

condominium residences

ROYAL PARK



□ The Guard House, surrounded by a moat, is the main and only entrance and has around the clock security guard.

1500 n.w. 38th st. / city of oakland park / ft. lauderdale, florida 33309 / tel. (305) 739-6300

**there's no
match for
flameless
electric
living at**

ROYAL*PARK

ELECTRICAL APPLIANCES BY GENERAL



ELECTRIC

- Electric air conditioning and heat for year-round comfort.
- Flameless electric water heating providing abundant hot water for any need.
- Modern electric range for faster, cleaner, safer cooking . . . and a cooler kitchen, too.
- Deluxe charcoal filter hood – to whisk away smoke and odors instantly.
- Electric dishwasher and waste disposer to eliminate monotonous chores.
- Electric refrigerator/freezer with spacious freezer compartment . . . saves trips to the supermarket.
- Full-housepower wiring with plenty of switches and convenient outlets.
- Ample light for living makes rooms more inviting with planned decorative lighting.

Everything's here for pushbutton ease . . . Less House Work . . . More Leisure.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS REFERENCE SHOULD BE MADE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY FLORIDA STATUTES SECTION 711.70(1) TO BE FURNISHED TO A BUYER BY THE DEVELOPER. THESE UNITS WILL BE TRANSFERRED SUBJECT TO A LEASE.



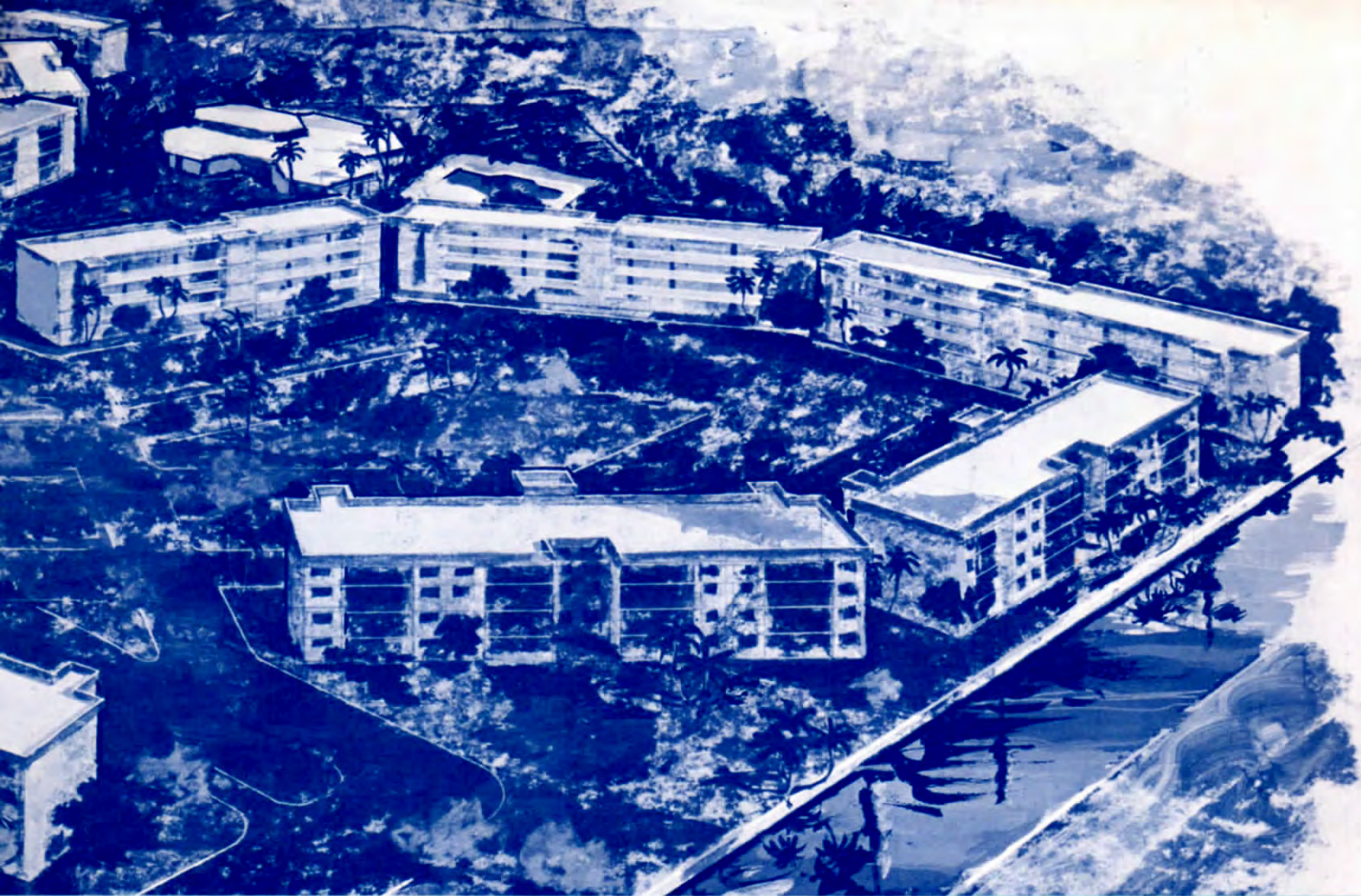
**isn't this
what you came
to florida
for?**

