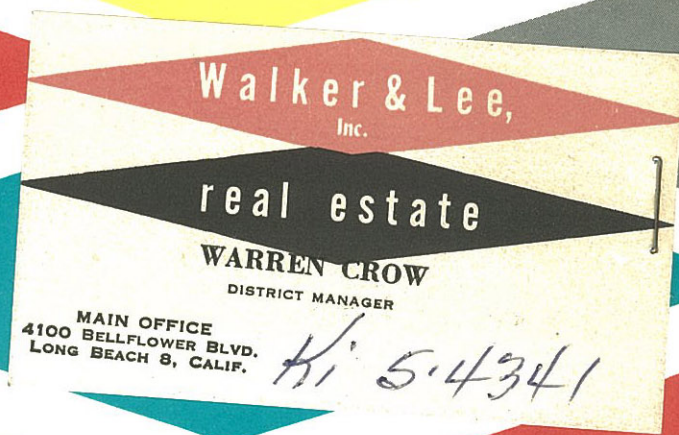


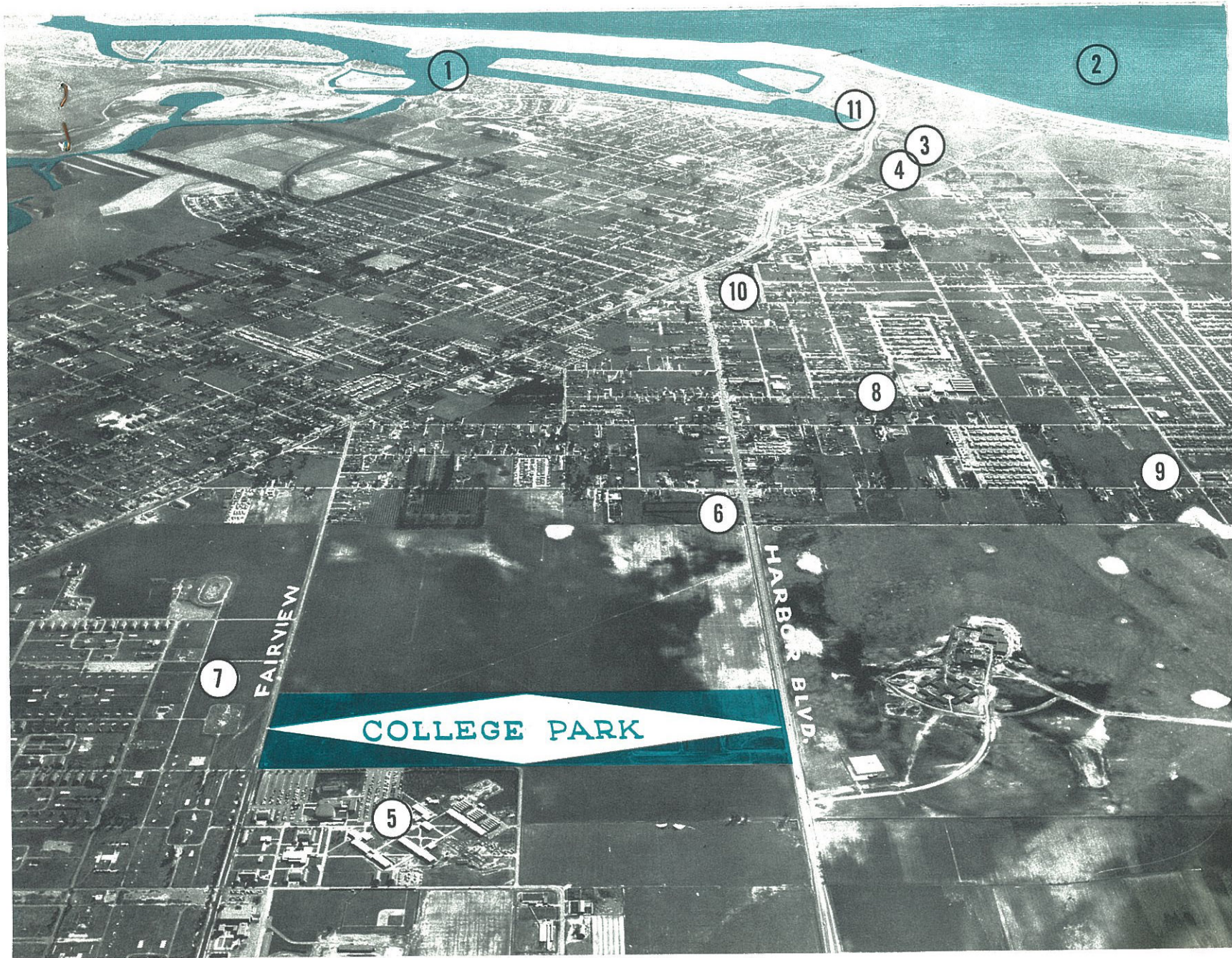


enjoy life in

COLLEGE PARK

3brm 15,950 to 16,300
3 1/2 Den (mesa) 16,950





- (1) Newport Bay
- (2) Pacific Ocean
- (3) Hoag Memorial Hospital
- (4) Helipod
- (5) Orange Coast College
- (6) Proposed Shopping Center
- (7) Proposed High School
- (8) Junior High School
- (9) Grade School
- (10) Costa Mesa Shopping Center
- (11) Lido Shopping Center

your home in

COLLEGE PARK

“where living enjoyment comes first!”

Orange Coast College —



Beach and Bay —



Churches —



Shopping Centers



the location

College Park homes are desirably located in Costa Mesa on the table land of Southern California's Coast, where Westerly winds direct from the Pacific Ocean freshen the air almost every day of the year. College Park is just south of the Orange Coast College . . . a secluded community of fine

homes, featuring year 'round living in a resort atmosphere . . . only a few minutes from beach playgrounds for boating, fishing, and ocean bathing; yet, set in a metropolitan area that is enhanced by near-by modern schools, churches, and shopping centers. College Park is within minutes of four major freeways — just 45 minutes to downtown Los Angeles.

The Story Behind

COLLEGE PARK

HOMES

the homes

College Park Homes will be offered in a variety of exciting floor plans and exteriors. Each model is built with every luxury living accommodation such as large family living area, fireplace, General Electric forced air furnace, General Electric built-in kitchen with washer-drier, cooking top and oven. Many houses have GE built-in dishwashers and refrigerators. These enviable homes are even arranged to include almost twice the usual amount of cabinet space and many, many extras that mean fine living. Illustrated throughout this book are many more features you will find in your College Park Home.

the company

Developers and builders of fine communities, an Orange County firm . . . financially stable and dependable . . . employing up-to-date construction and production methods . . . creating modern house design and decor . . . offering extra home value through good taste . . . end result — more gracious living at less cost in quality homes — planned, designed, constructed by murray-sanders company.



Cedric Sanders, builder



Ian Murray, builder

You'll find all the luxuries you've been looking for and more in . . .

COLLEGE PARK

KITCHENS — with modern all-electric appliances!

