

Tred Bentley Cr 4 - 8546



BEDFORD GARDENS - Bedford, near Lexington line

From Rt. 128 to Exit 36. Then one-half mile to Westview Street on left.

For MODEL HOME (fully furnished), see Mrs. Barbara Bentley, 42 Summer Street, Bedford, CR 4-6620.

NOW
Your HOME Wish comes true!

F H A Approved

The land planning, the construction, and the financing was Federal Housing Administration Approved. Local banks have already taken the mortgages — and your OWN Bank can assure you of what wonderful protection all this is for YOU. Also V. A. APPRAISED!



LOW Taxes

All real estate taxes total as little as \$50 a month. Your tenant's rent of \$77, \$88, or \$99, more than covers this. Here's a haven of financial independence and home SECURITY!



NO Assessments

STREETS are paid for. So are storm sewers and water — all in and paid for. NO hidden extras — unusual in any new area.

BEDFORD GARDENS is a beautifully planned suburban community — F. H. A. Approved and V. A. APPRAISED. Started in 1952-3; now completed. BROAD, pleasantly winding roads (40 feet wide), to cut down on speed and insure safety, especially for children. Here, in an area of simplicity and quiet good taste, you can enjoy a lifetime of comfort and security.

LARGE LOTS up to 23,000 sq. ft. each (a few even larger). Lots of room for gardens, patios, PICNIC BARBECUES, generous uncrowded OUTDOOR LIVING. Large enough to be called estate sizes! Room for children to romp. Since there is no extra charge for the especially large lots, these homes will go first (to the early birds). Here is Country atmosphere plus City conveniences, without extravagance!

68 FEET FRONT!

BIG-looking double homes, (most are 68 ft. front!). They look like Contemporary Luxury singles in the \$35,000-\$40,000 class. But they contain a SECRET: each has a duplicate ranch with EXTRA income for YOU! Each BRIGHT and AIRY side is completely separate — even to two separate, complete basements; two individual heating systems.

LESS than Rent: You receive \$77, \$88, or \$99 a month to CUT your cost and to make these America's Biggest Value!

EACH ranch, built on sturdy, clean architectural lines, and is actually TWO individual and separate homes. Yes, these have the efficiency of a new but more generous apartment, PLUS the EXTRA space of a NEW deluxe RANCH home. People stop to admire what looks like an expensive, oversize "million-dollar" ranch! Wouldn't they be surprised to know that these 2-apartment ranches are cheaper than singles! YOU pay for one — you get TWO! And let the second one CUT your cost; help pay all your interest and your real estate taxes. You enjoy \$77, \$88, or \$99 extra rent monthly!

- at \$77 mo. You receive \$924 a year (4-room apartment)
- at \$88 mo. You receive \$1056 a year (5-room, 2-bedroom apartment)
- at \$99 mo. You receive \$1188 a year (6-room, 3-bedroom apartment)

These LOW rents seem SURE to go UP and INCREASE YOUR income!



BEDFORD GARDENS—Most conveniently located off Route 128:
 To Waltham, 5 miles to Boston, under 17 miles
 to Lexington, under 4 miles to Harvard Square, 13 miles
 to shopping center, schools, bank, churches, all slightly over ONE
 mile.
 to Busline, stores, train, **under a mile.**

Winter Street exit is to Waltham Industrial Centre, Raytheon, Canada Dry, Sylvania, Crucible Steel, etc.
 Also nearby: Waltham Research and Development Park, Wagner Electric, Boston Migr. Material, etc. . . . Convenient to Burlington Industrial Centre with Houghton-Mifflin Co., Spencer Laboratories.

YOU should make a PROFIT!

NOTE: Indications are that IF you later on decide to resell, you should make a PROFIT!

YOU SAVE

at least \$77 a month (Or \$88 or \$99)
YES, this money is paid to **YOU** in actual cash for the extra apartment. This leaves **YOU** to **LIVE BETTER** for **LESS!**

In **ADDITION**, you **SAVE** Money on your **INCOME TAXES** for

Interest
 Real estate taxes
DEPRECIATION

Decide NOW

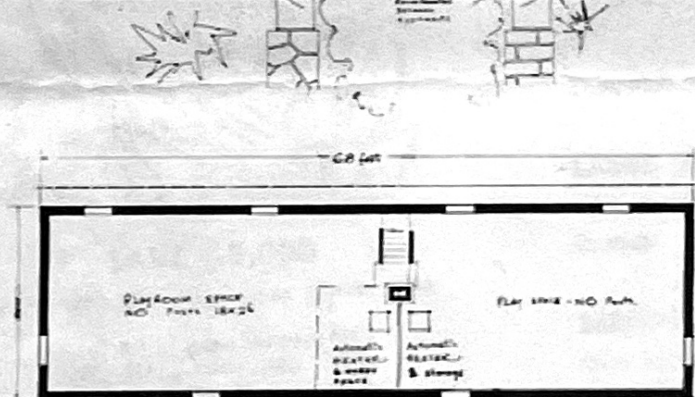
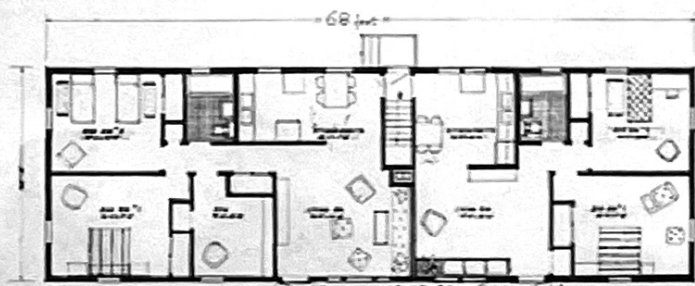
Demand for these apartments **EXCEEDS** the supply.

