



THE HIGHLANDS
AT PARKER



THE HILLS
AT PARKER



Toll Brothers
America's Luxury Home Builder®



WELCOME HOME TO

THE HIGHLANDS AT PARKER

THE HILLS AT PARKER

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 trails and open space, only minutes from the quaint village Mainstreet of Parker, both The Highlands and Hills at Parker feature luxurious homes in the highly desired Idyllwilde master planned community. The Highlands at Parker offers large estate homes situated at the highest point in the area with spectacular panoramic views. Homeowners at The Hills at Parker will enjoy an executive home with exceptional affordability, mountain views, and close proximity to schools.

A CONVENIENT PLACE TO LIVE

In The Highlands and Hills at Parker, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Both communities are 5 minutes from Parker Road, 10 minutes from E-470, and 15 minutes from I-25. Downtown Denver and Colorado Springs can be reached in 35 and 60 minutes, respectively. Commute by light rail to the Denver Tech Center in 10 minutes or downtown Denver in 20 minutes from the Lincoln station, located just 15 minutes away. Denver International Airport can be reached in 40 minutes, while Centennial Regional Airport is just 15 minutes from your new home.

A FOCUS ON EDUCATION

As a homeowner at The Highlands and Hills at Parker, you will join a community where education is given the highest priority, with schools only a short walk away. Legend High School* which opened in 2008, is the only AVID (Advancement Via Individual Determination) school in the Douglas County School District. AVID is a national college readiness system designed to increase learning and performance. Gifted programs are available at all grade levels, and the high school offers college Advanced Placement courses, as well as Career and Technical Education (CTE) courses in criminal justice, information technology, graphic design, video broadcast, renewable energy, engineering, and health science. In the Douglas County School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music.

Superb private schools, including Ave Maria Catholic School, Lutheran High School, and Regis Jesuit High School, are all within 20 minutes.

The University of Denver, University of Colorado at Denver, Regis University, and the Colorado School of Mines are all only 30 to 60 minutes away. Nearby, the Metropolitan State University of Denver and Arapahoe Community College offer continuing adult education with a wide diversity of day and evening courses. In addition, many excellent academic institutions in Colorado Springs, including prestigious Colorado College and the University of Colorado - Colorado Springs, are an hour away.



*Schools subject to reassignment by governing authorities.

WORLD-CLASS SHOPPING AT YOUR DOORSTEP!

The Highlands and Hills at Parker are close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, Parker Crossroads shopping center and Stroh Ranch Center are both less than 7 minutes away. On Mainstreet in charming downtown Parker, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. Park Meadows mall is just 20 minutes from both communities with Nordstrom, Macy's, and Dillard's, and the fabulous Cherry Creek Shopping Center is also 25 minutes away with over 100 fine specialty shops.



