



REGENCY

at Monroe



Toll Brothers
ACTIVE LIVING®

Where the Good Times Begin

Now is the time to sit back and relax, and enjoy a luxurious lifestyle. At Regency at Monroe, we will mow the lawn, shovel the snow, and maintain the community; you will always be proud of where you live. Living at Regency at Monroe will be fun and rewarding — here you can do what you want, whenever you want. The good life awaits you at Regency at Monroe by Toll Brothers Active Living.



At Regency at Monroe you will enjoy a fun-filled country club lifestyle with luxurious amenities including a USGA nine-hole, Arnold Palmer-designed, executive golf course; a 40,000-square-foot clubhouse with spa facilities; multiple tennis courts and tennis pavillion; and indoor and outdoor heated swimming pools.



Paradise Found

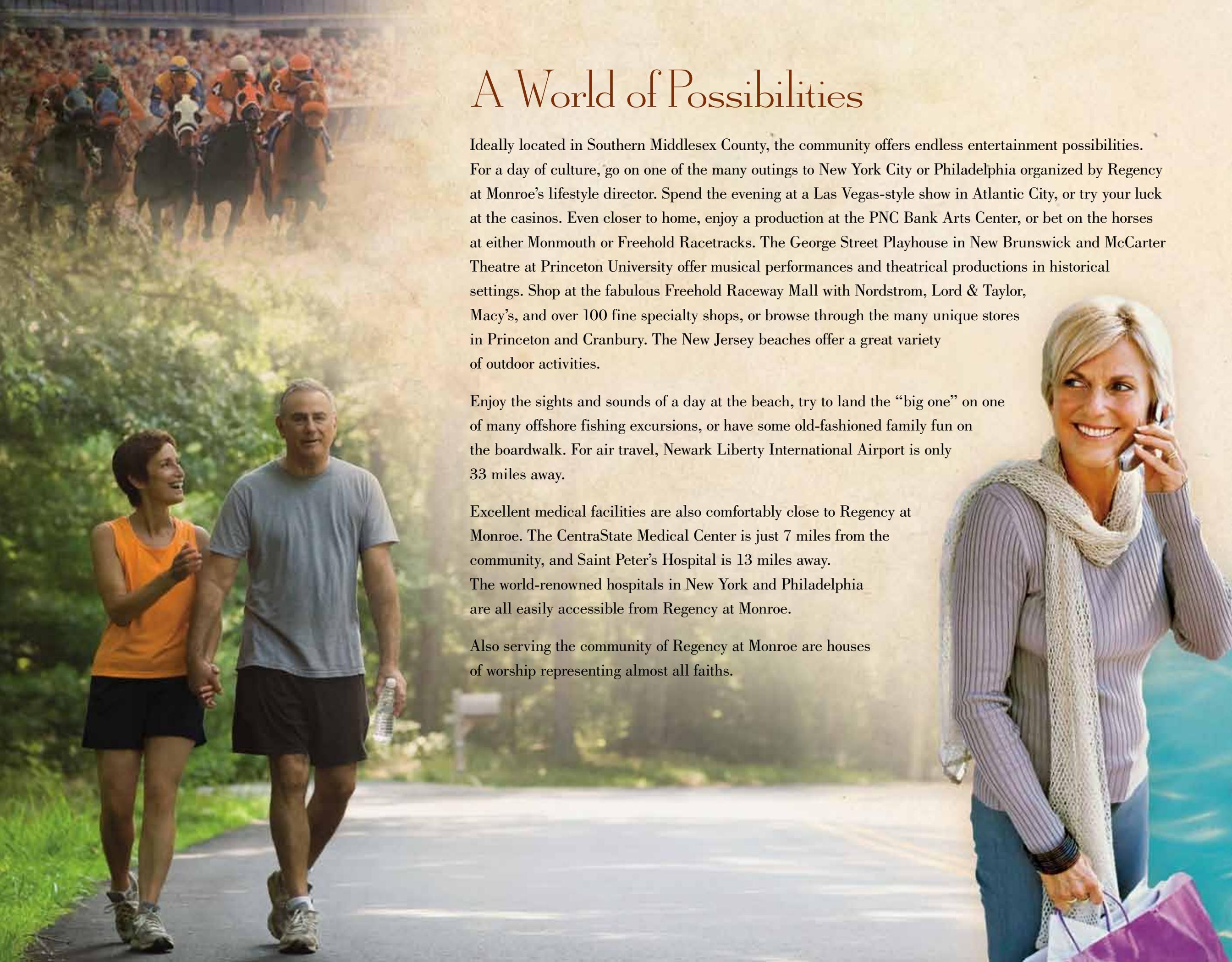
Your year-round vacation begins at the entrance to Regency at Monroe and never ends. Our tree-lined boulevard leads you past a staffed, gated entry to a shimmering pond and the majestic 40,000-square-foot clubhouse.

