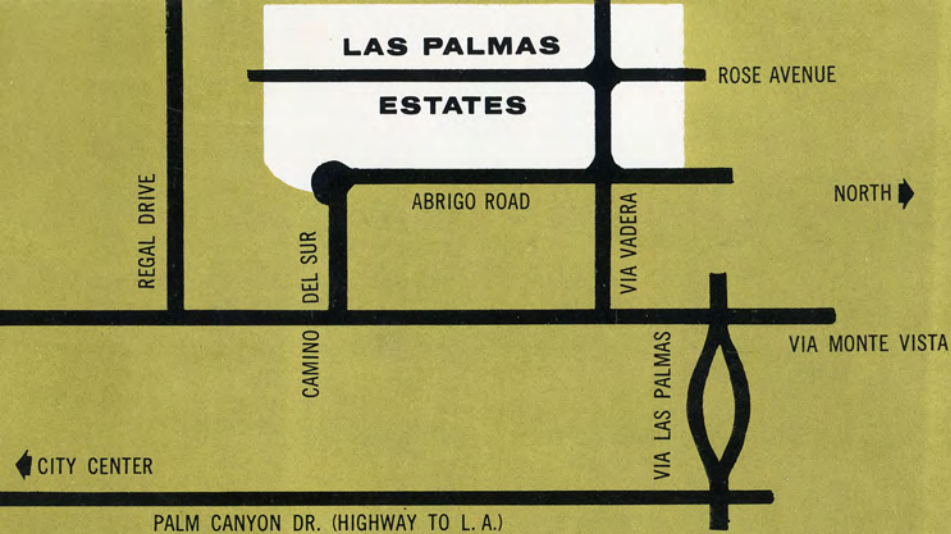


Las Palmas
ESTATES

*luxurious desert living
in Palm Springs' fashionable
Las Palmas district*

PRICED FROM \$36,950 TO \$42,500

\$3,950 To \$4,950 Down



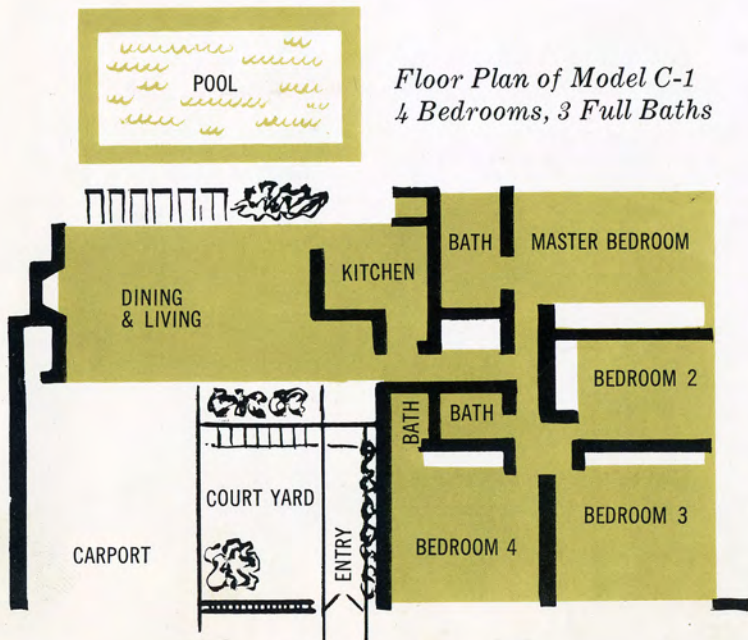
Location: North and west of the business center, nestled on the slopes of majestic Mount San Jacinto in Palm Springs' exclusive Las Palmas district. Here, homes of world-famous show business personalities as well as those of business and social leaders are found. Here is Palm Springs' most sought after residential area.



