

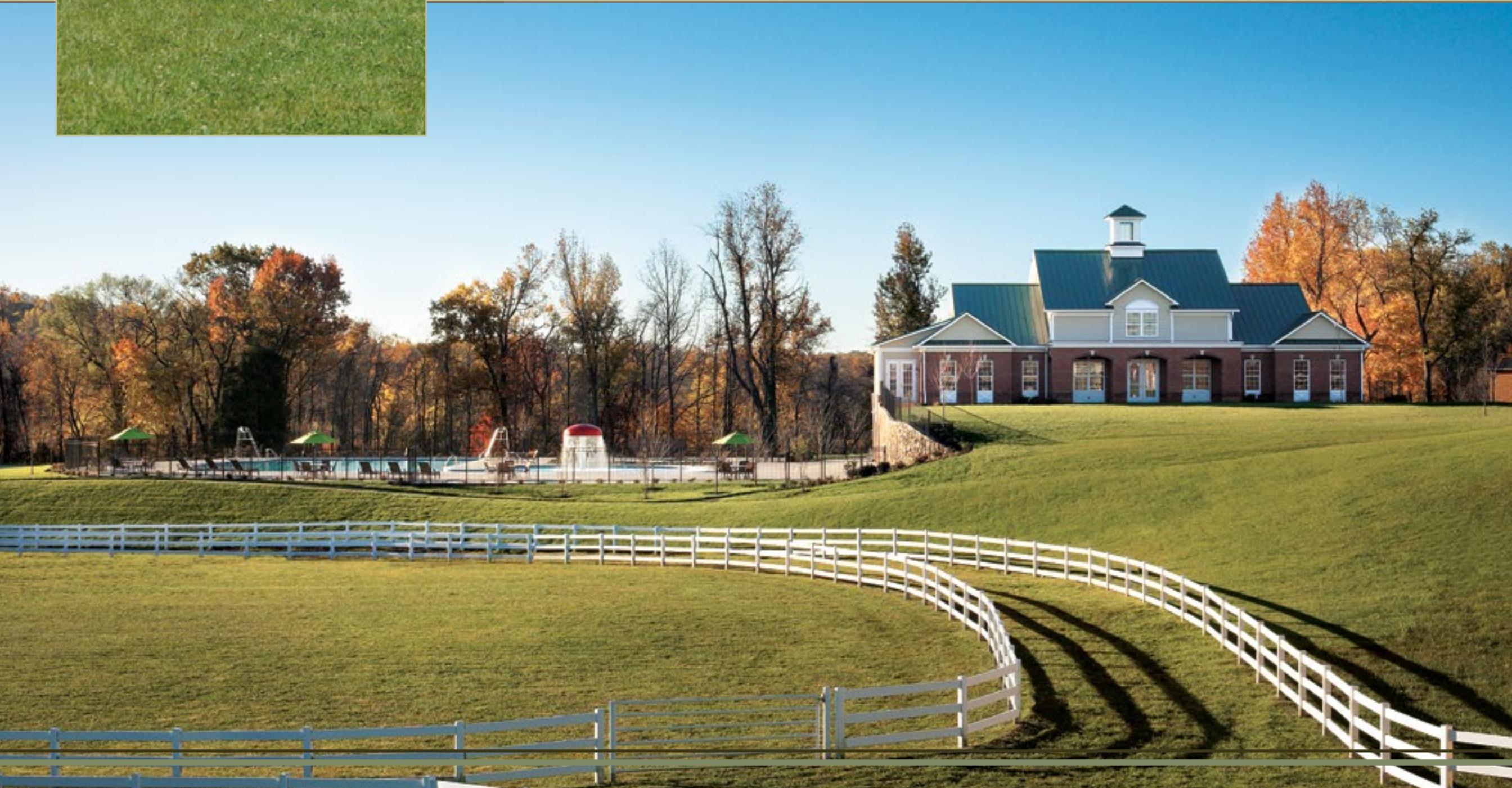


MARLBORO
• RIDGE •

Toll Brothers
America's Luxury Home Builder®



Welcome Home





If you take a few minutes to read this brochure, you will find that the time was well spent. This brochure is filled with facts . . . facts you should know when considering a place to live.

