



Welcome to

Shady
Woods

By Holland Builders



Delray Beach

Atlantic Ave

Atlantic Ocean



Linton Blvd

Linton Blvd

A1A

Intracoastal

Federal Hwy

Dixie Hwy

I-95

Congress Ave

Military Trail

Blood's Hammock Groves



Shady Woods - Florida as it was meant to be

You won't find oceanfront concrete canyons at Shady Woods of Delray Beach. What you will find is true Florida in unspoiled, natural surroundings. Trees and foliage abound in profusion.

The choicest piece of forested land on Florida's Gold Coast is nestled against Lakeview Country Club and across Linton Boulevard from Blood's Groves where over 100 acres of Florida's citrus crop is grown.

Shady Woods is only minutes from Interstate 95, open beaches, fine dining facilities and sophisticated shops.

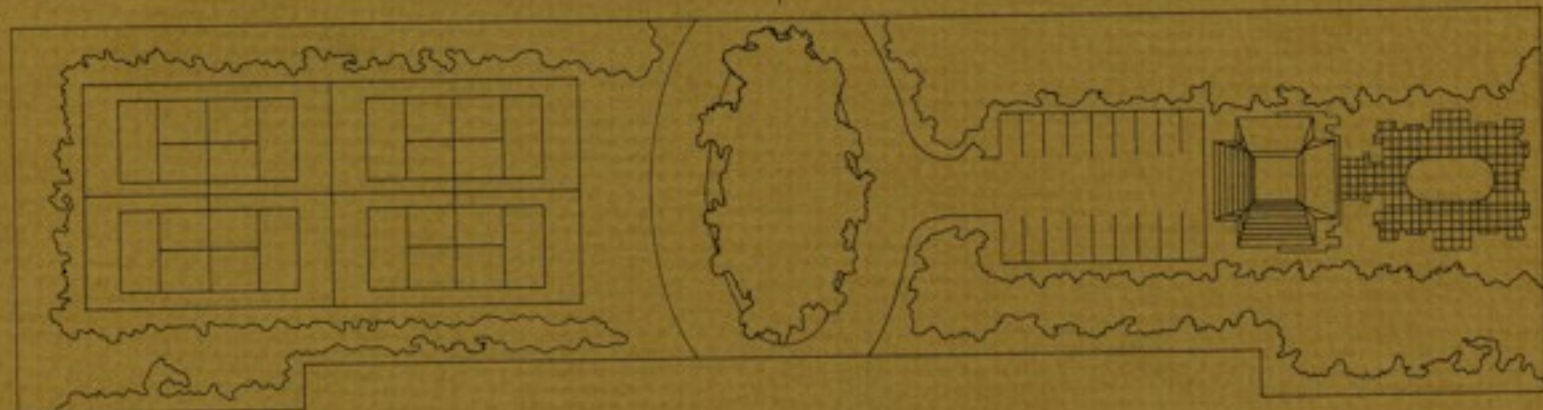
At Shady Woods, you have all the privacy, convenience and roominess of what you have been used to in a single family home. If your children are grown and have "left the nest", Shady Woods is for you. You sacrifice nothing - you have a home that is small enough to suit the needs of "empty nesters", yet large enough to accomodate the occasional visits of grandchildren and northern friends and relatives.

Perhaps best of all, there is no outside painting or maintenance of lawns and shrubbery to tie you down. All of that is taken care of in a monthly maintenance charge which also provides a swimming pool, tennis courts and a clubhouse for your enjoyment.

You have the added feeling of assurance that you purchased your Shady Woods home from Holland Builders, one of the leading developers and builders in South Florida since 1963. Holland was the second builder in the State of Florida to be accepted under the stringent Home Owners Warranty Council which gives you a ten year buyer's protection program.

Now . . . isn't this what you always envisioned true Florida living to be?