- GE Built-in cooking tops and automatic built-in ovens
- GE Garbage Disposals
- GE Washer-dryer combination
- GE Refrigerator and GE Dishwasher available in many models
- Ash Cabinets with flush hollow core doors . . . and about twice as much space as normal
- Natural Ash Desk in every kitchen — with plug-in phone system
- Formica eating bar counter
- Sink Tops of Superamic Tile — triple-glaze Terra Cotta
- Armstrong Vinyl Tile Floors — they're grease proof!
- Copper anodized exhaust ventilating hood
- Utility chopping block — it rolls wherever you need it!
- Pull-down reel lighting fixtures — for dramatic effect



LIVING ROOMS — distinctively beautiful!

- Fireplaces— with gas jet lighters and your choice of: Norman Brick, Fossilized Texas Limestone, Used Brick, Common Brick or Slump Stone — all featuring 5-foot wide chimneys
- Some plans feature fireplace with opening in two rooms
- Some with Quarry Tile entrance hall and hearth!
- Some with Vermont Slate hearth
- Ash paneling and glass-cloth paper

BATHROOMS — extra luxurious

- Dressing room alcove — with mirrored vanity
- Built-in natural Ash cabinets
- Some with two lavatories and marble pullman tops!
- Ceramic Tile showers with sliding glass doors
- Special one handle mixing valve and temperature control shower
- Universal-Rundle "The world's finest bathroom fixtures" in colored china
- In Master Bath — 1,000 watt Thermador Electric Wall Heater
- In Family Bath — Nutone ceiling heater

lots of custom extras!

- First in area with GE forced air furnace and GE controls
- Door chimes — for both front and back doors
- Rust-proof aluminum awning type windows throughout by Timm
- Panorama aluminum sliding glass doors
- Ash "hollow-core" doors throughout
- Big wardrobe closets in every bedroom
- Color coordination by Qvale for easy decorating
- Oversized two-car garages
- Roofed breezeways between house and garage for children's play area

**Many varied
exteriors and
floor plans to
choose from —
FHA and VA
financing**



COLLEGE
PARK

LIVING ROOMS . . .

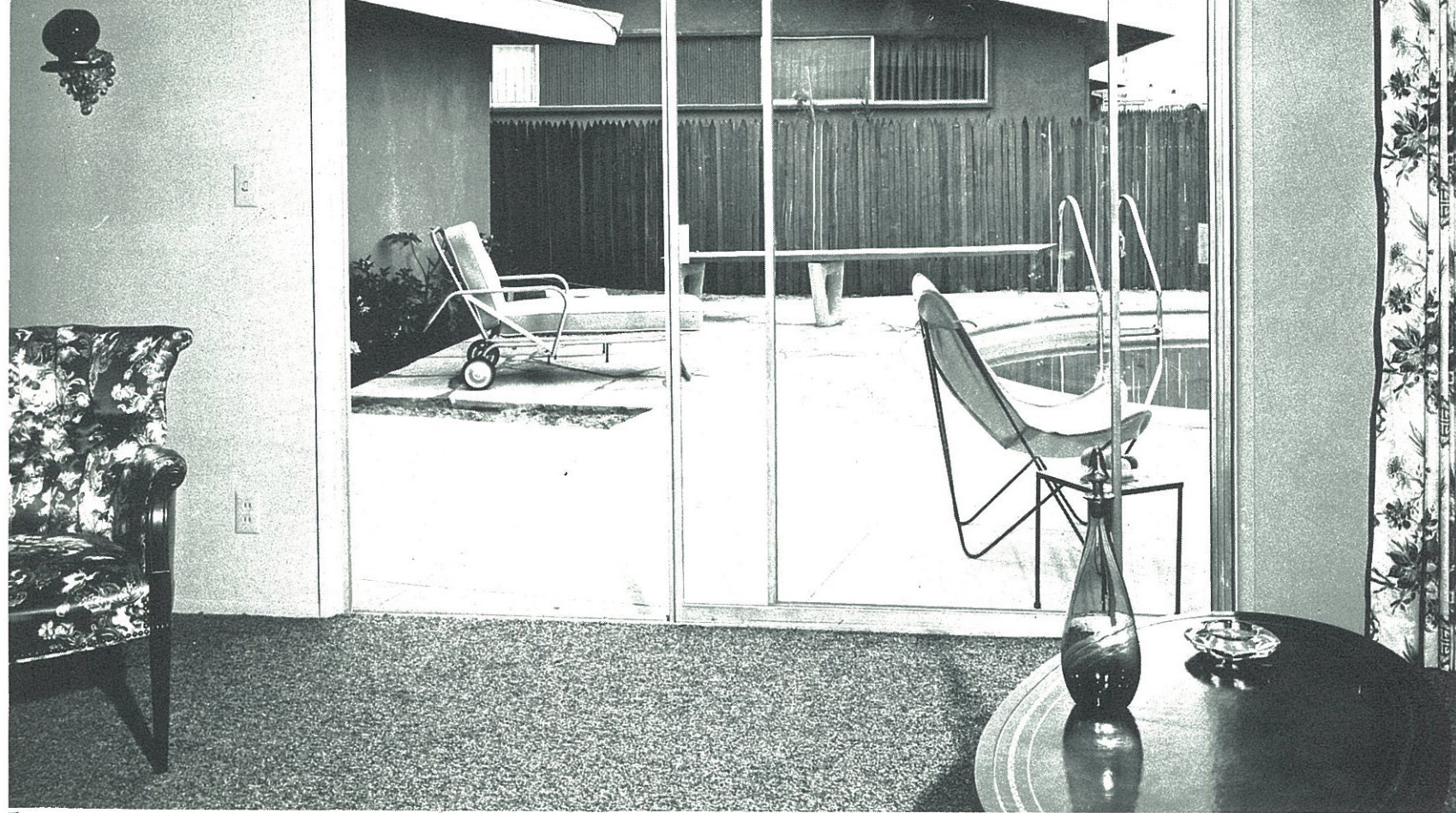


Four beautifully furnished model interiors

F R A N K B R O S. Inc.

2400 American Avenue, Long Beach, California Long Beach 4-8137, Nevada 6-3709

designed for LIVING!!



All living rooms are designed for outdoor living with PANORAMA aluminum sliding glass doors opening to large concrete patios.

Manufactured by Modern Specialties, Inc.
An Affiliate of Steelbilt, Inc.
18025 South Figueroa Street, Gardena, California.