Marlboro Ridge is a spectacular planned community of luxurious single-family homes and townhomes set amid the picturesque rolling countryside of Upper Marlboro, Maryland. Nestled in a charming country setting, this sophisticated recreational community offers state-of-the-art equestrian facilities and resort-style amenities, and is just minutes from any convenience you may need.





a Convenient Place to Live

In Marlboro Ridge, you will enjoy the relaxed atmosphere of tranquil country living, with excellent shopping and a wide choice of cultural and recreational events close to home. Marlboro Ridge is 5 minutes from Interstate 495 (the Capital Beltway) and Route 4 (Pennsylvania Avenue). Bowie and Largo can be reached in 15 minutes and Washington, D.C., in just 20 minutes. Commuting by the Metrorail to downtown Washington, D.C., is an easy 24-minute ride from the Largo Town Center Station located just 10 minutes away. Reagan National Airport can be reached in just 20 minutes and BWI/Thurgood Marshall Airport in 50 minutes. Dulles International Airport is less than an hour's drive from your new home.

a Focus on Education

As a Marlboro Ridge homeowner, you will join a community that is committed to education. Faculty and parents are focused on guiding each child toward maximum achievement through quality education — all based on strong instructional leadership, frequent monitoring of performance, and enhanced resources. High school students will have the distinct advantage of attending the new state-of-the-art Henry A. Wise, Jr. High School, located less than 2 miles from Marlboro Ridge.

Superb private and parochial schools, including the Clinton Christian School, Grace Brethren Christian School, and Independent Baptist Academy, are within 5 minutes of Marlboro Ridge. Queen Anne School, DeMatha Catholic High School, Elizabeth Seton High School, Gonzaga College High School, Riverdale Baptist School, and Capital Christian Academy schools are all within a 25-minute drive.

The main campus of the University of Maryland in College Park is only 25 minutes away. The campuses of Georgetown, George Washington, Howard, and American Universities are within a 30-minute drive. Nearby, Prince George's Community College, Bowie State University, Capital College, and the College of Southern Maryland offer continuing education with a wide selection of day and evening courses. In addition, many other excellent academic institutions can be found in the Washington, D.C., metropolitan region.





World-Class Shopping at Your Doorstep!

Marlboro Ridge is close to all types of shopping, from quaint antique shops and specialty boutiques to modern malls. For convenient one-stop shopping, Safeway and Giant are less than 8 minutes away. In charming Bowie, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The Boulevard at Cap Centre, with its many restaurants and shops, is within 10 minutes of Marlboro Ridge and the popular Bowie Town Center is just 25 minutes away, with Macy's and over 100 fine specialty shops and eateries. World-class shopping and entertainment abound in National Harbor, downtown Washington, D.C., and Georgetown — all within a 20-minute drive.

