

Oriole Homes Corp. Presents...

**Garden**

**Patio**

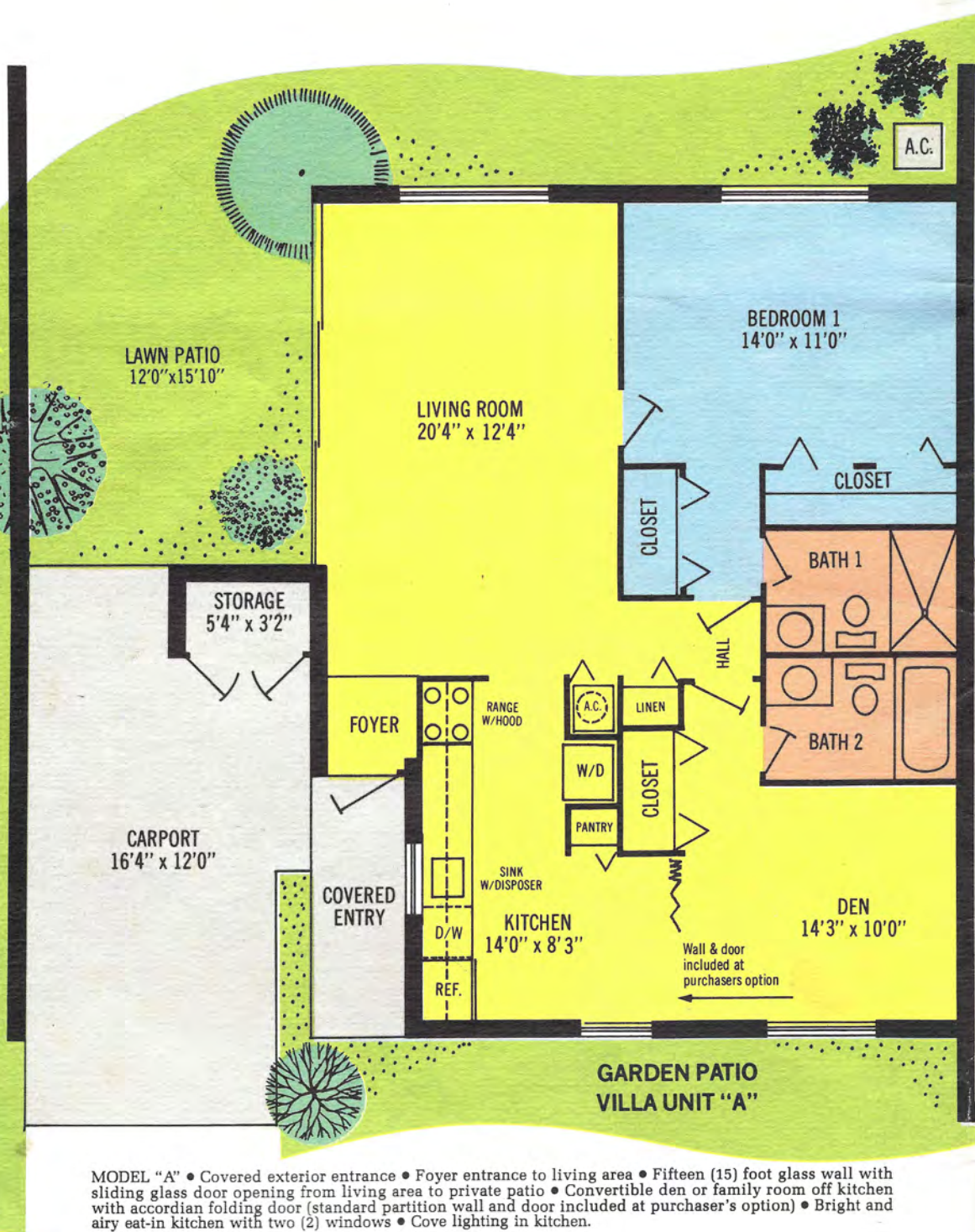
**Villas**



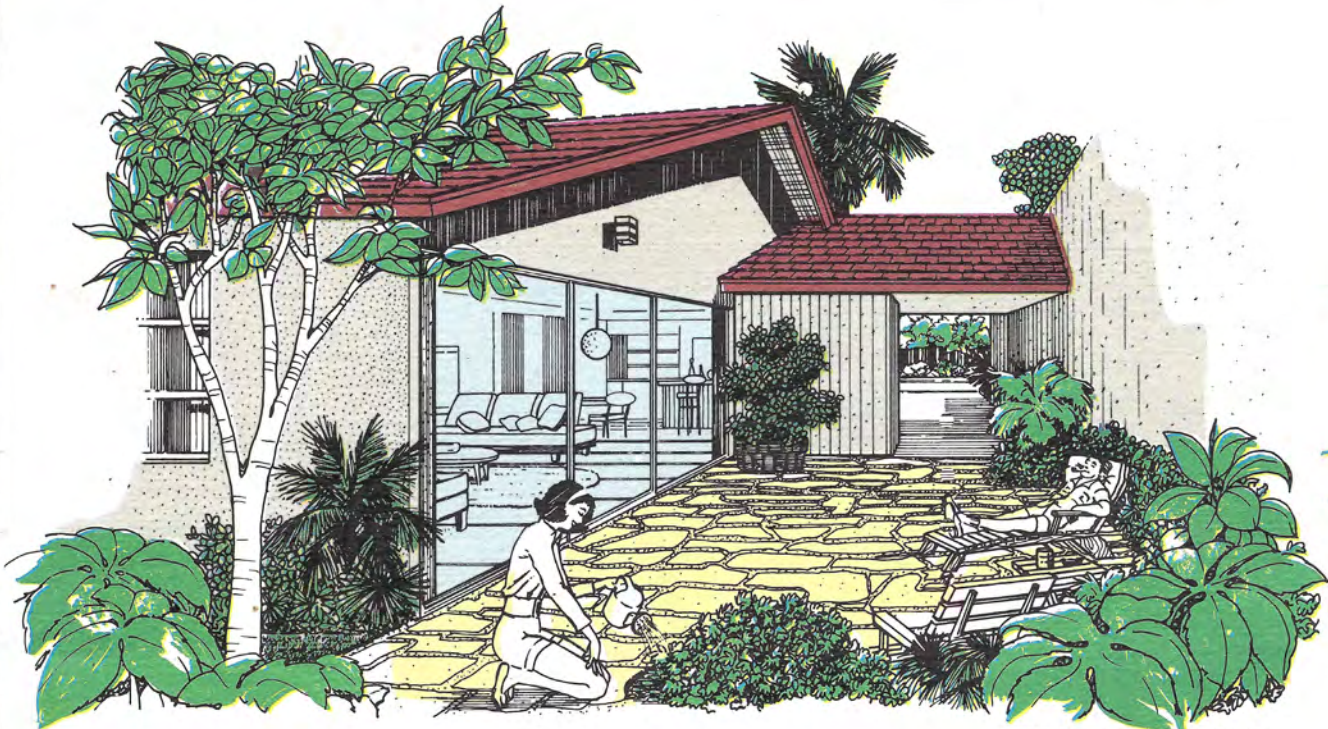
This is the story of an exciting "happening" for Oriole Homes Corp. Garden Patio Villas is a culmination of proper planning, observing, communication and experience that initiated this major emphasis on aesthetic beauty and indoor/outdoor living and a totally new concept in land development.

Now, a new era for adults has begun. We were convinced that the criteria for a successful adult community should and must be a combination of many things; design, economic reality and the benefits of nature brought to the forefront that has enhanced the real success of