

*Royal Palm
Isles*



WATERFRONT AND NON-WATERFRONT
CUSTOM BUILT HOMES



1941 WEST OAKLAND PARK BOULEVARD FORT LAUDERDALE, FLORIDA

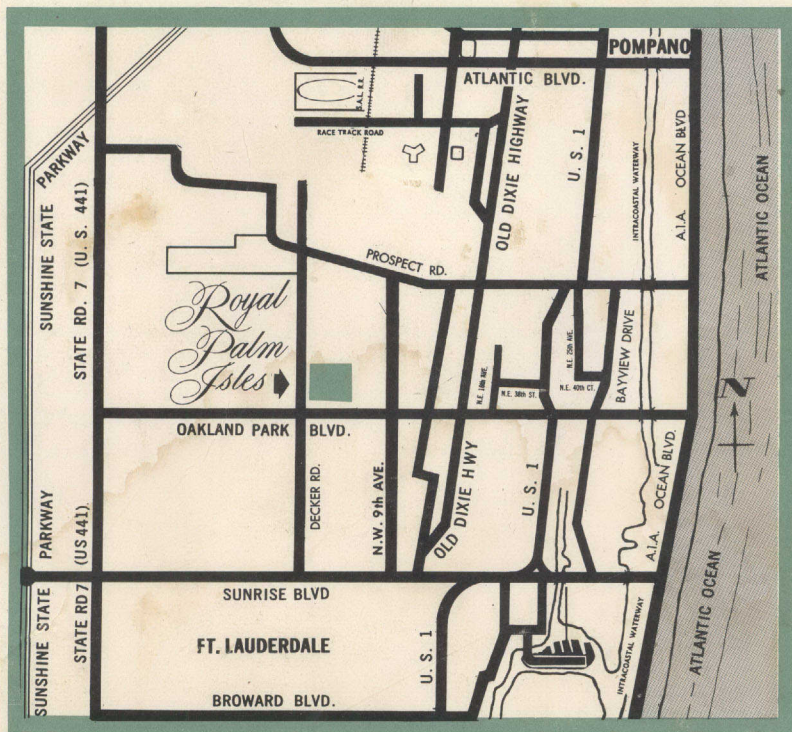
DIVISION BEHRING  PROPERTIES - SHOWCASE OF HOMES



**Your
Builder
and
Management**

Behring Properties, long-time Florida Builders and Developers, are specialists in the planning, development and construction of custom home communities, professional buildings, apartments, industrial plants and warehouses. Our management offers you all the full professional skill of our architects, engineers, and construction staff. We are proud of a reputation of quality and integrity. You are invited to verify this reputation through your own bank or for your convenience through:

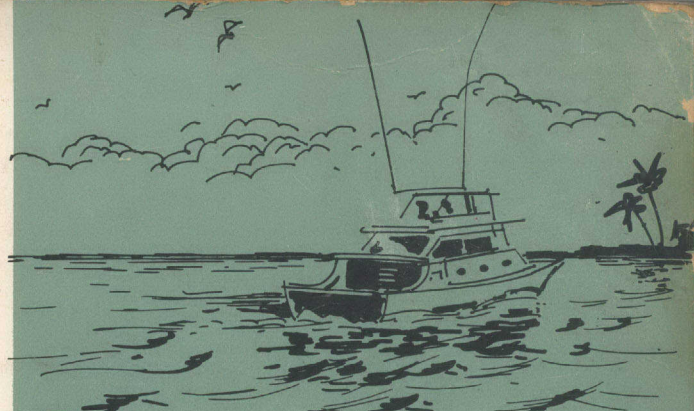
*Wilton Manors National Bank
Bank of Commerce
Coral Ridge National Bank
Broward County Building Department
Miami Beach Federal Savings and Loan Association
First Federal Savings and Loan of Miami
First Federal Savings and Loan of Ft. Lauderdale
Florida Power and Light Company
Broward Builders Exchange*



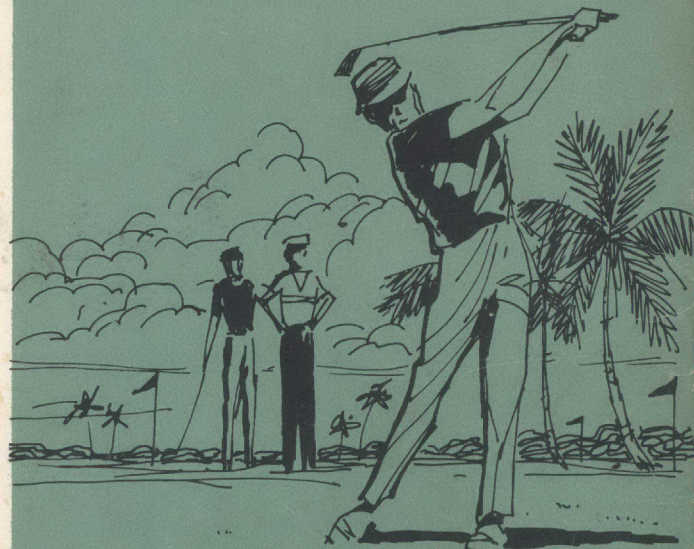
Royal Palm Isles is ideally situated in the heart of Fort Lauderdale's growing residential area. Within minutes of shopping centers, schools, churches and recreational facilities.

