

LIVE IN

# NORTH OAKS



SIGNATURE HOMES



LANDSCAPING, FURNISHING, CARPETS, DRAPES,  
MIRRORS, WALKS (OTHER THAN ON PLOT PLAN),  
FENCES NOT INCLUDED IN PRICE.

**Newest Master-Planned Community**  
ADJOINING THE SAN FERNANDO VALLEY

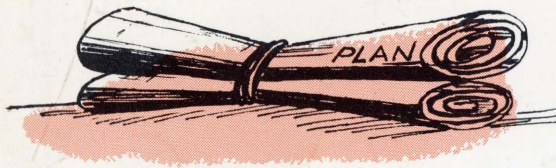
LANDSCAPING, FURNISHING, CARPETS, DRAPES,  
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# LIVE BIG AT

## NEW MASTER-PLANNED COMMUNITY ACCLAIMED BY HOUSING EXPERTS

LOS ANGELES—A panel of housing experts today acclaimed the new 2000-home North Oaks development near Newhall as the most outstanding residential community of its kind in Southern California. After careful study, the panel reported: "The North Oaks development offers an unusual example of what can be accomplished by careful planning and dedicated effort. The development is well situated in a thriving area, and offers ideal community advantages. The 3 & 4-bedroom

homes are perfectly designed to grace their surroundings, with gas built-ins and other features of exceptional value and proved buyer-appeal."



Signature Homes, builder-developers of the North Oaks Community, responded to the honor with the following statement: "We who have dedicated our know-how towards making North Oaks the best value for the homebuyer's money are proud to receive recognition of our efforts by these experts. We invite homebuyers to enjoy a tour of our model homes area and see how, inside and out, distinctive styling, textures, and colors inspire a feeling of harmonious appeal. North Oaks homes are offered in 12 attractively different elevations styled by L. C. Major & Associates. These are homes built for maximum value and minimum maintenance. They are certain to grow in value with the years, providing an unusually fine investment for those who buy."

## ABSENCE OF SMOG HAILED IN IDEAL "FAMILY LIVING" LOCATION

NEWHALL—Complete freedom from smog was proclaimed today as one of the many beneficial aspects of life at the new North Oaks development near Newhall, adjoining the San Fernando Valley. According to on-the-spot reports, residents of the new community will enjoy the freshest, cleanest air nature can provide...with a mild, friendly climate giving additional stimulus towards refreshing outdoor living. Reports indicate the community is ideally situated for such activities as picnics, barbecues, tennis, golfing, hiking, horseback riding, and swimming. A fine community-sized swimming pool will attract many North Oaks residents to nearby Henry M. Newhall Memorial Park, noted locally for its beauty.

Spokesman for Signature Homes, Builder Developers, reveal that the present inviting location of North Oaks is the result of two solid years spent combing the countryside for the ideal all-residential locale close to centers of business, industry, and recreation. Final selection of the Newhall area puts the new development in command of approachways as the expanding San Fernando Valley reaches to the north. The population overflow will find master-planned North Oaks ready with 500 acres of prime residential land destined to provide homes for fully 7,000 residents.

Transportation from the new community to Los Angeles is fast and direct *via* U.S. 6, with the new Golden State and Sepulveda Freeways soon to add an extra measure of convenience.

