

COLLEGE PARK

Homes...in the City of Seal Beach



WELCOME TO THE WONDERFUL WORLD OF COLLEGE PARK IN BEAUTIFUL SEAL BEACH.

If you feel an air of excitement, it is a reflection of the enthusiasm of those who already are homeowners in one of the most conveniently located and outstandingly beautiful residential developments in the Southland. You would be enthusiastic, too, having found the perfect home—in the perfect location.

Tour the area. Talk to the happy residents who are secure in their knowledge of owning real value. Thoroughly and critically inspect our model homes. Imagine that you are already a resident of College Park and, for a change, enjoy real leisurely living.

Revel in the spaciousness and freedom of the floor plans. Enjoy more leisure time due to the work-saving appointments. Check the smallest details as well as excellence of design and construction.

You'll sense a pride of ownership . . . because these are homes designed by builders who care. Builders who insist on only top quality materials and master craftsmanship. BUILDERS WHOSE HOME DESIGNS ARE THE RESULT OF CONSTANT, CONTINUING RESEARCH INTO WHAT YOU—THE BUYER—WANTS IN YOUR HOME. Award-winning architects and planners participated in creating designs based on the reactions of our most reliable research source—the 12,000 delighted families already living in S & S built homes.

SPECIAL HOMES FOR SPECIAL PEOPLE.

Pause frequently as you walk through the model homes. We want you to pay attention even to the smallest details—just as we do! We're proud of them. As a homeowner, you will be, too!

Thoughtfulness concerning all the small items proves we try harder to please. Make your own evaluation of what you see here: quality, location, design, features and price. You will agree that what you see is something special, for families that appreciate the finest available. YOU WILL WANT TO ENJOY LIFE WITH OTHER HOMEOWNERS WHO VOUCH FOR THE UNREPEATABLE VALUE OF AN S & S CONSTRUCTION COMPANY HOME IN AN AREA SO RICH IN EVERY KIND OF RECREATIONAL ACTIVITY FOR EVERY MEMBER OF THE FAMILY. Here you will live casually—entertain royally!

ACCLAIMED IN THE HALLS OF CONGRESS.

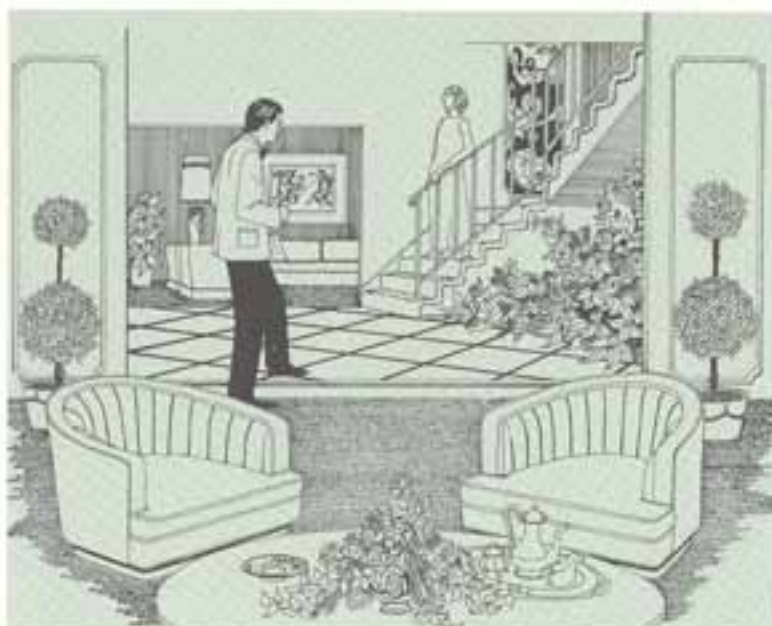
S & S Construction Company is a builder of substance . . . apartments, commercial and shopping centers, and residential developments. Its achievements and awards in the industry have been noted far and wide, and in recent years have been praised not only once, but twice, in the Congressional Record of the Congress of the United States. To the best of our knowledge, S & S is the only builder in the country to be so honored.

Recipient of many professional awards, the firm is also listed among the top 300 contractors



in the nation by McGraw-Hills "Engineering News-Record."

