

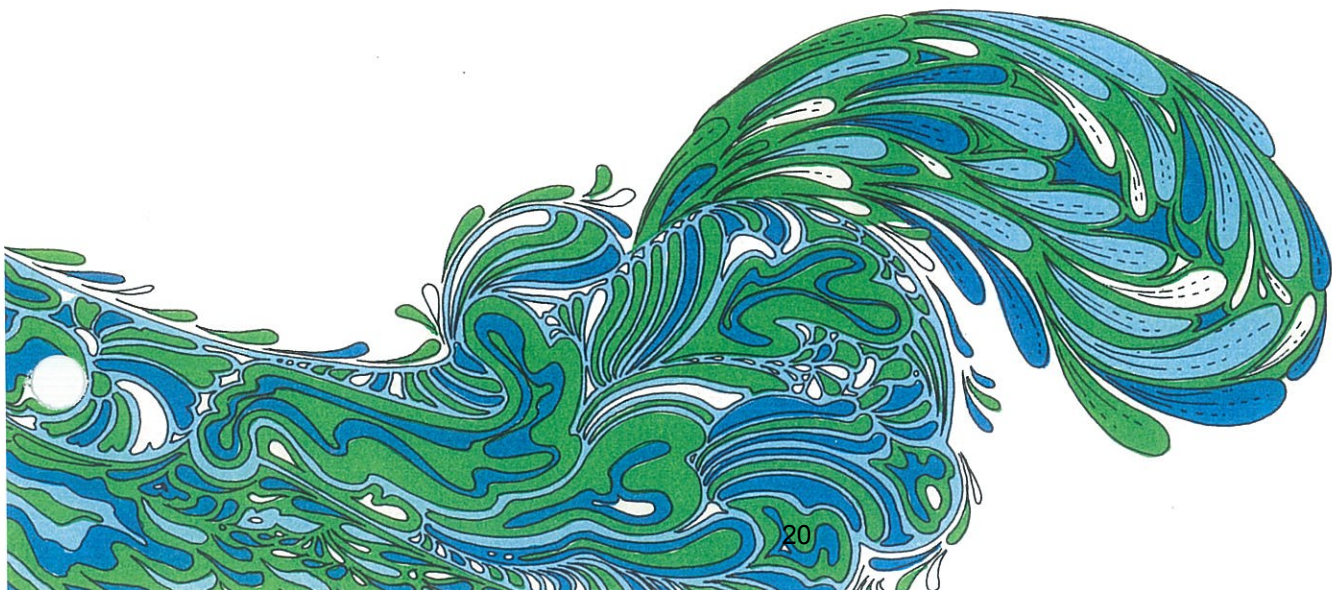
Broadmoor Homes





BROADMOOR HOMES

on Niguel Shores





Sea Oriented...

You'll live just south of Monarch Bay, just north of Dana Point. The beauty of this area has been legend since Richard Henry Dana anchored at El Embarcadero Bay in 1835. It's the location you'd expect of Broadmoor Homes.

Nearby you'll find the Laguna Beach art colony, historic San Juan Capistrano . . . and the San Diego Freeway to everywhere in California.

Fine restaurants — some world famous, art galleries, pageants, concerts, live theater and cinema are within easy driving distance. So is the new University of California campus in Irvine and Saddleback College.

This is a vividly exciting area, stimulating both intellectually and physically . . . and there's always the promise of the sea.

Recreation...

Through your membership in Monarch Bay Beach Club, there is, of course, direct access for you to the mile-long beach at Niguel Shores, as well as a parking lot at the beach terminus of Niguel Shores Drive.

There are even private tennis courts at the foot of your hill. And it's just a mile to the entrance of the fabulous Dana Point Marina, where 2,000 boats will anchor.

Half the 260-acre harbor will be complete in July, 1971. It will offer a yacht club, dry dock and maintenance facilities, a restaurant, boat rental agency, picnic and recreation areas, and a park.

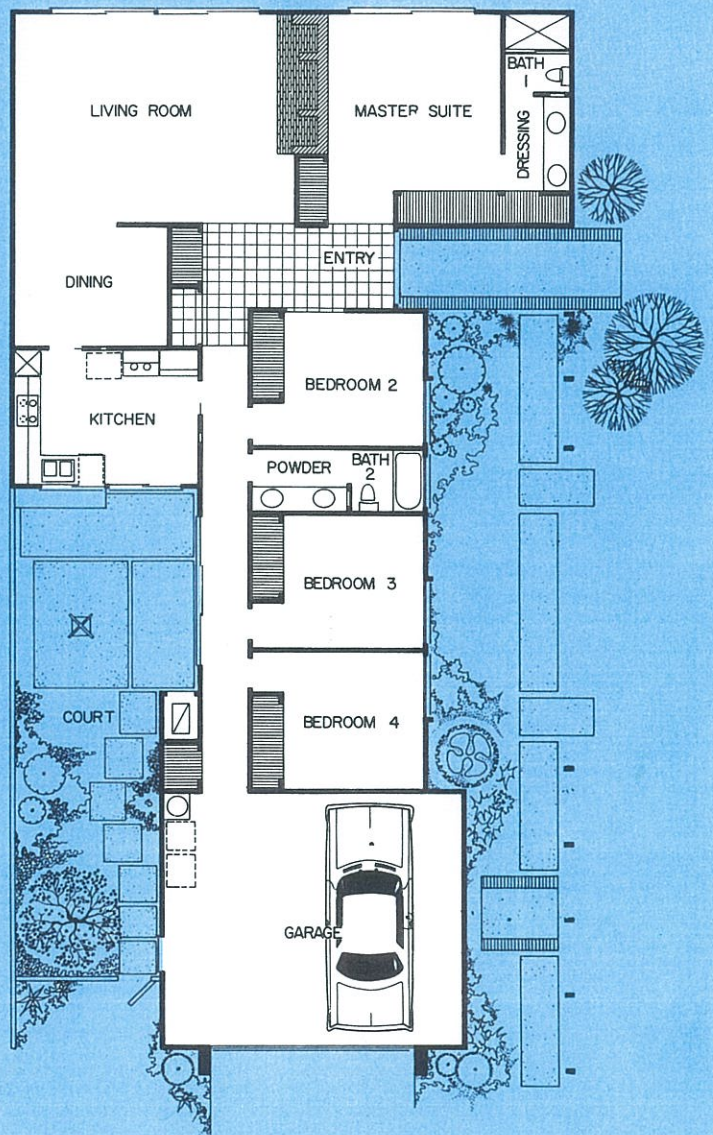
Yes, an incomparable way of life is built into your investment at Broadmoor on Niguel Shores . . . enjoy it to the fullest!

Sea Music....