## SEWERS, IMPROVEMENTS & PUBLIC UTILITIES APPLAUDED AT NO. OAKS

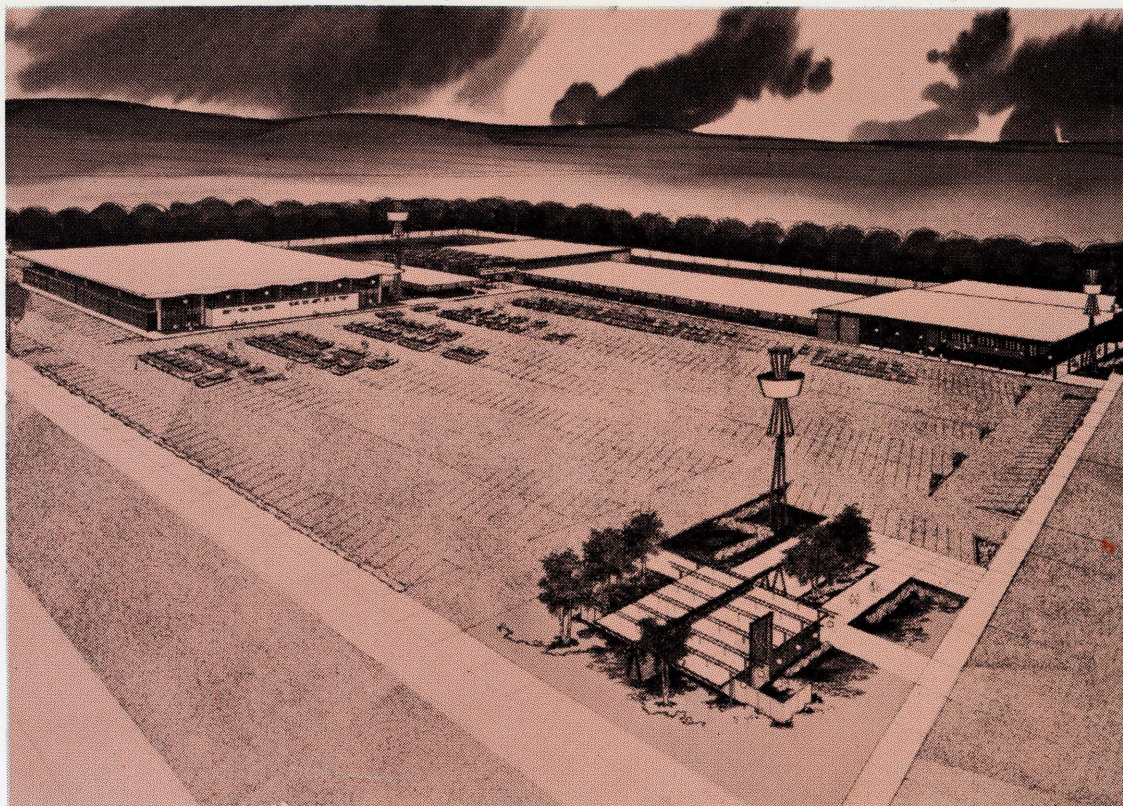
NEWHALL—Statements issued today gave high praise to the arrangements made for fully-improved modern living at new North Oaks near Newhall.

Recognition was given to the careful development of complete public sewers, street lights, and minimum-traffic streets, all installed as a part of the intensive community planning at North Oaks. Special mention was made of the abundant supply of fresh water, economically provided by the Bouquet Canyon Water Company, a public utility. Also noted were the services of the Southern California Gas, Electric, and Telephone Companies...plus the outstanding efficiency of Newhall's police and fire departments.

from **\$12,995** ... from **\$89**  
(“P. & I.”)

