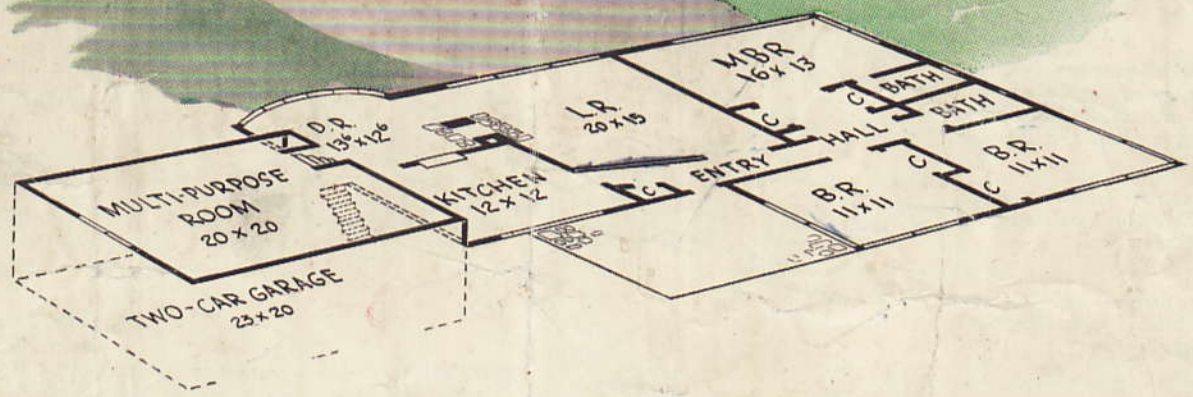


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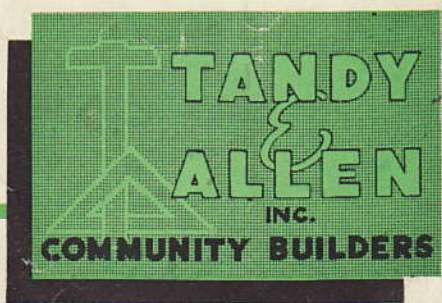
Threshold to Fine Living

a new achievement in modern home design

The "Saddle-Ranch"



*One of America's better homes in one of
America's prize-winning Communities*

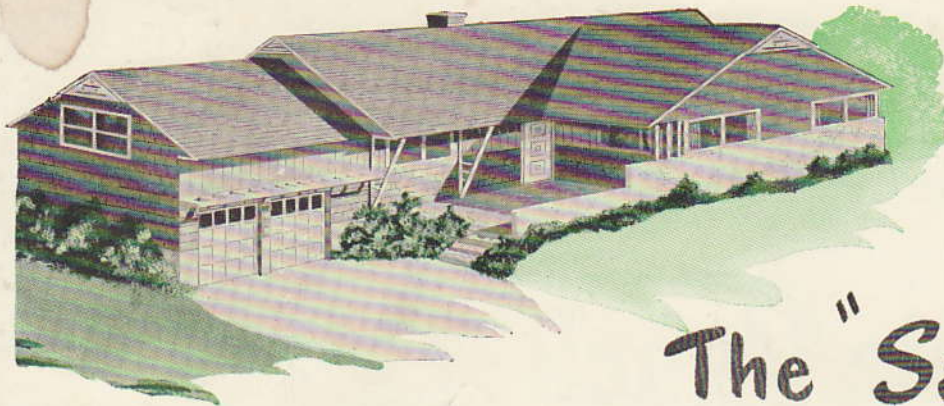


Saddle-Wood Hills

Tandy & Allen, Inc.

Tel. WEStwood 5-2750

HILLSDALE, Bergen County, NEW JERSEY



The "Saddle-Ranch"

. . . a distinguished and original ranch home.

From the moment it began to take shape on the drawing-board, Tandy & Allen, Inc., its planners and builders, envisioned in the "Saddle-Ranch," an incomparably hospitable home, beautiful and vitally new.

