

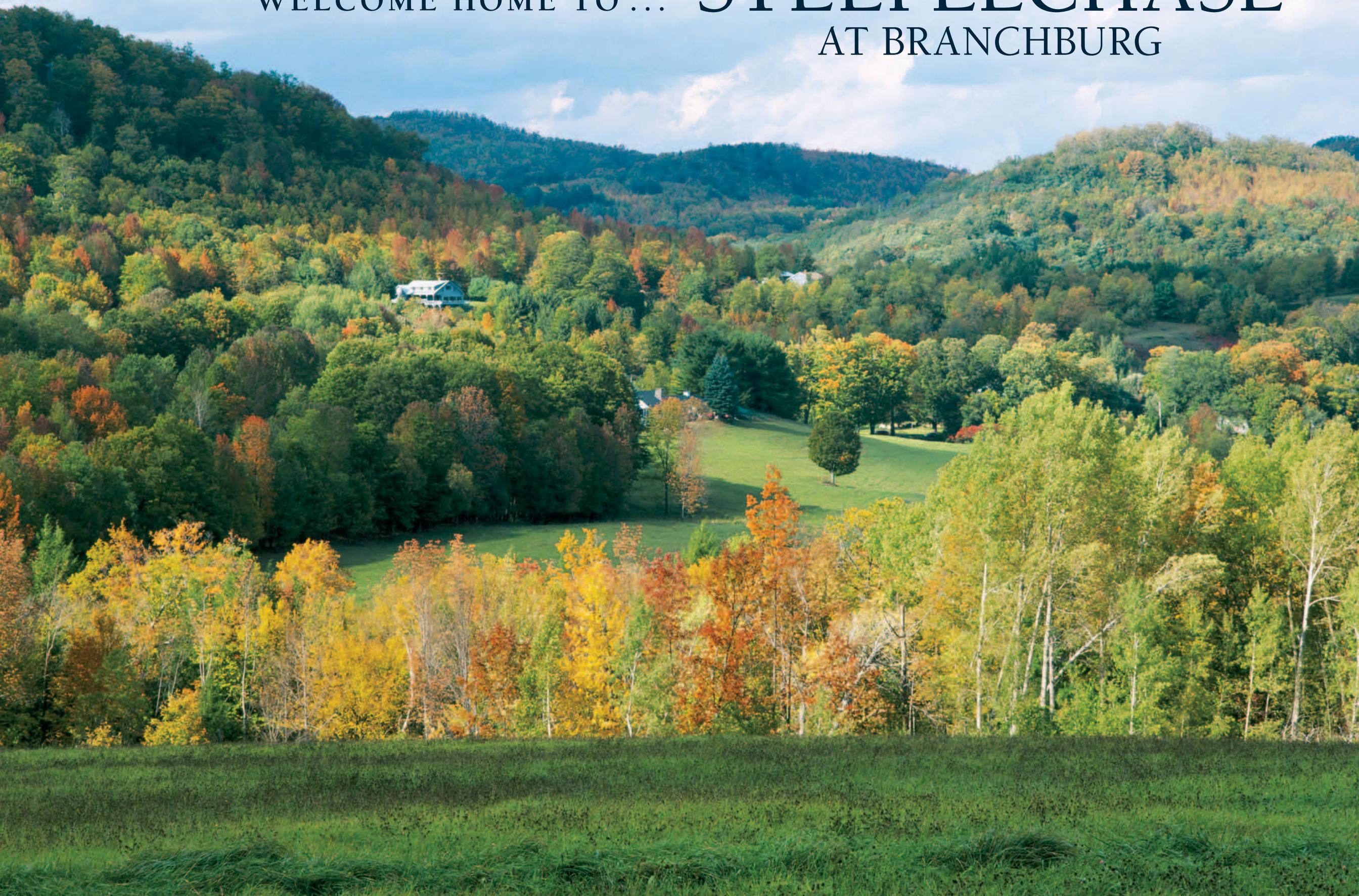
STEEPLECHASE

AT BRANCBURG



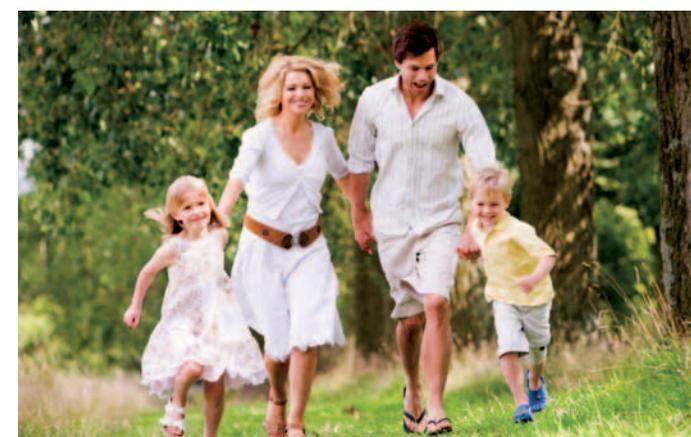
Toll Brothers
America's Luxury Home Builder®

WELCOME HOME TO ... **STEEPLECHASE**
AT BRANCBURG



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 in prestigious Somerset County, Steeplechase at Branchburg offers some of Toll Brothers' largest home designs from our Signature series of luxury estate homes. As a homeowner in this community, you can take advantage of this convenient location by indulging in all of your favorite activities nearby – cultural events, fine dining, fabulous shopping, and a wide variety of recreational possibilities.



A CONVENIENT PLACE TO LIVE

In Steeplechase at Branchburg, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Steeplechase at Branchburg is only 8 minutes from Route 22, just 14 minutes from I-78, and 13 minutes from I-287. Basking Ridge can be reached in 15 minutes, and New Brunswick and Morristown are 28 minutes away. New York City is within an hour. Commuting by train to New York City is an easy ride on NJ Transit from the North Branch station, located just 4 minutes away. Newark Liberty International Airport is 40 minutes from the community.

A FOCUS ON EDUCATION

As a Steeplechase at Branchburg homeowner, you will join a community where education is given the highest priority. Over 90% of Somerville High School* students continue their education after graduation. Gifted programs are available at all grade levels, and the high school offers 22 college Advanced Placement courses.

Superb private schools, including The Pingry School, Gill St. Bernards School, and Rutgers Preparatory School, are within 22 minutes of Steeplechase at Branchburg. The Hun School of Princeton is 38 minutes away. All these private schools offer both primary and secondary education.

Princeton and Rutgers Universities are both within 40 minutes. Nearby, Raritan Valley and Hunterdon County Community Colleges offer continuing adult education with a wide diversity of day and evening courses. In addition, many excellent academic institutions in New York City, including Columbia and New York Universities, are about an hour from your new home.

*Schools subject to reassignment by governing authorities.



