



ROYALE**ESTATES**



Hibiscus

4 Bed | Den-Office | 4.5 Bath | 3 Car Garage



Hibiscus

Hibiscus incorporates a single story modern design that sprawls across the landscape. This home emphasizes a linear open-floor layout creating elemental depth and spatial organization, breaking down barriers to family interactions, inviting natural sunlight, and ultimately redefining home inspired by art.

- ▶ 4,623 sqft
- ▶ 4 Bedrooms
- ▶ 1 Den / Office
- ▶ 4.5 Bathrooms
- ▶ 3 Car Garage
- ▶ 1 Story
- ▶ Available Lots: 1 - 9 - 10 - 11 - 12



Cypress

6 Bed | Den-Office | 6 Bath | 2 Half Bath | 3 Car Garage



Cypress

Our Cypress model incorporates a two-story design that capitalizes on the synchronicity of its main living spaces and extends an invitation to outdoor living. Cypress emphasizes an open-floor concept that allows light to filter into the rooms from strategically positioned windows offering a variety of views, evoking openness and integrating interior space with the natural environment in a contemporary manner.

- ▶ 7,048 sqft
- ▶ 6 Bedrooms
- ▶ 1 Den / Office
- ▶ 6 Bathrooms
- ▶ 2 Half Bathrooms
- ▶ 2 Story
- ▶ 3 Car Garage



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Magnolia

6 Bed | Den-Office | 6 Bath | 2 Half Bath | 3 Car Garage



Magnolia

Our Magnolia model incorporates a two-story modern design. This home provides structured living spaces, offering privacy and preserving each room's character and purpose in a way that is deeply related to the functionality of everyday life, and ultimately redefining home, inspired by the environment.

- ▶ 6,631 sqft
- ▶ 6 Bathrooms
- ▶ 3 Car Garage
- ▶ 6 Bedrooms
- ▶ 2 Half Bathrooms
- ▶ 1 Den / Office
- ▶ 2 Story





Rosewood

4 Bed | Den-Office | 4.5 Bath | 3 Car Garage



Rosewood

Our Rosewood model incorporates a one-story design that features elemental depths with focuses of smooth touches that bring warmth to its contemporary layout. Rosewood emphasizes an open-floor concept which communicates solidity and light, resulting in a style that is both distinctly modern yet inherently timeless.

- ▶ 4,532 sqft
- ▶ 4 Bedrooms
- ▶ 1 Den / Office
- ▶ 4.5 Bathrooms
- ▶ 3 Car Garage
- ▶ 1 Story



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Imagination meets inspiration

The kitchen is the heart of the home, the room where you will spend the majority of your time. The Royal Estates offers a luxury kitchen design that brings together different styles while focusing on the features that matter most. Select from a plethora of color and finish combinations in designer Italian cabinetry, durable yet spacious Quartz counter tops, and solid, tiled, or mosaic backslash. Our models offers statement-under-mount sinks, premium fixtures, and chef-inspired appliances.





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Indulge yourself.

With contemporary tones and vertical clean lines, Royal Estates bathrooms provide an atmosphere of quiet sophistication. Select from an array of color and finish combinations in designer tile, Italian luxury cabinetry, and Quartz counter tops. Our Packages offers master bath his and hers under-mount sinks, premium Moen fixtures, a free standing tub, Kohler toilets with soft close seats, a framed tempered glass shower, and designer bath light fixtures.





Automate your dream home.

Relax and entertain in a home that is intuitively comfortable and inviting. Illuminate your indoor and outdoor spaces with Eco-friendly smart lighting and rest assured that while you are at home or away, your home is safe and sound. Dim the lights, play music, turn up the A/C, or lock the doors and arm the security system, all at the palm of your hand. Want a more intuitive experience? Create an automated schedule and or speak your needs using our whole home Amazon Alexa integration.



Life in Cooper City

Royal Estates is an exclusive community located in one of the most desirable cities in the country, earning the reputation of being called **“Someplace Special.”**

Located in central Broward County, only eight miles from the Fort Lauderdale-Hollywood International Airport is Cooper City. In close proximity to several major roads that lead to Fort Lauderdale’s thriving business district, Cooper City is also surrounded by lush green open spaces. Its scenery is enhanced by several majestic parks such as Robbin’s Park, Tree Tops Park, Brian Piccolo Park, as well as the Cooper City Sports Complex.