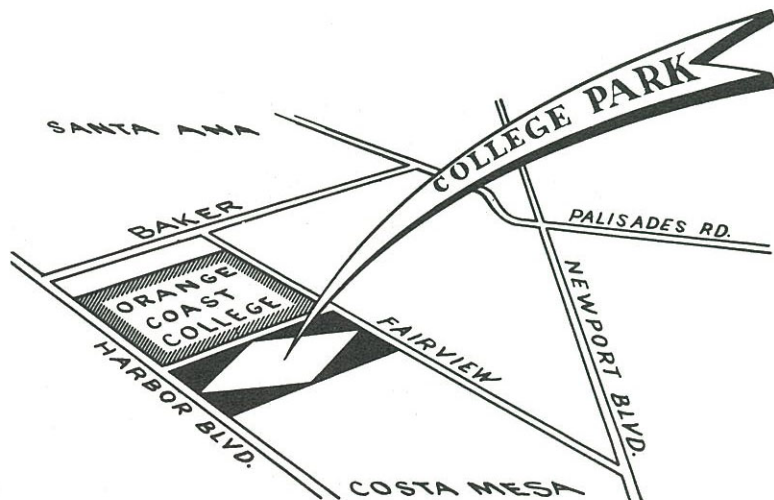
PANORAMA



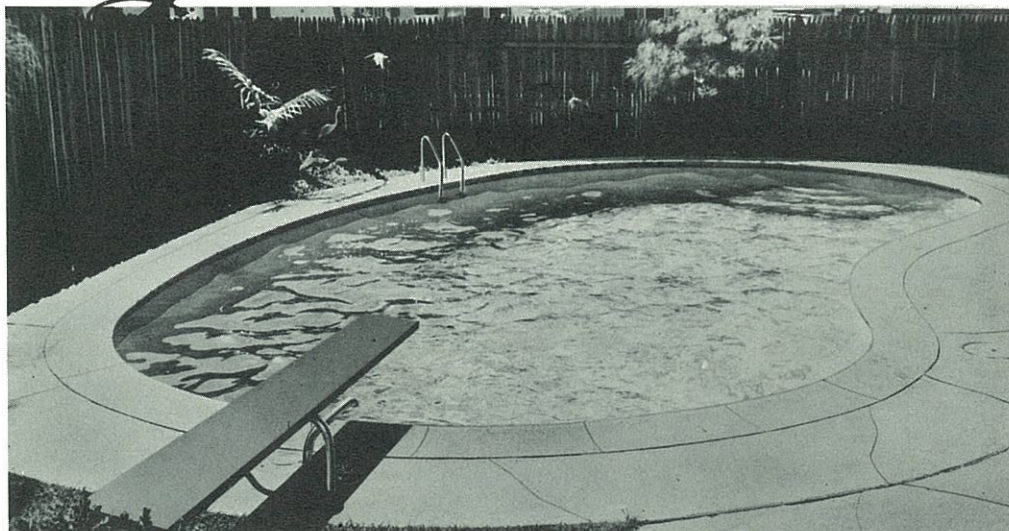
U. S. Gypsum's "Textolite" Latex washable interior wall paint with "Durowall" Latex trim paint used throughout the interiors. All interior wood panelling, doors and ash cabinets finished with "Pabco" stain and waxed. Enamel paint in bathrooms by PABCO.

Drywall and Painting throughout by . . .

PROWELL - REYNOLDS, INC.
2854 S. Fullerton Road
La Habra, California
Phone LAMBERT 5-4859



Fiesta POOLS



The Finest Pool for Family Fun!

Live and play together the modern, luxury way . . . the way you've always wanted . . . and now find you *can* easily afford with Fiesta, the finest of low-cost, complete and beautiful family swimming pools.

ENJOY THESE GREAT 8 STAR FEATURES

- ★ FINEST TYPE FILTER keeps water sparkling clean for your safety.
- ★ FINEST MATERIALS used throughout. No grading down to a price.
- ★ FITTED TO YOUR HOME, designed to complement your landscaping.
- ★ REINFORCED CONCRETE; 4" to 6" gunite reinforced with steel.
- ★ TILED WATER LINE prevents ugly scum line. Pre-cast, handsome coping.
- ★ BUILT-IN STEPS AND SKIMMER for convenience and freedom from dust.
- ★ LOW COST—no vital extras to buy. Little upkeep required.
- ★ NO CASH DOWN-5 YEARS TO PAY. Costs less per month than a good used car . . . and does not wear out.

Write or phone today . . . or see our beautiful model pool in Newport, South Gate, and Buena Park.

Imagine the delightful hours—and days—and *years* you'll spend in and around your Fiesta Pool! The sunny, lazy swims for complete relaxation . . . the restful outdoor suppers lighted by your pool's own underwater lamp . . . and the knowledge that your children are enjoying themselves where you can watch them. This is a picture of happy living . . . a picture of *Fiesta* living, for a Fiesta Pool is a lifetime investment in family pleasure!

Write TODAY to

Fiesta POOLS

TWO OFFICES TO SERVE YOU

5141 Imperial Highway
South Gate, California
Newmark 5-8168 NEVada 6-7503

8321 Commonwealth
Buena Park, Calif.
LAWrence 2-1995

PATIOS INVITE OUTDOOR LIVING!



Experience and skill go into the
concrete work on every College Park Home

Concrete terraces included with each model

LYHENE & KELLAR
Cement and Concrete Contractors
2141 N. Pacific Street
Santa Ana, California
Phone: KImberly 3-8652 or KEllogg 8-3076
Compliments of Western Concrete & Equipment Co.



Beautiful imported
Oriental Ash hollow
core doors throughout
College Park Homes by



312 SOUTH PALM AVENUE
ALHAMBRA • CALIFORNIA
ATLantic 9-4333

Sleeping is relaxing in College Park's exclusive - designed bedrooms!

You'll find plenty of storage space in the spacious wardrobes and closets with hollow core sliding wardrobe doors — plus a large divided linen closet in the hallway with a pull-out sorting board.

represented by . . .

**City Plywood &
Lumber Company**
4809 S. Main Street
Los Angeles, California
Phone TRinity 6326



FORMICA TOPPED SNACK BARS SEPARATING
KITCHEN AND FAMILY ROOMS . . .



"LAMIDALL" PLASTIC LAMINATE WATERPROOF
WALL COVERING USED IN SECOND FAMILY BATH-
ROOMS WHICH FEATURE BATHTUB WITH SHOWER
ABOVE.

LAMIDALL
DECORATIVE PLASTIC LAMINATE



Alpine Materials Co.
9686 Knott Avenue
Anaheim, California

COLLEGE
PARK

We have everything
you need to

LIVE BETTER
...Electrically



Electric Appliances . . . used throughout College Park Homes

SEE THE ALL ELECTRIC KITCHEN!

