



HUDSON
TEA

 *Toll Brothers*
 CITY LIVING®

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TEA

Manhattan at your window...



A man and a woman are laughing joyfully on a rooftop terrace at night. The man is wearing a white shirt and the woman is wearing a blue halter top. In the background, there is a city skyline with the Empire State Building prominently lit up. The terrace has colorful neon lights and a railing.

...the world at your door.

A glorious waterfront location ...
a stunning view of Manhattan ...
a dynamic and luxurious city setting ...

all of this is yours at Hudson Tea!

Ideally situated at Hoboken's thriving north end and just minutes from the Big Apple, Hudson Tea is a metropolitan paradise. The desirable location of this distinctive luxury residence puts you in the midst of everything you could ever want or need, including beautiful, lush parks, popular restaurants, a vibrant cultural landscape, and an abundance of world-class shopping.

With Hoboken's polished hometown ambience and the dynamic sophistication of New York City just moments away, this is the best of both worlds!



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Life is in the details ...

Hoboken

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Luxury without limit ...

Hudson Tea, presented by Toll Brothers City Living, is a spectacular waterfront residence on Hoboken Cove in Hoboken, New Jersey. This distinctive landmark, the original American headquarters of the Lipton Tea Company, offers gracious, loft-style living; breathtaking, panoramic views of Manhattan and the Hudson River; and world-class amenities. Hudson Tea is set on 16 waterfront acres of beautifully landscaped grounds and gardens in one of the finest locations on New Jersey's Gold Coast.

World-class amenities for a distinctive lifestyle



Hudson Tea residences ...

The distinctive residences of Hudson Tea offer luxury living at its finest, with a variety of extraordinary designs, large open floorplans, and elegant appointments. Choose from sophisticated studio, one-, two-, and three-bedroom residences with a tempting list of outstanding features, including:

- Oversized picture windows — take in the dazzling views of the Manhattan skyline, Hoboken, the Hudson River, and Hoboken Cove.
- Soaring 13+foot ceilings
- Large open living areas with unique spaces and distinctive features
- Hardwood flooring
- Abundant closet space

World-class amenities ...

Each address at Hudson Tea offers its residents a distinctive array of exclusive amenities. The community also offers a variety of shared amenities, which all Hudson Tea residents may enjoy. These include ...

Waterfront Promenade

The perfect venue for relaxing and enjoying the views of Manhattan and our beautifully landscaped grounds.

On-Site Gourmet Deli

Dine in or grab a bite to go from a gourmet deli right at your front door.

Elegant Lobbies

Magnificent lobbies with 24-hour concierge service.

Complimentary Shuttle Service to PATH Station

Hassle-free commuting with our daily shuttle service to the Hoboken PATH station.

Steps to Hoboken North Ferry Terminal

Cross the river to Manhattan for business or pleasure — the ferry is a short walk from your door.

Available Parking

Take advantage of abundant on-site parking for increased convenience.





Old-world charm and contemporary flair ...

Hoboken's luminous history includes many claims to fame. It's the birthplace and hometown of Frank Sinatra; the Maxwell House Coffee plant — the world's largest when it opened in 1939; and the Lipton Tea Company, which made Hoboken its first American headquarters in 1905. The first recorded game of baseball was played here, too. In fact, Hoboken boasts many "firsts" ... the country's first ice cream cone was invented and patented here, and the country's first brewery was built here in 1642.



Hudson Tea puts you close to everything in Manhattan!



1609 – Henry Hudson anchors at the northern end of what is now Hoboken before sailing up the Hudson River in search of a northwest passage to Asia.

1642 – Dutch farmers become Hoboken's first European settlers.

1784 – John Stevens, a Revolutionary War Colonel, purchases Hoboken for \$90,000. Colonel Stevens would later construct the area's waterfront walkways and parks, and the Stevens family, for whom Stevens Institute of Technology is named, would become an integral part of Hoboken's history.

1825 – The first experimental steam-driven locomotive operates on a circular track in Hoboken.

1846 – The first organized game of baseball is played at Elysian Fields in Hoboken.

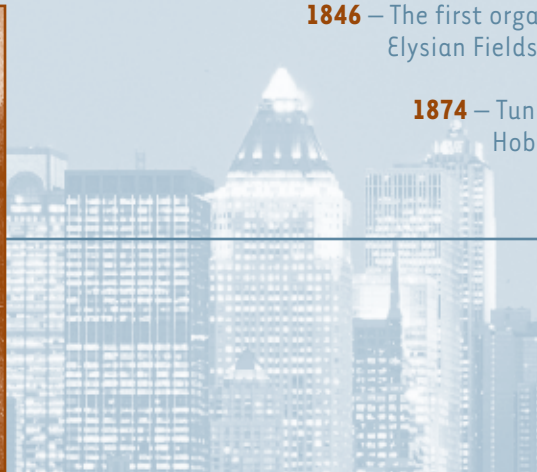
1874 – Tunneling begins on railroad lines between Hoboken and Manhattan.

