

TURNBERRY AT



Dublin Ranch
Golf Club

COMMUNITY PLAN AND OUTSTANDING FEATURES



OUTSTANDING FEATURES AT NO EXTRA COST

GRACIOUS LIVING

- Grand two-story foyer
- Dramatic first-floor ten-foot ceilings and nine-foot second floor ceilings
- Finely crafted custom staircase with solid maple railing
- Den or home office in select models
- Luxurious master bedroom suites with spacious walk-in closets and rich crown molding
- Majestic eight-foot high raised-panel entry doors with Schlage® lock set
- Elegant Progress® front exterior lighting

DESIGNER INTERIORS WITH LUXURY FEATURES

- Large comfortable family room with dramatic fireplace
- Elegant, two-piece crown molding in foyer, living and dining rooms
- Formal dining room accented by signature chair rail
- Oversized enameled baseboard trim throughout
- Elegant raised panel eight-foot interior doors in select models
- Superior Shaw® stain-resistant carpeting in an array of colors

MAGNIFICENT KITCHENS

- Luxurious maple cabinetry with spacious wall cabinets
- Generous granite slab countertops in a wide choice of decorator colors
- Gourmet kitchen with GE® appliances that includes built-in self-cleaning double wall oven, microwave, GE® Monogram stainless steel 5 burner gas cooktop with glass top
- GE® Profile dishwasher
- Oversize porcelain on cast iron sink with side vegetable sink and Delta® gourmet spray faucet
- Pre-plumbed icemaker line
- Large pantry closet provides abundant storage in select models
- Sunny spacious breakfast areas adjacent to kitchens

SUMPTUOUS BATHS

- Lavish master bath with jetted Jacuzzi® tub, separate ceramic tile shower and oversized mirrors
- Ceramic tile countertops with double bowl sinks in master bath
- Oval porcelain sinks with elegant Delta® brass and chrome faucets in master bath
- Porcelain on steel tubs, and ceramic tile shower surrounds in secondary baths
- First-floor powder room with pedestal sink and oval beveled mirror

CONVENIENCES AND LIFESTYLE

- World-class amenities including tennis courts, swimming pool, and future 18-hole community golf course (fee charged)
- Electric door chimes and illuminated address numbers
- Energy saving day/night setback thermostat
- Cable TV and Category 5 high-speed computer wiring and telephone outlets in all bedrooms, family room and kitchen
- Spacious cabinets in laundry room for extra storage
- Attractive concrete driveways with and walkways to front entrance

CONSTRUCTION HIGHLIGHTS

- Distinctive exterior detailing with brick, stone, or stucco highlights
- Handsome sliding glass doors featuring lifetime warranty
- Attractive low maintenance low-e energy efficient vinyl windows
- Efficient gas gourmet cooktop zoned heating, and air conditioning
- Classically styled fire retardant concrete tile roofs
- Three-car garage with designer sectional roll-up doors and automatic openers with infrared safety beamug

LANDSCAPING AND IMPROVEMENTS

- Picturesque street trees and plantings throughout community
- Charming lampposts to light entrances and streets
- Peaceful streets with private cul-de-sacs
- Side and rear yard fencing provided
- Full-front yard landscaping provided
- Convenient underground utilities – electric, natural gas, public water, telephone, and cable TV

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 homebuyer orientation 5–7 days prior to settlement
 - Second homebuyer orientation prior to settlement ensures work is complete
 - Ten-year limited warranty program

CUSTOMIZING SERVICE

Pre-priced options permit a full range of additional customizing to fit your particular needs: high speed computer wiring, music and home theatre audio systems, flooring, cabinet, countertop, and appliance upgrades...and many more

Your new Toll Brothers home at Turnberry at Dublin Ranch Golf Club is unequalled in design and delivered value.



Toll Brothers