South Florida. We are convinced that the amenities of gracious country living with the advantages of contemporary city life, combined with the benefits of a single family villa home with the freedom of many maintenance responsibilities, fills a great void for carefree living enjoyment.

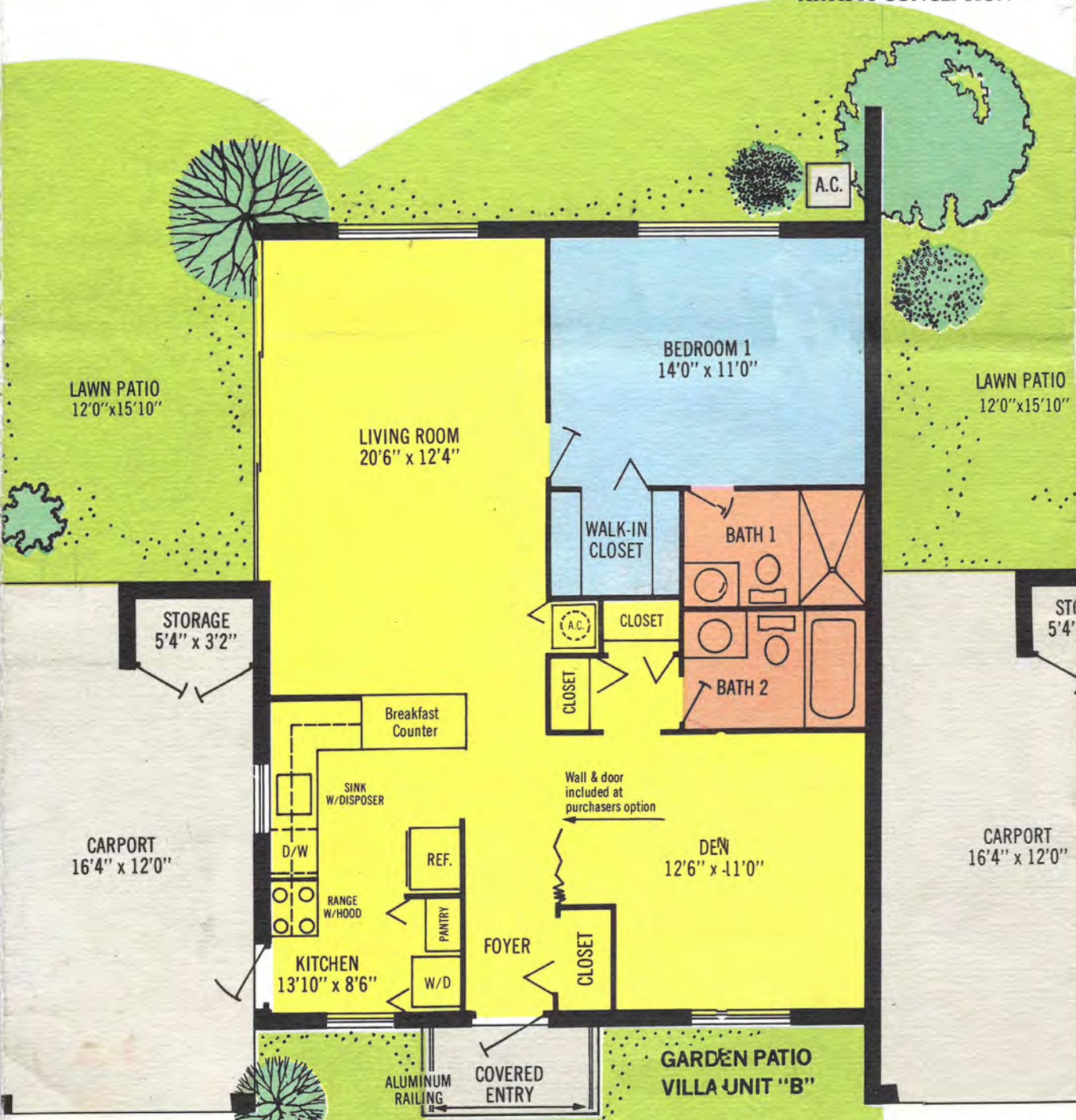
Although Oriole has and is constructing many varied types of housing concepts and recreation themes, Garden Patio Villas brings individualism and uniqueness in the development of a community. It enhances the belief that if the developer initiates a concept of beauty and allows the freedom of individuality, the end result would be a community to truly be proud of and to enjoy living in.



