



HORSHAM VALLEY

ESTATES

Toll Brothers
America's Luxury Home Builder®

Welcome Home to...



HORSHAM VALLEY ESTATES

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.

*Surrounded by parks, walking trails, and picturesque views, Horsham Valley Estates is the
only new construction estate home community located in prestigious Horsham Township.*

This sophisticated community is just minutes from any convenience you may need.

A Convenient Place to Live

In Horsham Valley Estates, you will enjoy the relaxed atmosphere of quiet family-oriented living with superior schools, excellent shopping, and a wide choice of cultural events close to home. The community is conveniently located just minutes from Routes 611 and 309 and only 10 minutes from the Pennsylvania Turnpike. Willow Grove and Montgomeryville are less than 15 minutes away, and Doylestown is only a 25-minute drive. Several major employment centers are close by. Business campuses in Fort Washington are less than 7 minutes from the community, while office parks in King of Prussia are just 30 minutes away. Commuting by train to Center City Philadelphia is an easy 35-minute ride from the Willow Grove station, located just 15 minutes from the community. Philadelphia International Airport can be reached in just 50 minutes, while Newark Liberty International Airport is 90 minutes from your new home.

A Focus on Education

As a Horsham Valley Estates homeowner, you will join a community where education is given the highest priority. The Hatboro-Horsham School District is ranked in the top 5 percentile of school districts in Pennsylvania by SchoolDigger.com.* In addition, Hatboro-Horsham High School is recognized by the United States Department of Education as a Blue Ribbon School of Excellence. Over 92% of students in the district continue their education after graduation. Gifted programs are available at all grade levels, and the high school offers college Advanced Placement courses. Recently, five students were named as semifinalists for National Merit Scholarships. In the Hatboro-Horsham School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music. In addition, students at Hatboro-Horsham High School** have the option to attend Eastern Center for Arts and Technology, where they can earn elective credits toward graduation. For added convenience, the elementary school and high school are within walking distance of the community.

Superb private schools, including Germantown Academy, Villa Joseph Marie High School, Gwynedd Mercy Academy, William Penn Charter School, The Hill School, Abington Friends School, and Lansdale Catholic High School, are within commuting distance of Horsham Valley Estates.

The University of Pennsylvania and Drexel University are just 40 minutes away, and Princeton University can be reached in less than an hour. Nearby Penn State University's Abington campus, Temple University's Ambler campus, as well as Delaware Valley College all offer continuing adult education with a wide diversity of day and evening courses.

World-Class Shopping at Your Doorstep!

Horsham Valley Estates is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Horsham Point Shopping Center is just 7 minutes away. The Valley Square Shopping Center and The Shoppes at English Village can be reached in just under 10 minutes. In charming Ambler and Doylestown, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. The Montgomery and Willow Grove Park Malls are just 12 minutes from Horsham Valley Estates, and the fabulous King of Prussia Mall, the largest shopping mall on the East Coast, is just 29 minutes away with Nordstrom, Neiman Marcus, Bloomingdale's, Macy's, Lord & Taylor, and hundreds of fine specialty shops.

*SchoolDigger 2011 rankings.

**Schools subject to reassignment by governing authorities.



The Best in Community Services

Excellent medical facilities are comfortably close to Horsham Valley Estates. Abington Memorial Hospital, only 16 minutes from your new home, and Doylestown Hospital, just 23 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.

The state-of-the-art Horsham Township Library is within walking distance of Horsham Valley Estates. Also serving the community are houses of worship representing almost all faiths.

A Cultural and Recreational Paradise

Horsham Valley Estates, 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.

The community is adjacent to Kohler Park and Samuel Carpenter Park. These parks are part of the Horsham Park System that boasts more than 800 acres of land. Several challenging private and semiprivate golf courses and country clubs are also nearby, including Talamore, Squires, and Commonwealth National Golf Club. Scenic public golf courses, including PineCrest, Limekiln, and Five Ponds, are within 20 minutes. Beautiful Lake Galena at Peace Valley Park is less than 20 minutes away and offers boating and fishing. You can sail and windsurf at the 5,286-acre Lake Nockamixon State Park, just 45 minutes from the community. Several local and state parks are located within 23 minutes, including Alverthorpe Park in Jenkintown, where you and your family can enjoy swimming, fishing, hiking, and picnicking. The Horsham Athletic Club, just 5 minutes from your new home, offers a wide variety of exercise and weight training classes, including Pilates, yoga, spinning, and Zumba, along with childcare services.

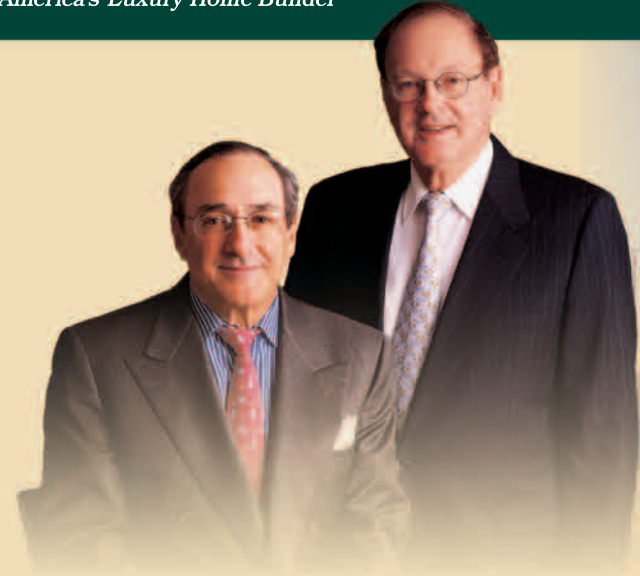
Historic Montgomery and Bucks Counties offer a broad variety of cultural diversions. Theatergoers will delight in the productions of the Sellersville Theater, and music enthusiasts will enjoy performances at the Keswick Theatre in Glenside. You can discover history and art at the James A. Michener, Mercer, and Fonthill Museums. For fine dining, there are many excellent restaurants and country inns in Ambler, Doylestown, Montgomeryville, and New Hope.

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. Sports fans can root for professional teams including the Philadelphia Phillies, Eagles, 76ers, Flyers, and Union.

An Area of Unequaled Beauty

In Horsham Valley Estates, 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 Horsham Valley Estates.





At Toll Brothers, we build more than homes; we build *communities*. Trusted since 1967, 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 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.

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 sales representative for details.

Toll Landscape offers outstanding designs, exceptional quality, competitive prices, and extraordinary service.

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 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).

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



HORSHAM VALLEY ESTATES





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472 Barrington Street • Horsham, PA 19044 • 215.619.0200



Directions

From the PA Turnpike: Take Exit 343 and follow Route 611 North for approximately 1 ²/₁₀ miles. Turn left onto Horsham Road. Proceed on Horsham Road for 2 ¹/₂ miles to Babylon Road and turn left. After approximately ²/₁₀ mile turn right onto Barbin Street and a quick left on Barrington Street. The Sales Center is located at 472 Barrington Street.

From Route 309 North: Take the Norristown exit toward Springhouse. Turn right onto Norristown Road. Travel east on Norristown Road for ³/₁₀ mile to Tennis Avenue and turn left. Proceed on Tennis Avenue for 1 ⁶/₁₀ miles to Limekiln Pike (PA-152 South) and turn right. Travel on Limekiln (PA-152 South) for approximately ²/₁₀ mile to Babylon Road and turn left. After approximately ²/₁₀ mile turn left onto Koch Street. The Sales Center is located straight ahead at 472 Barrington Street.

GPS Coordinates: 40.1956707, -75.1799035