Site Plan



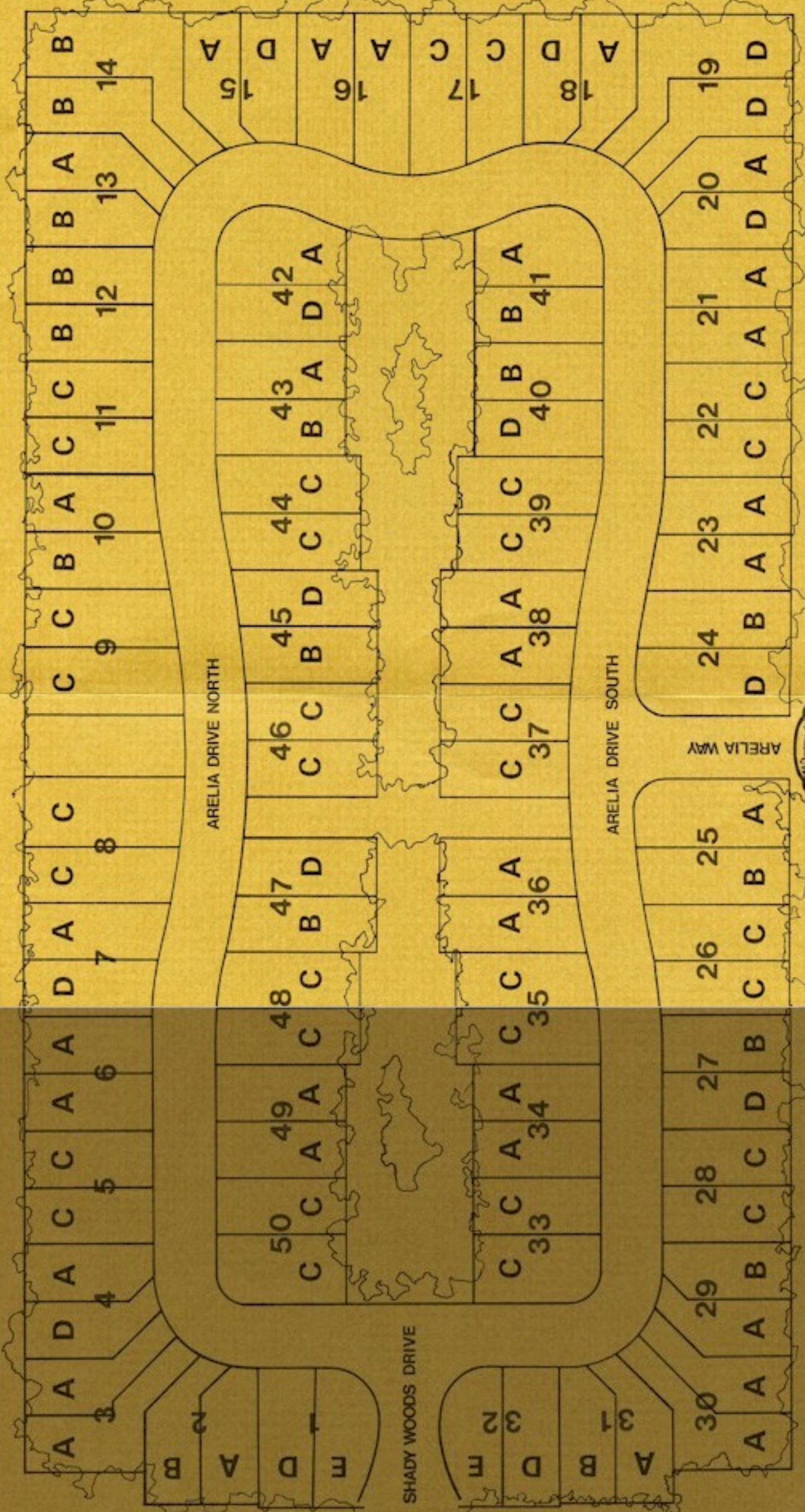
...THERE'S TIME ENOUGH AND ROOM ENOUGH TO PLAY AT SHADY WOODS...

Since all outside maintenance is taken care of you can keep enjoyably busy at Shady Woods in a variety of recreational facilities. In addition to being adjacent to the beautiful 18 hole Lakeview Golf Course and Country Club, you have a large recreation center, including tennis courts within walking distance of your home.

A spacious decorator-furnished club house includes a sauna, a well equipped kitchen, a common meeting room, a card room and arts and crafts room.

A unique portable dance floor converts a portion of the club house to a mini ballroom for those special occasions. A large swimming pool and sun deck with shower assures ample room for everyone and it's all nestled in a serene, natural forested glen.

Site Plan



**Before you leave the beautiful
Blood's Groves area . . .**

**Look at the spectacular twin
villas of Shady Woods just
across the street.**

Drive in and see the furnished models.
They **won't** be available next season. This is
your **last** chance for the best buy in South
Florida!

A few choice sites remain . . . looking over
the fairways of Lakeview Country Club.

