THE HILLS AT Southpoint™



Carolina Collection

Toll Brothers
America's Luxury Home Builder®

Welcome Home to . . .

Surrounded by picturesque landscapes, community parks, and walking trails, The Hills at Southpoint is a community of luxurious homes located near The Streets at Southpoint mall. Nestled in a charming country setting, this well-appointed community is just minutes from any convenience you may need.

THE HILLS AT Southpoint™



A Convenient Place to Live

In The Hills at Southpoint, you will enjoy the relaxed atmosphere of luxurious family-oriented living with superior schools, excellent shopping, and a wide choice of cultural events close to home.

Located on Fayetteville Road in the heart of the Triangle, The Hills at Southpoint is just 1 mile south of Interstate 40. Chapel Hill, Cary, and downtown Durham can be reached in less than 15 minutes, while Raleigh is only 25 minutes away. The Research Triangle Park (RTP), the nation's largest research park and a business hub for a multitude of pharmaceutical and technology companies, is within a short commute, and Raleigh-Durham International Airport can be reached in just 15 minutes.

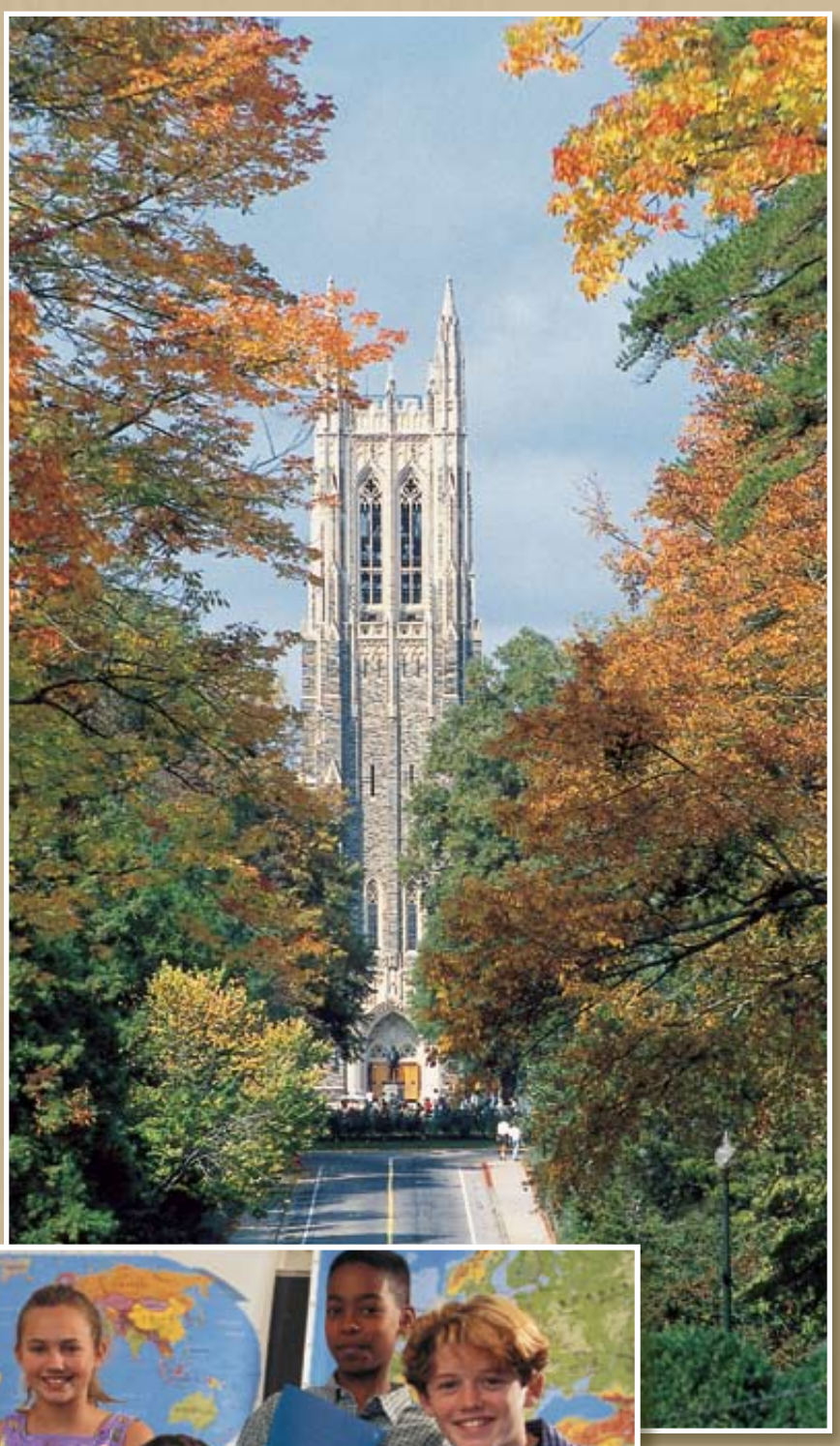
A Focus on Education

As a homeowner in The Hills at Southpoint, you will join a community where education is given the highest priority. Creekside Elementary, one of the area's newest schools, offers a state-of-the-art facility where your children can express their creative and analytical sides. At Jordan High School, over 90% of the students continue their education after graduation. Jordan High School also takes pride in its Freshman Academy, a structured program to help ninth graders assimilate into the high school community. Gifted programs are available at all grade levels, and the high school offers over 15 college Advanced Placement courses.

In addition, eligible students are awarded the opportunity to take specialized courses at Duke University and the University of North Carolina at Chapel Hill (UNC). Durham Tech Community College offers an outstanding parallel program of vocational courses. Students in the Durham area consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, music, and art. Many of these high school graduates attend the finest colleges in the country, including Ivy League universities and Atlantic Coast Conference schools.

Superb private schools, including the prestigious Durham Academy, St. Thomas More Roman Catholic Primary School, Duke School, Cresset Christian Academy, Carolina Friends School, Immaculate Catholic School, Chesterbrook Academy, Heartwood Montessori School, and Cardinal Gibbons High School, are all within 15 minutes of The Hills at Southpoint.

Duke University and UNC, both less than 10 minutes away, offer full-time and continuing adult education with a wide diversity of day and evening courses. In addition, many excellent academic institutions in Raleigh, including North Carolina State University, Meredith College, Peace College, and Wake Technical Community College, are just 25 minutes away.





Schools subject to reassignment by governing authorities.

World-Class Shopping at Your Doorstep!



The Hills at Southpoint is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. The award-winning Streets at Southpoint mall, a beautiful new indoor and outdoor shopping center anchored by Nordstrom, Macy's, Hudson Belk, Sears, and JCPenney, is less than 1 mile from The Hills at Southpoint. The mall also has over 100 fine specialty shops, a movie theater, outdoor walkways and patios with fountains, and several wonderful restaurants. For convenient one-stop shopping, the Homestead Plaza is less than 3 minutes away.

In charming Sutton Station, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. Take a stroll through Brightleaf Square's courtyard of shops and restaurants within historic buildings. Enjoy shopping, fine dining, a Durham Bulls game, and more at the newly renovated American Tobacco Complex only 10 minutes away.

