

**GRACIOUS LIVING**

- Premier community in Ponte Vedra, St. Johns County
- Neighborhood recreation center with beautiful Residents' Club featuring a fitness center and spacious, resort-style swimming pool
- Community park featuring tennis, basketball, softball, tot lot, and multipurpose field
- Controlled access community entrance 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', 6-panel Colonial first-floor interior doors with detailed casing and 6' 8", 6-panel Colonial interior doors on second floor
- Quality ceramic tile flooring in the entry, kitchen, breakfast area, powder bath, and laundry room (per plan)
- Elegant 2-piece crown moulding and two-step chair rail in grand entrance foyer, living room, and dining room (per plan)
- 5 1/4" enameled baseboards throughout
- Handsome custom wood mantle over fireplace with tile surround
- Charming wood-cased window openings throughout
- Upgraded entry door with decorative glass insert

**MAGNIFICENT KITCHENS**

- Beautifully-crafted 42" cabinets with rich crown moulding
- Spacious granite countertops in an array of striking decorator colors and edge profiles
- Ceramic tile backsplash
- Luxurious gourmet kitchen with Whirlpool® appliances
- Cast iron double-bowl Kohler® sink with spray faucet
- Sunny, spacious breakfast areas adjoining the kitchen

**SUMPTUOUS BATHS**

- Lavish master bath including ceramic tile flooring, KOHLER® tub with tiled tub deck, Corian® countertops with undermount sinks, separate ceramic tile shower, and elegant KOHLER® faucets (per plan)
- Elongated KOHLER® two-piece commodes and KOHLER® tubs in secondary baths
- Upgraded 18" x 18" ceramic tile flooring and 13" x 13" ceramic tile shower walls in all full baths

**CONSTRUCTION HIGHLIGHTS**

- Single-hung vinyl Lo-E insulated windows with screens
- Spacious Florida basement storage area above garage consisting of: attic storage trusses, pull-down stairs, and plywood decked floor at storage area only (storage size and height may vary depending on model)
- Minimum 200-amp electrical service
- Security and comfort of pre-engineered storm room
- Oak stained treads with painted risers at front stairway and oak handrail with painted balusters at open stairways (per plan)
- High efficiency Carrier® 14 SEER heat pump system

**LANDSCAPING AND IMPROVEMENTS**

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

**CONVENIENCES**

- Westminster security system
- Garage door opener for each garage door
- Drop-in sink in base cabinet at laundry room
- GE® Interlogix™ home communication structured wiring package
- Community is located "on the doorstep" of the Intracoastal Waterway and Atlantic Ocean — access to both is just minutes away

**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 managers.*

- 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 Signature Collection home at **COASTAL OAKS AT NOCATEE** is unequalled in design and delivered value.



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