

El Dorado Park

ESTATES



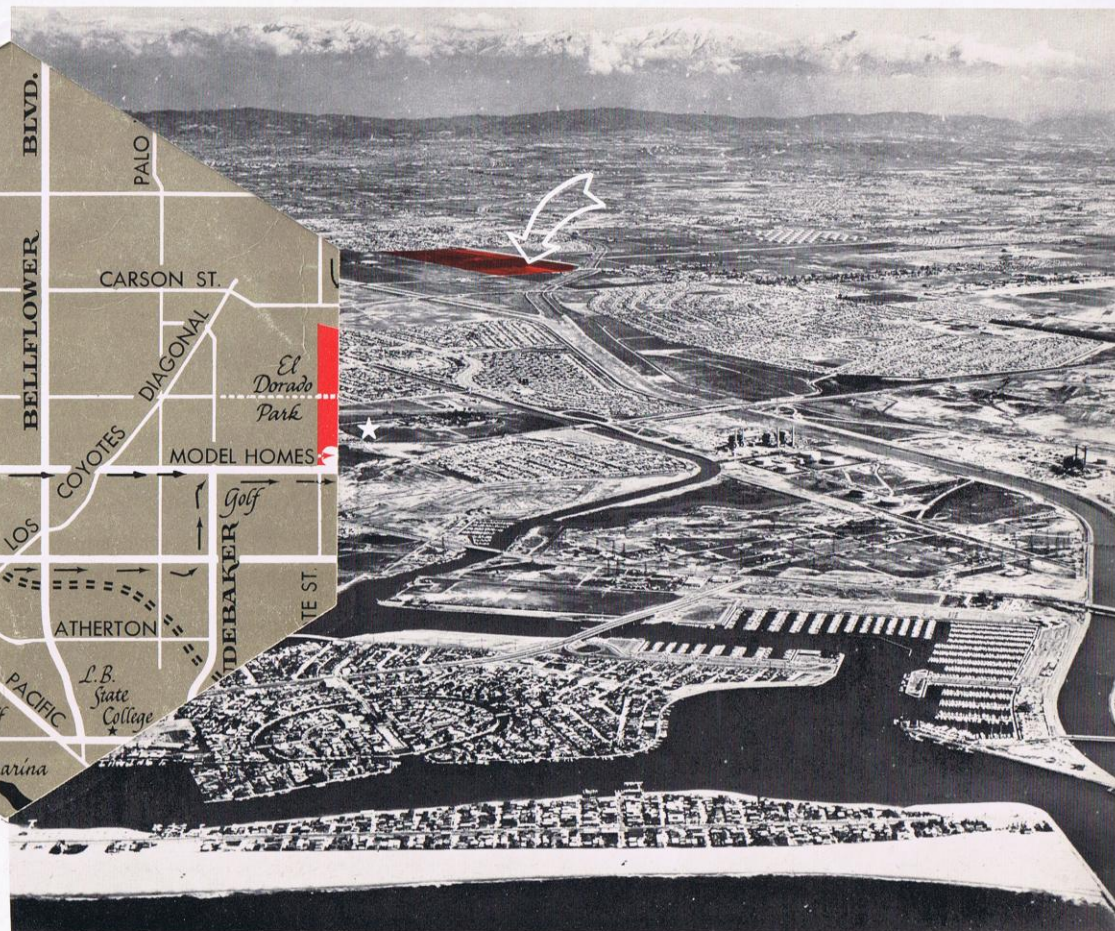
IN THE *Beautiful* INTERNATIONAL *City of Long Beach*



*New convention, exhibit hall
and sports arena.*



*Campus extends into photo above
at right side of cover cut-out.
... See ★*



Looking north from the ocean across the magnificent Long Beach Marina to El Dorado Park Estates—shown in color.



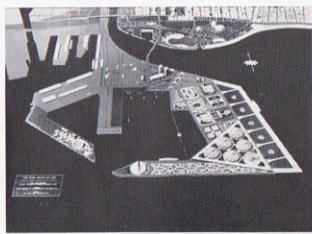
One of the busiest ports in the world.



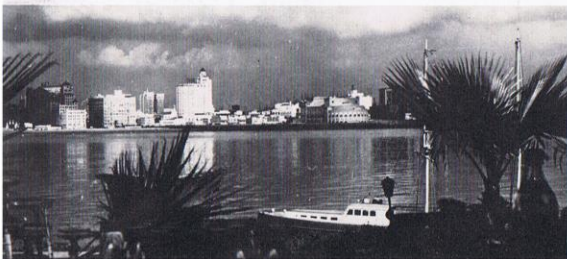
Long Beach—a center of the air-space industry.



New buildings reflect a healthy economic growth.



Proposed site for the World Exposition of 1966, to be built in Long Beach Harbor.



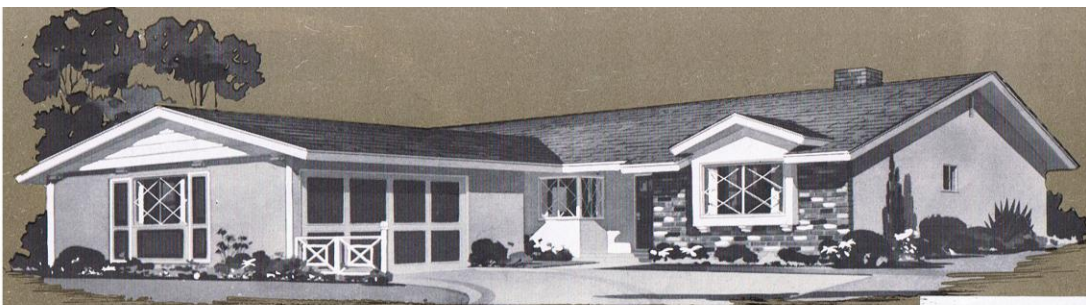
Harbor view—and the dynamic Long Beach skyline.

DICK JARED

PH. 430-4815

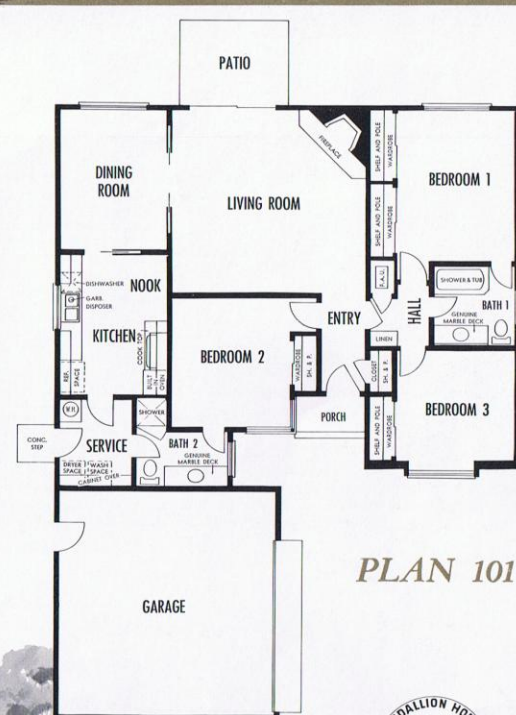


RECREATION is a major consideration in Long Beach City planning—a total of 93 parks comprise 2305 acres, with an additional 516 acres planned. Long Beach boasts a lovely waterfront and beach area 5.4 miles long and 350 feet wide. And, El Dorado Park Estates is "next door" to the fabulous new planned El Dorado City Park, with its excellent golf course.