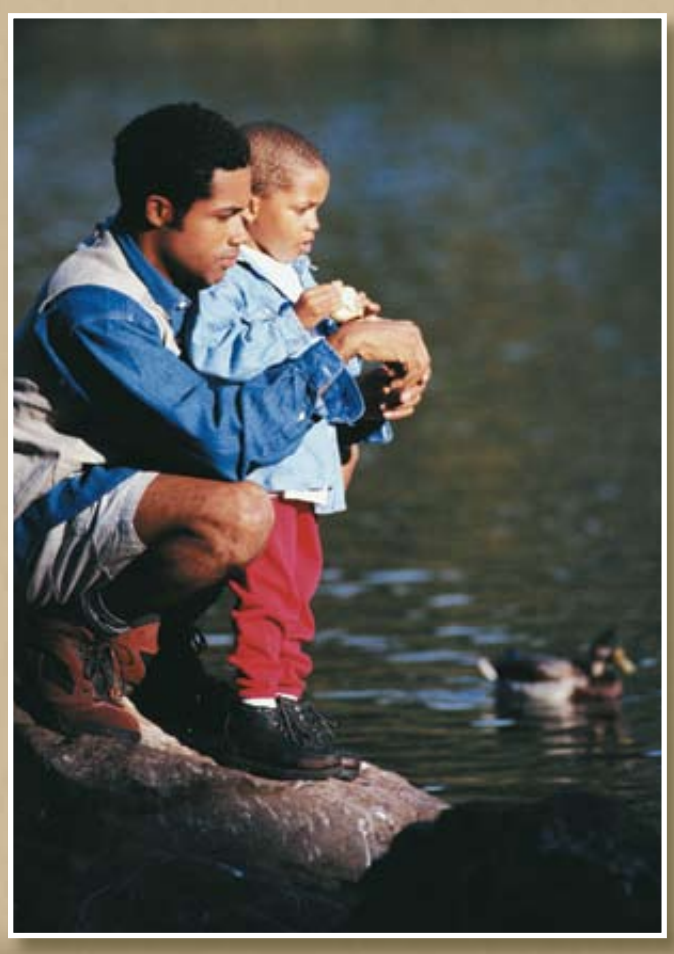


A Cultural and Recreational Paradise!

From The Hills at Southpoint, the cities that make up the Triangle region — Raleigh, Durham, and Chapel Hill — are just minutes away. This location in the heart of North Carolina — just a 2-hour drive east to the sparkling beaches of the North Carolina coast and 3 hours west to the majestic Blue Ridge Mountains — is part of what makes the Triangle region so desirable.

The Hills at Southpoint is bordered by the American Tobacco Trail, a 22+ mile trail, that is perfect for leisurely walks, horseback riding, or invigorating bike rides. Take a few minutes' walk down the trail to the Herndon City Park, which adjoins the community, or take a short drive to Eno River State Park or Raleigh's William B. Umstead State Park. At these parks you and your family can enjoy playing sports, hiking, and picnicking. The beautiful Jordan Lake, a 43,000-acre wildlife preserve and reservoir, and its many recreation areas are located minutes away and offer boating, fishing, hiking, camping, and nature-watching. Several challenging private and semiprivate golf courses and country clubs are nearby, including Brier Creek, Hope Valley, and Chapel Hill Country Clubs. Scenic public golf courses, including Duke University Golf Course and UNC Finley Golf Course (home to the Tar Heels golf team), are within 10 minutes. For indoor exercise, several fitness clubs are also within 5 minutes of your new home.





The Durham area offers a wealth of things to see and do. Durham is home to over 300 restaurants and numerous nationally acclaimed chefs. Enjoy a variety of concerts, shows, and plays at the culturally rich outdoor setting of the American Tobacco Campus amphitheatre, the historic B.N. Duke Auditorium, The Carolina Theatre, the new Durham Performing Arts Center, or the many other venues Durham has to offer.

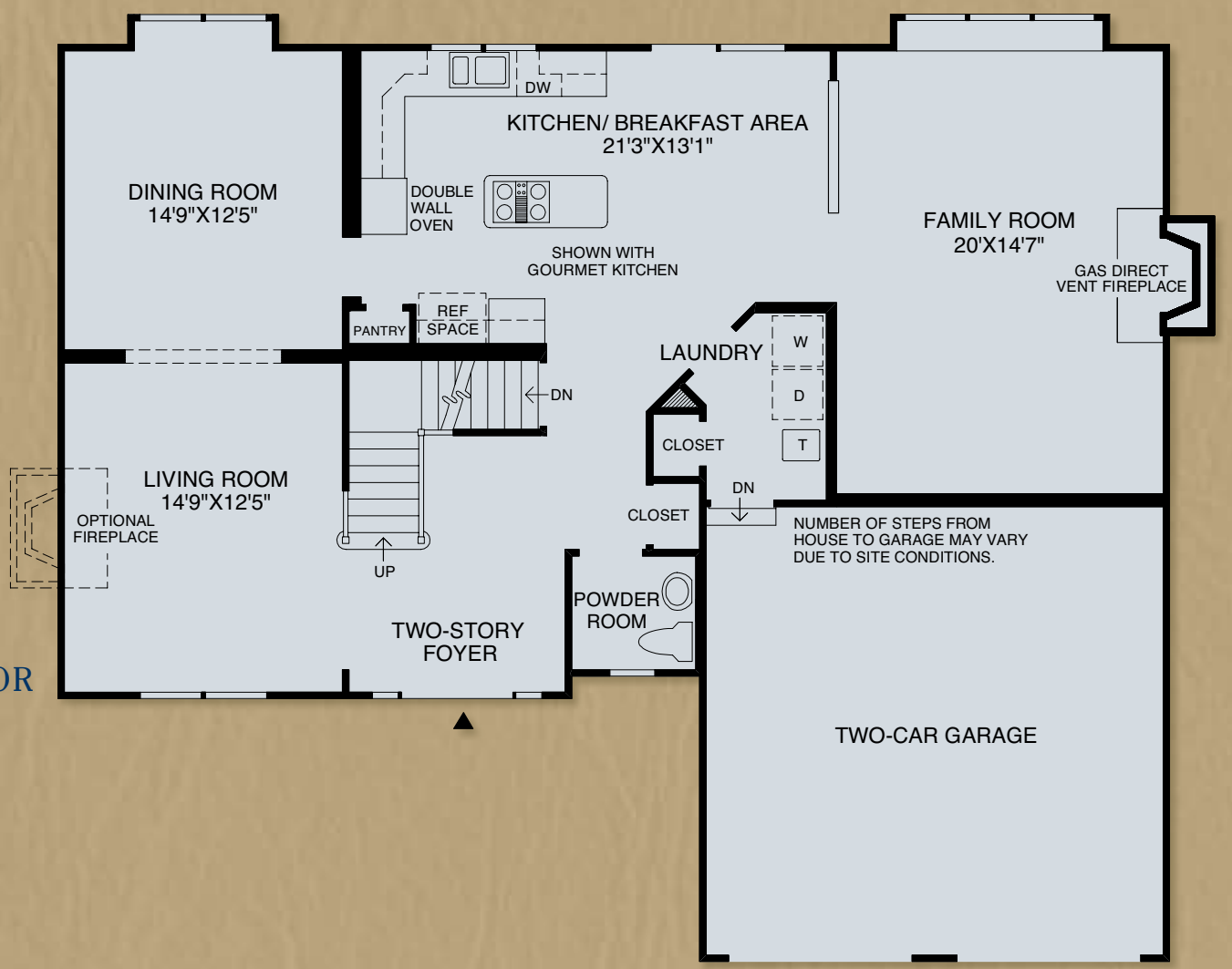
The Triangle area offers a broad range of cultural diversions. You can discover history and art at the Ackland Art Museum in Chapel Hill, the North Carolina Museum of Art, the Museum of Life and Science, and the Natural History Museum in Raleigh.

In downtown Raleigh, the Progress Energy Center for the Performing Arts, a theater and music hall complex, comprises five venues: Fletcher Opera Theater, Meymandi Concert Hall (home of the North Carolina Symphony), Kennedy Theater, Lichtin Plaza, and the Raleigh Memorial Auditorium. These theaters regularly feature music, dance, comedy, and Broadway touring productions. For more intimate plays and presentations, experience the quaint setting at the Kenan and Paul Green Theatres at UNC or the Raleigh Little Theatre. During the summer, delight in a show or concert under the stars at the Koka Booth Amphitheatre at Regency Park in Cary, the outdoor amphitheater at the Raleigh Little Theatre, or Lichtin Plaza at the Progress Energy Center. For fine dining, excellent restaurants and country inns abound in the Triangle area.