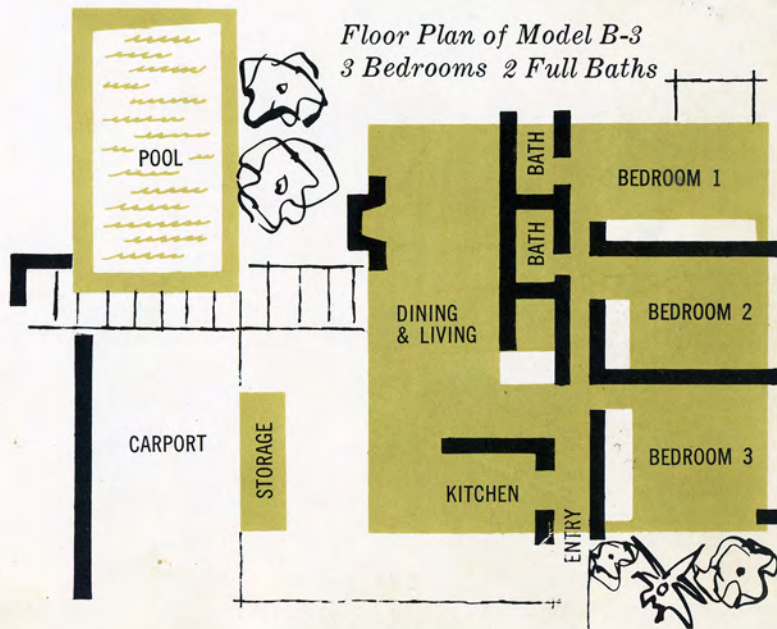
Las Palmas ESTATES

Rest and relaxation is the way of life at Palm Springs. Warm sun, sparkling pools and those glorious desert nights were made to be enjoyed to the utmost. Las Palmas Estates fit this tempo perfectly. Cooler in summer, warmer in winter, the Las Palmas area is relatively free of prevailing winds. No poles or wires hinder the view, for all utility lines are underground. All possible conveniences are provided with a minimum of maintenance concern to the owner. Here is carefree desert living at its best.

*Floor Plan of Model C-1
4 Bedrooms, 3 Full Baths*



*Floor Plan of Model B-3
3 Bedrooms 2 Full Baths*



DESIGNED BY
PALMER & KRISSEL AIA

A nationally known firm and winners of numerous architectural awards. In Las Palmas Estates their imaginative use of materials and unique design concepts are expressed in homes of breathtaking beauty. Full advantage has been taken of the higher elevation to provide each estate with a majestic view.

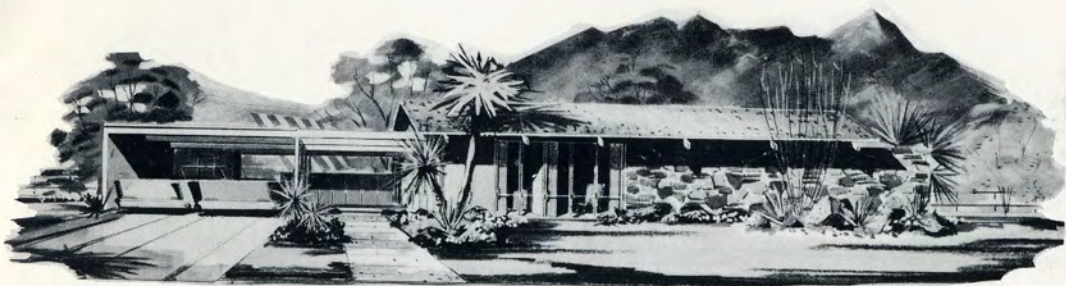
- 8 Distinctive Styles
- Lots Average 120 Feet Deep with 100 to 110 Foot Frontages



MODEL A-1



MODEL A-2



MODEL A-4



MODEL B-1



BEDROOMS

Three and four bedrooms, including one very large Master Bedroom. Master Bedroom has unusually spacious wardrobe.

Sliding glass door leads from Master Bedroom to enclosed recreation area.



CLIMATE CONTROL

Carrier refrigerated air-conditioning and forced air heating unit for year around comfort. Reflective rock wool insulation in walls, and over and under roof. Beautiful acoustical tile in ceilings gives added insulation and quiet.



LIVING ROOM

Imaginative fireplaces.

Luxurious wall-to-wall carpeting over heavy waffle padding.