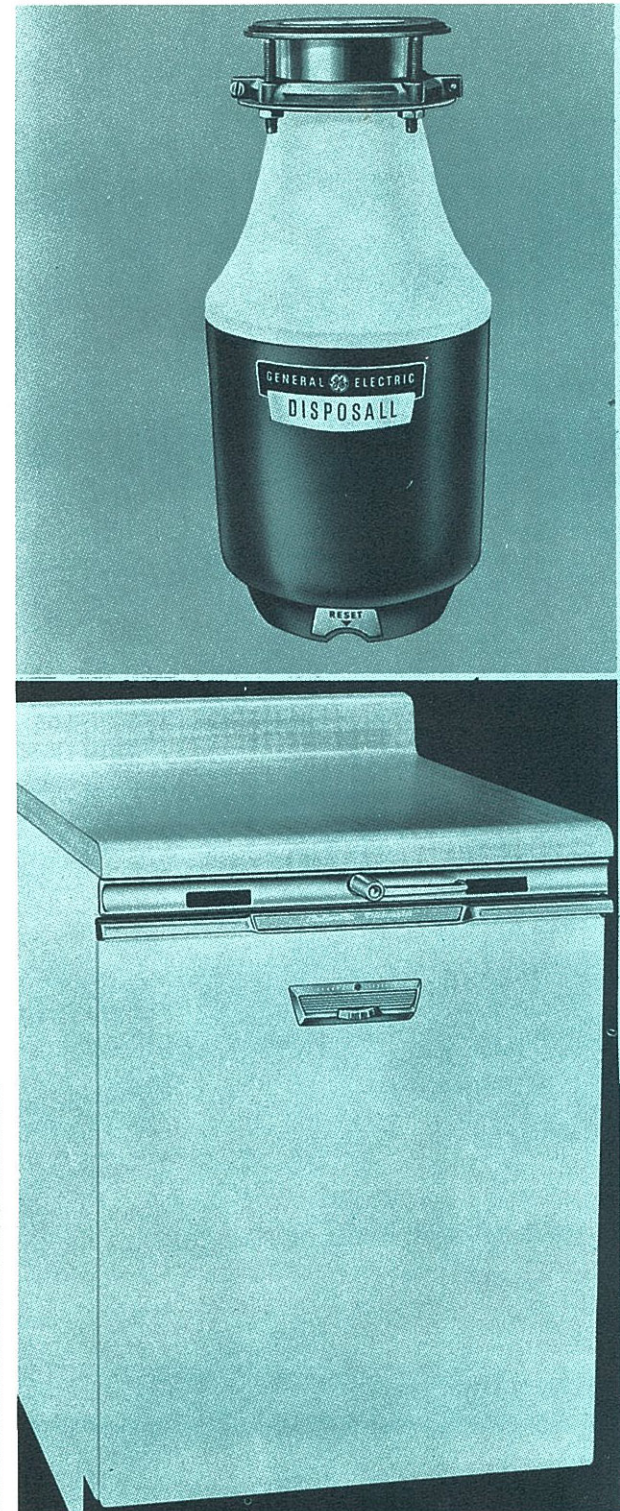
Garbage Disposal

including the following . . .

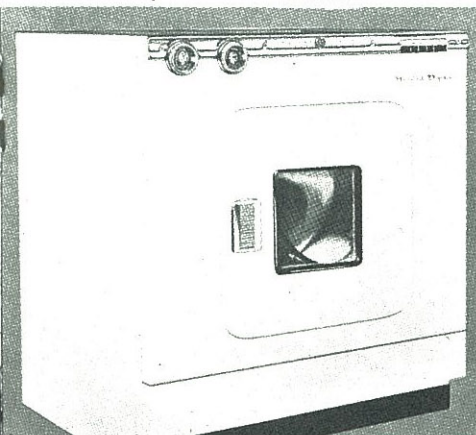


Cooking Top, Oven, Disposal, Combination Washer-Dryer (either in or off hall) in all homes. GE Refrigerator and Built-in Electric Dishwasher available in some homes. All appliances color matched with kitchen. Nutone copper finished anodized hood over cooking top, with built-in exhaust fan and light.

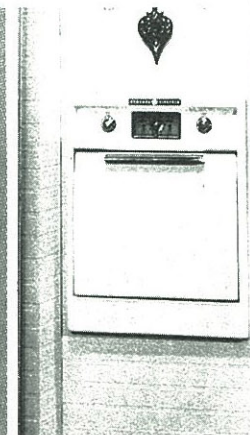
Built-in Dishwasher
in some models



Washer-Dryer Combination



Built-in oven

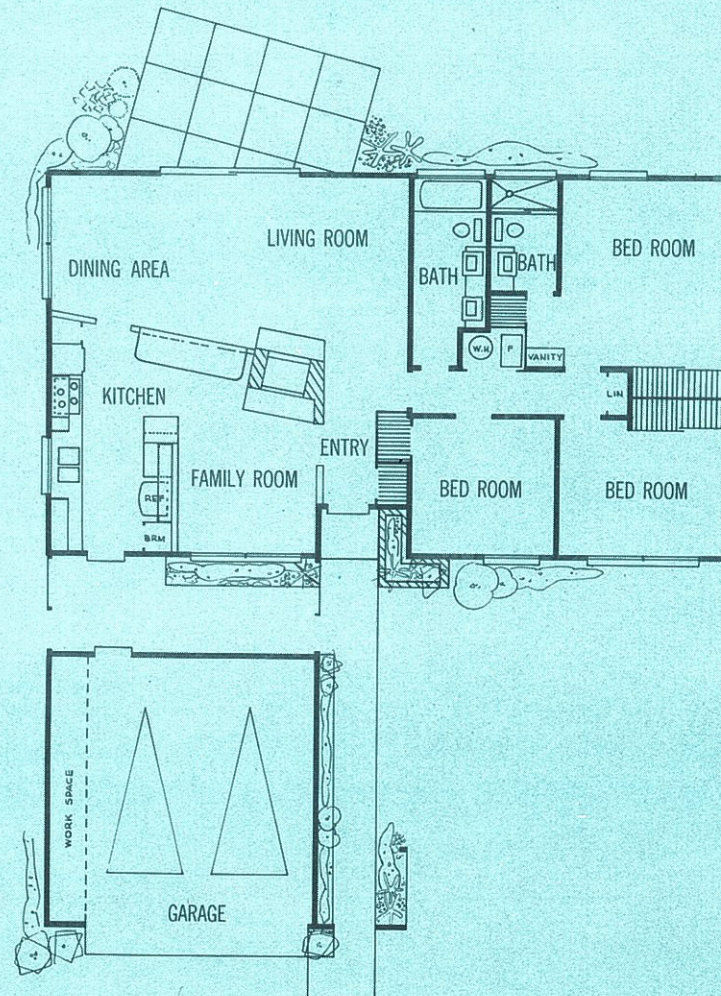


Built-in Range



The LIDO

COLLEGE PARK HOME (No. 1)



Flooring throughout by . . .