Most treasured, however, are the several thousand letters of appreciation from the buyers of more than 12,000 S & S built homes, attesting to the firm's reputation for integrity. THERE ISN'T ANOTHER BUILDER IN THE COUNTRY SO HONORED BY CUSTOMERS AS WAS S & S WHEN THE GARDEN PARK ESTATES HOMEOWNERS ASSOCIATION (CONSISTING OF MORE THAN 3,000 FAMILIES WHO ARE THE HAPPY OWNERS OF S & S BUILT HOMES), RECENTLY PRESENTED AN UNSOLICITED AWARD "FOR EXCELLENCE IN HOME CONSTRUCTION, COMMUNITY DEVELOPMENT AND CUSTOMER SERVICE." THIS IS THE RECORD WE ESTABLISHED . . . AND THE RECORD WE WILL MAINTAIN.

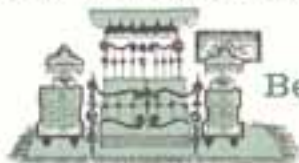


COMPARE THESE HIGHEST QUALITY FEATURES

Construction

DOUBLE THICK GENUINE
LATH & PLASTER WALLS
(NOT TYPICAL DRY WALL)
CONCRETE DRIVEWAYS
UNDERGROUND UTILITIES
EXTENSIVE APPLICATION OF
EXTERIOR STONEMWORK
DURABLE, LOW-MAINTENANCE
PAINTS AND STAINS
GENUINE CERAMIC TILE
CEDAR SHINGLE ROOFS
(SHAKE, SPANISH TILE ROOFS
OPTIONAL)
TOP GRADE INTERIOR AND
EXTERIOR LUMBER

CUSTOM DECORATIVE
WROUGHT IRON RAILINGS
COMPLETE CEILING INSULATION



Bedrooms

SPACIOUS MASTER BEDROOM SUITES
WALK-IN CLOSETS
ROOMY WARDROBES
BEDROOM FIREPLACES
IN SOME PLANS (OPTIONAL)
"PARENTS' RETREAT" ROOM
OR EXTRA BEDROOM OPTIONAL
IN PLAN 18
HUGE BALCONY-DECKS
COVERING ENTIRE ROOF OF GARAGE
CHILDREN'S BEDROOMS
CONVENIENT TO BATH

Kitchens

CHOICE OF MASTER-CRAFTED
CABINET DESIGNS AND
FURNITURE-FINE FINISHES
MODERN GAFFERS & SATTLER
ALL-ELECTRIC DOUBLE OVENS
AND RANGE TOP

OVERSIZED PANTRIES
TRIPLE SINKS WITH MIXING VALVE,
SPRAY HOSE AND DISPOSER

FLOWER-FRESH PATIO KITCHENS (SOME PLANS)

BUILT-IN REFRIGERATOR CABINETS
LUMINOUS KITCHEN CEILINGS
BREAKFAST NOOKS
GAFFERS & SATTLER AUTOMATIC
BUILT-IN DISHWASHER



Living & Family Rooms

OVER 36 MARBLE, STONE
AND BRICK FIREPLACES
TO SELECT FROM
GAS LOG LIGHTER
FAMILY-ORIENTED INTERIORS
CUSTOM CRYSTAL CHANDELIER
LIGHTING FIXTURES
PARQUET WOOD, CARPET OR
VINYL FLOORS IN FAMILY ROOM
FORMAL DINING ROOMS