Royal Palm Isles 

fine custom built homes



Boating — Right in your own backyard



Golf — For the golfer — championship golf courses



Shopping — Minutes to South Florida's finest



Beach — Fort Lauderdale's beaches are only minutes away

**Oakland Park Boulevard
(Ocean Blvd. on N.W. 31st
St.) and N.W. 18th Avenue.
Telephone LU 1-6410.**

Royal Palm Isles *fine custom built homes*



Your Place in the Sun

You are entering an established community of fine custom built homes, built in the distinctive surroundings of Fort Lauderdale. Wide, deep canals and broad boulevards lead to churches, schools, shopping centers, beaches and recreation areas — all the gracious living that is Fort Lauderdale.

Your Royal Palm home is designed for the most discerning buyer who insists upon gracious living. The architecture, the careful planning, the fine construction, convenient location, and amazing value of these homes will satisfy your every requirement. Your new home will indeed be your place in the sun.

A Tradition of Pride

Royal Palm Isles, Builders and Developers, are specialists in building planned communities. Naturally, we are proud of our reputation for quality and integrity. Long experience tells us that while the male member of the family is interested in our fine quality construction and workmanship, it is the woman, the American homemaker, who reacts so favorably to our attention to minute details. Each home is carefully planned with step-saving, conveniently-placed appliances and work centers. For all these reasons, your Royal Palm Isles homes is a place in which, you too, can take special pride.

When it's a Behring Home you know it's Better!

Custom Features Found In Every Home

- Westinghouse Central Air Conditioning and Heating
- Every home comfort-conditioned with Fiberglass insulation
- Imported Italian marble baseboard in living and dining areas
- Imported Italian marble window sills
- Diamond dust ceiling in living and dining areas
- Ceramic tile baths as shown in models
- Medicine cabinets with mirror as shown in models
- Custom styled vanities as shown in models
- Deluxe bathroom lighting
- Oval wash basin mounted under mica vanity top
- Custom built kitchen cabinets in a large selection of decorator colors
- Large double kitchen sink
- Westinghouse built-in oven and range
- Louvered closet doors to assure clean, fresh air circulation in all closets
- Durable solid front doors
- Lustrous, lifetime white terrazzo floors
- Custom designed lighting
- Awning windows
- All windows fiber glass screened
- Ample electric outlets
- Silent Westinghouse light switches
- Westinghouse Electric hot water heater
- Electric weatherproof patio outlet
- Electric circuit breaker — no fuses to change
- Built-in outlet for automatic washer
- 220 dryer outlet
- Copper plumbing and chrome-on-brass fixtures
- Two coats interior and exterior of high quality paint in your choice of colors
- Choice of white tiled roof or Riviera Bahama roof
- Large roof overhang in patio areas
- Overhang stuccoed or plastered for durability and all-weather protection
- Screen enclosures framed in lifetime aluminum
- Pre-cast concrete seawall on all waterfront lots
- Fully sodded lots
- Metered City water supply
- City street lights, police and fire protection

PERSONALLY YOURS

At no cost to you, you are invited to make full use of the Royal Palm Isles architectural design staff. They are at your service to help and guide in any personal touches or design changes you may desire in the home you select. In addition, you choose

your individual color scheme from a wide selection of decorator colors for interior and exterior paints, ceramic tile, bathroom fixtures, vanity tops, kitchen cabinets, counter tops, Westinghouse kitchen appliances, and Briggs bathroom fixtures.

fine

Royal

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 Deluxe bathroom lighting
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 Large double kitchen sink
 Westinghouse built-in oven and range
 Covered closet doors to assure clean, fresh air circulation in all closets
 Durable solid front doors
 Lustrous, lifetime white terrazzo floors
 Custom designed lighting
 awning windows
 All windows fiber glass screened
 Ample electric outlets
 Silent Westinghouse light switches
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Royal Palm Isles



You can be sure . . . if it's
Westinghouse

OWENS - CORNING



Live Better Electrically

**GRIFFIN BROS.
CO., INC.**

Trademarks of Excellence

You can be sure if it's Westinghouse. That slogan has become a part of America. And Westinghouse is responsible for the design and production of all major appliances in Royal Palm Isles homes. You will enjoy Westinghouse central air conditioning, heating, hot water and kitchen.