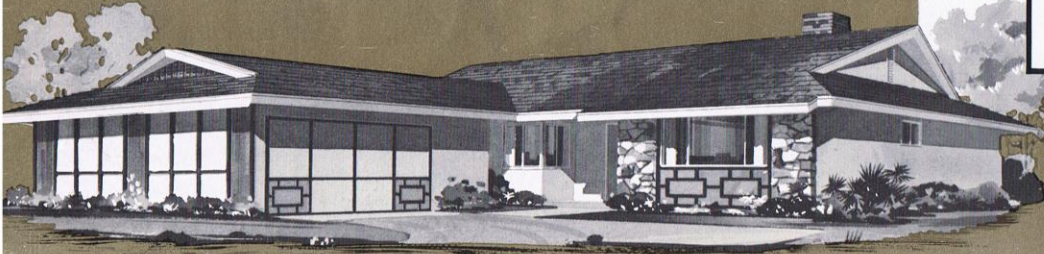
Lily . . . Plan 101-A

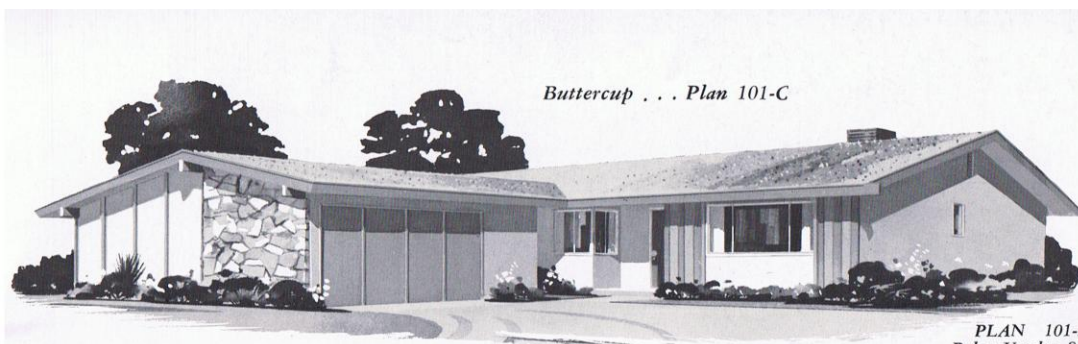
Visible from the front entry, a huge corner fireplace provides the center of interest for a large living room. An adjoining dining room can be closed off behind double sliding doors. Three large bedrooms include one ideally separated from the others for optional use as a den/guest room. The connecting bath is accessible also to kitchen and service area. Between kitchen and dining room is a sliding door for privacy. Living room and bedrooms feature large unbroken wall expanses for easy furniture arrangement. Sliding glass doors link the living room to a broad patio and garden area.



