



anthem<sup>®</sup> ranch  
by Toll Brothers  
ACTIVE LIVING<sup>®</sup>

# Welcome Home To ...

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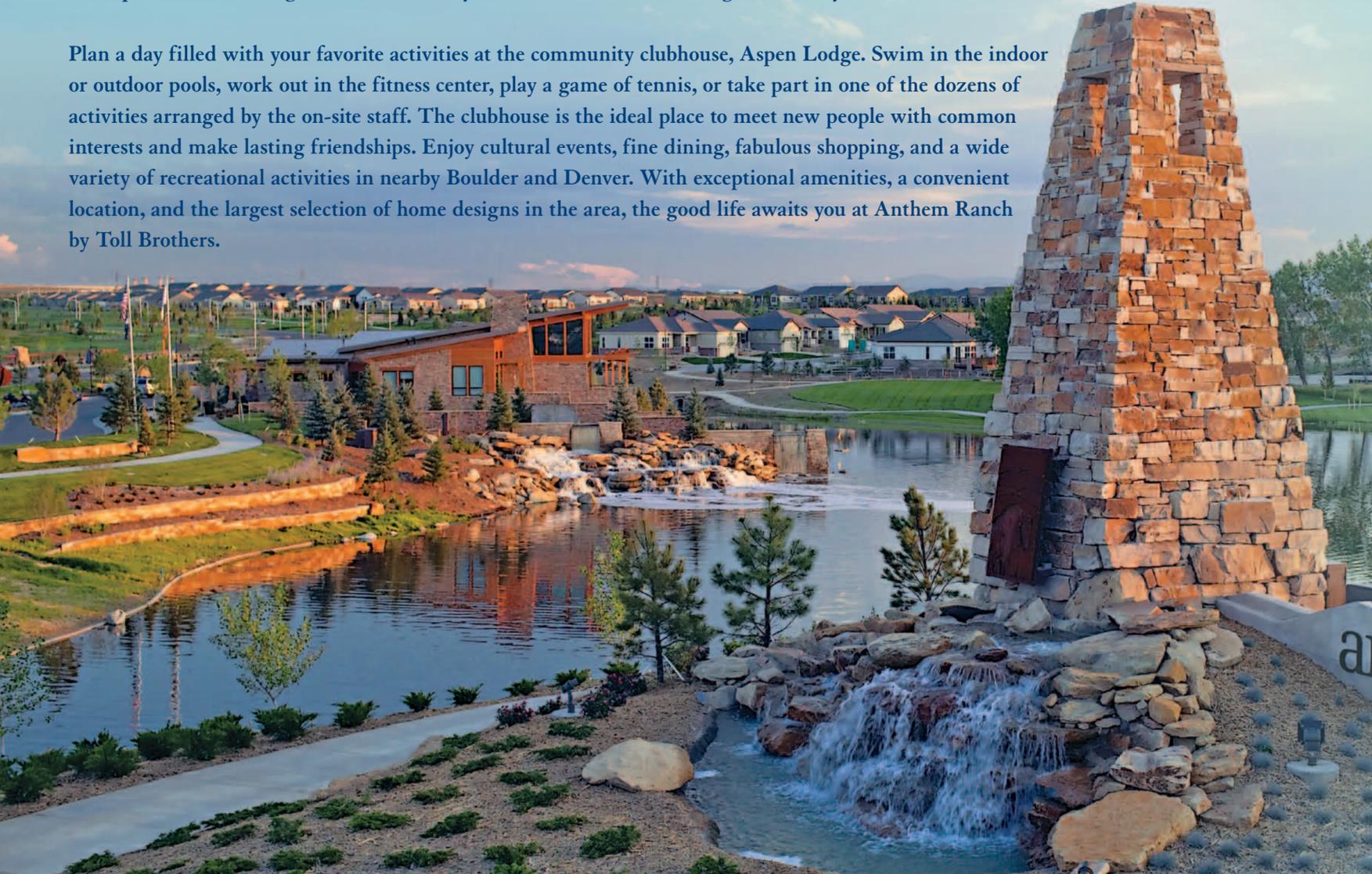
Now is your time to experience life at its fullest! At Anthem Ranch by Toll Brothers, a spectacular resort-style community located just north of Denver in Broomfield, Colorado, you will savor the unparalleled combination of location and lifestyle. Imagine sitting on your deck enjoying your early morning coffee and taking in the relaxed atmosphere and amazing views of the Rocky Mountains in this charming community.

Plan a day filled with your favorite activities at the community clubhouse, Aspen Lodge. Swim in the indoor or outdoor pools, work out in the fitness center, play a game of tennis, or take part in one of the dozens of activities arranged by the on-site staff. The clubhouse is the ideal place to meet new people with common interests and make lasting friendships. Enjoy cultural events, fine dining, fabulous shopping, and a wide variety of recreational activities in nearby Boulder and Denver. With exceptional amenities, a convenient location, and the largest selection of home designs in the area, the good life awaits you at Anthem Ranch by Toll Brothers.