Clubhouse ... Tennis Courts ... Swimming Pool

Features & Price List

OUTSIDE YOUR HOME

- Professionally landscaped lot in natural wood setting
- Centrally controlled sprinkler system
- Underground utilities; city water and sewers
- Long-life asphalt, weather resistant roof shingles
- Coordinated trim, stucco and exterior colors for unique aesthetics
- Rustic post lamp
- Asphalt driveways
- Heat-reflective, foil backed drywall on all exterior walls and insulated roofs assuring greater energy-saving capabilities
- Two hose bibs
- Soil under slab termite protected

THROUGHOUT THE HOUSE

- Architecturally designed for maximum liveability
- Central air conditioning and heating
- Luxurious wall-to-wall carpeting in wide choice of rich colors with long life, heavy duty waffle padding
- 30 gallon quick recovery, double element, glass-lined water heater with energy-saving temperature control
- Two pre-wired, conveniently located telephone outlets
- Durable vinyl-coated, ventilated shelving in all closets
- Marble window sills
- Bronze anodized aluminum window and sliding glass door frames
- Early warning smoke detector
- Convenient electrical wall outlets

CONVENIENT KITCHEN FEATURES

- Cheery breakfast nook with Greenhouse window
- Washer/dryer hook-up in all models
- Decorative, no-wax sheet vinyl in a variety of colors
- Selection of striking earthtone colors on large mica cabinets with decorative hardware
- Double stainless steel kitchen sinks with single faucet and blemish-resistant mica backsplash
- Lighted range-top hood and fan with ductless exhaust and activated charcoal filter
- General Electric continuous cleaning oven and range unit
- General Electric Disposal
- General Electric dishwasher
- 16 cubic foot frost-free General Electric refrigerator, with ice maker
- Icemaker line
- Large mica counter top space in a variety of colors
- Step-saving kitchens with excellent ventilation

OTHER OUTSTANDING FEATURES

- Ten-year Home Owners Warranty (H.O.W.) program
- Two pre-wired, strategically located TV antenna connections; cable TV connection in each home
- Vaulted ceilings spanning living and dining rooms
- Expansive master suites with spacious closets
- Sliding tempered glass doors
- Spacious one car garage and large utility area in "C" model
- Foyer entrance
- 150 Amp circuit breaker panel

Consult with your sales representative concerning availability of approved options and upgrading such as automatic garage door openers, special lighting requirements and shower enclosures.

The type and color of exposed lumber will depend upon availability. Tile, marble, cabinets, mica, wood grain and color, paint colors and carpeting are subject to shading and gradation and may vary from the models.

The floor, wall and other decorative features, as shown in the models, are decorator suggested treatments for interior design.

All lots and homes are subject to previous sale.

Builder reserves the right to change materials subject to availability, and will not be liable for minor deviations from plans and specifications. See Purchase Contract for further details. All dimensions and applications are approximate. Base price includes basic home and standard lot. Optional items and premium lots are available at additional cost.

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Price List

	PRICE	DOWN PAYMENT	MORTGAGE
APPLEWOOD			
Two Bedrooms, Two Baths 1184 Sq. Ft. of Living Area 84 Sq. Ft. of Screened Porch	\$68,990.00	\$13,890.00	\$55,100.00
BUTTONWOOD			
Three Bedrooms, Two Baths 1339 Sq. Ft. of Living Area 86 Sq. Ft. of Screened Porch	70,990.00	14,290.00	56,700.00
DOGWOOD			
Two Bedrooms, Two Baths 1339 Sq. Ft. of Living Area 86 Sq. Ft. of Screened Porch	70,990.00	14,290.00	56,700.00
COTTONWOOD			
Two Bedrooms, Two Baths 1179 Sq. Ft. of Living Area 120 Sq. Ft. of Screened Porch 291 Sq. Ft. One Car Garage	72,990.00	14,690.00	58,300.00

Maintenance assessments are currently approximately \$44.00 per month, payable quarterly. Maintenance assessments include, but are not limited to, all expenses associated with common areas and recreational facilities, garden and lawn maintenance, sprinkler systems, basic service for 1 cable TV outlet (Home Box Office not included), and painting of exterior walls. Please refer to Declaration of Covenants and Restrictions of Shadywoods.

Prices subject to change without prior notice.