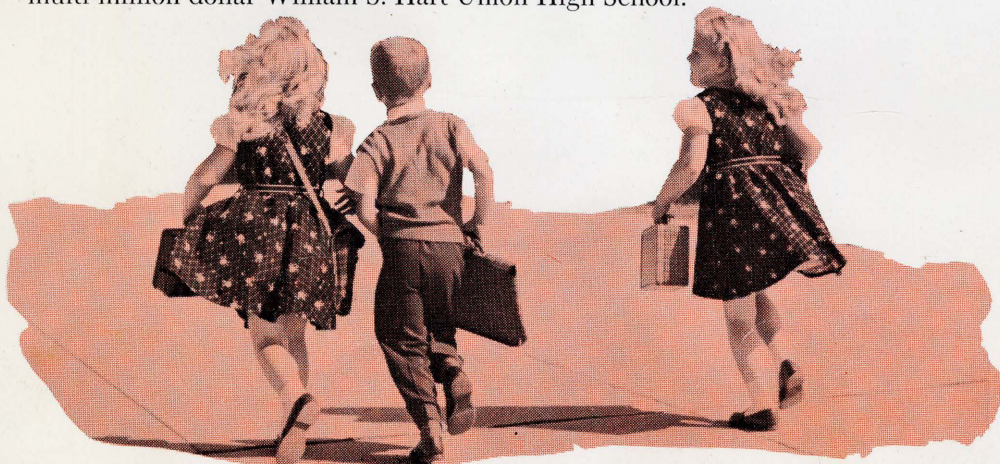
## MODERN 20-ACRE SHOPPING CENTER PLANS COMPLETED

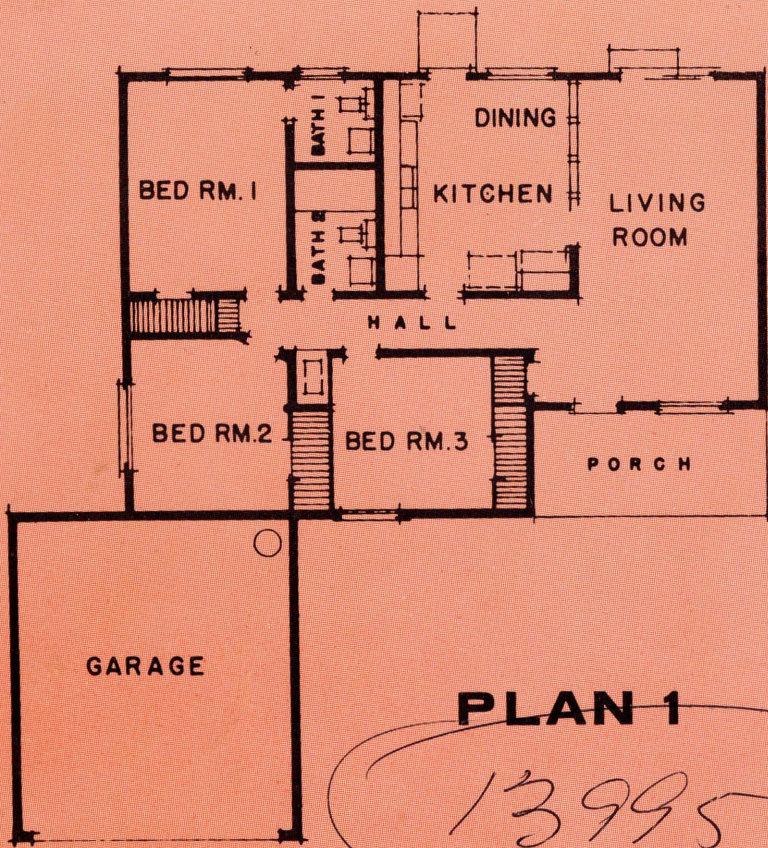
LOS ANGELES—Pacific Coast Properties and Signature Homes jointly announced today completion of plans for the new, modern 20-acre shopping center to be situated within the North Oaks community near Newhall. Designed to put complete shopping handy to each resident's door, the new center will include, among other facilities, a huge supermarket, custom apparel shops, furniture stores, a variety chain store, a novelty store, and community services. The 20-acre shopping center will join a Modern Medical and Professional center now being planned to provide offices for doctors, dentists, and other professional men.



## 3 ELEMENTARY SCHOOLS, JUNIOR HIGH PLANNED WITHIN NEW NORTH OAKS CITY

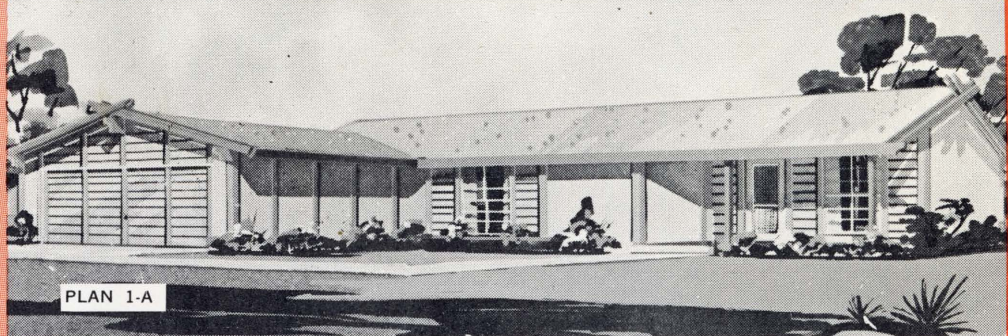
NEWHALL—Plans have been revealed for one of today's most comprehensive educational systems, designed to serve the new North Oaks community near Newhall. According to spokesmen, no fewer than *three* elementary schools will assure a basic education *within walking distance* for every child at North Oaks. In addition, a new junior high school will be strategically located within the community. Rounding out the complete educational facilities of the area will be Newhall's presently expanding, multi-million dollar William S. Hart Union High School.



