

DELANCEY

COURT

Toll Brothers
ACTIVE LIVING®



Welcome Home To...

DELANCEY COURT

Now is your time to experience life at its fullest! At Delancey Court, Newtown's premier luxury active-adult community in Bucks County, you will savor the serene moments of small-town life along with the best of metropolitan conveniences. Imagine sitting on your deck enjoying your early morning coffee and taking in the relaxed atmosphere and amazing views of this charming neighborhood. You can plan a day filled with your favorite activities — cultural events, fine dining, fabulous shopping, and a wide variety of recreational activities that can be found nearby in Newtown, Doylestown, and Princeton. The good life awaits you at Delancey Court by Toll Brothers Active Living.



Paradise Found!

As a resident of Delancey Court, you always feel as if you are on vacation — because you'll enjoy year-round resort-style living right here! As you approach this lovely neighborhood, you'll see that it is nestled in the heart of historic Newtown Township. Delancey Court provides charm and tranquility set against a scenic landscape, yet it's just minutes from every convenience you may want.

A Luxury Lifestyle That's Carefree!

At Delancey Court, you will indulge in a relaxing lifestyle of luxury set amidst beautifully kept grounds. You'll have more time to spend with family and friends and take pleasure in your favorite hobbies because all lawn care, snow removal, and trash and recycling collection are provided for you. Plus, all homes are backed by the Toll Brothers guarantee of superior craftsmanship and lasting quality.

A World of Possibilities ... In a Convenient Location!

Just minutes beyond the entrance to your neighborhood, you'll find the world at your feet! Delancey Court is less than 10 minutes from the Newtown exit off of Interstate 95. Traveling to Trenton and Princeton is an easy 30-minute and 36-minute drive, respectively, while Center City Philadelphia can be reached in 45 minutes via Interstate 95. Commuting by train into Philadelphia is easy from Woodbourne train station, located only 23 minutes from Delancey Court. From the Trenton station, trains leave every 30 minutes for a convenient commute to New York City. Philadelphia International Airport is a 50-minute drive, and Newark International Airport is just an hour away.

Expand Your Horizons

Because learning is a lifelong endeavor, you will enjoy many excellent opportunities for continuing adult education that are very accessible from Delancey Court. Nearby La Salle University's Bucks County Center, Holy Family University's Newtown campus, Bucks County Community College, Delaware Valley College, Penn State University's Abington campus, Rider University, and The College of New Jersey all offer a wide diversity of day and evening courses. The University of Pennsylvania and Princeton, Drexel, and Temple Universities are all less than an hour away.





The Clubhouse Is the Heart of Delancey Court

Delancey Court is the place where you can create your own perfect country club lifestyle. Picture yourself spending a leisurely afternoon at your private clubhouse — as a homeowner, you're a full member!

Leave your car behind and walk to the hub of the community, — the clubhouse. Curl up in the library with a page-turner, spend the afternoon shooting pool or playing bridge in the lounge, swim year-round in the indoor pool, or get in a workout at the fitness center — there are many ways to spend the day at the clubhouse! There's also plenty to do outdoors! Start a tennis club and organize your own tournament. How about a day of relaxing poolside followed by a refreshing swim? In the evening, make those dance lessons pay off as you dance the night away in the clubhouse great room. This is your clubhouse, and there is always something fun and exciting happening there!

The Best in Community Services

You can rest assured that you will be well served by the excellent medical facilities close to Delancey Court. St. Mary Medical Center is only 15 minutes from your new home, and Aria Health Bucks County and Capital Health Medical Center in Hopewell, New Jersey, are within 25 minutes. All of these hospitals offer a complete range of medical services. In addition, the hospitals and medical care facilities of Philadelphia, acclaimed worldwide for research and treatment, are very accessible from Delancey Court.

As a resident of Delancey Court, you also have access to the Bucks County Free Library — with 4 nearby branches in Doylestown, Langhorne, Northampton, and Yardley, where you can take a class, attend a lecture, or spend a relaxing day just browsing for books!

Also serving the community of Delancey Court are houses of worship representing almost all faiths.

World-Class Shopping at Your Doorstep!

Do you like quaint antique shops and specialty boutiques? Are you more of a mall shopper? For convenient one-stop shopping, the Village at Newtown Shopping Center is just around the corner. You are just minutes from all types of shopping along the streets of Newtown Borough. In Newtown, as well as in the charming towns of Doylestown, Yardley, and New Hope, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. In addition, the Oxford Valley Mall in Langhorne, only 22 minutes away, features Macy's and over 120 fine specialty shops. The Quaker Bridge Mall in Lawrenceville, New Jersey, with Lord & Taylor and over 150 shops is less than 30 minutes from the community. Franklin Mills, which has more than 225 designer outlet stores, is just a 32-minute drive.