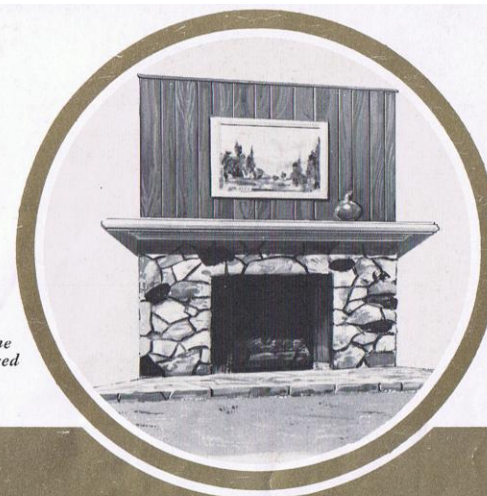
PLAN 101

Hyacinth . . . Plan 101-B





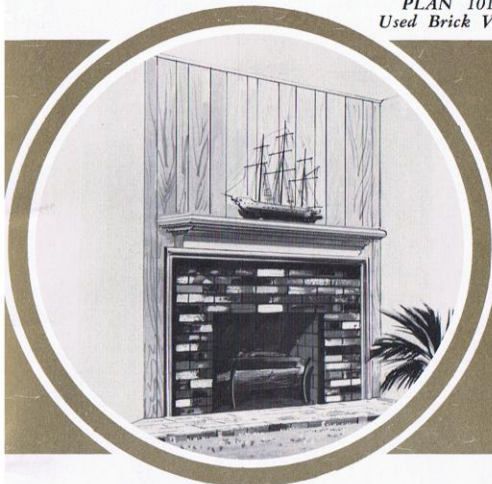
Buttercup . . . Plan 101-C



PLAN 101-B
Palos Verdes Stone
and Driftwood Mixed

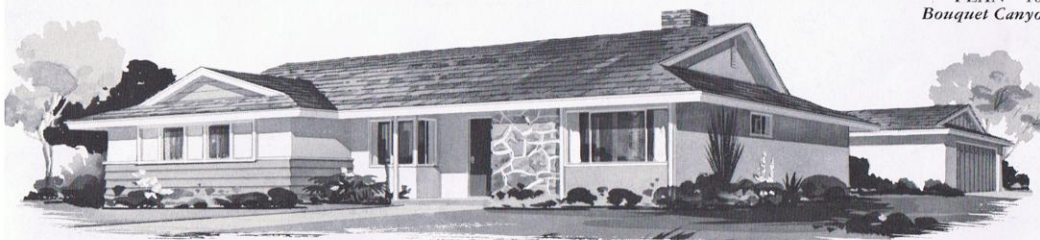
PLAN 101-D
Norman Brick

PLAN 101-A
Used Brick Veneer

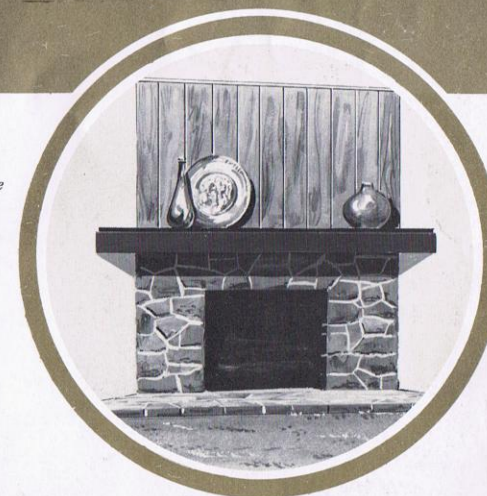


Apple Blossom . . . Plan 101-D

PLAN 101-C
Palos Verdes Stone
PLAN 101-E
Bouquet Canyon Stone



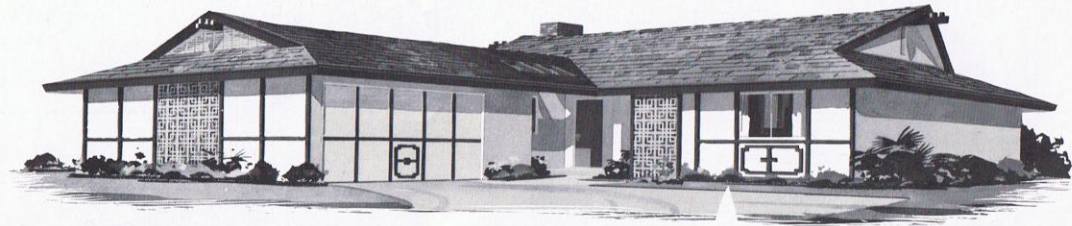
Poppy . . . Plan 101-E





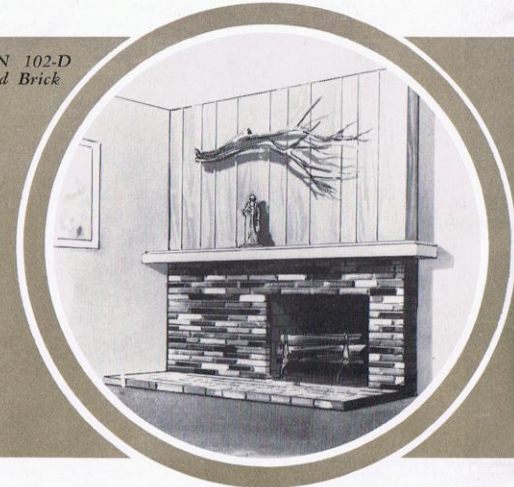
PLAN 102-A
Jumbo Brick Vertical Joint

PLAN 102-C
Bouquet Canyon Stone



Morning Glory . . . Plan 102-A

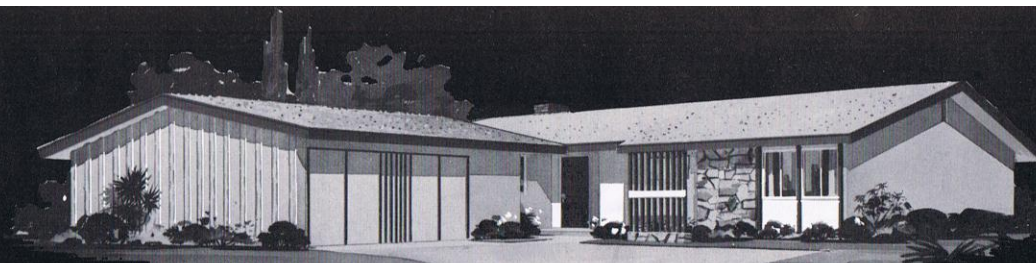
PLAN 102-D
Used Brick



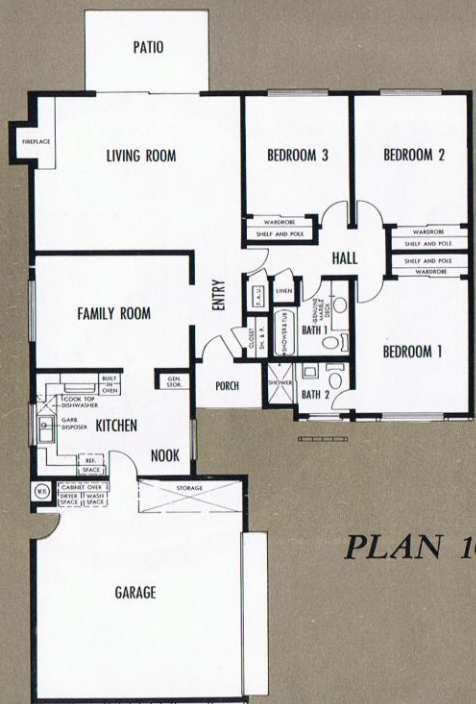
PLAN 102-B
Palos Verdes Stone



Iris . . . Plan 102-B



Lupine . . . Plan 102-C



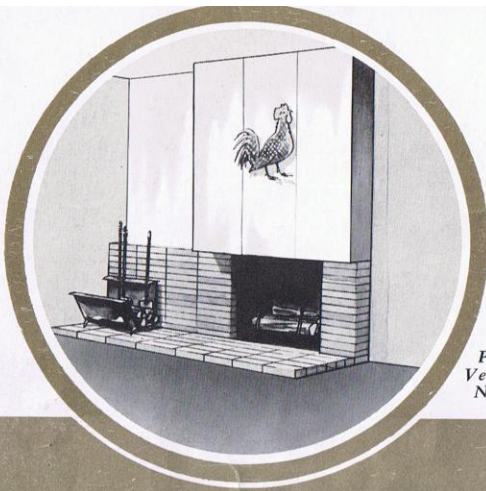
PLAN 102

Perfect for the family with growing children, this home has three bedrooms grouped together for "quiet-zoned" living. Kitchen, family or formal dining room and living room are on the other side of a slate floored entry hall. The spacious kitchen nook has a window overlooking the front entrance. Kitchen and service area of the large two-car garage are separated by a self-closing door. Optional double folding doors screen the family room from entry and living room. All the bedrooms feature large wardrobe closets, and the master bedroom has its own bath. Additional quality construction features are the separate service entrance to garage plus outside water heater access.

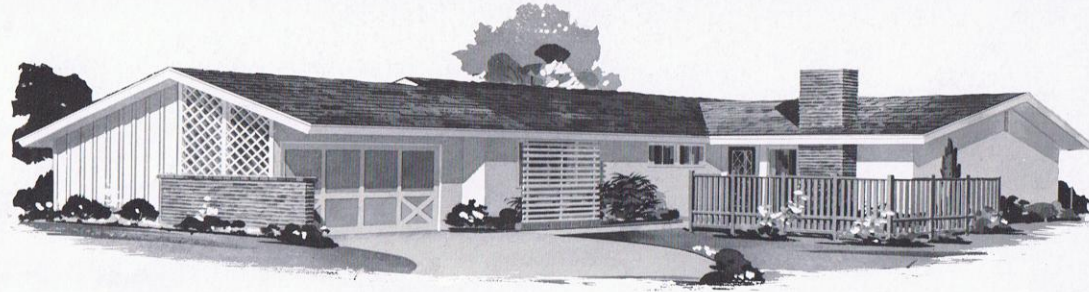


Honeysuckle . . . Plan 102-D



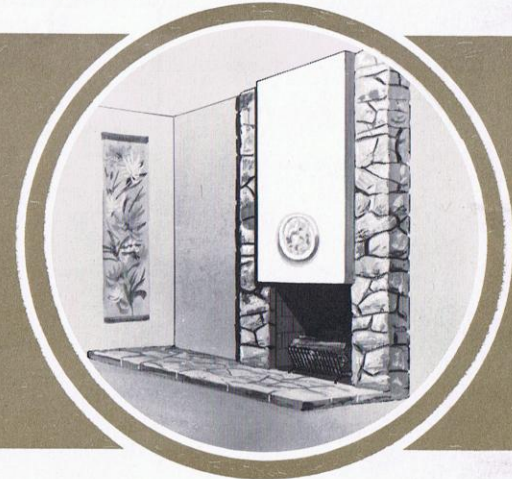


PLAN 103-A
Vertical Stacked
Norman Brick

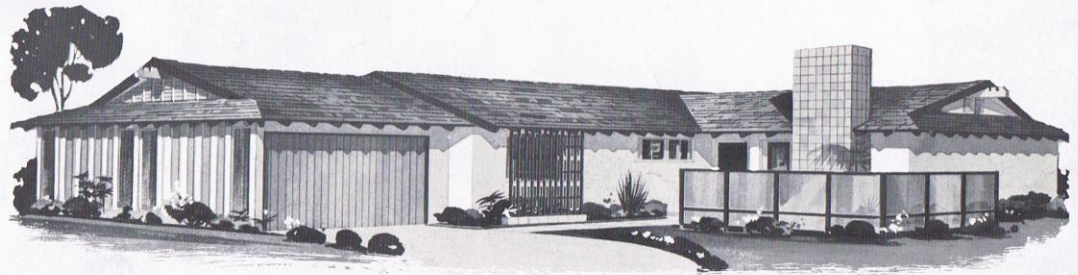
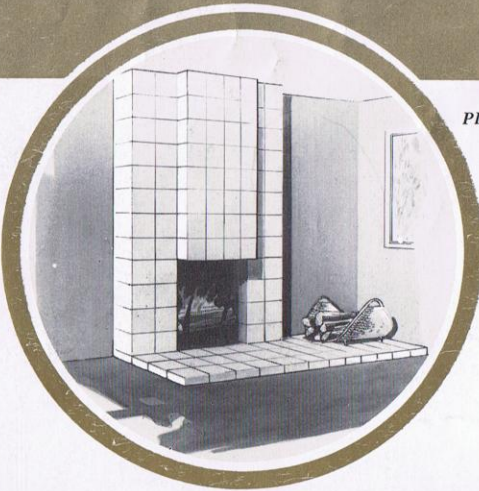


Violet . . . Plan 103-A

PLAN 103-D
Palos Verdes Stone



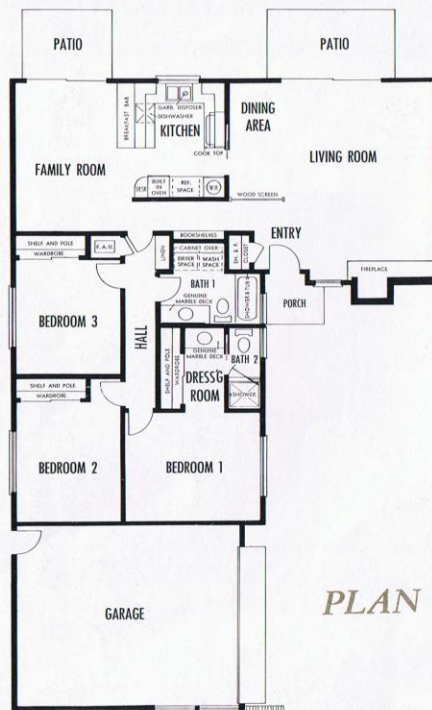
PLAN 103-B AND C
Concrete Block



Verbena . . . Plan 103-B



Aster . . . Plan 103-D

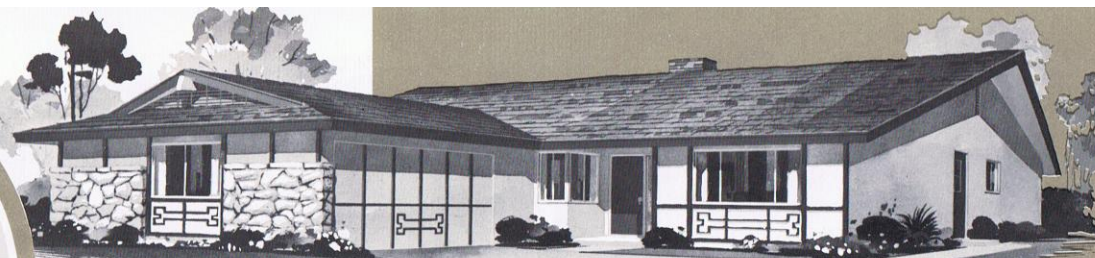
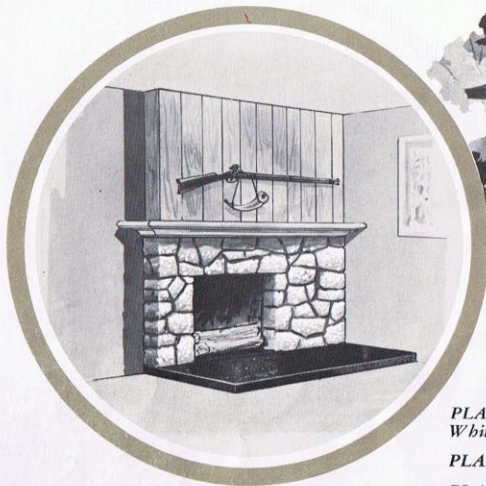


PLAN 103

This spacious three-bedroom design is planned for privacy, with front entrances set well back from the street and screened by an optional decorative wood fence. Bedrooms are grouped together, with the master bedroom boasting a dressing room and compartmented bath. A trend-setting convenience innovation is the provision for washer and dryer installation in the main bath. The step-saving kitchen is situated between family room and the dining area. A decorative screen shields dining area from hallway and built-in bookshelves. Massive fireplace at front of living room is directly opposite a sliding glass door at rear, opening onto the patio. The family room also has its own sliding glass door and patio, perfect for dining.