1882 – Ferry service begins running between 14th Street in Hoboken and Manhattan. The 14th Street Ferry Terminal would be torn down in 1942 and replaced in 1998 by New York Waterway's Hoboken North Ferry Terminal, a two-minute walk from Hudson Tea.

1891 – Hudson Tea's neighbor to the south, the W&A Fletcher Company machine shop, is constructed. Later acquired by Bethlehem Steel, the machine shop would go on to play a vital role in the shipbuilding industry during World War II. It was closed in 1984 and later adapted to residential and commercial use as part of the Shipyard development.

1898 – Thomas Lipton, a native of Scotland, is knighted by Queen Victoria and becomes Sir Thomas Lipton. That same year, Lipton would issue a challenge to the New York Yacht Club for the America's Cup, yachting's most prestigious prize. "Sir T" would fail in five attempts to return the cup to the United Kingdom, but would gain the admiration and respect of the yachting world.

1905 – The Lipton Tea Company opens its American Headquarters at what are now the Hudson Tea Buildings. Considered, among many other things, the father of modern advertising, Sir Thomas Lipton immediately erects a sign that could be seen from all of New York Harbor.



A history of Hoboken

In 1905, Sir Thomas Lipton chose 16 acres on Hoboken Cove for his tea empire's American headquarters. One hundred years later, the historic buildings have been beautifully restored, featuring some of the finest residences in the metropolitan area. Sophisticated buyers are choosing Hudson Tea for its spacious layouts, soaring 13+ foot ceilings, panoramic views of the Manhattan skyline, and unmatched luxury.



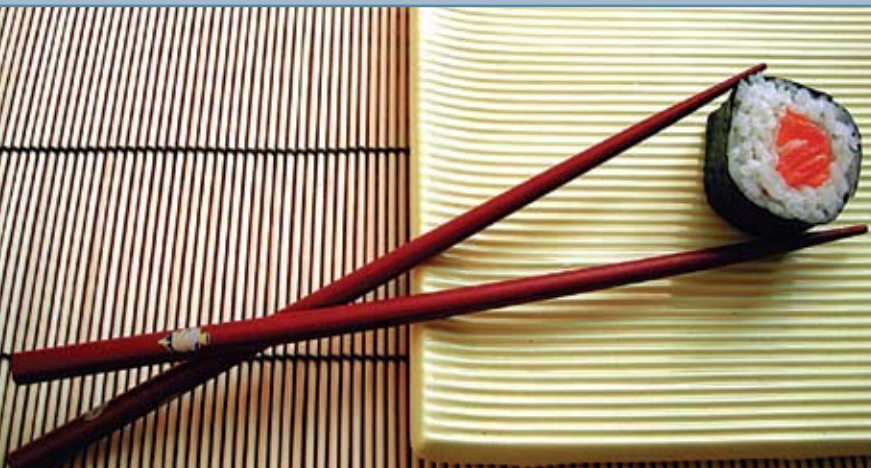
1908 – The PATH begins offering service between Hoboken, Jersey City, and New York.

1915 – Frank Sinatra is born and would later become Hoboken's favorite son.

1939 – The Maxwell House coffee plant, the largest coffee factory in the world at the time, opens just south of Hudson Tea. For decades to come, the aroma of fresh coffee would fill the Hoboken air.

2000 – Two of the three buildings in the Lipton Tea complex are converted to luxury residences and become known as the Hudson Tea Buildings.

