Welcome Home to Terracina

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.

Surrounded by stands of mature trees and complemented by two ponds and a creek, Terracina is a community of luxurious estate homes located in the vibrant, new area of the family-friendly town of Flower Mound. Nestled in a charming suburban setting, this intimate community is within walking distance of the newest retail area of Highland Village and minutes from any convenience you may need.

A Convenient Place to Live

In Terracina, you will enjoy the relaxed atmosphere of suburban living with superior schools, excellent shopping, and a wide choice of cultural attractions close to home. Terracina is less than 10 minutes from I-35E and 15 minutes from I-35W, Highway 121, and I-635.ทธัณฑ์ can be reached in 15 minutes and commuting by car to business centers in Las Colinas, Plano, Addison, and Dallas is an easy 30-minute drive. Commuting by train from the Highland Village station, Harrah’s away, or the Denton County Transportation Authority (DCTA) to Downtown Denton or the Trinity Mills station in Carrollton is a smooth 20-minute ride. Dallas/Fort Worth International Airport is just a 30-minute drive from your new home.

A Focus on Education

As a Terracina homeowner, you will join a community where education is given the highest priority. The Lewisville Independent School District prides itself on offering outstanding educational opportunities for educational excellence. Terracina students attend the Edward L. Marcus High School and the “Exemplary” Heritage Elementary and Briarhill Middle Schools, all rated by the Texas Education Agency.* Annually, the district receives numerous academic accolades and finance awards which is a reflection of their quality teachers and staff.

Alden Montessori School, within walking distance, is among several private schools. Liberty Christian Academy and Cornerstone Academy are located within 10 minutes from Terracina and offer both primary and secondary education.

Southern Methodist University, Texas Christian University, and the University of North Texas are less than 30 minutes away and offer graduate studies and continuing adult education with a wide diversity of day and evening courses. The main campuses of over 25 colleges and universities are within the Dallas/Fort Worth metropolitan area, putting the state’s finest learning opportunities within reach.

*Subject to reassignment by governing authorities
World-Class Shopping at Your Doorstep

Terracina is close to all types of new shopping opportunities. The Shops at Highland Village, located across the street within walking distance of your new home, showcases popular stores such as White House Black Market, Ann Taylor, Banana Republic, Eddie Bauer, Barnes & Noble, and Chico’s. For convenient one-stop shopping, The Highlands of Flower Mound, Highland Ranch, The Market Place, and Robertson’s Creek are less than 5 minutes away. In charming and historic Main Street in Grapevine, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember your name. Vista Ridge and Grapevine Mills Mall are just 15 minutes away. The fabulous Dallas Galleria and Stonebriar Centre are within 30 minutes and feature stores such as Saks Fifth Avenue, Nordstrom, Macy’s, Dillard’s and hundreds of fine specialty shops.

The Best in Community Services

Excellent medical facilities are comfortably close to Terracina. Texas Health Presbyterian Hospital Flower Mound is less than 5 minutes from your new home and offers a complete range of medical services. In addition, the hospitals and medical care facilities of the Dallas/Fort Worth metroplex, acclaimed worldwide for research and treatment, are very accessible. Also serving the community of Terracina are houses of worship representing almost all faiths.

An Area of Unequaled Beauty

In Terracina, 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 Terracina.
At Toll Brothers, we build more than homes; we build communities. Since 1967, 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 ranked #1 in 2011 and 2010 in Financial Soundness, Long-Term Investment, and Quality of Products/Services in Fortune magazine’s annual World’s Most Admired Companies survey in the home building category. We are also pleased to note that the most recent two years of our world-class customer service has been recognized by the Homebuilder Magazine’s National Housing Quality Award. Locally, Toll Brothers is the proud three-time winner of the Texas Builder of the Year 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. That means everything from environmentally sensitive planning to energy-efficient home designs.

Nationwide, Toll Brothers partners with conservation groups that include The Nature Conservancy, Audubon Society, and Habitat for Humanity. 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 Title is a full-service title agency, offering you exceptional underwriting strength and a complete range of insurance and escrow services.

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 Brothers Design Studio offers a world of choices for your new home. Talented designers will assist with your one-on-one selection of pre-priced options and decor 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 arise. We are committed to offering you the exemplary customer service we’ve built our reputation on.

Toll Brothers, the nation’s premier builder of luxury homes, is currently building nationwide and is a publicly-owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).

For more information, please visit TollBrothers.com.
Toll Brothers at Terracina

6637 Via Italia Drive
Flower Mound, TX 75028
(972) 221-3055

Sales Hours:
Monday - Saturday 10 a.m. - 6 p.m.
& Sunday 12 p.m. - 6 p.m.

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

DIRECTIONS
From Dallas travel north on I-35E and exit at FM 407/Justin Road. Continue 4 miles west on FM 407/Justin Road. Turn right onto Chinn Chapel Road. Travel 3/10 mile to the community entrance on the left.