

# MIDDLE river TOWER<sup>INC</sup>



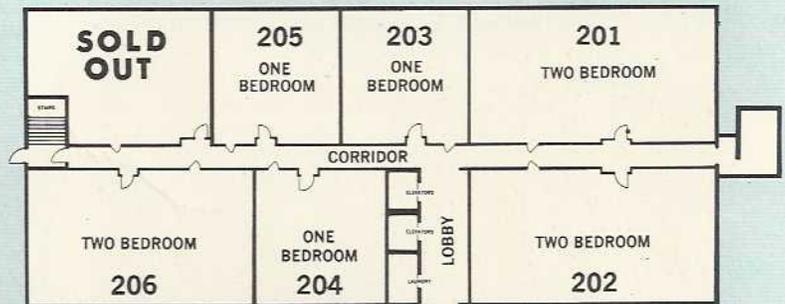
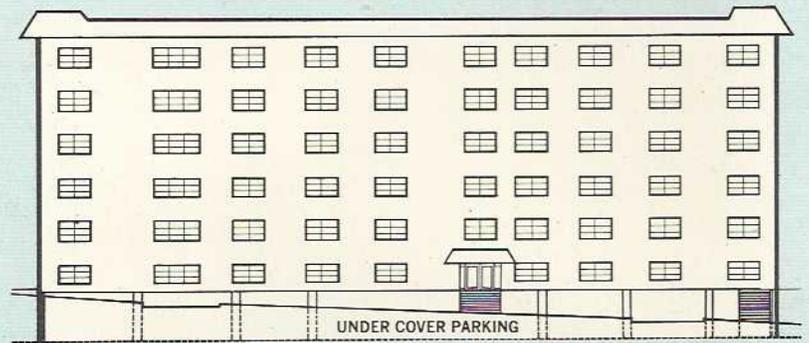
Only now is a high-rise apartment available on Middle River Drive in Coral Ridge, Fort Lauderdale, and present zoning precludes any other being built. Maximum protection from tropical storms is assured by its location, and while Middle River Drive is well traveled, it is not overcrowded by fast moving traffic with its constant traffic hazards. It is in the heart of the Gold Coast and convenient to everything of interest. The landscaped grounds, beautiful River Terrace Patio and Pool is designed for the utmost beauty, outdoor enjoyment, and ease of access.

Westinghouse, the finest of modern day electric appliances, are used throughout, including frost free refrigerators, ranges with fan and hood, dish washers, food waste disposal units, and water heaters. Individually controlled air conditioning and heat are provided in each apartment. Wall to wall installation of luxurious carpeting, including closets is standard. Kitchens are designed for the efficient preparation and serving of food with a minimum of clean-up bother afterwards.

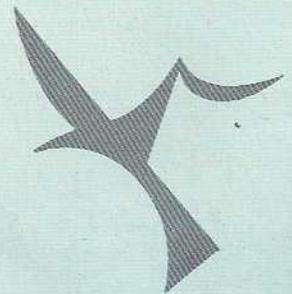
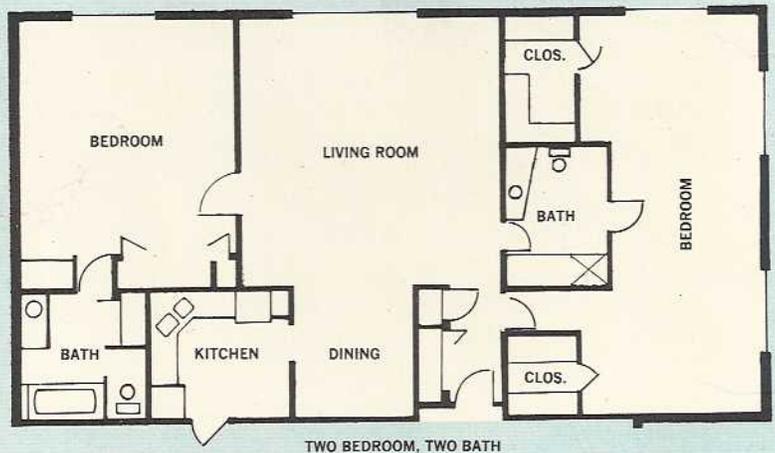
MIDDLE RIVER TOWER has been constructed of the finest materials, with permanency, fireproofing and sound proofing always in mind, and minimum year by year maintenance expense as a goal. Good construction is always the cheapest construction in the long run.