Sports fans can cheer for professional teams, including the Stanley Cup champion Carolina Hurricanes, the NFL's Carolina Panthers, and the famous Durham Bulls baseball team. College teams from the three major Atlantic Coast Conference universities in the Triangle — Duke University, North Carolina State University, and UNC — are also local favorites!

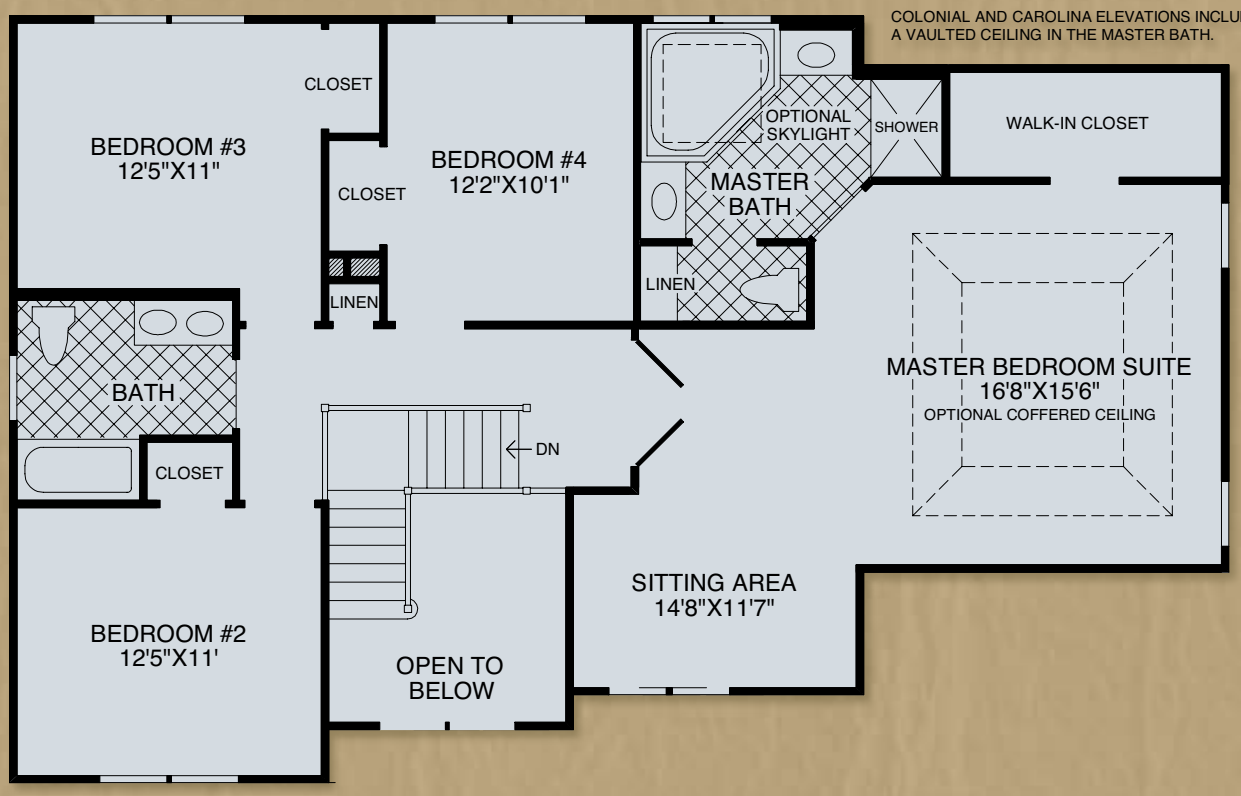


The Arlington II



FIRST FLOOR

SECOND FLOOR

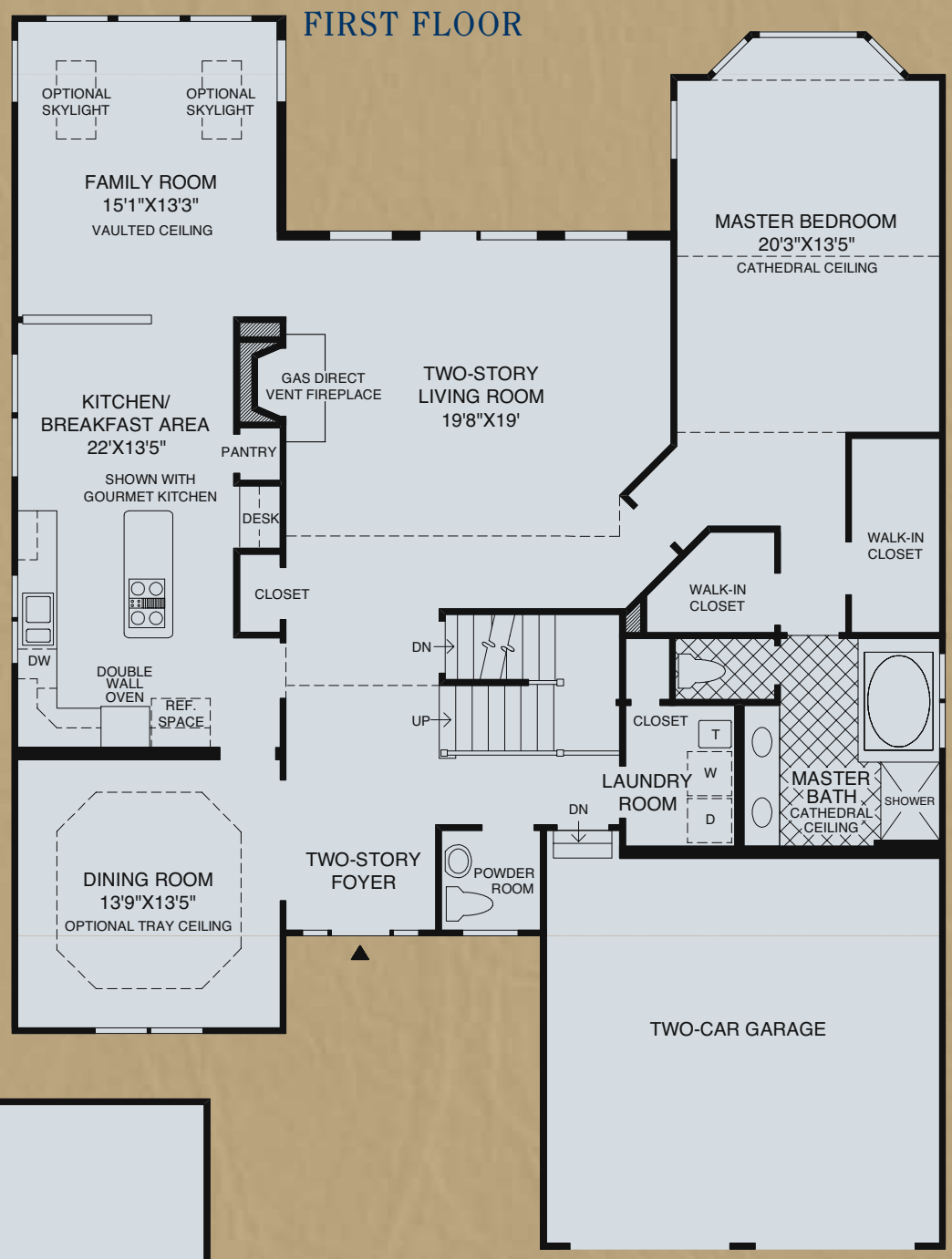


Designs are subject to field variations due to exact home elevation, options purchased, and location of mechanical and sump pump equipment, which may also vary among individual lots and communities. All dimensions are approximate, shown to the maximum dimensions of each room, and are subject to field variation. Dimensions should not be used to calculate room square footage. Some windows, exterior features, ceiling heights, and floorplans may vary with elevations. Some features may vary from community to community. Please consult a Sales Representative for details. Options purchased must be specified in exhibit B.

