

Broth **A**1 ome Builder

Melcome to The Reserve at Estero... Mhere Luxury and Perenity Meet

Imagine a place where tropical landscaping and sparkling lake views combine with first-class amenities, elegant single-family residences, and an ideal Southwest Florida location. This is The Reserve at Estero, one of Southwest Florida's most spectacular communities.

The Reserve at Estero invites you to enjoy superb club amenities and 22 acres of lakes. With their traditional Mediterranean-style architecture, Toll Brothers homes at The Reserve at Estero blend beautifully with the picturesque surroundings.

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Surrounded by natural beauty, The Reserve at Estero offers the luxurious, relaxed atmosphere of a gated community just moments from the Gulf of Mexico. Conveniently situated between Naples and Fort Myers, The Reserve at Estero is in close proximity to modern conveniences, yet is remarkably private and secluded.



Where Dreams Meet Reality

Live in The Reserve at Estero, and you'll live in a place where beauty and elegance are part of your everyday life, where lakefront settings, tropical landscaping, and tranquility define daily existence.

Offering you both an exclusive neighborhood and a classic lifestyle, The Reserve at Estero is an ideal place for you and your family to meet new friends and neighbors. It is a tranquil place to live with almost every type of activity close at hand. The Reserve at Estero's recreational facility functions as the centerpiece of the community, with an impressive Mediterranean-style clubhouse. The complex offers a range of amenities to suit your lifestyle, with a fitness center and aerobics room, tennis courts, a basketball court, a resort-style outdoor pool, and a children's pool. Whether enjoying a morning game of tennis with neighbors, a challenging workout, or an afternoon swim with your family, your new lifestyle will offer you a welcome feeling of privacy, luxury, and relaxation.

The amenities of The Reserve at Estero will provide you with a world of social opportunities — all without having to leave the privacy of your own gated community.

The Good Life in Southwest Florida

Southwest Florida is an area rich with culture and entertainment. Discover history and art at the William R. Frizzell Cultural Centre, enjoy the Southwest Florida Symphony, or attend a theatrical presentation at the Barbara B. Mann Performing Arts Center. Stepping back in time, you can visit the winter homes and gardens of Thomas Edison and Henry Ford. Naples, just 20 minutes from your new home, offers a full spectrum of art, music, history, and theater. Attend a concert at the Naples Philharmonic Orchestra, catch a theatrical presentation, or view an art exhibit at the Philharmonic Center for the Arts.

From casual cafés to elegant waterfront restaurants, the Southwest Florida area provides numerous dining options to suit all tastes and occasions.

Your new home at The Reserve at Estero is just moments from the area's finest shopping, from quaint antique and specialty boutiques along downtown Naples' 5th Avenue to modern malls. For convenient one-stop shopping, the Corkscrew Village Shopping Center is just 3 minutes away. In the charming towns of Naples, Fort Myers, and Bonita Springs, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name.

The Miromar Outlets, with its extensive offering of upscale outlet stores, is just 5 minutes away, featuring Saks Fifth Avenue OFF 5TH, Coach, Polo, and more than 120 other fine stores. In addition, Gulf Coast Town Center and Coconut Point shops are both within 10 minutes of The Reserve at Estero.

Excellent medical facilities are comfortably close to The Reserve at Estero. The Urgent Care of Southwest Florida is just minutes away, and Lee Memorial Hospital, Physicians Regional Medial Center, and several other renowned medical centers are all within a 20-minute drive. Also serving the community of The Reserve at Estero are houses of worship representing many faiths.

In addition to the impressive amenities at The Reserve at Estero, the surrounding area is rich with recreational attractions for the entire family. There are secluded beaches nearby where you can enjoy swimming or sunbathing year round. Play a round of golf at one of the many public or private golf courses in the area, or visit one of several nearby parks, including Koreshan State Park, Bonita Beach Park, Lovers Key State Park, and Everglades National Park. At these parks you and your family can enjoy swimming, canoeing, snorkeling, fishing, hiking, boating, picnicking, or wildlife viewing.

For sports fans, Fort Myers is home to the Spring Training camps of the Minnesota Twins and the Boston Red Sox, while Germain Arena hosts the Florida Everblades ice hockey team. Additionally, Florida Gulf Coast University Athletics is just minutes away.



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Education Is a Top Priority

Lee County schools provide an atmosphere where students learn to think critically, solve problems, and enrich the world in which they live. From primary to post-secondary education, the Lee County School District offers a variety of educational experiences that prepare students for the future. In addition to core academic classes, the curriculum includes performing and fine arts courses, gifted and exceptional student programs, and Advanced Placement courses. Lee County also boasts over 50 "A" rated schools. Estero High School* offers a well-rounded curriculum that includes business and computer classes, as well as numerous extracurricular and athletic activities.

For continuing education, Florida Gulf Coast University is less than 15 minutes away. Nearby Edison State College and Southwest Florida College of Business offer adult education with a wide diversity of day and evening courses.

You Will Live and Entertain with Pride at The Reserve at Estero . . . Where Coming Home Is Like Getting Away!

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At Toll Brothers, we build more than homes; we build *communities*. For nearly 45 years, 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 Product/Services in *FORTUNE* magazine's annual **World's Most Admired Companies** survey* in the home building category. We are also honored to have won the three most coveted awards in the home building industry: *America's Best Builder*, *National Builder of the Year*, and the *National Housing Quality 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. Nationwide, Toll Brothers partners with conservation groups that include the National Wildlife Federation and Audubon International.

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.

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 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.

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Toll Landscape offers outstanding designs, exceptional quality, competitive prices, and extraordinary service.

Toll Brothers Design Studio offers a world of choices for your new home. Talented designers will meet with you one-on-one to help you select from a vast array of pre-priced options and décor 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 may arise. We are committed to offering you the exemplary customer service we've built our reputation on.



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







NATIONAL HOUSING QUALITY AWARD National Association of Home Builders and Professional Builder Magazine

AMERICA'S BEST BUILDER National Association of Home Builders and Builder Magazine



Toll Brothers America's Luxury Home Builder®



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DIRECTIONS:

From Interstate 75, take the Corkscrew Road exit (Exit 123) and travel west ¹/₂ mile to Three Oaks Parkway. Turn right and proceed north 1 ¹/₄ miles to Estero Parkway. Turn left, heading west, and travel ³/₄ mile to The Reserve at Estero entrance on the right.