Every Royal Palm Isles home is carefully insulated with Owens Corning materials. In addition all screening of window and patio areas are fiberglass - supplied by Owens Corning.

This emblem assures you that the home that carries it, is completely equipped for total electric living. Ample circuits and outlets must be provided. Circuit breakers are used rather than fuses. At no extra cost to you, every Royal Palm Isles home is a Medallion Home.

The magnificent landscaping surrounding the Royal Palm Isles models is a product of Griffin Brothers. They are at your service in planning the landscaping of your own new home. There is no charge for this service.

fine custom built homes

Royal Palm Isles





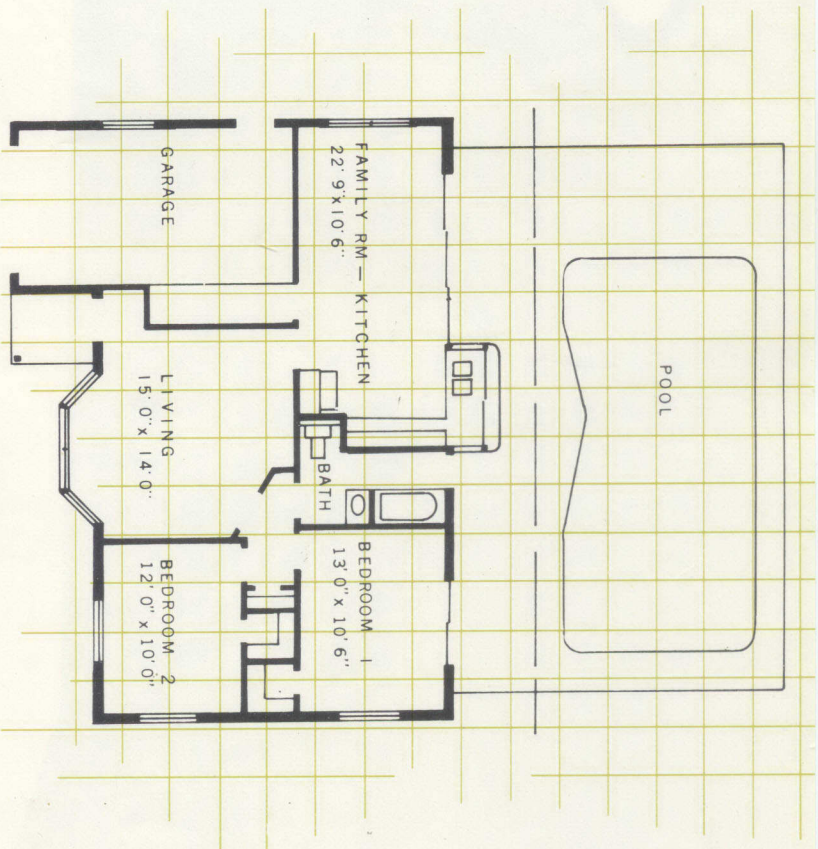
the MONTEREY



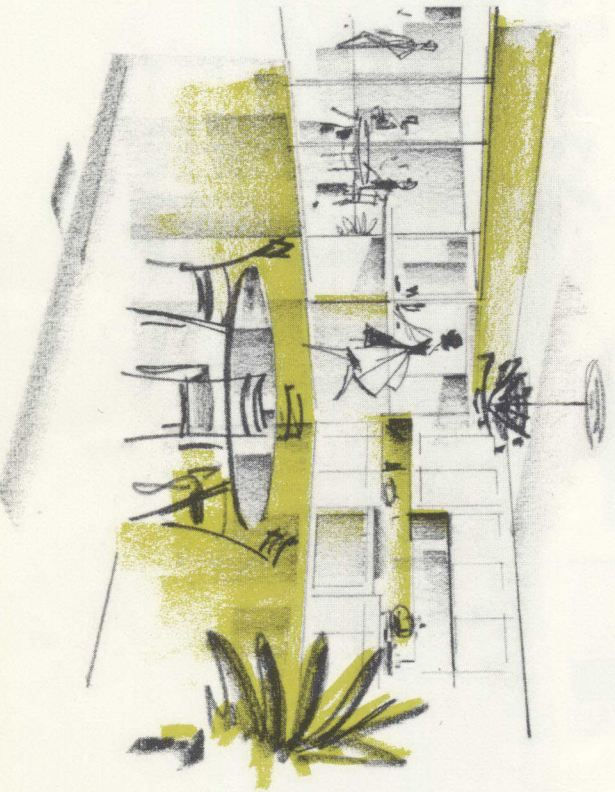
2 bedrooms, bath, family room, garage

All Custom Features on Cover Plus:

- Centrally air conditioned and heated
- Family room
- Unique bath opening directly onto patio area
- Family room, kitchen and master bedroom open directly onto patio
- Large roof overhang in patio area
- Decorative brick or stone on front entrance way
- Bay window in living room
- 60' x 100' fully sodded lot
- Kitchen hood and fan
- Kitchen pass-through window to patio area
- 2 Large walk-in closets
- Handy recessed shelf in tub area
- Luminous Kitchen ceiling lighting
- Luminous Bath ceiling lighting
- Optional:** Gunite pool, patio and screening.
- Pool equipped with steps, filtering system and underwater light.



the MONTEREY



The Monterey offers the luxury of a family room opening onto a pool and patio. Glass sliding doors and serve through windows brings a classic touch of elegance to this fine home.

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FORT LAUDERDALE, FLORIDA, LU 1-6410



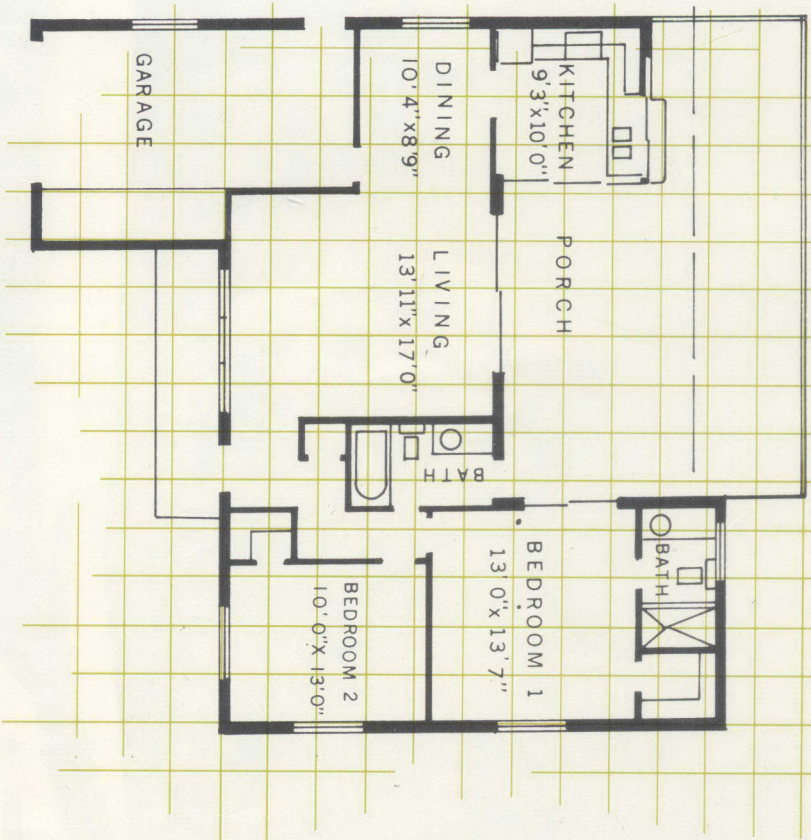
the DREXEL



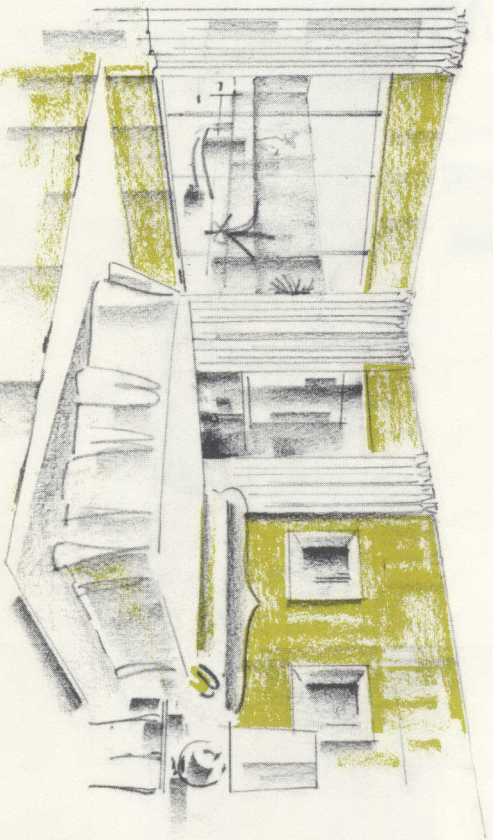
2 bedrooms, 2 baths, screened porch, garage