## Paradise Found

As a resident of Anthem Ranch by Toll Brothers, 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 situated close to the Front Range with breathtaking mountain views of Longs Peak. Anthem Ranch provides charm and serenity set against a scenic landscape, yet it's just minutes from every convenience you may want.



## A World of Possibilities ... in a Convenient Location

Just minutes beyond the entrance to your neighborhood, you'll find the world at your feet! Anthem Ranch by Toll Brothers is only minutes from Interstate 25, Highway E-470, and US 36. Traveling to Boulder or downtown Denver is an easy 20-minute drive, while many ski resorts like Vail, Beaver Creek, and Breckenridge can be reached in less than 2 hours. The excitement of Broomfield's shops and restaurants is only minutes away. From Denver International Airport, just 30 minutes away, you can fly to an array of vacation and business destinations throughout the world.



## World-Class Shopping at Your Doorstep!

Do you like quaint antique shops and specialty boutiques? Or are you more of a mall shopper? For convenient one-stop shopping, The Orchard Town Center and Larkridge are just around the corner. The magnificent FlatIron Crossing, just 15 minutes away, features Nordstrom, Macy's, Dillards, and over 200 fine specialty shops, and the fabulous Cherry Creek Mall is 35 minutes away. In addition, you are just minutes from Safeway and King Soopers.

Small-town country life is also within minutes. You'll enjoy Erie Biscuit Day, the Louisville Downtown Street Faire, and fruit picking days at local orchards. Farmer's markets are plentiful and overflow with locally grown produce and handcrafted breads, honeys, and more.

## The Best in Community Services

You can rest assured that you will be well served by the excellent medical facilities close to Anthem Ranch by Toll Brothers. Buffalo Ridge Medical Center is located within Anthem and offers a wide range of medical services. Exempla Good Samaritan Hospital in Lafayette is only 15 minutes from your new home. In addition, the hospitals and medical care facilities in Boulder and Denver are acclaimed for research and treatment and are easily accessible from Anthem Ranch.

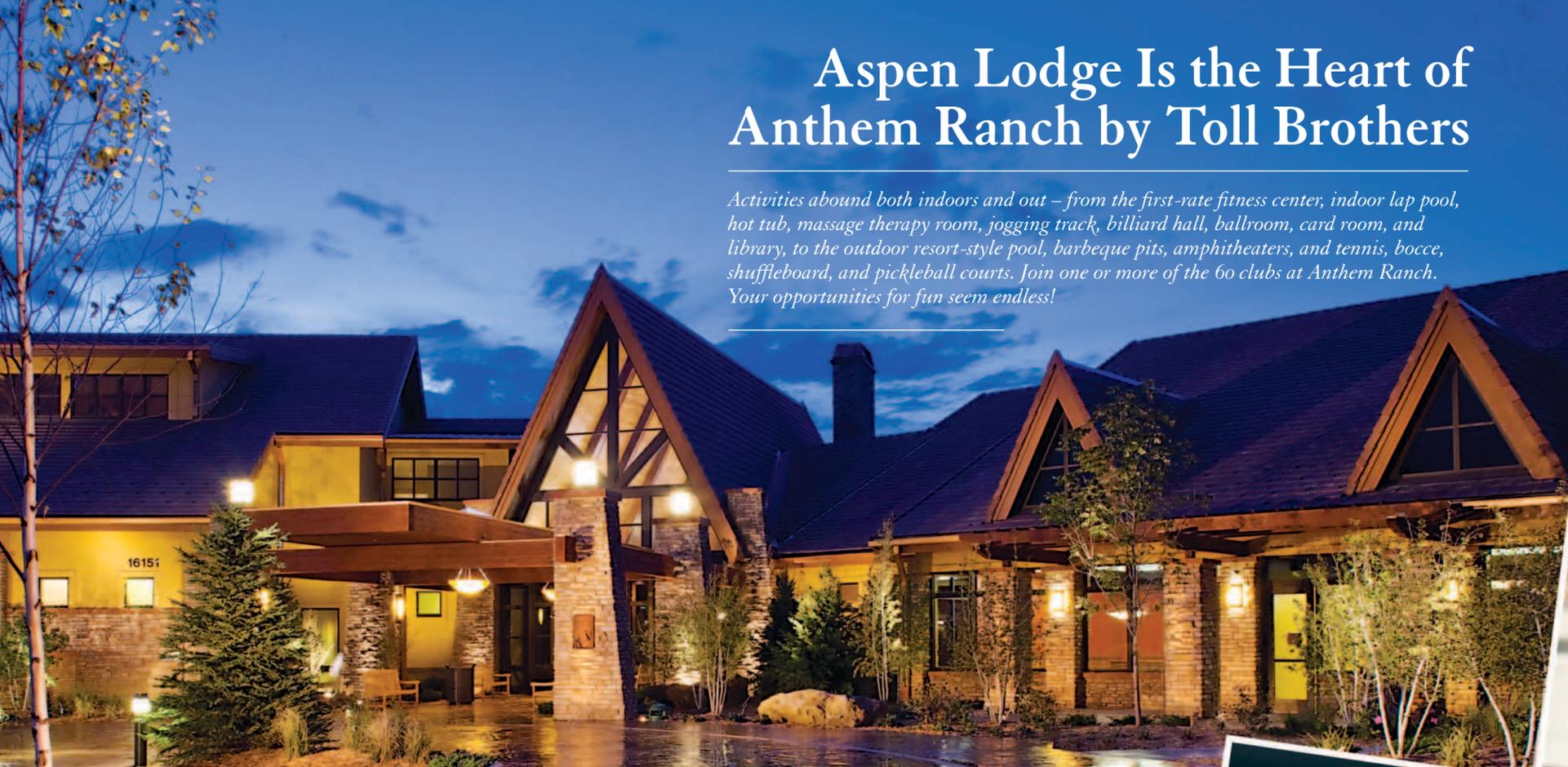
As a resident of Anthem Ranch, you also have free access to the nearby Mamie Doud Eisenhower Library, where you can take a class, attend a lecture, or spend a relaxing day just browsing for books! Less than 30 minutes away, the University of Colorado-Boulder provides educational faculty lectures and a variety of entertaining performances.

