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# MONROE CHASE

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*Toll Brothers*  
America's Luxury Home Builder®

*Welcome Home to . . .*

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# MONROE CHASE

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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.*

Monroe Chase is a family-oriented community that offers a unique combination of luxury and convenience in prestigious Middlesex County, New Jersey. The community features new single-family estate homes, a large clubhouse, and resort-style amenities including a state-of-the-art fitness center, a fitness trail, an outdoor swimming pool, and multipurpose courts for tennis, basketball, and volleyball.



## *A Convenient Place to Live*

In Monroe Chase, you will enjoy the relaxed atmosphere of suburban living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Monroe Chase is 4 miles from the New Jersey Turnpike and Routes 130 and 33. Several business centers are located nearby. Freehold, Princeton, and New Brunswick are within 17 miles of Monroe Chase. Manhattan is a 50-mile drive. Commuting by train to New York City is easy on New Jersey Transit's service from the New Brunswick station, located just 19 miles from the community. Suburban Transit has a bus stop just 2 ½ miles away and provides convenient service to New York City. Newark Liberty International Airport is only 37 miles away.

## *A Focus on Education*

As a Monroe Chase homeowner, you will join a community where education is given the highest priority. The Monroe Township School District programs reflect the community's strong commitment to education as well as its dedication to continued growth and development. Gifted programs are

available at all grade levels, and the high school offers college Advanced Placement courses. Students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music. In addition, Monroe Township High School\* has an on-site television studio where students can learn to use production equipment and develop programming for Monroe Township's local cable channel.

Superb private schools, including the Peddie School, The Hun School of Princeton, The Lawrenceville School, Immaculate Conception School, and St. Peter's School, are all within 19 miles of Monroe Chase and offer both primary and secondary education.

Princeton and Rutgers Universities are 14 and 19 miles away, respectively. Nearby, South Brunswick Community College and Middlesex County College offer continuing adult education with a wide diversity of day and evening courses. In addition, there are many excellent academic institutions in New York City, including Columbia and New York Universities.



\*Schools subject to reassignment by governing authorities.

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

Monroe Chase is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Concordia Shopping Center is less than 4 miles away. In the charming towns of Freehold, Princeton, and Cranbury, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. The Freehold Raceway Mall is just 11 miles from Monroe Chase and features fabulous stores including Nordstrom, Macy's, Lord & Taylor, Vera Bradley, Coach, Chico's, and more. The Princeton Market Fair, with Barnes & Noble, Pottery Barn, and Jos. A. Bank, and the fabulous Quaker Bridge Mall, with over 100 fine specialty shops, are both just 14 miles away.

## *The Best in Community Services*

Excellent medical facilities are comfortably close to Monroe Chase. CentraState Medical Center and Robert Wood Johnson University Hospital are 13 and 19 miles, respectively, from your new home and

offer a complete range of medical services. In addition, the hospitals and medical care facilities of the New York City metropolitan area, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of Monroe Chase are houses of worship representing almost all faiths.

## *A Cultural and Recreational Paradise*

Monroe Chase, 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 Forsgate, Peddie, and Battleground Country Clubs. Scenic public courses, such as The Meadows at





Middlesex Golf Course, Cranbury Golf Club, Charleston Springs Golf Club, and Tamarack Golf Course, are within 15 miles. The beautiful Delaware and Raritan Canal and the surrounding state park are only 15 miles from Monroe Chase. There, you can enjoy the scenic bicycle trails along the canal or spend a day boating. Several local and state parks are located within 19 miles, including Peddie Lake, Princeton Battlefield, Monmouth Battlefield, Assunpink Wildlife Management Area, and Horse Park of New Jersey. At these parks you and your family can enjoy swimming, fishing, ice skating, hiking, basketball, tennis, and picnicking. The 2,500-acre Mercer County Park offers challenging bike trails along the scenic Mercer County Lake and throughout the park's woodlands. Freehold Raceway boasts harness horse racing, while Six Flags Great Adventure includes an animal safari, a water park, and the largest amusement park in the state. Fitness and exercise clubs are within 8 miles of your new home.

