



*The Estates at*  
**MILL CREEK**



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

# Welcome Home to . . .



*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 a picturesque landscape, The Estates at Mill Creek is an exquisite community located in the heart of prestigious Bucks County. Nestled in a charming country setting with over 30 acres of open space, miles of jogging trails, and some of the largest new home sites in the area, this intimate community is just minutes from any convenience you may need.*

## *A Convenient Place to Live*

In The Estates at Mill Creek, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. The Estates at Mill Creek is conveniently located near Route 263, just minutes from Routes 202 and 413, 18 minutes from I-95, and 25 minutes from the Pennsylvania Turnpike. Trenton and Princeton can be reached in 25 and 35 minutes, respectively. Philadelphia is just 55 minutes away. Commuting by train to New York City is easy on Amtrak's 55-minute service from the Trenton station. The Doylestown station, just 15 minutes away, has convenient 75-minute service to Center City Philadelphia. Philadelphia and Newark International Airports are both just over an hour's drive from your new home.

## *A Focus on Education*

As a homeowner at The Estates at Mill Creek, you will join a community where education is given the highest priority. Over 94 % of Central Bucks High School East\* students continue their education after graduation. In 2011, *Newsweek* magazine heralded Central Bucks High School East as one of the most competitive high schools in the nation.\*\* High school students also have the opportunity to participate in a half-day program at Middle Bucks Institute of Technology, where they can earn college credits toward a degree. Gifted programs are available at all grade levels, and the high school offers 17 Advanced Placement courses. In the Central Bucks School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music. Central Bucks High School East graduates attend the finest colleges in the country.

Superb private schools, including George, Buckingham Friends, Newtown Friends, Solebury, and Our Lady of Mount Carmel Schools, are all within 20 minutes of The Estates at Mill Creek. Also, across the river in New Jersey are The Lawrenceville, Princeton Day, and Peddie Schools. The University of Pennsylvania, Princeton University, and Drexel University are all less than an hour away. Nearby Penn State University's Abington campus, LaSalle University's Bucks County campus, Holy Family University's Newtown campus, Temple University's Ambler campus, Delaware Valley College, and The College of New Jersey all offer continuing adult education with a wide diversity of day and evening courses.

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

The Estates at Mill Creek is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Warwick Square and Center Point Shopping Centers are just 10 and 20 minutes away, respectively. In the charming towns of Doylestown, Peddler's Village, New Hope, and Newtown, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The Willow Grove and Oxford Valley Malls are both within 30 minutes. The fabulous King of Prussia Mall is just 45 minutes away with Neiman Marcus, Nordstrom, Bloomingdale's, Macy's, and hundreds of other fine stores and specialty shops.

\*Schools subject to reassignment by governing authorities. \*\*From the June 19, 2011, issue of *Newsweek*.



## *The Best in Community Services*

Excellent medical facilities are comfortably close to The Estates at Mill Creek. Doylestown Hospital and St. Mary Medical Center are only 20 minutes from your new home, while Abington Memorial Hospital is less than 30 minutes away. All three facilities 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 are houses of worship representing almost all faiths.

## *A Cultural and Recreational Paradise*

The Estates at Mill Creek, 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 semiprivate golf courses and country clubs are nearby, including Doylestown Country Club, Lookaway Golf Club, and Jericho National Golf Club. Scenic public golf courses, including Northampton Valley Country Club and The Bucks Club, are within 15 minutes.