MODEL "A" • Covered exterior entrance • Foyer entrance to living area • Fifteen (15) foot glass wall with sliding glass door opening from living area to private patio • Convertible den or family room off kitchen with accordian folding door (standard partition wall and door included at purchaser's option) • Bright and airy eat-in kitchen with two (2) windows • Cove lighting in kitchen.

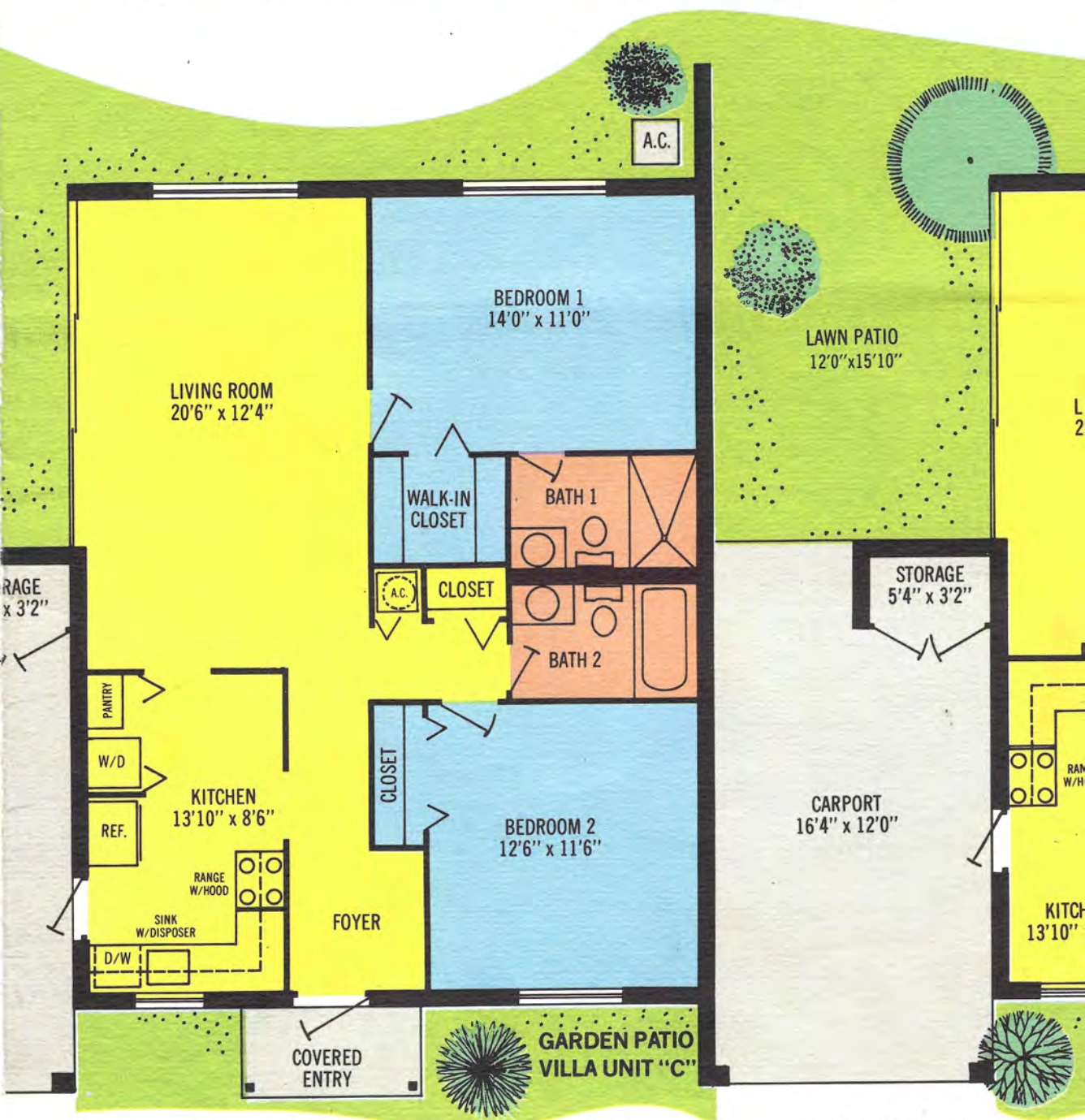
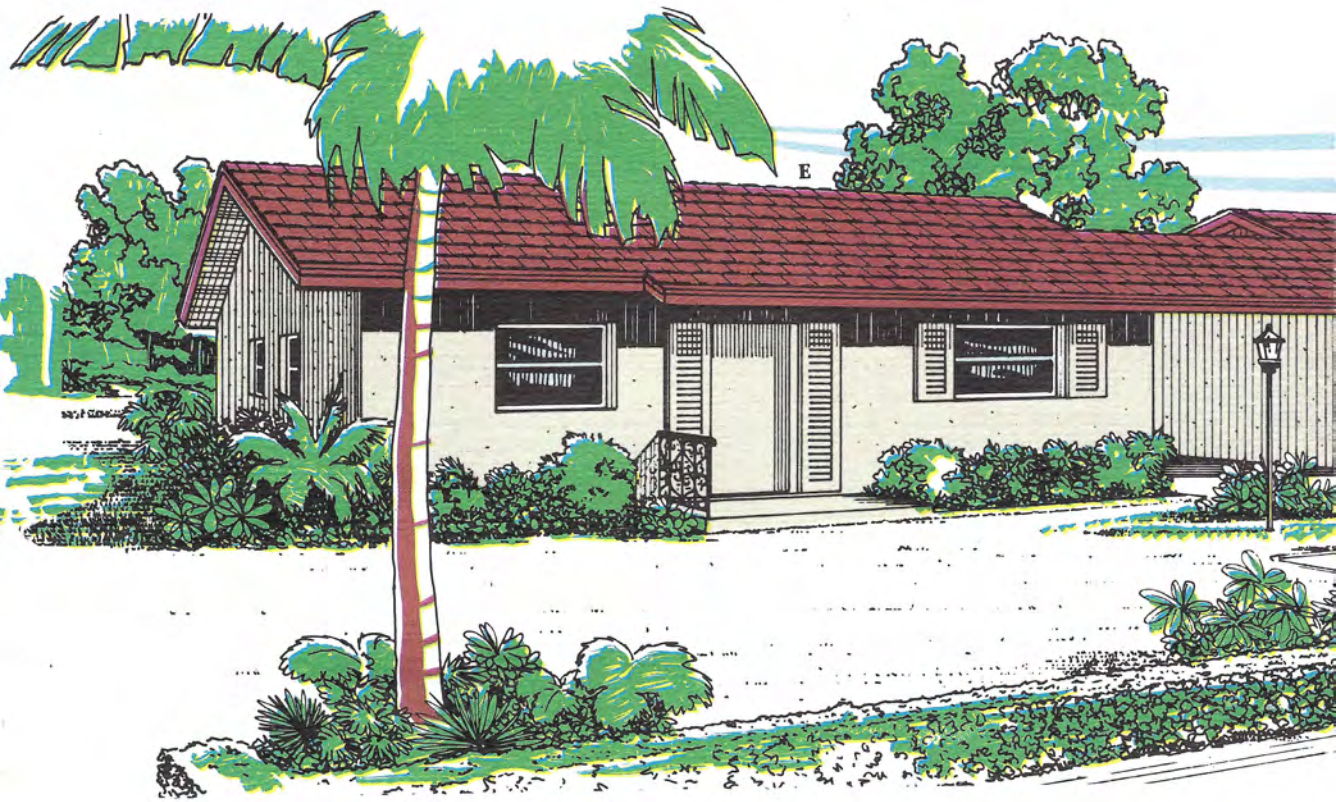


