



# OAK II RIDGE II

BY ORLANDO'S LARGEST NEW HOME BUILDERS



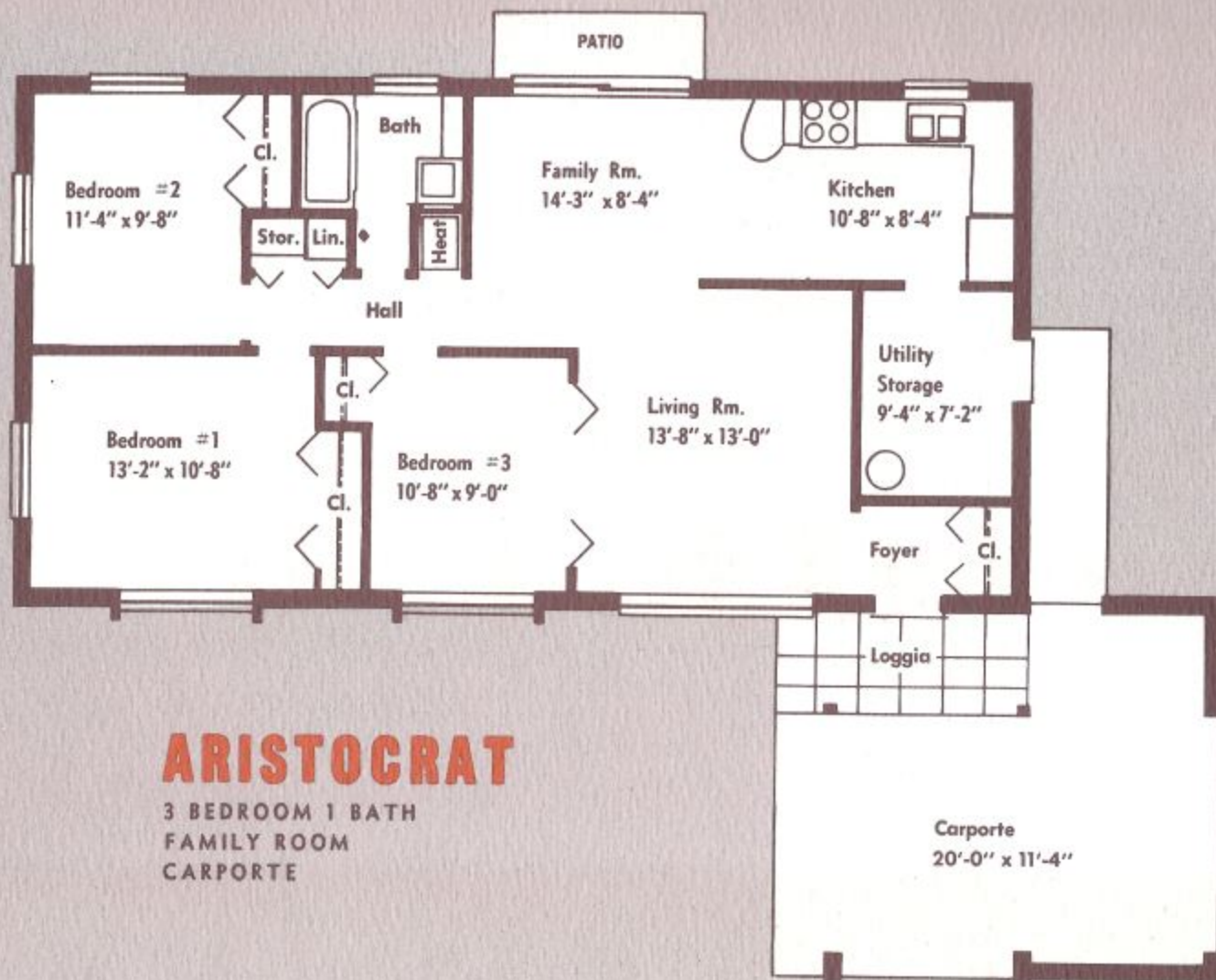
# Aristocrat

3 BEDROOM / 1 BATH / FAMILY ROOM / CARPORTE



## ELEGANCE AT MODEST COST

The Aristocrat offers the custom features you would expect only in a home costing several thousand dollars more. Note the private family room; genuine used brick in the living room; built-in breakfast table in the kitchen; bi-fold doors opening onto the living room from the front bedroom offering the opportunity of a den-living room combination.