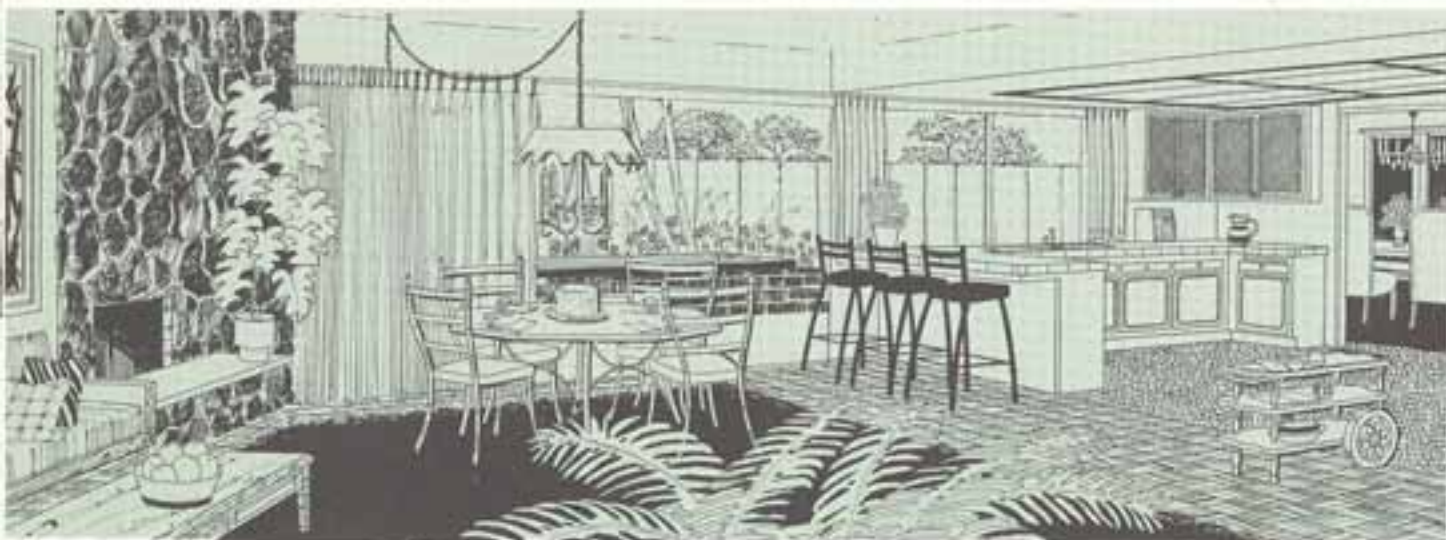
Baths

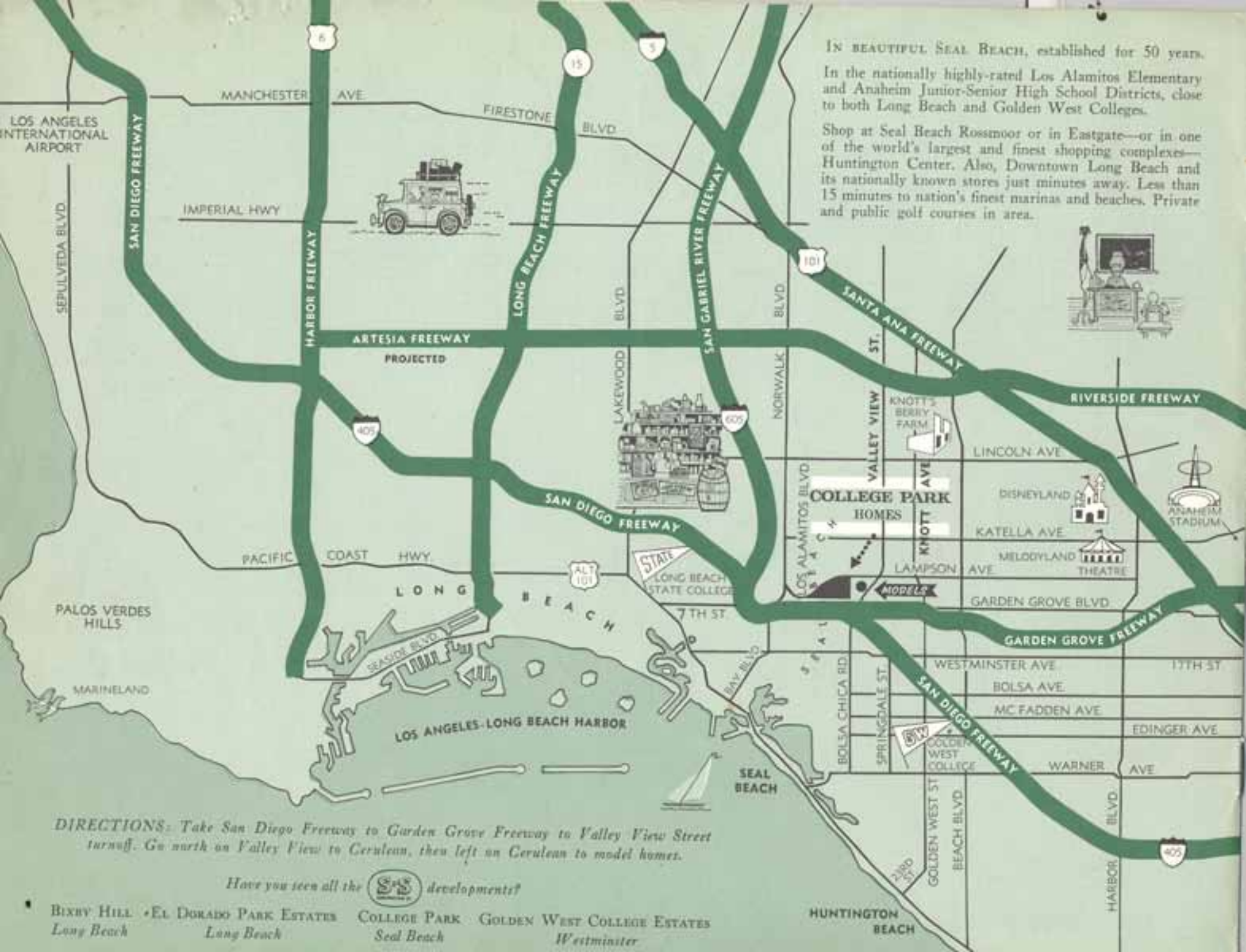
CULTURED MARBLE PULLMAN TOPS
FULL LENGTH BEVELED EDGE
PLATE GLASS MIRRORS
DOUBLE LAVATORIES (SOME PLANS)
GENUINE CERAMIC TILE IN OVER-
SIZED SHOWERS AND TUB AREA
FIRST QUALITY AMERICAN
STANDARD PLUMBING FIXTURES
CAST IRON TUBS AND SINKS
LUMINOUS BATHROOM CEILINGS
MOEN MIXING VALVES