A Cultural and Recreational Paradise

Delancey Court offers you both an exclusive neighborhood and a classic lifestyle. It is an ideal place for you to share special moments with family, spend time with treasured friends, and make new friends, too. It is a tranquil place to live, with almost every type of recreational activity close at hand.

Several private and semi-private golf courses and country clubs are nearby, including Lookaway, Jericho National, Yardley, Spring Mill, Middletown, and Trenton Country Clubs. Challenging public golf courses, including Makefield Highlands, Northampton Valley Country Club, and The Bucks Club, are within close proximity of Delancey Court. If you enjoy boating and other water sports, the beautiful Delaware River is only minutes away. Several local and state parks are located within minutes of the community, including Core Creek Park, Tyler State Park, Churchville Park, Washington Crossing State Park, and Five Mile Woods. Here you can enjoy fishing, ice skating, sailing, cycling, canoeing, hiking, and picnicking. Spend the day with family at Sesame Place, just 20 minutes away, or visit the beautiful beaches of the New Jersey shore, about an hour's drive from Delancey Court.

Historic Bucks County offers a broad variety of cultural diversions. Theatergoers will delight in the productions of both the Bucks County Playhouse in New Hope and McCarter Theatre in Princeton. History and art can be discovered at the Michener, Mercer, Fontheil, and Princeton University Art Museums. For fine dining, there are many excellent restaurants and country inns in Newtown, Yardley, Washington Crossing, New Hope, and Lambertville.

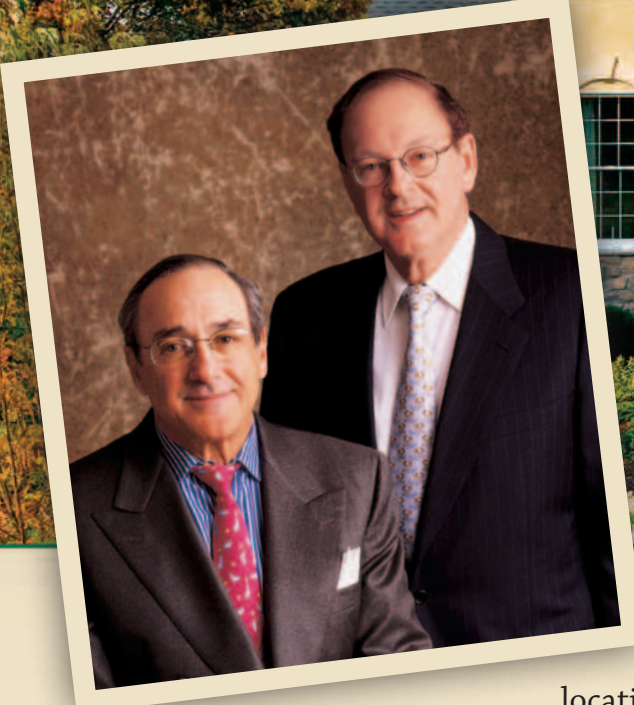
Philadelphia, one of our nation's most historic cities, has a broad variety of cultural and recreational activities. You can enjoy the Philadelphia Orchestra at the Kimmel Center as well as numerous theaters, museums, and historic sites. Sports fans can root for professional teams including the Philadelphia Phillies, Eagles, Flyers, Union, and 76ers. For endless entertainment, New York City is about a 1½-hour drive from Delancey Court.

An Area of Unequaled Beauty

Your Toll Brothers home affords you an uncommon standard of excellence due to its superior design and quality craftsmanship. You will live and entertain with pride in Delancey Court.



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It's your turn now, and Toll Brothers Active Living® brings you the active-adult lifestyle you've waited for! In the most desirable locations throughout the country, you'll find an amazing selection of homes and neighborhoods designed for a vibrant lifestyle. Featuring elegant architecture, inviting streetscapes, and world-class amenities, Toll Brothers Active Living® communities will welcome you home.

All residences offer a combination of quality materials and superior design, where every detail is meticulously crafted, and every enhancement is seamlessly added to create a home that is uniquely yours. You can choose from an exceptional diversity of home styles — including condominiums and townhomes, along with single-family, carriage, and patio homes — many offering a low-maintenance lifestyle with exterior maintenance, landscaping, and snow removal all provided. And each home is backed by the expertise of the nation's premier builder of luxury homes.

You'll find Toll Brothers Active Living® communities of distinction in a variety of locations — from sophisticated locales in the heart of the city to charming neighborhoods set amidst picturesque scenery. And every location offers easy access to culture, recreation, fine dining, medical care, shopping, and entertainment.

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The amenities found in Toll Brothers Active Living® communities are extraordinary. Many include professional-caliber golf courses and clubhouses that offer myriad social and dining opportunities. You can also choose from communities that feature fully equipped fitness centers; tennis, bocce, and shuffleboard courts; swimming pools; and walking and biking trails.

