

# OUTSTANDING FEATURES

## CHESTER SPRINGS CROSSING

### Gracious Living

- Premier community in prestigious Chester Springs
- Conveniently located along Route 100 and within a short drive from the Village of Eagle, the Pennsylvania Turnpike, and Route 202
- Located in the highly rated Downingtown Area School District
- Meandering walking trails, a play field, and a dog park located within the community

### Designer Interiors with Luxury Features

- Elegant engineered hardwood flooring in foyer, powder room, kitchen, and breakfast area
- Quality Shaw® carpet in a wide choice of decorator colors
- Luxurious master bedroom suite with large master bath and walk-in closets
- Dramatic 10-foot' ceilings throughout first and 9' ceilings throughout second floor in all models
- 8' doors on first floor
- Convenient second-floor laundry in all models featuring Armstrong® no-wax flooring

### Magnificent Kitchens

- Beautifully-crafted, eco-friendly 42" Century® wall cabinets with rich crown molding in a variety of finishes
- Whirlpool® stainless steel appliances including 5 burner cook top, exterior vented hood, wall oven, microwave, and dishwasher
- 3"x6" ceramic tile backsplash
- Granite countertops in a wide range of colors with undermount stainless steel sink
- Kohler® faucet with pull-out sprayer

### Sumptuous Baths

- Water-conserving fixtures by Kohler®, an EPA WaterSense partner
- Century® vanity cabinets in a variety of finishes
- Lavish master bath with Kohler® free-standing tub in select models
- Cultured marble vanity tops in a wide choice of decorator colors
- Ceramic tile flooring, shower floor, and walls
- First-floor powder room with elegant pedestal sink and beveled mirror

### Conveniences

- Programmable thermostats with WI-FI
- One-stop shopping including mortgage, title/abstract, home security with 3-year monitoring agreement
- Pre-wired for advanced communication technology: telephone, cable TV, and computer hookup (6 total connection points)
- Gas or electric supply for clothes dryer (electric is standard)
- Design studio with professional coordinator for all your selection needs



**Toll Brothers**  
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### Construction Highlights

- Century® vanity cabinets
- 90+% efficient furnaces
- High-efficiency air conditioner by Carrier®
- Low-maintenance vinyl, energy-efficient low-E windows
- High efficiency hot water heaters
- 2"x6" exterior wall studs with R-20 insulation, insulated exterior doors, and R-49 insulation in the ceiling
- GAF Timberline architectural shingles with their 30 year warranty
- Tightly sealed air ducts and house wrap to reduce air infiltration
- Poured concrete foundation with steel I-beam construction and engineered I-joist floor system
- WI-FI-enabled garage door
- 200-amp electrical service
- Exterior frost-free hose connections in front and rear
- WI-FI enabled front door lock

### Landscaping and Improvements

- Sodded front and side lawns with professional landscaping package included
- Impressively landscaped streets with street lights and sidewalks throughout
- Underground utilities including electric, natural gas, telephone, public water, and public sewer
- Belgian block curb on streets with two-coat asphalt driveway

### 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 orientation minimum 5-7 days prior to settlement utilizing an extensive checklist
- Second home buyer orientation prior to settlement ensures work has been completed
- Ten-year limited warranty program

### Personalizing Service

- Pre-priced options permit a full range of additional personalization to fit your particular needs: finished lofts, roof dormers, skylights, whirlpool tub, walk-out bay windows, and many more!



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