## ARISTOCRAT

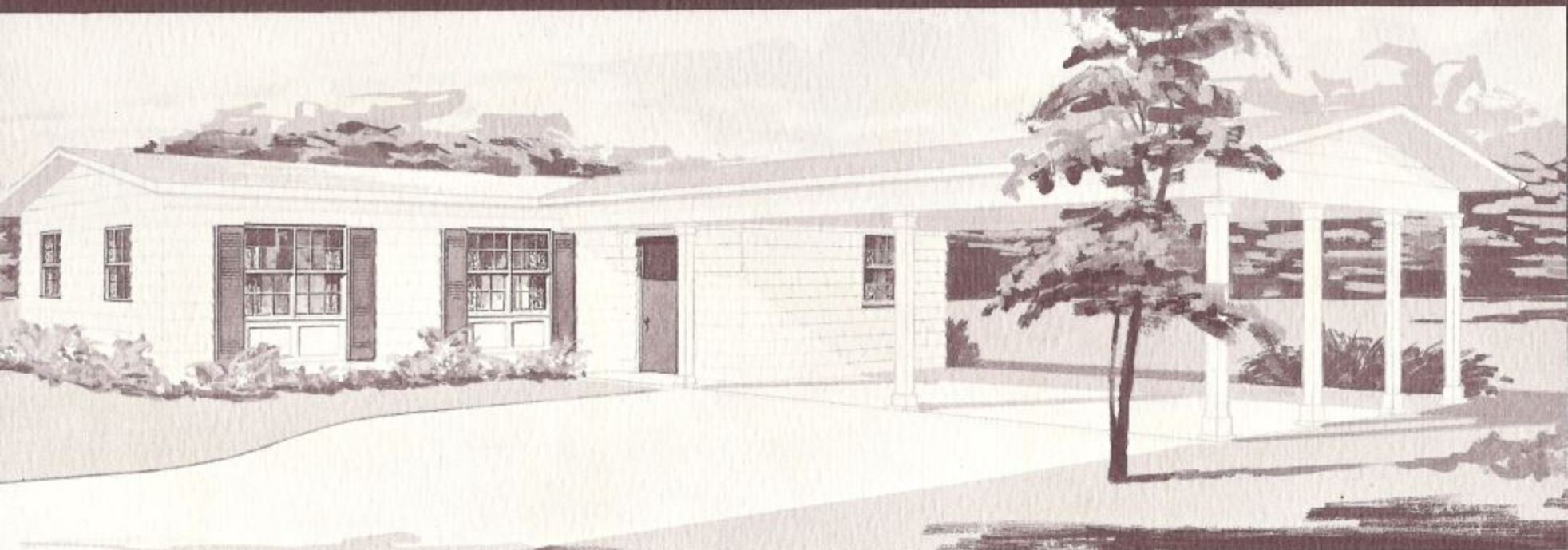
3 BEDROOM 1 BATH  
FAMILY ROOM  
CARPORTE

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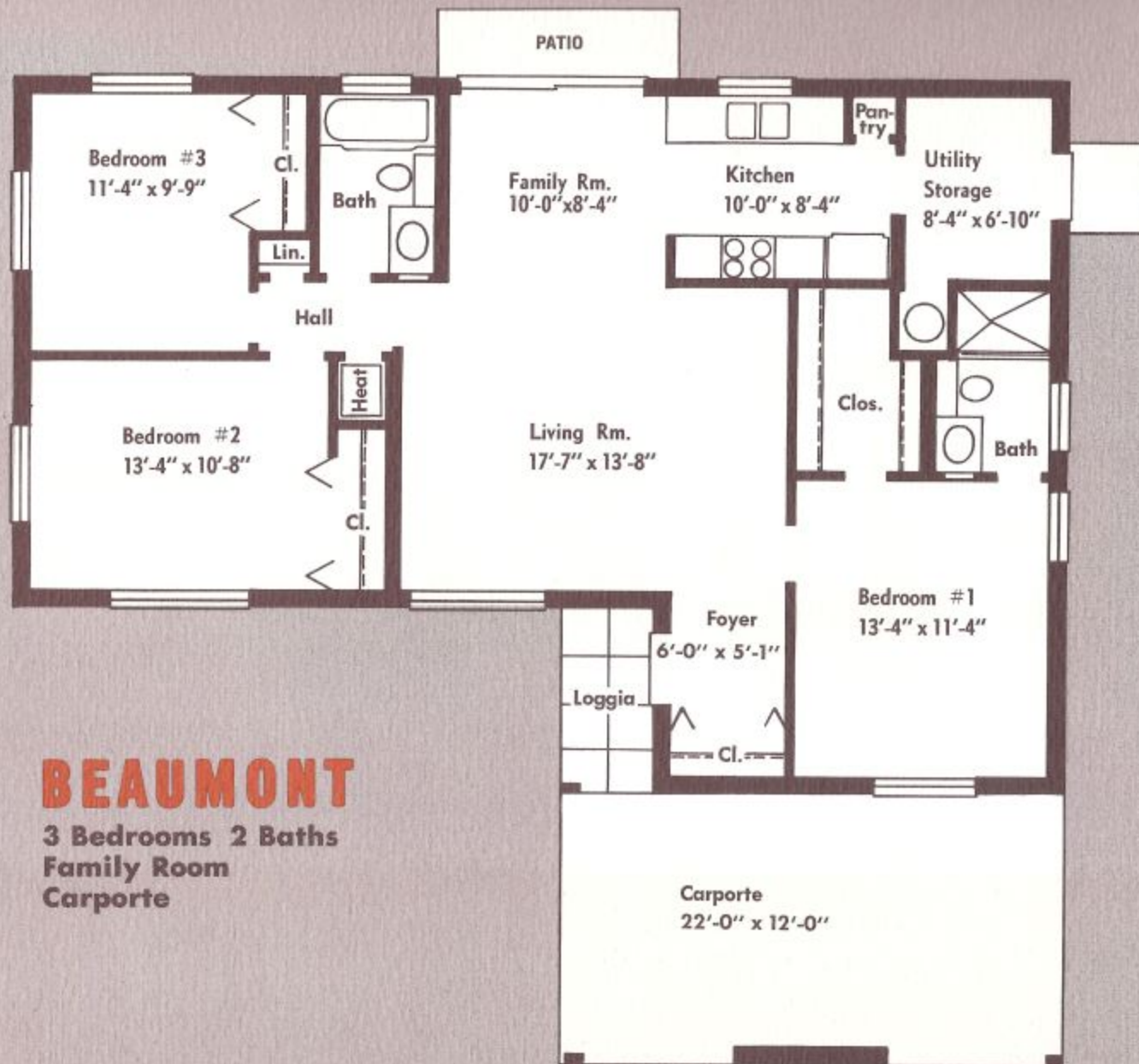
# Beaumont