All Custom Features on Cover Plus:

- Centrally air conditioned and heated
- Enclosed garage
- Roofed and screened porch
- Unique front entrance way
- Extra large kitchen with dining area
- Kitchen hood and fan
- Extra large bedrooms
- 60' x 100' fully sodded lot
- 2 Large walk-in closets
- Kitchen pass through to patio area
- Covered front porch
- Handy recessed shelf in shower area
- Luminous kitchen ceiling lighting
- Luminous bath ceiling lighting
- Dressing vanities in both baths



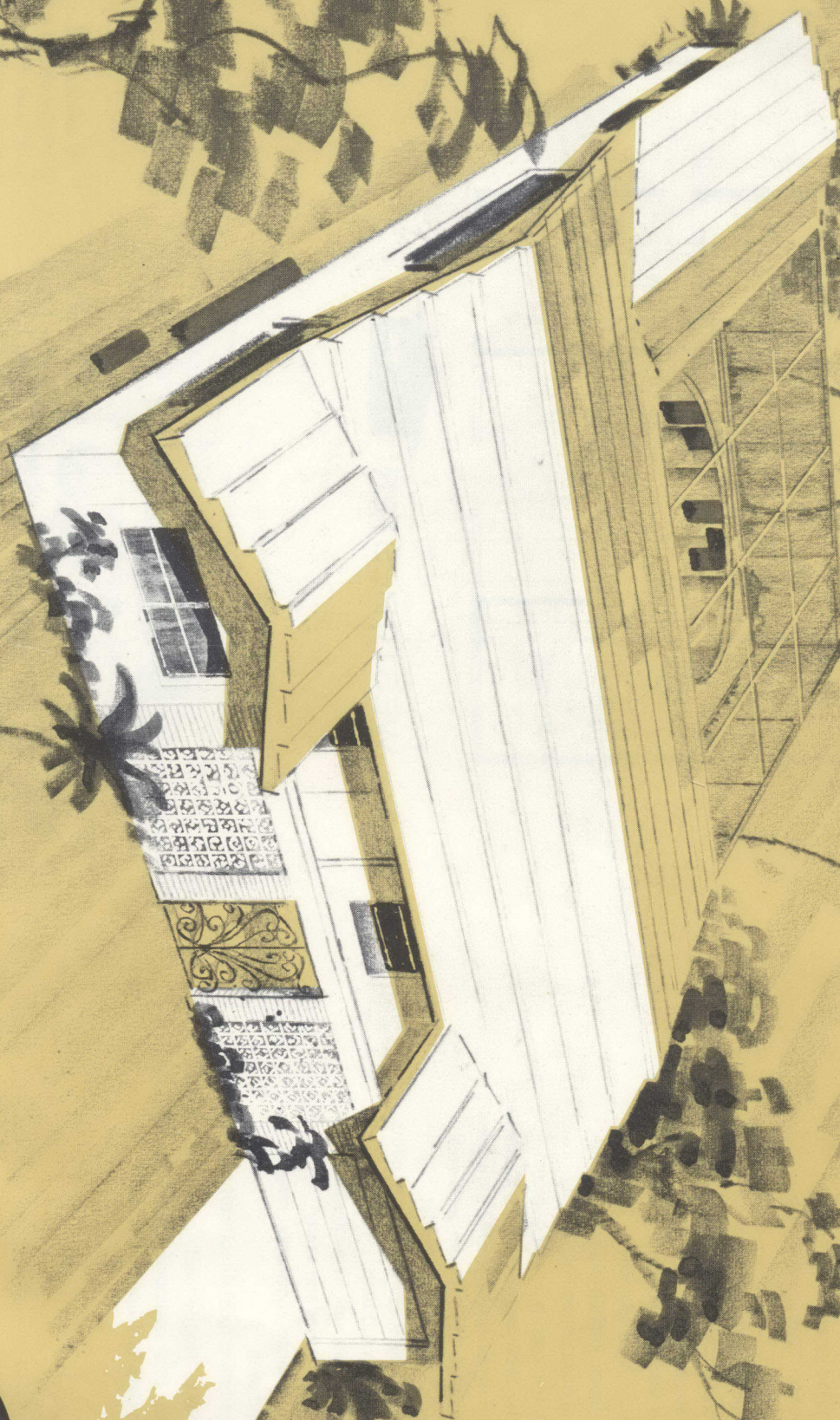
the DREXEL



Sliding glass doors separate the master bedroom from a charming screened and roofed porch. And of course you'll enjoy complete climate control with Westinghouse central air conditioning and heating.