ARTISTS CONCEPTION



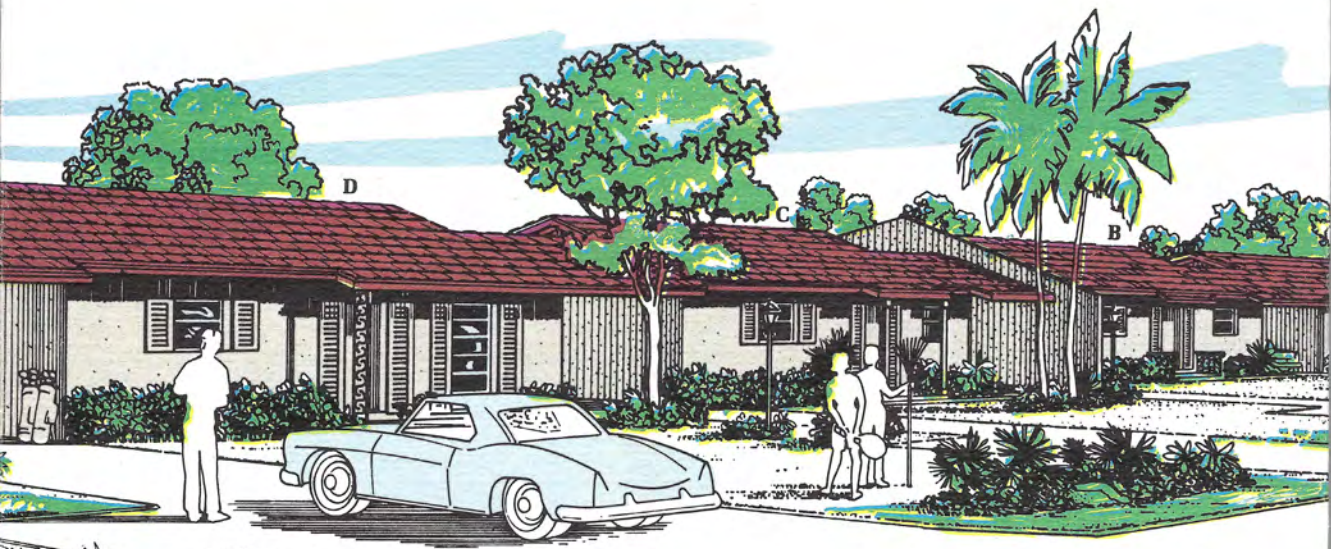
MODEL "B" • Covered exterior entrance • Second entry from carport to kitchen for added convenience • Large foyer entrance with guest closet • Choice of breakfast counter kitchen • Spacious walk-in closet in master bedroom • Convertible den off kitchen with folding accordion wall and door included at purchaser's option • Fifteen (15) foot glass wall with sliding glass door opening from living area to private patio • Pre-construction choice of three (3) individual kitchen plans including breakfast counter in kitchen.

MODEL "C" • Covered exterior entrance • Large gracious foyer • Large master bedroom • Fifteen (15) foot glass wall with sliding glass door opening from living area to private patio • Pre-construction choice of three (3) individual kitchen plans including breakfast counter in kitchen.



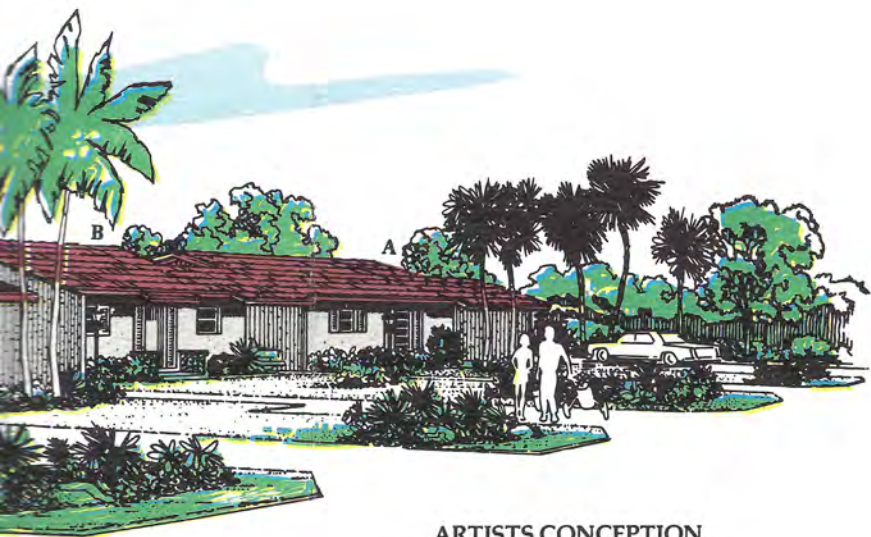
covered exterior entrance • Second entry from carport to kitchen for added convenience • Foyer entrance to living area • Oversized accordion door (standard partition wall) in master bedroom • Private guest patio • Fifteen (15) foot glass wall with sliding glass door opening from living area to private patio • Choice of three (3) individual kitchen plans.

MODEL "D" • Covered exterior entrance • Foyer entrance to living area • Oversized accordion door (standard partition wall) in master bedroom • Fifteen (15) foot glass patio • Pre-construction choice of three