Other Features

YOUR CHOICE OF
LUXURIOUS 100% CONTINUOUS
FILAMENT NYLON CARPETING
THROUGHOUT
BUILT-IN TV OUTLETS
CABINETS OVER WASHER
AND DRYER SPACE
INSIDE SERVICE PORCHES
ENTIRE YARD SEEDED
AND FERTILIZED
SLIDING DOORS AND WINDOWS
FRAMED IN
MAINTENANCE-FREE ALUMINUM
TEMPERED SAFETY GLASS
IN SLIDING DOORS
MAGNIFICENT ENTRY HALLS
**OF MARBLE, TERRAZZO,
PARQUET OR VINYL**
ALL THESE FEATURES AND
DOZENS OF OTHERS ARE
INCLUDED IN THE PURCHASE PRICE

Plan 18 features
a "Flower-fresh" Patio Kitchen






IN BEAUTIFUL SEAL BEACH, established for 50 years. In the nationally highly-rated Los Alamitos Elementary and Anaheim Junior-Senior High School Districts, close to both Long Beach and Golden West Colleges. Shop at Seal Beach Rossmoor or in Eastgate—or in one of the world's largest and finest shopping complexes—Huntington Center. Also, Downtown Long Beach and its nationally known stores just minutes away. Less than 15 minutes to nation's finest marinas and beaches. Private and public golf courses in area.



DIRECTIONS: Take San Diego Freeway to Garden Grove Freeway to Valley View Street turnoff. Go north on Valley View to Cerulean, then left on Cerulean to model homes.

Have you seen all the  developments?

- BIXBY HILL
Long Beach
- EL DORADO PARK ESTATES
Long Beach
- COLLEGE PARK
Seal Beach
- GOLDEN WEST COLLEGE ESTATES
Westminster

price 259.50 3BR



Model 4A



Model 4B

Pride of



Quality



Model 4E



Model 4FX



"The Amherst" 3 BEDROOMS, 2 BATHS PLAN 4

For Southern Californians who combine the outdoors into gracious indoor entertaining, here's a floor plan where the large living room melds into the garden terrace, thanks to the high and wide sliding glass doors next to the dramatic fireplace. The front entrance is in full view of kitchen breakfast nook windows—a special convenience to busy homemakers! Ceramic tile, custom fireplace and all the other fabulous College Park features are included in the price. Note oversized garage which includes service area—with plenty of room for storage space! "Quiet-zone" engineered, too, with all bedrooms on one side of the home.



Model 12AX



Model 12BX

Pride of  Quality



Model 12CX



Model 12EX



"The Harvard" 3 BEDROOMS, 2 BATHS PLAN 12

Bright and cheerful is the warm greeting of the entry to this quiet-zoned floor plan that permits entertaining of guests without fear of disturbing early-to-bed children. Luminous ceilinged "flower fresh" kitchen is equipped with sliding windows that open to a ceramic-tiled outdoor counter for oh-so-easy garden entertaining. Private master bedroom suite boasts a private bath with luminous ceiling over the vanity—and a large walk-in closet.