Hydrangea . . . Plan 103-C





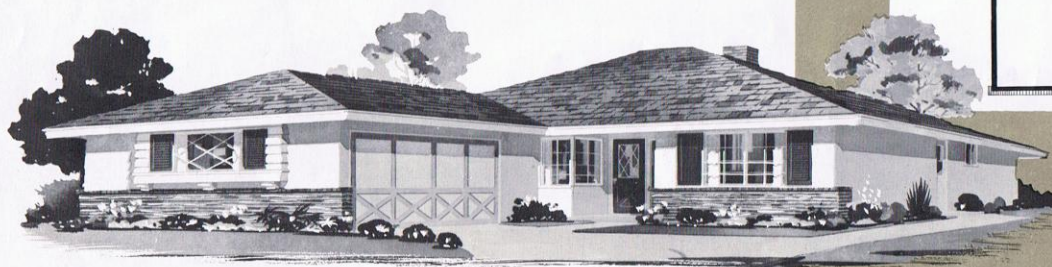
Azalea . . . Plan 104-A

- PLAN 104-A
White Dolomite With Slate Hearth
 PLAN 104-C *Palos Verdes Stone*
 PLAN 104-D *Bouquet Canyon Stone*

Four bedrooms all on one level, with separate dining and spacious service areas, are highlights of this plan. Rear wall of the comfortable living room is shared by a magnificent wood-burning fireplace and a sliding glass door opening onto the patio and garden area. A decorative wood screen divides the living room and hallway leading to bedrooms. A second bath, handy to the entryway and living areas, also serves as a guest powder room. The large attached garage at the front has an unusual amount of extra storage plus a separate service entrance. This we recommend as a most excellent and livable home for the larger family.

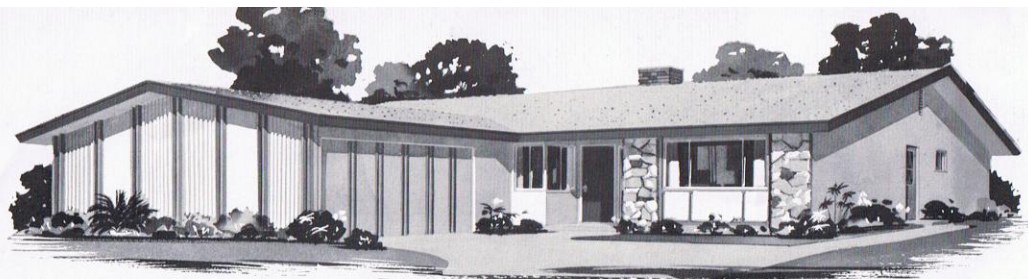


PLAN 104



Mimosa . . . Plan 104-B



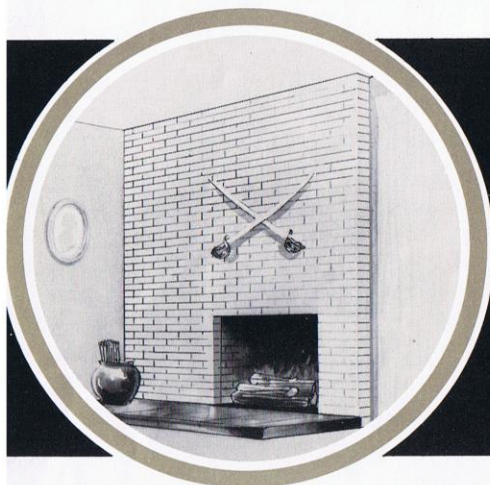


PLAN 104-B
Common Brick Painted With Slate Hearth
PLAN 104-G
Vertical Joint Concrete Block, Painted

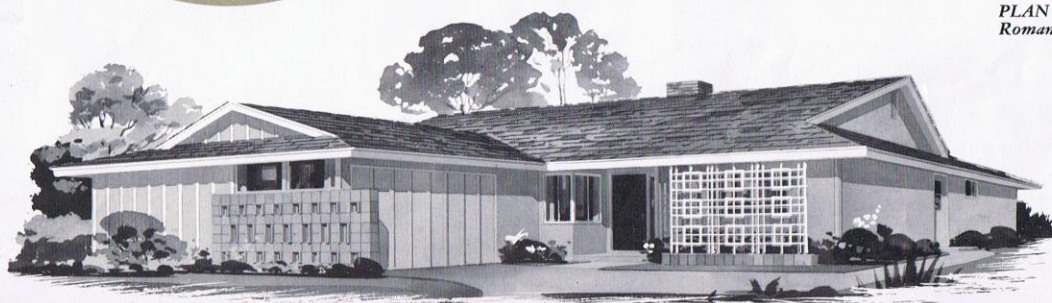
Carnation . . . Plan 104-C



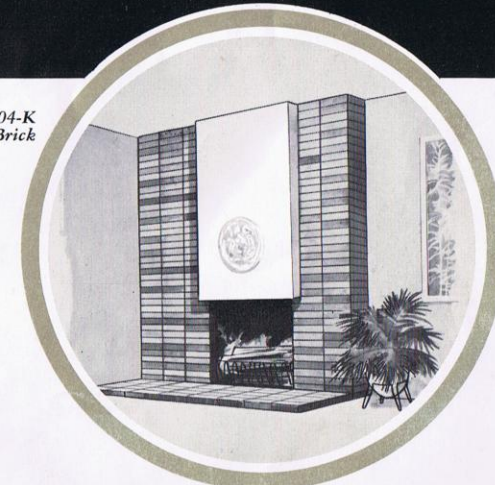
PLAN 104-H
Palos Verdes Stone
PLAN 104-F
Used Brick