Royal Park the ultimate concept in condominium living offers you the life you want to live today.

Royal Park presents the best of two worlds: the quiet tranquil pleasures of a residential community plus the convenience of a sophisticated city.

The site of Royal Park is unmatched in natural beauty, surrounded on three sides by water and the magnificent view of luxurious tropical trees and plants from the adjacent John D. Easterlin Park.

To maintain the feeling of openness and expanse and the charm that comes with low density dwelling, the architect has kept all the buildings to a height of 4 stories with 8 apartments per floor. Each building is placed on the property in such a way as to insure the maximum of privacy and gives each dwelling a garden view. The buildings, however, occupy only 15% of the 28 acre site, leaving the remainder in green open areas and recreational facilities.



**you don't
have to be
a millionaire
to live like
one**

Within minutes you will be part of the internationally known "GOLD COAST" with its stretches of white sandy beaches, exclusive specialty shops, art galleries, museums, theaters, and fine restaurants. There is easy access to I-95 as well as other major Interstate highways. Also within minutes are the Fort Lauderdale and Miami airports.

Your life at Royal Park consists of days of stimulating activities under the Florida sun, and if you choose, sociable evenings with interesting people who often make the transition from neighbors to friends.

Elegance, convenience and security are the keynote to life at Royal Park and they are yours at a price you can afford.

The peninsular-like property whose only entrance is at the guard house with its 24 hour security to assure your privacy and peace of mind.

All apartments are equipped with all-electric eat-in kitchens featuring a modern oven and range, range hood, 16 cu. ft. frost-free refrigerator-freezer, dishwasher and waste disposer all by General Electric.



The Royal Park Recreation and Health Spa Pavilion has been planned with "you" in mind. It is the hub for a rich vista of social activities in a stunning architectural honeycomb designed complex.

The recreational facilities are in a setting tantamount to that of a posh private club, with a spacious auditorium and meeting rooms for all your special events. There is also a complete kitchen and service bar.

**luxury?
sure it is.
go ahead and
enjoy it!**

Residents have unlimited use of separate men's and women's recreational and health spa complexes each with: gym and exercise room, sauna, steam room, dressing room and card room. Also for your enjoyment: billiard room, hobby and craft area, wood working shop, club room and terrace. Royal Park Health Spa vitalizes bodies, tames tensions and serves as a casual social hub. All of this in a completely air conditioned building.

The gigantic heated Swimming Pool with its broad Sun Deck is set in the center of lavish tropical gardens which make this an enticing place for many leisure hours.

Scattered throughout the property are other additional recreation areas with heated pools, shuffleboard courts and barbecues.

