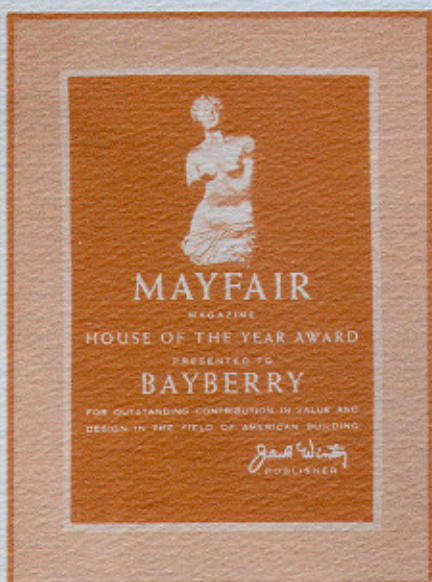


Welcome  
to new  
living

 Bayberry  
NEW ROCHELLE







*In the heart of suburban Westchester...In the exclusive estate section of New Rochelle...*



The distinctive Bayberry community offers all the superb advantages of country living only 30 minutes (or less) from downtown Manhattan.



Here the combined talents and imagination of America's foremost Architects, designers, community planners and builders working together have created a varied group of homes to perfectly suit your individual needs in the perfect planned community.



Borrowing your dreams, working from the specifications and desires expressed by thousands of home seekers, they have created homes filled with every imaginable comfort and convenience...homes whose design and construction compare with the finest available anywhere at any price.



Even more than wonderful homes they have created a community designed for the ultimate in healthy, happy living. Acres of park, playground and well kept lawns...a complete private recreation center...swimming and wading pools...recreational facilities...all combine to provide the room and safety your children need to romp and play and grow, the room for grownups to relax and enjoy themselves.



They have done away with the 'row on row' monotony of crowded developments. Every Bayberry home is on a quarter acre or more of delightfully wooded and landscaped property. The entire 200 home community, with its broad streets, spacious properties and recreational areas, averages only one house per half acre of property and will occupy 100 acres.



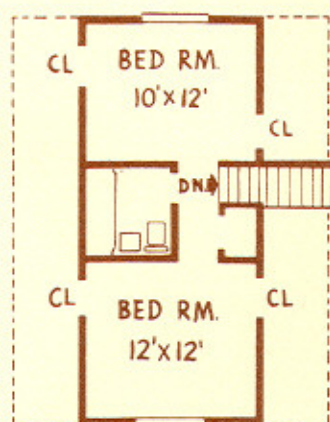
Bayberry presents more than a house, more than a community. Bayberry is the perfect way of life...a happy life for you and your family for many years to come.



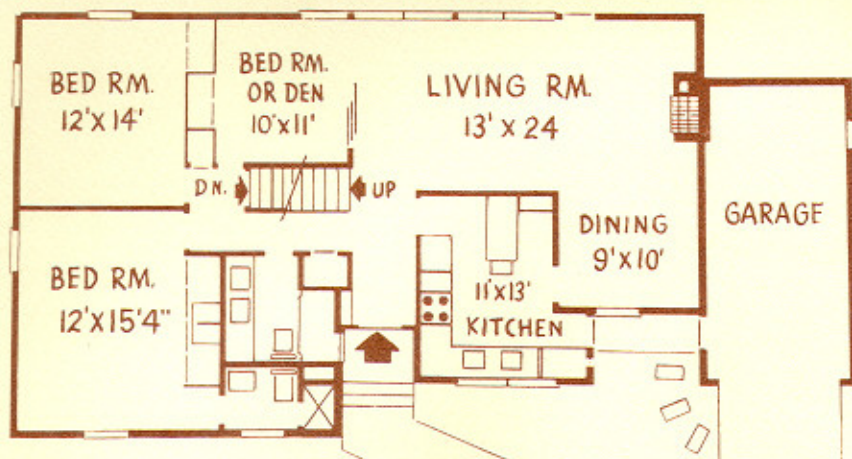




*The Bayberry Model—one level design—no attic*



Suggested arrangement for inexpensively adding 2 rooms and a bathroom in the Bayberry expansion attic to give you an 8 room, 3 bath home.



*all sizes are approximate*





## *The Bayberry Model*

### 3 BEDROOMS, 2 BATHROOMS

Remarkably well designed and constructed to give you the ultimate in space, comfort and value.

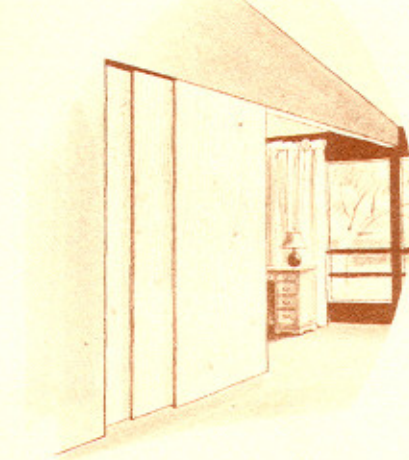
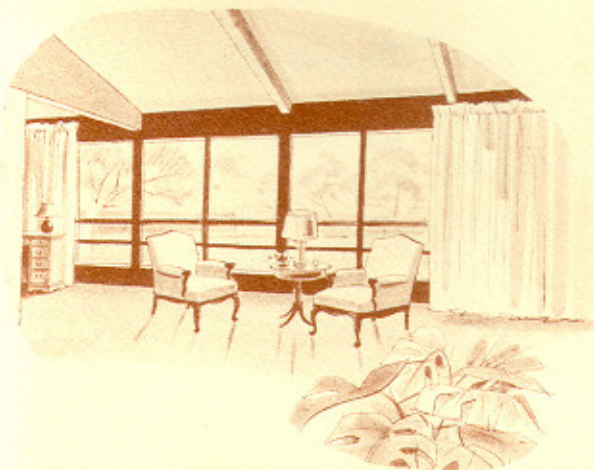
The beamed ceiling living room actually expands to more than 34 feet for entertaining. Here are closets and storage space to answer any woman's dream, a large entry foyer and true center hall, 2 master bathrooms, the completely equipped Bayberry kitchen, a kitchen dining area plus a formal size dining room. The first floor laundry saves you time and work, leaves your basement open and uncluttered.

- No fuses to buy with flip-a-switch circuit breakers • Both reflective and blanket insulation combined by Celotex • Noiseless Mercury light switches • Copper leaders and gutters (not less expensive substitutes) • All interior doors of beautifully grained Mahogany • Enjoy high Cathedral beamed living room ceilings • Never-need-painting rustproof, double hung aluminum windows.