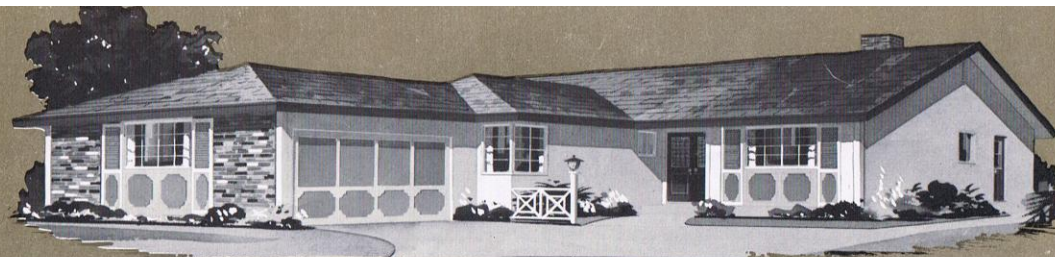
Dablia . . . Plan 104-D



Hollybock . . . Plan 104-G



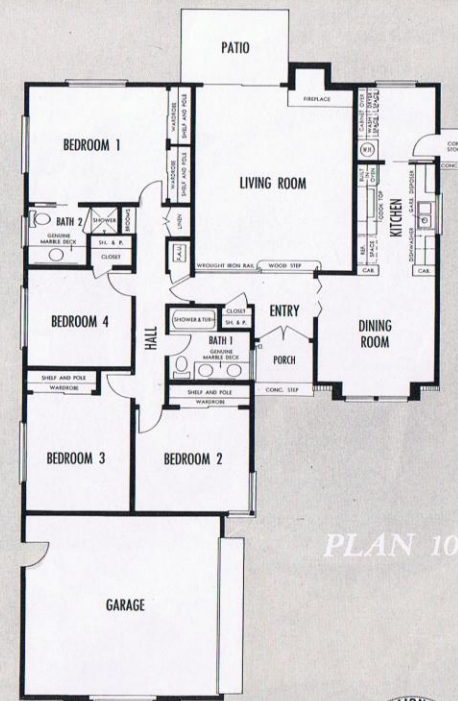
PLAN 104-K
Roman Brick



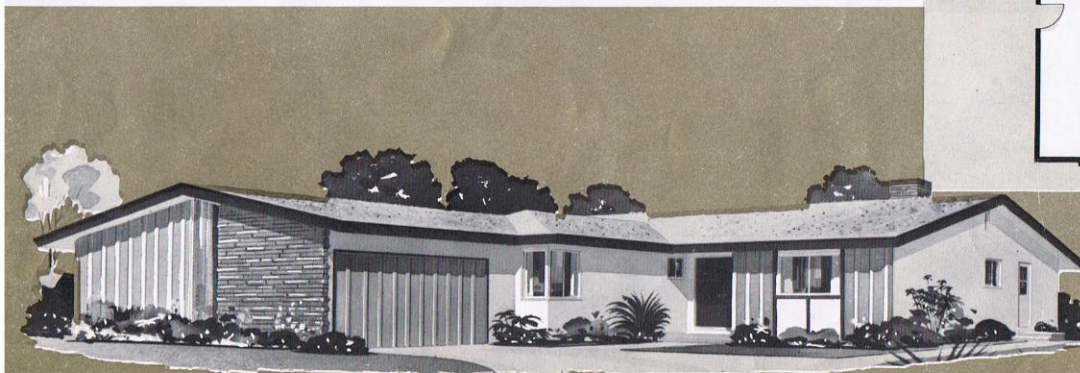
Laurel . . . Plan 105-B

PLAN 105-A
White Dolomite With Slate Hearth
PLAN 105-C Slumpstone Veneer
PLAN 105-F Palos Verdes Stone

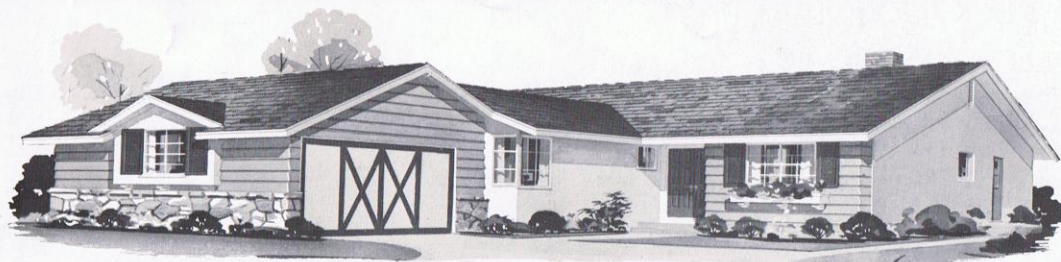
Here is a lovely four-bedroom home with the exceptional beauty of a sunken living room. Double folding doors lead from the entry hall with slate floor to a spacious dining room just off the kitchen. A decorative and elegant wrought-iron railing separates entry hall and lower level of the step-down living room. At the rear of the living room, and visible from the entry, is a majestic wood-burning fireplace and a wall of glass that slides for access to the outside patio and garden area. There is a large room that may be used for a service porch, sewing room or breakfast nook area to the rear of the kitchen, it also has an outside entrance.



PLAN 105

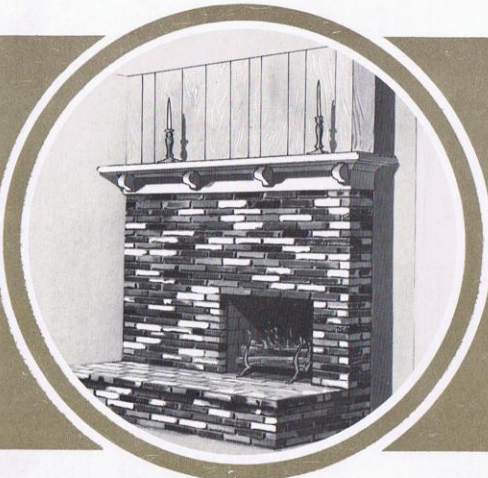
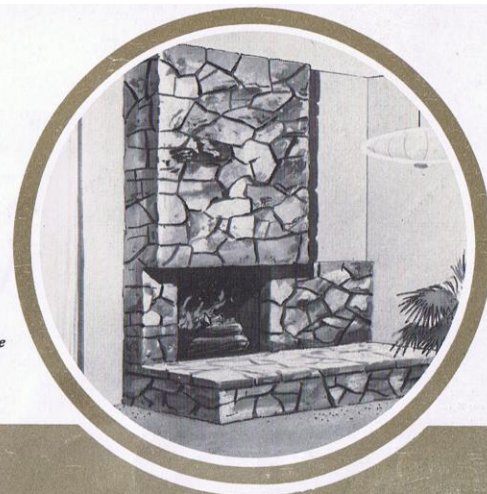


Yucca . . . Plan 105-C

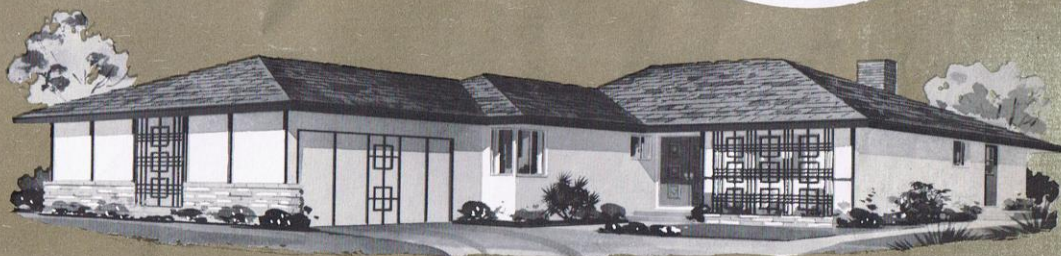


Bluebonnet . . . Plan 105-D

PLAN 105-D Palos Verdes Stone
PLAN 105-E Slumpstone

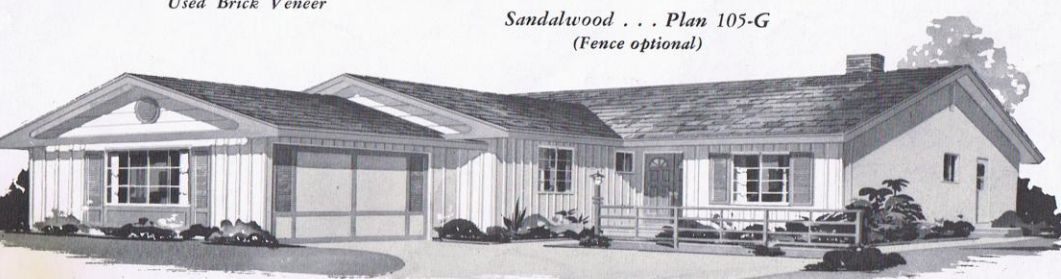


PLAN 105-B
Used Brick Veneer

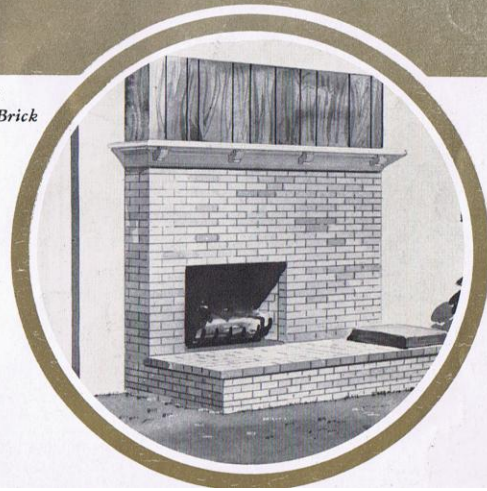


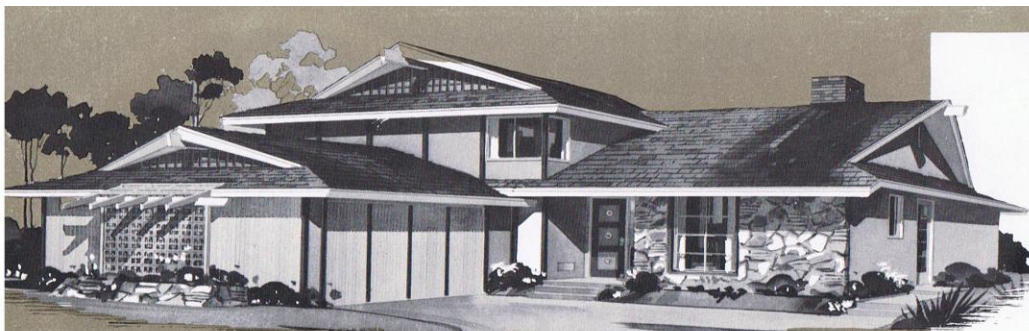
Mayflower . . . Plan 105-E

PLAN 105-G
Painted Common Brick



Sandalwood . . . Plan 105-G
(Fence optional)

