



COMMUNITY DEVELOPMENT



Residential Development Is Surrounded by Beautiful Grounds of Country Clubs

COUNTRY CLUBS SURROUND AREA

Monte Mar Vista Has Novel Setting for Homes

Suitable Restriction Provided for Developments

Huge Amount Represented in Property Transfers

BY AN OBSERVER

(This is the forty-fifth of a series of articles concerning the progress of local community projects as seen by a staff writer—Ed.)

An unusual feature to be boasted by a community development is the proud possession of Monte Mar Vista, a beautiful tract situated in the southwestern section of the city, between Pico and National boulevards. This tract is surrounded on three sides by country clubs, thus assuring ample protection to home owners of a delightful place in which to live, and free from future undesirable encroachments.

This property, being subdivided by McConnell, Forrester & Hays, Beverly Hills realty firm, is bounded on the northeast by the Hillcrest Country Club, on the west by the Rancho Country Club and on the south by the California Country Club. The fourth side is bounded by a high-class residential district. With these advantages the subdividers have provided suitable restrictions for the construction of homes, the minimum cost being \$12,000.

As a result of careful supervision of street improvements, underground installations and other metropolitan conveniences, the property has been the scene of considerable activity in sales. Since the opening of the property to the public more than \$300,000 in sales have been made, a majority of the owners announcing their intention of erecting attractive residences in the near future. A total of \$300,000 has been expended in the development of the tract in the last twelve months.

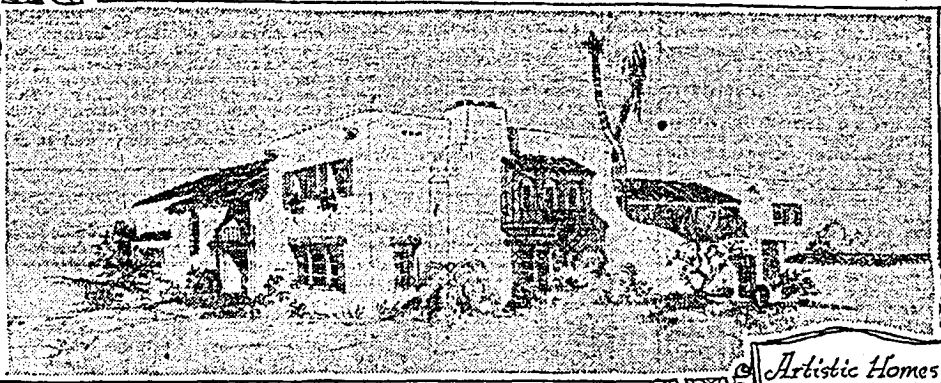
Being located within seven miles from the business center of Los Angeles, near Pico Boulevard, Monte Mar Vista is said to be ideally situated. Access to the tract is made by way of Motor avenue, which extends from Pico Boulevard to the property. This thoroughfare is under improvement at the present time and, when completed, will be paved with concrete and underground conduits installed.

The curvilinear system of streets conforms to the rolling topography, providing reasonable grades, while the surface drainage of the property has been properly arranged to care for storm waters. Water, gas and electricity have been installed ready for the home builder. Each lot has a minimum frontage of sixty-five feet and an approximate depth of 135 feet.

At the present time one home is under construction, but as soon as improvements have been completed many fine dwellings will be started. With the exclusiveness of Monte Mar Vista, provided by the country clubs, future progress is assured.



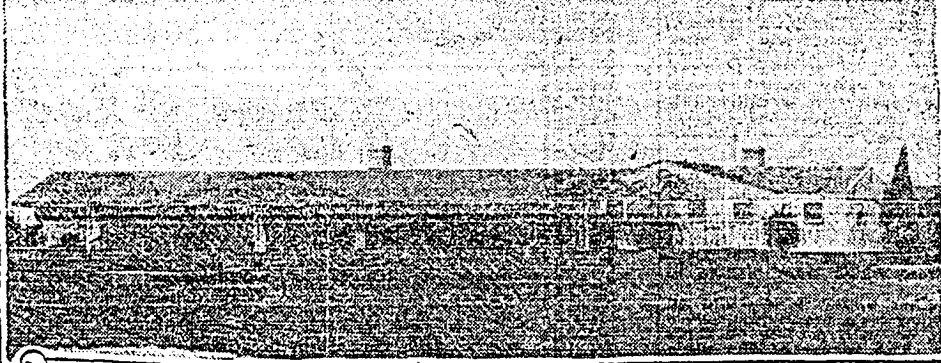
Type of Restrictions



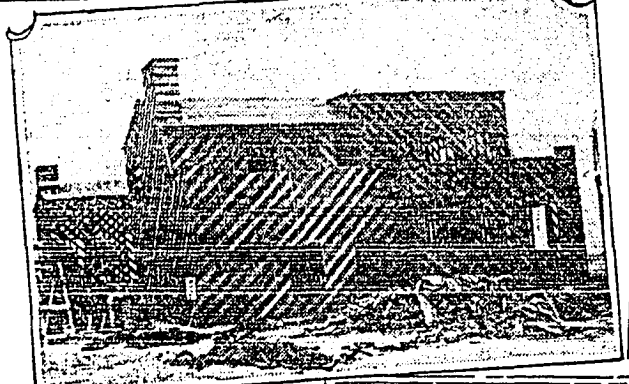
Artistic Homes Featured



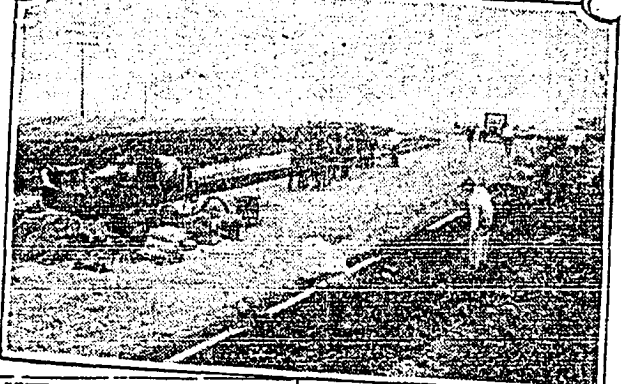
HILLCREST COUNTRY CLUB



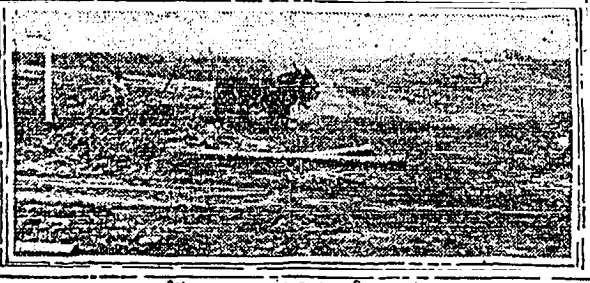
RANCHO GOLF CLUB



HOME UNDER CONSTRUCTION



IMPROVEMENTS INSTALLED



DEVELOPMENT ACTIVITIES