

June 2009

**ARAGON MODEL PRESENTS
DISTINCTIVE STYLE WITH BEAUTY AND GRACE**

ESTERO – A color palette that blends camel, wheat, rose and sage creates a welcoming combination in the Aragon model within Belle Lago, a community of single-family homes on Estero Parkway developed by Toll Brothers, the nation’s leading builder of luxury homes.

The Aragon’s single-story design includes a master bedroom suite, two guest bedrooms - each with a full bath - a study and a powder room bath. The home has 3,120 air-conditioned square feet of living area and a total of 4,397 square feet.

The model, which earned two Collier Building Industries Association Sand Dollar awards for distinctive design, features the Versailles exterior elevation.

From the first step into the home, architectural details such as crown molding, custom wall treatments and coffered ceilings with concealed lighting present a look of refined sophistication. These details, along with arched entryways and stone flooring in living areas, enhance the design that flows throughout the home.

The great room is defined by stately columns, while sliding glass doors with transom windows fill the area with natural light. The living area exemplifies elegant ambience and offers a dramatic view of the tropically-inspired pool.

The dining room is defined by tall, arched windows, art niches and a coffered ceiling with concealed lighting. The study’s tall, arched windows are shaded with plantation shutters. Double doors, a wood floor and a custom, painted full-wall bookcase create a dignified retreat. The Aragon’s flexible design is evidenced in the study’s large closet and adjacent powder room, which allow the possibility of a fourth bedroom.

The kitchen offers granite countertops and backsplash, maple cabinetry with glazed bronze hardware and under-cabinet lighting. Forty-two-inch upper cabinets, some with glass fronts for displaying treasured heirlooms, provide substantial storage. The kitchen includes a walk-in pantry and a chef’s island with vegetable sink. One side of the kitchen opens to the great room and features a bi-level countertop with seating. Appliances are from GE’s Profile™ series.

The breakfast area overlooks the pool and lanai. Mitered glass windows around this intimate space expand the view.

The pool and lanai create a tropical paradise with custom rock fountain and spa. With a covered terrace, screened pool, a summer kitchen and several seating arrangements, the outdoor area is the ideal setting for al fresco dining and entertaining year round.

Sliding doors provide a private entrance from the pool to the master bedroom while floor-to-ceiling windows expand the water views. Generous his-and-her walk-in closets have ventilated wood shelving. The master bathroom includes a tiled shower, a Roman tub framed with a tile surround and a separate water closet. It also features marble countertops for his-and-her vanities and maple cabinetry. Preserving privacy, natural light filters into the master bath through transom windows and a glass block wall.

The home's two guest bedrooms present individual charm, with each offering a full bathroom and walk-in closet. As further testament to the Aragon's flexible design, one of the bathrooms has pool access, creating a convenient cabana bath.

The laundry and utility room has GE Profile™ appliances and a rinse sink.

The Aragon home design, originally priced at \$623,995, is now offered at the exceptional price of \$483,995.

Belle Lago's community amenities include a grand clubhouse with a multi-purpose room, fitness center, aerobics studio, library/craft room, game room, card/TV lounge and locker rooms. Outdoors, there are four Har-Tru clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five parks.

In addition to the amenities provided within the community, residents of Belle Lago have the opportunity for membership at The Estero Country Club at The Vines. The arrangement provides for direct access between the communities with the extension of a cart path that allows Belle Lago residents to drive their own golf carts directly to the course for a round of golf or dinner at the club.

A total of 13 home designs are available at Belle Lago, ranging in size from 2,350 to 4,356 square feet and priced from the mid-\$300,000s. Four award-winning designer-furnished models are available for viewing.

In addition to Belle Lago, Toll Brothers' West Florida Division includes The Reserve at Estero, a community of single-family homes also in Estero, TheReserveAtEstero.com priced from the low \$200,000s, and Firano at Naples, a new community of single-family homes in Naples FiranoAtNaples.com, priced from the upper \$300,000s.

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End

May 2009

TOLL BROTHERS ESTATE HOMES OFFER ALTERNATIVE TO CUSTOM

Toll Brothers, the nation's leading builder of luxury homes, is offering its collection of estate home designs at Belle Lago, a community of single-family homes on Estero Parkway, as an alternative to custom home construction.

“With expansive floorplans, included luxurious amenities and an enhanced array of options, Toll Brothers is now in direct competition for the custom home market,” said Gary Hains, Toll Brothers Assistant Vice President. “For example, one of our designs includes five bedrooms, four and one-half baths and is priced in the upper \$600,000s, while a custom home with comparable features can easily be twice this amount. Our estate home prices begin in the mid-\$400,000s with the same included features buyers would find in their custom home.”