B & T FLOOR COVERING

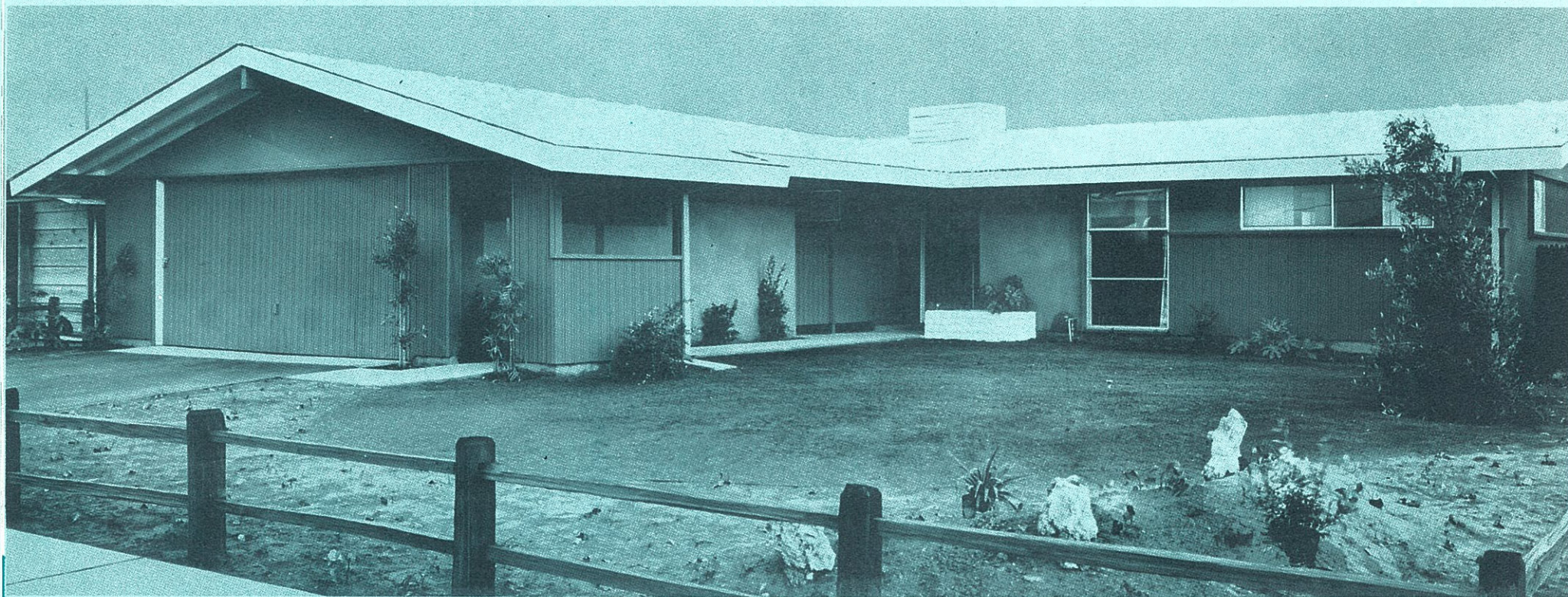
130 "D" Street

Tustin, California

Phone KImberly 7-5252

Genuine Armstrong cork style asphalt tile flooring throughout house with Armstrong Excelon grease-resistant vinyl tile in kitchen.

Informality . . . sets the keynote!



STEINER & STEINER
Plastering Contractor
11921 East Westminster Avenue
Santa Ana, California
Phone: KImberly 3-4067 or LEhigh 9-3382

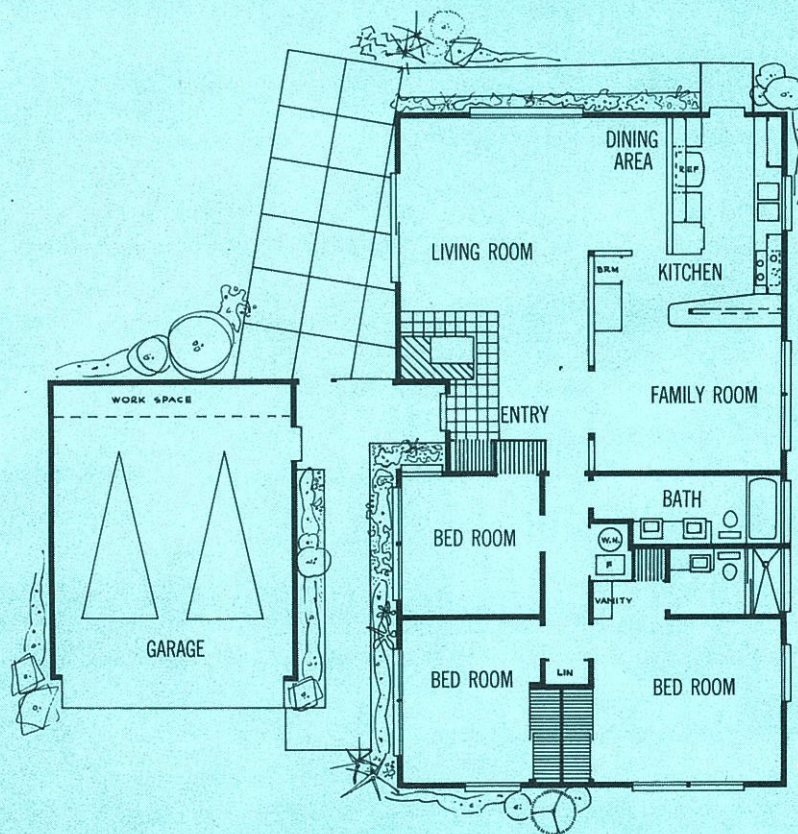
Exterior LATHING and PLASTERING features pressure-sprayed, integral color Mission Stucco

The BALBOA

COLLEGE PARK HOME (No. 2)



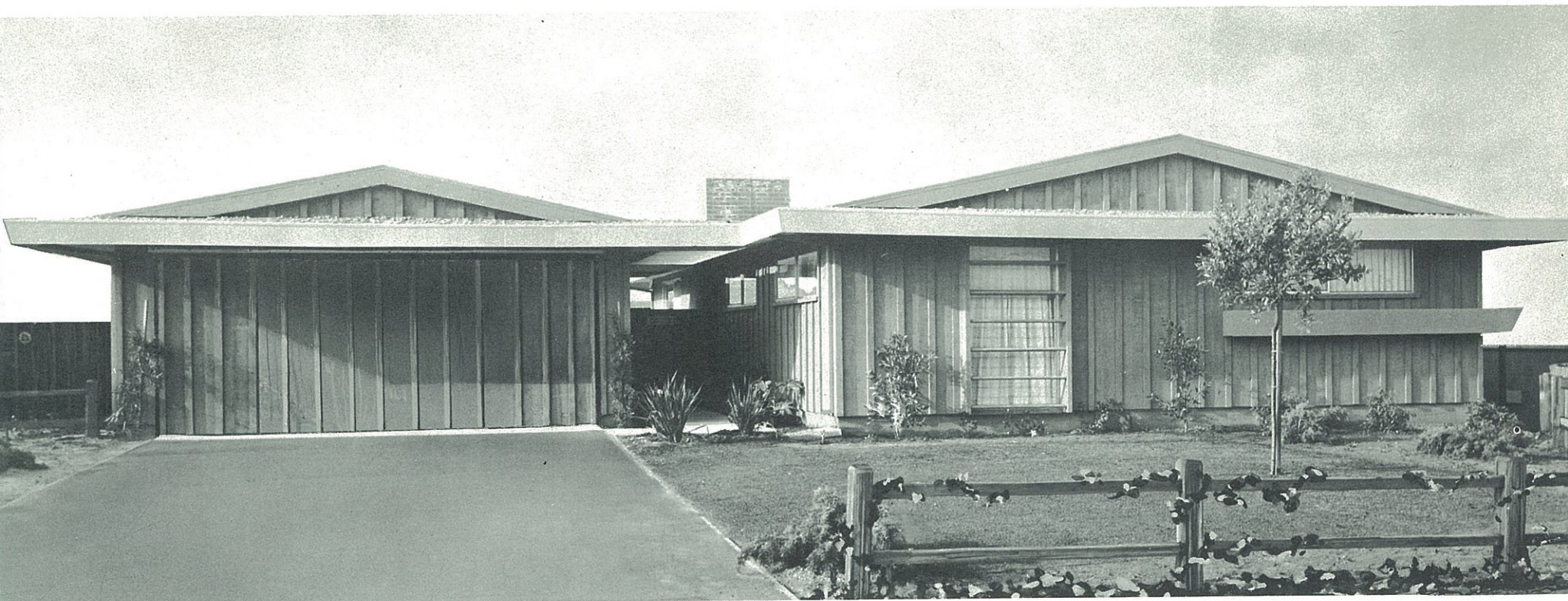
Supplied and installed by
KINNEY HEATING CO.
10371 S. Los Angeles Street
Anaheim, California
Phone: KEystone 5-5166
KE 3-0914 - KE 5-7904



