

Building and Real Estate

Opening this week-end of the first 70-home unit of Orchard Estates, a new Contra Costa suburban home development in the Concord-Walnut Creek orchardland area, will feature a model home furnished by Jackson's of Walnut Creek.

Homes now under construction by Jensen and Dame, builders, are 3-bedroom ranch style with a spacious "central entry" floor plan providing access to all rooms of the home independent of the living room. Because of the outdoor living potentialities of the large tree-covered sites, special attention has been given to convenient access of the garden and patio areas from the dining room, breakfast nook and kitchen.

According to Orchard Estates Co., developers, each site will have a bearing "family orchard" of mature fruit and nut trees. There is a choice of five distinctive exterior elevations, interior and exterior paint colors, bath and kitchen tile, and roof color.

Homes in the first unit will be priced at \$9600, with no down payment for qualified veterans. FHA terms are available to non-veterans, according to Boies & Soule, selling agents.

salespeople, Miss Helen R. Sandler, Mrs. Florence B. Russell, Robert R. Hetfield and Conrad W. Zerbe are experienced realtors, well grounded in Lake district properties.

Now in its 63rd year, Mason-McDuffie Co., under the leadership of Duncan McDuffie, has developed some of this area's finest residential districts. Among these were Claremont, opened in 1906, Northbrae in 1907, St. Francis Wood (San Francisco) in 1912, Park Hills in 1939, and Hillcrest Estates in 1949.

HOME WEEK DATES

National Home Week, September 10 to 17, will see more than 25 model homes on display throughout the Eastbay area, according to Dean Morrison, chairman of the National Home Week Committee of the Associated Home Builders of the Greater Eastbay, Inc. The homes to be on exhibition will include homes built by both contract, as well as merchant builders. Formal plans for the observance of the week will be announced shortly, it was reported by Morrison.

Morrison also announced that a standard form of subcontract agreement will be available shortly. Purpose of the agreement is to specifically set forth the liabilities and responsibilities of the subcontractor and contractor to assure a maximum of efficiency and to eliminate misunderstanding. This form of agreement was drawn up by a committee consisting of James Hill, Edward H. Conner, Fred Chopin, William Lapham and Dean Morrison.

Sales of new homes are continuing at a tremendous rate, according to Stanley H. Davis, president of the Associated Home Builders of the Greater Eastbay. Builders opening new developments report considerable interest and buying activity. Davis stated that the principal reason for the high, sustained home building activity is the recognition on the part of the buying public that costs are not coming down, coupled with the values that are being built into today's homes.

Joseph A. Murphy is now sales

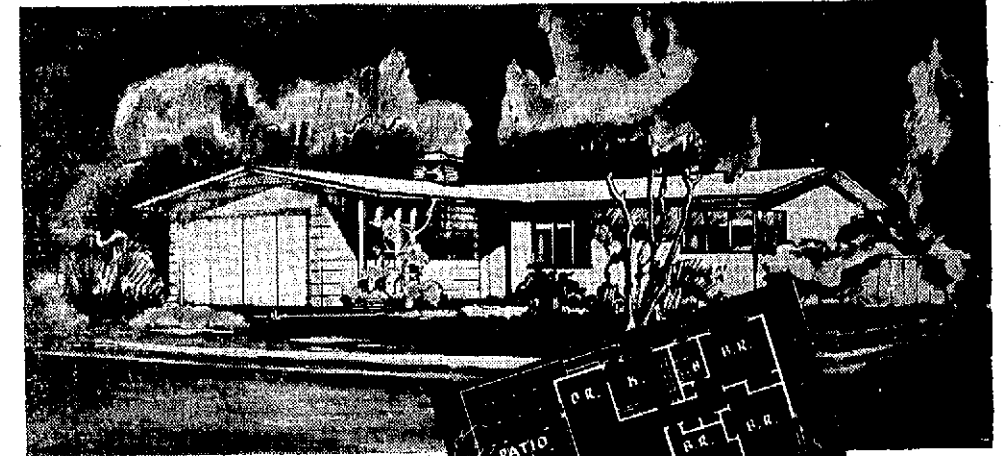
manager of the W. A. Radford Co. He was formerly associated with the development of Hollywood Park, a Sacramento subdivision and with the Loan Guarantee Department of the Veteran's Administration.