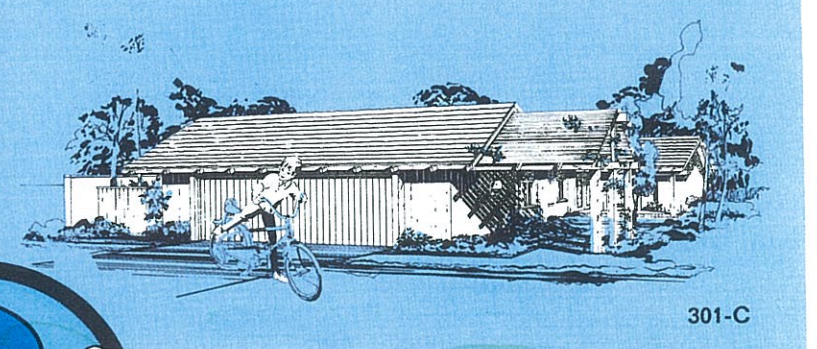
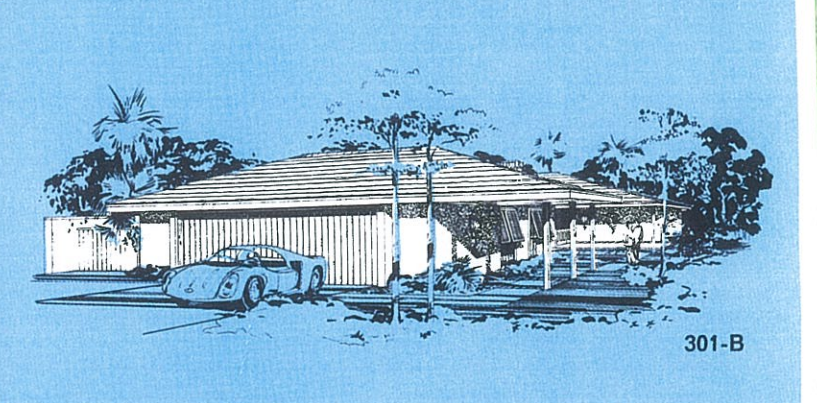
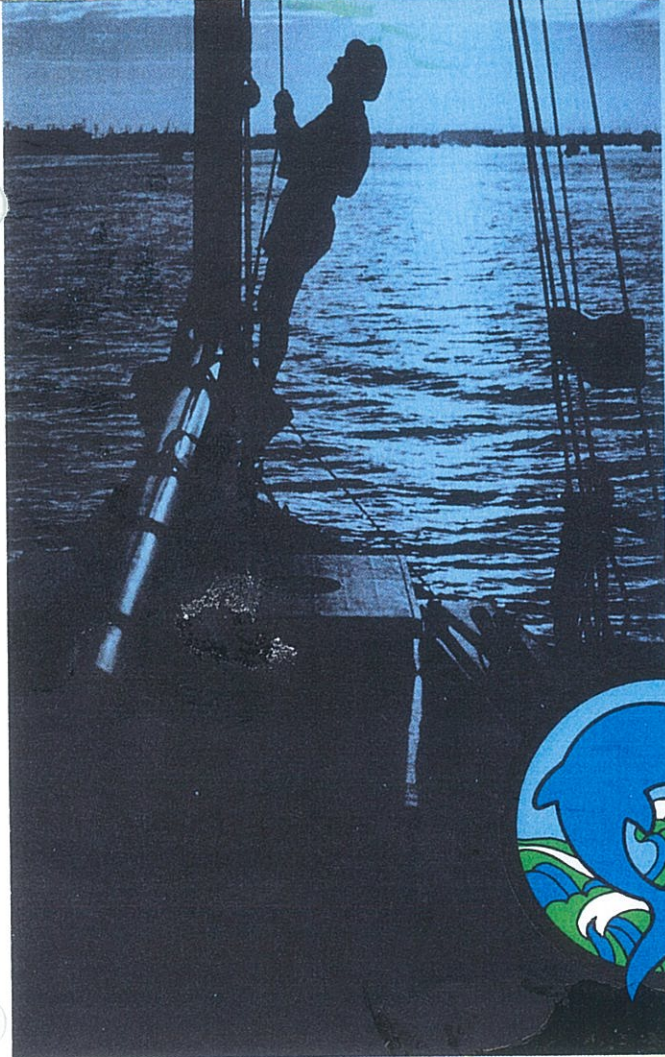
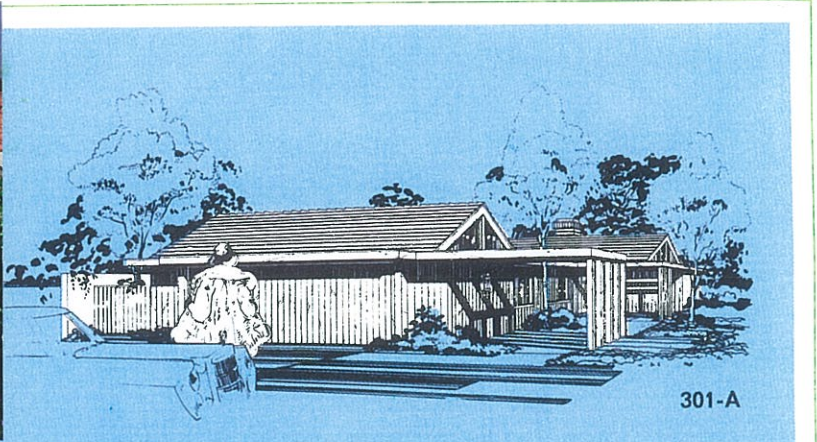
A big home, turning a quiet face to the world, reserving its excitement for its owners. Inside, space. Sunlight and shadow in a magnificent atrium. A stunning living room. Your spirits lift with ocean breezes cooling every room.

Exciting design...allowing for total privacy. Enjoy the separation of master suite from other sleeping quarters. Please yourself by choosing to dine indoors or out, with sea symphony in living stereo.

Stroll out the impressive double doors, down the tiled entry... and to the beach for a pre-breakfast swim. This is the way a beautifully tuned home should be, orchestrated by the ocean, Broadmoor-built for bliss.



PLAN 301



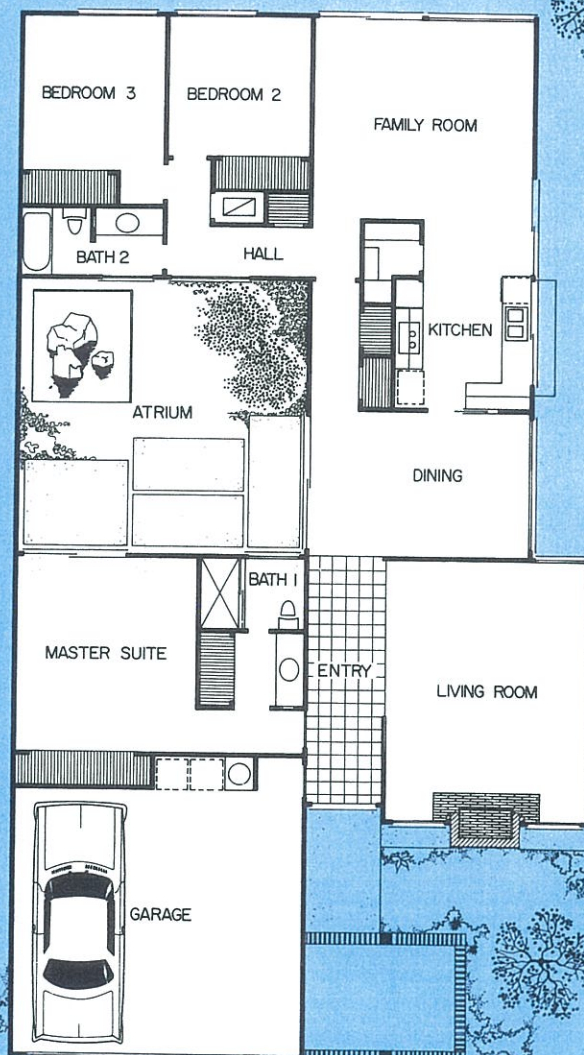
Sea Watching . . .