Here you are surrounded by the lush, green fairways of the USGA nine-hole, Arnold Palmer-designed, executive golf course. Regency at Monroe is a tasteful and luxurious sanctuary, exquisitely designed with abundant amenities and glamour, backed by the nationally renowned Toll Brothers reputation as your guarantee of extraordinary quality.

Every day you will find new adventures and meet new friends. Exciting activities and events are always happening at the clubhouse. You can play a challenging round of golf or a game of tennis, relax at the spa facility, enjoy a refreshing swim in either the indoor or outdoor pool, or stay in shape at the state-of-the-art fitness center. With your new friends, you can play cards, review the latest books, create arts-and-crafts, or participate in one of the many clubs.

This exciting new life awaits you at Regency at Monroe. With our central New Jersey location, we are a comfortable distance from New York City and Philadelphia. You'll love entertaining family and friends in your new home, or you can leave the entertaining to us. Special events are held regularly so that you, your friends, and your family can join in the fun.





A World of Possibilities

Ideally located in Southern Middlesex County, the community offers endless entertainment possibilities. For a day of culture, go on one of the many outings to New York City or Philadelphia organized by Regency at Monroe's lifestyle director. Spend the evening at a Las Vegas-style show in Atlantic City, or try your luck at the casinos. Even closer to home, enjoy a production at the PNC Bank Arts Center, or bet on the horses at either Monmouth or Freehold Racetracks. The George Street Playhouse in New Brunswick and McCarter Theatre at Princeton University offer musical performances and theatrical productions in historical settings. Shop at the fabulous Freehold Raceway Mall with Nordstrom, Lord & Taylor, Macy's, and over 100 fine specialty shops, or browse through the many unique stores in Princeton and Cranbury. The New Jersey beaches offer a great variety of outdoor activities.