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the WESTCHESTER



3 bedrooms, 2 baths, garage, family room,

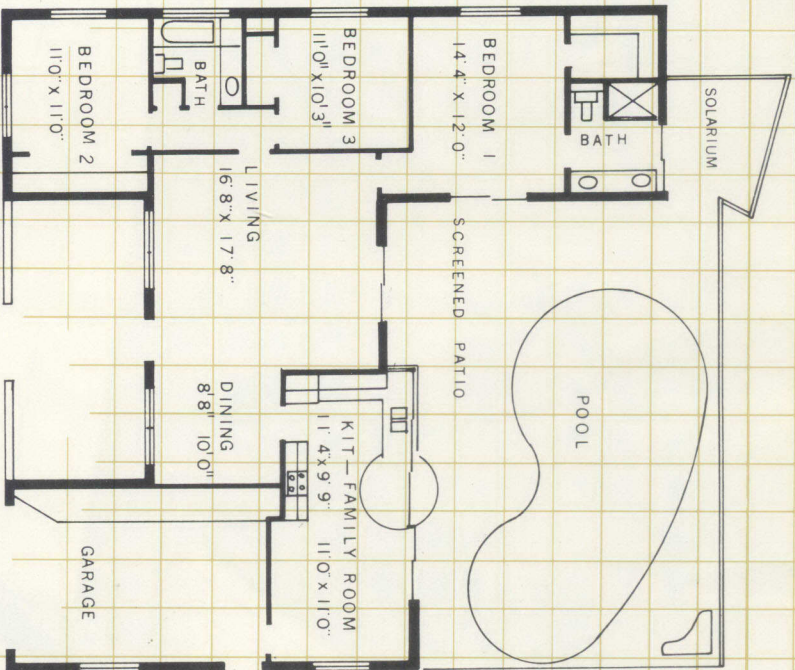
All Custom Features on Cover Plus:

- Centrally air conditioned and heated
 - Enclosed garage
 - Beautiful front entrance way
 - Solarium
 - Overhead patio lights
 - Unique kitchen pass-through window to patio area
 - Tiled kitchen and patio snack bar
 - Kitchen hood and fan
 - Luminous kitchen ceiling lighting
 - Luminous bath ceiling lighting
 - Walk-in closet in master bedroom
 - Master bedroom, living room, kitchen and dining terrace open onto patio area
 - Bath opens directly onto patio area
 - 67½' x 100' fully sodded lot
 - Large dressing vanities in both baths.
 - Tile seat in tub bath
 - His and Hers sink in master bath with deluxe mirror and vanity
 - Westinghouse continental range and oven
 - Large family room directly off patio area
- Optional:** Gunite pool, patio and screening. Pool equipped with steps, filtering system and underwater light

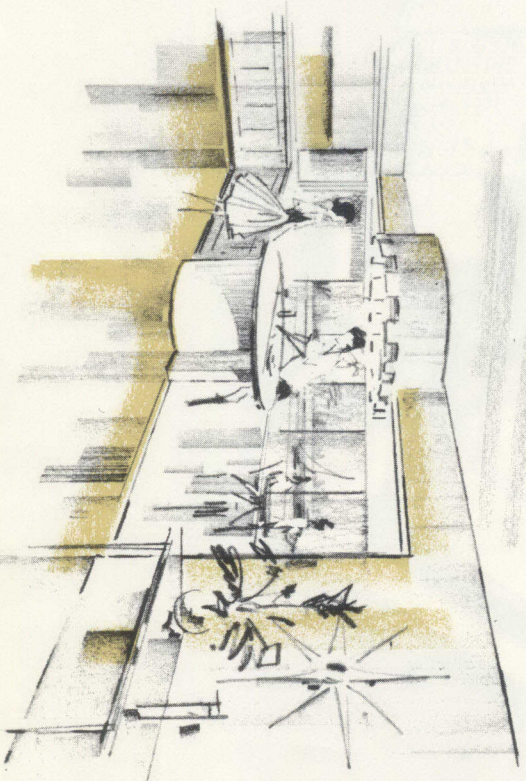
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Interiors by Caris' Furniture • 808 West Broward Blvd. • Fort Lauderdale, Florida



the WESTCHESTER



A canopied built-in drum table serves both indoors and out in this regal home. The quiet elegance of imported Italian marble window sills and baseboards epitomize elegance in the Westchester.