The plummet-strike of a pelican becomes personal property from your own ocean-view window. The silly-stalk of sandpipers, the children's notes on tide-pool life will spark dinner-table conversation.

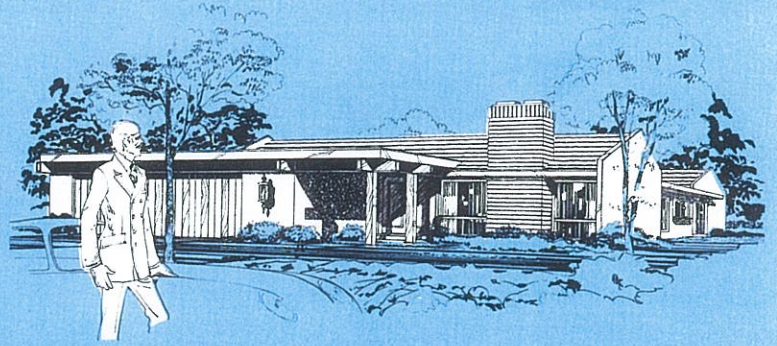
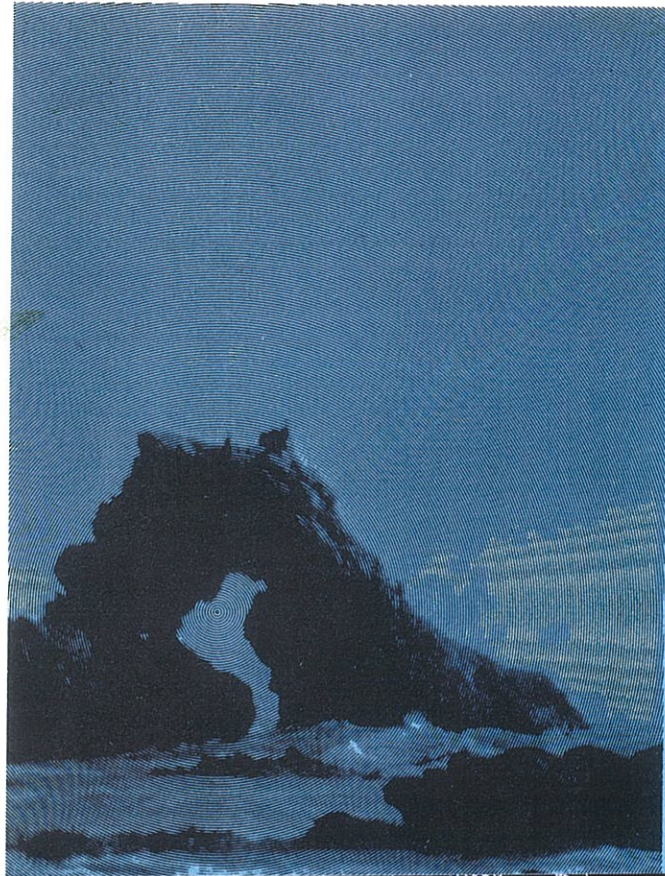
Combine this with all the luxuries of this charming Broadmoor home, and life leaps from its dreary round to scintillate with excitement.

This home has a living side, complete with sliding glass doors to everyplace interesting . . . and a sleeping side with the beautiful atrium dividing bedroom facilities for privacy.

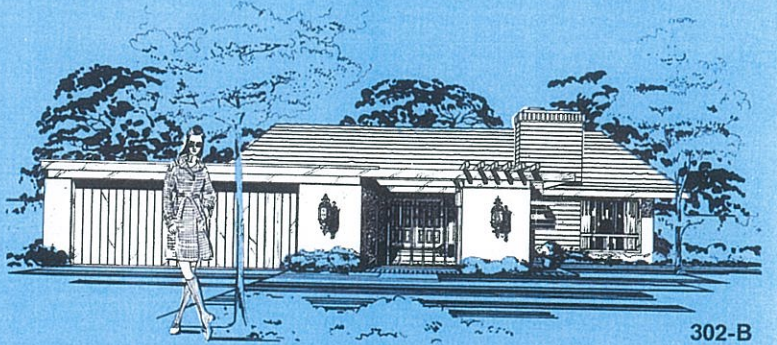
Where to spend most of your time? Vary it with your mood, for each room has charms of its own. There's another room waiting, too . . . the room of all outdoors . . . sun-dappled or moon-silvered. Where can you find more than at Broadmoor?