The included features incorporate stainless steel appliances; granite countertops in the kitchen with undermount sinks; raised panel, maple wood full overlay cabinetry with 42-inch upper cabinets in the kitchen; marble countertops and listello border tile in the master bath; 18-by-18-inch floor tile; wood shelving throughout all closets and kitchen pantry; an 18-light impact glass front door; and a screened lanai with pavers.

“In addition, there are literally thousands of options available at the Regional Design Studio where buyers can further personalize their new home,” Hains said. “Features at the Design Studio are regularly updated to add the latest items available from top manufacturers in cabinetry, flooring, appliances, lighting and plumbing fixtures. Even items such as the new GE® Induction Cooktop are available for our homes.”

The Estate Collection offers a range of sizes from a three-bedroom, three-and-one-half bath home with 2,721 air-conditioned square feet to a five-bedroom, four-and-one-half bath design with 4,354 air-conditioned square feet. Seven floorplans are available in this collection, each with a choice of four exterior designs.

Two designer-furnished models represent the Estate Collection at Belle Lago: the Aragon and the Diplomat.

The Aragon has three bedrooms, three and one-half baths and a study, for 3,120 square feet of living area and 4,397 total square feet. The second and third bedrooms are separated from the master wing by the home's main living areas.

The Diplomat, a two-story estate design, encompasses 4,356 air-conditioned square feet and a total of 5,450 square feet. It has five bedrooms, four-and one-half baths, a playroom, a study, an exercise room and a formal dining room. This furnished model earned a Lee County Building Industry Association Pinnacle Award for Best Product.

Belle Lago's community amenities include a grand clubhouse with a multi-purpose room, fitness center, aerobics studio, library/craft room, game room, card/TV lounge and locker rooms. Outdoors, there are four Har-Tru® clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five parks. In addition to the amenities provided within the community, a limited number of membership opportunities are available to Belle Lago homeowners at Estero Country Club at The Vines. An extended cart path provides direct access between the two communities, allowing Belle Lago residents to drive their own golf carts directly to the course for a round of golf or dinner.

A total of 13 home designs are available at Belle Lago, ranging in size from 2,350 to 4,356 square feet and priced from the mid-\$300,000s. Four award-winning designer-furnished models are available for viewing, representing both the Estate Collection and the Villa Collection.

To reach Belle Lago from Interstate 75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway (formerly Koreshan Boulevard). Make a left, heading west, and travel 1 mile to the Belle Lago entrance on the right. The Belle Lago Sales and Information Center is open 10 a.m. to 8 p.m. Monday, 10 a.m. to 6 p.m. Tuesday through Saturday and 11 a.m. to 6 p.m. Sundays. For more information about Belle Lago, call (239) 344-0600 or visit BelleLago.com.

In addition to Belle Lago, Toll Brothers' West Florida Division includes The Reserve at Estero, a community of single-family homes also in Estero, TheReserveAtEstero.com priced from the low \$200,000s, and Firano at Naples, a new community of single-family homes in Naples FiranoAtNaples.com, priced from the upper \$300,000s.

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CONSTRUCTION ACTIVITY INTENSIFIES AT BELLE LAGO

Construction activity has escalated at Toll Brothers' Belle Lago community, with 17 new homes currently under construction. Belle Lago is a community of single-family homes on Estero Parkway in Estero.

"We've had a very active selling season, and construction is keeping pace," said Gene Gartlan, senior project manager for Toll Brothers at Belle Lago. "The variety of home designs at Belle Lago, the numerous community amenities and the central location all contribute to the popularity of this community."

Belle Lago is located minutes from the shopping and restaurants of Coconut Point, Gulfcoast Town Center, and Miromar Outlets and offers easy access to the I-75 corridor and Southwest Florida International Airport.

Community amenities include a grand clubhouse with a multi-purpose room, fitness center, aerobics studio, library/craft room, game room, card/TV lounge and locker rooms. Outdoors, there are four Har-Tru clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five parks.

In addition to the amenities provided within the community, residents of Belle Lago have the opportunity for membership at The Estero Country Club at The Vines. The arrangement provides for direct access between the communities with the extension of a cart path that allows Belle Lago residents to drive their own golf carts directly to the course for a round of golf or dinner at the club.

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TOLL BROTHERS' OFFERS SEASONAL/EXTENDED DEPARTURE CHECKLIST

Toll Brothers Florida West Division has released its "Seasonal/Extended Departure Checklist" for homeowners who will be away for an extended period of time. The guidelines are intended to prevent potential problems that may occur in an unattended home.