College Park features the famous General Electric Forced Air Furnace with summer ventilating switch and GE Thermostatic Controls with thermometer.

Sheet Metal Work by . . . KINNEY SHEET METAL COMPANY

A wonderful home - in a - wonderful location!



featuring Universal-Rundle colored China fixtures.
Price - Pfister solid brass chrome plated lavatory
fittings "The World's Finest Bathroom Fixtures".
Pacific Cast Iron Products.

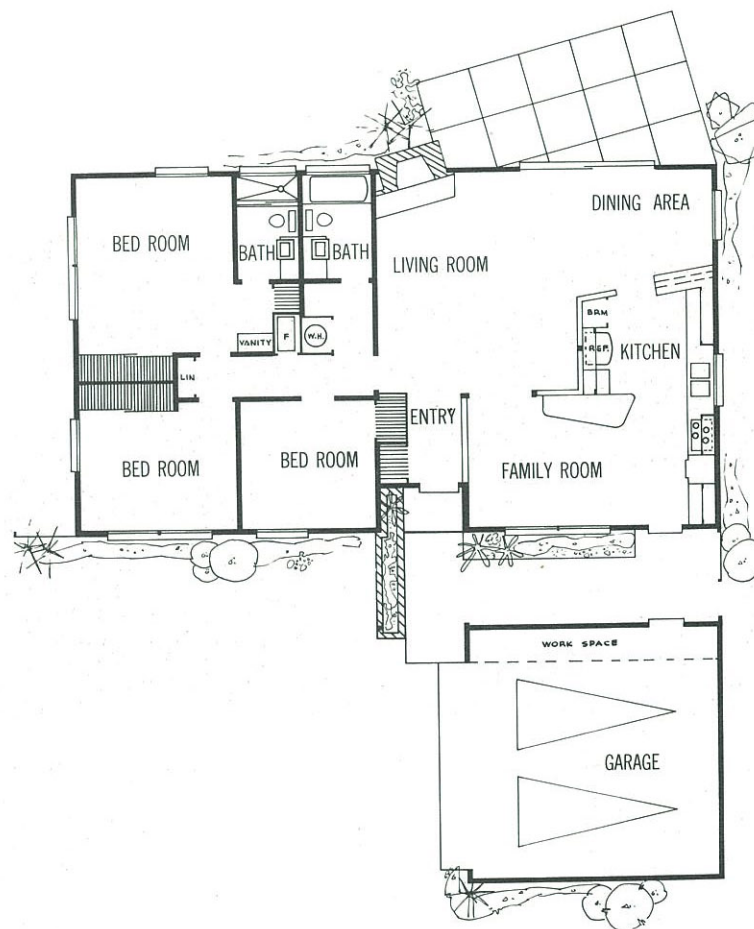
Colorful luxury baths and
quality plumbing fixtures by . . .



11662 EAST WESTMINSTER BLVD.
SANTA ANA, CALIF. • Kimberly 3-9225

The CORONA

COLLEGE PARK HOME (No. 3)

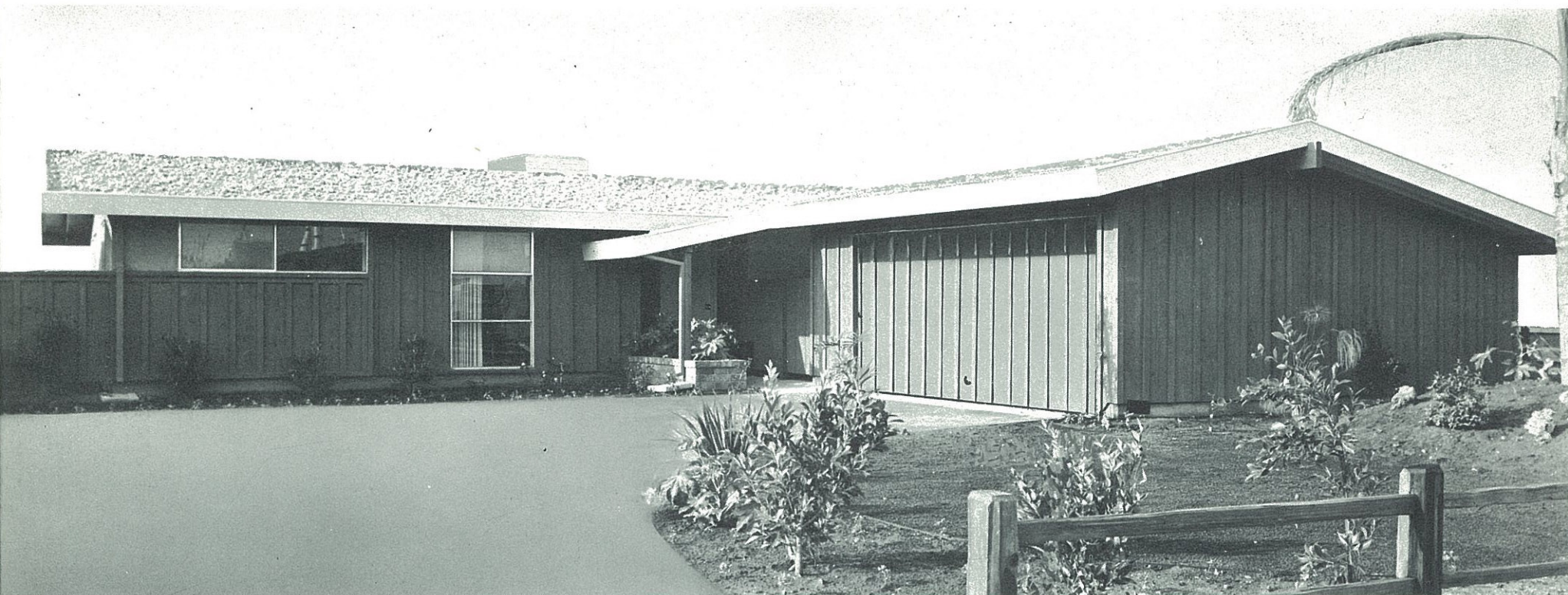


**CALIFORNIA
INSULATION CONTRACTORS**

5359 Valley Boulevard
Los Angeles, California
Phone: CApitol 2-7111
and ATlantic 9-4261

Owens-Corning 2" thick fiberglass insulation and complete weatherstripping by . . .