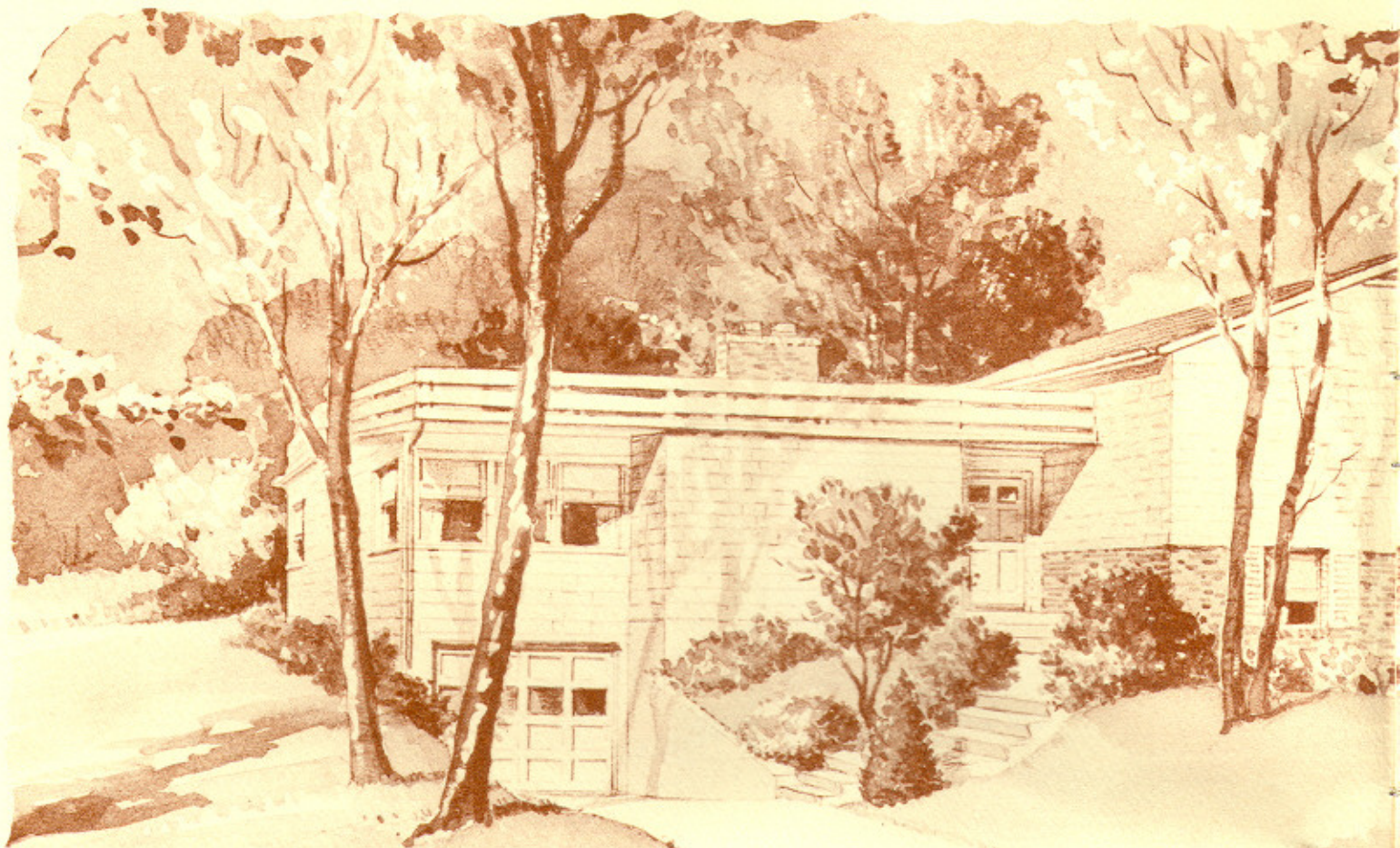
- Heavy duty BX cables • Steel main bearing beams • Poured concrete foundations • U.S. Gypsum sheathing • Genuine oak floors • 3-coat plaster walls • Convenient to schools, shopping, transportation • Exciting fireplaces • Uncluttered basements • Center hall • Low cost mortgage financing • All homes are on a full ¼ Acre or more with over 6,000 square feet of landscaping • Of course, paved streets and sewers.

- Full closet walls of paneled mahogany • First floor laundry • Mirror walls • Expensive insulating Thermopane glass in all fixed picture windows.

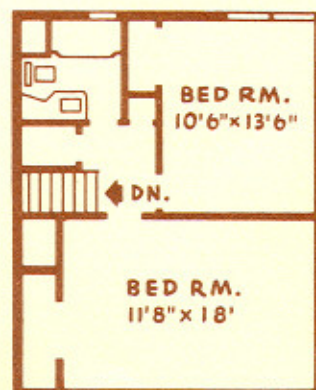
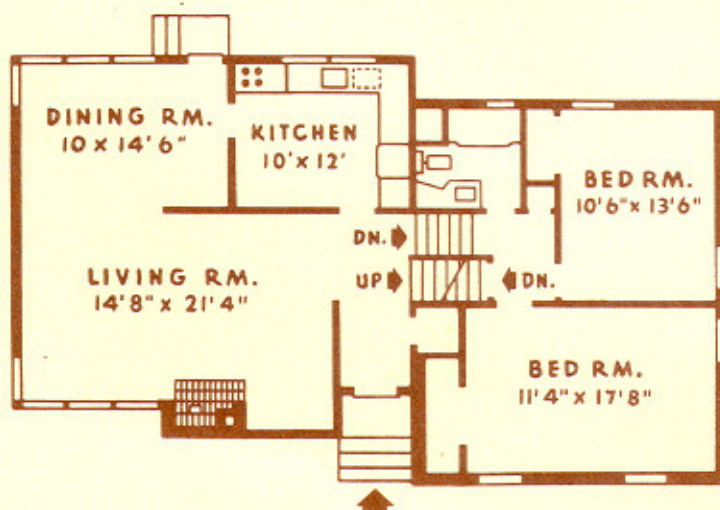
All the remarkable Bayberry appliances — Bendix Duomatic washer/dryer • General Electric automatic dishwasher • Stainless steel built-in Chambers range and separate oven • Servel Ice-maker refrigerator — all included in the price of your house.