"The checklist was originally created for seasonal owners in our Florida communities, but it is a valuable guide for all homeowners when they plan to be away for an extended period of time," said Ken Thirtyacre, president of Toll Brothers Florida West Division. "It offers suggestions for each aspect of the home."

Toll Brothers Florida West Division includes The Reserve at Estero, a community of single-family homes in Estero priced from the low \$200,000s; Belle Lago, a community of single-family homes also in Estero priced from the mid-\$300,000s; and Firano at Naples, a new community of single-family homes in Naples priced from the upper \$300,000s.

- During extended absences turn off the main water supply, the list advises. When the water supply is off, the breaker to the hot water heater should also be turned off, but the shut down procedure for hot water heaters varies, so be certain to follow the instructions in the water heater's manual.
- It is recommended that homeowners replace the air conditioner filters and set the temperature according to the manufacturer's recommendation, generally about 75 degrees.
- Turn off the breakers to major appliances, not needed. If the refrigerator is off, prop the door open and be sure all containers are emptied. Close the dishwasher door, but don't lock in position. After use of the kitchen sink is complete, pour ½ to ¾ cup of selenia oil into the disposal to keep the blades lubricated and to prevent rust.
- For security, owners should ensure that any alarm system is working properly, according to the Toll Brothers checklist. The monitoring company should be notified of the departure date and anticipated return, the name of anyone who is authorized to enter the home and emergency contact information. Automatic garage door openers should be switched off or the opener should be disengaged and the door locked manually.

"Many of the recommendations are items that everyone will likely want to do, regardless of the length of time away," Thirtyacre said. "Disconnecting small appliances, cleaning

thoroughly and removing items that attract bugs – such as sugar, crackers, bread and pasta from the pantry – are easy steps to take and good precautions. Whether seasonal residents are returning to northern homes or full-time Floridians are taking a long vacation, Toll Brothers wants to help homeowners assure that their home is properly prepared for their absence.”

To obtain a complete copy of the “Seasonal/Extended Departure Checklist,” visit the sales and information office in a Southwest Florida Toll Brothers community: Belle Lago, The Reserve at Estero, or Firano at Naples.

To reach Belle Lago or The Reserve at Estero from I-75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway. Make a left, heading west. The Reserve at Estero will be on the right. The entrance to Belle Lago is about ¼ mile farther west.

To reach Firano at Naples from I-75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2.3 miles to the Firano at Naples entrance on the left.

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April 2009

NEW QUICK-DELIVERY ESTATE HOME OFFERED AT BELLE LAGO

ESTERO – Toll Brothers, the nation’s leading builder of luxury homes, has released for sale a new estate home – the Aragon – at Belle Lago a community of single-family homes on Estero Parkway.

“This home features the Versailles exterior design and includes numerous special features,” said Gene Gartlan, senior project manager for Toll Brothers at Belle Lago. “Construction is expected to be complete in six months.”

The Aragon’s single-story home design includes a master bedroom suite, two guest bedrooms - each with a full bath – and a study. The home has 3,120 air-conditioned square feet of living area and a total of 4,397 square feet.

Special features include granite countertops in the kitchen, stainless steel GE Profile® appliances, upgraded kitchen cabinets, marble countertops in the master bath, mitered glass window in the breakfast nook, and an upgraded impact glass front door. The home has a side-loading three-car garage.

This Aragon is exceptionally priced at \$558,995.

A total of 13 home designs are available at Belle Lago, ranging in size from 2,350 to 4,356 square feet and priced from the mid-\$300,000s. Four award-winning designer-furnished models are available for viewing, including an Aragon design.

Community amenities include a grand clubhouse with a multi-purpose room, fitness center, aerobics studio, library/craft room, game room, card/TV lounge and locker rooms. Outdoors, there are four Har-Tru clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five parks.

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March 1, 2009

INTEREST RATES ARE LOW, BUT WHERE IS THE MORTGAGE MONEY?

Interest rates are historically low and the housing market offers great opportunities, but due to the recent financial crisis, buyers may think that it is difficult to get a good mortgage. But resources are readily available if you know where to look, say area real estate professionals.

“There is still a great mortgage market for buyers with good credit,” said Beverly Norris, Vice President of Production for TBI Mortgage Company, a subsidiary of Toll Brothers Inc. “Good qualified buyers haven’t suffered from the financial market’s problems. What have gone away are mortgages that required no documentation of income. The average person with stable income can still get a mortgage.”

