

# OUTSTANDING FEATURES AT NO EXTRA COST

## GRACIOUS LIVING

- Grand two-story entrance foyer; dramatic first- and second-floor 9-foot ceilings on select models
- Oak foyer staircase and oak railing
- Two-zone heating and central air conditioning system
- First-floor study in all models
- Second staircase to upper floor in select models
- Expansive master bedroom suite with cozy sitting area, his-and-her walk-in closets, and rich crown molding
- Stately side-entry garages; 3-car garages included on select models

## DESIGNER INTERIORS WITH LUXURY FEATURES

- Designer gas fireplace with tile hearth and handsome wood surround in family room
- Choice of Classique or six-panel Colonial style doors
- Elegant oversized two-piece crown molding in grand entrance foyer, living, and dining room
- Luxurious oversized baseboard and trim throughout the first floor and second floor hall
- Traditional chair rail in living room and dining room
- Coffered ceiling in master bedroom
- Elegant hardwood flooring in foyer, powder room, kitchen and breakfast area
- Quality Shaw® carpet in wide choice of decorator colors

## MAGNIFICENT KITCHENS

- Gourmet kitchen with Whirlpool® Gold gas downdraft cooktop, 30" electric double wall oven with self-cleaning lower oven and microwave upper oven, and upgraded dishwasher
- Beautifully crafted 42" wall cabinets by Yorktowne™ in a wide choice of finishes
- Large pantry closet provides extra storage area
- Standard granite countertops in a variety of colors
- Organizing desks in select models
- Spacious separate breakfast area in all kitchens
- 6x6 ceramic tile backsplash and ice-maker water line
- Garbage disposal
- Double bowl undermount stainless-steel sink

## LANDSCAPING AND IMPROVEMENTS

- Beautiful street trees and buffer plantings throughout community
- Belgian block curbing; attractive landscaping package, and mailbox
- Fully graded and hydroseeded home sites
- Public water, sewer, propane gas, and underground utilities
- Attractive front yard landscape package

*In the interest of continuous improvement, Toll Brothers reserves the right to modify or change floorplans, materials and features without prior notice or obligation. Such changes may not always be reflected in our models. Your community's sales agreement will contain all current information. This is not an offering where prohibited by law.*

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## SUMPTUOUS BATHS

- Lavish master bath with separate Roman tub, ceramic tile shower, and volume ceiling in select models
- First-floor powder room with pedestal sink and beveled oval mirror
- Kohler® water-saving tub and shower faucets
- Custom wood vanities with cultured marble top, double bowl sinks, and oversized mirrors
- 6" x 6" ceramic tile flooring and tub surrounds in all baths

## CONSTRUCTION HIGHLIGHTS

- Peachtree® doors featuring their lifetime warranty; Nickel door hardware
- Vinyl low-E insulated glass windows with screens
- Architectural shingles with 30-year warranty
- Design and construction energy-engineered for economy and fuel efficiency
- Screens provided on operable windows in all living areas
- Steel I-beam construction; 10" poured concrete basement with steel reinforcing
- Frost-free hose connections in front and rear
- 200-amp electrical service
- R-30 ceiling insulation and R-13 exterior wall insulation
- Foundation membrane system
- Sump pump
- 6" beaded vinyl siding

## CONVENIENCES

- Each home is professionally cleaned prior to settlement
- Pre-wired for the information age with 4 telephone and 4 cable TV hook ups
- Laundry tub, washer and dryer hookup; choice of gas or electric supply for dryer
- Electronic smoke detectors
- Electric door chimes
- Vinyl coated shelving system

## QUALITY ASSURANCE AND WARRANTY

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 homebuyer orientation 5-7 days prior to settlement has a 300-item checklist
- Second homebuyer orientation prior to settlement ensures work has been done
- Ten-year limited warranty program

## CUSTOMIZING SERVICE

- Pre-priced options permit a full range of additional customizing to fit your particular needs: finished basement, sunroom, great room additions, whirlpool, greenhouse, additional fireplace...and many more!
- Personalize your home with our design professionals at our 5,000 square-foot Design Studio.

*Your new Toll Brothers home at Plumstead Preserve is unequalled in design and delivered value.*