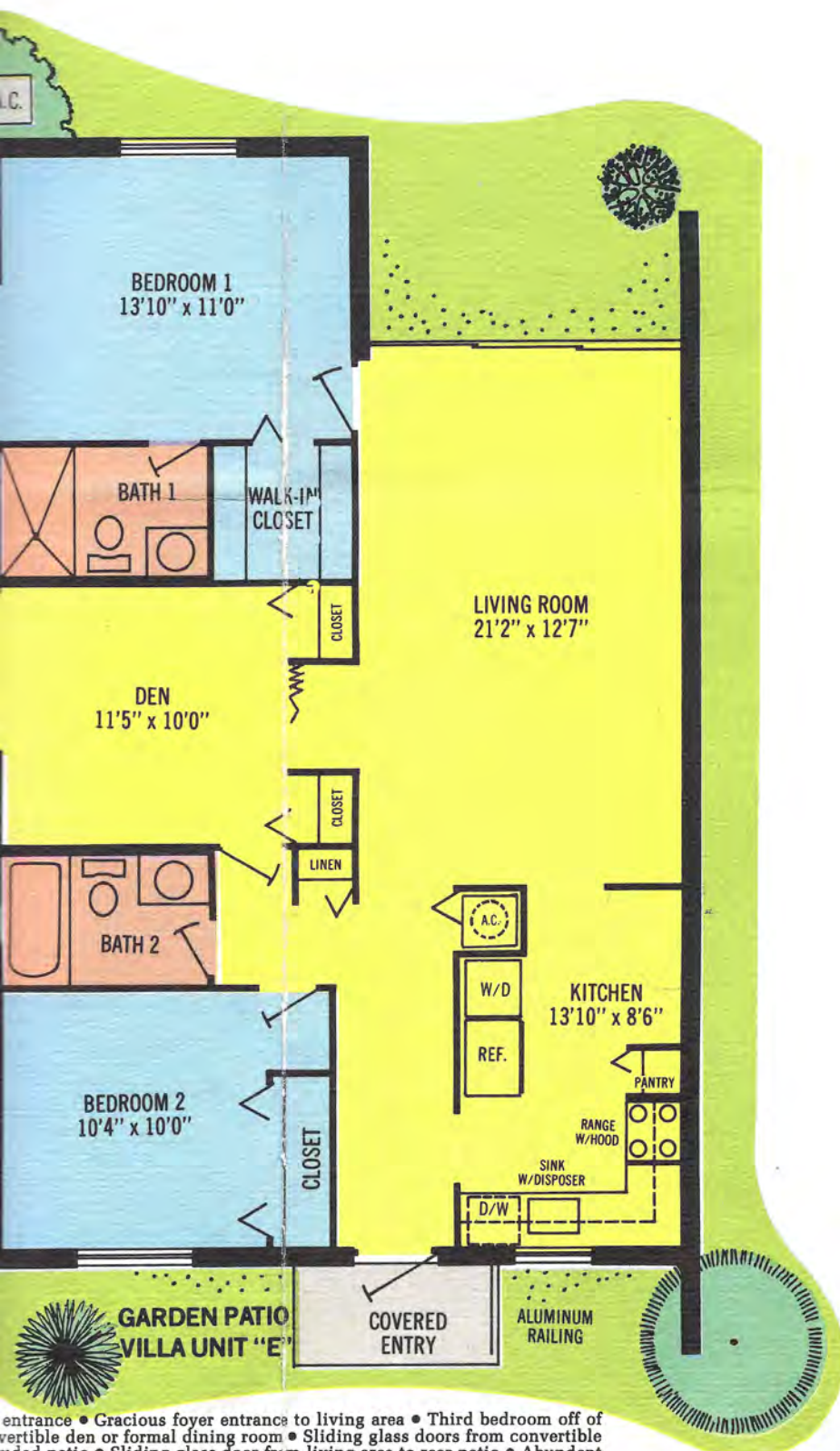


• Second entry from carport to kitchen for added convenience • Living area with convertible den off of living area with folding wall and door included at purchaser's option • Large walk-in closet in living area with sliding glass door opening from living area to private garden patio • Individual kitchen plans.

MODEL "E" • Covered exterior entrance • Gracious foyer entrance • Dining area may be used as convertible den or formal dining room • Sliding glass door from den and master bedroom to secluded patio • Sliding glass door from closet space throughout with spacious walk-in closet in master bedroom • Kitchen.