Norris notes that home buyers in Toll Brothers’ communities have an advantage with TBI Mortgage.

“As a subsidiary of Toll Brothers, TBI Mortgage provides easy ‘one-stop shopping’ for the buyer’s new home and their financing. We place our focus entirely on the Toll customer. As a full-service mortgage banker, we also have direct access to all the key sources for mortgage money available in today’s market.”

TBI Mortgage requires a 5 percent down payment for conventional mortgages up to \$417,000 in Lee County or \$448,500 in Collier County. Buyers need to have a good credit record of paying their bills and reliable income. There are additional opportunities in government-backed mortgages, such as FHA or VA loans.

The opportunities exist not only for primary residences, but also for second-home buyers. Home prices are extremely attractive and low cost mortgage money is available, Norris noted.

“For a few years, it got crazy,” Norris said. “Now we’re just getting back to basics – the way it was for decades.”

Real estate professionals agree.

“Money is available to buyers with a down payment and income,” said Reed Morgan, president of LR Morgan & Company, a firm providing consultant services to developers and builders. “That is typical of what was expected to qualify for a mortgage in the past. Funding will proceed when the likelihood of repayment is good.”

“It is important for real estate agents to help their clients understand today’s mortgage market,” said Barbara Berry, sales associate with Clyde C. Quinby Realty in Naples. “Many of the local banks avoided the crisis of larger institutions because they maintained

March 2009

**MOVE-IN READY ROYALE ESTATE HOME
RELEASED FOR SALE AT BELLE LAGO**

ESTERO – A move-in ready estate home – the Royale – has been released for sale at Belle Lago, a community of single-family homes by Toll Brothers on Estero Parkway.

The Royale, which features the Chateau exterior design, includes three bedrooms, three and one-half baths in 3,345 square feet of air-conditioned space. This home presents a distinctive design with two master suites and includes numerous special features such as a gourmet kitchen with granite countertops and backsplash, stainless steel appliances and 42-inch upgraded cabinets. The spacious master suite is enhanced with a coffered ceiling, and offers a luxurious bath with a frameless shower, marble countertops, and a glass block window. The Royale has formal living and dining rooms as well as a spacious leisure room. There is a three-car garage.

Located on a lakefront home site, the Royale is exceptionally priced at \$697,995, unfurnished. According to Gene Gartlan, senior project manager for Toll Brothers, the home is also available furnished.

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A total of 13 home designs are available at Belle Lago, ranging in size from 2,350 to 4,356 square feet and priced from the mid-\$300,000s. Four award-winning designer-furnished models are available for viewing.

To reach Belle Lago from Interstate 75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway (formerly Koreshan Boulevard). Make a left, heading west, and travel 1 mile to the Belle Lago entrance on the right. The Belle Lago Sales and Information Center is open 10 a.m. to 8 p.m. Monday, 10 a.m. to 6 p.m. Tuesday through Saturday, and 11 a.m. to 6 p.m. Sundays. For more information about Belle Lago, call (239) 344-0600 or visit BelleLago.com.

In addition to Belle Lago, Toll Brothers' West Florida Division includes The Reserve at Estero, a community of single-family homes also in Estero, TheReserveAtEstero.com priced from the low \$200,000s, and Firano at Naples, a new community of single-family homes in Naples FiranoAtNaples.com, priced from the upper \$300,000s.

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March 2009

INTEREST RATES ARE LOW, BUT WHERE IS THE MORTGAGE MONEY?

Interest rates are historically low and the housing market offers great opportunities, but due to the recent financial crisis, buyers may think that it is difficult to get a good mortgage. But resources are readily available if you know where to look, say area real estate professionals.

“There is still a great mortgage market for buyers with good credit,” said Beverly Norris, Vice President of Production for TBI Mortgage Company, a subsidiary of Toll Brothers Inc. “Good qualified buyers haven’t suffered from the financial market’s problems. What have gone away are mortgages that required no documentation of income. The average person with stable income can still get a mortgage.”

Norris notes that home buyers in Toll Brothers’ communities have an advantage with TBI Mortgage.

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TBI Mortgage requires a 5 percent down payment for conventional mortgages up to \$417,000 in Lee County or \$448,500 in Collier County. Buyers need to have a good credit record of paying their bills and reliable income. There are additional opportunities in government-backed mortgages, such as FHA or VA loans.

The opportunities exist not only for primary residences, but also for second-home buyers. Home prices are extremely attractive and low cost mortgage money is available, Norris noted.

“For a few years, it got crazy,” Norris said. “Now we’re just getting back to basics – the way it was for decades.”