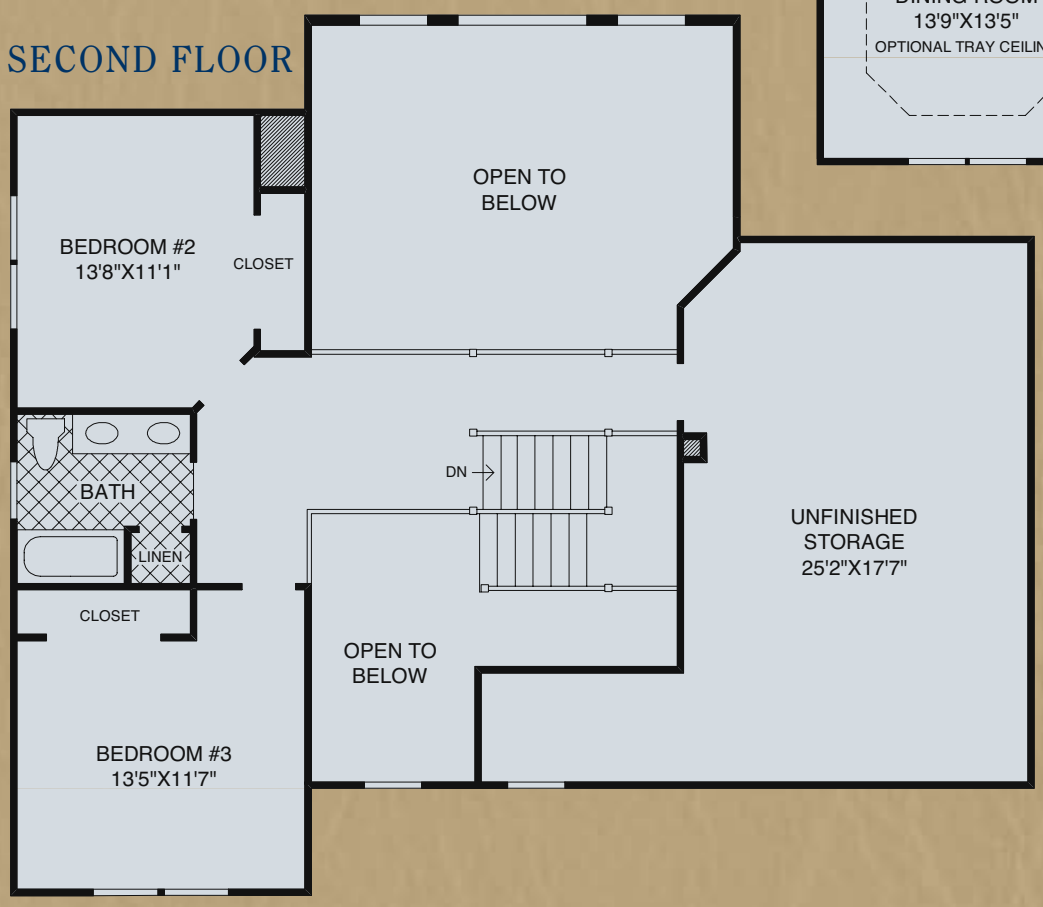


The Oakmont II

FIRST FLOOR



SECOND FLOOR

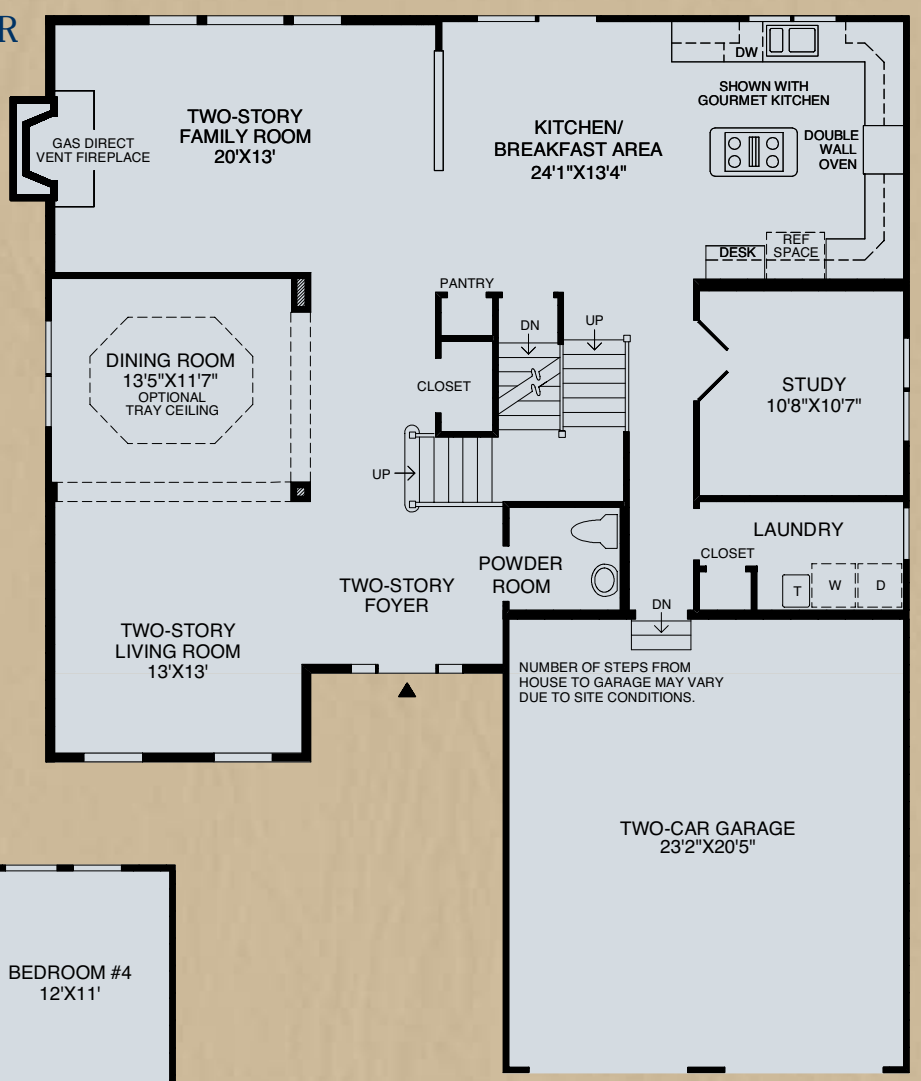


Designs are subject to field variations due to exact home elevation, options purchased, and location of mechanical and sump pump equipment, which may also vary among individual lots and communities. All dimensions are approximate, shown to the maximum dimensions of each room, and are subject to field variation. Dimensions should not be used to calculate room square footage. Some windows, exterior features, ceiling heights, and floorplans may vary with elevations. Some features may vary from community to community. Please consult a Sales Representative for details. Options purchased must be specified in exhibit B.