At Toll Brothers, we build more than homes; we build *communities*. When you choose us, you choose our unwavering commitment to quality and customer service. Trusted since 1967, we've taken pride in the recognition we've received from our homeowners and our peers. The Company was named **2012 Builder of the Year** by *Professional Builder* magazine and is the first builder to win this award twice. Toll Brothers is honored to have won two other coveted awards in the home building industry as well: **America's Best Builder** and the **National Housing Quality Award**. The Company was 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.*

Toll Brothers, the nation's premier builder of luxury homes, is the successor to three generations of home builders and is a publicly owned company whose stock is traded on the New York Stock Exchange (NYSE: TOL).

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

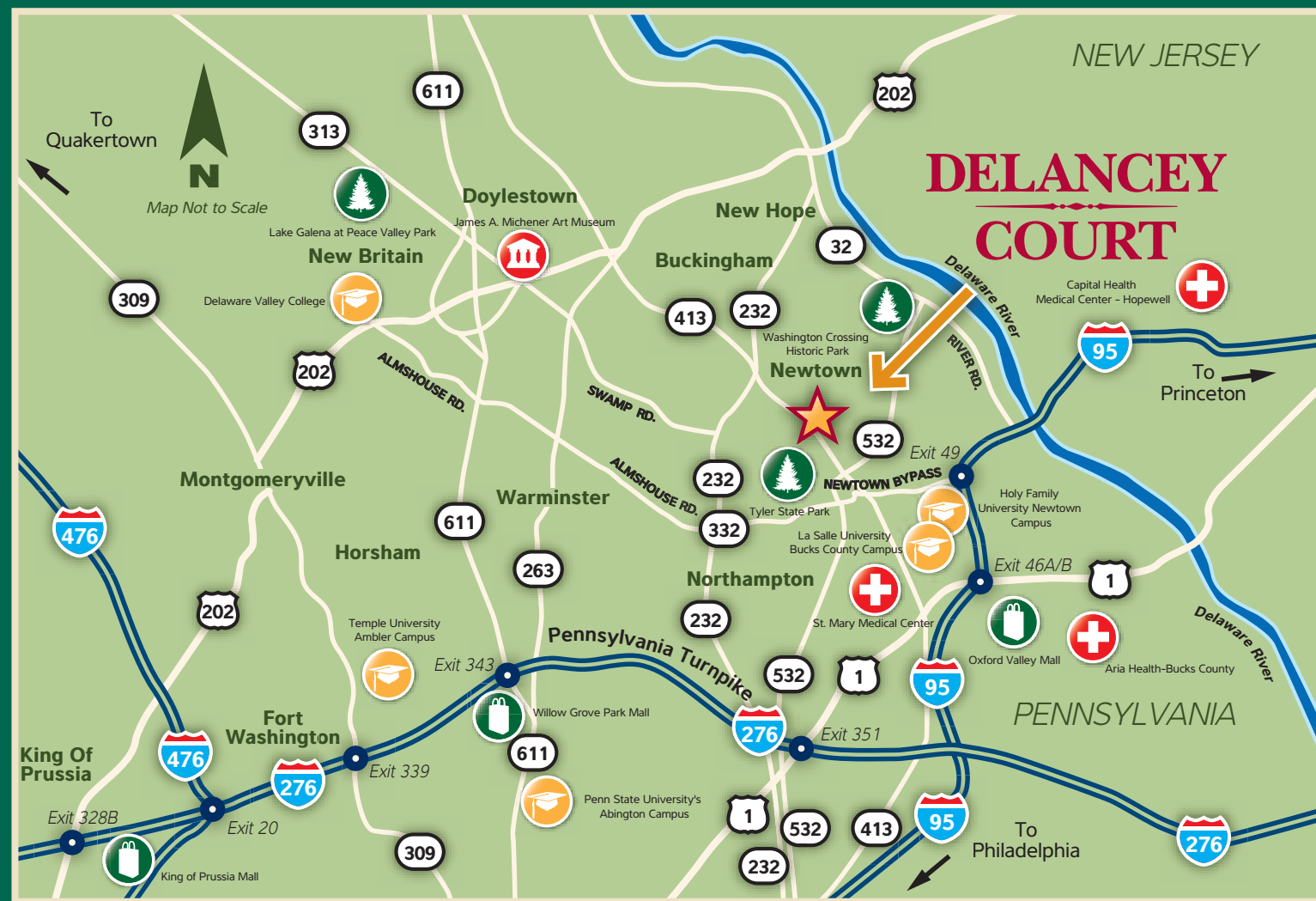


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DELANCEY COURT

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DelanceyCourt.com

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DIRECTIONS

From Interstate 95: Take Exit 49 (Newtown-Yardley exit) to Route 332 West towards Newtown. Continue on the Newtown Bypass, which becomes Route 532, and turn left onto Route 413 North. Delancey Court is 1 mile ahead on the right.

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For more information on Toll Brothers communities nationwide, visit TollBrothers.com