Also serving the community of Anthem Ranch are houses of worship representing almost all faiths.



# Aspen Lodge Is the Heart of Anthem Ranch by Toll Brothers

*Activities abound both indoors and out – from the first-rate fitness center, indoor lap pool, hot tub, massage therapy room, jogging track, billiard hall, ballroom, card room, and library, to the outdoor resort-style pool, barbeque pits, amphitheaters, and tennis, bocce, shuffleboard, and pickleball courts. Join one or more of the 60 clubs at Anthem Ranch. Your opportunities for fun seem endless!*



Anthem Ranch by Toll Brothers is the place where you can create your own perfect country club lifestyle. Picture yourself spending a leisurely afternoon at your private 32,000-square-foot clubhouse — as a homeowner, you're a full member!

Curl up in the library with a page-turner, spend the afternoon shooting pool in the billiard room or playing bridge in the card room, get in a workout or do aerobics with friends in the 7,800-square-foot, two-story fitness center — there are lots of ways to spend a fun day at the clubhouse. There's plenty to do outdoors, too. Organize your own tournament as part of the tennis club, just one of 60 clubs within Anthem Ranch. 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 these are your clubs, and there is always something fun and exciting to do!

## Expand Your Horizons

Your community offers you a wealth of opportunities to learn! Your clubhouse is the perfect setting for taking in a lecture on one of your favorite topics or gathering friends to discuss the latest bestseller. Aspen Lodge offers a variety of classes on subjects such as cooking, photography, painting, gardening, dancing, and writing.



# A Cultural and Recreational Paradise

So much to do, and so much time to do it! Your easygoing lifestyle at Anthem Ranch by Toll Brothers offers you a full palette of tempting getaways just minutes from home. Make new friends who share your interests, and spend your days enjoying the many recreational pursuits of the area.

Grab your clubs and visit one of the many challenging private and semiprivate area golf courses, including Colorado National, Broadlands, and Eagle Trace, all within a 15-minute drive.

Put on your comfortable walking shoes and take a stroll on the community's 48 miles of trails. Visit one of the 22 parks and 11 ponds, or enjoy the 735 acres of open space within the master plan. Many local and state parks are nearby, including Broomfield Community Park, Rocky Mountain National Park, St. Vrain State Park, Eldorado Canyon State Park, Indian Peaks Wilderness Park, and Golden Gate Canyon State Park. Less than 80 minutes from the community is Estes Park, a popular resort where you can experience white water rafting, boating, fishing, horseback riding, and skiing, as well as observe a variety of wildlife including elk and bighorn sheep. Hike and climb one or all of the 53 magnificent 14,000-foot peaks in Colorado – the possibilities are unlimited! If you like being near the water, you're in luck. McKay Lake, Broomfield Reservoir, and many other lakes and reservoirs surround the area near Anthem Ranch.

The local cultural environment has a lot to offer, including the Boulder Dinner Theatre, ISTBANK Center, Brunner House, and many other venues, all just minutes away.

As a carefree resident of Anthem Ranch by Toll Brothers, you can become an adventurer! In downtown Boulder or Denver, you can explore a fabulous range of cultural and recreational activities and an eclectic array of international dining, world-class entertainment, and museums.



# 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 Anthem Ranch by Toll Brothers!





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 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.

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*, and 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 honor twice. Toll Brothers 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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## Directions

From I-25: Take Exit 229 to State Highway 7. Travel west for 3 miles (toward Lafayette) to Lowell Boulevard and turn left. Drive south on Lowell Boulevard for 1 mile to Anthem Ranch Road. Turn right onto Anthem Ranch Road and then take the first left to the Anthem Ranch sales center on the right.



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