*The Bayberry Split-Level  
with 2nd car garage*



*all sizes are approximate*





### *The Bayberry Split Level*

**4 BEDROOMS or 3 BEDROOMS  
plus a DEN; 2 BATHROOMS**

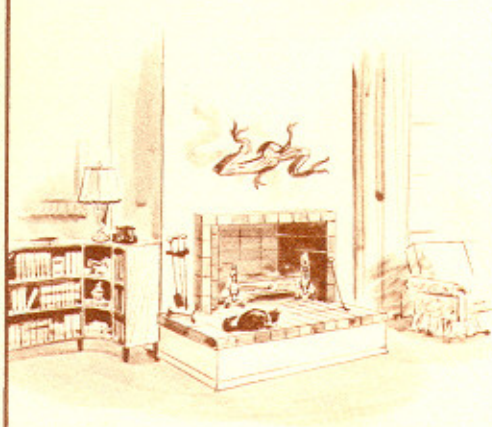
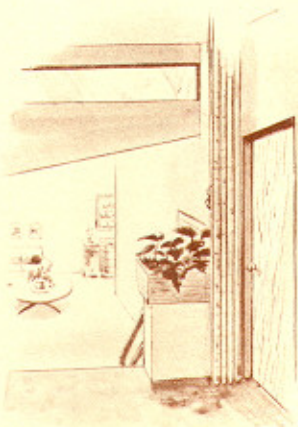
An exciting new concept in split level planning. Imagine — a completely private master bedroom suite, guest room or den, plus entirely separate maid's and children's rooms close by. Your children have the privacy they need for play and fun . . . they don't have to trek in through the main living area to get to their rooms. Even the children's bedroom is over 16 feet long (larger than most master bedrooms).

Finally here is a split level house that takes the den or playroom above the ground and gives you a valuable, plaster finished room. Here are all the important advantages of the best split level and ranch home planning combined to give you a large house at a remarkably low price.

- No fuses to buy with flip-a-switch circuit breakers • Both reflective and blanket insulation combined by Celotex • Noiseless Mercury light switches • Copper leaders and gutters (not less expensive substitutes) • All interior doors of beautifully grained Mahogany • Enjoy high Cathedral beamed living room ceilings • Never-need-painting rustproof, double hung aluminum windows.

- Heavy duty BX cables • Steel main bearing beams • Poured concrete foundations • U.S. Gypsum sheathing • Genuine oak floors • 3-coat plaster walls • Convenient to schools, shopping, transportation • Exciting fireplaces • Uncluttered basements • Center hall • Low cost mortgage financing • All homes are on a full  $\frac{1}{4}$  Acre or more with over 6,000 square feet of landscaping • Of course, paved streets and sewers.

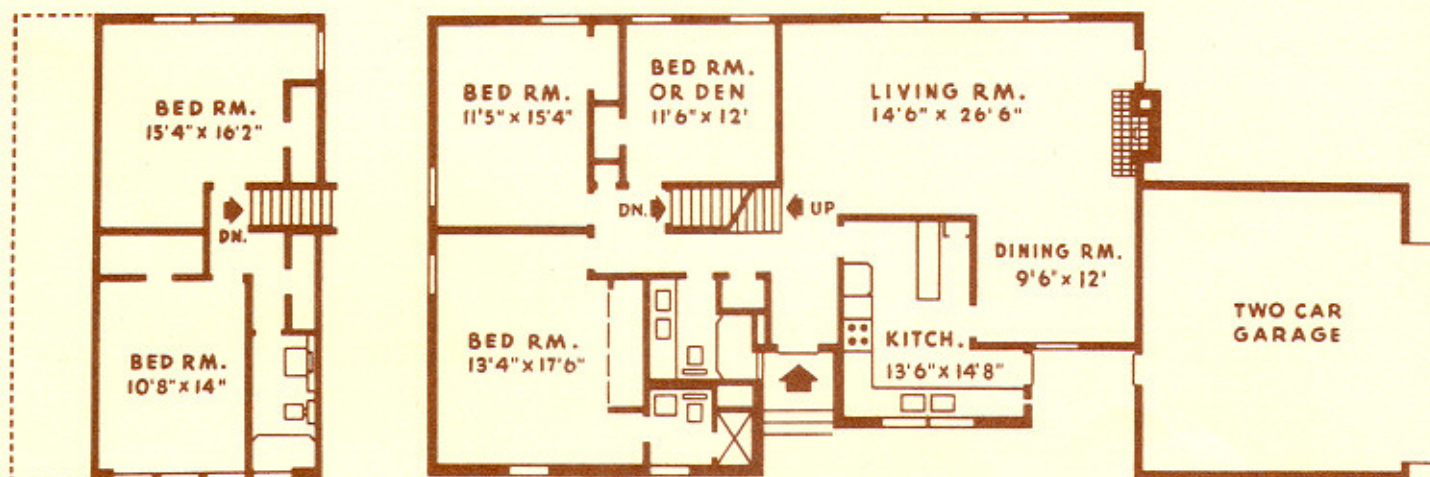
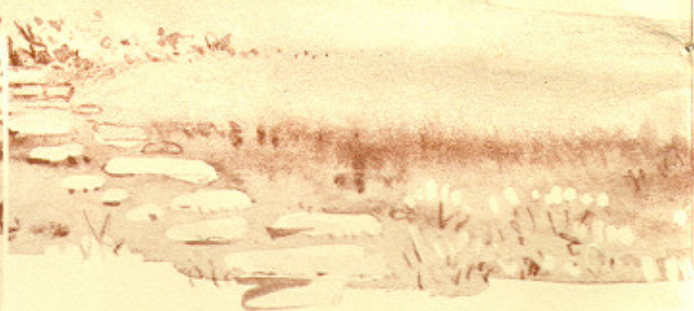
All the remarkable Bayberry appliances — Bendix Duomatic washer/dryer • General Electric automatic dishwasher • Stainless steel built-in Chambers range and separate oven • Servel Ice-maker refrigerator — all included in the price of your house.