ARTISTS CONCEPTION



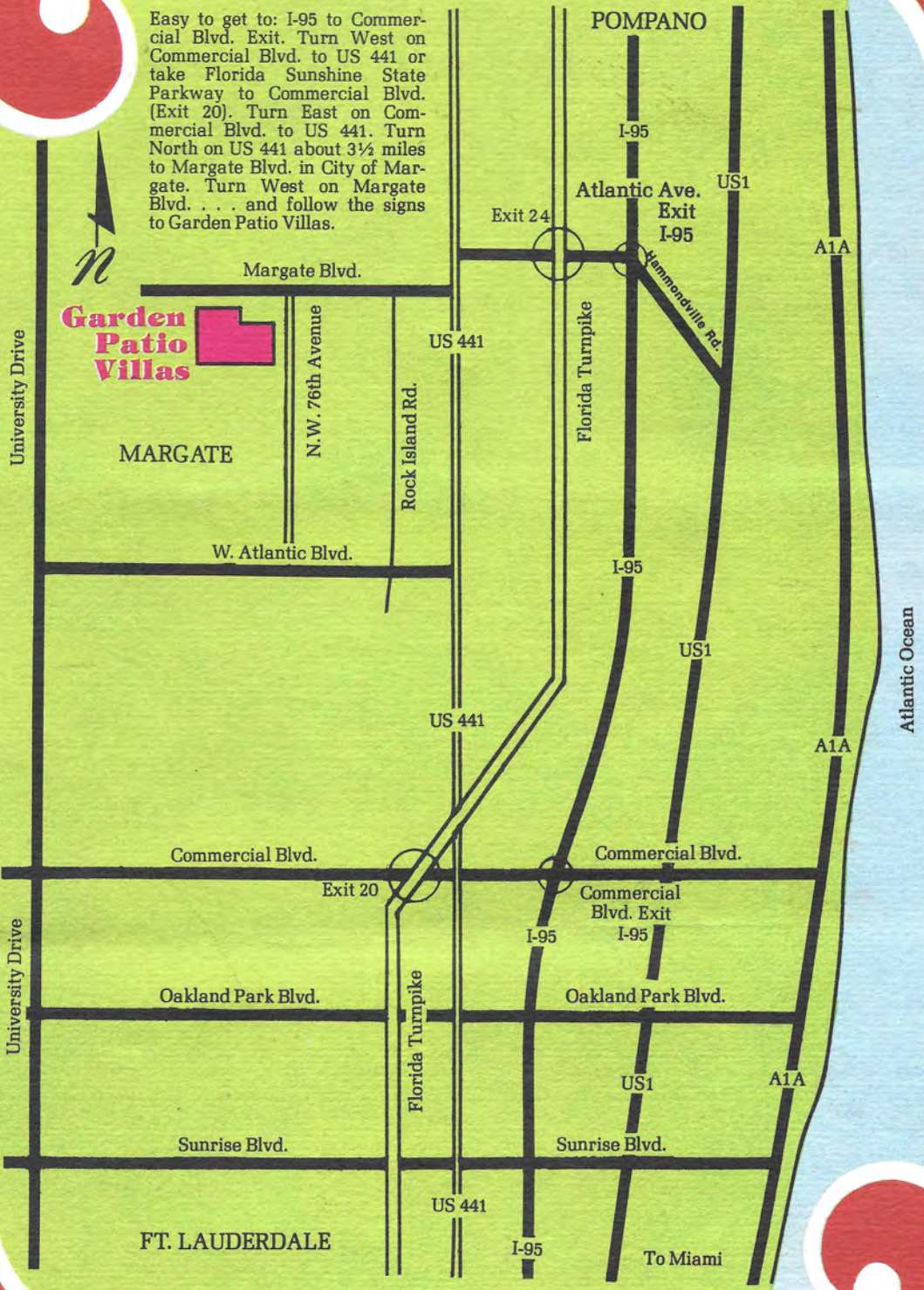
entrance • Gracious foyer entrance to living area • Third bedroom off of vertible den or formal dining room • Sliding glass doors from convertible uded patio • Sliding glass door from living area to rear patio • Abundant gracious walk-in closet in master bedroom • Eat-in kitchen • Cove lighting in

**The following luxury features are included in all Garden Patio Villas...**

- Five (5) individual model designs to choose from
- Carports included in all dwellings (garage optional at additional cost)
- Unique three exposure patio design provides "corner concept" on all Villas
- No common party walls between living areas on standard units (except where patio may be optionally enclosed)
- Individually attached exterior storage room
- Eat-in kitchen
- All electric kitchen
- Free standing oven and range with range hood and ductless fan
- Frost-free refrigerator
- Dishwasher
- Garbage disposal
- Mica kitchen cabinets in choice of decorator colors
- Mica backsplash
- Pantry in all kitchens
- Vinyl asbestos kitchen floor tile in choice of colors
- 40 gallon glass-lined quick recovery double element water heater
- Wall-to-wall carpeting in wide selection of colors
- Abundant closet space
- Deluxe dining room fixture
- Ceramic tile in shower and bath wet areas in choice of colors
- Ceramic floor tile in bathrooms in choice of colors
- Custom mica vanities in all bathrooms in choice of colors
- Mica backsplash to match vanities
- Medicine cabinet with mirror in all bathrooms
- Plumbing fixtures in choice of decorator colors
- All tempered sliding glass doors equipped with screens (except with optional porch)
- Thermostatically controlled central air conditioning and heating
- 150 amp electric service for adequate power
- 100% circuit breaker panel/no fuses
- 220 volt connection and venting for electric clothes dryer
- Electric and plumbing connections for washer
- Weatherproof exterior electric duplex outlets with ground fault detectors for safety
- Master TV antenna with 2 outlets per Villa
- Textured ceilings
- Six (6) inch fiberglass insulation in attic
- Marble window sills throughout
- Awning windows generally with screens
- Vapor-proofed and termite treated foundation
- Handcrafted masonry and block construction
- Underground electric and telephone utilities
- Paved concrete driveways
- Fully sodded landscaped lot with automatic sprinkler system
- Front lawn post lamp
- Carefree living with maintenance of each individual lawn and common areas
- Recreation area included with no land or recreation leases

Dimensions are approximate. Plans subject to revisions deemed advisable by builder or architect or required by law.

Easy to get to: I-95 to Commercial Blvd. Exit. Turn West on Commercial Blvd. to US 441 or take Florida Sunshine State Parkway to Commercial Blvd. (Exit 20). Turn East on Commercial Blvd. to US 441. Turn North on US 441 about 3½ miles to Margate Blvd. in City of Margate. Turn West on Margate Blvd. . . . and follow the signs to Garden Patio Villas.



