

# THE TERRACES

*Dublin Ranch*  
Villages

*Toll Brothers*  
America's Luxury Home Builder®

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## *Dublin Ranch* Villages



The lifestyle you have longed for . . .

the lifestyle you deserve . . . awaits you

at The Terraces at Dublin Ranch, where

the good life is your way of life.

## YOUR DREAMS BECOME REALITY



The lifestyle you have dreamed of is now a reality. The Terraces at Dublin Ranch is a spectacular new condominium community located within the master planned community of Dublin Ranch. The Terraces offer stylish, sophisticated suburban living with elegant residences, resort-style amenities and endless activities. The good life awaits you at The Terraces at Dublin Ranch.

## LIVING IN THE HEART OF THE EAST BAY



Located along the I-680 business corridor in the East Bay, The Terraces puts you in the center of it all. The Terraces is just a few minutes from Interstates 580 and 680. Hacienda and Bishop Ranch Business Parks can be reached in less than 10 minutes. San Francisco and Silicon Valley are within 45 minutes of the community. Commuting to San Francisco, Fremont or Walnut Creek is easy from the Pleasanton/Dublin BART station, just minutes away. Commuting by train to Silicon Valley is easy on the Altamont Commuter Express, with stations just 10 minutes away in both Pleasanton and Livermore. The Oakland and San Francisco International Airports are 25 and 60 minutes away, respectively.





## SHOPPING POSSIBILITIES

The Terraces at Dublin Ranch is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Shops at Waterford, just minutes away, offers a flagship Safeway, restaurants, and a variety of shopping opportunities. Hacienda Crossings Shopping Center includes major retail stores, fine dining, and an IMAX cinema complex. The future Promenade will feature a traditional main street that provides the convenience of a neighborhood shopping area delightfully designed with old world charm. Current plans envision specialty shops, cafes, gourmet groceries and more, centrally located for easy access from any area of Dublin Ranch. In the charming nearby towns of Pleasanton and Livermore, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The fabulous Stoneridge Mall is just 15 minutes away with Nordstrom, Macy's, and over 250 fine specialty shops.



## WORLD-CLASS ENTERTAINMENT AND RECREATION

Almost every type of recreational activity is close at hand. Within walking distance to The Terraces is Emerald Glen Park, a 40-acre community park that includes lighted basketball and tennis courts; baseball, softball, and soccer fields; a playground with water play features; picnic areas; and even a skateboard park. Bray Commons, Dublin's only dog park, is located right within Dublin Ranch and offers a complete range of leisure opportunities – picnicking, volleyball, trails for jogging or walking the dog, and a playground. A future 2-acre park – steps from your new home will include an open-air bandstand. Also, the future 60 acre Fallon Sports Park will be within walking distance from The Terraces. The Iron Horse Trail, a paved trail extending from Pleasanton to Walnut Creek, is a short bike ride away.

Several local and state parks are located within 20 minutes, including Tassajara Creek Regional Park, Shadow Cliffs Regional Park and Lake Del Valle State Recreation Area, and Mount Diablo State Park. At these parks, you and your family can enjoy swimming, fishing, hiking, and picnicking. The beautiful San Francisco Bay only 30 minutes away, offers boating and other water sports.

Numerous fitness and exercise clubs are within 10 minutes. Several private country clubs are nearby, including Ruby Hills, Blackhawk, and Castlewood. Dublin Ranch Golf Course, a new 18-hole public golf course, is located within Dublin Ranch. In addition, the challenging public golf courses of Poppy Ridge, Callippe Preserve Golf Course and The Course at Wente Vineyards are also within 15 minutes. Just outside your home are the surrounding areas of Dublin, Pleasanton and Livermore, which offer a world of beauty, entertainment, and convenience all their own. Only 5 minutes away, the downtown areas of Dublin and Pleasanton feature exciting nightlife, a wide variety of fine dining and casual restaurants, and coffee houses. The highly acclaimed Livermore Valley Wine Region, which includes such well-known wineries as Wente, Concannon, and Stony Ridge, along with numerous boutique vineyards, is only 15 minutes away.



