

Toll Brothers
America's Luxury Home Builder®

The
OVERLOOK
AT BROOKSHIRE





WELCOME HOME TO *The*
OVERLOOK
AT BROOKSHIRE

NESTLED AT THE SOUTH END OF THE SAMMAMISH PLATEAU overlooking nearly 7 acres of protected open space, The Overlook at Brookshire is a community of luxurious homes with a coveted Issaquah address. Surrounded by protected wetlands and mature trees, this impressive community is just minutes from any convenience you may need.

A CONVENIENT PLACE TO LIVE

At The Overlook at Brookshire, you will enjoy the relaxed atmosphere of Issaquah living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Only 4 minutes from the community is Interstate 90, providing quick access to cities including Bellevue and Seattle. Downtown Bellevue is just 17 minutes away, offering a sophisticated urban atmosphere filled with dining and retail choices. The Overlook is less than 10 minutes from several major employment centers, including Swedish Hospital and Costco in Issaquah. Additionally, downtown Seattle, the headquarters of Starbucks

and Amazon, can be reached in only 24 minutes, and Redmond's major tech corridor, which includes Microsoft's main campus, is a 21-minute drive. Commuting by bus to Seattle is an easy ride from the Issaquah Highlands Park & Ride, located 4 minutes from your new home. Microsoft employees can take advantage of the convenient Microsoft Connector, which provides free transportation to the Microsoft campus. Seattle-Tacoma International Airport can be reached in 31 minutes.

A FOCUS ON EDUCATION

As a homeowner at The Overlook at Brookshire, you will join a community where education is given the highest priority. Children living in the community will attend Sunny Hills Elementary, Pacific Cascade Middle, and Issaquah High Schools.* The award-winning Issaquah School District is ranked fifth overall in the state, with all three schools ranked in the top 10% of public schools statewide.† Students in the district consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music. The high school offers Advanced Placement courses and has a strong music and theater program.

Superb private schools, including St. Joseph School, Cougar Mountain Academy, and Eastside Catholic School, are all within 12 minutes of The Overlook at Brookshire.

Located less than 25 minutes away, the University of Washington, Seattle University, and Bellevue College offer undergraduate programs, evening classes, and continuing education courses. In addition to undergraduate programs, the University of Washington and Seattle University also offer graduate programs.

*Schools subject to reassignment by governing authorities. †According to schooldigger.com.



WORLD-CLASS SHOPPING AT YOUR DOORSTEP!

The Overlook at Brookshire is close to a variety of shopping centers, from quaint antique and specialty boutiques to modern malls. The bustling Grand Ridge Plaza retail center at Issaquah Highlands, featuring restaurants, shops, and services, is just 4 minutes away. For convenient one-stop shopping, Trader Joe's and PCC Natural Market are less than 7 minutes away at Issaquah Commons and Pickering Place, respectively. Discover unique stores at charming Gilman Village in downtown Issaquah, a popular landmark featuring shops and restaurants all housed in preserved historic structures. Venture only 16 minutes away for an A-list shopping experience in Bellevue. Bellevue Square, Lincoln Center, and The Shops at The Bravern collectively house more than 250 fine specialty shops in the heart of downtown Bellevue.

THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are close to The Overlook at Brookshire. The new Swedish Hospital and Proliance Highlands Medical Center in Issaquah are only 5 minutes from your new home and offer a complete range of medical services, while Overlake Hospital Medical Center and Seattle Children's at Overlake are only a 16-minute drive. Furthermore, the hospitals and medical care facilities of Seattle, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community are houses of worship representing many faiths.





A CULTURAL AND RECREATIONAL PARADISE

The Overlook at Brookshire offers you both an exclusive neighborhood and a classic lifestyle. It is a tranquil place to live with almost every type of recreational activity close at hand.

Several local and state parks are located within 17 minutes, including Pine Lake Park, Beaver Lake Park, and Marymoor Park. Only 6 minutes away, you will discover Lake Sammamish State Park, featuring a 512-acre park with 6,858 feet of beautiful Lake Sammamish waterfront. You and your family can enjoy miles of biking and hiking trails; a variety of water activities such as boating, swimming, fishing, and kayaking; and fields for sports such as horseshoe, volleyball, and baseball. A quick 6-minute drive from The Overlook at Brookshire is Duthie Hill, a 120-acre forest ideal for adventure-seeking mountain bikers. Duthie Hill also connects to Grand Ridge Park, which has a 6-mile, single-track trail and connects to Interstate 90. Hikers can enjoy the Pacific Northwest on a variety of trails at Squak Mountain, Cougar Mountain, and Tiger Mountain, all easily accessible via I-90. Fitness and exercise clubs are within 6 minutes of your new home.

