

WINDGATE RANCH™

— SCOTTSDALE —

10190 East Windgate Ranch Road, Scottsdale, AZ 85255
 (480) 596-7300

WINDGATERANCH.COM

Directions: From Loop 101, exit at Frank Lloyd Wright Boulevard. Proceed north on the frontage road to Bell Road and turn right. Proceed approximately 1 4/10 miles to Thompson Peak Parkway. Turn left at Thompson Peak Parkway and continue for 1/2 mile. Turn left onto Windgate Ranch Road to the staffed gate for directions to the Information Center.

Toll Brothers
 America's Luxury Home Builder®

For more information on Toll Brothers communities nationwide, visit TollBrothers.com.





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WELCOME HOME TO WINDGATE RANCH SCOTTSDALE ...



The lifestyle you have longed for ... the lifestyle you deserve ... awaits you at Windgate Ranch Scottsdale by Toll Brothers, where the good life is your way of life. Nestled in the foothills of the magnificent McDowell Mountains, Windgate Ranch is a spectacular community in the Sonoran Desert where emphasis is placed on an active family lifestyle.

Windgate Ranch is a breathtaking master plan which offers exciting amenities, exquisite residential choices, and a fabulous lifestyle. Inspired by the best in Southwest living, the community reflects a touch of old-world Spanish hacienda-style architecture with inviting courtyards and romantic balconies. As a homeowner in Windgate Ranch, you'll enjoy a casual yet elegant Southwestern lifestyle.

PARADISE FOUND

Windgate Ranch is located in spectacular north Scottsdale and offers a luxurious, relaxed atmosphere close to everyday conveniences. Views of the scenic McDowell Mountains by day and sparkling city lights by night provide stunning beauty and tranquility from almost every vantage point. Windgate Ranch is situated in one of the most convenient locations in the Valley with Loop 101 less than 1 mile away, making the commute to

anywhere in the Valley easy. Downtown Phoenix and Sky Harbor International Airport can be reached in about 25 minutes, and the regional airport, Scottsdale Municipal, is just minutes away.

WHERE THE GOOD LIFE IS YOUR WAY OF LIFE

In Windgate Ranch, beautiful desert landscapes and gorgeous Sonoran sunsets are part of everyday life.

Your new life begins at the entrance to the community and never ends. Offering a full range of amenities to suit your lifestyle, Windgate Ranch features a magnificent resort-style community center whose design elements reflect the Southwest's unique heritage. Designed from a palette of subtle hues, the decor whispers warmth, while cozy sitting areas invite you to spend time enjoying the comfortable atmosphere or socializing with friends and family.

At the heart of the master plan is a community center perfect for your family's active lifestyle, including a 10,000-square-foot clubhouse, inviting outdoor living areas, three swimming pools, two relaxing hot tubs, a high-tech teen pavilion, and a basketball court. At the end of a long day, you can enjoy relaxing by the



sparkling swimming pools or just taking a leisurely stroll on the walking trails that meander throughout the community. Children will love the well-equipped playground and play pool, and everyone can take advantage of the greenbelt areas with shade ramadas for picnics and family gatherings. Or enjoy a warm summer evening concert on the huge, lush lawn with a bandstand under the stars. With good friends and neighbors and an assortment of activities, you will find that Windgate Ranch is truly where you and your family belong.

