



McKay Shores

Toll Brothers
America's Luxury Home Builder®



Welcome Home to . . . McKay Shores

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.

Situated near beautiful McKay Lake, McKay Shores is a community of luxurious homes located in prestigious Broomfield. Nestled in a charming setting, this master planned community is just minutes from any convenience you may need.

The Preserve at McKay Shores features magnificent estate homes on 1/3- to 1/2-acre home sites -- some of the largest home sites in the area. The Enclave at McKay Shores combines exceptional affordability and luxury with a convenient location unmatched in Broomfield for new homes.



A Convenient Place to Live

In McKay Shores, you will enjoy the relaxed atmosphere of suburban living with superior schools, excellent shopping, and a wide choice of cultural events close to home. McKay Shores is just minutes from I-25, E-470, and Route 36, allowing direct access to Denver, Golden, and Boulder, all just 30 minutes away. Denver International Airport can also be reached in just 30 minutes.



A Focus on Education

As a McKay Shores homeowner, you will join a community where education is given the highest priority. Nearly 85% of Legacy High School* students continue their education after graduation. Gifted programs are available at all grade levels, and the high school offers college Advanced Placement courses. Recently, 155 scholarships totaling \$3.7 million were awarded to Legacy High School students. In the Adams 12 School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music, and its graduates attend the finest colleges in the country.

Superb private schools, including Broomfield Academy, Beautiful Savior Lutheran School, Chariot Christian School, Holy Family High School, and Nativity of Our Lord School, are all within 15 minutes of McKay Shores.

The University of Colorado at Boulder, Colorado State University, and the University of Denver are all less than 30 minutes away. Nearby, Front Range Community College and Redstone College offer continuing adult education with a wide diversity of day and evening courses.

*Schools subject to reassignment by governing authorities.



World-Class Shopping at Your Doorstep!

McKay Shores is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Shops at Quail Creek, anchored by King Soopers, is within 5 minutes. In charming Louisville, just 15 minutes away, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. Orchard Town Center is only 10 minutes from the community and the fabulous FlatIron Crossing is less than 20 minutes away with Nordstrom, Dillard's, Macy's, and over 200 specialty shops.

The Best in Community Services

Excellent medical facilities are comfortably close to McKay Shores. Good Samaritan Medical Center, only 15 minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of the Denver metropolitan area, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of McKay Shores are houses of worship representing almost all faiths.

A Cultural and Recreational Paradise

McKay Shores, 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 with almost every type of recreational activity close at hand. Several challenging golf courses and country clubs, including Eagle Trace, Broadlands, Park Hill, and Thorncreek, are just minutes from your new home. Nearby McKay Lake offers a path nearly $3\frac{1}{4}$ miles around the lake, plus fishing and quiet open space. Several local and state parks, including Brandywine Park and the Paul Derda Recreation Center, are within 10 minutes. At the 41-acre Broomfield Commons Park, also 10 minutes away, you and your family can enjoy an outdoor swimming pool, lit tennis courts and softball fields, batting cages, a multipurpose court, soccer fields, an inline rink, a skate park, four playgrounds, and open space with picnic tables and a barbecue grill. Fitness and health clubs are within 5 minutes.

The 295-seat Broomfield Amphitheater within Broomfield Commons Park holds a variety of stage and musical performances year round and free summer concerts. The town's annual Broomfield Days event attracts over 25,000 people and boasts 100 booths with vendors, activities, and food.

Sports fans can root for professional teams including the Denver Broncos and Colorado Rockies at their respective venues less than 30 minutes away. For fine dining, there are many excellent restaurants in Broomfield, Westminster, and Thornton.

In nearby downtown Denver, you can enjoy a fabulous range of cultural and recreational activities and explore an eclectic array of international dining, world-class entertainment, museums, and art galleries.

An Area of Unequalled Beauty

In McKay Shores, your home is a private haven just minutes from any convenience you may need. 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 McKay Shores.



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 **Builder of the Year** by *BUILDER* magazine, and was twice named **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 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 sales representative for details.

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 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.





The Preserve at McKay Shores

1680 Tiverton Avenue
Broomfield, CO 80023
303-450-1110

The Enclave at McKay Shores

13628 Pecos Loop
Broomfield, CO 80023
303-452-5173

Directions:

From Denver, take I-25 to 136th Avenue.

To The Preserve at McKay Shores: Proceed west on 136th Avenue for 1 ¹/₁₀ miles to Quivas Street and turn right. Drive north on Quivas Street for ¹/₄ mile, through roundabout, and turn right onto Tiverton Avenue. The sales center will be on the right.

To The Enclave at McKay Shores: Proceed west on 136th Avenue for 1 ¹/₁₀ miles to Quivas Street and turn right. Drive north on Quivas Street for ¹/₁₀ mile and turn right onto West 136th Plaza. The sales center will be straight ahead.