3 BEDROOM / 2 BATH / FAMILY ROOM / CARPORTE



## CLASSIC HERITAGE / SPLIT BEDROOMS

The spacious entrance foyer of the Beaumont adds a touch of true elegance and prestige. The family room opens, through glass sliding doors, onto the patio. Access to the kitchen is ideal and the adjacent storage and utility area, offers its own outside door. The main wall in the living room is faced with genuine used brick. The guest bath is centrally located and features an over-sized mirror and separate medicine chest. Exquisite imported marble sills throughout.



## BEAUMONT

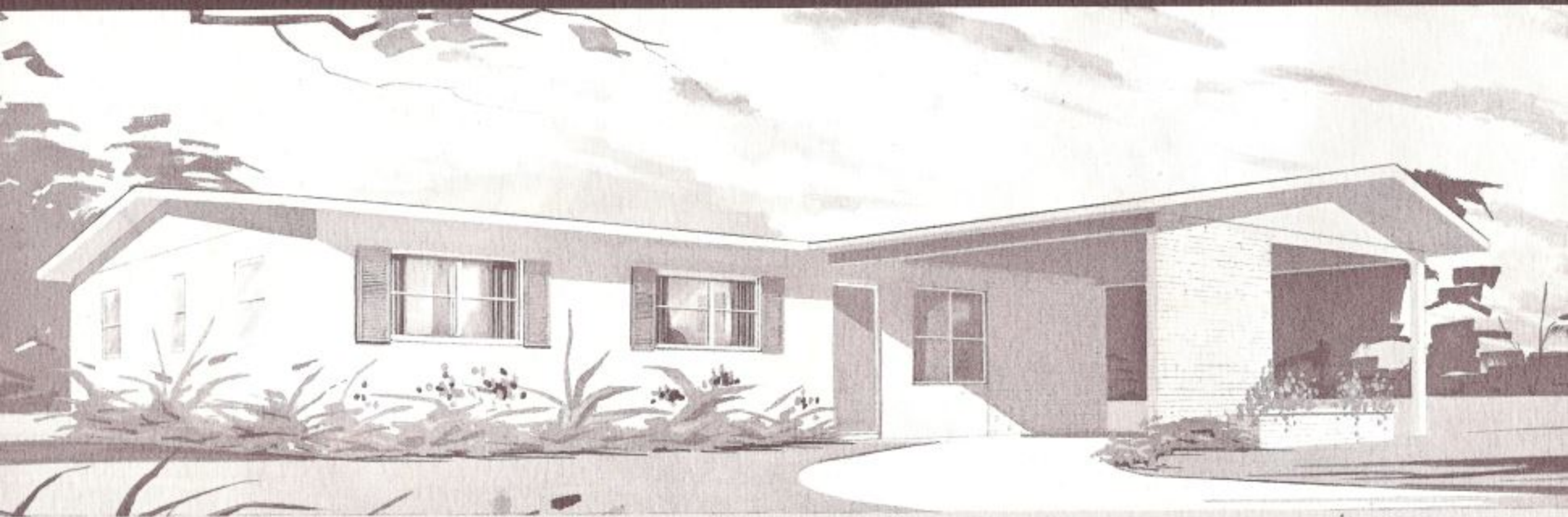
3 Bedrooms 2 Baths  
Family Room  
Carporte

