

# Outstanding Features at No Additional Cost

## Gracious Living

- Dramatic 9- or 10-foot ceilings on the first floor
- Vaulted and cathedral ceilings in select living areas
- Expansive master bedroom suites including walk-in closets
- Walk-out basements available on select home sites

## Designer Interiors with Luxury Features

- Elegant hardwood flooring on first floor, excluding bedroom(s) and laundry rooms
- Shaw® Home Foundations stain-resistant carpet in a wide array of decorator colors
- Elegant two piece crown molding in grand entrance foyer, living room, and dining room, excluding areas with vaulted or cathedral ceilings
- Chair rail and shadow box molding in entrance foyer, living room, and dining room
- Designer direct vent gas fireplace with slate or stone surround and attractive painted mantle
- Ceramic tile floor in laundry room or laundry area
- Six-panel solid core Colonial-style interior doors
- Oak staircase on select home designs

## Magnificent Kitchens

- Water-conserving fixtures by Kohler®, an EPA WaterSense® Partner
- Eco-friendly kitchen cabinets by Yorktowne™ with undercabinet lighting
- Granite kitchen countertops with undermount double-bowl stainless steel sink and full ceramic tile backsplash
- KitchenAid® stainless steel appliances including gourmet double oven, gas cooktop, dishwasher, and microwave

## Sumptuous Baths

- Lavish master bath with Kohler® soaking tub and separate custom tiled shower bases with ceramic tile surround
- Luxurious wood vanities in full baths with granite countertops and undermount sinks
- Kohler® faucets and bath fixtures
- First-floor powder room with pedestal sink and beveled mirror on select home designs

## Landscaping and Improvements

- Lawn and landscape maintenance provided by the Homeowners' Association
- Attractive low-maintenance composite wood deck or paver patio
- Sodded front lawn areas plus foundation plantings and automatic irrigation system, all maintained by the Homeowners' Association
- Decorative street lighting and trees throughout the community
- Belgian block street curbing, designer paver driveways, and private bluestone walkways

 Denotes **TollGreen** environmentally friendly product.

## Construction Highlights

- Low-VOC products (paints, woodwork, and carpet materials)
- 90+% efficient furnaces
- High-efficiency air conditioning by Carrier®
- High-performance low-E Andersen® 400 series wood windows and patio doors with simulated divided light
- 2" x 6" exterior wall studs add 2 inches of wall insulation
- House wrap to reduce air infiltration
- Poured concrete basement foundation with steel reinforcing
- Steel I-beam construction and engineered wood I-joist floor system with nailed and glued subfloor for a stable, quiet floor
- Distinctive architectural shingles with 30-year manufacturer's warranty
- Low-maintenance cement-board shake and clapboard siding
- Real stone wainscoting on the front elevation and on chimney with bluestone front porch
- Fully drywalled and painted garages
- Carriage-style garage doors with electric garage door openers
- The beauty of a real wood front door by Simpson®

## Conveniences

- Programmable thermostats with multiple heating and cooling zones
- Convenient pre-wiring for telephone, high speed Internet access, and cable TV
- Complete security system with enrollment in a three-year monitoring agreement with Westminster Security.\*
- Weatherproof exterior electric outlet in front and rear of home
- Central humidifier

## Quality Assurance and Warranty

Our quality assurance program starts at design inception with the creation of precise construction drawings and specification of high quality materials and continues throughout the building process with on-site supervision by an experienced project manager and construction manager.

- First home buyer orientation 5-7 days prior to settlement with a 300-item checklist
- Second home buyer orientation prior to settlement to ensure work is completed to homebuyer's satisfaction
- Ten-year limited warranty program

## Personalizing Service

- Pre-priced options permitting a full range of additional customizing to fit your family's particular wishes and requirements such as: elevators, skylights, plumbing fixture and flooring upgrades, and many more!

\* See sales manager for details.

In the interest of continuous improvement, Toll Brothers reserves the right to modify or change floorplans, materials and features without prior notice or obligation. Such changes may not always be reflected in our models. Your community's sales agreement will contain all current information. Photos are images only and should not be relied upon to confirm applicable features. This is not an offering where prohibited by law.



*Your new Toll Brothers home at River Ridge at Wilton is unequalled in design and delivered value.*