

**GRACIOUS LIVING**

- Premier community in Ponte Vedra, St. Johns County
- Neighborhood recreation center with beautiful clubhouse featuring
- a fitness center and spacious, resort-style swimming pool
- Community park featuring tennis, basketball, softball, tot lot,
- and multipurpose field
- Controlled access with 24-hour attendant
- Lake and nature preserve views available
- Attractive exterior design choices, creating a varied streetscape

**DESIGNER INTERIORS WITH LUXURY FEATURES**

- Impressive 8' raised-panel interior doors with detailed casing throughout (per plan)
- Polished brass or satin nickel lever interior door hardware
- Handsome custom wood mantle over fireplace with tile surround
- Two-step crown molding in foyer, dining room, living room, or study (per plan)
- Upgraded entry door with decorative glass insert
- Luxurious stain-resistant carpet over 3/8" pad

**MAGNIFICENT KITCHENS**

- Luxurious full granite countertops with KOHLER® kitchen sink
- Beautifully-crafted 42" cabinets with rich crown molding
- Luxurious gourmet kitchen with Whirlpool® appliances, including microwave/ single-wall oven tower, natural gas downdraft cooktop, dishwasher, and disposal

**SUMPTUOUS BATHS**

- Extravagant master bath including drop-in KOHLER® Roman tubs with tile tub deck, independent ceramic tile shower, custom crafted shower enclosure, and opulent Corian® vanity tops
- Luxurious KOHLER® bath fixtures
- Additional baths with ceramic tile flooring, ceramic tile shower walls, KOHLER® tubs and custom Corian® vanity tops
- Upgraded 18" x 18" ceramic tile floorings and 13" x 13" tile walls

**CONVENIENCES**

- Westminster security system
- GE® Interlogix™ home communications structure wiring package

- Garage door opener for each garage door
- Drop-in sink in base cabinet at laundry room
- Community is located on the doorstep of the Intracoastal Waterway and the Atlantic Ocean, with access to both only minutes away!

**CONSTRUCTION HIGHLIGHTS**

- High-efficiency Carrier® 14 SEER heat pump system
- Grandiose and accommodating raised panel steel garage doors
- Security and comfort of a pre-engineered storm room
- Minimum 200-amp electrical service
- 36" fireplace with gas log set (per plan)
- R-38 ceiling insulation
- 30-Year architectural shingles
- 2" x 6" Exterior walls with R-19 insulation for additional energy efficiency
- Single-hung vinyl Lo-E insulated windows with screens

**LANDSCAPING AND IMPROVEMENTS**

- Lush landscape package with personalized design
- Fully irrigated landscape with the convenience of a hands-free programmable timer
- Attractive concrete paver driveway, walkway, and front entry in a choice of color, pattern, and design

**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 manages.*

- First home buyer orientation/inspections 5-7 days prior to settlement with a 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 allowing additional customizing to fit your particular needs: skylights, wet bars, additional fireplaces, whirlpool tubs, coffered ceilings, bonus rooms... and many more!
- Professional interior color selection assistance at our Regional Design Studio

Your new Toll Brothers Estate Collection home at **COASTAL OAKS AT NOCATEE** is unequalled in design and delivered value.



**Toll Brothers**  
America's Luxury Home Builder®