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SALES OFFICE: 3907 Arelia Drive North

Delray Beach, Florida 33445

• Brwd. (305) 428-4980

• P. Bch. (305) 498-3100

Price List

COMPLETED UNITS

UNITS UNDER CONSTRUCTION

LEGAL	MODEL	SELLING PRICE	BASE PRICE	LOT PREMIUM	ORIGINAL MORTGAGE	INTEREST
72-E	BUTTONWOOD	\$ 90,990	\$ 75,990	\$ 15,000	\$ 66,300	12.50
72-W	DOGWOOD	\$ 90,990	\$ 75,990	\$ 15,000	\$ 66,300	12.50
73-E	DOGWOOD	\$ 90,990	\$ 75,990	\$ 15,000	\$ 66,300	12.50
73-W	BUTTONWOOD	\$ 90,990	\$ 75,990	\$ 15,000	\$ 66,300	12.50
74-E	COTTONWOOD	\$ 92,990	\$ 77,990	\$ 15,000	\$ 67,900	12.50
74-W	COTTONWOOD	\$ 92,990	\$ 77,990	\$ 15,000	\$ 67,900	12.50
89-W	BUTTONWOOD	\$ 80,990	\$ 75,990	\$ 5,000	\$ 60,700	13.50
88-W	DOGWOOD	\$ 80,565	\$ 76,065	\$ 4,500	\$ 60,300	12.50
95-W	DOGWOOD	\$ 80,490	\$ 75,990	\$ 4,500	\$ 60,300	12.50
62-E	BUTTONWOOD	\$ 77,990	\$ 77,990	-----	\$ 58,300	11.75
62-W	APPLEWOOD	\$ 75,990	\$ 75,990	-----	\$ 56,700	11.75
64-W	DOGWOOD	\$ 80,990	\$ 77,990	\$ 3,000	\$ 58,300	11.75
71-E	COTTONWOOD	\$ 94,990	\$ 79,990	\$ 15,000	\$ 69,500	11.75
65-N	BUTTONWOOD	\$ 84,990	\$ 77,990	\$ 7,000	-----	-----
65-S	BUTTONWOOD	\$ 84,990	\$ 77,990	\$ 7,000	-----	-----
66-N	COTTONWOOD	\$ 86,990	\$ 79,990	\$ 7,000	-----	-----
67-N	COTTONWOOD	\$ 86,990	\$ 79,990	\$ 7,000	-----	-----
67-S	COTTONWOOD	\$ 86,990	\$ 79,990	\$ 7,000	-----	-----
68-N	DOGWOOD	\$ 84,990	\$ 77,990	\$ 7,000	-----	-----
68-S	BUTTONWOOD	\$ 84,990	\$ 77,990	\$ 7,000	-----	-----
69-E	DOGWOOD	\$ 92,990	\$ 77,990	\$ 15,000	-----	-----
69-W	DOGWOOD	\$ 92,990	\$ 77,990	\$ 15,000	-----	-----
90-E	COTTONWOOD	\$ 87,490	\$ 79,990	\$ 7,500	-----	-----
90-W	COTTONWOOD	\$ 87,490	\$ 79,990	\$ 7,500	-----	-----
91-E	BUTTONWOOD	\$ 85,490	\$ 77,990	\$ 7,500	-----	-----
91-W	APPLEWOOD	\$ 83,490	\$ 75,990	\$ 7,500	-----	-----
92-E	BUTTONWOOD	\$ 85,490	\$ 77,990	\$ 7,500	-----	-----
92-W	APPLEWOOD	\$ 83,490	\$ 75,990	\$ 7,500	-----	-----
93-W	COTTONWOOD	\$ 87,490	\$ 79,990	\$ 7,500	-----	-----
3-E	BUTTONWOOD	\$ 89,990	\$ 77,990	\$ 12,000	-----	-----
3-W	DOGWOOD	\$ 89,990	\$ 77,990	\$ 12,000	-----	-----
4-E	BUTTONWOOD	\$ 89,990	\$ 77,990	\$ 12,000	-----	-----
4-W	DOGWOOD	\$ 89,990	\$ 77,990	\$ 12,000	-----	-----

APPLEWOOD

Two Bedrooms, Two Baths
1184 Sq. Ft. of Living Area
84 Sq. Ft. of Screened Porch
TOTAL SQUARE FOOTAGE: 1268

BUTTONWOOD

Three Bedrooms, Two Baths
1339 Sq. Ft. of Living Area
86 Sq. Ft. of Screened Porch
TOTAL SQUARE FOOTAGE: 1425

COTTONWOOD

Two Bedrooms, Two Baths
1179 Sq. Ft. of Living Area
120 Sq. Ft. of Screened Porch
291 Sq. Ft. One Car Garage
TOTAL SQUARE FOOTAGE: 1590

DOGWOOD

Two Bedrooms, Two Baths
1339 Sq. Ft. of Living Area
86 Sq. Ft. of Screened Porch
TOTAL SQUARE FOOTAGE: 1425

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