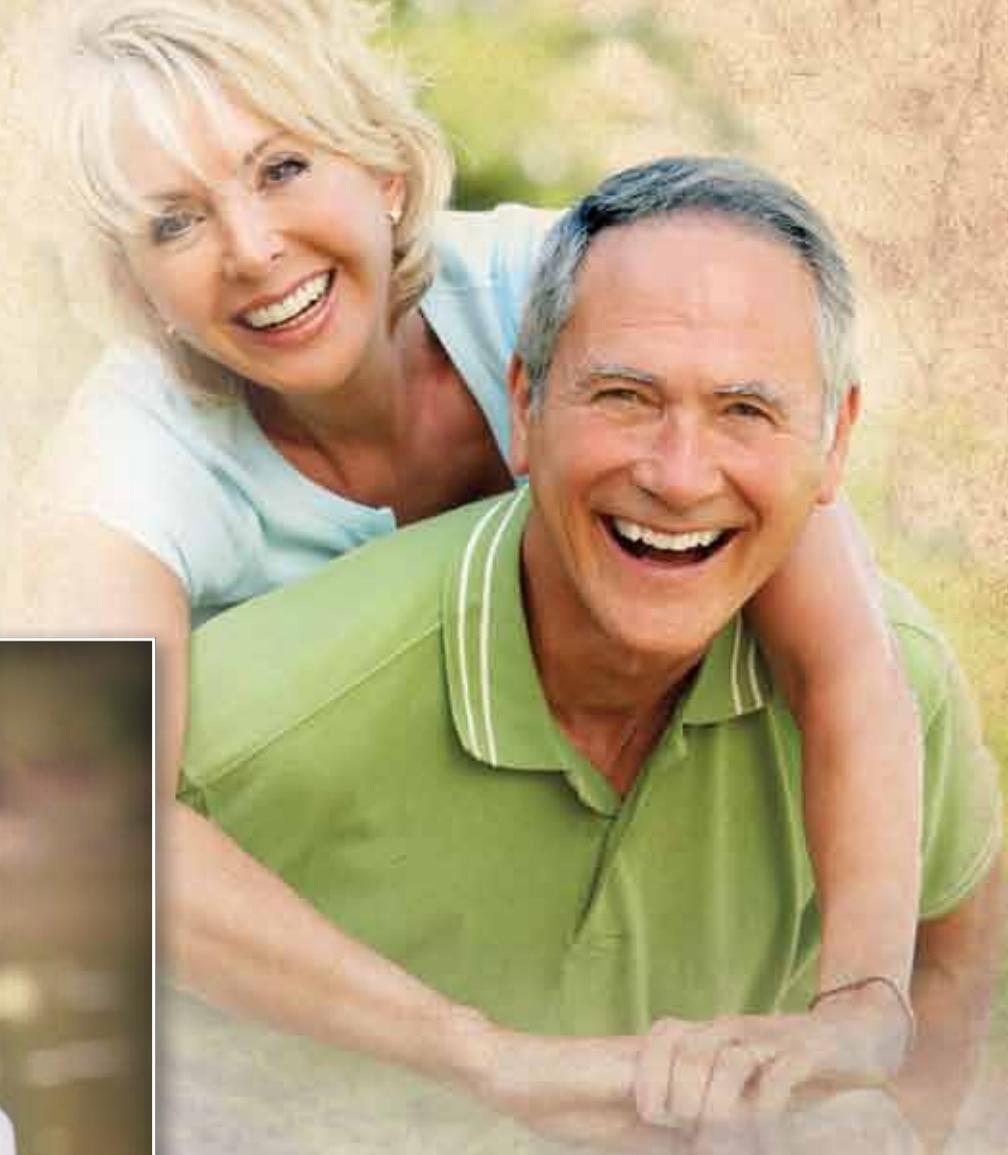
Enjoy the sights and sounds of a day at the beach, try to land the "big one" on one of many offshore fishing excursions, or have some old-fashioned family fun on the boardwalk. For air travel, Newark Liberty International Airport is only 33 miles away.

Excellent medical facilities are also comfortably close to Regency at Monroe. The CentraState Medical Center is just 7 miles from the community, and Saint Peter's Hospital is 13 miles away.

The world-renowned hospitals in New York and Philadelphia are all easily accessible from Regency at Monroe.

Also serving the community of Regency at Monroe are houses of worship representing almost all faiths.

Whether you are spending time with friends in the clubhouse, enjoying an afternoon swim, playing an early round of golf or a late game of tennis, the Regency at Monroe lifestyle offers you a welcome feeling of privacy, luxury, and relaxation.



The Clubhouse Is the Heart of Regency at Monroe ...

... a place to expand your mind, improve your body, or just enjoy time with your new friends.

No matter what your interests, you'll find the clubhouse is the place to be. Relax in the spa, or curl up in a quiet spot with a good book. Spend a rainy afternoon shooting billiards, playing bridge, or creating your favorite designs in the arts and crafts studio. In the evening, socialize with your friends in the lounge, put on your own event with your neighbors, or dance the night away in the clubhouse ballroom. Staying healthy and active is fun year-round! You'll enjoy indoor and outdoor swimming pools, spa facilities, fitness center, and aerobics classes. Outdoors, you can enjoy a game of tennis, bocce, or shuffleboard, or just relax poolside.



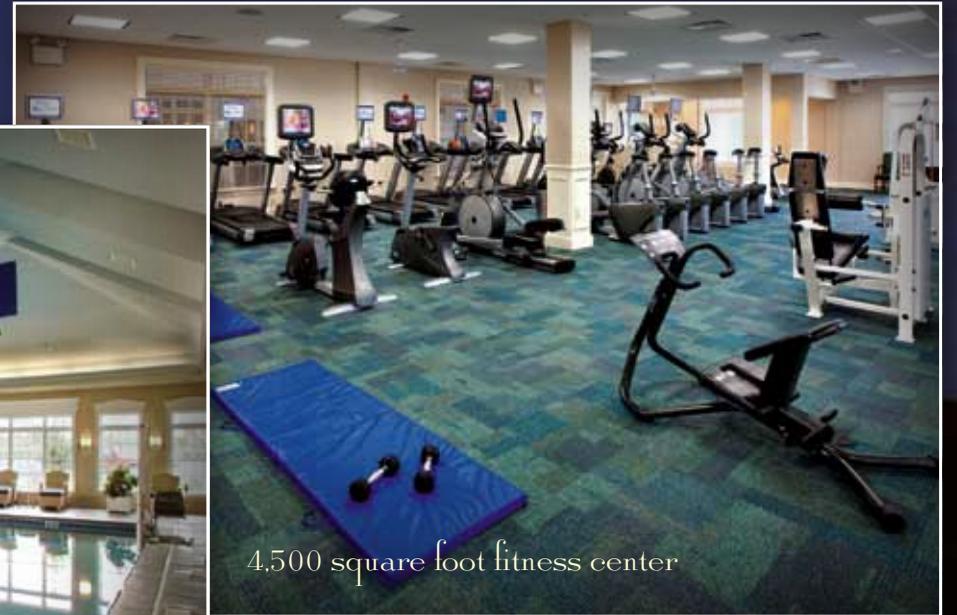
The 40,000 square foot clubhouse at Regency at Monroe