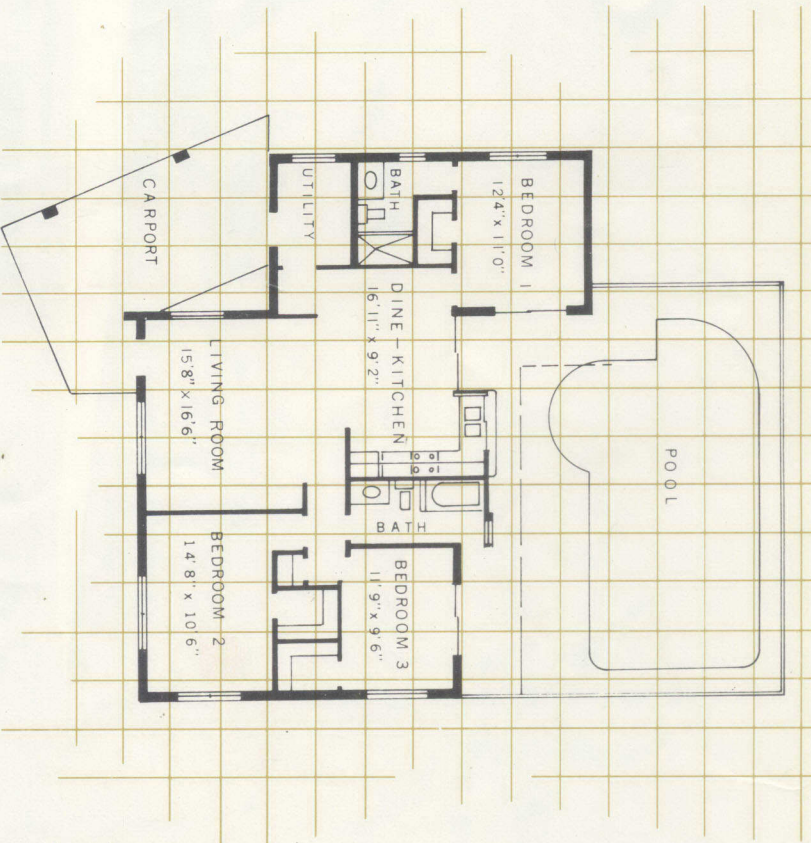
the CATALINA



3 bedrooms, 2 baths

All Custom Features on Cover Plus:

- Central air conditioned and heated
- 2 bedrooms, bath, kitchen and dining room open directly onto pool and patio area
- Kitchen hood and fan
- Large spacious bedrooms
- 3 large walk-in closets
- Kitchen pass-thru to patio area
- Decorative block in carport
- 60' x 100' fully sodded lot
- Luminous kitchen ceiling and bath lighting
- Large dressing vanities in both baths
- Decorative planter in bath
- Optional:** Gunite pool, patio and screening, equipped with steps, underwater light and filtering system



the CATALINA



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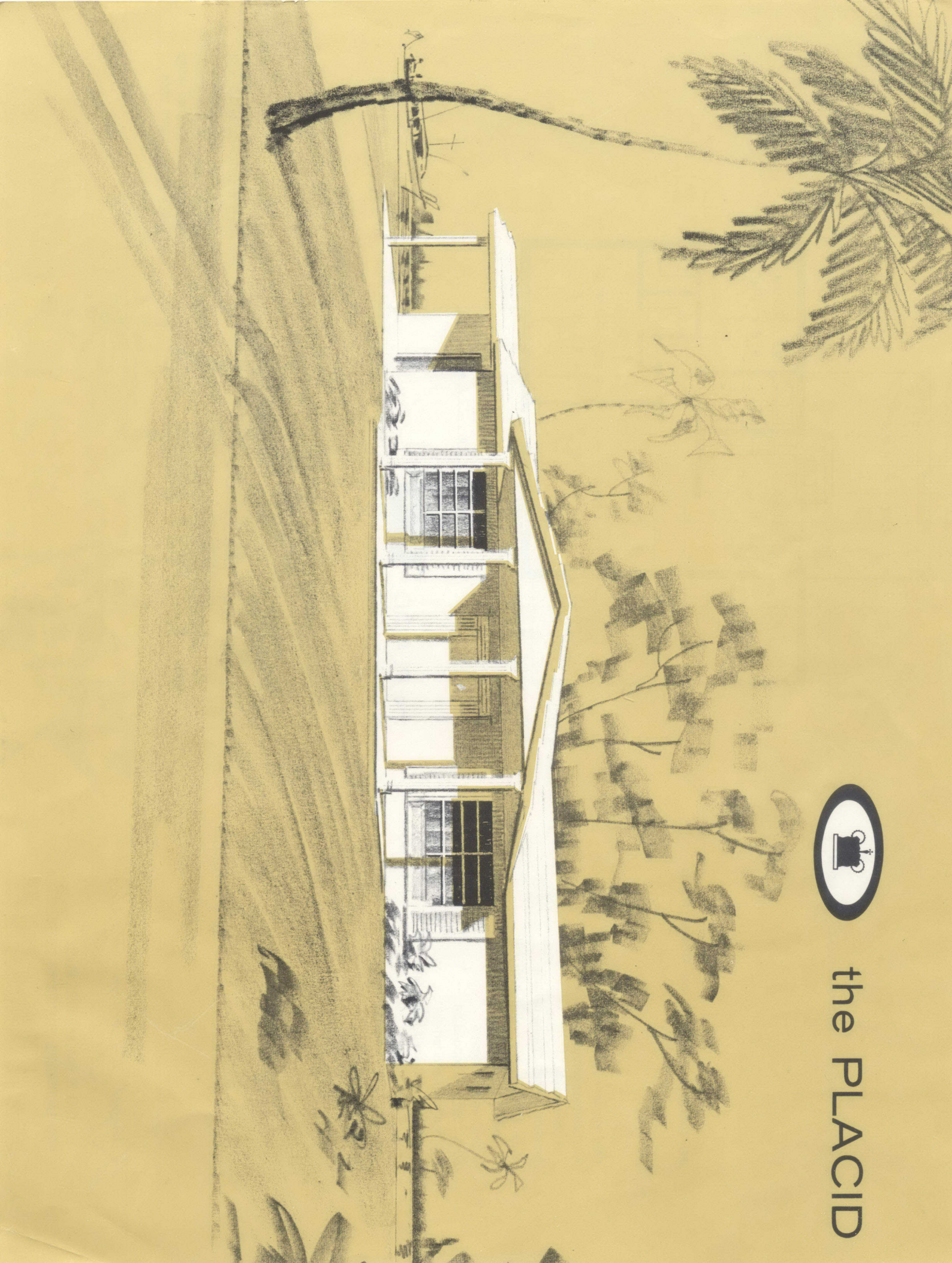
Inferiors by Carl's Furniture • 808 West Broward Blvd. • Fort Lauderdale, Florida