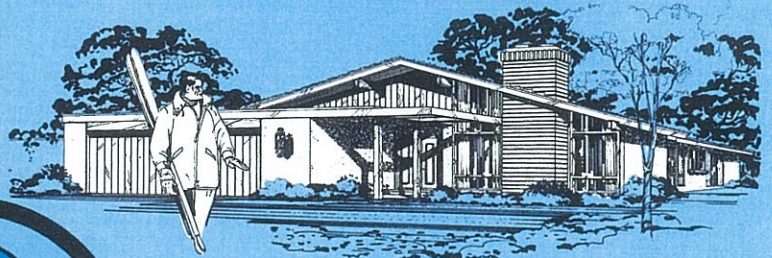
PLAN 302



302-A



302-B



302-C

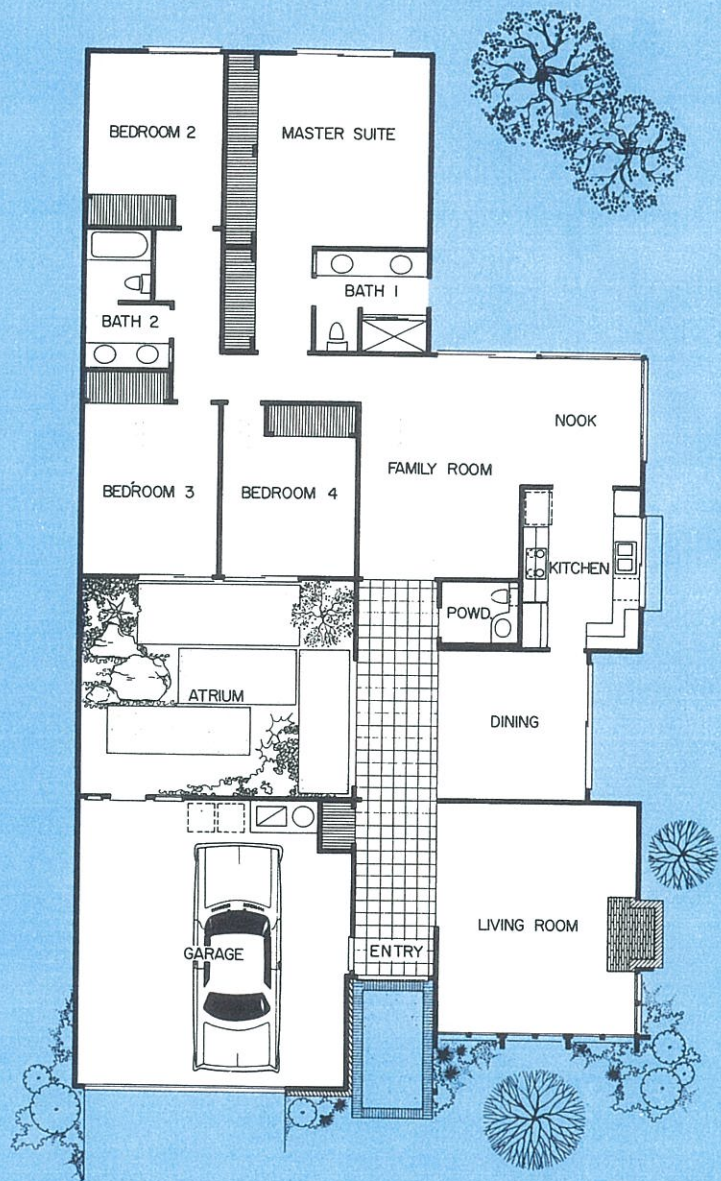
Artist's rendering

Sea Treasures....

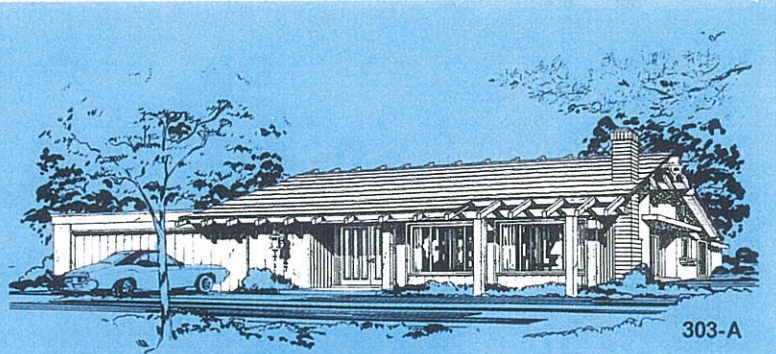
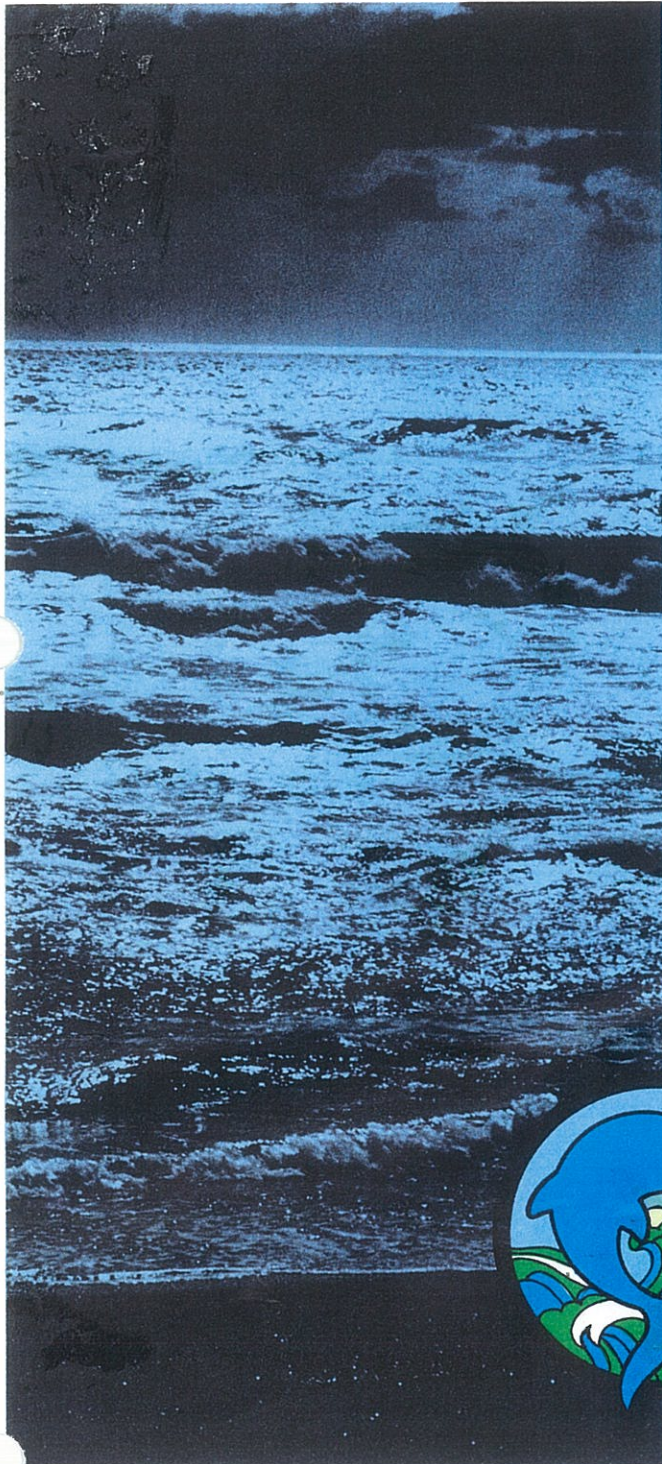
A black pearl from an oyster, a Spanish sea-chest spilling doubloons and diamonds. This home can be an heirloom equal in value and excitement to any treasure from the sea, constantly increasing in value.

Warmth and wonderment in family living... together for all the important times, apart to grow new again in appreciation. That can be a gift to all of you from Broadmoor, built into your lives daily.

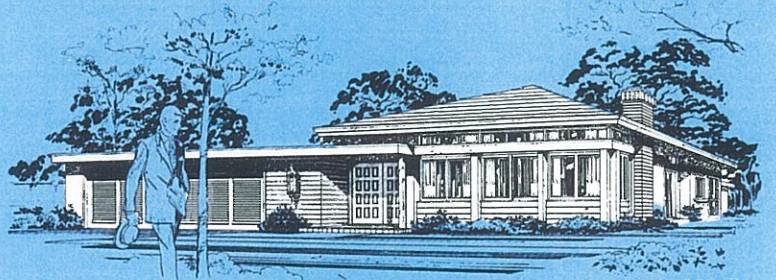
Stunning as its facade, the interior of this home offers solid value, luxurious detailing and intrinsic quality. Match these with its ocean-view setting, its community attractions, and again you have... Broadmoor-built to perfection.



