

OUTSTANDING FEATURES AT NO EXTRA COST

GRACIOUS LIVING

- Dramatic two-story entrance foyer on select home designs
- Expansive 9' ceilings throughout the first floor
- Luxurious master bedroom suite with large walk-in closet
- Deluxe double-glass atrium door to rear of home
- Finely crafted staircase with oak handrails
- Study/loft on select home designs

DESIGNER INTERIORS WITH LUXURY FEATURES

- Direct-vent gas fireplace with marble surround and handsome mantel
- Elegant oversized two-piece crown molding in foyer, living room, dining room, and master suite on select home designs
- Traditional chair rail in living room and dining room on select home designs
- Elegant hardwood flooring in grand entrance foyer
- Superior Shaw® stain-resistant carpet and pad in an array of decorator colors
- Quality Armstrong® no-wax vinyl flooring in kitchen and laundry room
- Custom two-tone paint

MAGNIFICENT KITCHENS

- Magnificent kitchen designs with 42" wall cabinets
- Elegant granite countertops in an array of striking decorator colors
- Sunny, spacious breakfast area adjacent to kitchen on select home designs
- Whirlpool® appliances, including a 22.5-cubic foot side-by-side refrigerator with icemaker, dishwasher, and self-cleaning gas range

SUMPTUOUS BATHS

- Lavish master bath with Roman soaking tub and separate ceramic tile shower
- Cultured-marble vanity sink tops in a wide choice of colors
- Ceramic 6" x 6" tile flooring and tub surrounds in all full baths
- First-floor powder room with elegant pedestal sink and 12" x 12" ceramic tile flooring

CONVENIENCES

- Each home is professionally cleaned prior to settlement
- KOHLER® tub and shower faucets
- Washer and electric dryer connections with laundry tub
- Attractive concrete walkway to front entrance

CONSTRUCTION HIGHLIGHTS

- Quality Silverline by Andersen® double-hung, energy-efficient windows
- Handsome Peachtree® doors featuring the manufacturer's warranty
- Architectural shingles with 30-year warranty
- Design and construction energy-engineered by Toll Brothers for economical fuel efficiency and air infiltration control
- Low-maintenance vinyl siding
- Low-maintenance aluminum-wrapped exterior trim
- Two-zone heating system with central air conditioning
- Exterior weatherproof hose connections in front and rear
- Convenient 50-gallon gas water heater
- Two-coat asphalt driveway
- Fully drywalled two-car Clearspan® garage
- Security system*

LANDSCAPING AND IMPROVEMENTS

- Lawn maintenance included with HOA dues
- Beautiful, custom-designed landscape packages with trees and shrubs
- Fully graded and sodded home sites
- Home sites set among acres of undisturbed open space
- Convenient underground utilities, including public water, sewer, and natural gas
- Community centers, pools, neighborhood parks, and miles of walking/biking trails and paths

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.

- First home buyer inspection 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: skylights, wet bars, additional fireplaces, whirlpool tubs, sunrooms...and *many more!*

* Monitoring contract required. Please see sales representative for details.

Your new Toll Brothers home at **The Carriages at Loudoun Valley** is unequalled in design and delivered value.