Those who favor less robust diversions will find pleasure in fishing the fresh waters surrounding the property.

The Recreation and Health Spa Pavilion is set in beautifully landscaped tropical gardens with its gigantic heated swimming pool and nearby barbeque facilities.

Review and compare:

**comforts
seldom equaled
in a
private home**

- Individually controlled air conditioning and heat by General Electric
- Luminous kitchen ceiling
- Color-coordinated formica tops and cabinets
- Stainless steel kitchen sink
- Quick recovery hot water heater
- Ceramic tile baths
- A window in all kitchens
- Screened windows
- Individual screened terraces with sliding glass door
- Luxurious carpeting and padding throughout including balcony
- Acoustical sound-conditioned ceilings
- Master color TV antenna
- Air flow-through closet shelving
- Pre-wiring for telephone outlets
- Lighted walkways and parking area
- Assigned parking for residents and guests

You've probably already recognized the fact that no average family could afford luxuries like these in an individual home, yet they can all be yours through the magic of condominium ownership.



□ The Recreation Club House is in a stunning architecturally honeycombed designed complex with its spacious auditorium and meeting rooms for all your special events.

**it all
began
in
1902**

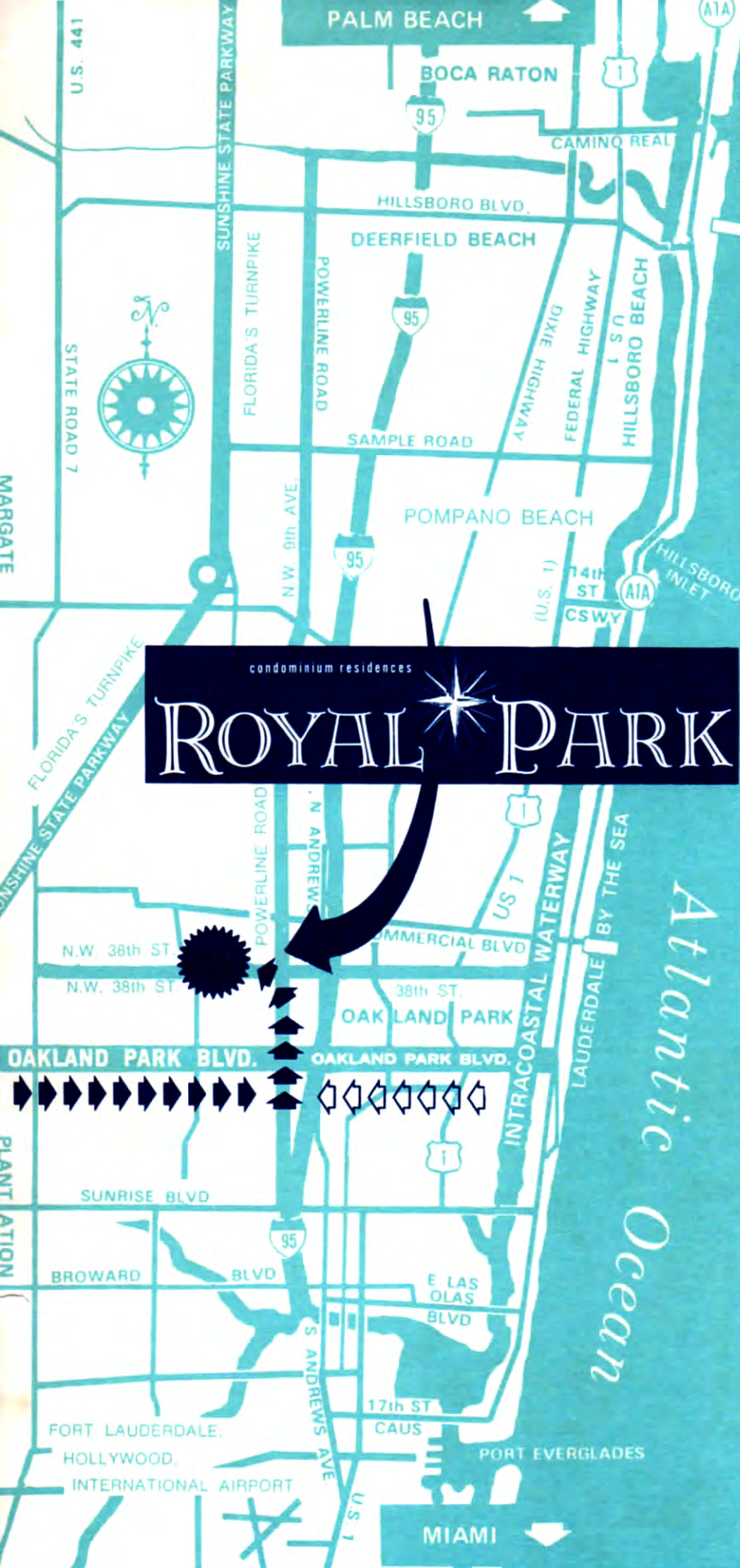
Crocker & Company and its related companies of Westchester County, New York, are four generation investment builders, managers, and owners that have made a specialty of multi-family living environments, so that today they are among the largest individual owners of apartments in New York.