18x15 LV. Very nice

Model 15AX

This is not on model

1200
30910



30750

Model 15BX

Pride of



Quality



Model 15CX

30850



30500

Model 15DX



"The Columbia" 4 BEDROOMS, 2 BATHS PLAN 15

The emphasis on elegant hospitality in this exceptional floor plan that separates the activity areas into a complex of delightful space for entertaining . . . and places all the bedrooms on the opposite side of the house, insulated from the noises of an active, happy group of people. Your candle-lit dinners will be made all the more glamorous by the effective use you will make of the atrium right outside the dining room door. The "flower fresh" kitchen provides direct service through sliding windows to the concrete patio area, too. The cathedral ceiling in the living room and the walls of glass are an inspired blending of indoor-outdoor living.



Model 1BAX



Model 1BCX

Pride of



Quality



Model 1BDX



Model 1BEX



"The Yale" 4 TO 6 BEDROOMS, 2 BATHS PLUS POWDER ROOM PLAN 18

Make a wonderful choice! If 3 bedrooms are adequate for your family, you can extend the already spacious master bedroom suite with a "Parents' Hideaway!" An undisturbed retreat . . . or another bedroom, as you wish. You even have the optional choice of a fireplace in your bedroom. The huge Bonus Room is versatile, provides space for expanding your hobby pursuits now, and for the extra bedrooms you may need in the future. The first floor level is—sheer luxury, with a huge family room designed around a natural stone fireplace. The "flower fresh" kitchen with its built-in pantry affords the cabinet space every woman needs. A formal dining room is adjacent to the living room, for gracious entertaining.



Model 19AX



Model 19BX

Pride of  Quality



Model 19CX



Model 19FX



45
 29,950
 main entry
 red brick
 very nice with
 granite
 Porch
 10x10
 1900 sq ft

"The Princeton" 4 BEDROOMS, 2 BATHS PLAN 19

The sunken living room with its dramatic marble fireplace and the higher-tiered dining room make an auspicious first impression on all who enter the wide, double-doored entry. The second impact is the long, clear view through the family room and its sliding glass doors to a wide and handsome concrete patio, served directly from the "flower fresh" kitchen through garden-service windows. Luminous ceilings in kitchen and both baths. Wet bar in family room is optional.



Model 28AX



Model 28BX

Pride of  *Quality*



Model 28CX



Model 28DX



"The Stanford" 3 & DEN OR 4 BEDROOMS, 2½ BATHS PLAN 28

The den on the first floor of this two-story is versatile—will make the perfect study or office-at-home, or can be converted to a 4th bedroom at a moment's notice. A new outdoor dimension makes the master bedroom suite absolutely sensational: a huge balcony for daytime sun-bathing and nighttime star-gazing! As in all College Park homes, kitchen ceilings and ceilings over bath pull-mans are luminous. Garden-patio service through sliding windows of the "flower fresh" kitchen, too.



Model 48AX



Model 48BX

Pride of  Quality



Model 48CX



"The Cornell" 3 & DEN OR 4 BEDROOMS, 2½ BATHS PLAN 48

Like enough room in the "flower fresh" kitchen for your breakfast set? That's where the breakfast nook is in this charming split-level. When you step up to the living room from the wide, double-doored, marble entry, you sense the imagination that created this floor plan of exceptional beauty and convenience. A balcony off the master bedroom suite on the second floor is a bonus of glamour and romance. As in all College Park homes, cabinet, closet and storage space is just great!



Model 38AX



Model 38BX

Pride of



Quality



Model 38CX



"The Dartmouth" 3 BEDROOMS, 2½ BATHS PLAN 38

A split-level with charm and dignity, whose graciousness is emphasized by decorative wrought iron railings separating the higher-leveled living room from a huge dining room. Note the more-than-ample breakfast nook and exceptionally spacious family room, in which a wet bar is suggested as an optional item. It's a "flower fresh" kitchen, too, with sliding windows opening to a ceramic-tiled counter over an expansive concrete patio. The master bedroom upstairs opens onto a balcony deck for outdoor living pleasure.