

DRAFT

# THE FRANKLIN

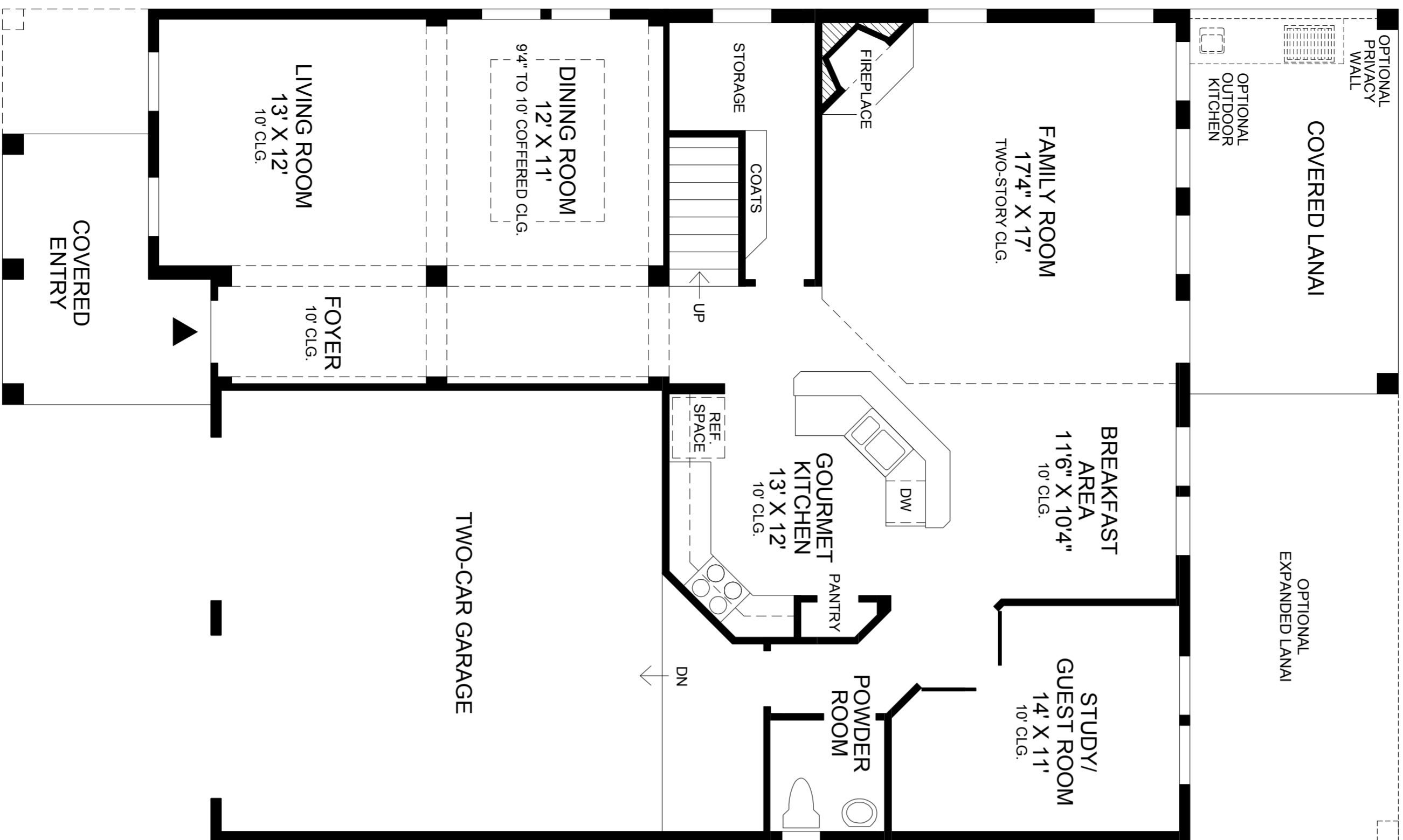
A charming covered entry opens to an inviting foyer which is accented by graceful arched openings that frame the formal living and dining rooms, perfect for luxurious entertaining.

The well-appointed gourmet kitchen boasts a separate pantry and a raised snack bar that overlooks a sunlit breakfast area. The adjacent two-story family room provides lovely views of the open staircase and features a custom built-in fireplace and direct access to the covered lanai.

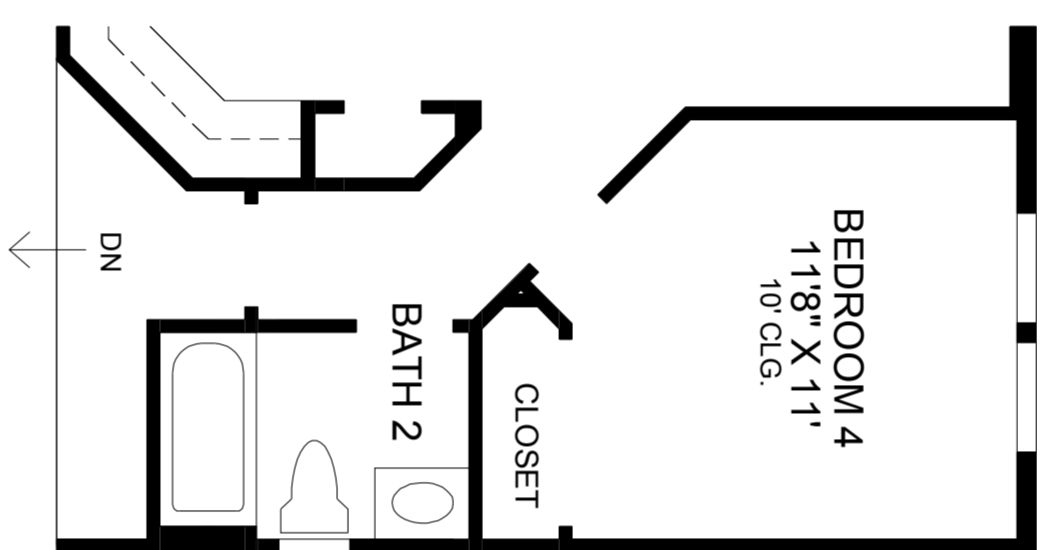
Upstairs, the master bedroom suite is highlighted by a coffered ceiling and an opulent master bath with a large walk in closet, his and hers vanities, a Roman tub, a separate shower and a private water closet.