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# Deauville

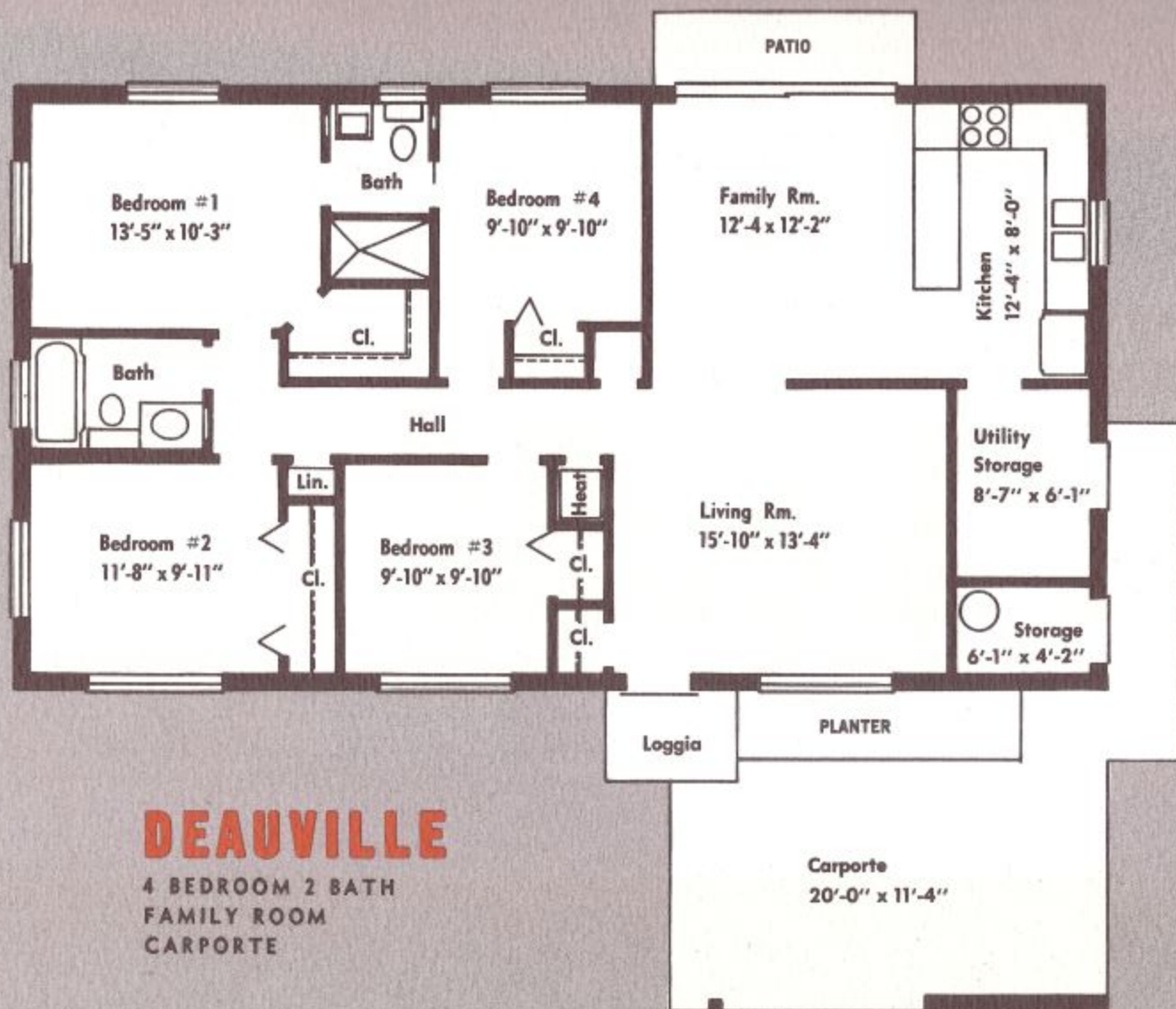
4 BEDROOM / 2 BATH / FAMILY ROOM / CARPORTE



## GRACIOUS LIVING / ENORMOUS LIVING AREA

We challenge new home buyers to find a comparably priced home with this amount of living area. Four bedrooms and two spacious baths make up the sleeping area. The general living area centers around a large, over 200 square foot, living room, offering wall space that would delight any homeowner. The private family room, ideal for the children, has sliding glass doors onto the patio. The modern, convenient and practical breakfast bar is the focal point in the kitchen. Bathrooms, are fully tiled with handsome appointments, and one bath interconnects with the fourth bedroom.