*The Bayberry Expanded Model  
—one level design*



*all sizes are approximate*





### *The Bayberry Expanded*

**5 BEDROOMS or 4 BEDROOMS  
plus a DEN; 3 BATHROOMS**

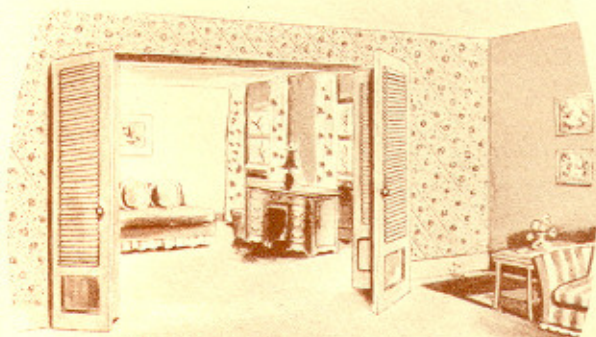
Fabulous in every respect. You'll catch your breath at the truly magnificent room sizes. You'll marvel at the grandeur and dignity of this beautiful home. Here is a house designed on so grand a scale that it will make any family justifiably proud. We sincerely believe that no finer home is available anywhere today at anything approaching its price.

- No fuses to buy with flip-a-switch circuit breakers • Both reflective and blanket insulation combined by Celotex • Noiseless Mercury light switches • Copper leaders and gutters (not less expensive substitutes) • All interior doors of beautifully grained Mahogany • Enjoy high Cathedral beamed living room ceilings • Never-need-painting rustproof, double hung aluminum windows.

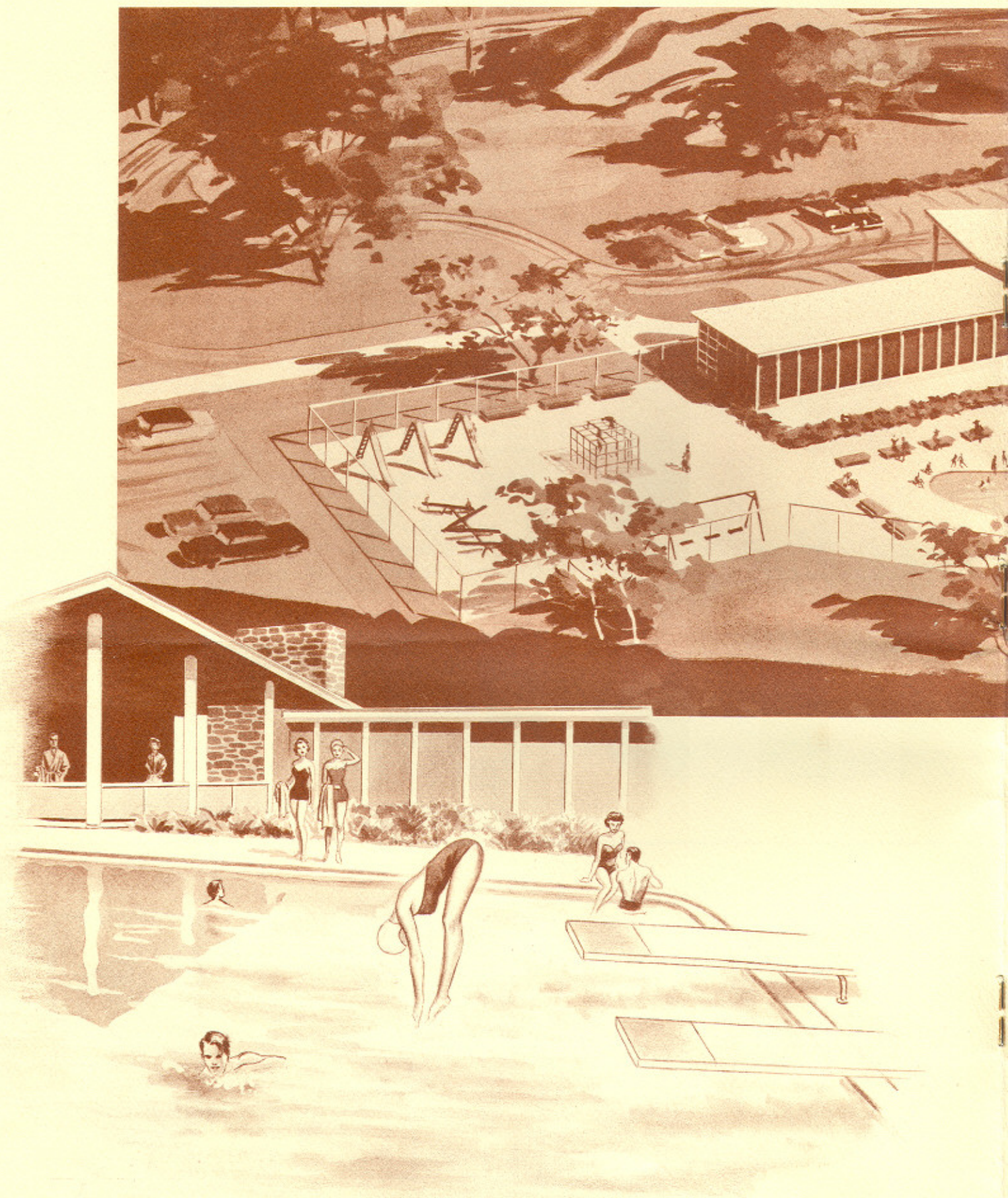
- Heavy duty BX cables • Steel main bearing beams • Poured concrete foundations • U.S. Gypsum sheathing • Genuine oak floors • 3-coat plaster walls • Convenient to schools, shopping, transportation • Exciting fireplaces • Uncluttered basements • Center hall • Low cost mortgage financing • All homes are on a full  $\frac{1}{4}$  Acre or more with over 6,000 square feet of landscaping • Of course, paved streets and sewers.

- Full closet walls of paneled mahogany • First floor laundry • Mirror walls.