Real estate professionals agree.

“Money is available to buyers with a down payment and income,” said Reed Morgan, president of LR Morgan & Company, a firm providing consultant services to developers and builders. “That is typical of what was expected to qualify for a mortgage in the past. Funding will proceed when the likelihood of repayment is good.”

“It is important for real estate agents to help their clients understand today’s mortgage market,” said Barbara Berry, sales associate with Clyde C. Quinby Realty in Naples. “Many of the local banks avoided the crisis of larger institutions because they maintained

a good loan portfolio with local clients and avoided the extremely risky loans. That is one resource that professionals can suggest to buyers.”

FHA may provide a down payment as low as 3.5 percent and VA mortgages can provide 100 percent funding, although there is a funding fee.

“These are additional mortgages that should be explored,” Berry suggests. “And a company like Toll Brothers, which has its own mortgage resource, provides another excellent option for buyers in this market.”

Berry notes that it is also important for buyers to be aware of their credit rating to understand their potential for obtaining a mortgage.

“Generally speaking, a credit score above 720 indicates a borrower who has great potential,” she said. “A score above 620 suggests a borrower will likely qualify for a conventional loan, but a lower score – something below the 580-600 range may make it difficult. Buyers in the lower range need to understand credit and work to improve their score.”

Norris of TBI Mortgage notes that she works with buyers in all of the communities in Toll Brothers Florida West Division.

“There are a variety of mortgage lending programs available for new home buyers, and we find the option that best suits an individual buyer’s needs,” she said. “Toll Brothers has a variety of home designs and prices in its communities, and that too helps buyers find the perfect home to meet their current needs without sacrificing quality.”

Toll Brothers Florida West Division includes Belle Lago, a single-family community of estate homes and villas with pricing from the mid-\$300,000s in Estero; The Reserve at Estero, a community of single-family homes with pricing from the low \$200,000s also in Estero; and Firano at Naples, a community of single-family homes on the Davis Boulevard corridor in Naples with pricing from the upper-\$300,000s.

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TOLL BROTHERS RELEASES
NEW ESTATE HOME AT BELLE LAGO

ESTERO - Toll Brothers, the nation's leading builder of luxury homes, has released for sale a new quick delivery estate home - the Sandpiper - at Belle Lago, a community of single-family homes on Estero Parkway about 1 mile east of U.S. 41.

This Sandpiper features the Mediterranean exterior design and a great room floorplan with three bedrooms plus a study and three full baths in 2,721 square feet of air-conditioned living space. The design includes a formal dining room and a sitting area off of the master suite. Special features include a gourmet kitchen with granite countertops and tile throughout the home.

The Sandpiper has a base price of \$567,995; however, this Quick Delivery Home is exceptionally priced at \$499,995 and is available for immediate occupancy.

Belle Lago's community amenities include a grand clubhouse with a multi-purpose room, fitness center, aerobics studio, library/craft room, game room, card/TV lounge and locker rooms. Outdoors, there are four Har-Tru® clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five parks. The clubhouse serves as a vibrant hub of the neighborhood and hosts a variety of resident activities such as bridge, round robin tennis, yogalates, Zumba and more.

Two collections of homes are available at Belle Lago. The Villa Collection offers six home designs ranging from approximately 2,500 to 3,025 square feet, starting from the mid-\$300,000s. The Estate Collection is priced from the mid-\$400,000s and features seven home designs, ranging from 2,720 to 43,40 square feet.

Spectacular incentives and Quick Delivery Homes with incredible savings are available in both Collections. Four award-winning designer-furnished models are available for viewing.

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February 2009

TOLL BROTHERS OFFERS EXPANDED ENERGY OPTIONS

Toll Brothers communities in Southwest Florida are offering a selection of energy saving options that expands homeowners' ability to cut their energy bills.

“We have incorporated state-of-the-art technology that provides our owners numerous features to save energy and cut costs,” said Ken Thirtyacre, president of Toll Brothers Florida West Division. The Division includes Belle Lago, a single-family community on Estero Parkway in Estero; The Reserve at Estero, a community of single-family homes also on Estero Parkway; and Firano at Naples, a new community of single-family homes off Davis Boulevard in Naples. “These items are environmentally friendly, plus we’ve expanded our selection of storm protection options.”

Features offered include an energy package that upgrades R-30 to R-38 insulation in the flat ceiling areas, and a radiant barrier in the roof truss with multiple layers of aluminum that can reduce attic temperatures up to 30 degrees and improve air conditioning and heating performance up to 50 percent.