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# Empress

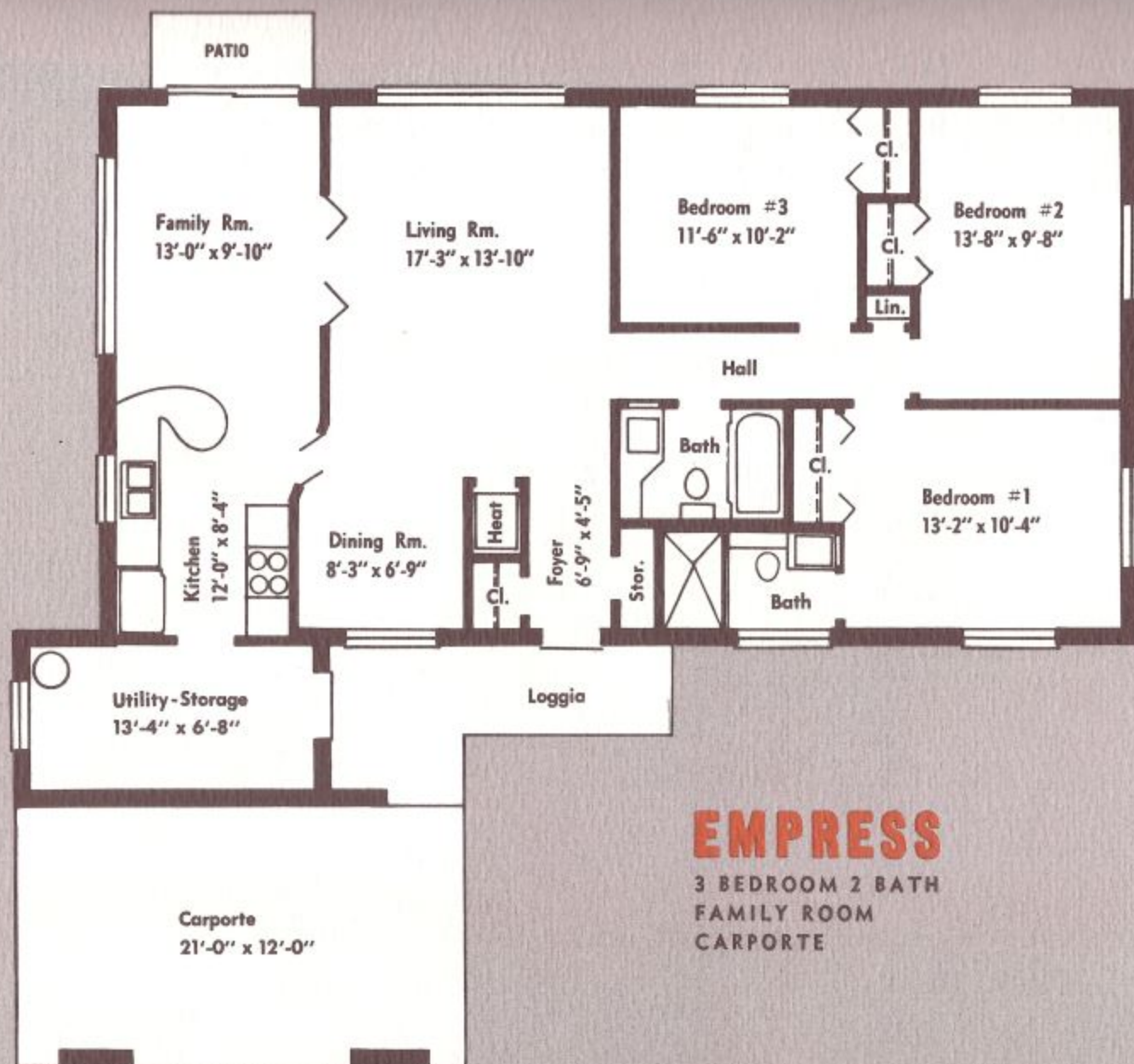
3 BEDROOM / 2 BATH / FAMILY ROOM / CARPORTE



## SUPREME LUXURY / MODEST PRICE

The foyer of the Empress has a coat closet on one side and additional storage space on the other. The guest bathroom features a customized framed mirror dramatically illuminated as well as a separate medicine chest. When closed, the folding doors off the living room create both a private living room and private family room. The large utility room offers access from the kitchen or from the outside of the home. The genuine hardwood kitchen cabinets are most spacious, quality constructed by Yorktowne.



