Villas Built on Spanish Grant Lands

Casa Caballero was built on land that was once part of the 121,019.24 acres of the Spanish land grant of Rancho Mission de San Fernando, according to developers Carl Rudnick and Leslie Lazarus of the Carlene Co.

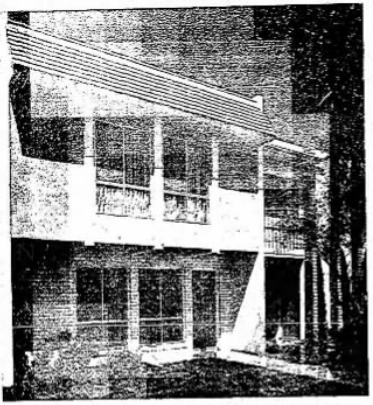
The Spanish villa theme has been carried out by architects Ridgely & Wexler Associates through the use of high arches, iron railings on the balconies, slanted tile roofs and the 10-foot-high carved doors.

Privacy Assured

The interior decor, a blend of contemporary and Latin, was created by Erna Wine. Privacy between residences is assured by the use of double wall construction and insulation.

Each villa at Casa Caballero contains approximately 1900 sq. ft. of living area. Each residence is air-conditioned and heated with its own central unit and controls, and each has two wood-burning fireplaces.

The villas are priced from $34,950 and a furnished model may be seen at 5477 Nestle Ave., Tarzana. From the Ventura Freeway, visitors may take the White Oak exit south to Ventura Blvd., west to Nestle Ave., then north two blocks.



DESIGNED TO SELL—Distinctive architecture is cited as a major sales factor in Villa Pacific homes, which feature 27 exterior designs in residential-recreational community in Huntington Beach. Prices for new homes start at $15,200.

Facebrick Case Study Home Being Erected

Is brick a feasible building material for residences in Southern California?

An effort to prove that it is not only feasible but desirable is under way in the Thousand Oaks area.

Pacific Clay Products and the Janss Corp. have joined with a magazine to produce a case study house which is a laboratory of ideas for residential use of brick.

The Janss/Pacific case study home introduces facebrick — meaning the hardest-baked, structural brick — in a variety of ways. Architects Buff & Hensman have utilized brick piers and walls as load-bearing elements. They have paved all the floors and outdoor living areas with brick.

The home, though relatively modest in size, employs more than 85,000 bricks.

The case study home is due for completion this spring and will open to the public for six months around June 1.

Remodeling of Deli-Liquor Store

LONG BEACH — The Thriftimart chain of supermarkets has completed a remodeling of its deli-liquor store located in the Triangle Shopping Center, 4358 Viking Way.

The renovation is under the direction of Leach-Cleveland-Van Schaack.

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Lots in Golden Empire First Unit Half-Sold

Preliminary sales reports received by Benton Lefton, head of the California Golden Empire, indicate that 50% of the available lots developed to date in the first phase of this 30-square-mile planned community have already been sold on a reservation basis — less than 90 days after land development was announced.

Public response to the California Golden Empire, located in the high desert 120 miles northeast of Los Angeles near Yucca Valley, has been great. Each weekend thousands of people have been visiting Pioneertown, the "capital" of the Golden Empire.

The beauty and growth potential of this high desert development are combining to effectively "sell" this California Golden Empire will offer 15,000 lots for sale in the projected future. Sales managers Frank Brady and Earl Plumley report from Pioneertown that they anticipate an even greater influx of visitors.

Beach Home Buying for Weekend Cited

"Many residents of Huntington Bay in Huntington Beach live there on a part-time basis," says Jack Scougall, vice president of marketing, Kaufman and Broad Homes, Inc.

"Weekend residents of Huntington Bay, located at Brookhurst and Adams Aves., have the same freedom from maintenance work that they would if they were staying in a resort hotel," Scougall said.

Besides watersports and sunning at nearby Huntington Beach State Park, residents have the privacy of their own garden patios, or they may entertain their guests in a fully-furnished clubhouse.

The one-to-four bedroom or three bedroom and den homes have modern buildins and range in price from $12,980, with payments (including maintenance) running from $92 to $123 per month.

Huntington Bay is reached from the Santa Ana, San Diego and Garden Grove freeways to Brookhurst Ave. and then toward the beach.

Moyer Contracts to Manage Units

J. L. Moyer Co. of Sherman Oaks has been awarded a contract to manage a 125-unit, $3 million-plus condominium development at 320 S. 5th St. in Walnut, according to J. L. Moyer, head of the company.

Condominium Election Set

With this past week's escrow closing boosting purchases of Essex House apartment-homes beyond the 50% mark, an election of owner association officers is scheduled to be held early in April.

George Zahler, developer of the air-conditioned condominium at 220 S. Gramercy Place in the Wilshire central area, said the opportunity to buy a condominium completely furnished and professionally decorated is attracting more and more single men and women to the Essex House.

One-bedroom apartment homes are priced from $18,950 and occupancy is available for as little as 10% down payment.

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