Oriole Homes Corp. Presents...




Sales Office & Models

7707 Margate Boulevard/Margate 33063

Open Daily  
10 AM to 6 PM



### 10-YEAR HOME BUYERS PROTECTION PLAN

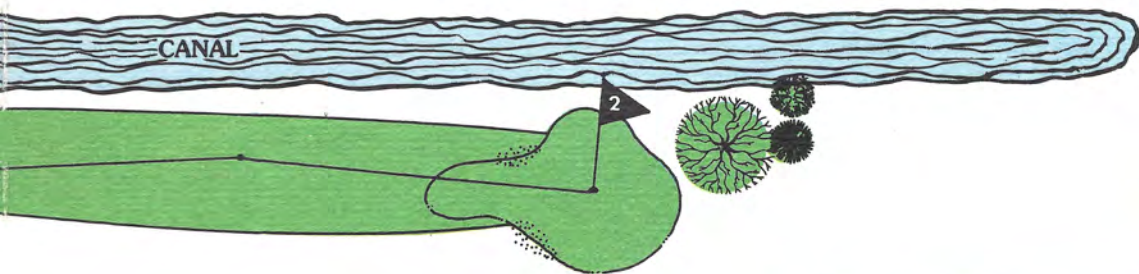
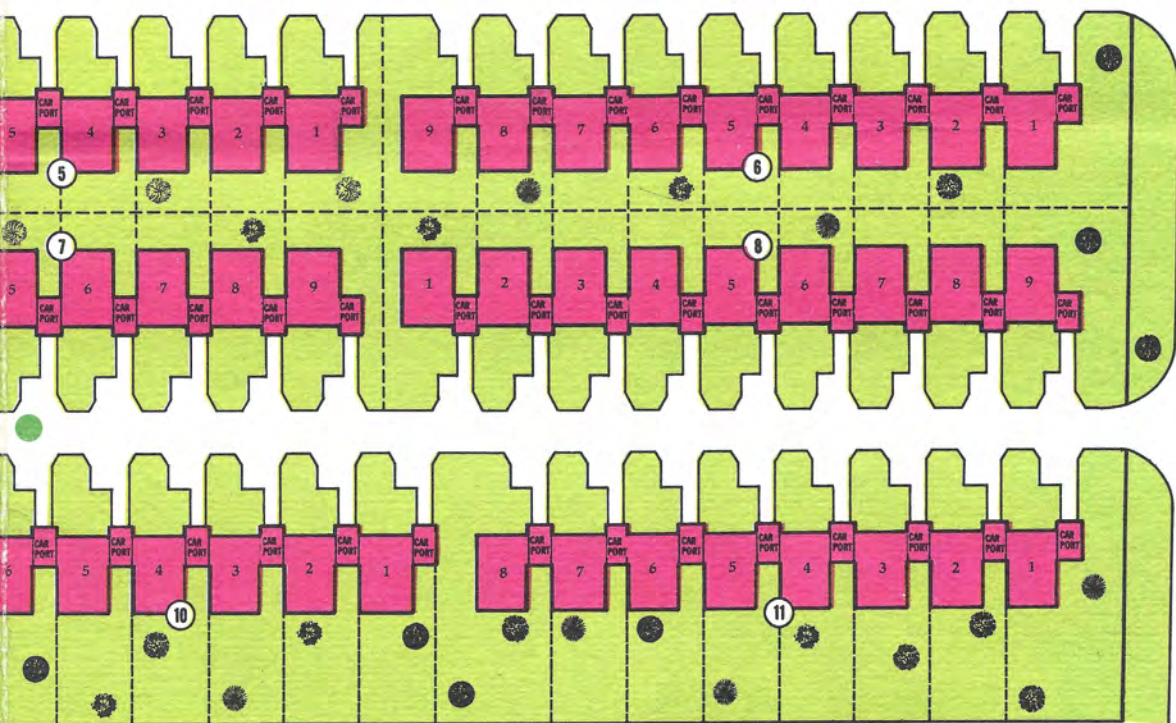
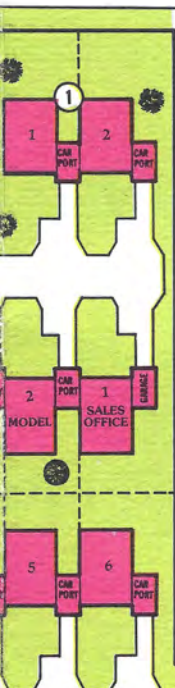
When you move into one of our Villas you will be protected by America's first 10-year homebuyer's protection program. For the first two years after purchase, you will be covered by the "Home Owners Warranty". During the first year, we will repair any defects in workmanship and materials that fail to meet approved standards. In the second year, we will continue to be responsible for defects in wiring, ductwork and piping. During these two years, HOW's national insurance plan will stand behind our warranty obligations to you. For the next eight years, the HOW program insures you against any major structural defect that vitally affects the use of the Villa. (Exclusions to this protection program are reasonable. See us for complete details.) This unique, 10-year protection package can be provided **ONLY** by a builder who is registered with HOW. Only he can display the HOW emblem like this: 







# Garden Patio Villas



MARGATE BOULEVARD