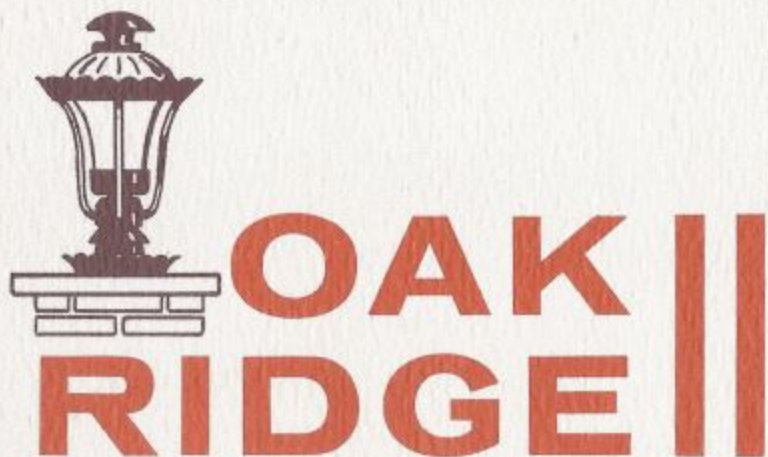


## EMPRESS

3 BEDROOM 2 BATH  
FAMILY ROOM  
CARPORTE

BY ORLANDO'S LARGEST NEW HOME BUILDERS





## CLOSE TO SCHOOLS

There are public schools for children of all ages within walking distance of Oak Ridge II. The Lancaster Elementary School is adjacent to our eastern property line. Oak Ridge Junior and Senior High Schools are located a few hundred yards north. It is interesting to note that these schools have received a great deal of recognition for their scholastic excellence. GENESYS, the University of Florida's engineering school is located a mile away. Mid-Florida Technical Institute, a public institution is only 1½ miles from Oak Ridge II and offers a broad variety of technical training. Churches of all denominations are found throughout the area within easy walking distance.

## STRATEGIC LOCATION

Oak Ridge II is located in Orlando's most rapidly growing population area, convenient to the multi-lane South Orange Blossom Trail and to Florida's new expressway systems; The Sunshine State Parkway, Interstate #4 and the Bee-line-Martin-Cape Kennedy highway. As this area continues to grow and increase in population, the value of the home you buy today in Oak Ridge II promises to rapidly increase in the future.

## QUALITY FEATURES

Minutes from three shopping centers /  
5 Minutes from Martin / Sidewalks /  
Orlando Utilities Water / Central Sewerage (No Septic Tanks) / Central Natural Gas / No City Taxes / All City Conveniences / Walking to Elementary, Junior and Senior High Schools / Circular Drive-ways / Center of Florida's road systems: Interstate #4, The Sunshine State Parkway, Highways #17-92 and #441 / Scheduled City Bus Service.



## **OAK RIDGE II** homes contain the following premium quality products plus a: **ONE YEAR WARRANTY FULLY GUARANTEEING ALL WORKMANSHIP and MATERIALS**