All the spaciousness of a palace seems built into the Catalina. Dine like royalty while overlooking your own swimming pool and patio.



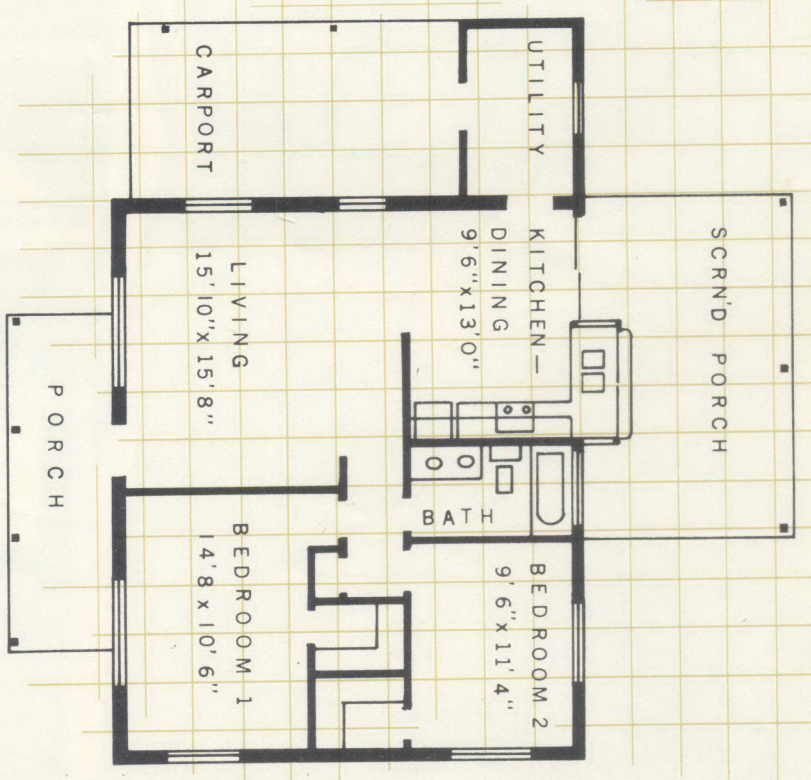
the PLACID



2 bedrooms, bath, screened porch

All Custom Features on Cover Plus:

- Centrally air conditioned and heated
- Kitchen pass-through window to large roofed porch
- Indirect kitchen ceiling lighting
- Mr. and Mrs. double sink in bath with marbletop
- 2 large walk-in closets
- 60' x 100' fully sodded lot
- Kitchen hood and fan
- Handy recessed shelf in tub area
- Indirect bath lighting
- Large roofed and screened porch
- Large front porch



the PLACID



Immensely practical in design and structure, the Placid accents informality and easy maintenance. A large kitchen — dining area opens via glass sliding doors onto a roofed screened porch.

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