A resident manager being available assures good management.

**MIDDLE**  
**river**  
**TOWER**



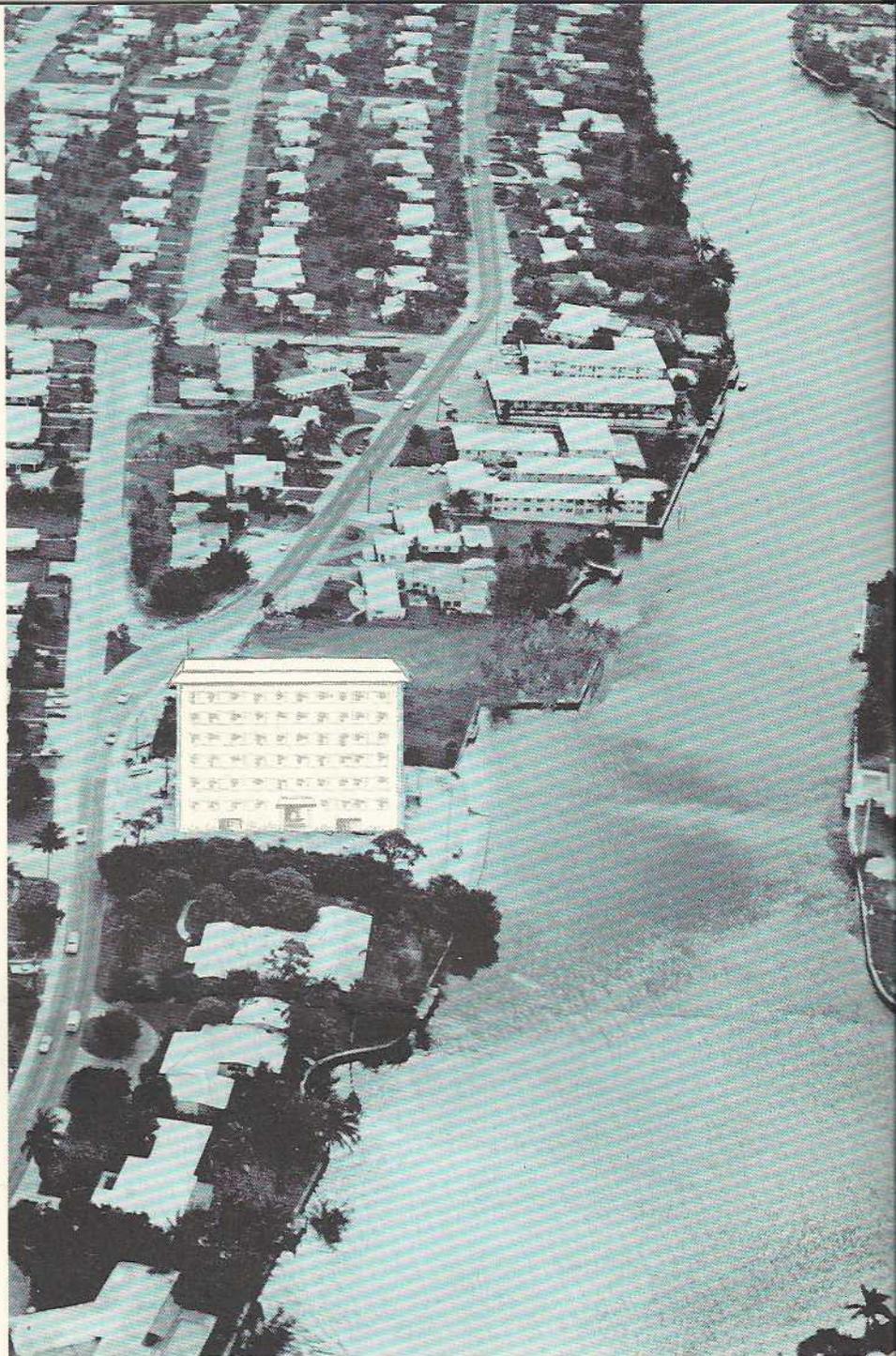
The above side view of MIDDLE RIVER TOWER shows the first floor reserved for underroof parking. Two traction high speed passenger elevators are provided as well as a closed circuit TV identification system for the protection of residents will be located in the entrance lobby. Complete GE laundry facilities are available in laundry rooms on each floor which also contain an access door to a rubbish chute. The floor layout directly above shows the spacious floor plan of each floor which contains four one bedroom apartments with one and one-half baths, and three two bedroom apartments with two baths. The one bedroom apartments contain 840 square feet with one of 1140 square feet, and the two bedroom apartments contain 1680 square feet with one of 1500 square feet. Each apartment has been planned for greatest comfort, adequate storage space, and ease of maintenance.



