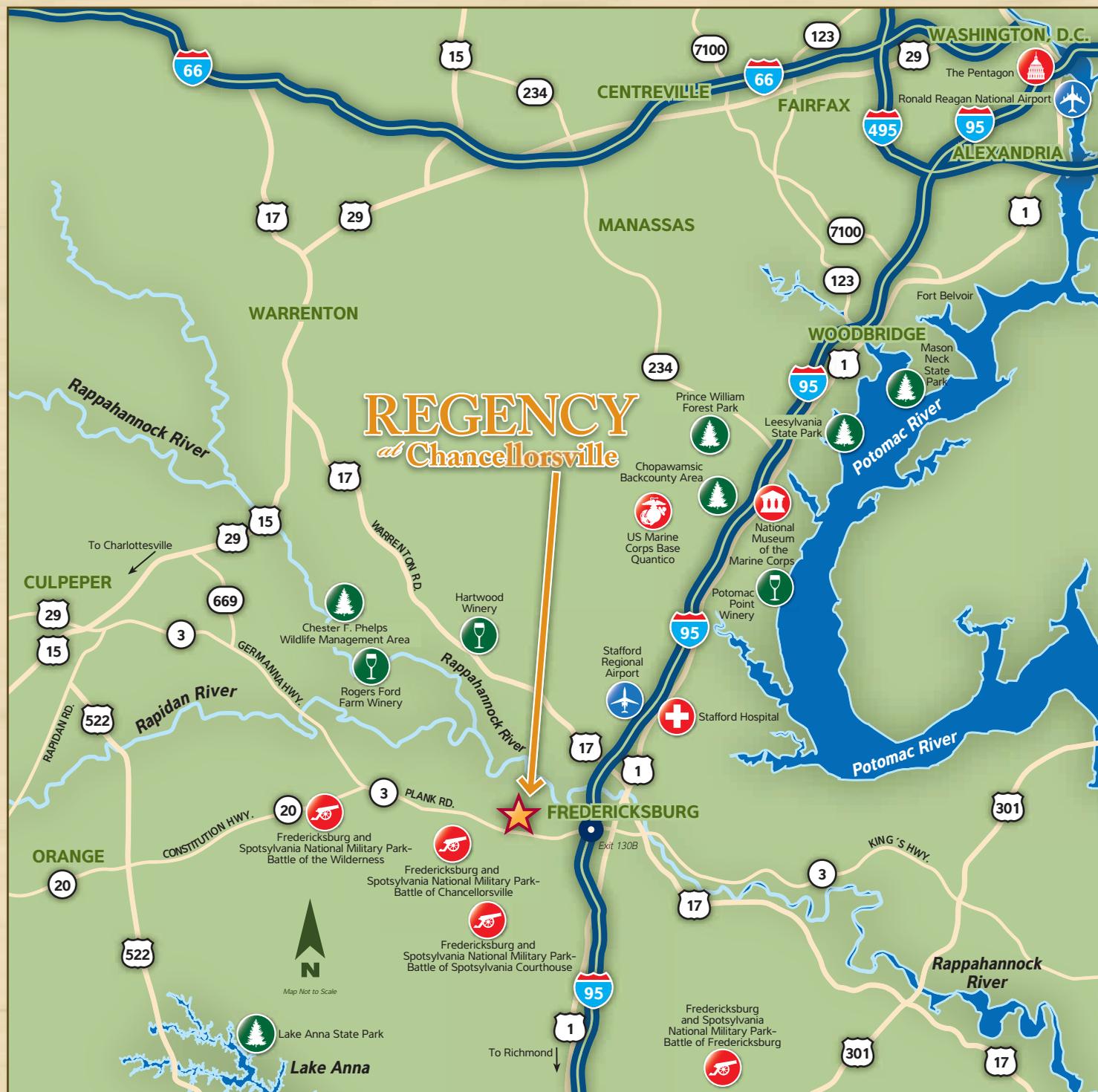
 **Professional
Builder of the year**
Two-Time Award Winner

Copyright 2014 by Toll Brothers, Inc. All copy, plans, and artwork contained in or represented by this brochure and its enclosures are the sole property of Toll Brothers, Inc. Photos are images only and should not be relied upon to confirm applicable features. Any reproduction of them or other use without the written permission of Toll Brothers, Inc. is strictly prohibited. This is not an offering where prohibited by law. RCCV-28993-39519 3/14





Toll Brothers
ACTIVE LIVING®



REGENCY *at* Chancellorsville

7305 Lee's Command Boulevard
 Fredericksburg, VA 22407
 (540) 785-HOME (4663)

DIRECTIONS

From I-95, take Exit 130B (Fredericksburg) to Route 3 West. Continue 4 ⁶/₁₀ miles to right onto Corter Avenue at Chancellor Elementary School and an immediate left onto Lee's Command Boulevard to our model homes and sales center ahead on the right.

TollBrothers.com
 America's Luxury Home Builder®

Toll Brothers
 ACTIVE LIVING®