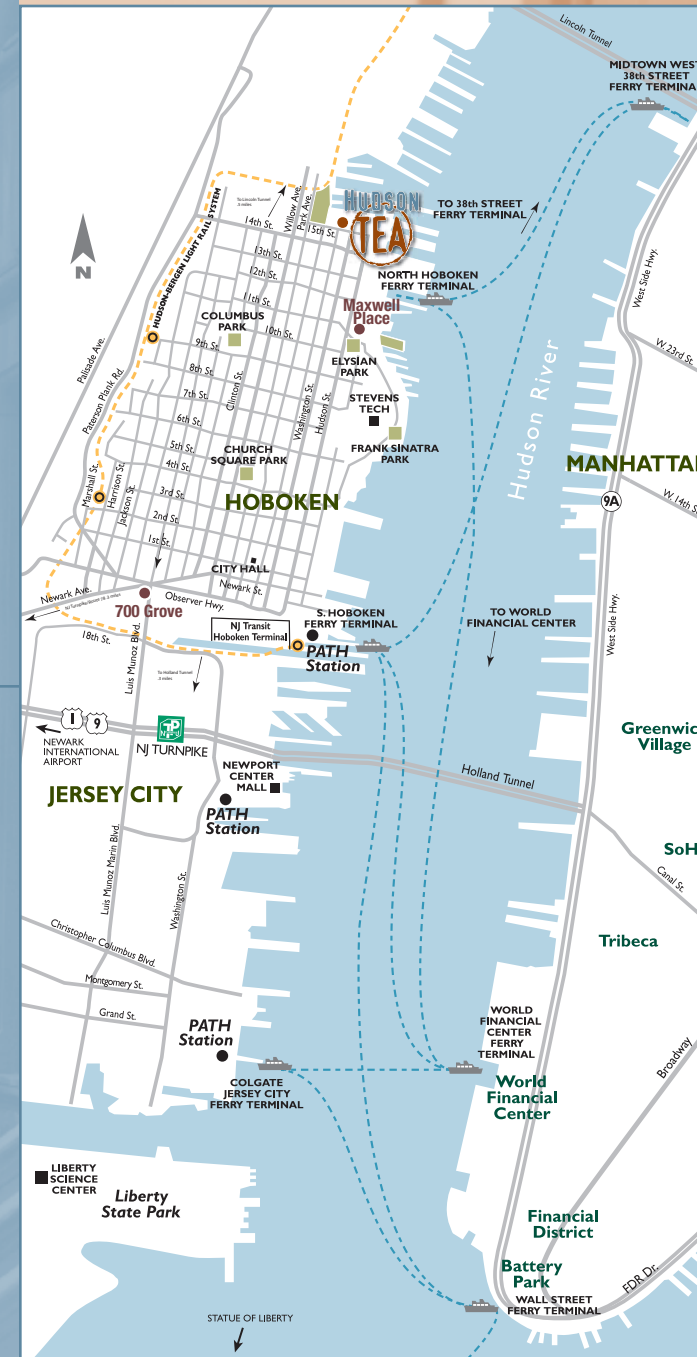
2005 – Toll Brothers City Living® begins converting Hudson Tea's existing buildings to condominium homes and begins renovating the complex's remaining vacant building, creating a unique opportunity for metropolitan area home buyers.



...the world at your door.

Hoboken today ...

Convenient to Manhattan by PATH, ferry, car, or bus, Hoboken gives you access to the unlimited entertainment and culture of the greatest city in the world. From Broadway plays and the world-renowned museums of "Museum Row," to the magnificent shops of Fifth Avenue and the galleries of SoHo, you will discover that New York City is truly the "Capital of the World." Hudson Tea residents enjoy complimentary shuttle service to the Hoboken PATH station — which offers an 8 - minute ride to Manhattan, with stops in Greenwich Village, the Flatiron District, Chelsea, Midtown, and the World Financial Center. Ferry service to 38th Street and the World Financial Center is also just a short walk from Hudson Tea.



Hoboken offers more than a perfect view of Manhattan. It's a colorful and dynamic place in its own right! With history on every street corner, this welcoming town is both vibrant and contemporary.

Washington Street, lined with continental bistros, lively neighborhood pubs, old-world cafes, and unique boutiques, is a favorite destination. Residents will also treasure the gorgeous views from Sinatra Park, as it winds its way along the Hudson River. Hoboken is famous, too, for its many festivals, street fairs, cultural celebrations, and so much more.



Location ...



Toll Brothers City Living® is the urban development division of Toll Brothers, Inc. a FORTUNE 500 Company and #102 on the Forbes Platinum 400. Toll Brothers City Living® is bringing the same quality, value and service familiar to its luxury homebuyers throughout the country, to some of the most dynamic urban markets in the country including New York City; Hoboken and Jersey City, New Jersey; Scottsdale, Arizona; and Philadelphia, Pennsylvania. Toll Brothers City Living® communities combine the energy of an urban lifestyle with unparalleled amenities, spectacular architecture, and the expertise of the nation's leading builder of luxury homes.

When you choose Toll Brothers, you choose an unwavering commitment to quality and customer service. For nearly 40 years, Toll Brothers has taken pride in the recognition received from its homeowners and peers. The Company is currently building in 21 states and has been honored with the three most coveted awards in the home building industry: **America's Best Builder**, the **National Housing Quality Award**, and **Builder of the Year**.

Toll Brothers proudly supports the communities in which it builds; among other philanthropic pursuits, the Company now sponsors the Toll Brothers – Metropolitan Opera International Radio Network, bringing opera to neighborhoods throughout the world.



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A tradition ... in luxury, quality, and extraordinary design





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