- Heavy duty "Air Control" awning windows weather tight, life time 100% aluminum, with industrial vinyl weatherstripping.
- Driveway (and sidewalks throughout) of life time concrete, 4" thick.
- Briggs bathroom fixtures in choice of color.
- Insulation: Comfort conditioned with "Owens - Corning Fiberglas" in ceiling.
- Natural wood kitchen cabinets by "Yorktowne" in the luxury line "Continental." Choice of colors in counter tops by "Formica" and "Consoweld."
- Standard 65' x 110' lots fully sodded in front and spot sodded 15' in the rear of house, full grown palm tree and other plantings for each home.
- Luxury lighting fixtures of custom design.
- Mirrors: Oversize, copperbacked, finest quality.
- Bathrooms fully tiled, your choice of fine quality ceramic tiles.
- Interior and exterior walls covered with the finest paints in your choice of colors.
- "Broan" 2 speed range hoods and exhaust fan.
- "Tappan," natural gas or electric range and oven, in choice of colors.
- "Air Control" 100% aluminum sliding glass doors with the finest vinyl and Schlegel wool pile weatherstripping.
- Four concealed telephone outlets provided to locations in bedrooms and kitchen.
- Enclosure for shower in master bath made of heavy anodized aluminum extrusion and trouble-free nylon ball-bearing rollers for noiseless, easy movement.
- Yorktowne custom bathroom vanities in Formica with choice of color.
- "Rheem" natural gas, glass-lined steel, hot water heaters, guaranteed for 10 years, full automatic, quick recovery, 100% safety shut-off.
- Washing machine plumbing, and electric service provided in utility area.
- Termite protection thru preventative spraying and soil treatment of exterior foundation walls and compacted fill with floor slab.
- 5-year guarantee against infestation and damp wood termites.
- The finest in finish hardware by "Weiser" mechanically guaranteed for the life of the home.
- "Bryant" natural gas furnace, central heating system ducted to all rooms, insulated and sized for Air Conditioning. Furnaces of 80,000 B.T.U. rating, safety installed with "Metal Bestos" flues thru roof.
- Engineered trusses manufactured under license to "Templin" specifications, all of Kiln Dried Grade marked lumber.
- Interior partition framing of the highest quality west coast lumber.
- All lumber in contact with concrete or masonry "Cellcure" pressure treated to resist rot and termites.
- All construction in accordance with the Orange County Building Code, Veterans Administration and the Federal Housing Administration.
- Interior walls and ceilings full ½" "United States Gypsum," double nailed with "Anchorfast Screw Nails."
- Floor slabs reinforced with 6x6 #10 steel mesh over a 6 mil "Visqueen" vapor barrier.
- Central Sewerage collection system maintained by Southwest Orange County Sewer District. (No septic tanks anywhere in Sky Lake — Candlelight Park or Oak Ridge.)
- Exposed plywood all labeled "Ext DFPA," which insures against delamination.
- Colonial front doors of first quality select fir with all joints mortised and tenoned.
- Ceilings spray textures with "Vermiculite Aggregate."
- Window and shower sills of genuine white Italian Marble.
- Electric service panel of 100 Ampere capacity with circuit breakers — eliminate fuse replacement.
- Bi-fold closet doors manufactured and unconditionally guaranteed by "The United States Plywood Corporation."
- Chrome closet rods by "Stanley."
- Interior Wall Paneling in the new custom "Chateau" line by Georgia-Pacific. Choice of Selected Hardwood Veneers.
- Cast iron water mains with water furnished by "Orlando Utilities Commission." Lifetime copper piping throughout the house.
- Street of indestructible "soil cement process" with asphalt topping and full concrete "Miami Curb."
- Complete "Hurricane proof" drainage system with concrete storm sewers and catch basins.
- Central underground Natural Gas System.
- One heavy duty all cast aluminum traditional Natural Gas Post Lantern with attached name plate for each home.
- Choice of genuine used brick (in applicable models.)
- Genuine Italian marble terrazzo floors in variety of colors.

**Note:** Changes in plans, specifications and materials may be introduced at anytime with concurrence of VA or FHA as their regulations may require or as other circumstances warrant.

- A full choice of extra appliances, air conditioning and double carports at additional cost.

**BY ORLANDO'S LARGEST NEW HOME BUILDERS**



OAK RIDGE II HOMES SALES INFORMATION  
REVISED ESTIMATED MONTHLY PAYMENTS  
INCLUDING LOW MONTHLY FHA TERMS - 30 YEARS

Home Model	Sales Price	Down Payment		Total Estimated Mo. Payments (Incl. Prin., Int., Taxes, Inc., MIP)	
		VA	FHA	VA	FHA
Aristocrat	\$13,400	None	\$450	\$88	\$91.00
Beaumont	\$14,850	None	\$450	\$99	\$102.50
Deauville	\$15,400	None	\$500	\$103	\$106.50
Empress	\$15,400	None	\$500	\$103	\$106.50

NEW VETERANS' FHA PROGRAM

1. FHA Terms: 5-1/4% - 30 Years.
2. VA Terms: 5-1/4% - 30 Years.
3. Total Monthly Payment includes principal, interest, insurance and taxes.
4. Seller pays all closing costs.

Eligibility: The Program is open to any veteran who has served not less than 90 days of active duty in the armed forces, including active duty in the Reserves and National Guard. This includes "peacetime soldiers." The program is not open, however, to veterans who have received any direct, guaranteed or insured loans under Veterans Administration program.