## Centralized location of MIDDLE RIVER TOWER

in the center of the heartland of the  
famous Gold Coast of America

1. The Atlantic Ocean is just five short blocks to the East and as only low buildings of mainly individual homes occupies the entire area, a marvelous view is had from the upper floors and a prevailing ocean breeze gently sweeps the area with a constant cooling effect.
2. Middle River, as its name implies, flows north to south through the middle of this finest residential area and is used constantly by small craft for water skiing and other aquatic sports.
3. The Sunrise Shopping Center on Sunrise Boulevard is just 1 mile south from MIDDLE RIVER TOWER and is one of the finest in all Florida and abuts the INTRACOASTAL WATERWAY and Birch State Park.
4. The area is bounded on the west by Federal Route 1 North, and on the east by INTRACOASTAL WATERWAY and Route A1A. These two routes are the main north and south traffic arteries on the east coast of Florida. MIDDLE RIVER TOWER, separated from Federal Route 1 by Middle River, is within 5 minutes of that route and its multitude of shops, stores, and restaurants, as well as business offices and motels.
5. Directly north of MIDDLE RIVER TOWER 1 mile is Oakland Park Boulevard with its many stores and office buildings as well as the outstanding Coral Ridge Shopping Center at the intersection of the Boulevard with Federal 1 North. Less than one mile north of Oakland Park Boulevard between Bayview Drive and Federal 1 North lies the famous Coral Ridge Golf Club designed by the Golfing Hall of Fame champion Robert Trent Jones.



## Fort Lauderdale's Finest Co-Op Apartments



MIDDLE RIVER TOWER,  
1881 Middle River Drive,  
Fort Lauderdale, Fla.

The only one of its kind  
now to grace  
the Coral Ridge area on  
Middle River Drive,  
as seen in the  
aerial view above.

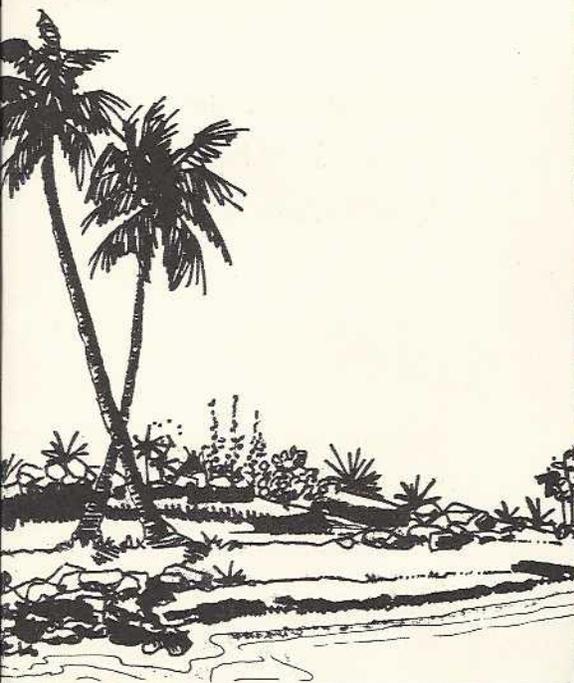
## A Perfect Building in a Perfect Setting

That is the perfect description of MIDDLE RIVER TOWER, located at 1881 Middle River Drive in Coral Ridge, Fort Lauderdale. One of the finest residential areas in all Florida. It is the only high-rise apartment building in the area.

Midway between Oakland Park Boulevard and East Sunrise Boulevard, the shopping centers of both are within minutes driving distance and contain the finest stores; Jordan-Marsh, Saks Fifth Avenue, DePinna, and many shops, plus banks, and famous restaurants. Less than a mile distant, the ocean provides an enchanting view from the upper floors of MIDDLE RIVER TOWER and while nearby, the beach is just far enough away that all the disadvantages of a congested and amusement park atmosphere right on the beach are not a part of daily living.