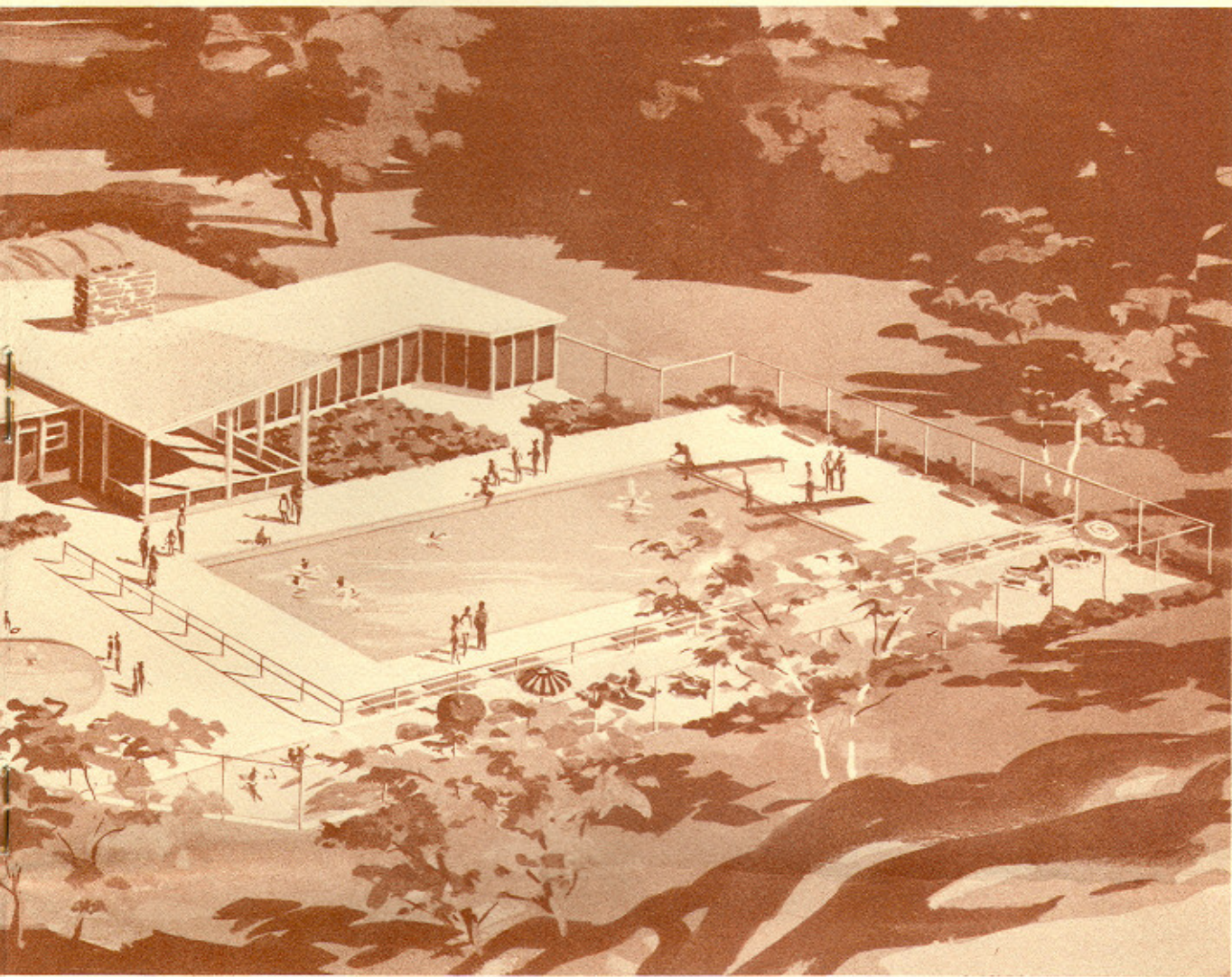
All the remarkable Bayberry appliances — Bendix Duomatic washer/dryer • General Electric automatic dishwasher • Stainless steel built-in Chambers range and separate oven • Servel Ice-maker refrigerator — all included in the price of your house.











## You Actually Own This Fabulous Recreation Area

- *Built for your summer vacation!*
- *Family fun all summer long!*

With its magnificent private recreational areas, Bayberry provides all the facilities of a luxurious resort for your own personal enjoyment on your own property, only a few steps from your door.

What a wonderful way of life . . . relaxing at The Bayberry swimming pool . . . enjoying group sports . . . picnics in the well kept Bayberry park . . . safe play for your children .

The swimming pool is Olympic size with 2 diving boards and underwater lights. It's one of the few pools in the world with an underwater window for safer

swimming, instruction, and underwater movies.

The locker rooms are equipped for you and for your guests with showers, lavatories and private lockers for every family. The poolside terrace and covered pavilion for daytime relaxation include an exciting outdoor fireplace for weenie roasts and barbecues.

The children's wading pool and playground give Bayberry mothers worry-free days for shopping and relaxation with the assurance that their children are playing safely and happily. This, of course, will solve any summer camp problems.

*Only Bayberry — of all the new home communities in Westchester — gives you all this!*



