



HIGH OAKS ESTATES

— *by Toll Brothers* —

Toll Brothers
America's Luxury Home Builder®



WELCOME HOME TO . . .

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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, High Oaks Estates – a single-family home community in prestigious North Walpole – offers luxurious homes on spacious wooded home sites. Centrally located just 30 minutes south of Boston and 40 minutes north of Providence, this elegant community offers a world of possibilities for work, education, entertainment, and more.

A CONVENIENT PLACE TO LIVE

In High Oaks Estates, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. This lovely neighborhood is only 5 minutes from Route 1 and 8 minutes from Interstate 95. Commuting by train to Boston is easy with MBTA's 35-minute service from the Walpole station, which is located just 5 minutes away. Logan International and T.F. Green Airports are only 35 and 45 minutes, respectively, from High Oaks Estates.

WORLD-CLASS SHOPPING AT YOUR DOORSTEP!

High Oaks Estates is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Walpole Mall shopping center is just 5 minutes away. In charming Walpole, Norwood, Canton, and Sharon, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. The South Shore Plaza boasts anchor stores such as Nordstrom, Macy's, and Lord & Taylor. Wrentham Village Premium Outlet Mall, Legacy Place, and Patriot Place are all within a 20-minute drive and feature over 250 fine specialty stores and restaurants.

A FOCUS ON EDUCATION

As a homeowner in High Oaks Estates, you will join a community where education is given the highest priority. In a 2012 survey of Boston's best schools by *Boston* magazine, Walpole High School* ranked in the top 50 high schools in Boston and the Boston suburbs. Gifted programs are available at all grade levels, and the high school offers college Advanced Placement courses. In the Walpole School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music.

Superb private schools — including Blessed Sacrament Elementary School, Montrose Elementary and Middle School, Xaverian Brothers High School, Charles River School, and Milton Academy — are all within 20 minutes of High Oaks Estates.

Boston College and Babson College are both less than 20 minutes from High Oaks Estates and offer a wide diversity of day and evening courses. Continuing adult education is also offered at nearby Boston University and Northeastern University. Additionally, some of the finest academic institutions in the country, including Harvard University, Massachusetts Institute of Technology, and Tufts University, are less than 45 minutes away.

*Schools are subject to reassignment by governing authorities.



A CULTURAL AND RECREATIONAL PARADISE

High Oaks 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. Several challenging private and semi-private golf courses and country clubs are nearby, including Walpole Country Club and Blue Hill Country Club. Scenic public golf courses, including Brook Meadow Country Club and Wentworth Hills Golf Club, are within 15 minutes. Several local and state parks are located within 5 minutes, including Francis William Bird Park. Here, you and your family can enjoy over 3 miles of walking trails, tennis, basketball, picnic areas, and a tot lot with a children's play area. The beautiful, 365-acre Walpole Town Forest, only 10 minutes away, offers year-round recreation, including cross-country skiing, jogging, and canoeing. Fitness and exercise clubs are within 5 minutes of your new home.

The Town of Walpole offers a broad variety of cultural diversions such as Walpole Day, a popular summer fair and parade, as well as Concerts on the Common, a summer concert series. You can discover history and art at the Museum of Fine Arts in Boston or enjoy a theatrical presentation at the Walpole Children's Theatre. Sports fans can root for professional teams including the New England Patriots, the Boston Bruins, the Celtics, and the Red Sox. For fine dining, there are many excellent restaurants in Dedham and Foxborough.

In Boston and Providence you can enjoy a fabulous range of cultural and recreational activities and explore an eclectic array of international dining and world-class entertainment venues, museums, and art galleries.

THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are comfortably close to High Oaks Estates. Both Caritas Norwood Hospital and Brigham and Women's/Mass General Health Care Center, only 5 and 10 minutes from your new home, respectively, offer a complete range of medical services. In addition, the hospitals and medical care facilities of Boston, acclaimed worldwide for research and treatment, are very accessible.

Also serving High Oaks Estates are houses of worship representing almost all faiths.

AN AREA OF UNEQUALLED BEAUTY

In High Oaks 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 High Oaks Estates.

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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, you choose our unwavering commitment to quality and customer service. We have won numerous awards – the Company was named 2012 *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 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.

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.

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51 Mill Brook Avenue, Walpole, Massachusetts 02081

508-668-8600

DIRECTIONS

FROM INTERSTATE 90/MASS PIKE: Take Exit 15, I-95 South/RT-128 South, toward Dedham/South Shore and travel 8 ²/₁₀ miles. Take Exit 16B, High Street/Route 109, toward Westwood and travel 4 ¹/₁₀ miles and turn left onto North Street. Follow North Street for 3 miles and take a sharp right onto High Street. Follow High Street for about 1 mile and High Oaks Estates will be on the left. Turn left onto Mill Brook Avenue and follow to the sales office.

FROM INTERSTATE 495: Take Exit 19, Route 109/Medway Street, and follow Route 109 East for 10 miles and turn right onto Route 27/Spring Street. Follow Route 27 for 1 mile and turn left onto South Street and take the second right onto Elm Street. Follow Elm Street for just over 1 mile (Elm Street becomes High Street). High Oaks Estates will be on the right. Turn right onto Mill Brook Avenue and follow to the sales office.

FROM INTERSTATE 95 NORTH: Take Exit 9 and merge onto US-1 North and follow for about 1 mile. Take the first left onto RT-27/High Plain Street and continue for 1 mile. Turn left onto RT-27/East Street and follow for ¹/₂ mile. Turn right onto RT-1A/Main Street and after ¹/₂ mile turn left onto North Street. In ¹/₂ mile take a slight left onto High Street and follow High Street for ⁹/₁₀ mile. High Oaks Estates will be on the left. Turn left onto Mill Brook Avenue and follow to the sales office.

For more information on
Toll Brothers communities nationwide,
visit

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2012 Professional
Builder of the year