This versatile home is further enhanced by a second floor laundry room and two additional bedrooms that share a unique Jack-and-Jill bath. Other features include a conveniently located powder room, a two-car garage and a private study which can be converted to a first-floor guest suite.

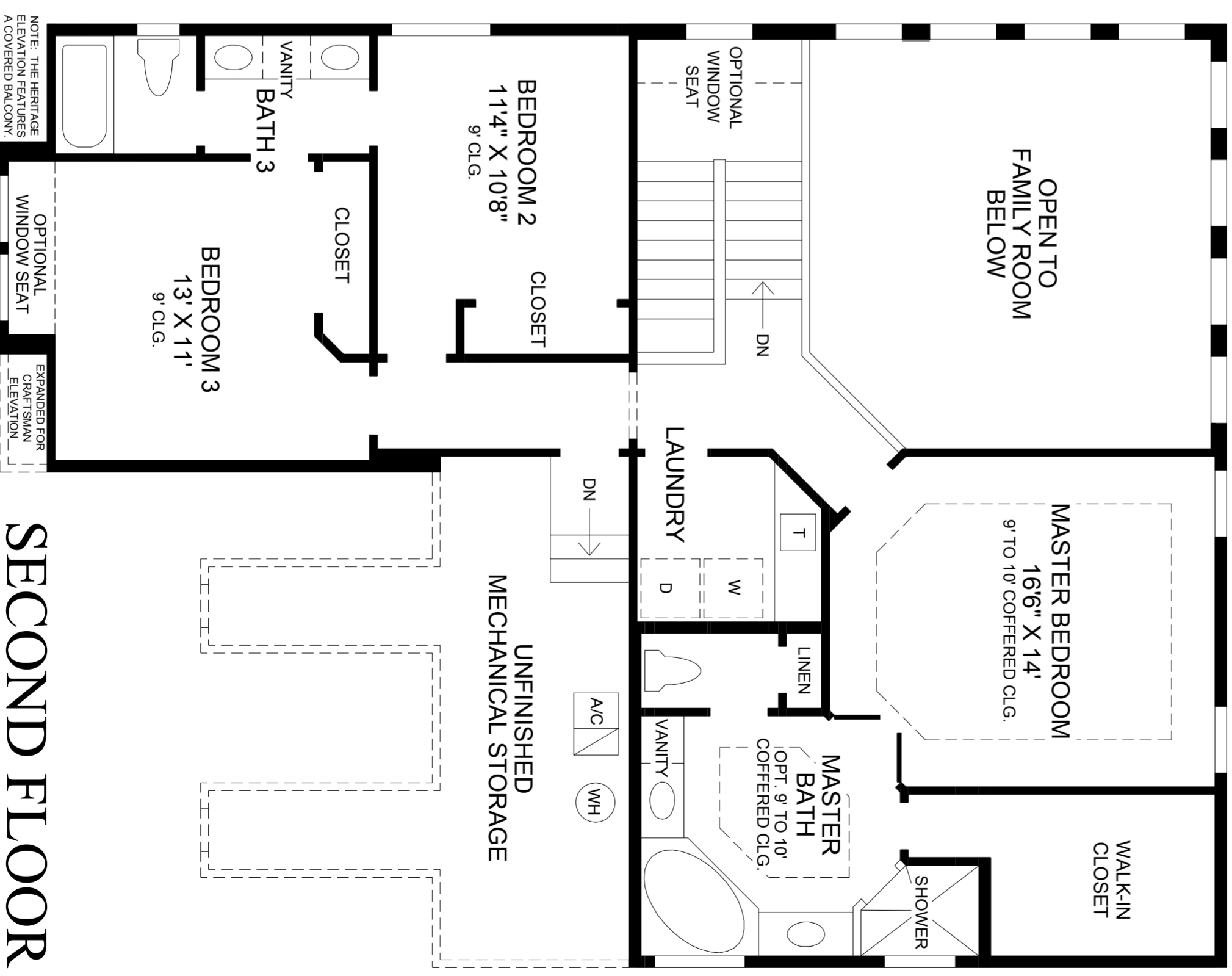
First Floor	1394 sq. ft.
Second Floor	1114 sq. ft.
Air-Conditioned Living Area	2508 sq. ft.
Covered Lanai	185 sq. ft.
Covered Entry	151 sq. ft.
Garage	522 sq. ft.
Total	3366 sq. ft.



## FIRST FLOOR



## OPTIONAL BEDROOM IN LIEU OF STUDY



## SECOND FLOOR

All dimensions are approximate, shown to the maximum dimensions of each room, and are subject to field variation. Dimensions should not be used to calculate room square footage. Some windows, exterior features, ceiling heights, and floor plans may vary with elevations. Features may also vary from community to community. Please consult a Sales Manager for details. Options purchased must be specified in exhibit B. (FEN\_MASTER\_0320 ©2006 TOLL BROTHERS, INC. (FRLN))

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