

ROYAL CYPRESS P R E S E R V E

Orlando, FL | 407-217-7777 | RoyalCypressPreserve.com



Toll Brothers
America's Luxury Home Builder®

ROYAL CYPRESS PRESERVE | Outstanding Features at No Additional Cost

Gracious Living

- Gated community in popular Southwest Orange County
- Amenity center including Residents' Clubhouse, resort-style swimming pool, spa and fitness center overlooking a beautiful lake
- Spectacular views overlooking pond and conservation areas
- Elegant single- and two-story floorplans
- Attractive exterior design choices creating a varied streetscape
- Numerous designer-coordinated exterior color schemes
- 8-foot designer entry door (per plan)
- Designer garage doors (per plan)

Designer Interiors with Luxury Features

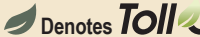
- Elegant smooth raised two-panel interior doors with detailed 3-½" casing throughout
- Excellent carpet choices in a wide range of decorator colors
- Quality ceramic tile flooring in the foyer, kitchen, laundry, and all bathrooms
- 5-¼" baseboards throughout the home
- Crown molding included with coffered ceilings (per plan)
- Rocker-style light switches throughout the home
- Designer light fixtures throughout the home
- 8' interior doors

Magnificent Kitchens

- Granite countertops in an array of colors with a stainless steel undermount sink
- Beautifully crafted cabinets with smooth-glide shelves and 42" upper cabinets
- Luxurious gourmet kitchen with Whirlpool® stainless steel appliances including a dishwasher, gas cooktop vented to the exterior, built-in microwave, self-cleaning oven, and 1/3 HP disposal
- Spacious breakfast area (per plan)
- Convenient pantry providing abundant storage (per plan)

Elegant Bedrooms and Sumptuous Baths

- Ceramic tile shower flooring and walls in all full baths
- Lavish master baths
- Granite vanity countertops in master bath
- Cultured marble vanity countertops and full-width mirrors in all secondary baths
- First-floor powder room with a pedestal sink (per plan)
- Luxurious master bedroom suite with large walk-in closets

 Denotes **TollGreen** environmentally friendly product.



In the interest of continuous improvement, Toll Brothers reserves the right to modify or change floor plans, 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. Photos are images only and should not be relied upon to confirm applicable features. This is not an offering where prohibited by law. CGC055953

Conveniences

- Located near world-famous area attractions
- Shopping, dining and recreation just minutes from your doorstep

Construction Highlights

- Architectural concrete tile roofs in choice of color
- Low-E, insulated, double-pane tan vinyl windows
- Low-maintenance bronze vinyl fascia and soffits
- Concrete block with decorative textured finish and smooth finished accent bands
- Economical and high-efficiency tankless gas water heater
- Efficient R-38 ceiling insulation, radiant barrier
- Convenient interior laundry area
- Laundry tub included (per plan)
- Convenient pre-wiring for security system
- Up to 6 drops of RG-6 TV cable and/or Cat 6 phone/data wiring per home
- Structured wiring panel included (per plan)
- Electric door chime
- Electronic smoke detectors
- Two outdoor hose connections
- Convenient underground utilities including electric, public water, natural gas, telephone, and cable television

Landscaping and Improvements

- Attractive paver driveway, walkway to front entrance, and lanai
- Full landscape package with sodded yard and automatic irrigation system
- Street lights and sidewalks throughout community
- Peaceful streets with private cul-de-sacs
- In wall pest control distribution system
- Large covered rear lanai

Quality Assurance and Warranty

- Our quality program starts at design inception with the creation of precise construction drawings and selection of high-quality materials, 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, including our over 300-item checklist
- Second home buyer orientation prior to settlement to ensure work is complete
- 10-year limited warranty program with excellent customer service

Personalizing Service

- Pre-priced options permit a full range of additional personalization to fit your particular needs, including additional baths, adaptable bonus rooms, additional bedrooms ... and many more!

Your new Toll Brothers home at Royal Cypress Preserve is unequalled in design and delivered value.