



Announcing

**A beautiful one hundred
seventeen acre ranch
located in Chino Valley,
California, for sale by
Owner.**



The house is built on a concrete slab of frame construction. The floors are covered throughout in handloomed Early American carpeting, with the exception of bathrooms and kitchen and parquetted entrance hall.

The living area, open on three sides to the view, is pleasantly rustic with pine beamed ceiling and used brick fireplace with raised hearth and copper hood. Pine panelling has been used to make a window seat. The wallpaper is a Provincial pattern in coral and gold and the draperies a chintz of the same color scheme. Couches and easy chairs are upholstered in gay prints with greens and browns predominating.



Price includes all furniture and appliances as well as the drapes and rugs. Each of the six sets of Beautyrest Mattress Units are adorned with rich especially made bed spreads. Also included are a 21" remote control Television set, a huge freezer, double door refrigerator, in fact the list is just about endless! All, of course, is nothing but the best quality.



THE KITCHEN



One door leads to the porch that follows the entire length of the house under a wide over-hang, and the other opens into the kitchen. This is one of the most interesting rooms in the house divided by a built-in china cabinet into kitchen and breakfast room. Doors on both sides of the counter enable dishes to be reached from either side. A built-in desk with telephone is handy for grocery ordering and shallow tray drawers hold linens.

The counters are green, the floor a matching plastic composition—good looking and durable. Natural pine plywood makes the voluminous cupboards which are lined to match the strawberries in the green and red wallpaper. Two built-in electric ovens look as though they could feed not only the family but the hired hands as well, and an electric stove set into brick under a copper hood is both handsome and essential in this gasless country. A service porch, bigger than most kitchens, is next door. One entire wall is given over to more cupboards.





THE PLAYROOM

Around the corner from the kitchen is the den or playroom where television reigns supreme. The ceiling is natural pine in a herringbone design with heavy beams. Three walls are paneled with random-width natural pine and the fourth enlivened by a striking western mural. One wall windows, with storage space beneath. The furnishings are informal and colorful rattan.

Whether one is buying or selling an estate, the value is established by the same basic considerations: The size and location of the property, the construction and materials used in the home, the interior and exterior design and beauty, the general "Livability" of the estate and last, but not least, those extremely desirable extras and luxuries that add to the family living and entertainment possibilities. Compare this ranch and its fine home with others and we think you may discover this is just what you have always wanted. Remember, too, in San Bernardino County taxes are low . . . just \$689.00 last year!





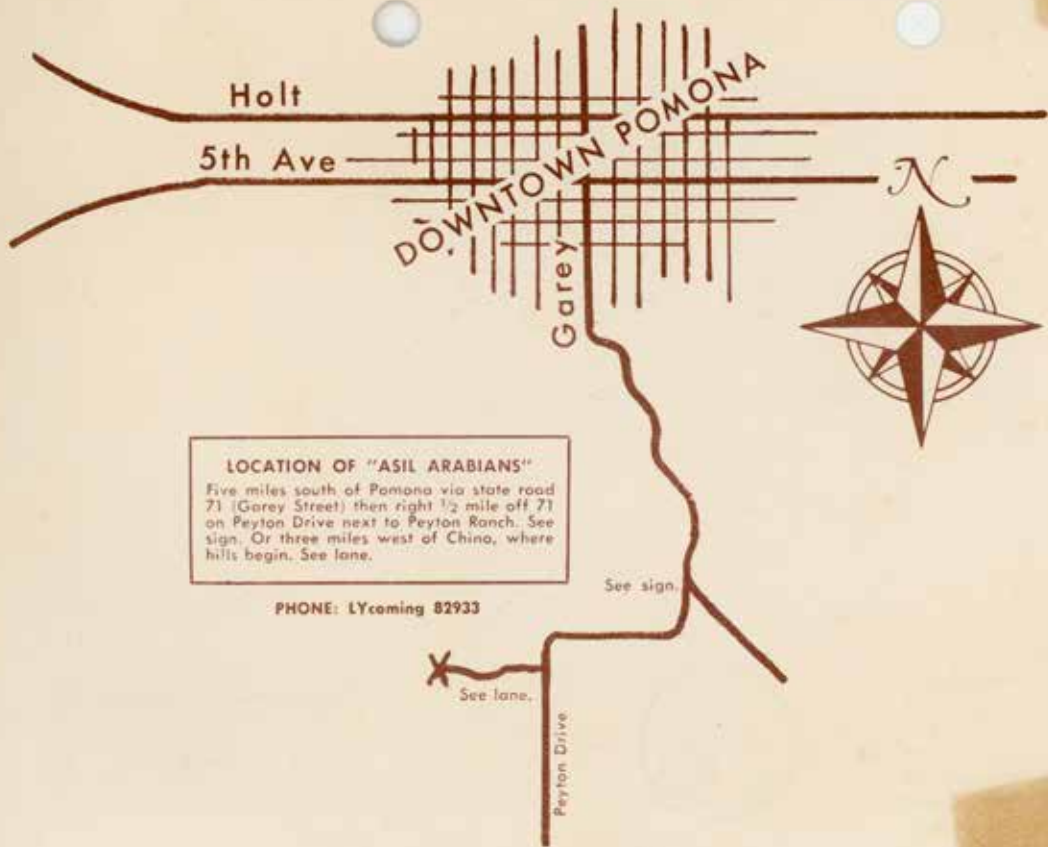
Of the three large bedrooms, the most interesting is the childrens room, with wallpaper of galloping horses against a background of red roofs and emerald trees, and redwood paneling behind the two double beds. Desks and storage space are built underneath the windows and kingsize wardrobes fill one wall. Amusing are the desk and door pulls-leather suitcase handles! Guns and swords add glitter to the dark paneled wall.

This photo will show the fine extra detail and special cabinet work not only in the kitchen but through the entire home. Here is the perfect place for the telephone. The desk in natural pine, counter top is the same green as the floor.





Here is a ranch perfect for raising horses. If it's thoroughbreds you're interested in, consider these features: Plenty of suitable ground for a mile track . . . Just 30 minutes or so to Santa Anita, close to Del Mar, Hollywood Park and only seven miles from Pomona Fair Grounds . . . Located in the center of the thoroughbred breeding industry in Chino Valley. Complete facilities for breeding and raising foals. Two domestic wells and 4/15 interest in irrigation well.



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