The Middlesex County area offers a broad variety of cultural diversions. You can enjoy a theatrical presentation at the Marasco Center for the Performing Arts in Monroe, the State Theatre and George

Street Playhouse in New Brunswick, or McCarter Theatre Center in Princeton. For fine dining, there are many excellent restaurants and country inns in Freehold, Princeton, Cranbury, and New Brunswick. Sports fans can root for Minor League Baseball's Lakewood Blue Claws and Trenton Thunder or professional teams including the Yankees, Mets, Giants, Jets, Devils, Rangers, Knicks, and Nets.

In New York City, 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.

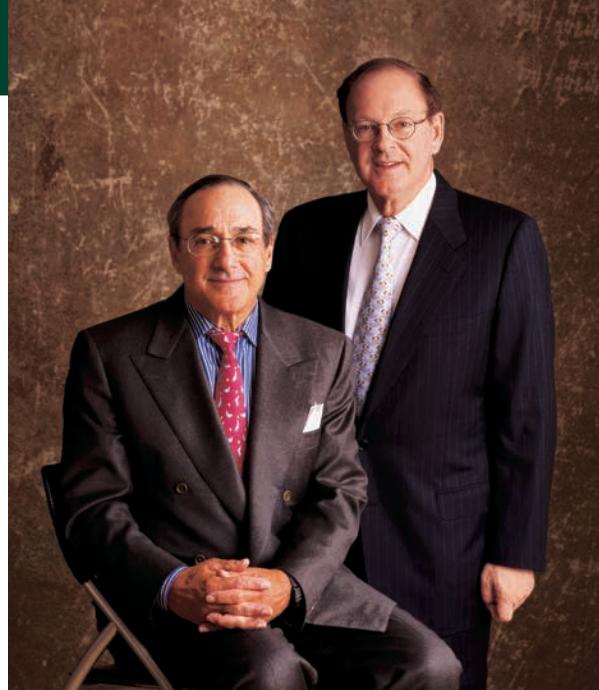
## *An Area of Unequaled Beauty*

In Monroe Chase, your home is a private haven near 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 Monroe Chase.

# Toll Brothers

America's Luxury Home Builder®

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.



Toll Brothers, an award-winning **Fortune 1000** company, embraces an unwavering commitment to quality and customer service. Toll Brothers is currently building nationwide and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE: TOL). The Company was named **America's Most Trusted Home Builder™** 2015\* by *Lifestory Research*, receiving the highest numerical score among the largest 133 home builders in the country in a study that measures, among other things, perceptions of quality, price, reputation, and trust. Toll Brothers was also recently named national **Builder of the Year** by *BUILDER* magazine, and was twice named national **Builder of the Year** by *Professional Builder* magazine.

Toll Brothers proudly supports the communities in which it builds; among other philanthropic pursuits, the Company now sponsors the Toll Brothers - Metropolitan Opera International Radio Network, bringing opera to neighborhoods throughout the world.

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 received the highest numerical score in the United States in the proprietary *Lifestory Research* 2015 America's Most Trusted™ Home Builder study. Study based on 43,200 new home shoppers in 27 markets. Proprietary study results are based on experiences and perceptions of consumers surveyed between January and December 2014.

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America's Luxury Home Builder®



# MONROE CHASE

25 Hastings Lane  
 Monroe Township, New Jersey 08831

609-409-3870

GPS COORDINATES:

X: 40.29016

Y: -74.47626

## Directions

**From the South:** Take the NJ Turnpike to Exit 8 and bear right onto Route 33 East. Proceed 1 1/2 miles on Route 33 East to County Road 619/ Butcher Road. Take the jughandle and turn right onto County Road 619/ Applegarth Road crossing over Route 33. Proceed 1 1/2 miles to Halsey Reed Road and turn left. Continue on Halsey Reed Road for 2/10 mile. Turn right onto Lockwood Drive and follow signs to the Monroe Chase sales center and model homes.

**From the North:** Take the NJ Turnpike to Exit 8A and bear left onto Route 32/Forsgate Drive toward Jamesburg and Monroe. Proceed on Route 32 for 8/10 mile and turn right onto County Road 619/Applegarth Road. Continue 3 7/10 miles to Halsey Reed Road and turn right. Continue on Halsey Reed Road for 2/10 mile. Turn right onto Lockwood Drive and follow signs to the Monroe Chase sales center and model homes.

For more information on Toll Brothers communities nationwide, visit

[TollBrothers.com](http://TollBrothers.com)

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