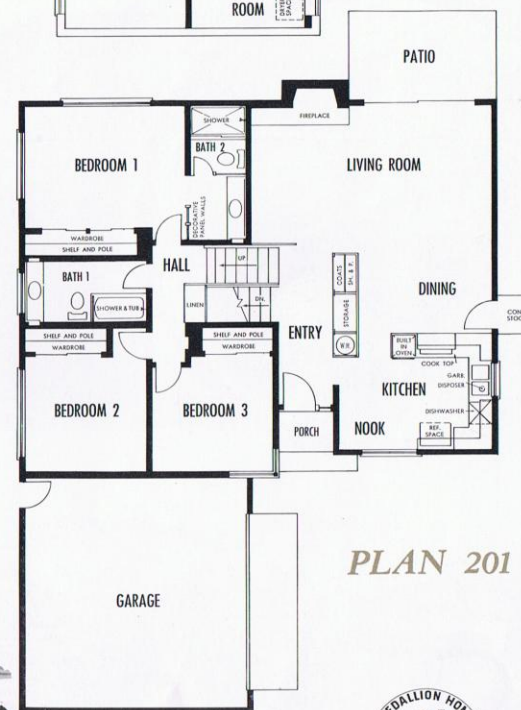
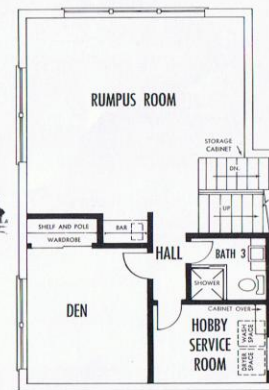
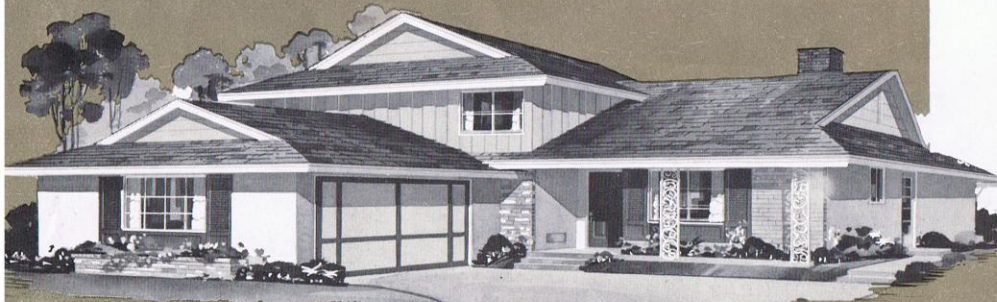




Marigold . . . Plan 201-A

Here is the luxury of split-level design with three bedrooms, three baths (two with showers, one with tub) and den—large rumpus room with built-in wet bar, planned for family fun and entertaining. On the rumpus room level also is a hobby-service room and the den. Large living room, dining and kitchen are on the entry hall level, from which a short stairway leads up to three bedrooms and two baths. Another stair descends to the rumpus room, den, third bath and service room. A truly spacious home, this popular plan has a large kitchen with its own nook area in addition to the dining area. A wall of cabinets separates dining area from entry hall. In the master bedroom, a decorative panel screens the pullman lavatory and compartmented bath.

Hawthorn . . . Plan 201-B



PLAN 201



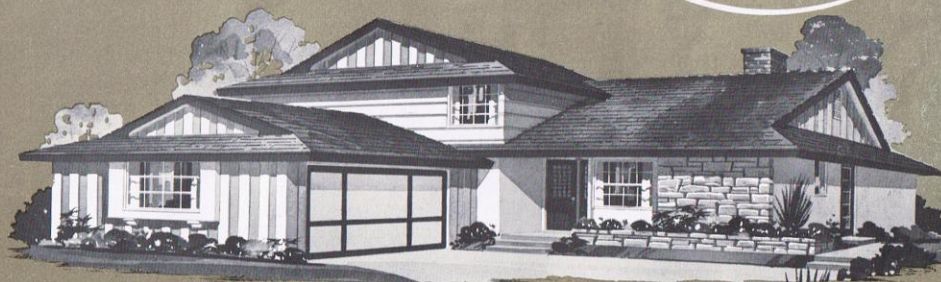
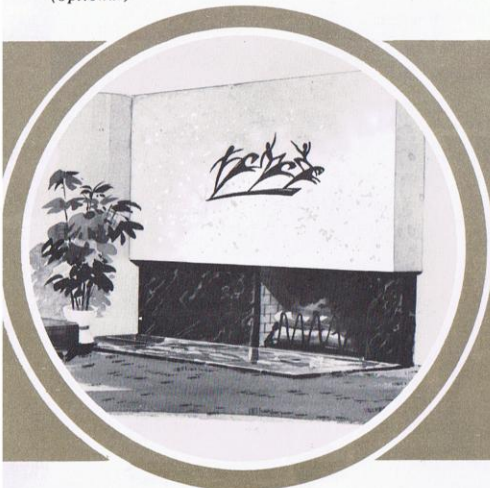
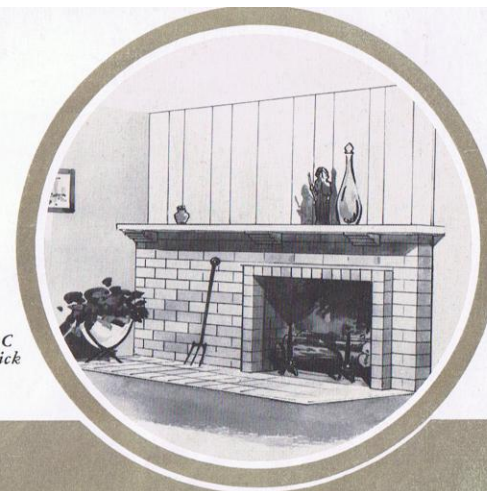


PLAN 201-A
Black Marble
(optional)

