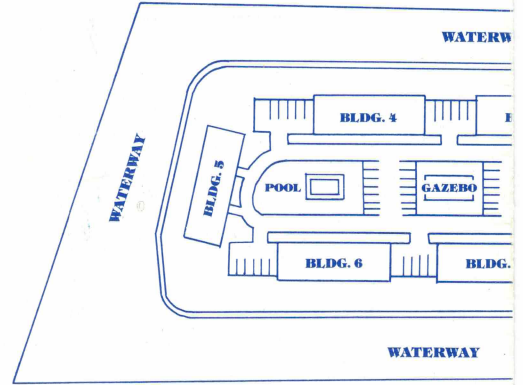


Royal Pelican Condominiums present a new concept in Bay Beach living with 16 apartments in each of the 9 separate buildings (see site plan) that will be constructed on the peninsula bordered by canals and docks on 3 sides. In the courtyard you will enjoy 2 heated swimming pools, shuffleboard courts, a recreational building (gazebo type), and landscaped parking area.

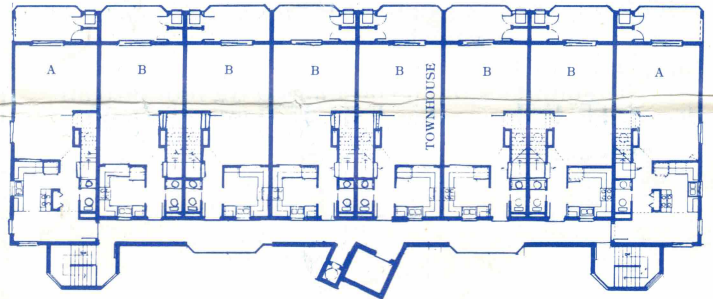
The entry lobby of each Royal Pelican building is secured, with access possible only by key or permit from the apartments. An elevator serves all three entry floors, and stairways are located at the end of each building.

Royal Pelican Condominiums offer spacious, year 'round living comfort within 1430 to 1632 sq. ft. of well designed space. From the moment you enter the kitchen with its domed ceiling (with paddle fan) and breakfast bar pass-through, to the extra-wide dining and living areas, you will appreciate the planning. Spacious rooms, extra-large closets, ceiling fan circuitry in the bedrooms, living areas and balconies, a window over the kitchen sink, and even the vinyl-clad metal roof that combines modern technology and the ambience of an Old Florida tin roof, are all the result of consumer research conducted by the developer and Merrill Lynch Realty.

The condominiums are delivered to you with the latest design Whirlpool appliances including 18 cu. ft. refrigerator/freezer with automatic ice-maker, dishwasher, range with self-cleaning oven, and full-



Overall Townhouse Floor Plan



Townhouse Plan A



Townhouse Plan B