Alameda County and the Bay Area offer a broad variety of cultural diversions. Within an hour drive, you can view innovative exhibits at the Lawrence Hall of Science at the University of California, Berkeley and the Hearst Art Gallery at Saint Mary's College, or enjoy the California Symphony at the Dean Leshner Regional Center for the Arts in Walnut Creek.

Unquestionably one of the world's most beautiful cities, nearby San Francisco is an endless source of cultural and recreational activities, with an eclectic array of international dining, world-class entertainment, museums, opera, theater, and art galleries. Sports fans can root for seven major professional teams around the Bay Area.





## WHERE THE GOOD LIFE IS YOUR WAY OF LIFE

The Terraces residents enjoy their own sparkling resort-style pool and spa. The spectacular Terraces Clubhouse offers 5,500 square feet of exclusive club amenities including a complete state-of-the-art fitness center overlooking the pool and the hills beyond, an event room with a commanding fireplace and full gourmet kitchen, a cozy library, a home theater screening room, and a

corporate conference room. Throughout the community you will find exceptional landscaping, open areas, meandering walkways that lead to water fountains, and open-air atriums with fireplaces to gather with friends and neighbors. With good friends and an array of activities to enjoy, you can relax and appreciate the good life. You will find that The Terraces is truly where you belong.





## EDUCATIONAL OPPORTUNITIES

Because learning is a lifelong endeavor, you will enjoy many exciting opportunities for continuing adult education that are convenient to The Terraces. Within 15 minutes is the University of San Francisco's San Ramon Campus, where you can take courses ranging from Art History to radio and television to fine arts and engineering. Nearby Las Positas Community College, Diablo Valley College, and California State University East Bay also offer continuing adult education with a wide diversity of day and evening courses. The University of California, Berkeley is less than an hour away. In addition, many excellent academic institutions in the Bay Area, including Stanford University, St. Mary's College, and Santa Clara University, are all less than an hour away.

Dublin's expanding school district is known for its quality public schools and commitment to excellence. Several schools in the district have been named California Distinguished Schools. Gifted programs are available at the grade school level, and college advanced placement courses are offered at the high school level. The newly opened Eleanor Murray Fallon School (K-8), located within the Dublin Ranch area, comprises state-of-the-art facilities and after school recreational programs, and the future John Green Elementary School will also be located in the Dublin Ranch area.

## THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are comfortably close to The Terraces. Valley Care Medical Center is 10 minutes away. The new Dublin Gateway Medical Center will be just minutes from your new home and will have an urgent care facility along with primary care.

Also serving the community of The Terraces at Dublin Ranch are houses of worship representing almost all faiths.





## MORE COMFORTS OF HOME

We've crafted a collection of distinctive residences that cater to your specific needs. Regardless of your lifestyle, you'll find that The Terraces offers more resort-style amenities, more space, more outstanding features, and most importantly, more comforts of home. At The Terraces at Dublin Ranch, the floorplans are stylish, with well-designed kitchens and luxurious master bedroom suites. Also featured are private balconies and patios for

entertaining, and convenient underground parking with controlled access to your home. Whether you're walking to the park, basking in the sun by a sparkling pool, or just warming up by the fire, you'll feel more at home at The Terraces at Dublin Ranch. Come explore how our community is redefining luxury and lifestyle, and discover all the reasons to make The Terraces your new home.

At Toll Brothers, we build more than homes; we build *communities*. For 40 years we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends.

When you choose Toll Brothers, you choose our unwavering commitment to quality and customer service. We are honored to have won the three most coveted awards in the home building industry: ***America's Best Builder***, ***National Builder of the Year***, and the ***National Housing Quality Award***. 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 customized home that is uniquely yours.

#### **Choose Convenient Home Services for 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 salesperson for details.