Shoji screen partitions living area from other rooms when entertaining.

Entry hall closet for guests.

Sliding glass doors face terrace and pool area for view and spaciousness.



KITCHENS

All kitchens designed for maximum convenience.

Built-in gas range and oven with special built-in recessed range hood.

Waste King garbage disposal.

Built-in deluxe Waste King dishwasher.

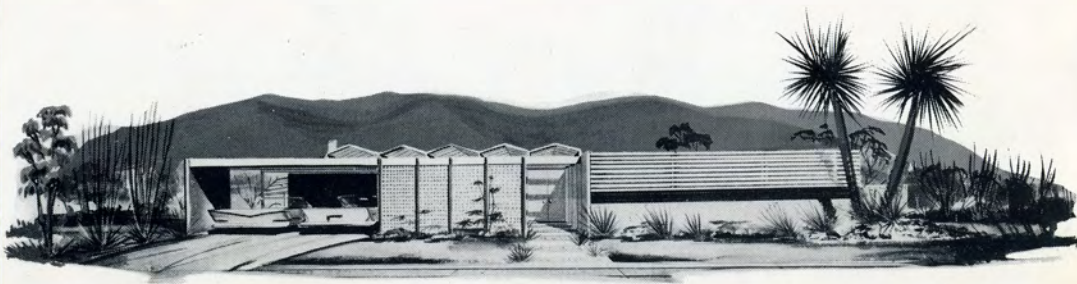
Built-in combination washer-dryer.

Beautiful natural wood cabinets with ample storage space.

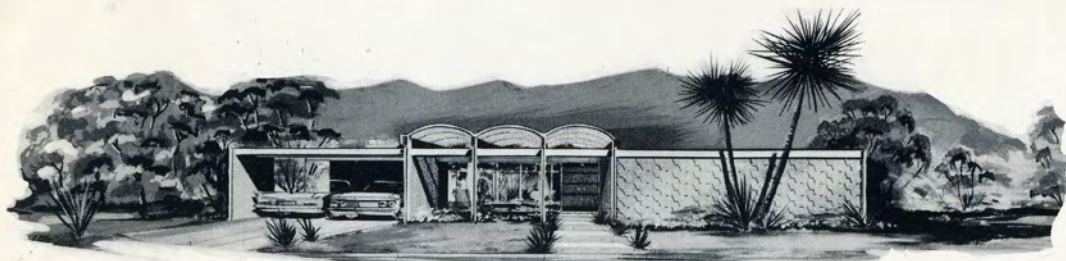
Vinyl asbestos floor tile.



MODEL B-3



MODEL C-1



MODEL C-2

BATHS

Two and three full baths. Master Bath has door leading to recreation area for swimmer's convenience.

Luxurious Italian ceramic tile, American standard fixtures.

Large wall-to-wall mirrors, over marble-topped vanity.

Large sunken bath-shower off master bedroom. Vinyl asbestos floor tile.

SWIMMING POOL

Paddock 16 ft. x 32 ft. pool including the finest trouble-free heating and filtering equipment. Complete concrete terrace surrounds each pool.



LANDSCAPING

Pool and play area completely redwood fenced. Each home has trees native to the desert such as Palm.

Final landscaping left to individual owner's discrimination (not included).

Special electrical outlets for yard and tree lighting.

SERVICE AREA

Double linen closet



MODEL C-3



Your home at Las Palmas Estates represents both a better, more luxurious way of life and a financially secure investment...protected by quality construction...its location in the exclusive Las Palmas area...and the continuing growth of this famed desert resort. Thirty distinctive estate homes are available.

PRICES AND FINANCING: Prices range from \$36,950 to \$42,500. Excellent twenty-five year financing at 6.6% may be arranged.

ALEXANDER CONSTRUCTION COMPANY

Palm Springs' Largest and Most Experienced Builder

Palm Springs, California • Telephone FAirview 5-7606

Las Palmas Estates Model Home Phones: FAirview 5-7927 • FAirview 5-2562



Designed by Architects
Built by Master Builders
for Permanent Value

Title Insurance Policies will be issued by the First American Title Company of Riverside.