

BELVEDERE
at BELLEVUE



Toll Brothers
America's Luxury Home Builder®

WELCOME HOME TO

BELVEDERE

at BELLEVUE

DREAM THE DREAM OF A TRANQUIL AND LUXURIOUS LIFESTYLE — AND MAKE IT COME TRUE AT BELVEDERE.

Surrounded by breathtaking scenery on the summit of Cougar Mountain, Belvedere at Bellevue offers incomparable luxury living in a picturesque setting. Nestled on 36 acres in the Lakemont neighborhood and bordered on three sides by the 3,100-acre Cougar Mountain Regional Wildland Park, Belvedere is a peaceful and unique enclave just minutes from all that Bellevue has to offer. Belvedere's spacious, luxurious homes will feature exquisite finishes and unique architecture, creating a distinct community feel with stunning streetscapes and spectacular views.



A CONVENIENT PLACE TO LIVE

Belvedere at Bellevue is just moments from everything you could want or need. Nearby, you will find a wide variety of fine and casual dining choices, along with a vast offering of shopping, culture, recreation, and entertainment venues.

Residents of Belvedere will have fast access to both Interstate 90 and 405, making travel to Bellevue and Seattle quite convenient. The region's primary employers are also nearby, including Microsoft, Nordstrom, Amazon, Google, Costco, and Boeing.

After a long day at work or play, your tranquil home atop Cougar Mountain awaits. At Belvedere at Bellevue, you'll enjoy a rich and rewarding lifestyle surrounded by beauty — and with the world at your feet!

A FOCUS ON EDUCATION

Living at Belvedere means your family has access to some of the best schools Western Washington has to offer.

The distinguished Issaquah School District is one of the strongest school districts in the state, with elementary, middle, and high schools scoring well above the national average. Thanks to the support of a caring community and local business leaders, students in Issaquah have modern and well-equipped schools. Issaquah High School is listed among *US News'* top high schools in the nation and offers challenging honors and college Advanced Placement (AP) programs. More than half of the Issaquah School District teachers have advanced degrees.

If you're looking for Montessori schools, public education, or parochial academies, the Bellevue and Issaquah areas provide a superb menu of academic opportunities for younger students, all close to Belvedere.

For continuing education, Belvedere at Bellevue is just a stone's throw from Bellevue College, and the University of Washington's heralded campus is just across Lake Washington.





WORLD-CLASS SHOPPING AT YOUR DOORSTEP!

Belvedere at Bellevue is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. The Bellevue Collection, in nearby downtown, is home to The Shops at The Bravern, including Nordstrom, Macy's, Burberry, Pottery Barn, and Williams-Sonoma. The shops at Bellevue's Bravern feature specialty brands like Jimmy Choo, Neiman Marcus, Anthropologie, and Hermes. More than 250 retail brands and fine dining choices, including Wild Ginger, John Howie Steak, and Daniel's Broiler are also located there. Eddie Bauer calls Bellevue home, and the company's flagship store is in the heart of downtown.

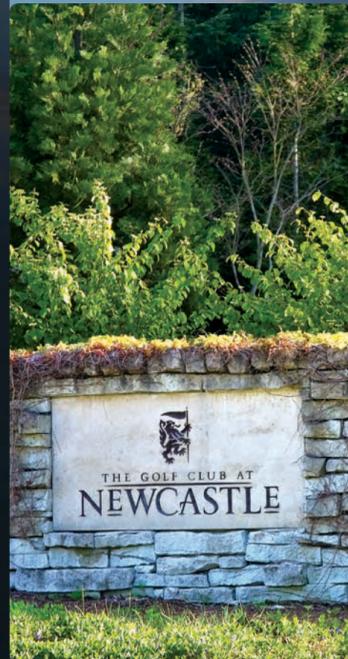
Everyday conveniences are also readily available: You'll find grocery stores in Bellevue and Issaquah, including Matthew's Thriftway, Whole Foods, Haggen, and Costco. And, for the area's freshest produce, the Bellevue Farmers Market is open on Thursday evenings and Saturdays all summer long, right on Bellevue Way.

A CULTURAL AND RECREATIONAL PARADISE

Everything that makes Belvedere a serene place to call home also makes it a perfect place to find the region's best recreation. The Cougar Mountain Regional Wildland Park, which borders Belvedere at Bellevue, is the trailhead for numerous adventures. More than 40 hiking and equestrian trails start and finish on Cougar Mountain, and residents can enjoy the beauty of 3,100 acres of preserved forests and stunning mountaintop views. The Issaquah Alps trail system, which also includes the famed Tiger Mountain and Grand Ridge trail system, can be directly accessed at Cougar Mountain. And, in the winter months, downhill and cross-country skiing awaits in the nearby Cascade Mountains.

At Lewis Creek Park, located along Lakemont Boulevard, a visitor center and sports area offers a basketball court, baseball fields, play areas, and a gathering place for the community. The Golf Club at Newcastle, one of Puget Sound's premier public golf and event locations, has 36 holes of championship golf complemented by a 44,000-square-foot clubhouse. The famous Sahalee Country Club, a private 27-hole golf course in nearby Sammamish, has been listed on *Golf Digest's* Top 100 Courses list for over twenty years, and has hosted both the PGA championship and the US Senior Open.

After hours, Bellevue's dining and entertainment options abound, including the latest sushi restaurants and several night life hot spots. If you want a fun, hip crowd, join the lively happy hours at one of the numerous watering holes in Bellevue's downtown, including Blue Martini, Palomino, or Pearl Bar & Dining. In the warmer months, the Summer Live Lunch concerts liven up Bellevue's downtown.



THE BEST IN COMMUNITY SERVICES

Belvedere residents can rest assured they have speedy access to the latest in medical services and care. The brand-new 550,000-square-foot Swedish Issaquah Medical Center offers the latest technology and revolutionary treatment options. Just across Interstate 90, downtown Seattle offers additional options for healthcare, including Swedish's Cancer Institute and the Polyclinic's newest facility.

Bellevue and the Eastside are also home to numerous houses of worship representing almost all faiths.

AN AREA OF UNEQUALLED BEAUTY

In Belvedere 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 Belvedere at Bellevue.



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At Toll Brothers, we build more than homes; we build *communities*. Trusted since 1987, we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends.

When you choose Toll Brothers, a **Fortune 1000** company, you choose our unwavering commitment to quality and customer service. We have won numerous awards — the Company was recently named **Builder of the Year** by *Professional Builder* magazine (www.housingzone.com) 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.* 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 dream 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. That means everything from environmentally sensitive planning to energy-efficient home design.

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.

Our homes include numerous green features that help to minimize our impact on the environment. By going green with a new Toll Brothers home, you'll be saving money, making a difference, and maximizing your quality of life.

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.

The 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 10-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.

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



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BELVEDERE

at BELLEVUE



7317 168th Ave SE

Bellevue, Washington 98006

425-502-8499

DIRECTIONS

From Seattle/Bellevue: Proceed East on I-90 to Exit 13.

Turn right onto Lakemont Boulevard SE and then left

onto SE Cougar Mountain Way. Turn right onto 166th Way

SE and left onto 169th Avenue SE.

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

For more information on Toll Brothers communities nationwide, visit

TollBrothers.com
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