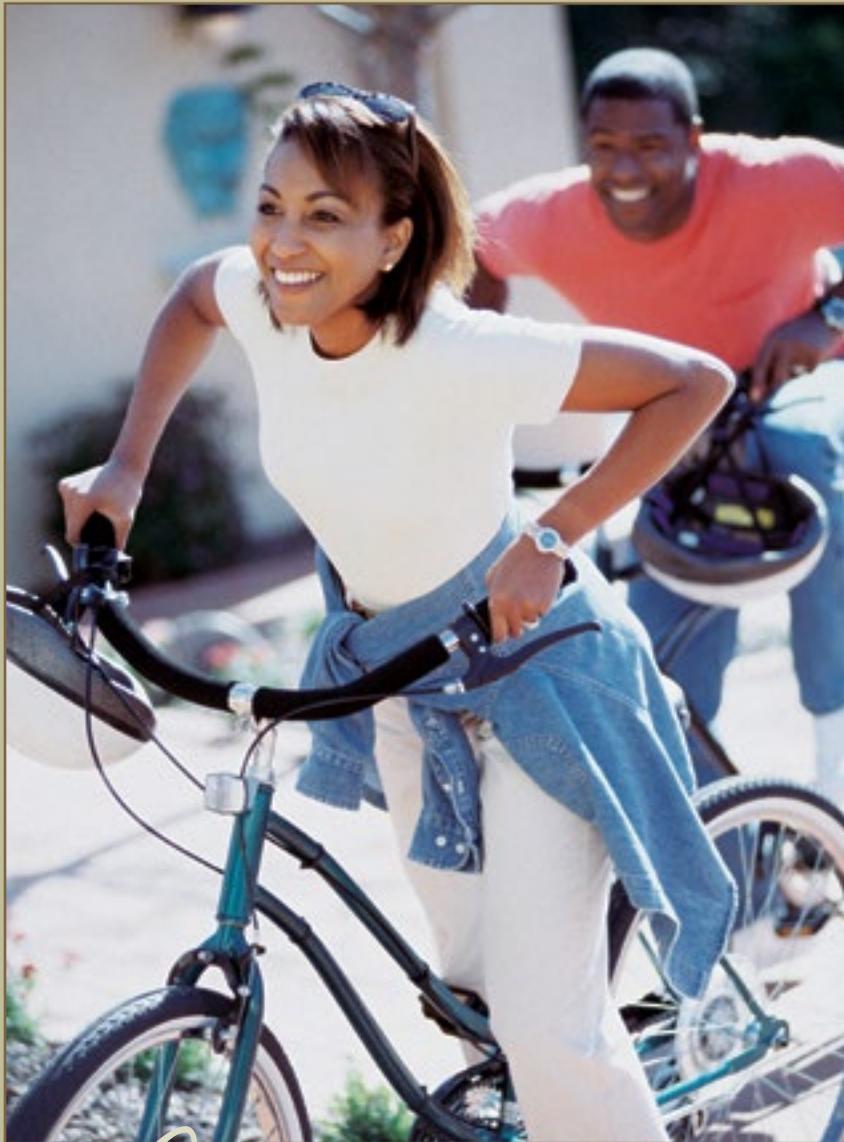
The Best in Community Services

Excellent medical facilities are comfortably close to Marlboro Ridge. Prince George's Hospital, Doctors Hospital, and Southern Maryland Hospital, all offering a complete range of medical services, are only 20 minutes from your new home. In addition, the hospitals and medical care facilities of the Washington, DC, metropolitan area — acclaimed worldwide for research and treatment — are very accessible.

Also serving the community of Marlboro Ridge are places of worship representing almost all faiths.



community



Neighborhood Fun for You and Your Family!

Marlboro Ridge, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you and your family to make new friends. It is a tranquil place to live, offering a wide variety of activities — all right here within the community.

The Marlboro Ridge experience begins at the grand entrance, welcoming you to a place of unparalleled grace and elegance. Our unrivaled resort-style amenities include the grand Marlboro Ridge Club, which offers a 6-lane, 25-meter pool with beach entry; state-of-the-art fitness center and aerobics studio; banquet facilities; and meeting rooms. And that's just the beginning. Our spectacular state-of-the-art Equestrian Center features 22 stalls, indoor and outdoor riding rings, onsite barn manager, riding lessons for all, and more — all set amid sweeping views of natural pastures. With more than 250 acres of preserved open space, community parks, tennis courts, ball fields, playgrounds, and miles of winding recreational trails, Marlboro Ridge offers a variety of opportunities so everyone can enjoy the great outdoors.