Even at \$5000 additional cost, no more of these **DOUBLE** Ranches can be built under present zoning laws. All prices and costs are subject to change without notice.

Should you later care to resell we expect you will make an excellent **PROFIT.**



DEMAND for Bedford Garden Apartments is increasing. Executives and research men from plants on Route 128 find its convenience and moderate rents unequalled anywhere. Every year, more families are applying for apartments. But **no more** will be built. No more land is zoned to permit such construction. . . . This should make these **DOUBLE** homes more and more **valuable in the years ahead.**



We will refuse to sell any property where we believe it is being bought by a speculator to rent BOTH sides for profit . . . A home-owning Community is best for all.



18 x 26 PLAYROOM AND HOBBY room OPEN. LIGHT — with NO posts! Here's an extra Super-LIVING ROOM!

QUALITY CONSTRUCTION. FULL POURED CONCRETE foundation walls (instead of blocks). DRY basement floors. Sills anchored to foundation by imbedded steel rods.

INSULATION to keep out summer heat and winter cold. HOMOSOTE PLUS 2" of insulation. Also Aluminum Foil Insulation.

2 separate hot water heating plants (in separate basements) reduce heating costs.

OFF street PARKING (blacktop). Lots of room between houses. 40-foot streets. Underground garbage receptacles, metal trash cans, clothes reels — plus other thoughtful details for comfort and convenience . . . prompt snow removal by Town.

SCHOOLS nearby — (FREE Bus Service): Modern and of high rating. Teachers paid above average. High School has excellent standing with best colleges. RECREATION program, especially during summer vacations.

YOU will enjoy this young and vital new community with TOP GRADE NEIGHBORS. More and More research and scientific men of high education and executive type are coming from nearby plants and laboratories. They, too, like to live richly on a modest budget.

FREE BUS SERVICE to grade schools and to High School, supplied by Town, also Rose Hawthorne Parochial and High School. Excellent shopping centres nearby. Churches and Library convenient.



Ideal Community Life

The few hundred families living here have no extremes of poverty or riches. NO poor neighbors; NO snobs. Here is the making of Garden Clubs, Theatre Groups, Music Groups, Scout Troops: Above the average socially, financially and educationally. Here, also, is a wonderful place for children! In Historic Bedford are scenic landmarks to commemorate heroes of the American Revolution. An inspiring home area.



SAVE \$5,000

Since 1952-1953 when these homes were built

LABOR has gone up over 20%
MATERIALS have risen 20%
LAND has gone up 25%

To build these today would cost over \$5000 more. But even this is not possible, because there is no more land zoned for double homes.

SUDDENLY it's YOURS!

Yes, we take care of the Red Tape. WE fill out the papers, we arrange the Bank inspection. Since these are both F.H.A. Approved and V.A. Appraised, the Bank attorneys check the details for your protection.

NOW

NOW realize your wish to own and enjoy an honor-built home in a TOP location with someone else paying to you MOST of the cost!

Tenant's SECURITY deposit protects you against a loss of rent or damage. (Incidentally, your tax man will tell you that you're entitled to INCOME TAX deduction for interest, taxes and depreciation.)

Built in 1952-1953 by one of New England's best builders, these were first occupied by Air Force Personnel, but now the tenants are also Executives, Research Men, and Officials in the new neighboring laboratories and new industries on Routes 128, 4, 25, etc. You will appreciate the seasoned QUALITY construction of these homes built to last many generations! Here is the TRIUMPHANT look of luxury in size and quality—at LESS than ordinary rent!

EACH duplex ranch is actually TWO homes. BUT each is completely SEPARATE.

EACH has its own:

HOT WATER HEAT: Forced circulation, SEMI-concealed in walls. Your choice of Gas or Oil heat. This is the most practical and economical system.

TILE bath with shower over tub. Attractive colors (coloramic)

KITCHEN of scientific step-saving lay-out. Lots of cabinet spaces. 4-burner range. Here's a wife-saving kitchen—direct combination—up to 14 feet wide!

DOUBLE sink and tub. Designed to make housework EASY.

LARGE LIVING-ROOM comfort designed, with lots of wall space. Beautiful protected views in all directions. You'll be proud to invite your friends.

BEDROOMS designed for sleeping! Cross ventilated. Spacious wardrobe closets. Most models have 3 luxurious bedrooms.

DINING areas, with kitchen, are up to 14 feet wide for maximum flexibility. These are figured as a full room in this circular.

CLOSETS galore: Linen closet in hall, near bath. EXTRA closets to hold lots and lots of things. Tremendous basement storage.

ELECTRIC Outlets everywhere—for modern living.

TWO FULL BASMENTS: Yes, each side has a big FULL HEIGHT basement—for Playrooms, hobbyrooms, for storage (room enough to store several van loads of what have you) and still give each side a playroom, 18 x 26. Most basements have NO posts whatever.