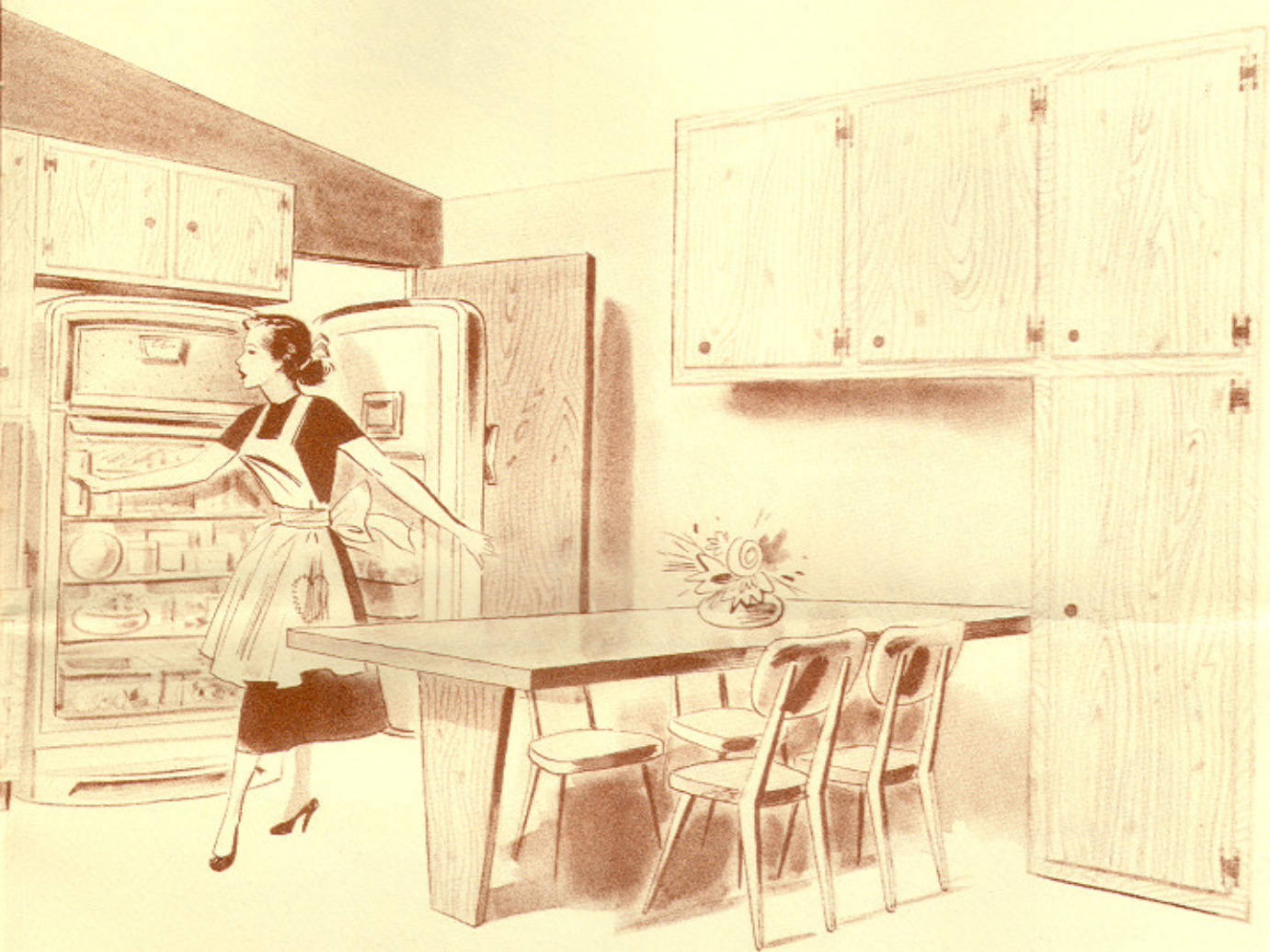


*Kitchen illustrated is  
from the basic  
Bayberry Model.*

*\*In Bayberry and  
Expanded Models.*

Built-in Chambers Range and separate Oven.  
Super-size Servel Refrigerator with automatic  
ice cube dispenser.  
Built-in General Electric Dishwasher.  
Convenient Laundry with the new Bendix Duomatic  
automatic Washer and Dryer.  
Full wall kitchen closets.  
Built-in formica dining table.\*  
Luxurious beam ceiling in kitchen.\*  
All cabinets are custom built with formica tops.  
Large size exhaust fan. Maple chopping surface.  
Armstrong linoleum.





*The Most Carefully Selected Combination  
of Appliances Ever Included in One House!*

Bayberry gives you — at no extra cost — the finest appliances carefully chosen from many manufacturers. Here are all the time and work saving appliances you need and deserve. You don't have to go out and buy them. Everything is included in the price of your house.

Planned by a noted home economist to give you the ultimate efficiency and convenience, the Bayberry kitchens are more modern—more fully equipped—more delightful to work in. Here are kitchens so far ahead of the times that you will be the envy of every woman you know.

*Everything, yes, everything  
is included in the price!* ➔

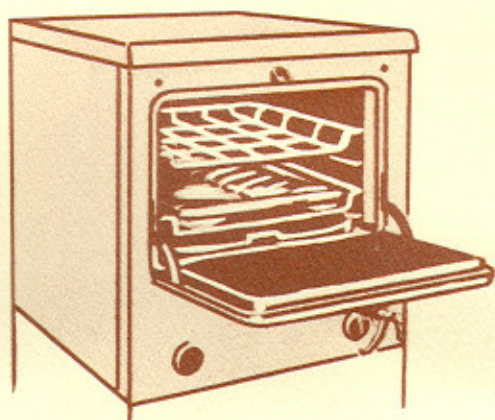
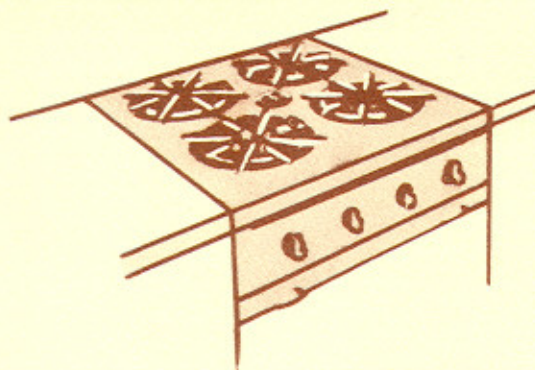


*All these Wonderful APPLIANCES  
are included in the price!*

## Chambers

### *Range and Oven*

A new concept in kitchen design, your Bayberry home provides versatility and efficiency with the built-in Chambers counter range *plus* the built-in Chambers stainless steel counter level oven — the oven that saves on food and fuel bills by "cooking with the gas turned off". 45 minutes of gas starts the largest turkey, ham or roast . . . cooking finishes on retained heat. No watching, basting or turning. Shrinkage is reduced, food flavors improved. You have Chambers world-famous cooking performance combined with dramatic cooking convenience.



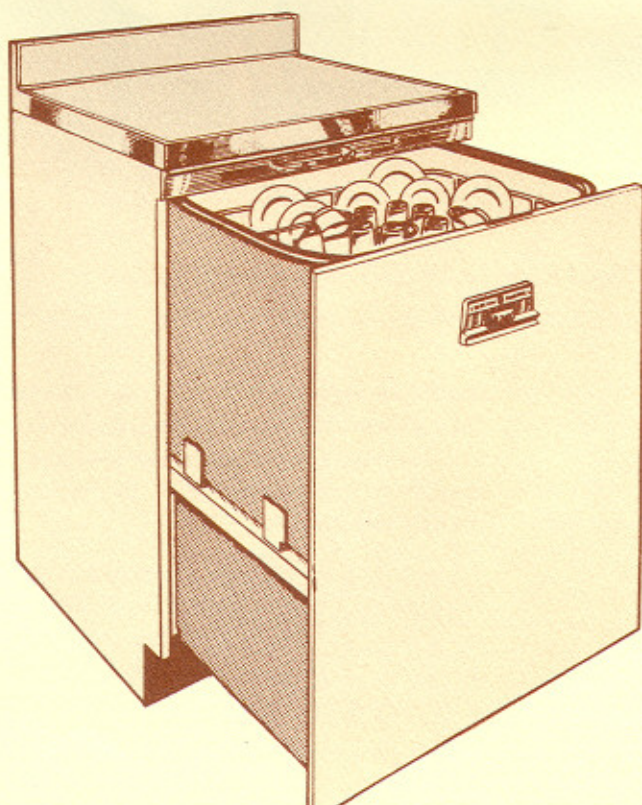
## GENERAL



## ELECTRIC

### *Pre-rinsing Dishwasher*

The new front-opening General Electric automatic dishwasher makes dishwashing a pleasure instead of a chore. It pre-rinses, washes, Tripl-rinses and electrically dries your dishes automatically in heated air. Built-in under the counter in your Bayberry kitchen, the dishwasher cabinet easily glides all the way open at the touch of your hand, leaves your counter space ready for use at all times. With loads of room for dishes and silverware as well as pots and pans, your General Electric dishwasher gets you away from your kitchen sink into your living room . . . gives you over 200 leisure hours every year.