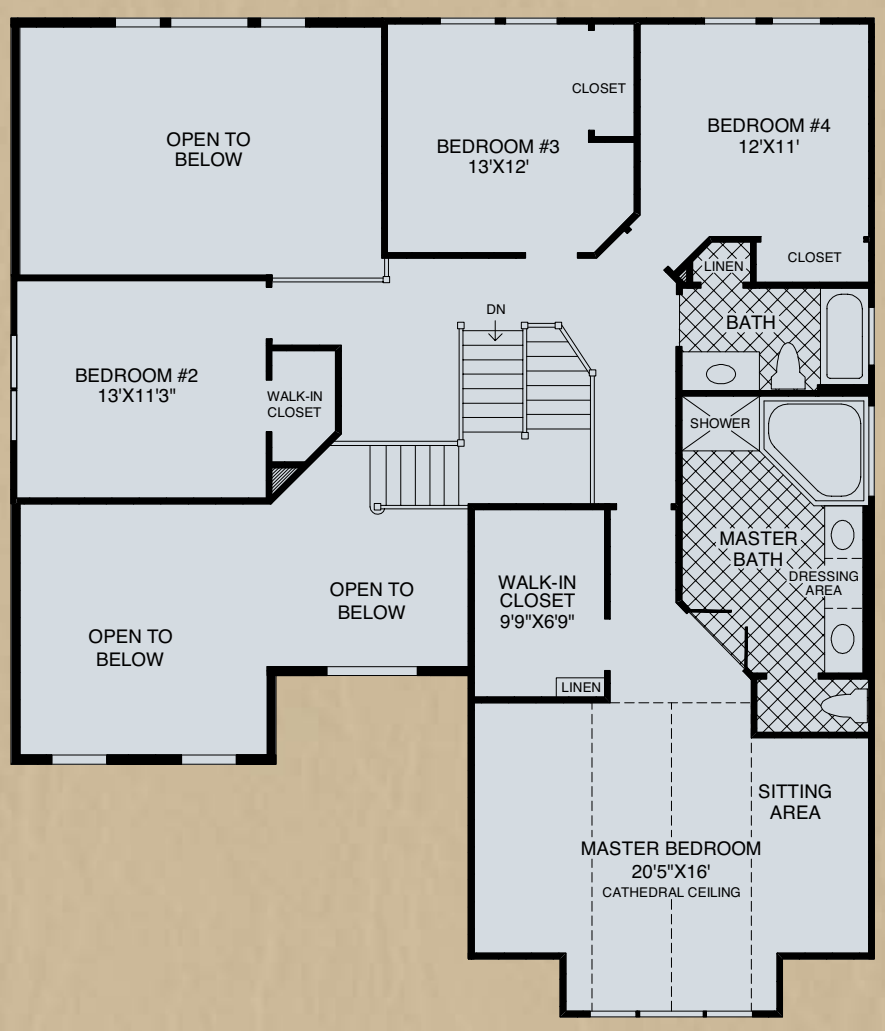


The Richmond II

FIRST FLOOR



SECOND FLOOR



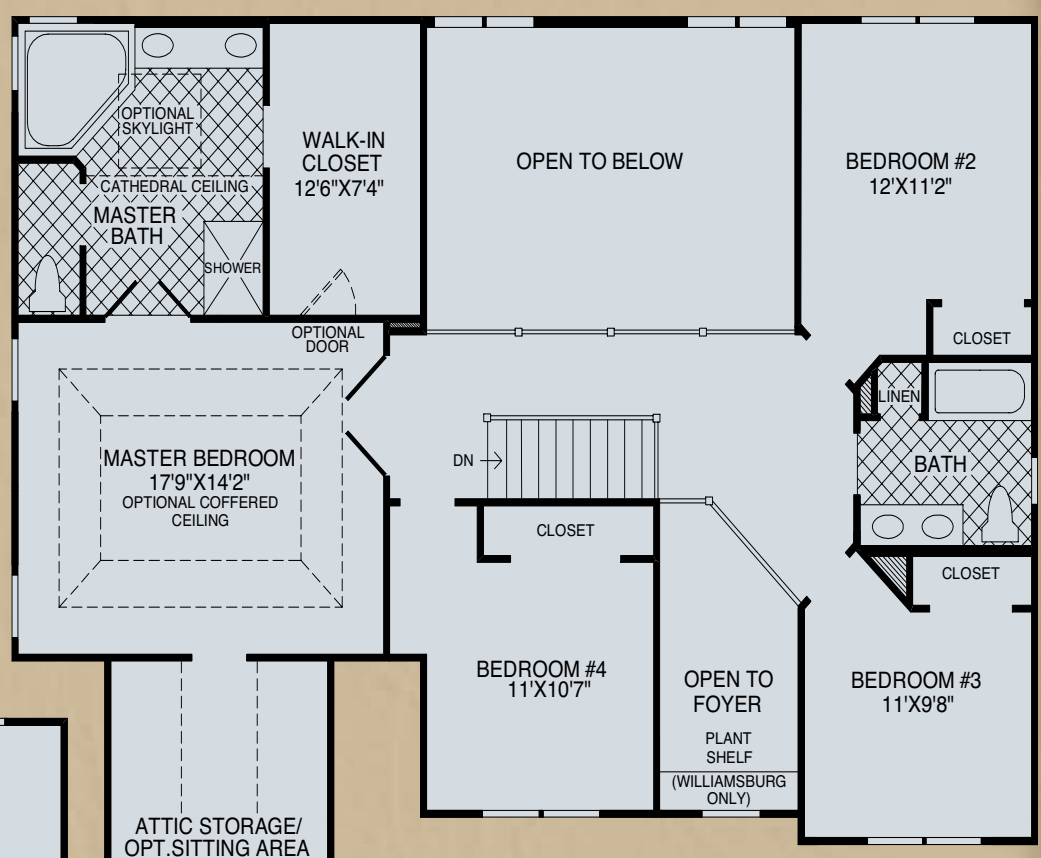
Designs are subject to field variations due to exact home elevation, options purchased, and location of mechanical and sump pump equipment, which may also vary among individual lots and communities. All dimensions are approximate, shown to the maximum dimensions of each room, and are subject to field variation. Dimensions should not be used to calculate room square footage. Some windows, exterior features, ceiling heights, and floorplans may vary with elevations. Some features may vary from community to community. Please consult a Sales Representative for details. Options purchased must be specified in exhibit B.