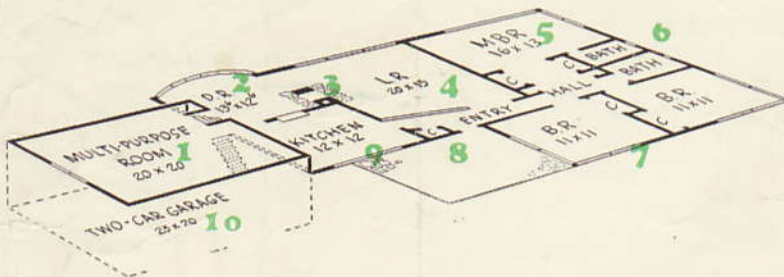
Its conception was inspired by a thoroughgoing knowledge of the things the American family wants and needs in a modern home. Space, utilized ingeniously to offer the woman of the house greater leisure by lessening work; space artfully contrived to serve every mood and inclination of each member of the family. The 7-room

"Saddle-Ranch" is built on 4 split levels of cellar, garage, first floor and den floor — yet brilliant design has enhanced the ground-skimming, graceful look of its ranch-type exterior.

The "Saddle-Ranch" brings sun and air to one's hearth, merges the arts of nature with the skill and workmanship of man. It is a stunningly successful consummation of its builders' plan to focus the deep satisfactions of town and country living within the walls of a surpassingly fine home.

This floor plan graphically illustrates the outstanding features of this superb home . . .

- 1** 20'x20' all-purpose den, television, guest, study or play room with vaulted cathedral ceiling, asphalt tile flooring
- 2** 13'6"x12'6" dining room with Twindow insulated glass bay window wall
- 3** 2-way fireplace of Roman-face brick, with flagstone hearths
- 4** 20'x15' living room with Twindow all-glass wall overlooking garden



- 10** 23'x20' 2-car garage with overhead doors, and space for storage, hobby or work area

- 9** 12'x12' kitchen, complete with breakfast corner, refrigerator, washing machine, range and dishwasher

- 5** 16'x13' master bedroom with sliding-door closets
- 6** 2 bathrooms, 1 with colored ceramic tile stall shower, glass-enclosed; the other, colored ceramic tile, with tub and shower
- 7** Two 11'x11' bedrooms with deep closet space
- 8** Center hall entrance giving ingress to other rooms; guest closet



Saddle-Wood Hills

HILLSDALE
New Jersey

Saddle-Wood Hills proudly accepts

Saddle-Wood Hills . . .

a national prize-winning community

Saddle-Wood Hills received nationwide honors as a community outstandingly planned and superbly built, when it was recently awarded a prize in the 1949 Neighborhood Development Contest conducted by the National Association of Home Builders. The prize award announcement stated: "The National Association of Home Builders has uncovered what the better neighborhoods in America are going to look like in the future. It did this through a nationwide contest among home builders and developers to find the best plans in the field of community development."

An additional honor awarded to Tandy & Allen, Inc., was the highly-regarded Certificate of Approval of the Revere Quality House Institute. This recognition is given only for the construction of a superior type of home.

Prize-winning Saddle-Wood Hills is an enchanting community of ranch homes in the Borough of Hillsdale, Bergen County, New Jersey. It nestles in the green, gently-sloping, thickly wooded Pascack Valley.

TRANSPORTATION

At Saddle-Wood Hills you're just 45 minutes away by car from the heart of Manhattan, and just 20 minutes' distance from the George Washington Bridge. Trains of the N.J. & N.Y. branch of the Erie R.R. maintain a regular schedule between Hillsdale and Jersey City. A one-way ticket costs 89¢. Commutation rates are as follows: weekly ticket, \$3.55; 10-trips, \$7.70; 27-trips, \$8.80; 46-trips, \$12.40. Buses of the Rockland and Spring Valley Bus Companies travel at frequent intervals between Hillsdale and New York. Round trip tickets cost 95¢ with the following rates for commuters: 10-trips, \$3.85; 25-trips, \$8.25; 30-trips, \$9.90; 46-trips, \$13.90; 60-trips, \$15.40. Other buses from Saddle-Wood Hills to Hillsdale, Westwood and Ridgewood run on regular schedules.

SHOPPING

There's excellent shopping available to residents of Saddle-Wood Hills. The Hillsdale shopping center—just ¼ mile away—has chain and independent food stores, and an ample variety of other stores and shops. Shopping in adjoining communities is as select and varied as one can find in any metropolitan city.