Fun



a Cultural and Recreational Paradise

Living at Marlboro Ridge means that almost every type of recreational activity is close at hand. The beautiful Potomac and Patuxent Rivers, only 20 minutes away, and the Chesapeake Bay and Maryland Eastern Shore, 45 minutes away, offer boating, fishing, and other water sports. Several local and state parks are located nearby, including Rosaryville State Park, home to the historic Mt. Airy Mansion, and Watkins Regional Park. At these parks, you and your family can enjoy touring a nature center, camping, picnicking, hiking, biking, and horseback riding, among other recreational opportunities.

In addition, several challenging private, semi-private, and public golf courses and country clubs are nearby, including the Marlborough Golf Club, Lake Arbor Golf Club, Oak Creek Golf Course, and the Country Club at Woodmore — all within 20 minutes.

Prince George's County also offers a broad variety of cultural diversions. The Prince George's Equestrian Center and Showplace Arena hosts events throughout the year, including the Washington International Horse Show and the Maryland Horse and Pony Show, as well as the Chesapeake Fishing and Outdoor Expo, concerts, dog and cat shows, and even a circus. In addition, the Bluebird Blues Festival and the Prince George's County Fair are popular annual events. You can discover history and art at the Darnall's Chance House Museum and the Billingsley House Museum or enjoy a theatrical presentation at the Hallam Theater. For fine dining, there are many excellent restaurants and country inns in National Harbor, Annapolis, Bowie, and Washington, D.C.



Washington, D.C., is home to a fabulous range of cultural and recreational activities. You can tour museums and art galleries, enjoy world-class entertainment, or sample international cuisine at an eclectic array of fine restaurants. From the historic monuments and museums on the Mall to the spectacular productions at the Kennedy Center and other fine downtown theater and concert venues, our Nation's Capital offers an endless source of cultural activities. Sports fans can cheer for professional teams representing a wide range of sports, including the Washington Redskins at nearby FedEx Field or the Bowie Baysox minor league baseball team at the Prince George's Stadium. In addition, the Washington Wizards, Mystics, Capitals, D.C. United, and the Washington Nationals major league baseball team play at a variety of venues in downtown Washington, D.C.



An Area of Unequaled Beauty

At Marlboro Ridge, your home is in a private haven just minutes from any convenience you may need. We've set aside more than 250 acres of natural beauty, including a community tree preservation area and open space backing to Cabin Branch and Back Branch Stream Valley Parks. Throughout the community, we've also created a convenient and scenic network of walking and biking trails, as well as natural equestrian trails that will connect to future county trails in adjacent planned communities.

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 Marlboro Ridge.



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 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.

Westminster Security provides 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 sales representative for details.

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

Our 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 that your new home meets your expectations and ours, we offer a unique four-step pre-settlement orientation/inspection program, which starts with our experienced project and construction managers, who are available on site throughout the construction process. During this time, you'll also join them for your

- Pre-construction meeting, to confirm your selections, site plan, colors, and construction schedule.
- Pre-drywall walkthrough, to confirm all structural components prior to close-in.
- First pre-settlement orientation 5–7 days prior to settlement, utilizing Toll Brothers' detailed checklist as a guide.
- Final pre-settlement inspection, to ensure that every item noted at the first orientation has been addressed.

After you've moved in, our warranty team will schedule check-up visits at 4 months and again at 11 months. 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.

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4101 Ritchie Marlboro Road
Upper Marlboro, MD 20772

(301) 780-3200
MarlboroRidge.com

Directions

From I-495: Take Exit 13 (Ritchie Marlboro Road) toward Upper Marlboro. Continue through two roundabouts to proceed eastbound on Ritchie Marlboro Road. Turn right at the second light to continue on Ritchie Marlboro Road for 2-1/2 miles to right onto Marlboro Ridge Road to model homes ahead.

Toll Brothers
America's Luxury Home Builder®

NATIONAL BUILDER
100 OF THE YEAR 2014

Professional
Builder of the year
Two-Time National Award Winner