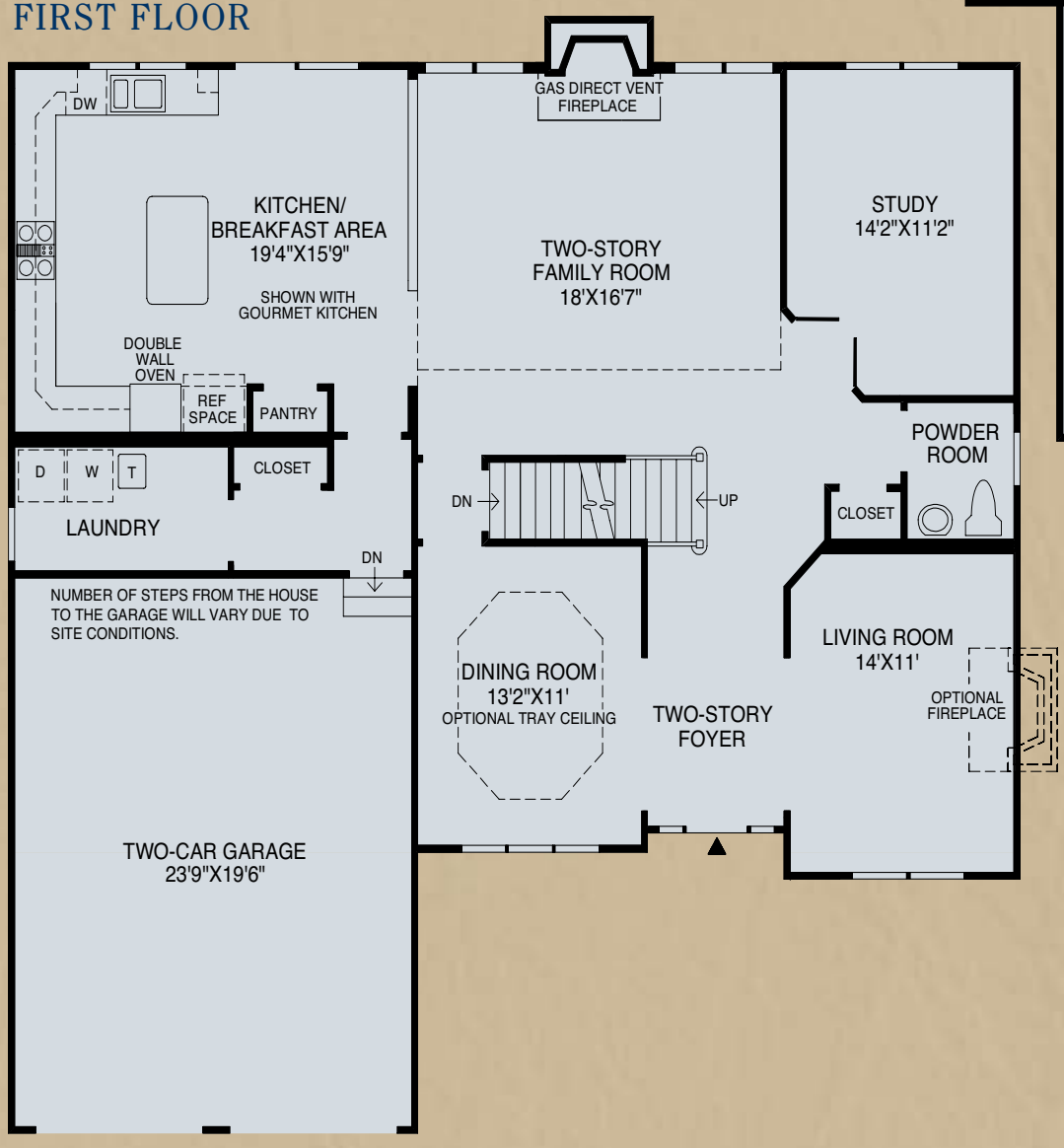
The Colonial Exterior Design

The Ellsworth II

SECOND FLOOR



FIRST FLOOR



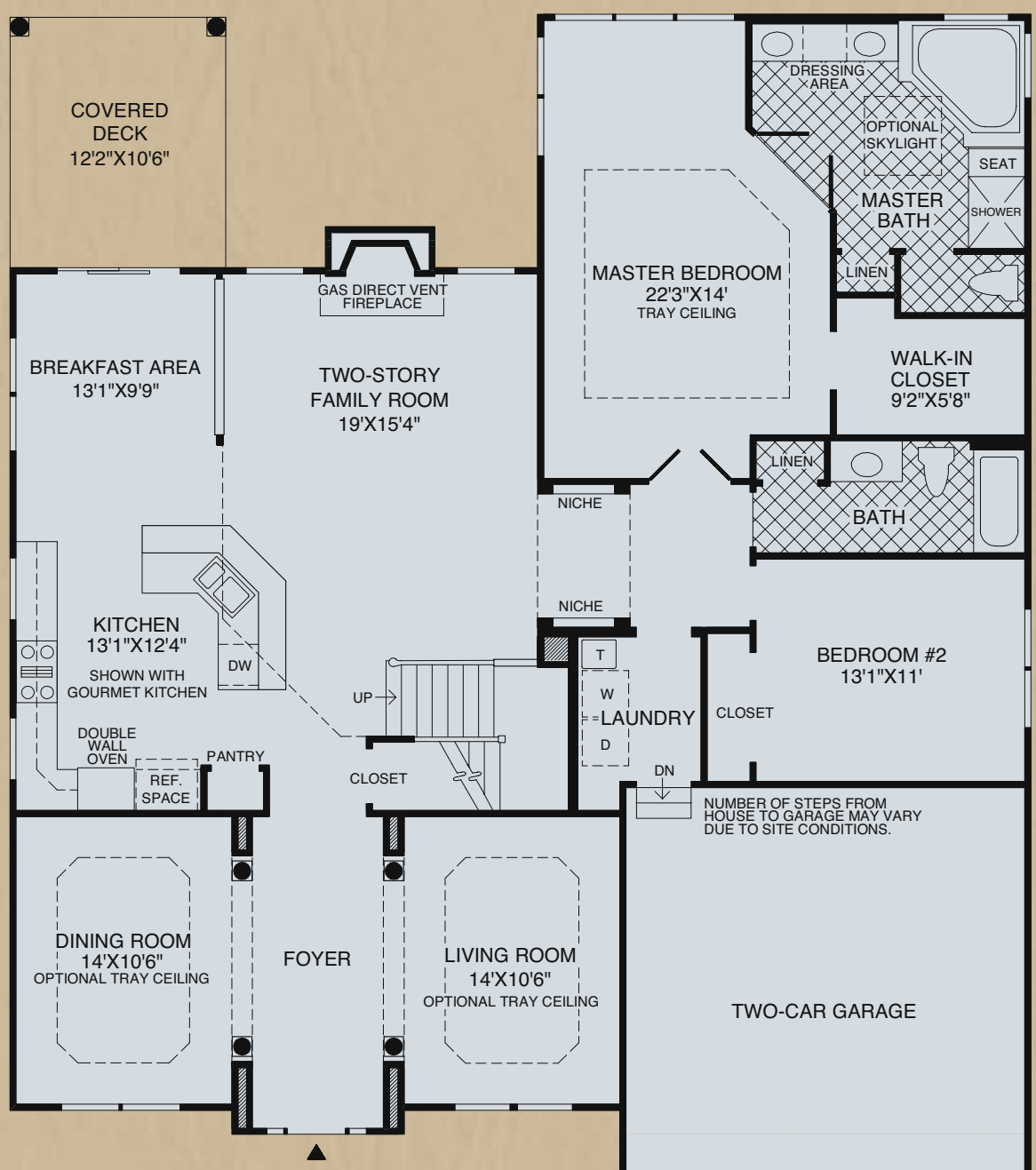
Designs are subject to field variations due to exact home elevation, options purchased, and location of mechanical and sump pump equipment, which may also vary among individual lots and communities. All dimensions are approximate, shown to the maximum dimensions of each room, and are subject to field variation. Dimensions should not be used to calculate room square footage. Some windows, exterior features, ceiling heights, and floorplans may vary with elevations. Some features may vary from community to community. Please consult a Sales Representative for details. Options purchased must be specified in exhibit B.