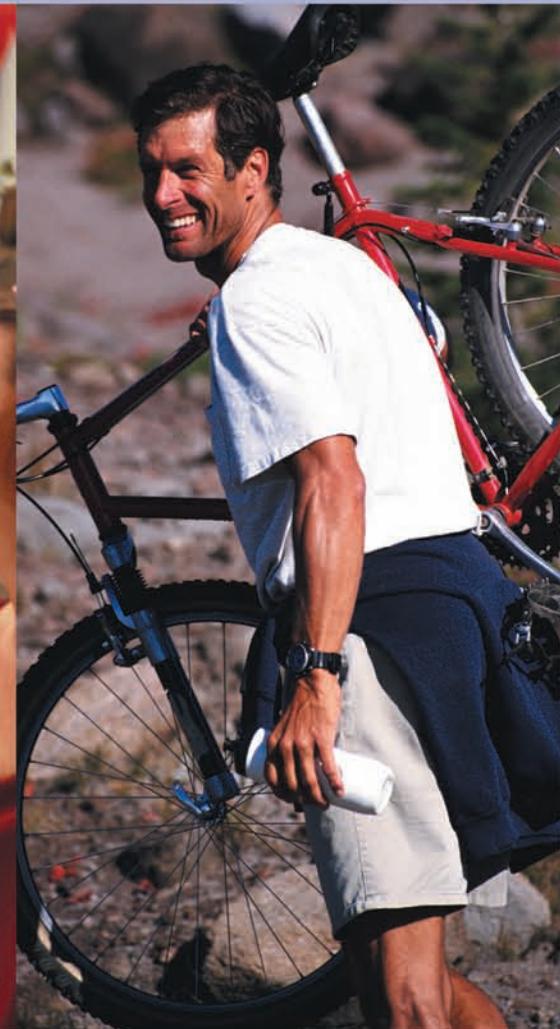
A FABULOUS LIFESTYLE

Scottsdale, one of the country's most popular resort destinations, has a wide range of cultural and recreational activities. Entertainment venues include the Scottsdale Center for the Performing Arts, which is the focal point of Scottsdale Civic Center, just 20 minutes from Windgate Ranch. The center hosts nearly 1,000 performances, events, and art exhibits annually. An intimate, charming adobe recital hall, a community theater, a symphony orchestra, and a jazz society all add to the city's cultural scene.

Scottsdale offers cultural adventures of many varieties, including Native American powwows, the world's largest classic car auction, Arabian horse shows, golf and tennis tournaments, spring training baseball games, art festivals, and culinary celebrations.

With over 200 public and private golf courses in the greater Phoenix area, you will never run out of choices! Scottsdale is home to many public championship golf courses, including Talon and Raptor at the Grayhawk Golf Club. Both are listed on *Golf Magazine's* Top 10 places to play and are just 5 minutes away. The Tournament Players Club, home of the FBR Open, and the two courses at Troon North, Monument and Pinnacle, all offer challenging, prestigious options.

Whether you are celebrating an anniversary or birthday party at the clubhouse, enjoying an afternoon swim, socializing with friends, or catching an evening sunset from one of the numerous outdoor patios or active park areas, the Windgate Ranch lifestyle offers you a feeling of luxury and relaxation.



Outdoor enthusiasts will enjoy over 40 miles of hiking, biking, and horseback riding trails that wind throughout the nearby McDowell Mountain Regional Park, less than 5 minutes away. Sports fans can enjoy the NBA's Phoenix Suns, the NFL's Arizona Cardinals, the National League Baseball's Arizona Diamondbacks, and the NHL's Phoenix Coyotes at local sports venues all less than an hour from your new home.

The Good Life in Scottsdale

Windgate Ranch is also close to all types of shopping, from unique shops and specialty boutiques to the most modern malls. For convenient one-stop shopping, the DC Ranch Market Street shopping center is just 5 minutes away. For the ultimate shopping experience, downtown Scottsdale has a charming collection of boutiques, specialty shops, and major department stores including Neiman Marcus and Nordstrom at the Southwest's largest shopping destination, Scottsdale Fashion Square Mall. At Kierland

Commons, which features a remarkable shopping experience including Crate & Barrel, Coach, and Ann Taylor Loft, you will discover unique shops which pride themselves on providing personalized service. Just 15 minutes away, you can enjoy leisurely shopping at the fabulous Desert Ridge Marketplace. As a resident of Windgate Ranch, you'll have the best of desert living, and yet be just minutes from shopping and neighborhood retail centers. Fabulous fine dining, art galleries, entertainment, sports venues, cultural events, golf, and outdoor hiking and biking trails are less than 15 minutes away.

Healthcare services are comfortably close to Windgate Ranch. The world-renowned Mayo Clinic is just 20 minutes from your new home and offers a complete range of medical services. Scottsdale Healthcare - Shea Hospital is approximately 10 minutes from your home, and Scottsdale Healthcare - Osborn is approximately 20 minutes away.



A Focus on Education

As a homeowner in Windgate Ranch, you will join a community where education is given the highest priority. The community is located within the prestigious Scottsdale Unified School District. An impressive 90% of the students continue their education after graduation, and the district is home to more schools that have earned the state's top rating than any other district in the state. There are special programs for gifted students and an International Baccalaureate program; in addition, recognizing that technology is an important tool for learning, the school has every classroom wired to the Internet. There are many private school alternatives, including Notre Dame Preparatory and El Dorado, both just minutes from your new home.

For higher education, Arizona State University, one of the largest universities in the country, offers diverse degree programs in nearly 100 undergraduate and 72 post-graduate fields. Continuing educational opportunities are available at nearby Scottsdale Community College, less than 15 minutes away.

You will live and entertain with pride at Windgate Ranch Scottsdale ...
Where the good life is a way of life for you and your family.

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A NOTE FROM TOLL BROTHERS ...

A NAME THAT MEANS LUXURY

At Toll Brothers, we build more than homes; we build *communities*. For over 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.

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. 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.

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 salesperson for details.

Toll Landscape offers outstanding designs, exceptional quality, competitive prices, and extraordinary service.

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 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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