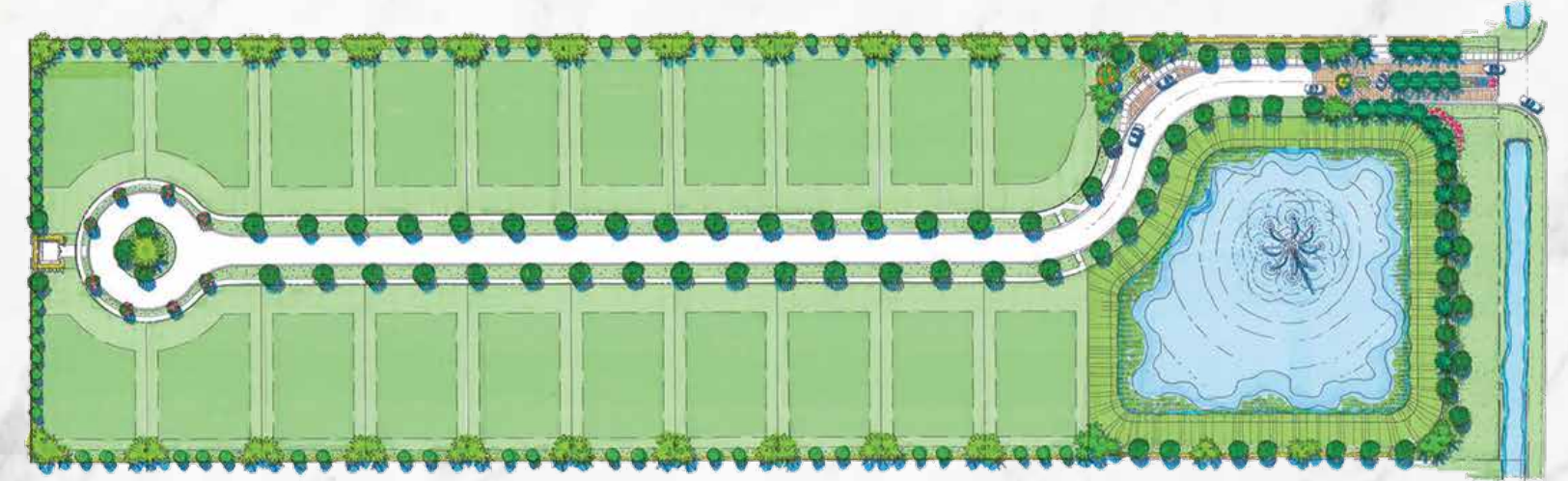
More than great schools, Cooper City encourages community and an active, family-centered lifestyle. It has made a name for itself as being a prime location for those seeking quality education in highly rated schools such as Griffin Elementary School, Cooper City Elementary School, Pioneer Middle School and Cooper City High School. Many top universities are also located within minutes such as Nova Southeastern University, Davie Campus of the University of Florida and Florida Atlantic University. The city is also within minutes of great healthcare facilities such as Memorial Hospital, Cleveland Clinic, Westside Regional Medical Center and the Children’s Medical Center.

Life in Cooper City is well-rounded and multi-faceted. Within minutes of so many attractions, it is also home to one of Florida’s finest, Port Everglades.



Outdoor Living.

Royal Estates offers only twenty eco-friendly homes, focusing on unparalleled luxury and lot acreage. All homes emphasize a rare union of contemporary design and suburban exclusivity, with vast private backyards and architecturally landscaped views. Residents enjoy Cooper City's year-round gorgeous weather with spacious lots and privacy that enhances outdoor living.



Oversize 1/4 Acre+ Lots.

At the heart of Royal Estates is outdoor living, which carved the path for the largest lots in Broward County. The community has a single entrance cul-de-sac street featuring ten lots on either side of the road. The community entrance is gated and road private. Hover over each lot to see if your desired location is available.



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KITCHEN

Fine Modern cabinets in a choice of colors and finishes
42" Upper Cabinets
Solid Surface Quartz Counter-tops
Elegant Under-mount Sink
Premium Kitchen Faucet options
Premium Appliance options
48" Refrigerator and freezer
Multi-cycle, Quiet dishwasher
Garbage disposal with air-top switch
30" Double oven with smart controls
36" 5 Burners electric induction top
Under-counter 24" microwave drawer
Overhead cook top exhaust hood

BATHROOM

Framed Tempered Glass Shower
Premium Bathroom Cabinetry
Designer Bathroom Tile
Designer Eco Friendly Toilets
Premium Bathroom Faucet Options
Luxurious Quartz Counter tops
Designer Freestanding Tub (Master Bedroom)
Premium Under-mount Sink

EXTERIOR

Decorative Push Button Doorbell
Aluminum Storm Gutters
Texture top Paver in Driveway, and Walkway

Exterior Garden Hose Connections
Impact Resistant Windows & Exterior Doors
Premium Exterior Paint with 25 Year Warranty
Steel Reinforced Monolithic Foundation
Steel Reinforced Concrete Columns
Energy Efficient 65-Gallon Water Heater
Carrier Comfort 16 Seer Air Conditioning Unit
Energy Efficient R-30 Fiberglass Insulation
Solar tinted windows in key locations
Prefabricated and strapped Roof Trusses
Two-Ply Roof System
Optional Summer Kitchen
Standard Exterior Coach & Path Lights

INTERIOR

Samsung Front Load Washer & Dryer
Energy Efficient LED Lighting
Smart HVAC Thermostat
Ceiling Fan Pre-Wiring in All Bedrooms
Leviton Distribution System (Voice, Video and Data)
Weatherproof exterior GFI Outlets
Designer Outlets and Switches
Up-to 36" x 36 Common area Porcelain tile floor
Modern Designer Staircase
42" Upper and Lower Cabinets in Laundry Room
Solid Surface Quartz Counter tops in Laundry
Optional Premium Bedroom Flooring Available
Standard Wall-to-Wall Bedroom Carpet

Premium Interior Doors
Premium Door Hardware
Ventilated Closet Shelving
Insulated Garage Walls
Premium Wood Window Sills
Smoke detectors throughout the home
Premium Front Door Hardware
Level 4 Smooth Drywall Finish
Smart Home by Control 4 (Optional)
Whole Home Video Surveillance (Optional)
Rachio Smart Irrigation System



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theroyalestates.com

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