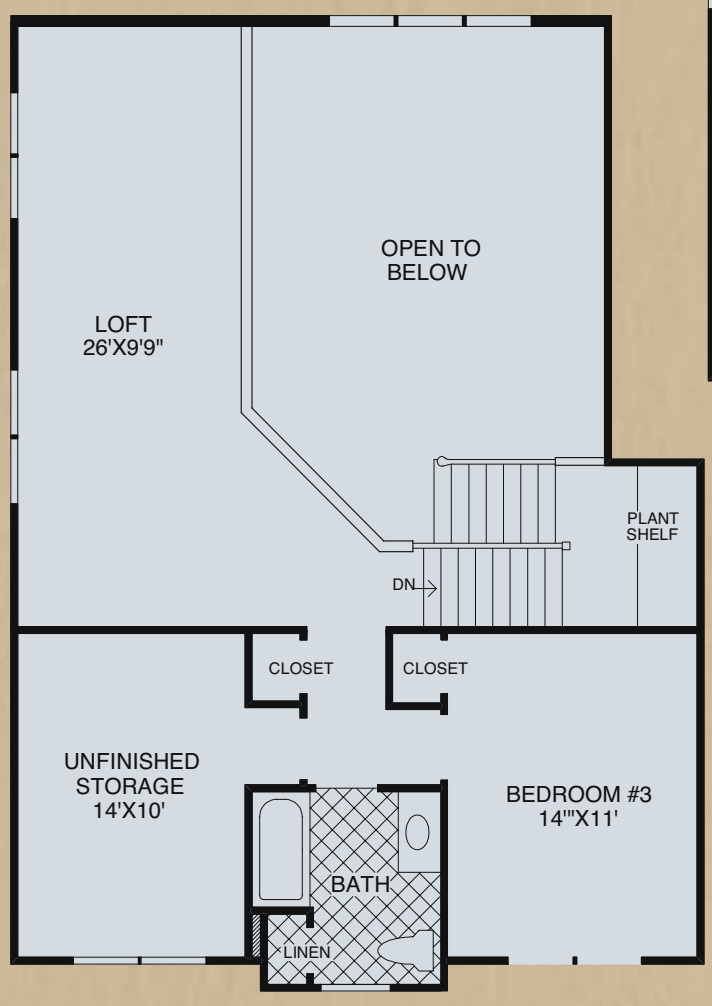
THE CAROLINA EXTERIOR DESIGN

The Tradition

FIRST FLOOR



SECOND FLOOR

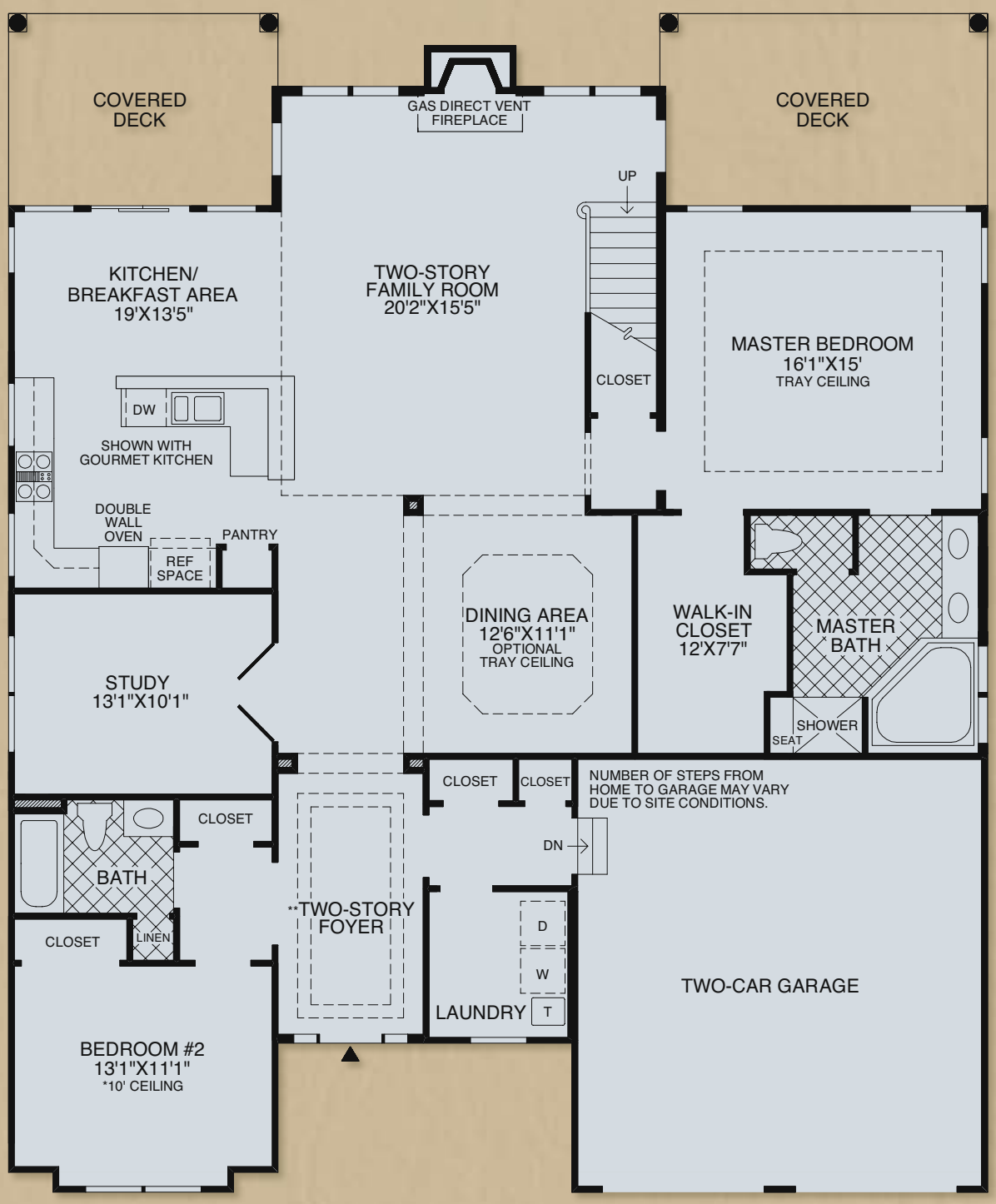


Designs are subject to field variations due to exact home elevation, options purchased, and location of mechanical and sump pump equipment, which may also vary among individual lots and communities. All dimensions are approximate, shown to the maximum dimensions of each room, and are subject to field variation. Dimensions should not be used to calculate room square footage. Some windows, exterior features, ceiling heights, and floorplans may vary with elevations. Some features may vary from community to community. Please consult a Sales Representative for details. Options purchased must be specified in exhibit B.



The Bayhill

FIRST FLOOR



SECOND FLOOR



*Bedroom #2 includes an 11'7" ceiling on the Lexington.

**Foyer includes a ten-foot flat ceiling with the Lexington, Carolina, and Savannah elevations.

Designs are subject to field variations due to exact home elevation, options purchased, and location of mechanical and sump pump equipment, which may also vary among individual lots and communities. All dimensions are approximate, shown to the maximum dimensions of each room, and are subject to field variation. Dimensions should not be used to calculate room square footage. Some windows, exterior features, ceiling heights, and floorplans may vary with elevations. Some features may vary from community to community. Please consult a Sales Representative for details. Options purchased must be specified in exhibit B.

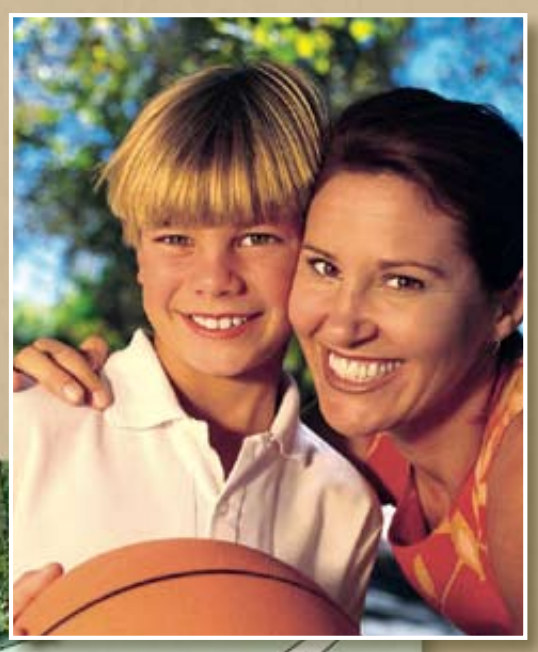
The Heart of the Community

The Hills at Southpoint, offering you both an exclusive neighborhood and a comfortable lifestyle, is an ideal place for you and your family to make new friends. It is a tranquil place to live and offers a wide variety of activities — all within the community. The Lodge community clubhouse is a hub for social gatherings with activities for the whole family including pool parties and swim team practices at the pool, as well as fun play dates for the younger children at the tot lot and multipurpose court.

- Residents' Clubhouse
- Junior 6-Lane Olympic Pool
- Tot Pool
- Multipurpose Court
- Playground Area
- Walking Trails









This plan is conceptual and subject to change.