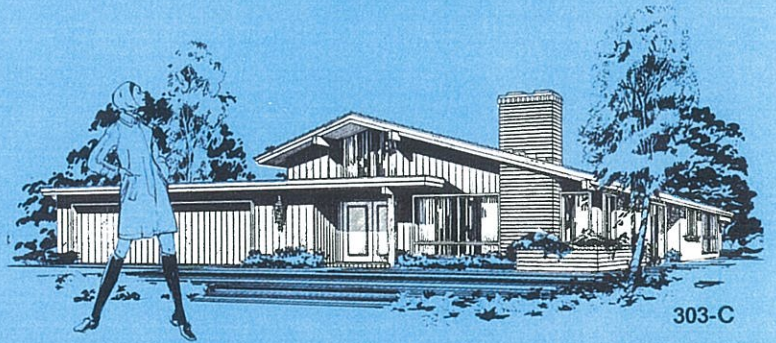
PLAN 303



303-A



303-B



303-C



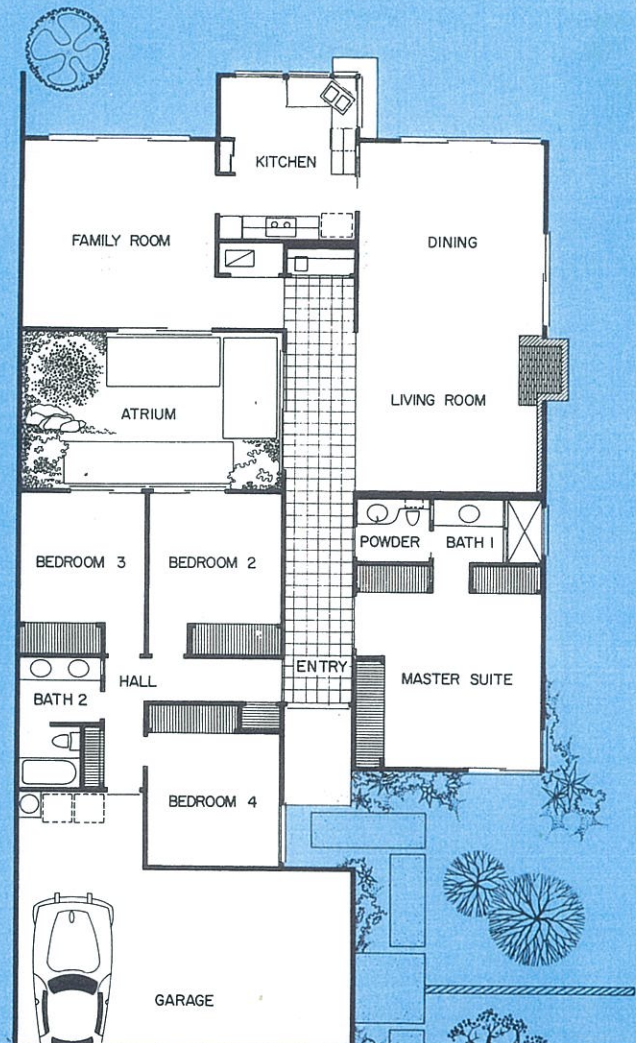
Artist's rendering

Sea Dreaming....

A home to inspire a painter... a poet... sequestered privacy, with a view constantly changing with the tides, with every dawn.

In effect, two separate bedroom wings, divided by the tiled entry which leads you to the heart of the home. From the delightful kitchen, lavishly equipped, keep ears and eyes on your private world, yet walk a few feet and your horizon broadens to infinity.

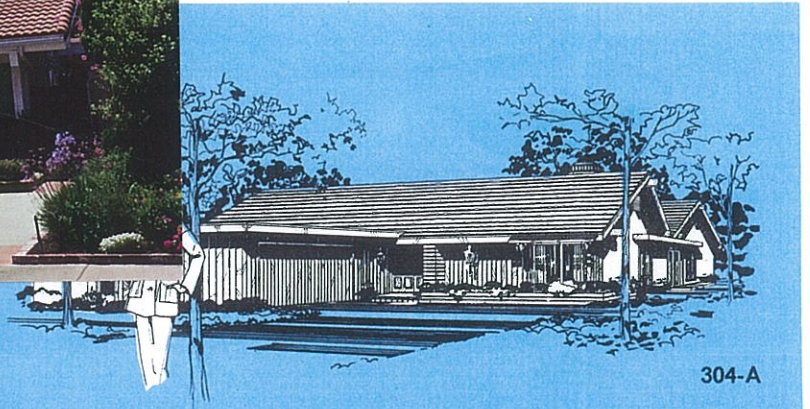
Dream away your private hours in your master suite... with the atrium to give you the feeling of a Persian prince, lounging in a garden. Or beguile time with the myriad sports activities available to a Broadmoor resident... from lolling in the sun, to jibing a jade-green sail in a gentle wind.