VETERANS FHA PROGRAM

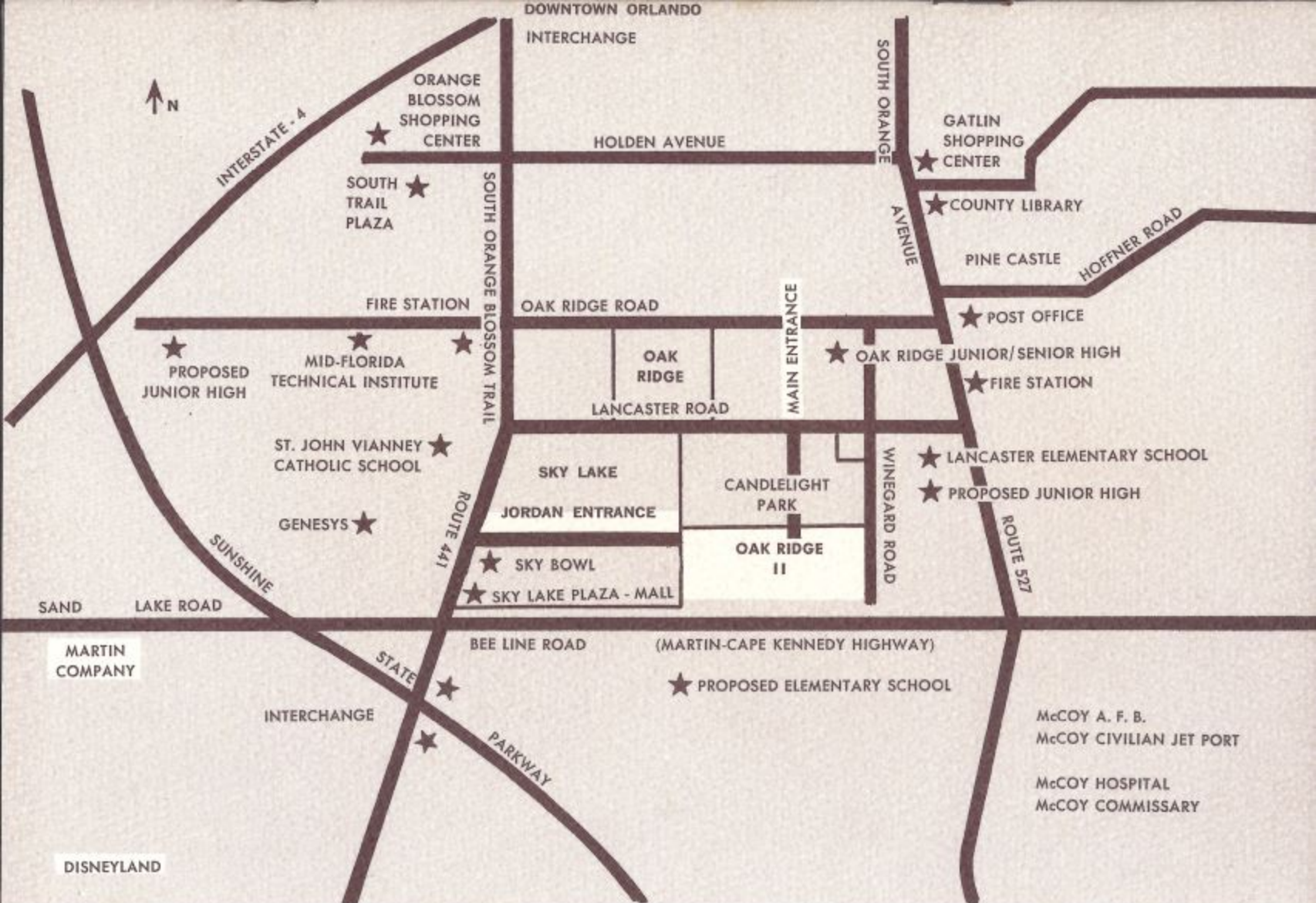
5. Buyer pays all prepaid items (VA: \$45 - 60)  
(FHA: \$55 - 70)

6. All of the above prices and terms are subject to change without notice.

(NOTE: Changes in plans, specifications and materials may be introduced at anytime with concurrence of VA or FHA as circumstances warrant. A full choice of extra appliances, air conditioning, and double carports at additional cost.)

	Sales Price	Down Payment	Total Payment
Aristocrat	\$13,400	\$100	\$87.50
Beaumont	\$14,850	\$100	\$98.00
Deauville	\$15,400	\$200	\$102.00
Empress	\$15,400	\$200	\$102.00





**DIRECTIONS:** Oak Ridge II is conveniently located just off the South Orange Blossom Trail, U. S. Highway #17-92 and #441, on Lancaster Road. The location map, pictured above, shows the two entrances to Oak Ridge II; Lancaster Road and our secondary entrance on Jordan Avenue. For information telephone 855-1640 or 855-0341. Sun Star, Incorporated, Builders.

### *The finest homes in America are served by Natural Gas*

All across America, discriminating buyers are selecting new homes with clean, modern and economical NATURAL GAS appliances.

Smart homeowners everywhere know that for heating, air conditioning, cooking, clothes drying and water heating, NATURAL GAS can't be beat! We are proud to serve Oak Ridge with this silent and dependable energy of the future.

**FLORIDA  
GAS**