More than 1000 visitors inspected Metro Park, in Hayward, on last Sunday, opening day. At the present time, 24 homes of the first unit of 79 have been sold, according to H. A. Lilla, builder and developer. Plans are under way for an additional 120 homes. The furnished model home will remain open for several weeks. The tract is located at the end of Santa Clara, just off of "A" Street, in Hayward.

Bay Colleges to Hold Joint Debate

BERKELEY, May 27.—Frank Schultz and Dick Geha, members of the Armstrong College debate team, will meet Stanford debaters at 4 p.m. Monday to defend the affirmative of the question, "Resolved, That Medicine Should Not Be Socialized." It will be a non-decision debate.

THIS IS IT... a home that has everything



MODEL HOME AND PATIO FURNISHED BY JACKSON'S WALNUT CREEK STORE

ONLY \$9350

F.H.A. and G.I. financing. NOTHING DOWN TO VETERANS (closing costs only)

Within the beautiful City of Concord

Concord Estates

WE INVITE YOUR COMPARISON WITH ANYTHING ELSE ON THE MARKET

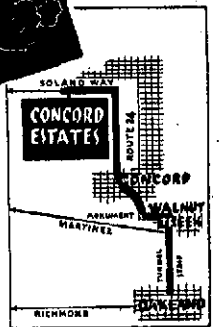
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- Hardwood Plank floors . . . Large picture windows . . . Large fireplace . . . Heat reflecting roof
- 1075 sq. ft. of spacious living area plus porch and double garage . . . 8 variations of floor plans . . . Wide lots . . . Fenced
- Three extra large bedrooms . . . Genuine tiled bath with choice of colored fixtures . . . Conveniently designed kitchen . . . Large closets.
- City police and fire protection . . . Front lawns . . . Sidewalks . . . Paved streets . . . Sewers . . . Near schools, churches, and shopping district
- Two furnaces with automatic control . . . Metal cabinets with plastic counters . . . Steel sash . . . Bronze screens . . . Copper water pipe
- PLUS — Wooden sub-floor (non-slab) . . . Cove Base Linoleum . . . Oak base boards . . . and many other extra features

PROPERTY OPEN FROM 10 A.M. TO 8 P.M. DAILY AND SUNDAY

LOCKWOOD & DAILEY
Developers

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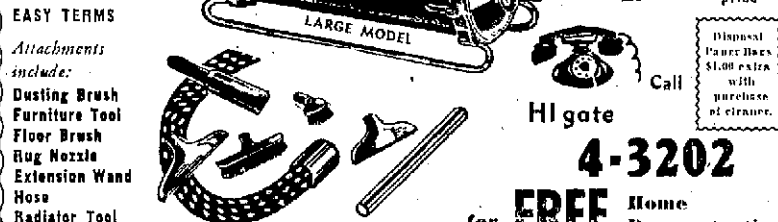


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REBUILT **ELECTROLUX** VACUUM CLEANER

ONE YEAR GUARANTEE **\$12.95** full price



FREE Home Demonstration
Call 4-3202
362-17th STREET, OAK.



CONCORD TRACT OPENS

Announcement of today's opening of Concord Park, a new residential tract in the Concord area, is made by Albert G. Lockwood, head of Lockwood Construction Inc., Oakland builders. Highlighting the opening is a model home, completely furnished by the Concord Furniture Company, Concord, using moderately priced modern furniture.

To sell at \$9150, the Concord Park homes offer G.I. financing with no down payment to veterans (closing costs only), and to non-veterans F.H.A. insured mortgage loans are available.

These stucco exterior homes are built on exceptionally large lots—completely fenced with light redwood board fences. There are eight variations of floor plans.

Concord Park is conveniently located to schools, transportation, and shopping district. The tract and model home, located near Four Corners, will be open from 10 a.m. to 8 p.m. today, and daily thereafter.