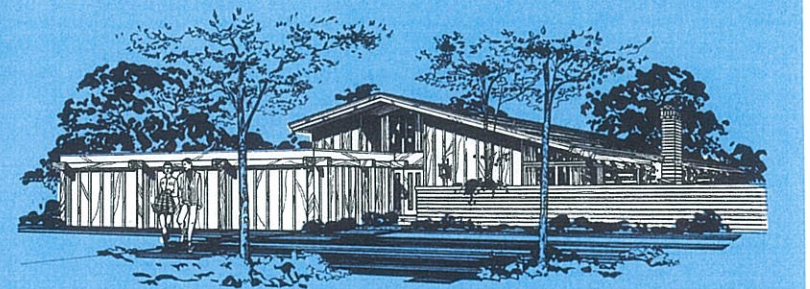
PLAN 304



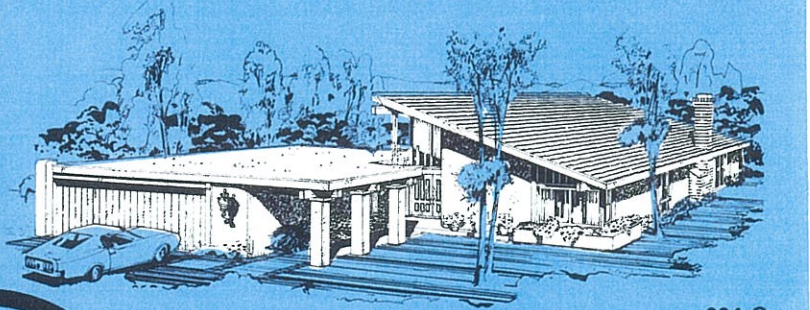
304 A



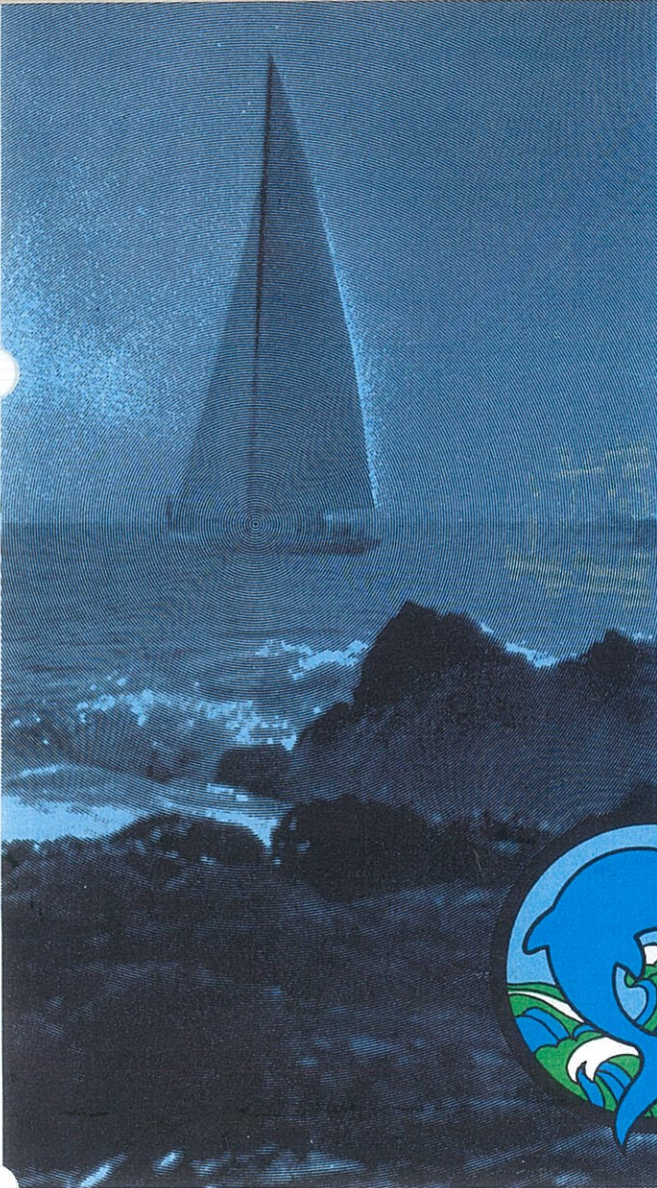
304-A



304-B



304-C



Artist's rendering

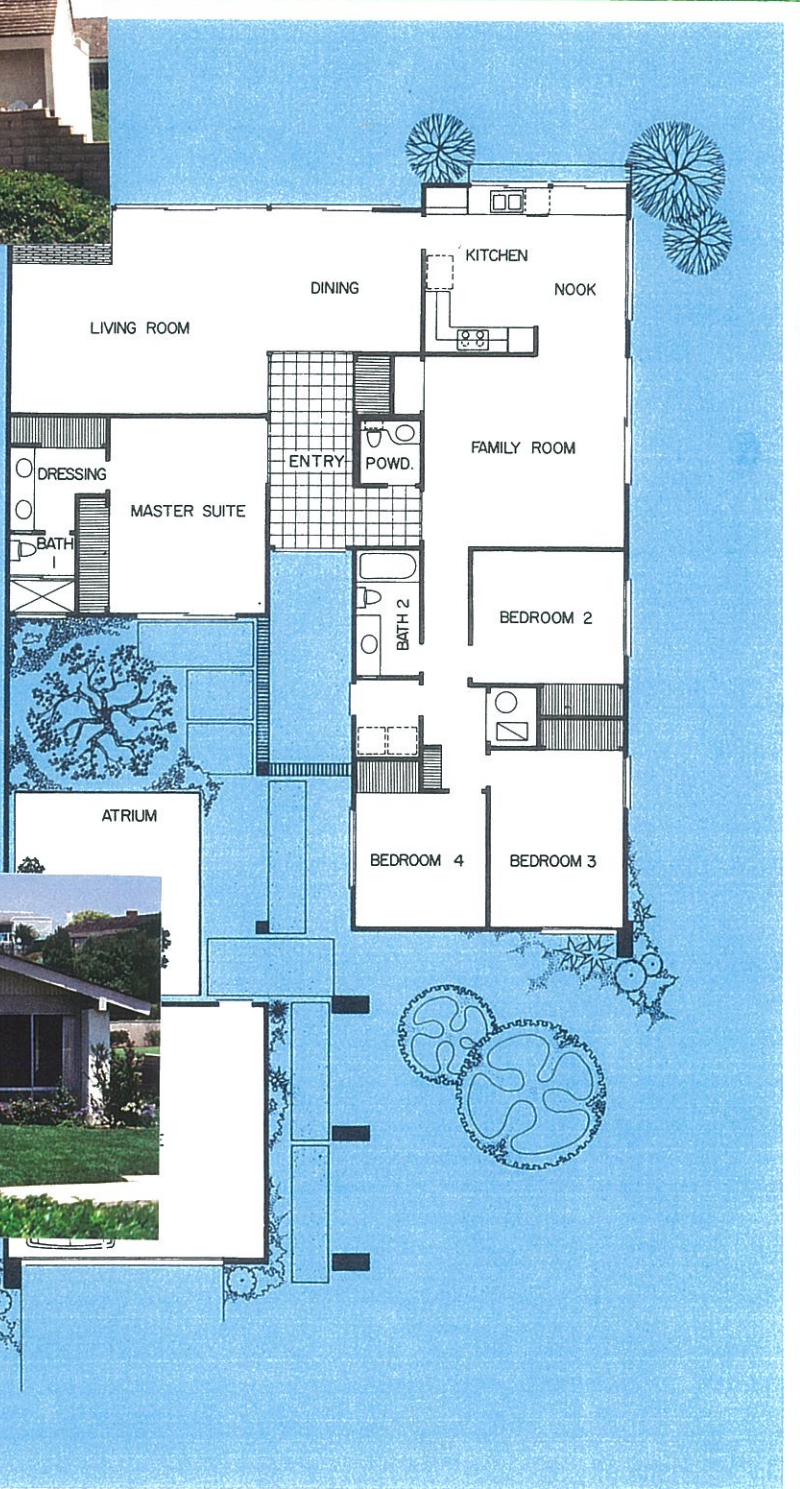
305C



From your windows, glittering gold in the sun, watch the sea changes . . . jade to lapis to indigo, splashed with persimmon and scarlet at sunset, stretching away silver, sequin-studded just before sunrise.

This is a colorful plan, internationally at home with its ocean view. They're angled and oriented to give you maximum view, maximum privacy and maximum privacy. Nothing minimum about Broadmoor.

This is a home expressing a belief in the dignity of individuals. Examine it closely. Personal privacy is never forgotten. Look at the luxury, the pleasure built-in every room of this plan. If you and your family want a little more color in your lives, try Broadmoor . . . where the color is happy.