SCHOOLS AND CHURCHES

The Hillsdale public school is situated at Magnolia and Hillsdale Avenues, just ¼ mile from Saddle-Wood Hills. The school bus transports children to and from the school. Students from Hillsdale attend the fine high schools in Westwood or Park Ridge—approximately 1½ miles away. Within a mile of Saddle-Wood Hills are Catholic and Protestant churches. In nearby Westwood there is a new Jewish Temple, and community center.

THE COMMUNITY

Saddle-Wood Hills prides itself on the people who live in it—folks of taste, charm and culture. It abounds in the kind of human endeavor and associations that enrich the texture of American family life.

Mail this Card Today!

Outlined in this folder are only a few of the notable features of the "Saddle-Ranch." If you wish further information, mail this attached, postage-free card. Without obligation to you, of course.

Typical Financing Plans for the Purchase of the "Saddle-Ranch"

The "Saddle-Ranch" is priced from \$22,990, including the completely equipped General Electric kitchen. Exceptionally accommodating terms—sensibly fitted to the family budget—are available to veterans and non-veterans alike.

PLAN I FOR THE VETERAN

4% 20-year mortgage	\$20,500
Cash down payment	2,490
Monthly charges	
Amortization and interest	124.23
Taxes and insurance (estimated)	27.00
Total monthly cost	\$ 151.23

PLAN II FOR THE VETERAN

4% 25-year mortgage	\$20,500
Cash down payment	2,490
Monthly charges	
Amortization and interest	108.21
Taxes and insurance (estimated)	27.00
Total monthly cost	\$ 135.21

PLAN III FOR THE VETERAN

4% 30-year mortgage	\$20,500
Cash down payment	2,490
Monthly charges	
Amortization and interest	97.88
Taxes and insurance (estimated)	27.00
Total monthly cost	\$ 124.88

PLAN FOR NON-VETERANS

4½% 20-year mortgage	\$16,500
Cash down payment	6,490
Monthly charges	
Amortization and interest	104.39
Taxes and insurance (estimated)	27.00
Total monthly cost	\$ 131.39

If you prefer to put a greater amount of cash down, a proportionate decrease in the monthly payments results. A satisfactory financing plan can be set up to meet the varying preferences of "Saddle-Ranch" buyers. For a specific plan to meet your personal requirements, consult our sales representatives.

IN AWARDING ITS PRIZE TO SADDLE-WOOD HILLS

The National Association of Home Builders stated:

"The projects presented were felt to be an excellent cross-section of the various types of residential developments being built in this country and were a great credit to the home building industry. Sound planning, ingenuity, and knowledge of market appeal were all in evidence in the winning projects."

This nationwide land planning competition was conducted by the NAHB to find the industry's best plans for residential developments. A jury of leading community development experts chose the winners. The award was based on both the site plan and the architectural design of structures.

the Prize



Additional Construction Details of the "Saddle-Ranch"

Exterior of vertical cedar siding, red cedar shingle and brick . . . Twindow glass throughout . . . big, full cellar . . . oil hot-water heat . . . recessed, convector radiation . . . 1/3 of an acre plot and larger . . . beautiful landscaping . . . weather-stripped exterior doors . . . flush-type interior doors . . . fitted aluminum screens

. . . inlaid linoleum floor covering in the kitchen, steel cabinets, formica-topped counters, with porcelain sink . . . aluminum framed windows . . . solar overhang . . . approximately 650 cubic feet of closet space . . . closets with sliding doors; Mr. & Mrs. closets in master bedroom . . . generous storage space throughout.

The Best in Materials and Craftsmanship

Choice of 5 different exterior designs . . . pass-through server between kitchen and dining room . . . approximately 2390 sq. ft. of floor area . . . shoulder-height bedroom windows for privacy and refreshing cross-ventilation . . . heavy asphalt shingle roof . . . plastered wall construction . . . steel girders supporting main floor . . . copper plumbing . . . select best-grade

oak hardwood floors . . . plankweld veneer panelling in oak in the living room; end wall of multi-purpose room panelled with knotty pine in natural grain finish . . . All structural lumber is first grade Douglas fir.

This fine home is the product of skilled craftsmen working under expert supervision. The "Saddle-Ranch" is a superior home—a home to cherish and enjoy.

Saddle-Wood Hills . . . at the heart of everything . . .