Tailored foam in the cells of the concrete block walls that doubles the “R” value of current insulation and helps prevent mold and mildew is also available. Other energy options are a separate humidistat for control over indoor humidity with a function that allows control when away from home, a programmable digital thermostat, and a high efficiency air-conditioning unit.

“Buyers may also choose a heat recovery system that uses the air conditioning system to heat the hot water in the home,” said Thirtyacre. “That can result in a significant reduction in energy costs.”

For efficiency there is an air cleaning system and an electronic air cleaner, and an added safety feature offered is impact glass in the windows.

“Our communities of Belle Lago and The Reserve at Estero have natural gas,” Thirtyacre said. “That provides buyers in those communities one additional option: tankless gas water heaters. These supply a continuous flow of precisely heated hot water and can save up to 25 percent in water heating costs.”

“These energy saving selections are simply enhancements to the outstanding designs and numerous special features incorporated into Toll Brothers' homes,” Thirtyacre continued. “The options provide yet another way that buyers can personalize their homes.”

Belle Lago offers a total of 15 home designs, ranging in size from 2,350 to 4,354 square feet and priced from the mid-\$300,000s. Four award-winning designer-furnished models are available for viewing.

Two separate home design collections are offered at The Reserve at Estero, each with a selection of four exterior designs. Homes range from 1,509 to 2,537 air-conditioned square feet. Several home designs are available for viewing as well as move-in-ready homes. Homes are priced from the low \$200,000s.

Two designer-furnished models are available for viewing at Firano at Naples, the Biella and Tiena. Pricing at Firano at Naples begins in the upper \$300,000s.

To reach Belle Lago or The Reserve at Estero from I-75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway. Make a left, heading west. The Reserve at Estero will be on the right. The entrance to Belle Lago is about ¼ mile farther west.

To reach Firano at Naples from I-75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2.3 miles to the Firano at Naples entrance on the left.

For more information on Toll Brothers communities throughout Florida, visit TollBrothersFlorida.com.

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End

February 2009

GOLF STILL THE GAME FOR BELLE LAGO RESIDENTS AT THE ESTERO COUNTRY CLUB

ESTERO – Residents at Belle Lago, a single-family community developed by Toll Brothers on Estero Parkway, may still take advantage of a special offering of membership at Estero Country Club at The Vines.

“There are a limited number of membership opportunities still available to homeowners at Belle Lago,” said Gene Gartlan, senior project manager for Toll Brothers. “Through a singular agreement with the Estero Country Club, our residents may purchase membership in the Club. Using the cart trail that leads from Belle Lago to the Club, they can even drive their own golf carts directly to the course for a round of golf or dinner at the Club.”

Gartlan estimates that about 10 percent of Belle Lago residents already are members of the Estero Country Club.

Larry and Suzanne Vendel, who have lived at Belle Lago for two years, are enthusiastic residents who have taken advantage of that opportunity. Larry, an avid golfer, says the arrangement adds a unique benefit to living in Belle Lago that you simply cannot find in many other area communities: direct access to a beautiful golf course.

Larry describes the course at the Estero Country Club as a very well designed “Old Florida” style course.

“It’s challenging, not boring, but it’s still a pleasure to play,” he said. “The clubhouse was recently re-designed and renovated. The staff is top flight. Suzanne and I have met a lot of good friends there. She plays Mahjong; I play golf once a week.”

The country club advantage was a significant part of the features that prompted the Vendels to buy a home at Belle Lago, but location also played a part. Time-share owners since the early 1990s, the Vendels decided to put down more permanent roots a few years ago.

“That gave us a chance to get to know the area,” Larry said. “We saw the changes, and Estero was the best place to be. It is centrally located, close to shopping and restaurants, and it has good access to the airport.”

According to Toll Brothers’ Gene Gartlan, several levels of membership are available at Estero Country Club, giving Belle Lago residents a choice of golf equity, sports equity, social equity and tennis social equity. The par-72 championship course was designed by Gordon Lewis and encompasses 105 acres surrounded by 38 acres of lakes. The Estero Country Club also offers five lighted Har-Tru courts and a clubhouse with fitness center,

dining room, Grille Room and Mulligans Bar, with a full schedule of activities centered at the facilities.

“In Southwest Florida, where golf captures the enthusiasm of year-round and seasonal residents, we are pleased that we can offer those who want the lifestyle all the benefits of a golf course community,” Gartlan said. “It is a supplement to the extensive amenities and activities offered within Belle Lago.”