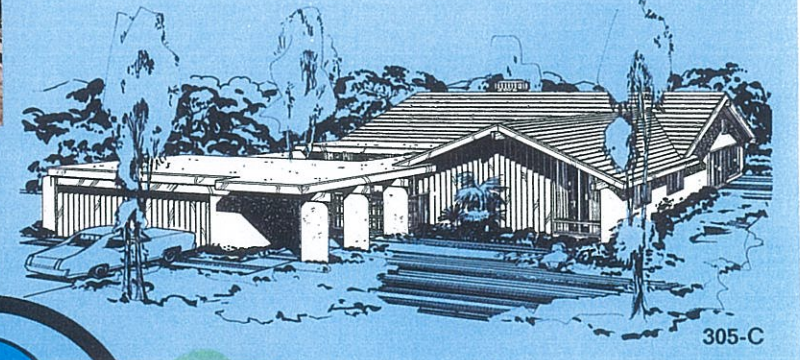
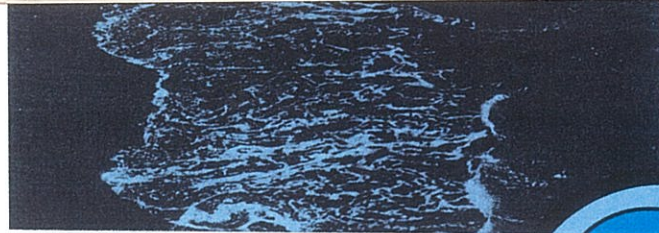
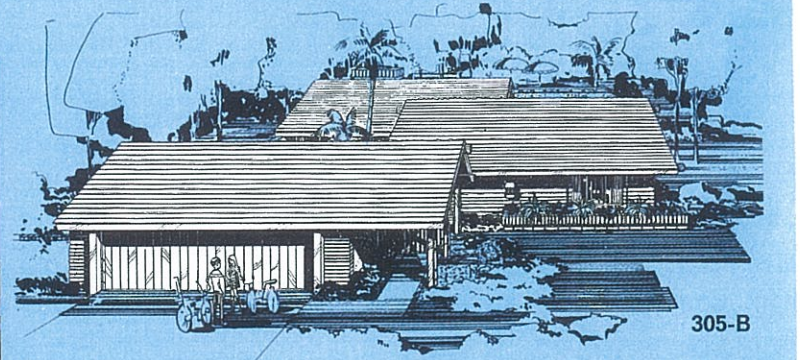
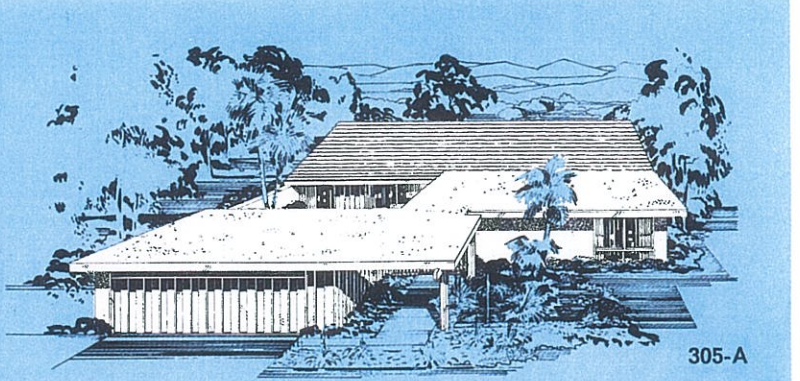


305C



PLAN 305

9



305B



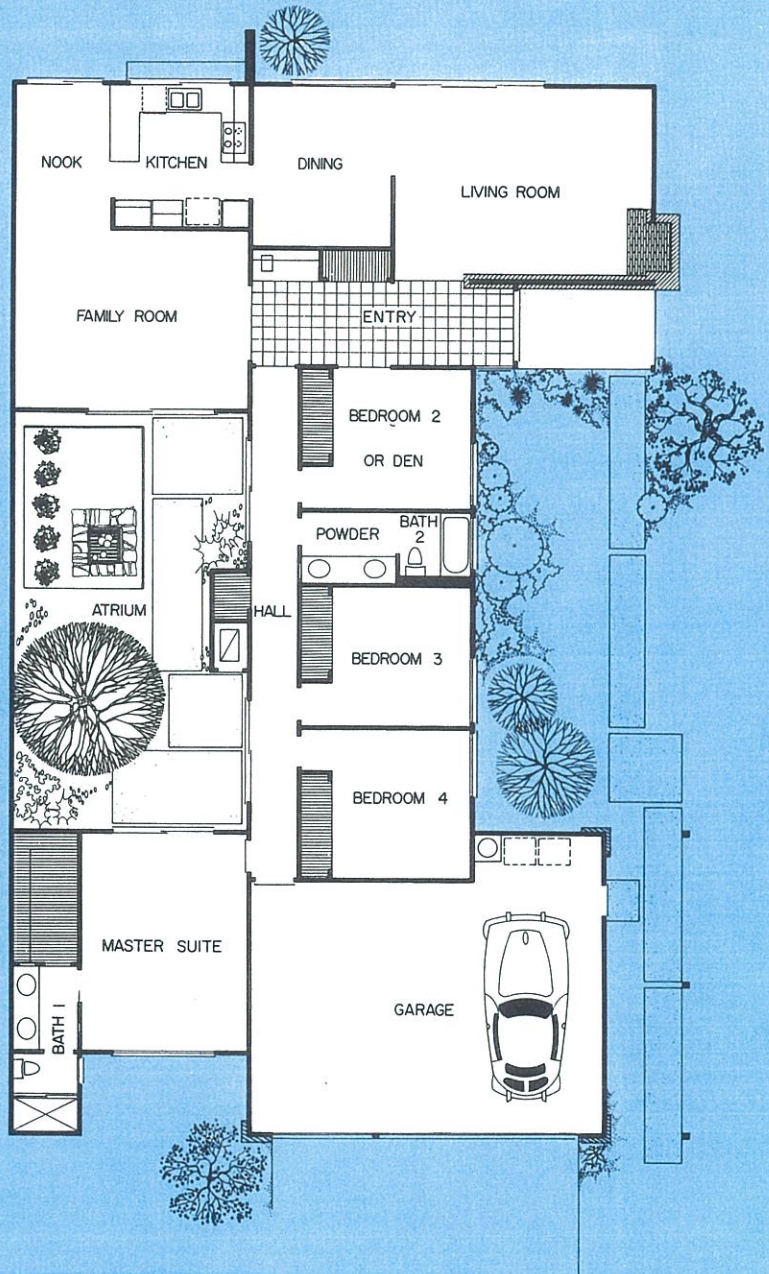
Artist's rendering

Sea Islands....