*All these Wonderful APPLIANCES  
are included in the price!*

## Servel AUTOMATIC ICE-MAKER REFRIGERATOR

*The very latest  
in refrigerators*

No trays to fill or spill. No trays to empty or refill. Just reach in and help yourself to ice cubes by the handful. You take them out — Servel puts them back, refills the basket automatically. As up to the minute as your Bayberry home, the Servel super-size refrigerator features a large freezer compartment, door shelves, butter keeper and removable egg nests to add every convenience to your Bayberry home.



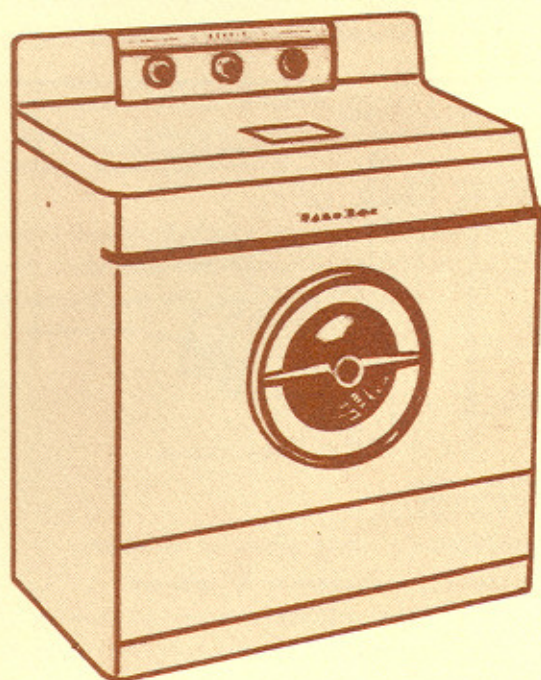
## BENDIX Duomatic WASHER DRYER

Gentle, thorough  
tumble-action washing.

Hotter wash water —  
cleaner clothes.

Billowing  
cycle-air drying.

At long last you can forget about washday work — forever. No more drudgery . . . no more wearisome washdays. Your completely automatic Bayberry laundry — the wonderful new Bendix Duomatic Combination Washer/Dryer all-in-one lets you become the *lady of leisure* you've longed to be.

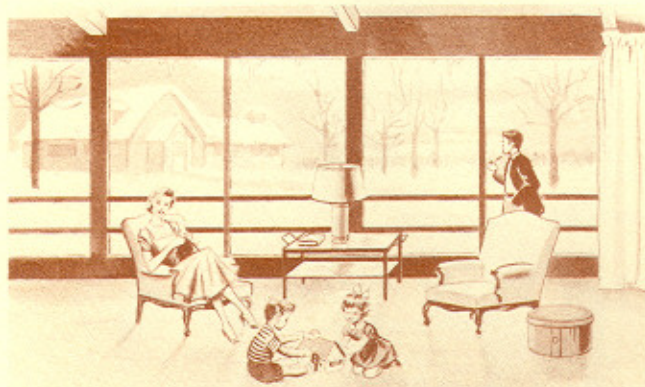




# Snug and Comfortable

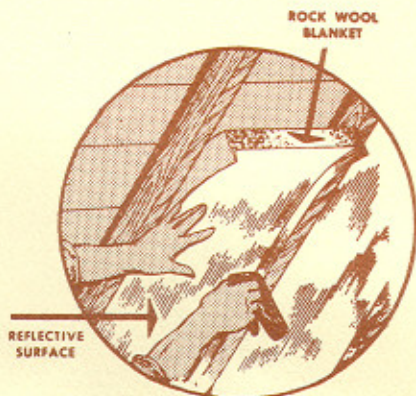
## —BAYBERRY BUILDS FOR YEAR 'ROUND PLEASURE

Warmer in winter, cooler in summer... your Bayberry home is completely weather conditioned for all year comfort and maximum savings on fuel costs. Let the winter winds howl, let the scorching summer days come — your home is snug and wonderful to live in regardless of outside weather conditions.



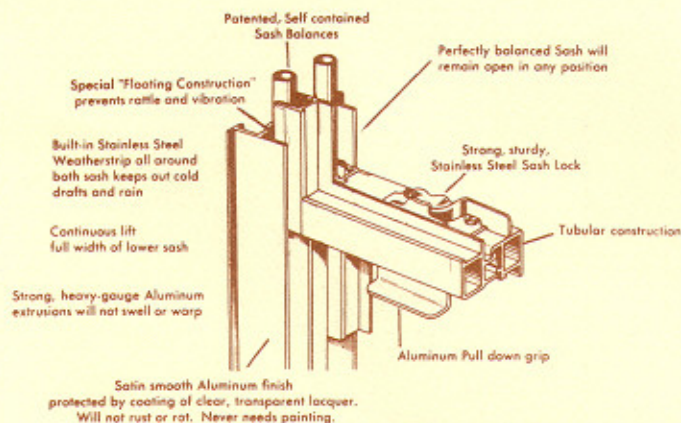
### Chrysler Airtemp Heating and Optional Summer Air Conditioning

For "Springtime" comfort every day of the year, simply set the automatic thermostat at the temperature you prefer. Then relax—without work or worry. Your Chrysler Airtemp Winter air conditioner automatically filters and humidifies the air in every room, keeps the air circulating so that it never feels heavy or stale. Your summer air conditioner automatically filters, dehumidifies, cools and recirculates the air to every room in the house. Your Bayberry home is always comfortable in any weather.



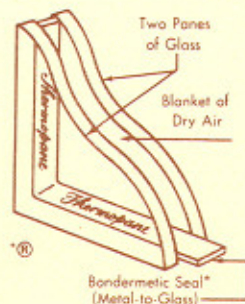
### Complete Celotex Rock Wool Insulation — Double Thick Roof Insulation

Your Bayberry home is completely, thoroughly insulated to keep summer heat out, winter furnace heat in. The double thick roof insulation — a heavy duty rock wool blanket with an aluminum heat reflective surface — is up to 35% more efficient than ordinary insulation. The finest, Celotex insulation makes your home wonderfully comfortable and saves you money on heating and cooling your house.