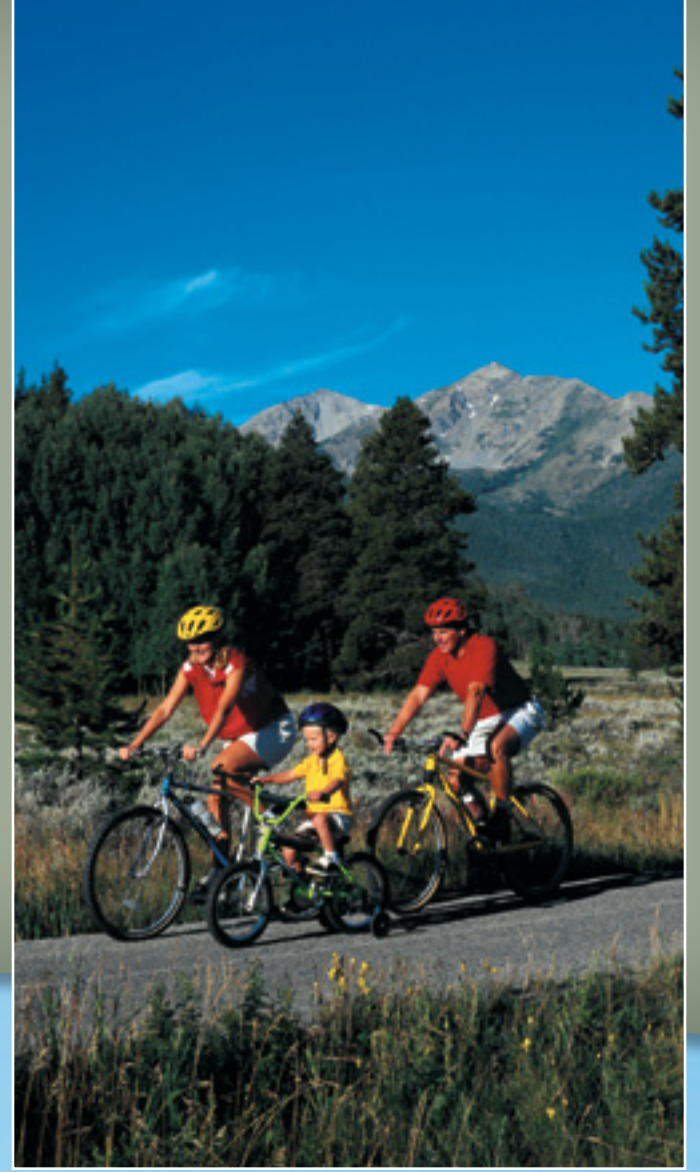


A CULTURAL AND RECREATIONAL PARADISE

The Highlands and Hills at Parker, 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. Homeowners will be able to enjoy exceptional amenities within Idyllwilde including a modern fitness center and water park with zero-entry pool and splash park. Several challenging private and semiprivate golf courses and country clubs are nearby, including Black Bear Golf Club, The Club at Pradera, Heritage Eagle Bend Golf Club, Valley Country Club, Meridian Golf Club, The Pinery Country Club, and Plum Creek Golf Club. Scenic public golf courses, including The Ridge at Castle Pines North, Saddle Rock, Murphy Creek, and Red Hawk Ridge, are within 25 minutes. The beautiful Cherry Creek and Aurora Reservoirs are only 30 minutes away and offer boating and other water sports. Several local and state parks are located within 10 minutes, including Challenger Regional Park, Bar Triple C Park, Castlewood Canyon State Park, and Salisbury Equestrian Park. At these parks you and your family can enjoy hiking, biking, picnicking, and horseback riding. World-famous ski resorts like Vail, Keystone, and Breckenridge are less than 2 hours away. Fitness and exercise clubs are within 5 minutes of your new home.

The Parker area offers a broad variety of cultural diversions. You can discover history and art at the History Colorado Center and Parker Arts, Culture & Events (PACE) Center, or enjoy a theatrical presentation at The Denver Center for the Performing Arts. Sports fans can root for professional teams including the Denver Broncos, Colorado Rockies, Denver Nuggets, Colorado Avalanche, Colorado Rapids. For fine dining, there are many excellent restaurants and country inns in Parker, Littleton, Greenwood Village, and Denver.

In downtown Denver 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.



THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are comfortably close to The Highlands and Hills at Parker. Parker Adventist Hospital and Children's Hospital Colorado, both only 10 minutes from your new home, offer a complete range of medical services. In addition, the hospitals and medical care facilities of the Denver metropolitan area, acclaimed worldwide for research and treatment, are very accessible.



Also serving the communities of The Highlands and Hills at Parker are houses of worship representing almost all faiths.



AN AREA OF UNEQUALLED BEAUTY

In The Highlands and Hills at Parker, 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. No matter which community you choose, you will live and entertain with pride in The Highlands and Hills at Parker.





Toll Brothers

America's Luxury Home Builder²

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 named *2012 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.

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 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, 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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Toll Brothers
 America's Luxury Home BuilderSM

 **Professional
 Builder of the year**



DIRECTIONS:

From E-470: Take Exit 5 (S. Parker Road/CO-83). Head south on S. Parker Road and drive 4 4/10 miles to Hess Road. Turn left onto Hess Road and travel 1 1/2 miles to Canterbury Parkway. Turn left onto Canterbury Parkway and travel 4/10 mile to Idyllwilde Drive. Turn left onto Idyllwilde Drive and travel 2/10 mile to Stroll Avenue. Turn left onto Stroll Avenue and the sales center will be immediately on your right.