Lilac . . . Plan 201-C

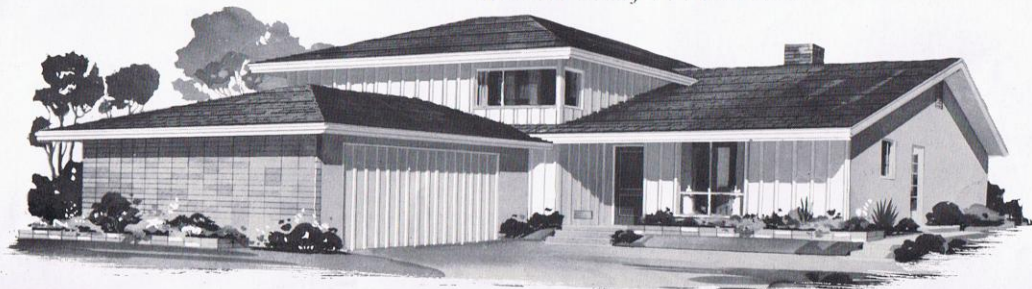
PLAN 201-B and C
Painted Common Brick

PLAN 201-E
Texas Limestone



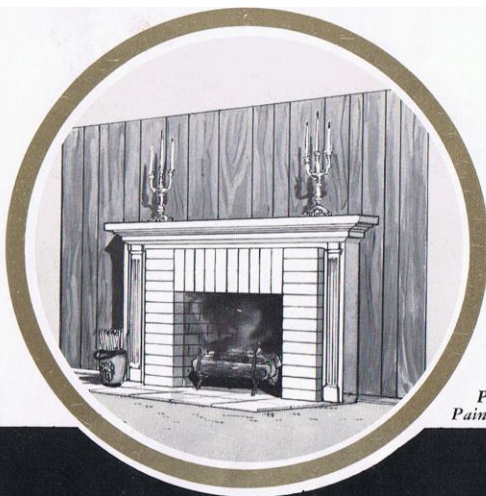
Delphinium . . . Plan 201-E

American Beauty . . . Plan 201-D



PLAN 201-A and D
Palos Verdes Stone





PLAN 202-A
Painted Jumbo Brick



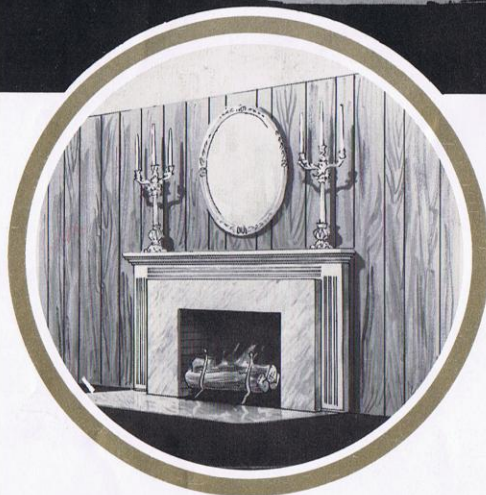
Magnolia . . . Plan 202-A



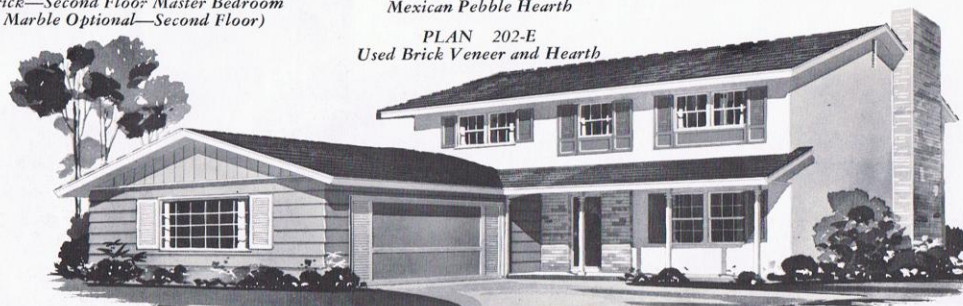
Hibiscus . . . Plan 202-B



PLAN 202-B and D
Palos Verdes Stone
Mexican Pebble Hearth

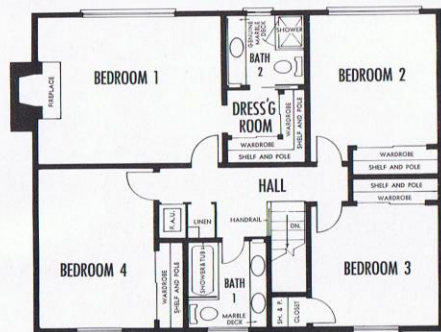


PLAN 202-C
White Marble Face—First Floor
Jumbo Brick—Second Floor Master Bedroom
(White Marble Optional—Second Floor)

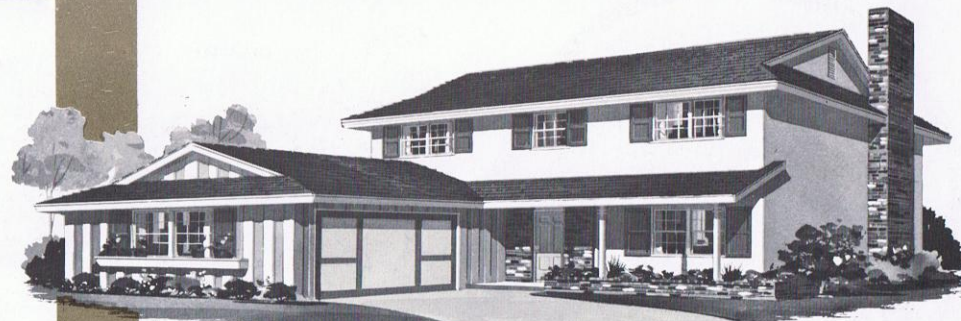


Camellia . . . Plan 202-C

PLAN 202-E
Used Brick Veneer and Hearth

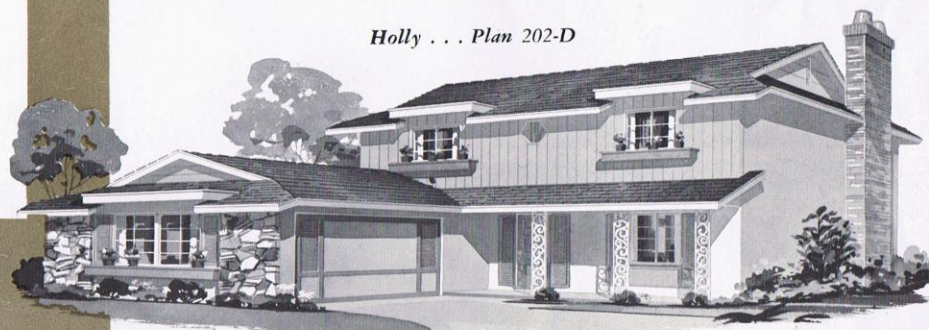


PLAN 202



Goldenrod . . . Plan 202-E

With all the convenience you find in a two-story design, this elegant home has five bedrooms, three baths and two fireplaces—and a feeling of true spaciousness. Widely separated family room and formal dining room, each have sliding glass doors opening onto separate concrete patio, each ideal for outdoor dining. From the living room also there is a sliding door to the rear patio. A breakfast bar divides family room and kitchen. A graceful stairway leads to the upper floor and its four bedrooms. The master bedroom suite has its own wood-burning fireplace, wardrobe dressing room and private bath. Double door arrangement of first-floor bedroom and bath allows bedroom to be closed off and the bath left accessible.



Holly . . . Plan 202-D



SELECT LOCATION... An artist's visualization of the entire development as proposed

In a garden setting adjacent to the proposed El Dorado Park, this magnificent community of beautiful homes is ideally situated on a splendid choice of residential property, making downtown Long Beach, the ocean, marinas and beaches just to the south all within easy reach—and Long Beach State College is nearby.

Through the years ahead, this location can prove its exceptional value to your family, as the city continues its program of dynamic expansion. Here is truly one of the finest locations and greatest new home values in the entire Southland—a fine residential community located completely within the City of Long Beach.

El Dorado Park

ESTATES ... *dramatically different!*

CUSTOM DESIGNED ELECTRICAL FIXTURES

Genuine **LATH & PLASTER** walls and acoustical type ceilings

CONCRETE driveways, walks and patios

Magnificent fireplaces in a wide variety of designs and materials, dramatizing the decor of each home

Medallion All-Electric Kitchens—**FRIGIDAIRE** built-in range, double oven and dishwasher, **MODERN-AIRE** color-coordinated hood and fan—100 Amp electric service, silent switches and flexible conduit wiring—**WASTE KING** Garbage Disposer, durable cast iron sinks.

Lavish use of natural ash in cabinetry and wall paneling—also doors of natural ash and some painted to match the color decor

Gladding McBean **HERMOSA TILE** kitchen worktops in most, **PACIFIC CERATILE** "300" tile in others

Armstrong **PATRICIAN VINYL** floors in kitchen, service porch and some of the family rooms

ROCKWOOL insulation in ceiling.
Vents for dryers

Beautiful slate or terrazzo entry hall floors

Aluminum framed sliding glass doors, with fiberglass aluminum-framed screens

GENUINE MARBLE topped pullman lavatories—some "Mr. and Mrs." ... **HERMOSA TILE** in showers and to 5 feet over tubs

PIONEER forced air heating with summer cooling switch—**AIR CONDITIONING** if ordered prior to construction is optional extra

No. 1 select straight-grain wood shingle roofs ... shake roofs are optional extra, if ordered prior to construction

Lawns seeded, front, sides and rear. Parkway trees

Exotic planters and exterior ornamentation of stone, brick, wood, Dolomite, Palos Verdes, Bouquet Canyon or Slump Stone

PIONEER 40 and 50 gallon hot water heaters, glass lined, with 5 year guarantee

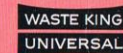
AMERICAN-STANDARD plumbing fixtures—cast iron double-bowl sink, full-size cast iron contour tub, and stylish oval pullman lavatories

Color coordination, model home furnishings and decorations by C. TONY PEREIRA

Swimming pools by Shell-Pools of Encino



Architects: David Freedman A.I.A.
James R. Wilde A.I.A.
Titles by: Title Insurance & Trust Co.



