

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, and fitness center overlooking beautiful South Lake
- Spectacular pond and conservation views
- Elegant one- and two-story floor plans
- Attractive exterior design choices creating a varied streetscape
- Numerous designer-coordinated exterior color schemes
- 10' ceilings on first floor, 9' ceilings on second floor
- 8' designer entry door with keypad deadbolt hardware (per plan)
- Designer garage doors (per plan)

Designer Interiors with Luxury Features

- Elegant smooth raised two-panel interior doors with detailed 3½" casing throughout
- Excellent carpet choices in a wide range of decorator colors
- Ceramic tile flooring in main living areas (per plan)
- 5¼" baseboards throughout the home
- 5¼" crown molding included with coffered ceilings and throughout main living areas
- 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 KitchenAid stainless steel appliances including a dishwasher, gas cooktop vented to the exterior, built-in microwave, self-cleaning oven, and ½ HP disposal
- Ceramic tile backsplash
- Convenient pantry providing abundant storage (per plan)
- Wood-ventilated shelving in all closets (bedrooms, linen, laundry, and pantry)

Elegant Bedrooms and Sumptuous Baths

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

 Denotes **Toll Green** 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. CBC1255158

Conveniences

- Located near world-famous area attractions
- Shopping, dining, and recreation just minutes from your doorstep
- Top-rated public and private schools nearby

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
- Masonry core foam insulation for first floor block walls
- Economical and high-efficiency tankless gas water heater
- Efficient R-38 ceiling insulation and radiant barrier
- Laundry tub with lower cabinets (per plan)
- Convenient pre-wiring for security system
- Structured wiring panel included
- Convenient underground utilities including electric, public water, natural gas, telephone, and cable television
- Smart home package: keyless entry lock, Wi-Fi thermostat, and Wi-Fi garage control
- Epoxy-coated garage floors
- Whole house gutters

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
- Built-in pest control distribution system
- Large covered lanai with brick pavers

Quality Assurance and Warranty

- Our quality program starts at design inception with the creation of precise construction drawings, selection of high-quality materials, and support from your Customer Concierge to guide you through your Toll Brothers home building journey.
- First home buyer orientation/inspections 5–7 days prior to settlement, including our extensive checklist
- Second home buyer orientation prior to settlement to ensure work is complete
- Ten-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 bathrooms or bedrooms, adaptable bonus rooms, and many more
- One-stop shopping: Personalize your home at the Toll Brothers Design Studio with a vast array of flooring, lighting, kitchen cabinetry and countertops, interior moldings, closet organizers, and more

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