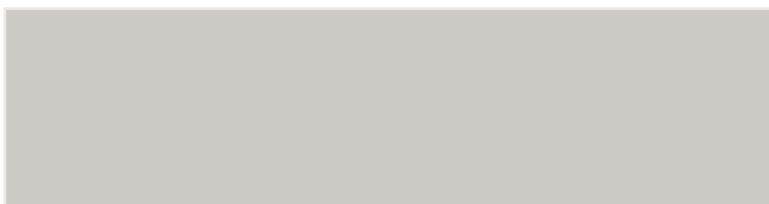
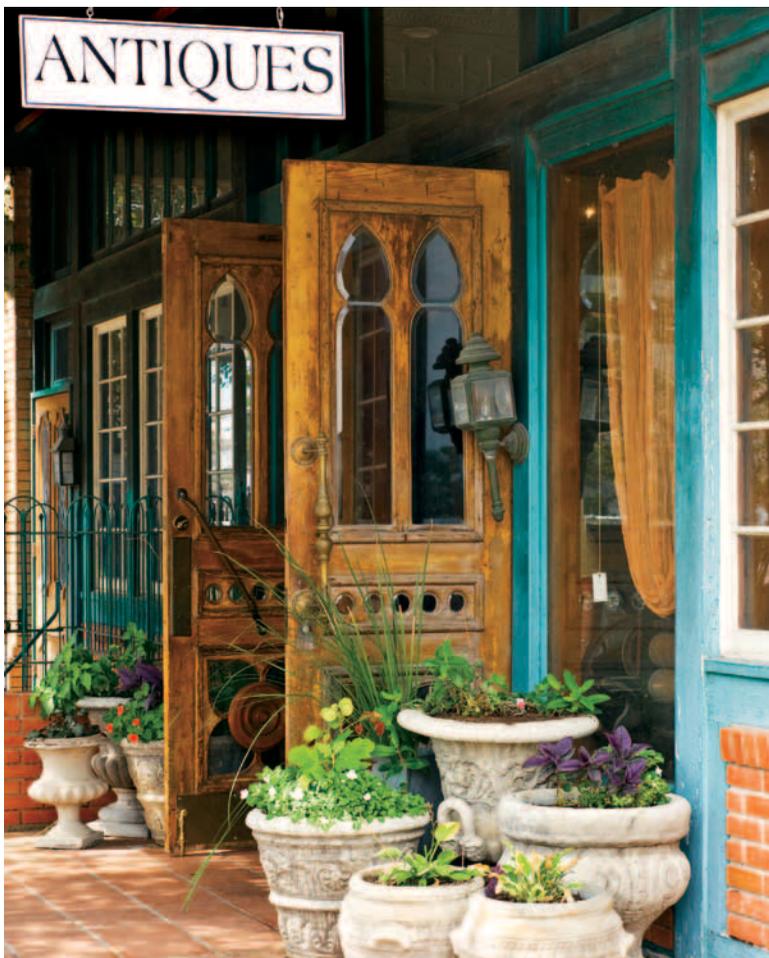


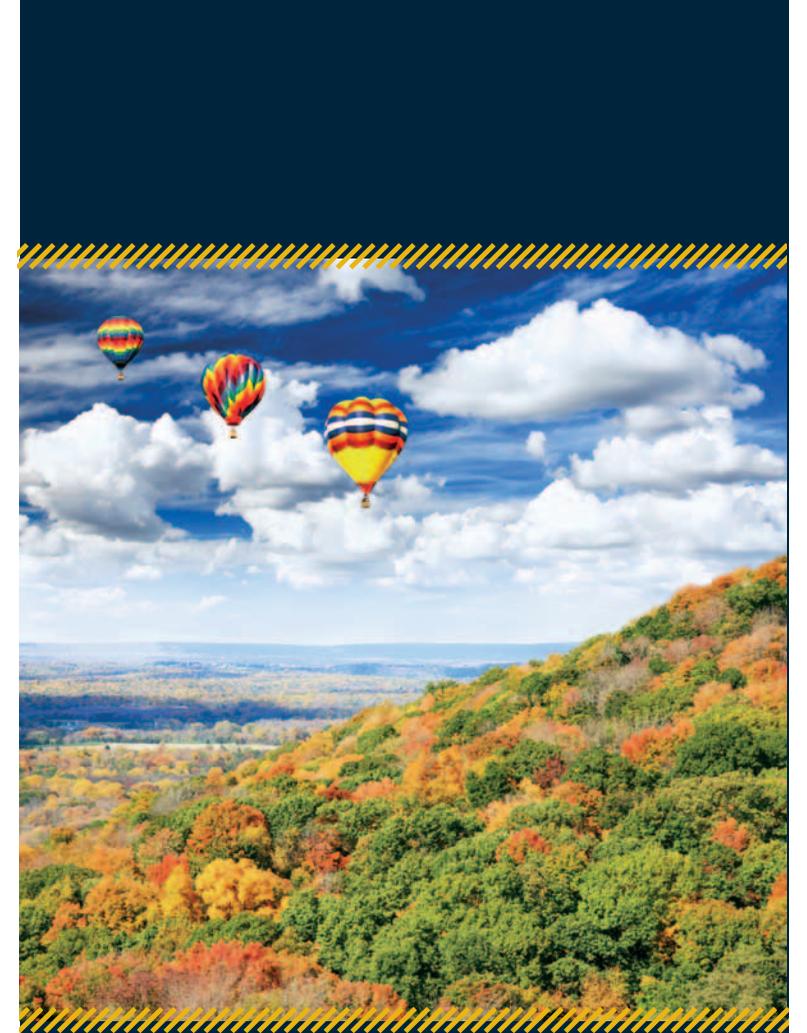
WORLD-CLASS SHOPPING AT YOUR DOORSTEP!