Media room and library



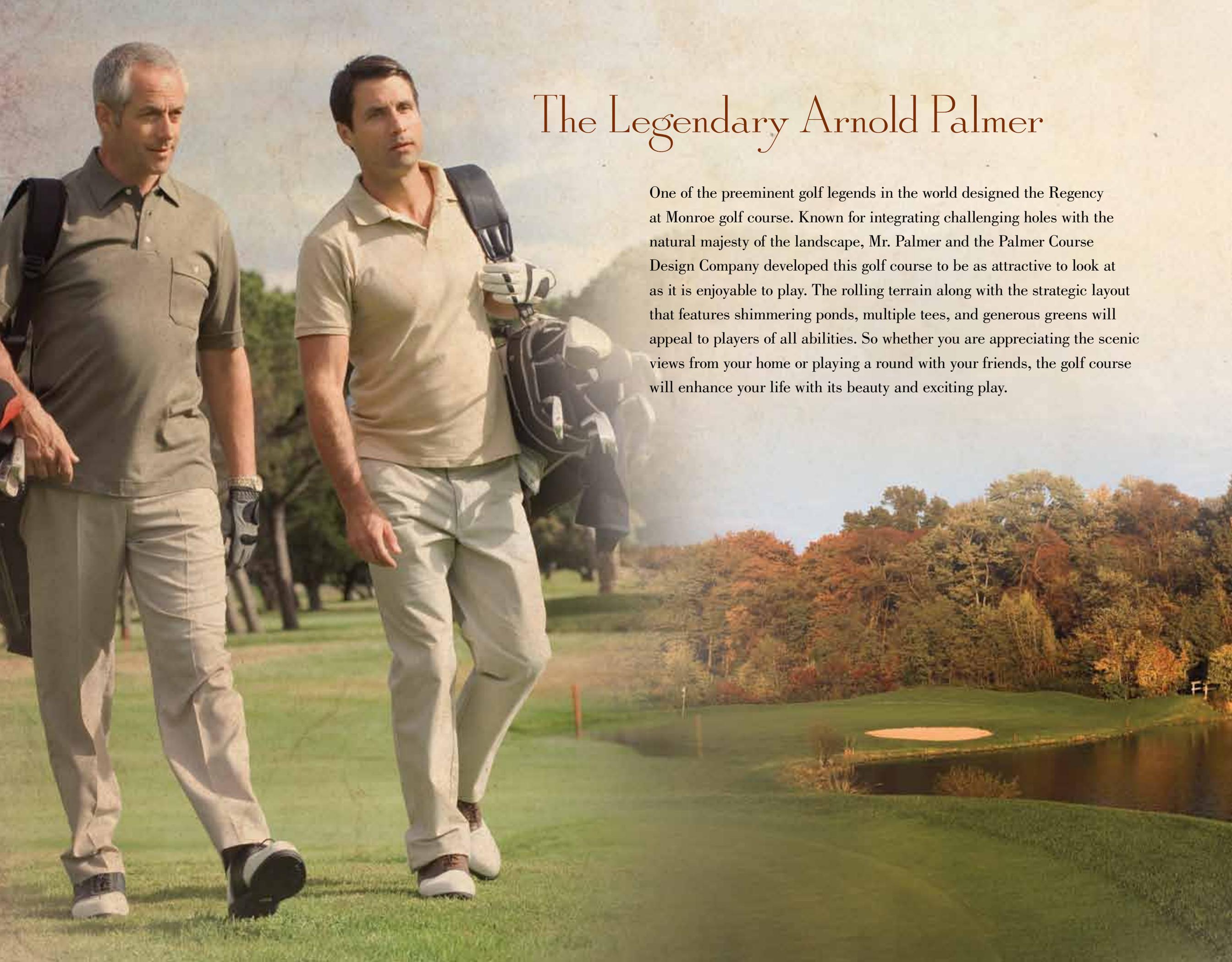
Indoor heated pool at the clubhouse



4,500 square foot fitness center



Community tennis courts

The image shows two men walking on a golf course. The man on the left is older, with grey hair, wearing a dark green polo shirt and light-colored trousers. The man on the right is younger, wearing a light-colored polo shirt and light-colored trousers, and is carrying a golf bag on his back. They are walking on a green lawn. In the background, there are trees with autumn foliage and a small pond. The sky is bright and clear.

The Legendary Arnold Palmer

One of the preeminent golf legends in the world designed the Regency at Monroe golf course. Known for integrating challenging holes with the natural majesty of the landscape, Mr. Palmer and the Palmer Course Design Company developed this golf course to be as attractive to look at as it is enjoyable to play. The rolling terrain along with the strategic layout that features shimmering ponds, multiple tees, and generous greens will appeal to players of all abilities. So whether you are appreciating the scenic views from your home or playing a round with your friends, the golf course will enhance your life with its beauty and exciting play.

*You will live and entertain with pride in Regency at Monroe –
Where the good times begin.*



REGENCY

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It's your turn now, and Toll Brothers Active Living® brings you the active adult lifestyle you've waited for! In the most desirable locations throughout the country, you'll find an amazing selection of homes and neighborhoods designed for a vibrant lifestyle! Featuring elegant architecture, inviting streetscapes, and world-class amenities, Toll Brothers Active Living® communities will welcome you home.

All residences offer a combination of quality materials and superior design, where every detail is meticulously crafted, and every enhancement is seamlessly added to create a home that is uniquely yours. You can choose from an exceptional diversity of home styles—including condominiums and townhomes, along with single-family, carriage, and patio homes—many offering a low-maintenance lifestyle with exterior maintenance, landscaping, and snow removal all provided. And each home is backed by the expertise of the nation's premier builder of luxury homes.