#### **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 ten-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.

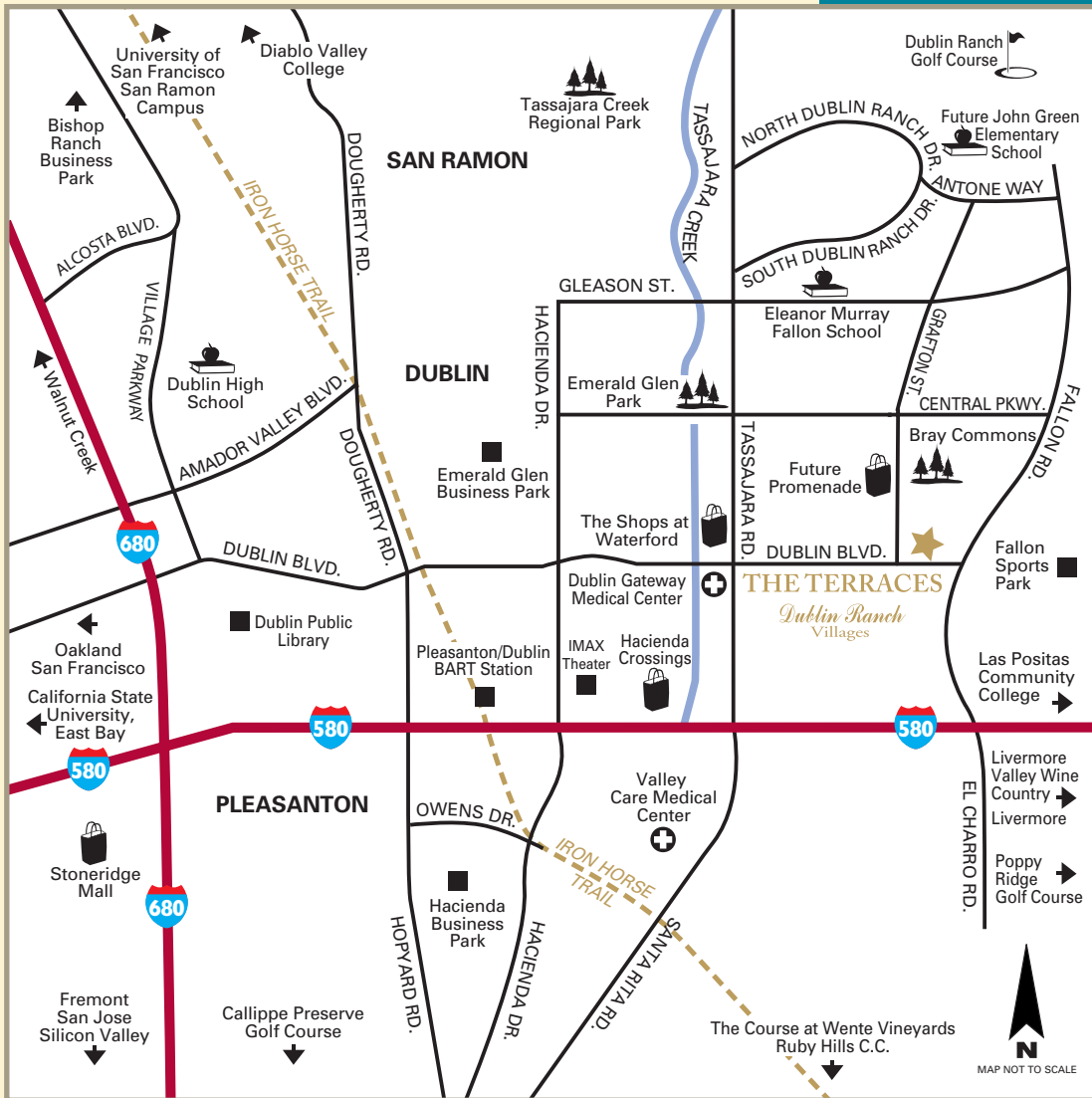
The nation's premier builder of luxury homes and a Fortune 500 company, Toll Brothers is currently building in 22 states and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).

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## DIRECTIONS

**From Interstate 580:** Take the Tassajara/Santa Rita Road exit going north. Turn right onto Dublin Blvd. Continue on Dublin Blvd. to Carnmore Place and turn left into The Terraces entrance and proceed down to the parking garage. Turn left towards the sales office parking and follow the signs up to the sales office.

# THE TERRACES

## Dublin Ranch Villages

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

For more information on Toll Brothers communities nationwide,

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