Designed for complete family comfort!

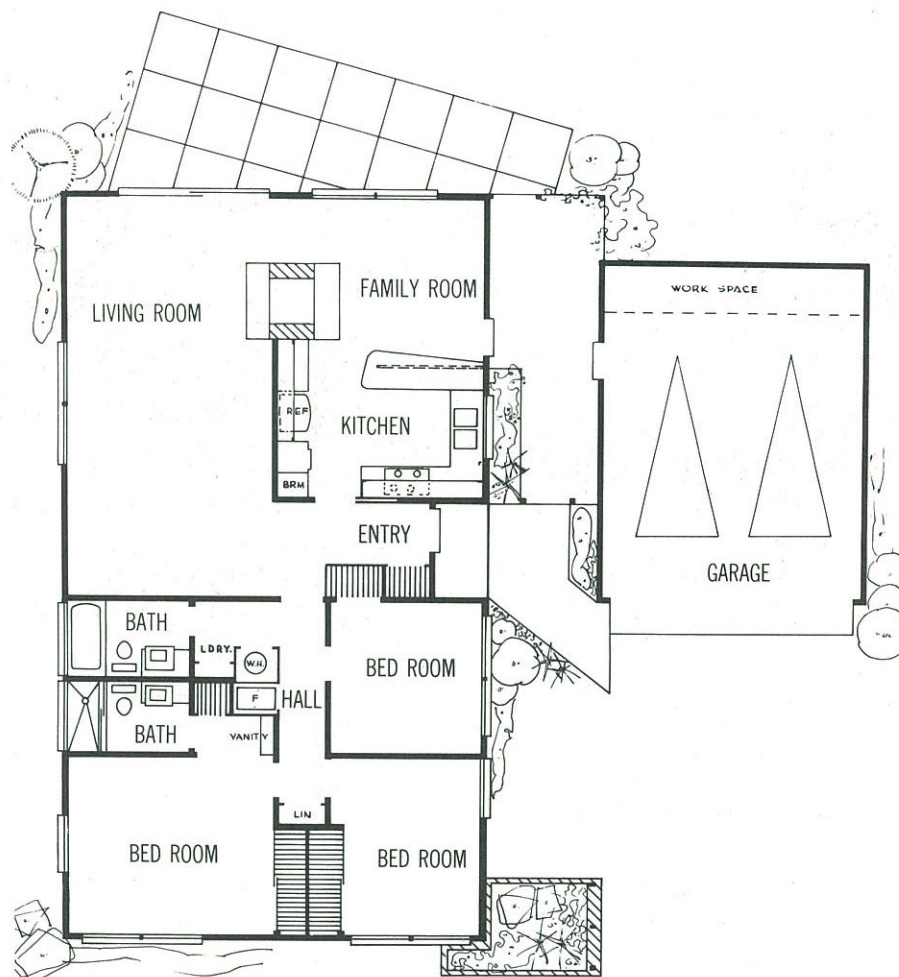


Timm Aluminum Windows with Roto-operators, double extension arms and aluminum screens especially designed and built for College Park. Awning-type allows ventilation without drafts — even during rains.

5245 W. SAN FERNANDO ROAD • LOS ANGELES • CHAPMAN 5-2625

The NEWPORT

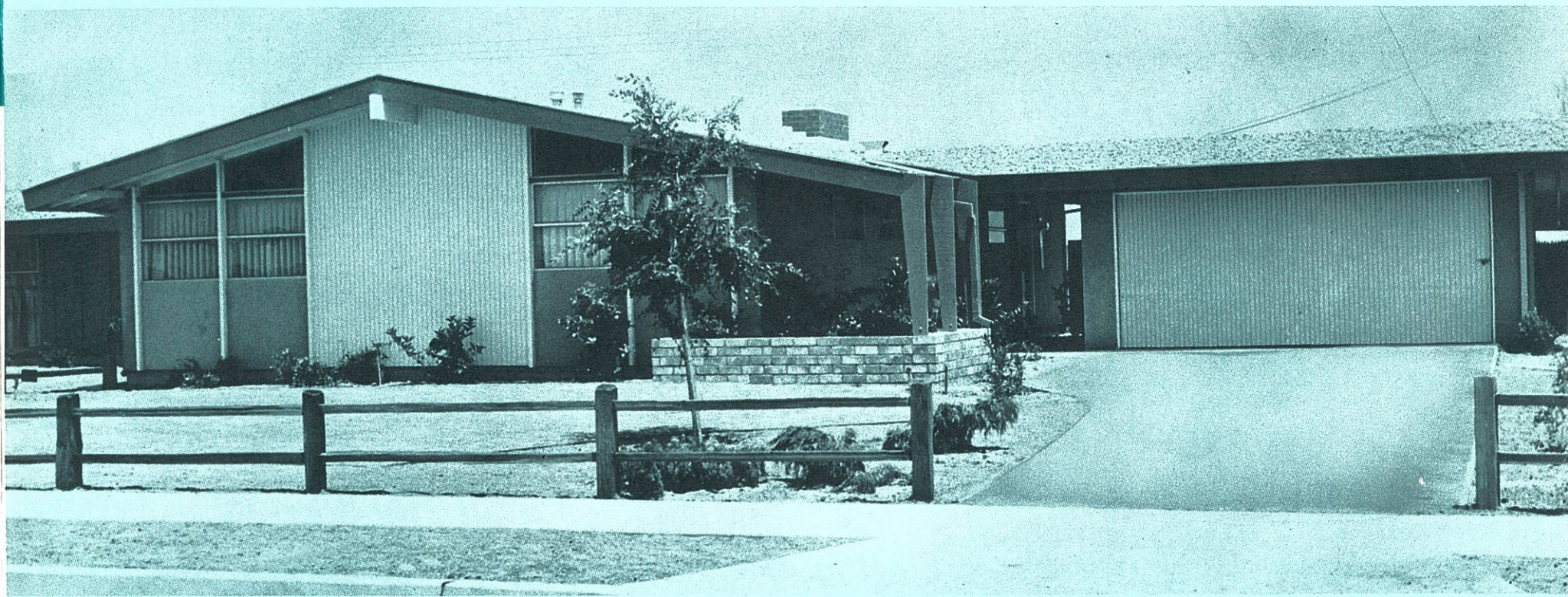
COLLEGE PARK HOME (No. 4)



BARR
LUMBER COMPANY

Solid Brass Schlage Tulip Hardware on interior and exterior doors throughout . . .