You'll find Toll Brothers Active Living® communities of distinction in a variety of locations—from sophisticated locales in the heart of the city to charming neighborhoods set amidst picturesque scenery. And every location offers easy access to culture, recreation, fine dining, medical care, shopping, and entertainment.

The amenities found in Toll Brothers Active Living® communities are extraordinary. Many include professional-caliber golf courses and clubhouses that offer a myriad of

social and dining opportunities. You can also choose from communities that feature fully equipped fitness centers; tennis, bocce, and shuffleboard courts; swimming pools; and walking and biking trails.

At Toll Brothers, we build more than homes; we build *communities*, and when you choose us you choose our unwavering commitment to quality and customer service. Since 1967 we've taken pride in the recognition we've received from our homeowners and our peers. The Company was named **2012 Builder of the Year** by *Professional Builder* magazine, becoming the first builder to win this award twice. Toll Brothers is honored to have won two other coveted awards in the home building industry as well: **America's Best Builder** and the **National Housing Quality Award**. The Company was also 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*.

Toll Brothers, Inc. is the nation's premier builder of luxury homes, is the successor to three generations of home builders and is a publicly owned company whose stock is traded on the New York Stock Exchange (NYSE: TOL).

*From the March 2011 and March 2010 issues of *FORTUNE* magazine.



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REGENCY *at Monroe*

530 Buckelew Avenue
Monroe Township, New Jersey 08831
732-605-1717

Directions to Regency at Monroe:

Take the New Jersey Turnpike to Exit 8A. Bear left onto Route 32 (Forsgate Drive) for Jamesburg and Monroe. Proceed east on Route 32 (Forsgate Drive) for 2 1/10 miles to Route 522 and turn right. Continue 2 3/10 miles to the main entrance on the left. Proceed through the attended gate and follow signs for the sales center.

GPS COORDINATES:

X: 40.3194
Y: -74.3948

A Private, Gated Community by

Toll Brothers
ACTIVE LIVING®

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