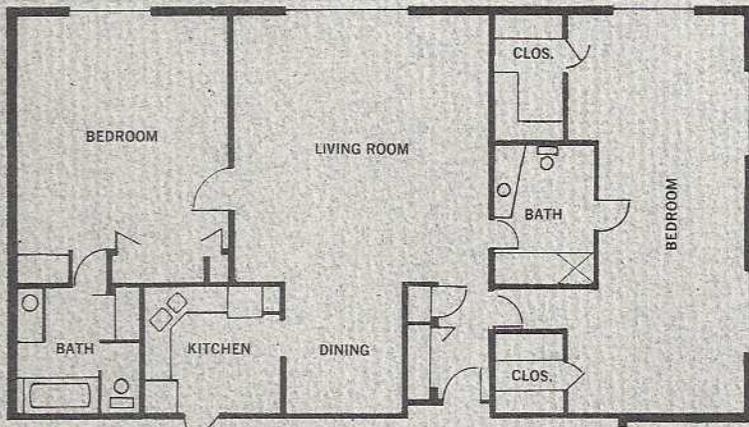
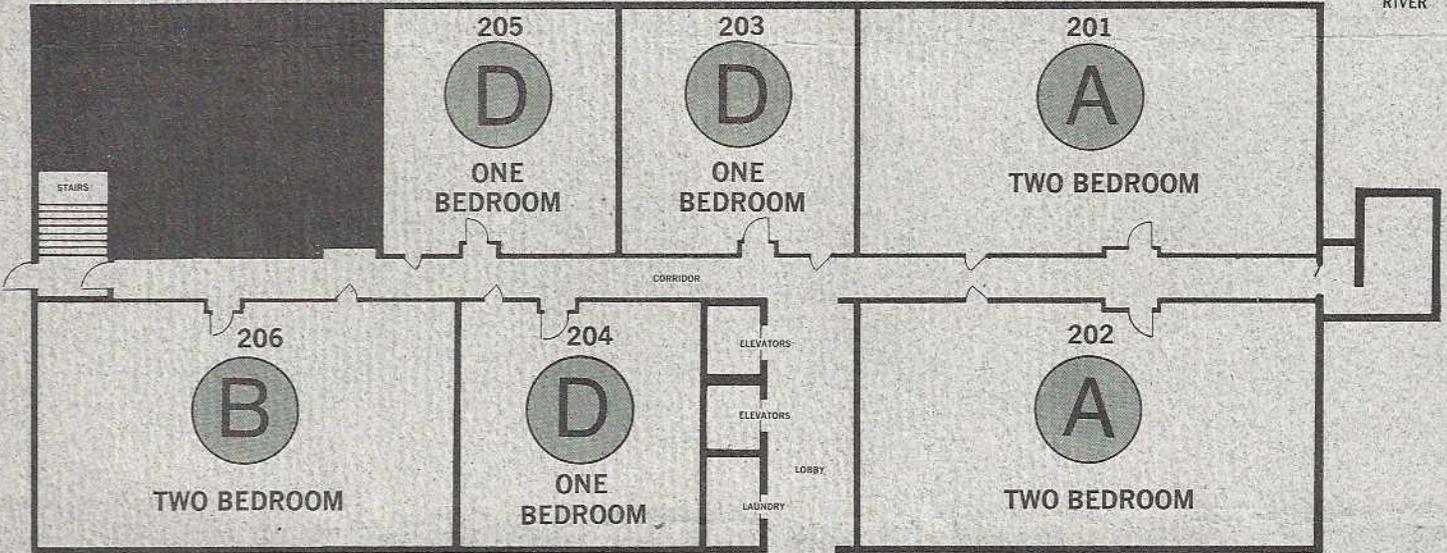
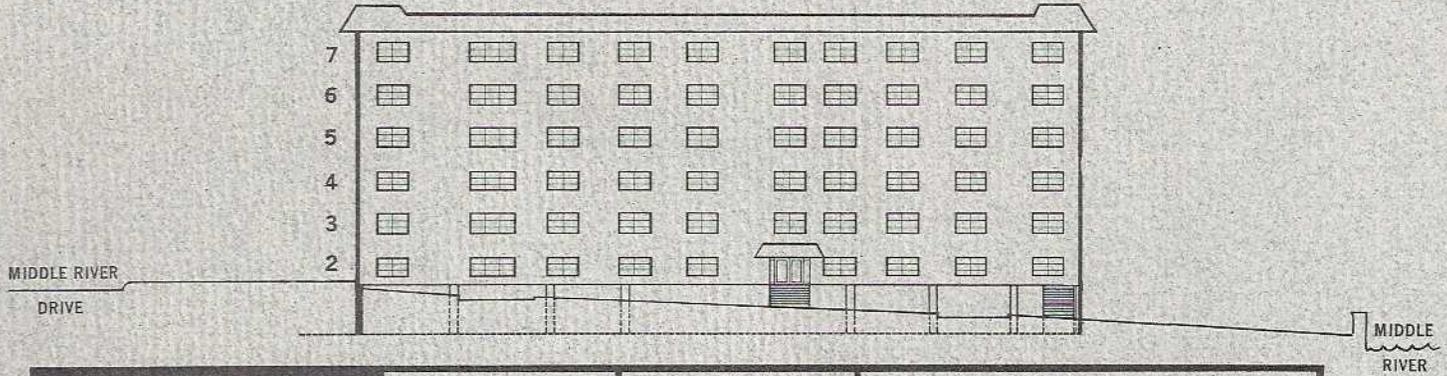
Coral Ridge Golf Club is just a few minutes north of MIDDLE RIVER TOWER and BIRCH STATE PARK, one of the finest in Florida, a like distance to the south.