Every College Park Home is quality built through and through . . .
"You'll enjoy it more — as time goes by!"



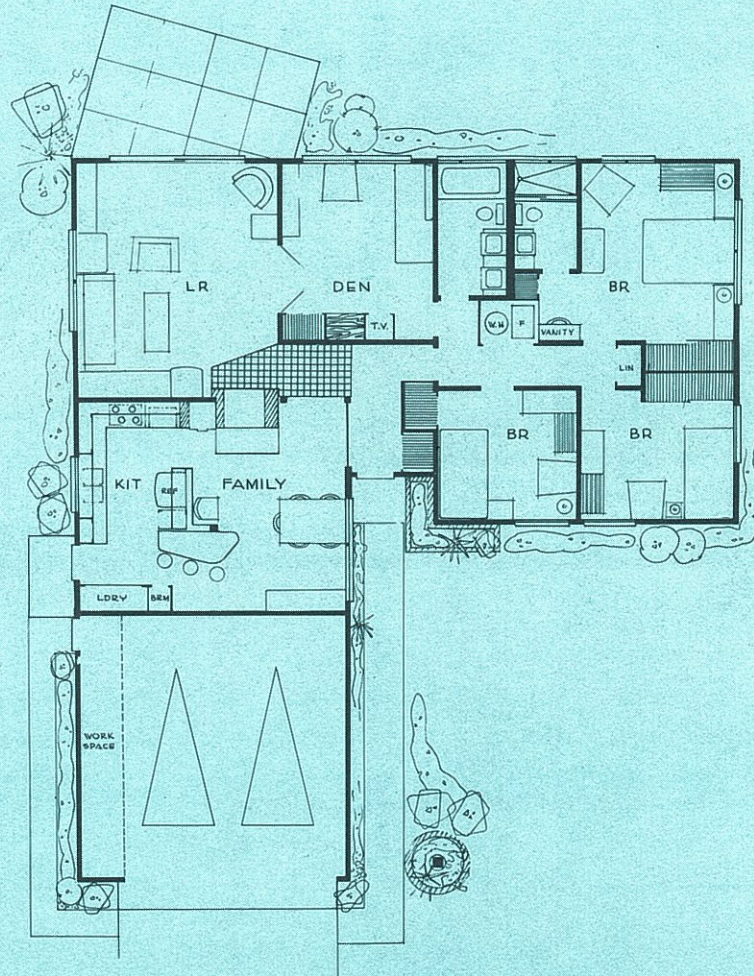
Hardware and Lumber — for a lifetime of lasting beauty and comfort!



1028 E. 4th Street, Santa Ana, California, Klumberly 3-8231

The MESA

COLLEGE PARK HOME (No. 5)



Beautifully paved
streets throughout
College Park by . . .

POST BROTHERS

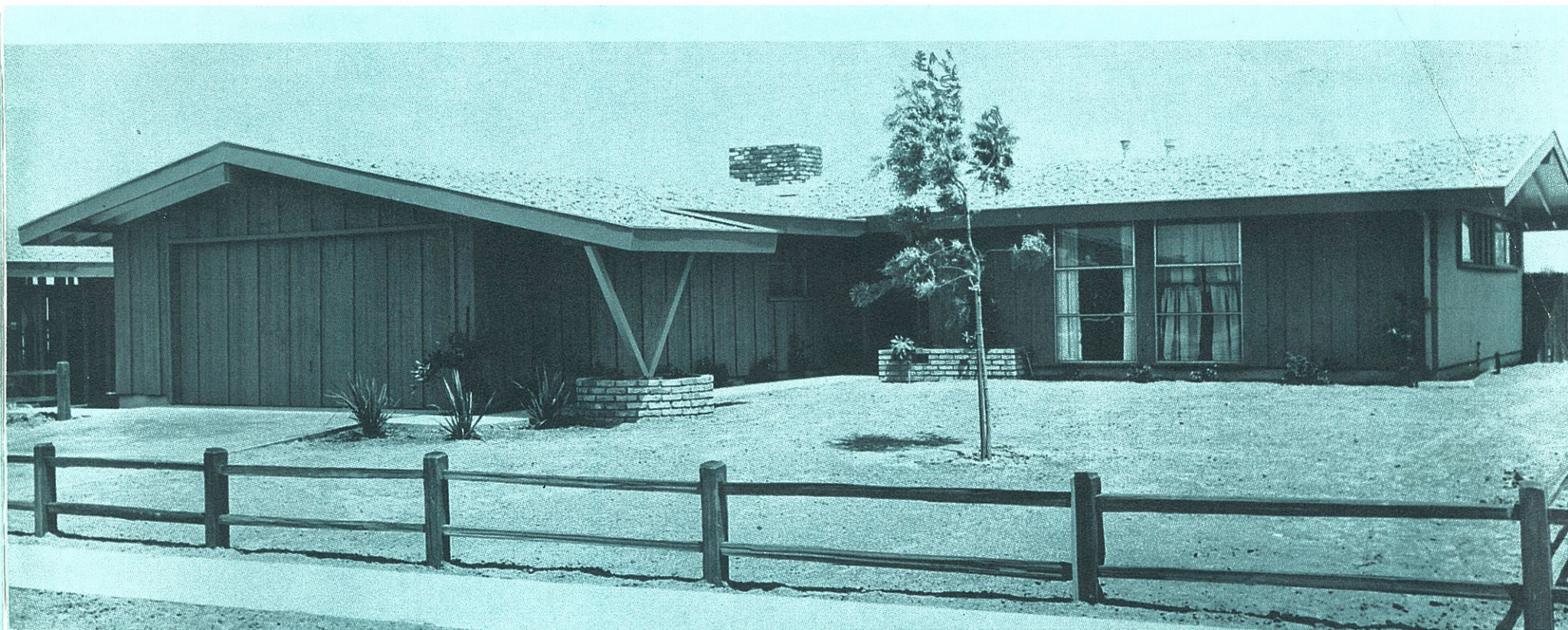
Excavating & Paving
9908 Bolsa Avenue
Santa Ana, California
Phone: KImberly 2-0760

Notice the beautiful rock roofing featuring wide roof
overhangs and wide, roofed entry porches with planters.

(Shown on opposite page.)

Expert roofing by:
A B C ROOFING CO.
13732 Hoover Street
Westminster, California
Phone: LEhigh 9-6907

Every College Park home combines luxury with live-ability!



Another **KAYVON**  Publication

Wayne and Kay Von Aldenbruck

your future in

COLLEGE PARK

murray - sanders

the
builders
and
developers
of
College Park

AERIAL VIEW FROM ABOVE
COLLEGE PARK
LOOKING TOWARD BEAUTIFUL
NEWPORT BAY AND BEACHES

Walker & Lee,
Inc.

sales agents

Sales office
open 10 AM - 8 PM daily
Phone KImberly 5-4341