Belle Lago’s community amenities include a grand clubhouse with a multi-purpose room, fitness center, aerobics studio, library/craft room, game room, card/TV lounge and locker rooms. Outdoors, there are four Har-Tru clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five parks.

A total of 13 home designs are available at Belle Lago, ranging in size from 2,350 to 4,356 square feet and priced from the mid-\$300,000s. Four award-winning designer-furnished models are available for viewing.

In addition to Belle Lago, Toll Brothers’ West Florida Division includes The Reserve at Estero, a community of single-family homes also in Estero, TheReserveAtEstero.com priced from the \$200,000s, and Firano at Naples, a new community of single-family homes in Naples FiranoAtNaples.com, priced from the upper \$300,000s.

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**SPECIAL OFFERING ON NEW SALERNO
AT BELLE LAGO**

ESTERO – Toll Brothers, the nation’s leading builder of luxury homes, has announced a special offering on the new Salerno at Belle Lago, a community of single-family homes on Estero Parkway.

“The Salerno, a three-bedroom detached villa, is being offered on select homesites at the special pricing of \$364,995,” said Gene Gartlan, senior project manager for Toll Brothers. “This offering is for a limited time at a price significantly below customary pricing and includes a number of special features.”

This Salerno features the Chateau exterior design and includes a study, two- and one-half baths and a two-car garage. Buyers have a choice of tile up to 18 inches in size throughout the living areas, a choice of granite countertops in the kitchen, raised panel maple or cherry cabinetry in the kitchen and baths, 42-inch upper cabinetry with crown moulding in the kitchen and GE Profile® stainless steel kitchen appliances. The master bath will include marble countertops and premium tile selection with listello border.

The home also includes a screened covered lanai with brick pavers.

“This exceptional offer is being made to kick off the 2009 winter season,” said Gartlan. “With historically low interest rates, it is the best time to buy a new home, and Toll Brothers offers outstanding pricing and value so new home buyers can take full advantage of this market.”

Belle Lago’s community amenities are completed and open for resident use and include a grand clubhouse with a multi-purpose room, fitness center, aerobics studio, library/craft room, game room, Internet café, card/TV lounge and locker rooms. Outdoors, there are Hydro-grid clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five private parks.

In addition to the amenities provided within the community, residents of Belle Lago have the opportunity for membership at The Estero Country Club at The Vines. The arrangement provides for direct access between the communities with the extension of a cart path that allows Belle Lago residents to drive their own golf carts directly to the course for a round of golf or dinner at the club.

A total of 13 home designs are available at Belle Lago, ranging in size from 2,358 to 4,354 square feet and priced from the mid-\$400,000s. Four award-winning designer-furnished models are available for viewing.

To reach Belle Lago from Interstate 75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway (formerly Koreshan Boulevard). Make a left, heading west, and travel 1 mile to the Belle Lago entrance on the right. The Belle Lago Sales and Information Center is open 10 a.m. to 8 p.m. Monday, 10 a.m. to 6 p.m. Tuesday through Saturday and 11 a.m. to 6 p.m. Sundays. For more information about Belle Lago, call (239) 344-0600 or visit BelleLago.com.

In addition to Belle Lago, Toll Brothers' West Florida Division includes The Reserve at Estero, a community of single-family homes also in Estero priced from the upper \$200,000s; and Firano at Naples, a new community of single-family homes in Naples, priced from the low \$400,000s.

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January 2009

TOLL BROTHERS' DREAM HOME SALES EVENT SHOWCASES SPECIAL OPTIONS

For those who want to see the variety available in new home construction and create the home of their dreams with special options included at no extra cost, Toll Brothers presents its "Dream Home Sales Event" Saturday, January 24, and Sunday, January 25, from 10 a.m. to 6 p.m. at communities throughout Florida.

In Southwest Florida the event will be held at Belle Lago, a single-family community on Estero Parkway in Estero; The Reserve at Estero, a community of single-family homes also on Estero Parkway; and Firano at Naples, a new community of single-family homes off Davis Boulevard in Naples.

According to Ken Thirtyacre, President of Toll Brothers Florida West Division, during this event new home buyers will be able to choose from kitchen and bath packages, an outdoor living package, or an energy efficiency package included at no extra cost. The event will also include tours of designer-furnished models as well as information on construction materials and the process of building a new home.

"Now is an excellent time to purchase a new home, with historically low interest rates and special mortgage programs available through TBI Mortgage," he said. "Toll Brothers offers many options that homebuyers may choose to personalize their home, and during this event home buyers will be able to choose from select features and upgrade at no additional cost. In addition, Toll Brothers' project management team will be on hand to answer questions about the construction process and the options available."