Yachting enthusiasts will enjoy complete marina facilities nearby while the INTRACOASTAL WATERWAY with direct access to the ocean is only several blocks away. Middle River in all its quiet beauty flows serenely past MIDDLE RIVER TOWER on its way to the sea.

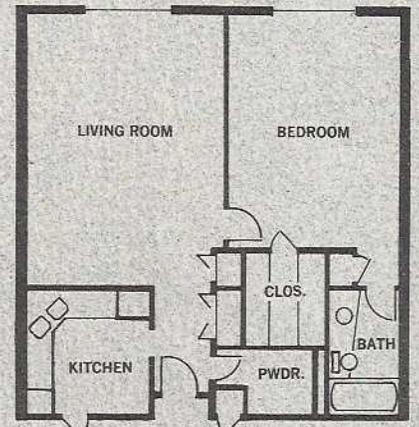
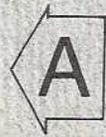


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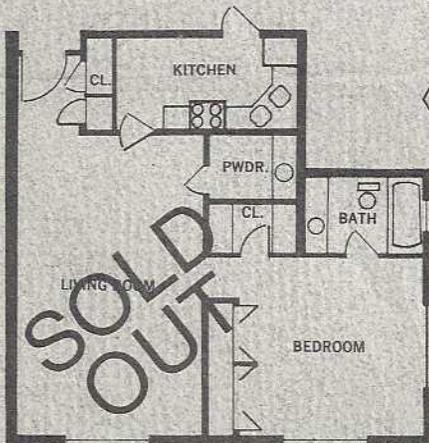
MIDDLE RIVER TOWER