Modern-Aire



parkside
living

in
Long
Beach

The ultimate in relaxed carefree living can be yours in this preferred new community within the city of Long Beach. In an excellent location which can prove even finer in the future, your home in El Dorado Park Estates can be the envy of many for years to come. Here you will enjoy easy accessibility to the many Long Beach cultural and recreational areas. The thoughtfulness and careful planning which provide for your luxury now, also assure you lasting value. Your builders have built many of the better homes in and around the city of Long Beach, and know the preferences of new home buyers possibly better than anyone else in the area. Our reputation for excellence and customer satisfaction can be your best assurance of making a fine investment in a lovely new El Dorado Park Estates home.

Built by



Experienced Builders of Better Homes in the Southland

El Dorado Park

ESTATES

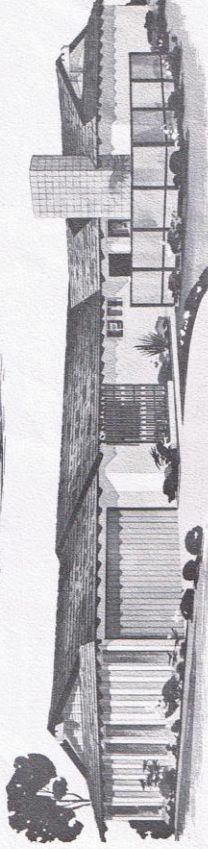
Plan 101-B →
3 Bedrooms — Separate
Dining Room — 2 Baths
Available in 5 exteriors



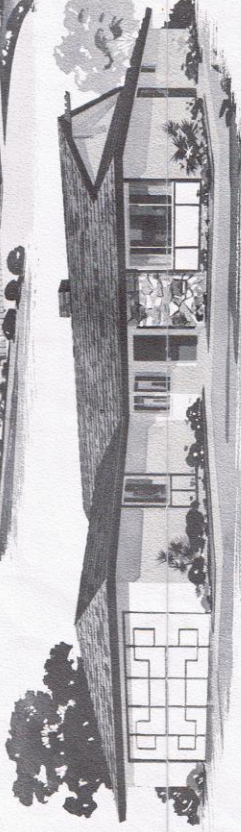
Plan 102-A →
3 Bedrooms — Family
Room — 2 Baths
Available in 4 exteriors



Plan 103-B →
3 Bedrooms — Family Room
2 Baths
Available in 4 exteriors



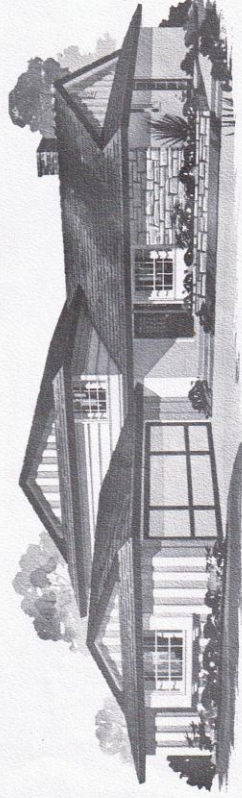
Plan 104 →
4 Bedrooms — Dining Room
2 Baths
Available in 9 exteriors



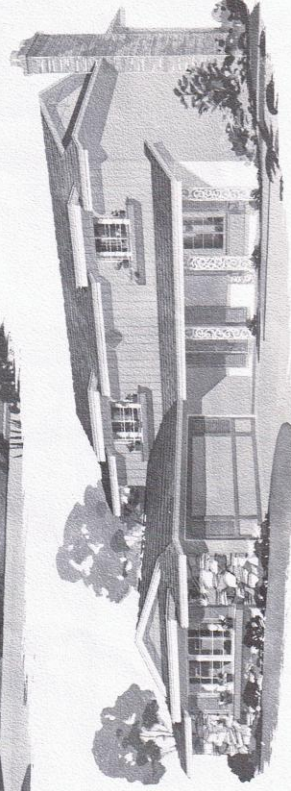
Plan 105 →
4 Bedrooms — Separate
Dining Room — 2 Baths
Available in 7 exteriors



Plan 201 →
3 Bedrooms — Den
Rumpus Room — 3 Baths
Available in 5 exteriors



Plan 202 →
5 Bedrooms — Dining Room
Family Room — 3 Baths
Available in 5 exteriors



El Dorado Park

ESTATES ... dramatically different!



Plan 101 — \$29,950
Plan 104 — 31,400
Plan 105 — 32,450
Plan 201 — 38,900
Plan 202 — 38,450
Plan 203 — 36,400
Plan 204 — 41,950
Some Lots and Exteriors
Higher in Price.

CUSTOM DESIGNED ELECTRICAL FIXTURES

Genuine LATH & PLASTER walls and acoustical type ceilings

CONCRETE driveways, walks and patios

Magnificent fireplaces in a wide variety of designs and materials, dramatizing the decor of each home

Modern-Old

Medallion All-Electric Kitchens—FRIGIDAIRE built-in range, double oven and dishwasher. MODERN-AIRE color-coordinated hood and fan—100 Amp electric service, silent switches and flexible conduit wiring—



WASTE KING Garbage Disposer, durable cast iron sinks. Lavish use of natural ash in cabinetry and wall paneling—also doors of natural ash and some painted to match the color decor

Gladding McBean HERMOSA TILE kitchen worktops in most. PACIFIC CERATILE "300" tile in others

Armstrong PATRICIAN VINYL floors in kitchen, service porch and some of the family rooms

ROCKWOOL insulation in ceiling. Vents for dryers

Beautiful slate or terrazzo entry ball floors

Aluminum framed sliding glass doors, with fiberglass aluminum-framed screens

GENUINE MARBLE topped pullman lavatories—some "Mr. and Mrs." ... HERMOSA TILE in showers and to 5 feet over tubs

PIONEER forced air heating with summer cooling switch—AIR CONDITIONING if ordered prior to construction is optional extra

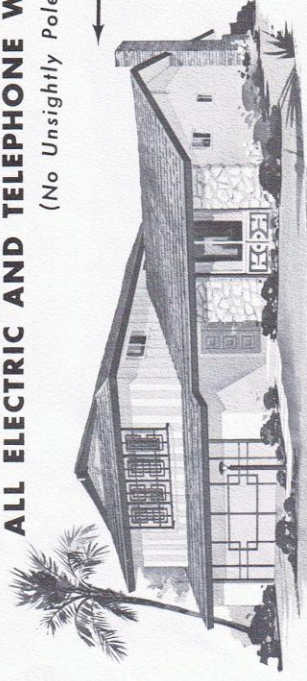
No. 1 select straight-grain wood shingle roofs ... shake roofs are optional extra, if ordered prior to construction

Lawns seeded, front, sides and rear. Parkway trees. Exotic planters and exterior ornamentation of stone, brick, wood, Dolomite, Palos Verdes, Bouquet Canyon or Slump Stone

PIONEER 40 and 50 gallon hot water heaters, glass lined, with 5 year guarantee

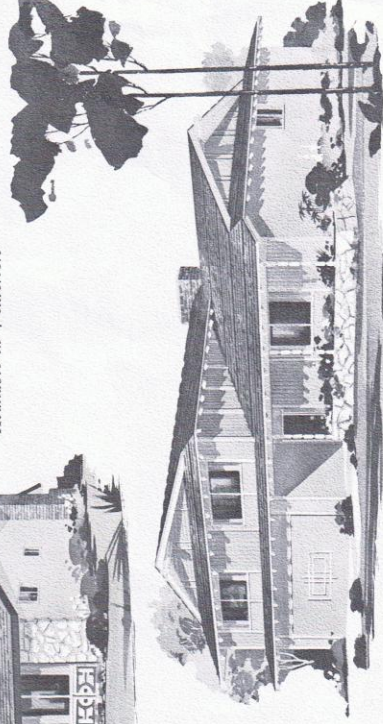
AMERICAN-STANDARD plumbing fixtures—cast iron double-bowl sink, full-size cast iron contour tub, and stylish oval pullman lavatories

ALL ELECTRIC AND TELEPHONE WIRES UNDERGROUND (No Unsightly Poles)



Plan 204-D
4 Bedrooms — Dining Room — Family Room
3 Baths
Available in 4 exteriors

Plan 203-B
4 Bedrooms — Family Room
3 Baths
Available in 4 exteriors



Built by

Pride of Quality

Color coordination, model home furnishings and decorations by C. TONY PEREIRA
Swimming pools by Shell-Pools of Encino

Architects: David Freedman A.I.A.
James R. Wilde A.I.A.
Titles by: Title Insurance & Trust Co.