Several challenging private golf courses and country clubs are nearby, including The Plateau Club, TPC Snoqualmie Ridge, and Sahalee Country Club. Scenic public golf courses, including The Golf Club at Newcastle, Snoqualmie Falls Golf Course, and Twin Rivers Golf Course, are also within 20 minutes of the community.

Snoqualmie Pass is only a 39-minute drive and offers skiers and snowboarders of all skill levels an ideal location to hit the slopes. Snoqualmie also offers a variety of hiking trails as well as campsites for overnight hikes.

A broad variety of cultural diversions can be found only minutes from your new home. The Issaquah Farmers Market, a local favorite, is housed at charming Pickering Barn and takes place during the summer months. Bring the family to an outdoor concert at either the Issaquah Community Center or the Sammamish Commons, both an easy 8-minute drive from The Overlook at Brookshire. You can also enjoy a theatrical presentation at Village Theatre in downtown Issaquah, followed by dinner at one of the many fabulous restaurants Issaquah has to offer such as Jak's Grill and Fins Bistro.

Drive across the I-90 floating bridge into Seattle and enjoy a wonderful range of cultural and recreational activities as well as an eclectic array of international dining, world-class entertainment, museums, and art galleries. Sports fans can root for professional teams including the Seattle Seahawks, Seattle Mariners, and Seattle Sounders.



AN AREA OF UNEQUALLED BEAUTY

In The Overlook at Brookshire, 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 The Overlook at Brookshire.

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 honored as one of the **World's Most Admired Companies 2015** by *Fortune* magazine, ranking #1 in the Homebuilding Industry and first in People Management, Use of Corporate Assets, Quality of Management, and Long-Term Investment Value. 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.

The 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.

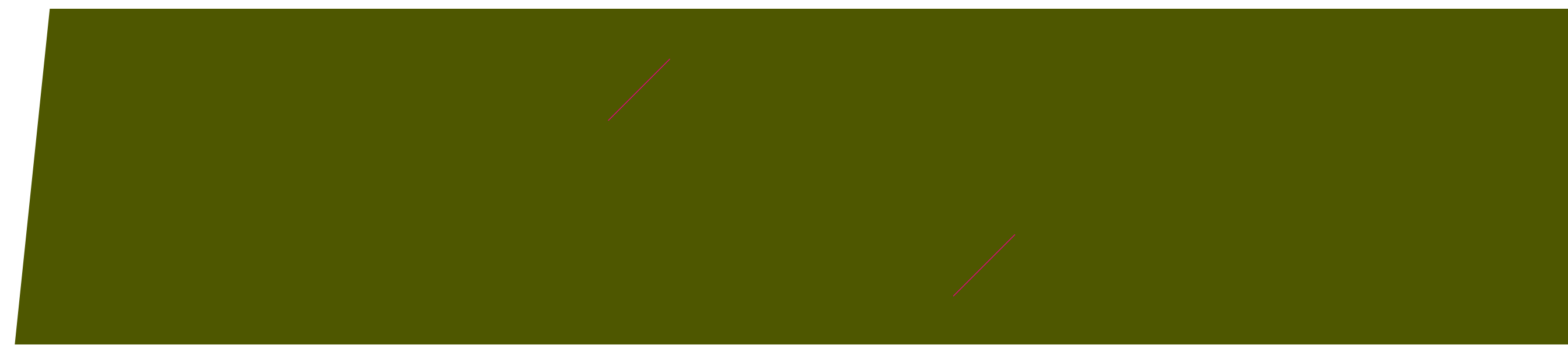
THE TOLL BROTHERS BUYER SATISFACTION PROGRAM

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.



The OVERLOOK

AT BROOKSHIRE

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Phone: 425-654-2089 | GPS Coordinates: 47.562150, -122.023552



DIRECTIONS

From I-90: Take Exit 17 for Front St. N. and head north toward East Lake Sammamish Pkwy. SE. Turn right onto SE Issaquah-Fall City Rd. After 1.1 mi., turn left onto Issaquah-Pine Lake Rd. SE. Continue for 0.5 mi., then turn right onto 238th Way SE. The Overlook at Brookshire will be on your left.



**NATIONAL BUILDER
100 OF THE YEAR 2014**



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