Steeplechase at Branchburg is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Bridgewater Towne Center is 11 minutes away. In the charming towns of Clinton, Lambertville, and Flemington in New Jersey and New Hope in Pennsylvania, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. The fabulous Bridgewater Commons Mall is just 9 minutes from Steeplechase at Branchburg with Bloomingdale's, Lord & Taylor, Macy's, and over 160 fine specialty shops.

THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are comfortably close to Steeplechase at Branchburg. Somerset Medical Center is only 16 minutes from your new home and offers a complete range of medical services. In addition, the hospitals and medical care facilities of the New York metropolitan area, acclaimed worldwide for research and treatment, are very accessible. Also serving the community of Steeplechase at Branchburg are houses of worship representing almost all faiths.





A CULTURAL AND RECREATIONAL PARADISE

Steeplechase at Branchburg, 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 Fox Hollow Golf Club and Fiddler's Elbow Country Club. Scenic public golf courses, including Neshanic Valley and Quail Brook, are within 20 minutes. The beautiful Round Valley Reservoir is 18 minutes away and offers boating and other water sports. Several local and state parks are located within 12 minutes, including White Oak Park, Ten Eyck Park, and Old Towne Park. At these parks you and your family can enjoy activities such as swimming, fishing, ice skating, hiking, and picnicking. Fitness and exercise clubs are just a few minutes from your new home.

The Branchburg area offers a broad variety of cultural diversions. The Festival of Ballooning is held every summer in Readington, just 13 minutes away. You can discover science and art at the Morris Museum of Art or see a theatrical presentation at Princeton University's McCarter Theatre and the George Street Playhouse in New Brunswick.

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. Sports fans can root for professional teams including the Yankees, Mets, Giants, Jets, Devils, Rangers, Knicks, and Nets.

AN AREA OF UNEQUALLED BEAUTY

In Steeplechase at Branchburg 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 Steeplechase at Branchburg.



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.

When you choose Toll Brothers, a **Fortune 1000** company, you choose our unwavering commitment to quality and customer service. We have won numerous awards – the Company was recently named **Builder of the Year** by *Professional Builder* magazine 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 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.

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.

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.

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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STEEPLECHASE AT BRANCBURG

1 Ten Eyck Road South
Branchburg, New Jersey 08876

908-526-TOLL (8655)

GPS Coordinates

X: 40.615586 Y: -74.682983



DIRECTIONS

From I-287: Take Exit 22A. Turn right onto US-202 South/US-206 South and continue for ½ mile. Turn right onto Burnt Mill Road and proceed 2 ¾ miles. Turn left onto Cowperthwaite Road and continue straight onto Burnt Mill Road. Turn left onto Reeves Way, then follow signs to the Steeplechase at Branchburg sales center and model home.

From the Somerville Circle: Take Route 28 West 2 ¾ miles to Burnt Mill Road. Turn right onto Burnt Mill Road and continue ¾ mile. Turn right onto Reeves Way and follow signs to the Steeplechase at Branchburg sales center and model home.

**Professional
Builder of the year**
Two-time Award Winner