### Never-Need-Painting General Bronze Rustproof Aluminum Windows

The windows in your Bayberry home have built-in, stainless steel weather-stripping all around to keep out cold drafts and rain. Made of rust-proof, rot-proof, termite-proof aluminum... they're always easy to operate—never warp, swell or stick—never need to be replaced.



### Self-Insulating Thermopane Windows

Here is really complete insulation — even to the beautiful Bayberry window expanses. All fixed windows are double thick Thermopane. The Thermopane eliminates "cold walls," makes storm windows unnecessary, will not frost over in the winter time. And Thermopane keeps summer heat out, completes the thorough insulation that makes your Bayberry home so very comfortable to live in.



## *More than a Home...*

It is the sincere intention of the builders of Bayberry-New Rochelle to create an enduring community of lasting charm and comfort.

From the very choosing of the property—with its many trees and hills and picturesque outcroppings of rock—they have rejected the easy course in favor of the more satisfying. They have set perfection as their only criterion.

So, too, in the design of the Bayberry homes, they have spent years working and perfecting, sorting and rejecting a multitude of plans and ideas of many of America's foremost home building authorities. From the foundation to the last coat of paint, they have been personally concerned with every minute detail, never completely satisfied, always seeking for improvement. They insisted on broad, winding streets. They insisted on including all the finest appliances you need so that you would not have to buy them afterwards. They rejected inconvenient fuse boxes, noisy light switches and standard windows. They created Cathedral beamed ceiling living rooms and spacious Mahogany paneled closet walls.

They planned and built the fabulous Bayberry recreation area on a scale never before attempted. As the focal point for suburban community life, it typifies all that Bayberry means, all that Bayberry stands for.

Fulfilling their most beautiful dreams, Bayberry is a community where family roots are proudly taking hold... where families like yours are creating for themselves and their children a wonderful new way of life.





The **Bayberry** MODEL .....\$24,900  
 3 bedrooms, 2 baths  
 Expansion attic .....\$980



The **Bayberry** EXPANDED MODEL .....\$28,640  
 3 bedrooms, 2 baths



The **Bayberry** SPLIT LEVEL .....\$28,460  
 4 bedrooms or 3 bedrooms plus den, 2 baths



The **Bayberry** EXPANDED MODEL WITH  
 FINISHED 2ND FLOOR .....\$32,990  
 5 bedrooms or 4 bedrooms plus den, 3 baths  
 If you do not require the 2nd floor finished.....\$30,350

2nd car garage (if desired) .....\$1100  
 Air conditioning, 3 ton (if desired) .....1250  
 Preferred Site (if desired) .....

|                         |  |
|-------------------------|--|
| Mortgage (int. & amort) |  |
| Taxes—approximate       |  |
| Water—approximate       |  |
| Insurance—approximate   |  |
| Total                   |  |

|                        |              |
|------------------------|--------------|
| Payment on application | \$300        |
| Payment on contract    | 2700<br>3700 |
| Mortgage               |              |
| Payment on title       |              |
| Total Sales Price      |              |



**LOCATION**

In suburban New Rochelle, just outside New York City.

**SHOPPING**

Local shopping includes complete, modern shopping centers. Large branches of America's leading department stores are only minutes away.

**SCHOOLS**

Nearby New Rochelle progressive elementary, junior high and high schools are rated among the nation's finest.

**COMMUTING**

97 trains daily run between New Rochelle and Grand Central Station in New York. Commuting time is a short 30 minutes or less.

**STREETS & UTILITIES**

Paved streets, water pipes, sewers, etc., are completely paid for and will be maintained for you indefinitely.

**CHOICE OF MODELS**

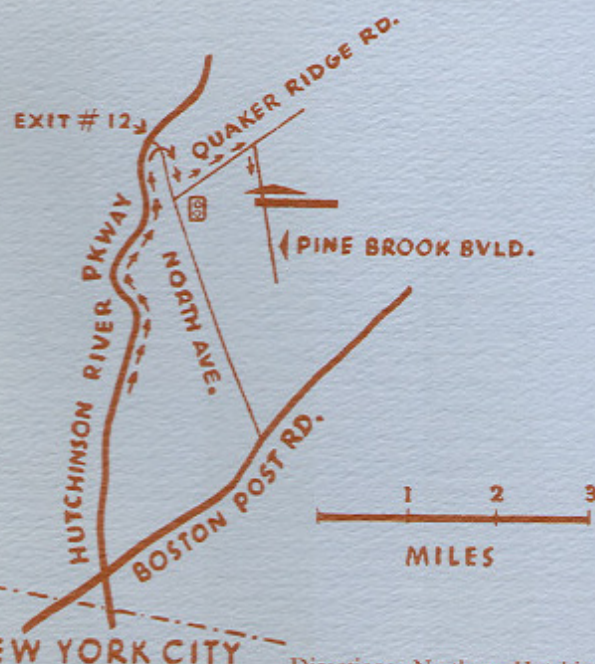
Bayberry offers you a wide choice of model homes with specific variation of each so as to give you the exact home for your individual needs and taste.

**BUILDERS**

Bayberry-New Rochelle is being built by Country Wood, Inc., the same organization which has most recently built the exclusive Tideway community in Kings Point, Great Neck and the model community of Bayberry-Huntington.

**ARCHITECTS**

The modern site planning, community planning and home planning of Bayberry-New Rochelle is under the direction of the nationally prominent firm of Mayer and Whittlesey, M. Milton Glass of New York City.



Directions: North on Hutchinson River Pkwy. to exit #12 (North Ave.). Right on North Ave. to Quaker Ridge Rd. (First traffic light). Left on Quaker Ridge Rd. to Pine Brook Blvd. Right on Pine Brook Blvd. to property.

Sales exclusively by:  
Richland Realty Corp.  
70 Middle Neck Road  
Great Neck, L. I., N. Y.  
HUnter 2-8800 • New Rochelle 2-7723

Brochure and Advertising by:  
Carlton Advertising Company, Inc.  
37 West 39th Street  
New York City

Model home decorated by:  
Leonard Hutton, interior designer  
48 East 57th Street  
New York City

**Bayberry**  
REG. TRADE MARK  
**NEW ROCHELLE**



May 1, 1954. All specifications, availability and prices apply as of this date, and are subject to change without notice.



