

OUTSTANDING FEATURES AT NO EXTRA COST

GRACIOUS LIVING

- World-class recreational amenities, including an 18-hole Dan Maples golf course, swimming pools, tennis courts, biking/walking paths, parks/picnic areas, multi-purpose courts, athletic fields, and tot lots
- Nine-foot ceilings throughout the main and upper levels
- Finely crafted staircase with solid oak handrails
- Traditional-style exterior lights in front and rear
- Walk-out lower level and generous-size deck
- Three finished levels, with vaulted ceilings in upper-level bedrooms (select home designs)

DESIGNER INTERIORS WITH LUXURY FEATURES

- Traditional six-panel Colonial-style doors
- Vinyl-coated shelving system
- Armstrong® no-wax flooring in kitchen, breakfast area, laundry room, and powder room
- Superior Shaw® stain-resistant carpet in an array of decorator colors
- KOHLER® faucets in kitchen and baths with choice of finishes
- Elegant lighting fixtures throughout

MAGNIFICENT KITCHENS

- Generous two-level countertops in select home designs in a wide choice of decorator colors
- Double-bowl, oversized stainless-steel sink with side vegetable sink and waste disposal
- Beautifully crafted cabinets in a wide choice of wood or laminate finishes
- Sunny, spacious breakfast areas adjacent to kitchen
- Luxurious kitchen with Whirlpool® appliances, including dishwasher, self-cleaning gas oven with microwave, and 18-cu.ft. frost-free refrigerator with icemaker

LANDSCAPING AND IMPROVEMENTS

- Picturesque street trees and plantings throughout community
- Convenient underground utilities, including public water, sewer, and natural gas
- Beautifully landscaped entry boulevard
- Undisturbed open space, including ponds and walking/biking trails
- Paved concrete driveways

SUMPTUOUS BATHS

- Two full baths and main-level powder room
- Cultured-marble vanity sink tops in a wide choice of colors
- Ceramic 6" x 6" tile flooring and tub surrounds in all full bath

CONVENIENCES

- Each home is professionally cleaned prior to settlement
- Washer and dryer included
- Laundry closet on the upper (bedroom) level (select home designs)
- Water-saver plumbing fixtures
- Exterior weatherproof electrical outlets in front and rear
- Convenient pre-wiring for telephone and cable television
- Electric door chime and smoke detectors on each level
- Garage door opener with remote

CONSTRUCTION HIGHLIGHTS

- Design and construction energy-engineered by Toll Brothers for economical fuel efficiency and air infiltration control
- Handsome Peachtree® front-entry doors featuring their lifetime warranty
- Distinctive architectural shingles with 30-year warranty
- Low-maintenance, long-lasting vinyl siding with aluminum-wrapped exterior trim
- Economical and high-efficiency gas cooking and gas heat
- High-performance central air conditioning
- Exterior weatherproof hose connections in front and rear
- CPVC water lines throughout

QUALITY ASSURANCE AND CUSTOMER CARE

Our quality program starts at design inception with the creation of precise construction drawings specifying high-quality materials, all the way through to on-site supervision by experienced project managers and construction managers.

- Pre-drywall orientation
- First home buyer orientation 5–7 days prior to settlement
- Ten-year limited warranty program

CUSTOMIZING SERVICE

Pre-priced options permit a full range of additional customizing to fit your particular needs: dual master suites, additional baths, upgraded flooring, granite countertops ... *and many more!*

Your new Toll Brothers townhome at **The Amberlea at South Riding** is superior in design and delivered value.