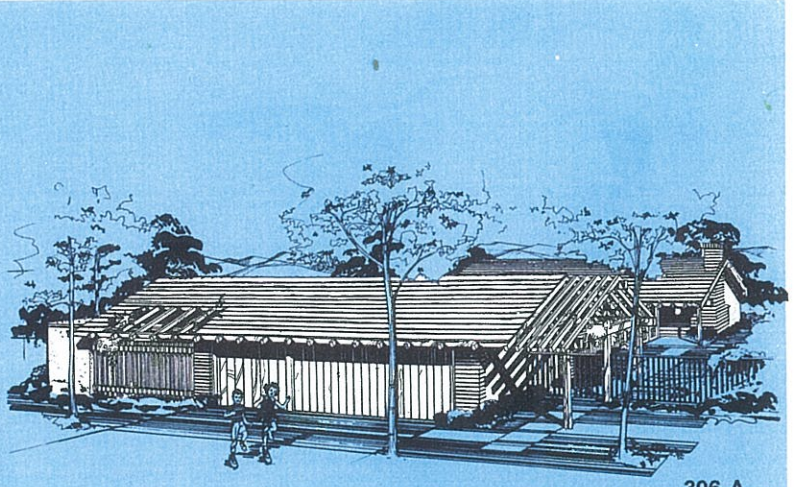
The sea, like ancient royalty, is subject to a change of moods, and is most awe-inspiring when in a rage. At that time, like a citadel of safety, an island is a friendly sight.

This home, too, is a friendly sight... a private, special island where you rule supreme. Look at the span of this home. Breathing room for all, and hideaway green spaces for quiet contemplation.

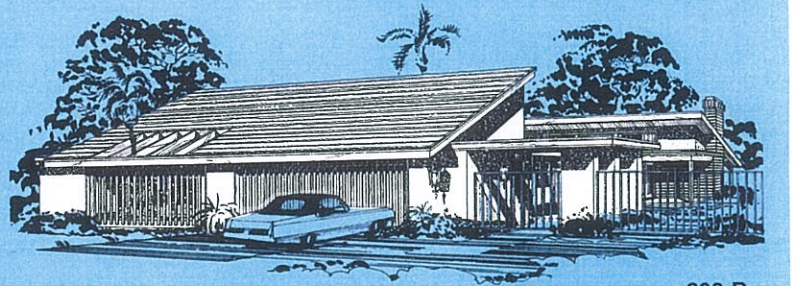
Luxury throughout. Enjoyment pre-planned. Pleasant living every day, both in this, your private island, and in the charming Broadmoor community outside. Walk to the beach. Watch the sea from your window. Go out in the world knowing you'll feel refreshed again as soon as you cross the threshold on your return. Broadmoor planned it that way.



PLAN 306



306-A



306-B



Artist's rendering

Custom Features for Enduring Elegance

Living and Family Rooms

- Custom fireplaces of decorative masonry
- Some stained wood beam ceilings
- TV antenna outlets (Cable TV)
- Sliding walls of glass to patios and courts
- Wet bars, most plans
- Decorator wood paneling

Spacious Bedrooms

- Huge master suites
- Large wardrobe closets
- Mirrored wardrobe doors
- Sliding walls of glass to patios and gardens

Open-Garden Kitchens

- Ample cabinetry finished like the finest furniture
- Some pass-through windows to outside patio bar
- Gaffers and Sattler electric range with griddle grill
- Gaffers and Sattler self-cleaning oven with black glass doors
- Gaffers and Sattler disposal
- Gaffers and Sattler automatic dishwashers
- Genuine ceramic tile counter tops with full backsplash
- Range hoods with vent fan
- Built-in pantries
- Vinyl asbestos floors
- Luminous ceilings

Atriums in Most Plans

- All-out living indoors
- Total privacy
- Exterior electrical outlets
- Planter area water faucets

Lavish Baths

- Deluxe medicine cabinets
- Single-handle shower control
- Ceramic tile sunken garden tubs
- Oval lavatories with deluxe fixtures
- Large tiled stall showers (some plans)
- Compartmentalized baths
- Vinyl asbestos floors
- Luminous ceilings (master baths)
- Garden showers (some master baths)

Custom Quality Construction

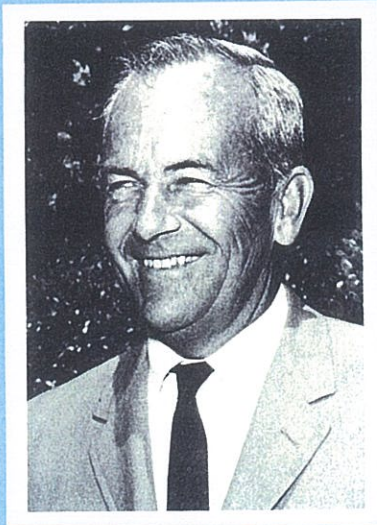
- Forced air heating prepared for air conditioning
- Spacious linen closets
- Acoustic-type ceilings
- Copper plumbing
- Massive custom fireplaces
- Gas log lighters
- Tempered sliding glass doors
- Glass-lined water heaters
- Custom concrete walks and drives

Luxury Appointments

- Ceramic tile entries
- Decorative custom lighting fixtures
- Underground utilities
- 100% polyester carpeting with custom padding in all living rooms, bedrooms, hallways, and some family rooms
- Telephone planned
- Gas and electric (220V) dryer outlet
- Electric door chimes
- 17 exterior elevations
- Front yard landscaping allowance available

See your sales representative for details on specific plans.

In our constant endeavor to improve our developments, we must reserve the right to revise designs or specifications.



Richard B. Smith, builder of Broadmoor Homes, began as a custom home builder in Orange County. In the face of rising costs, Smith decided that the only answer feasible for cost-conscious buyers was development of a unique combination of mass-building economy and custom-design. As a result of his successful innovation and outstanding new-home sales records, Smith has been honored many times in both national and regional builder competition.*

Tour the established prestige communities that stand as evidence of Smith-built homes' enduring integrity and reliability. They include Fairweather Homes, Tustin and Chino; Broadmoor Fairweather, Tustin; Broadmoor Cowan Heights, North Tustin; Broadmoor Park Homes, Tustin; Broadmoor Vista, Placentia; Broadmoor Harbor View Homes, Corona del Mar, (Irvine); Broadmoor Elegante, Tustin; Broadmoor Exclusives, Tustin; and Broadmoor Homes, Turtle Rock (Irvine).

In addition to his stature in the building field, Richard B. Smith is also well known in Orange County for his civic activities. He is currently Vice President of the Orange County Chapter of the Building Industry Association. Smith was formerly a member of the Tustin Planning Commission and the Tustin School Board.

*Smith-built homes have won American Builder Magazine's coveted National Grand Prize for value and design, the Award of Merit, and the Award of Distinction, plus two Special Awards of Merit. They have also earned several Grand Prizes and Awards of Distinction in the Gold Nugget Contest for Western Builders.

Broadmoor Homes

The first homes built in Niguel Shores – 1969-70.

Architects were Morris & Lohrbach of Tustin and the Landscape Architect was Ray M. Lamoreaux of Orange. The builder was Richard B. Smith of Tustin who had previously built Broadmoor homes in Tustin and at Turtle Creek in Irvine.

The Broadmoor Homes, the earliest part of Niguel Shores, were built on the three streets above the Community Center: Windjammer, Brigantine and Windlass in the years 1969-70.

They were owned by the Prudential Real Estate Investment group. The homes were first occupied in 1971. Of the residents who still live in Niguel Shores, the earliest to move in was on Windlass Drive in February, 1971 after purchasing the home in Nov. 1970.