NEW OFFICE TO OPEN

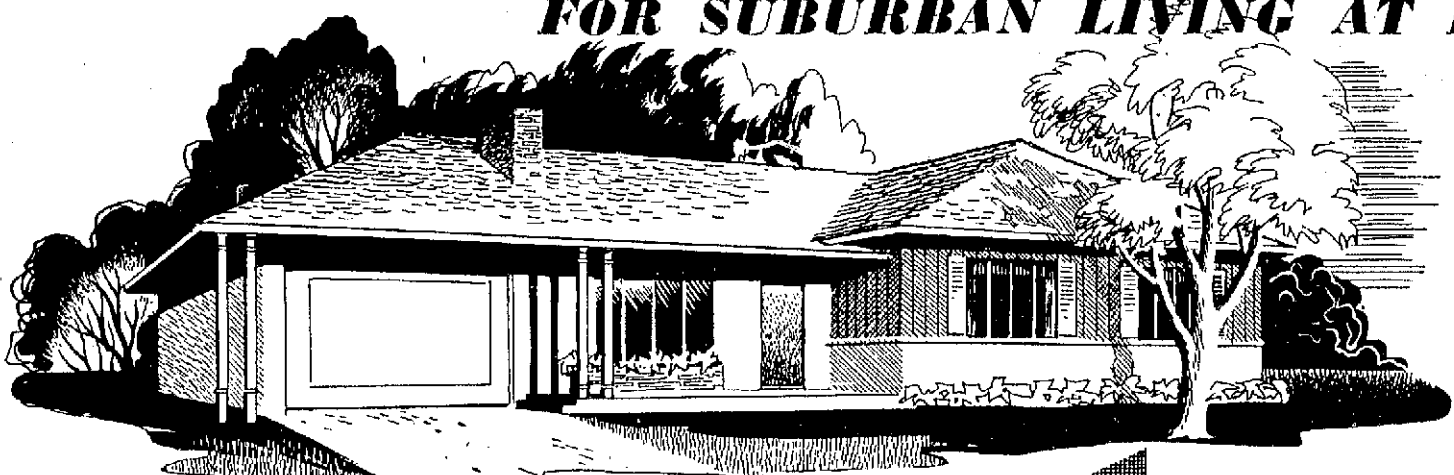
Mason-McDuffie Co., pioneer realty and subdivision firm, will open an office in Oakland on June 1. Marlin E. Edwards has been named manager of the new office, which is located at 380 Grand Avenue.

The step was made necessary by the company's expanding interests in the Oakland area, according to Maurice G. Read, senior partner and sales manager. "Oakland clients will receive complete service at this well staffed office," Read said. "Marlin Edwards and our Oakland

You've looked at others... NOW SEE

Orchard Estates

FOR SUBURBAN LIVING AT ITS BEST!



Six Room Homes, large "outdoor living" sites, with walnut and fruit trees.

\$9,600

MODEL HOME Furnished by Jackson's OPEN TODAY

Check These Better-Living, Better-Value Features:

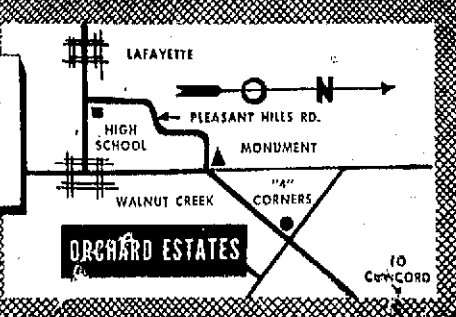
- Six spacious rooms—1086 sq. ft. of living area
- Two car garages with ample storage space
- Custom-built Paramount kitchens
- Double wardrobe closets—sliding doors
- Picture windows, steel casements, screens
- Colored bath fixtures, copper plumbing
- Fireplace with custom-built mantels
- "Planned for Convenience" arrangement—central entry provides access to every room in the home independent of the living room
- Spacious outdoor living areas conveniently accessible from kitchen, breakfast nook and dining room

PLUS Your Choice Of:

1. 8750 sq. ft. tree covered site
2. Five charming exterior elevations
3. Color selection of interior and exterior paint, tile, roof

NO DOWN PAYMENT FOR QUALIFIED VETERANS
(Closing costs only)... Approximately \$65 Per Month
LIBERAL FHA FINANCING for NON-VETERANS

DON'T MISS this opportunity to see Contra Costa's finest moderately-priced orchard development... DRIVE OUT TODAY!



ORCHARD ESTATES CO., Developers
JENSEN & DAME, Builders BOIES & SOULE, Sales Agents
CONCORD 0346 (Model Home) ORINDA 6511