Mr. W. J. Crocker, President of the Corporation, has maintained a residence in southeast Florida for the past 21 years. Being familiar with the area, he selected the site for Royal Park in the City of Oakland Park because it combines the appeal of serene suburbia with all the metropolitan shopping and recreation advantages that are so close-by.

Crocker & Company's most recent achievement was Pompano Beach's highly successful Waterford Point Condominium. Also under construction is the "Tiara" a luxury oceanfront condominium on Singer Island in the greater Palm Beach area. On numerous sites around the Boca Del Mar Golf Course in Boca Raton there is presently being developed 4200 units of garden, mid-rise, and high-rise elegant condominium residences.

**the
condominium
concept**

Condominium ownership is the purest form of ownership possible in apartment living. It extends to you all the advantages of owning your own residence in fee simple; that is, you have a separate and distinct title and the right to bequeath, lease, mortgage, or sell at will, subject only to the condominium charter and association by-laws. You have an undivided interest in land and common elements, and have no personal liability for default by other owners. You are responsible only for your own mortgage (if any), your taxes, and your proportionate share of maintenance costs in a form of a monthly fee. You enjoy the same tax advantages as in private home ownership; that is, your interest in taxes are deductible items, and you are eligible for the Florida Homestead Exemption.



THERE'S A LOT TO DO AND SEE WHEN AT ROYAL PARK

- ... Located "Right in the Center of Things" half-way between Palm Beach and Miami.
- ... Nearly every major Airline serves Royal Park at nearby Fort Lauderdale-Hollywood International Airport, Palm Beach or Miami International Airports.
- ... You are located just a short distance from Sunshine State Parkway and Interstate 95.
- ... You'll enjoy the ideal climate for year-round living!
- ... Fort Lauderdale, the beautiful "Venice of America".
- ... Close to the beautiful Atlantic Ocean beaches.
- ... A large sports fishing fleet with deep sea fishing only minutes from the docks.
- ... Surf, Canal and Fresh water fishing.
- ... Ocean fishing pier.
- ... A wide choice of golf courses.
- ... Public Tennis Courts.
- ... Harness Racing with pari-mutuel betting.
- ... Thoroughbred racing, Gulfstream (Hollywood) and Hialeah, and Calder Race Track.
- ... Jai Alai.
- ... New York Yankees, New York Mets and Texas Rangers Baseball games in spring training.
- ... Houses of Worship representing all major denominations.
- ... Musical Events — Fort Lauderdale Symphony, various Choral groups, Opera presentations in Fort Lauderdale and Miami.
- ... Theatres in Fort Lauderdale, Palm Beach and Miami present distinguished actors in top-flight productions.
- ... The finest shopping available within minutes of Royal Park.
- ... Hospitals — North Broward Hospital — Holy Cross Hospital — Cypress Hospital — Imperial Point Hospital, etc.