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Carlos Carmel

dences at the Monterey Peninsula Country club. On Rodeo Road, a short distance off Stevenson Drive, Vernon Goodwin, president of the Yellowstone Lodge and Hotel company, is building a seven room house which will be ready for occupancy about Christmas.

Located on the fringe of the pine forest that covers most of the country club area, the Goodwin home on the west has a commanding view of the ocean. Colonial in design the building is a two story structure with single story wings and is large for a house with only seven rooms.

Spacious Rooms

This, however, is explained by the fact that all rooms are spacious and bedrooms have adjoining dressing rooms and bathrooms.

One of the features of the house is its combined dining and living rooms, separated only by a raise of a few inches in floor height. Together the two rooms have an area forty by eighteen and one half feet.

Dining and living rooms will have a beamed ceiling as will the entrance hall leading to them. In the living room will be built a large colonial type fireplace.

Stucco and Rustic

Other rooms on the first floor include the kitchen, maid's bedroom and bath and two guest rooms with baths and dressing rooms. On the second floor is the master bedroom, dressing room, two bathrooms and a study overlooking the ocean which will be finished in knotty pine.

The exterior of the house will be finished partly in stucco and partly with rustic siding. Windows are large throughout, particularly on the western side overlooking the ocean.

At the front of the house, enclosed by a high wall, will be a patio through which the entrance is reached. The patio will be floored with brick as will terraces leading to the western side of the house.

A two car garage adjoining the house will be fitted with overhead

PAINT THE OUTLETS

Convenience outlets placed 24 inches above the floor and painted to match the wall are more convenient and attractive than unpainted outlets located near the floor.

built by Rollin F. Pierson, Hollywood contractor, is $18,000. W. Glascow, Hollywood architect, is the designer. M. O. Rose is foreman in charge of construction.

MODERNIZED HOMES ARE SOLD AT PROFIT

Many liabilities have been turned into valuable assets through modernization. The actual examples that follow are typical of hundreds of such cases.

A shrewd Michigan investor bought a dilapidated shack with practically no visible possibilities. But he remodeled it into a comfortable small home for a total of $801.49, and made $2,800 on a resale.

In New Jersey, there was a relatively new Colonial house of poor architecture. At a cost of $6,000, which included two new wings, a new chimney, shutters and landscaping of the grounds, the value of the house was increased $13,200. The owner of this house made $5,600.

Another Michigan resident had a small house of Victorian vintage, completely equipped with the shapeless front porch and endless rows of "gingerbread" characteristic of the period. The cost of modernizing was only $920.91, but the increase in value was $2,000.

In New York state there was a proud old rambling house in a fine location. It was bought for $8,000, remodeled into a three-family apartment house for $7,000 and sold ten days after the completion of the remodeling for $16,800—an 18 per cent profit.

With Federal Housing Administration loans up to $2,000 being made by financial houses for property improvement, many home owners should be inspired by the success of those who have already modernized, and improve their buildings for the comfort of their families and to their own profit.

Fall painting is becoming more popular each year, and in regions of moderate temperatures, winter painting is rapidly gaining favor. Advocates of fall and winter painting, appear uneven, and peel off very soon.

THIN YOUR PAINT

When paint is sprayed on an object, it should be of thinner consistency than paint applied with a brush.

A new garage, or improvements to the old one, may be advisable. New drives, walks, terraces and shrubbery would make a splendid finishing touch for the home modernization project.

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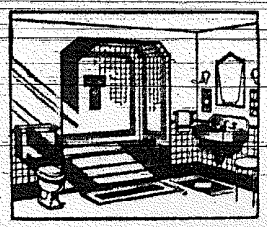

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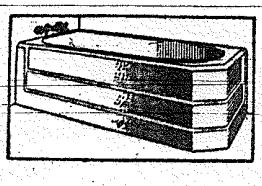

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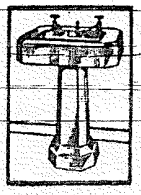

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