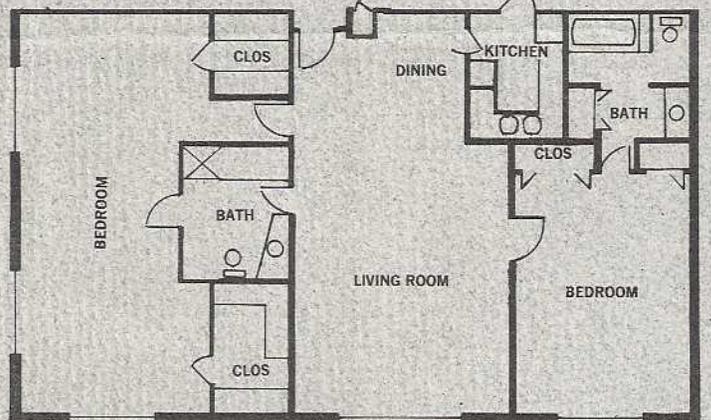
TWO BEDROOM, TWO BATH



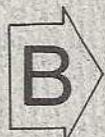
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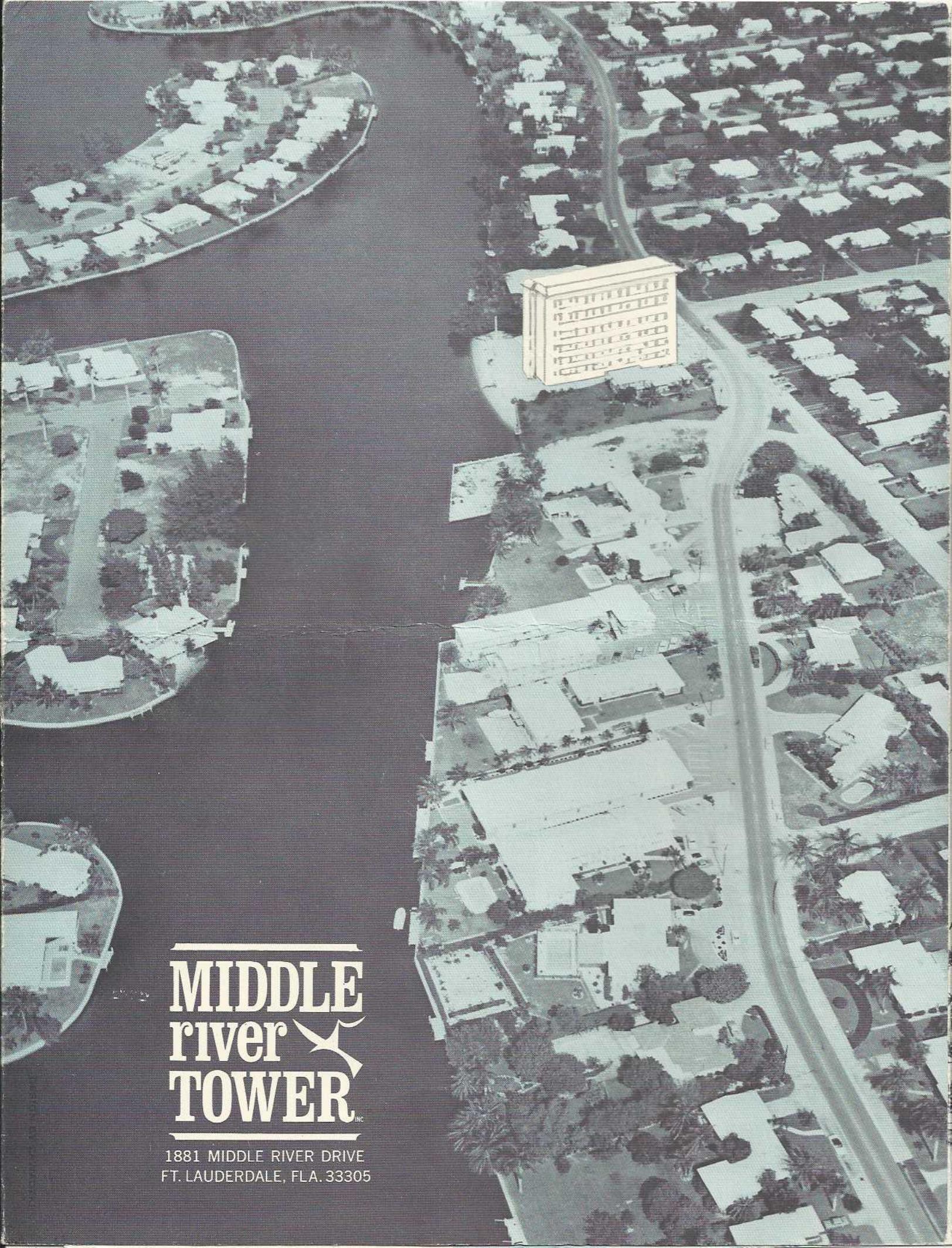
ONE BEDROOM, ONE BATH



TWO BEDROOM, TWO BATH



A Deuschle Construction Co. Development



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**MIDDLE**  
**river**   
**TOWER** INC.

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1881 MIDDLE RIVER DRIVE  
FT. LAUDERDALE, FLA. 33305