Outstanding Features At No Extra Cost

GRACIOUS LIVING

- Grand two-story entrance foyer and dramatic two-story living areas in select home designs
- Expansive master bedroom suite including cozy den or sitting area in select home designs and large walk-in closet or his/her walk-in closets
- First-floor master bedroom suite available in select models
- Additional unfinished storage space in select models

DESIGNER INTERIORS WITH LUXURY FEATURES

- Beautiful hardwood flooring in grand entrance foyer and powder room; ceramic tile flooring in all baths
- Designer gas fireplace with Colonial-style mantel and slate surround
- Elegant oversized two-piece crown molding in grand entrance foyer, formal living and dining rooms; traditional chair rail in living and dining rooms
- Quality Shaw® stain-resistant carpet in wide choice of decorator colors with high-density carpet padding throughout
- Oversized baseboard and trim throughout first-floor and second-floor hallway

MAGNIFICENT KITCHENS

- Beautifully crafted 42˝wall cabinets by Yorktowne® in wide choice of finishes
- Corian® undermount kitchen sink with side vegetable sink and gooseneck faucet
- Spacious Corian® countertops with ceramic tile backsplash
- Luxurious kitchen featuring GE® appliances including freestanding self-cleaning gas range, space saver microwave oven, and pot scrubber dishwasher

SUMPTUOUS BATHS

- First-floor powder room with elegant pedestal sink
- Kohler® faucets throughout
- Lavish master bath with Kohler® tub and separate shower

CONSTRUCTION HIGHLIGHTS

- Economical and high-efficiency two-zone gas heat with central air conditioning
- Engineered trusses, walls, and floor joists designed to be energy-efficient and stable
- Distinctive architectural shingles with 30-year warranty
- Durable fiber cement siding and low-maintenance soffit and fascia
- Handsome Peachtree® doors featuring manufacturer's lifetime warranty
- Low-maintenance low-E vinyl windows with grills between the glass
- Steel I-beam girder construction with engineered subfloor that is nailed, screwed, and glued for a stable, quiet floor

CONVENIENCES

- Security system included with 3-year Westminster Security monitoring agreement*
- Structured wiring system including central control panel
- Laundry center with sink, ventilated shelving, and washer/dryer hookup
- Ceiling fan/light prewire in master bedroom and family room; overhead lights in secondary bedrooms; 200-amp electrical service
- 2-car garage, drywalled and painted, with electric garage door openers

LANDSCAPING AND IMPROVEMENTS

- Beautifully landscaped entry boulevard; quiet cul-de-sac streets
- Convenient underground utilities including public water, sewer, and natural gas
- Attractive landscaping package with trees, shrubs, and sodded yard
- Approximately 10´ x 12´ wood deck and custom mailbox

QUALITY ASSURANCE AND WARRANTY

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

- First home buyer orientation 5 – 7 days prior to settlement with 300-item checklist
- Second home buyer orientation prior to settlement to ensure work is complete
- 10-year limited warranty program

CUSTOMIZING SERVICE

Pre-priced options permit a full range of additional customizing to fit your particular needs: walkout basements, sunrooms, cathedral ceilings, lofts, fireplaces . . . and many more!

**Monitoring contract required. See sales manager for details.*

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.

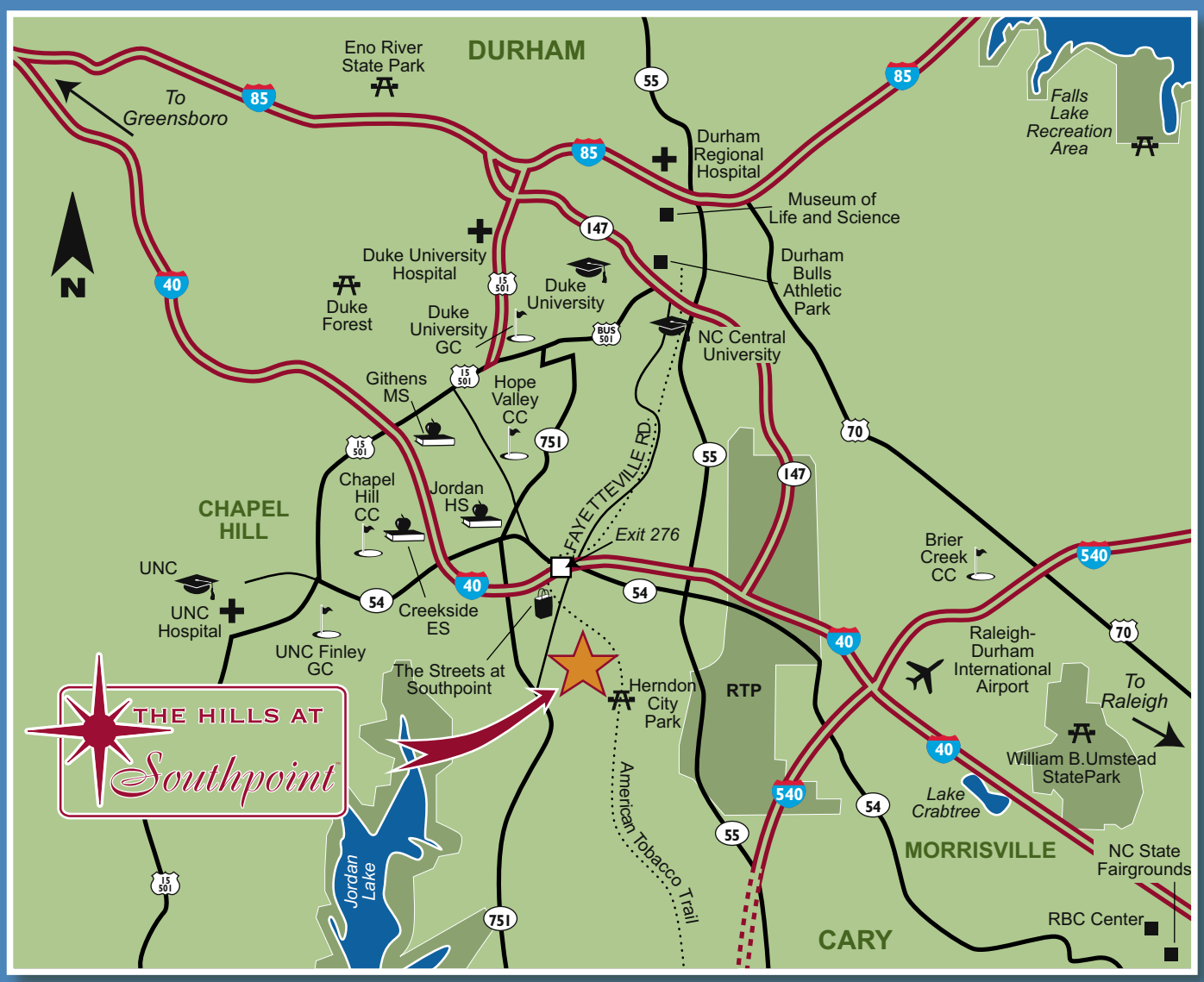
Ask about our ENERGY STAR® and green-built options.

Your new Toll Brothers home at THE HILLS AT SOUTHPOINT is unequalled in design and delivered value.



THE HILLS AT Southpoint™

8201 Fayetteville Road
Durham, NC 27713



From I-40: Take Exit 276, Fayetteville Road. Proceed 1 mile past The Streets at Southpoint mall toward Jordan Lake on Fayetteville Road and turn left into the entrance of The Hills at Southpoint.

THE HILLS AT Southpoint™

Sales Office Open

Sunday and Monday
1 p.m. — 6 p.m.

Tuesday through Saturday
10 a.m. — 6 p.m.

8201 Fayetteville Road
Durham, NC 27713
(919) 806-TOLL (8655)
TheHillsAtSouthpoint.com

Toll Brothers
America's Luxury Home Builder®

TollBrothers.com

©2008 by Toll Brothers, Inc. All copy, plans, and artwork contained in or represented by this brochure and its enclosures are the sole property of Toll Brothers, Inc. Any reproduction of them or other use without the written permission of Toll Brothers, Inc. is strictly prohibited. Photos are images only and should not be relied upon to confirm applicable features. Artist renderings for illustrative purposes only. Any amenities, structures, and dimensions, as well as actual landscaping and parking facilities, may vary and are subject to change. All information is deemed accurate at press time. This is not an offering where prohibited by law.

TOL LISTED NYSE
EQUAL HOUSING OPPORTUNITY

HSCL-14922-14922 12/08