Toll Brothers' regional Design Studio, located in Bonita Springs, includes thousands of selections of tile, cabinetry, carpeting, plumbing fixtures and kitchen appliances that can be incorporated into a new home.

Visitors at the New Home Expo will also be able to learn about the special features that go into a Toll Brothers home that benefit a homeowner. Some of the features available include items such as the structured wiring for state-of-the-art electronics and Internet access, materials added to the foundation to enhance stability and built-in pest protection, just to name a few.

"We also want to invite visitors to tour each community to see the extensive resort type of amenities included in communities by Toll Brothers," Thirtyacre said.

Belle Lago offers a total of 15 home designs, ranging in size from 2,058 to 4,354 square feet and priced from the \$400,000s. Four award-winning designer-furnished models are available for viewing and completed amenities include community pool, clubhouse, tennis courts, fitness center and more.

Two separate collections are offered at The Reserve at Estero, each with a selection of four elevations. Homes range from 1,525 to 2,540 air-conditioned square feet. Several home designs are available for viewing as well as move-in-ready homes. Homes are priced from the \$200,000s. Completed amenities include community pool, clubhouse, tennis courts and more.

Two designer-furnished models are available for viewing at Firano at Naples, the Biella and Tiena. Pricing at Firano at Naples begins in the low \$400,000s. Community clubhouse and amenities are scheduled to open in Spring 2009.

To reach Belle Lago or The Reserve at Estero from I-75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway. Make a left, heading west. The Reserve at Estero will be on the right. The entrance to Belle Lago is about ¼ mile farther west.

To reach Firano at Naples from I-75, take County Road 951 (exit 101) and travel south approximately ½ mile to Davis Boulevard. Turn right and proceed 2.3 miles to the Firano at Naples entrance on the left.

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**TOLL BROTHERS NAMES BOURN
SALES MANAGER AT BELLE LAGO**

BONITA SPRINGS – Toll Brothers, the nation's leading builder of luxury homes, has named Ashley Bourn to the position of sales manager at Belle Lago, a community of single-family estate homes and villas on Estero Parkway in Estero.

Bourn joined Toll Brothers in June 2006 as a sales associate working at Firano at Naples, a community of single-family homes on the Davis Boulevard corridor. She was promoted to sales manager in July 2008.

Prior to joining Toll Brothers, Bourn worked as a sales and marketing associate with Prestige Homes in Hudson, Ohio. She also previously worked in London in marketing for Laws, Hall and Associates' program for Lays Chips.

She graduated from Miami University in Oxford, Ohio, with a Bachelor of Science degree in marketing.

Bourn is a member of the Naples Area Board of Realtors, the Florida Association of Realtors and the National Association of Realtors.

In addition to Belle Lago and Firano at Naples, Toll Brothers' Florida West Division includes The Reserve at Estero, a community of single-family homes also in Estero.

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BELLE LAGO TO HOST RED CROSS BLOOD DRIVE

ESTERO –Belle Lago, a community of new single-family homes by Toll Brothers on Estero Parkway, will host a Blood Drive in cooperation with the American Red Cross on January 3 from 10 a.m. to 2 p.m.

Area residents and visitors are invited to participate in this important event.

“As the busy tourist season reaches its peak, the need for blood often exceeds the available supplies,” said Gene Gartlan, senior project manager at Belle Lago. “We are eager to do our part to assist the Red Cross by providing a site that is easily accessible both from Naples and Ft. Myers.”

The Blood Drive will be held at the Sales and Information Center within the community. To reach Belle Lago from Interstate 75, take the Corkscrew Road exit (Exit 123) and travel west to Three Oaks Parkway. Turn right and proceed north to Estero Parkway. Make a left, heading west, and travel 1 mile to the Belle Lago entrance on the right. The Belle Lago Sales and Information Center is open 10 a.m. to 8 p.m. Mondays and 10 a.m. to 6 p.m. Tuesday through Sunday. For more information about Belle Lago, call (239) 344-0600 or visit BelleLago.com.

A total of 14 home designs are available at Belle Lago, ranging in size from 2,350 to 4,356 square feet and priced from the mid-\$400,000s. Four award-winning designer-furnished models are available for viewing.

Amenities at Belle Lago include the Grand Clubhouse with a fitness center, aerobics studio, library/craft room, game room, card/TV lounge and locker rooms. Outdoors, there are Hydro-grid clay tennis courts, a half-court basketball court, and a resort-style swimming pool. Walking trails wind throughout the community, its nature preserves and its five private parks.

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