

Outstanding Features at No Additional Cost

Gracious Living

- Premier executive home community in Parker with spectacular views overlooking Downtown and the Front Range
- Featuring over 300 acres of open space and miles of walking trails
- The Idyllwilde Grand Hall and Aquatic Center features a modern fitness center, private water park, zero-entry swimming pool, splash park, entertainment room, BBQ pit, and cookout area
- Selection of large home sites, including walk-out basement home sites
- Attractive exterior designs and various color schemes to choose from
- Large, comfortable family rooms with elegant designer niches in select home designs
- Convenient second staircase to upper floor in select designs
- Air conditioning with environmentally conscious Puron® refrigerant standard with all home designs

Designer Interiors with Luxury Features

- Dramatic 9' second-floor and voluminous ceilings in kitchen, living room, dining room, family room, and foyer in select home designs
- Designer gas log fireplace with stone surround in family room
- Formal dining room accented by traditional chair rail in select home designs
- Decora® rocker-style light switches throughout
- Elegant hardwood flooring in grand entrance foyer, powder room, kitchen, and breakfast nook
- Tile flooring and laminate countertops in laundry room

Magnificent Kitchens

- Beautifully designed 42" wall cabinets in a wide choice of responsibly harvested wood finishes
- Undermounted Sterling® stainless steel cuisine sink with granite slab countertops
- Gourmet kitchen featuring KitchenAid® stainless steel appliances with 5-burner gas cooktop and downdraft
- Convenient large center island and sunny spacious breakfast areas in all kitchens

Sumptuous Baths

- Lavish master bath with Roman tub, ceramic tile surround shower, slab granite countertops, and choice of fixture and tile color
- Master dual sinks with stylish Kohler® designer faucets
- First floor powder room with elegant Sterling® pedestal sink and beveled oval mirror
- Designer style, low-flow, elongated Sterling® commodes in all baths
- Secondary baths with ceramic tile flooring, Staron® solid surface countertops, and tile tub surround

 Denotes **TollGreen™** environmentally friendly product.

Construction Highlights

- Structured wiring package with Cat 5–phone and RG6-cable
- Low-maintenance, long-lasting cementitious fiber siding on select home designs
- Upgraded R-38 ceiling insulation, insulated basement walls, and 2x6 exterior wall framing which allows for 2" more insulation and greater energy efficiency (on most designs)
- 3-car garage fully drywalled with 3 coats of drywall taping compound
- Handsome 8' Therma-Tru® Fiber Classic front entry doors featuring their lifetime warranty
- Engineered concrete structural subfloor or slab on grade in basement, as appropriate at builder's discretion, based on lot specific soils engineering report and other factors
- Engineered wood I-joist floor system with nailed and glued sub-floor

Streetscape and Improvements

- Quiet cul-de-sac streets and convenient children's playground in community
- Generous front yard landscape packages include trees, shrubs, sod, and automatic irrigation system
- Numerous picturesque street trees and landscaped common areas throughout the community

Conveniences

- Spacious laundry rooms with washer and dryer hook-ups and laundry sinks
- 3-car garage with one electric garage door opener
- Community situated close to the Denver Tech Center and Meridian Business Park
- Convenient access to the nationally acclaimed Cherry Creek School District
- Located near the Southlands Shopping Center
- On-site library

Quality Assurance and Warranty

Our quality program starts at design inception with the creation of precise construction drawings, specifying high quality material, all the way through to on-site supervision by experienced project managers and construction managers.

- First home buyer inspection orientation 5-7 days prior to settlement utilizing an extensive checklist
- Second home buyer inspection prior to settlement ensures work has been done
- Ten-year limited structural warranty program

Customizing Service

- Pre-priced options permit a full range of additional customizing to fit your particular needs: wet bars, additional fireplaces, whirlpool tubs, additional bedrooms and baths, tray ceilings, cabinet upgrades, and many more.



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. Photos are images only and should not be relied upon to confirm applicable features. This is not an offering where prohibited by law.

Your new Toll Brothers home at The Highlands at Parker is unequalled in design and delivered value.