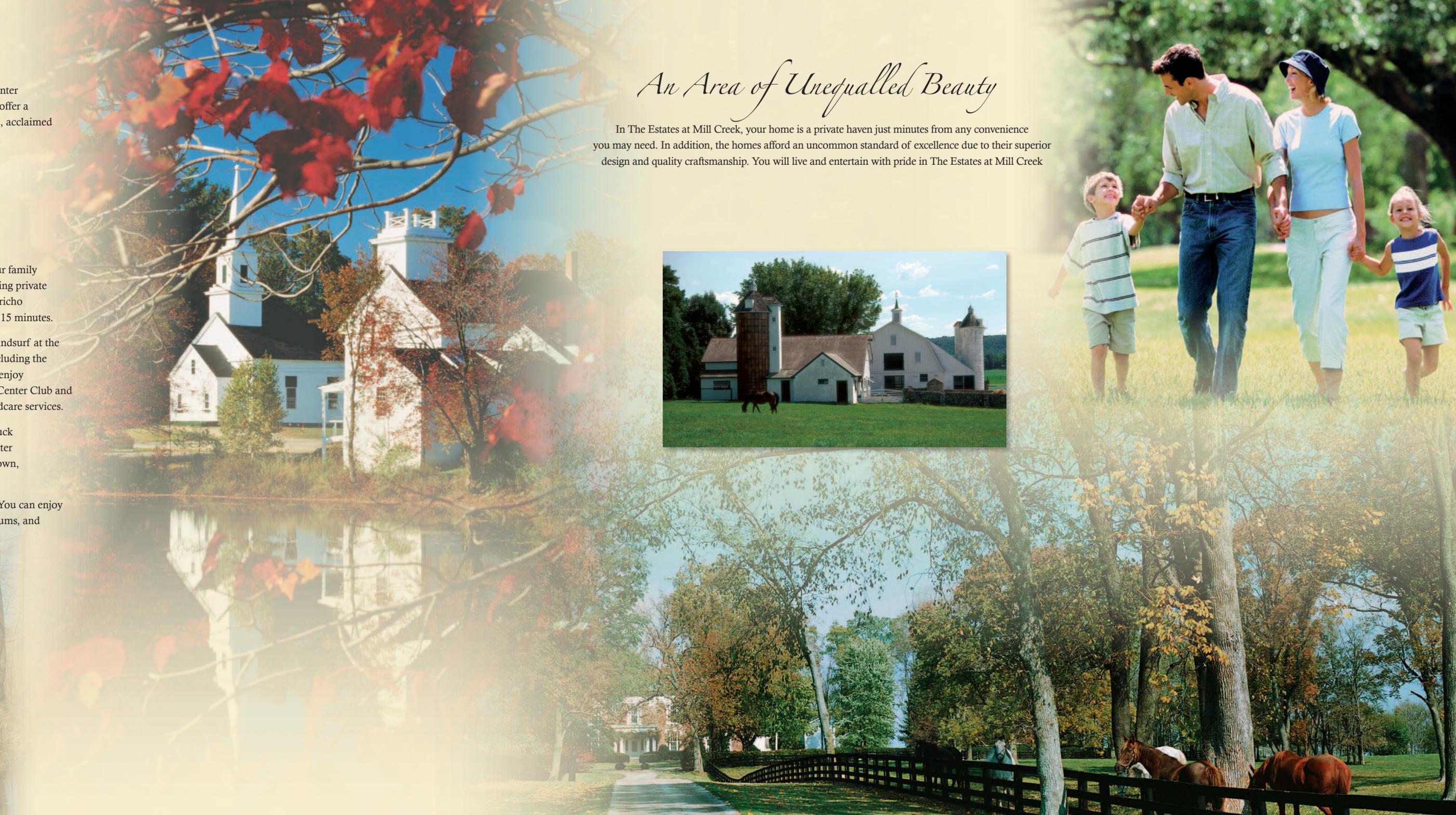
The beautiful Delaware River and Lake Galena, both less than 20 minutes away, offer boating and fishing. You can sail and windsurf at the 5,286-acre Lake Nockamixon State Park, just 30 minutes away. Several local and state parks are located within 20 minutes, including the wildlife and natural preserves at historic Washington Crossing and Tyler State Parks. At these parks, you and your family can enjoy swimming, fishing, ice skating, hiking, and picnicking. Just 10 minutes from The Estates at Mill Creek are the state-of-the-art Center Club and Cornerstone Fitness and Exercise Club. Both clubs feature a wide variety of exercise and weight training classes and offer childcare services.

The historic Bucks County area offers a broad variety of cultural diversions. You can discover history and art at the Pearl S. Buck House, Washington Crossing Historic Park, and James A. Michener Art Museum, or enjoy a theatrical presentation at McCarter Theatre at Princeton University. For fine dining, there are many excellent restaurants and country inns in New Hope, Doylestown, Newtown, and Lambertville.

Philadelphia, one of our nation's oldest and most historic cities, offers a fabulous range of cultural and recreational activities. You can enjoy the Philadelphia Orchestra at the Kimmel Center as well as an eclectic array of international dining, numerous theaters, museums, and historic sites. Sports fans can root for professional teams including the Philadelphia Phillies, Eagles, Flyers, 76ers, and Union.

## *An Area of Unequaled Beauty*

In The Estates at Mill Creek, 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 The Estates at Mill Creek





At Toll Brothers, we build more than homes; we build *communities*. 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, you choose our unwavering commitment to quality and customer service. We 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.\* We are also 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. 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 salesperson 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.



*The Estates at*  
**MILL CREEK**

**Green Meadow Drive, Furlong, PA 18925**

**(215) 598-3559**

**GPS Coordinates: X: 40.279495 Y: -75.029750**

*TollBrothers.com*

## *Directions*

**Take I-95 to Exit 49 (Newtown):** Drive west on Route 332. Continue on Route 332 West for 4 <sup>6</sup>/<sub>10</sub> miles to the eighth traffic light and turn right onto Route 413 North. Follow the Route 413 North signs and turn left onto Durham Road. Follow Durham Road for approximately 5 miles and turn left onto Township Line Road. Follow Township Line Road for 1 <sup>1</sup>/<sub>2</sub> miles to Smith Road. Turn left onto Smith Road. The entrance to The Estates at Mill Creek will be on your left.



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