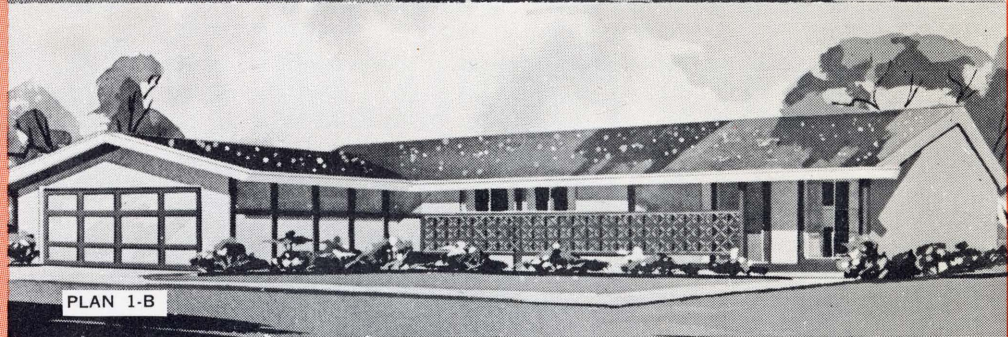


**PLAN 1**

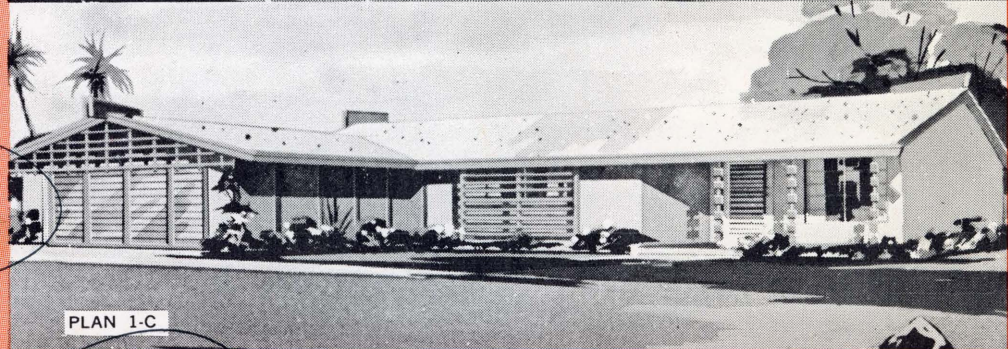
13995



PLAN 1-A

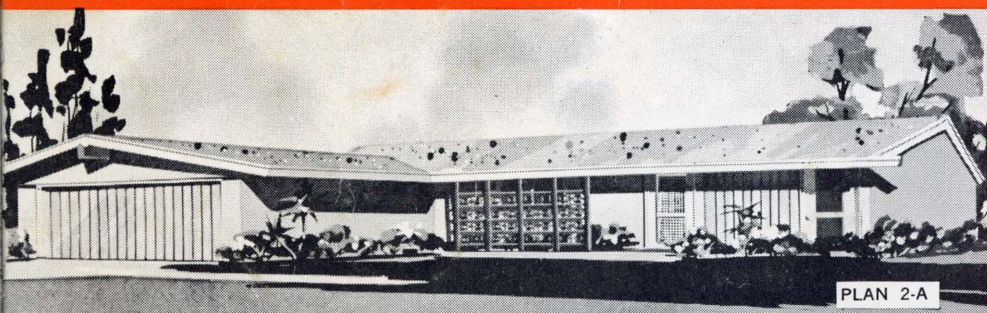


PLAN 1-B

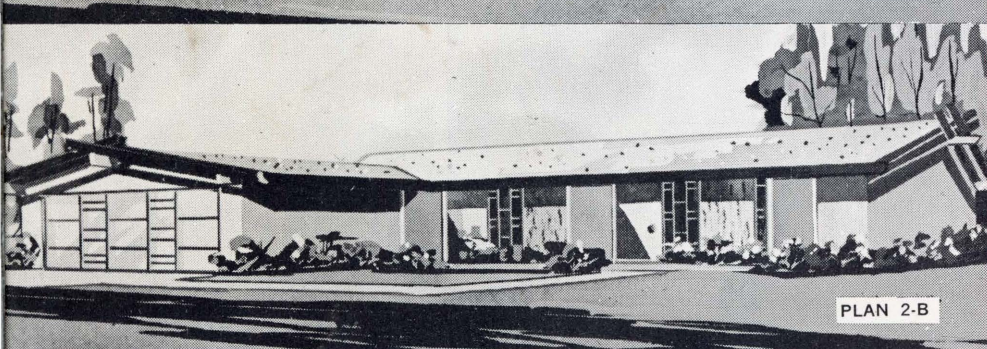


PLAN 1-C

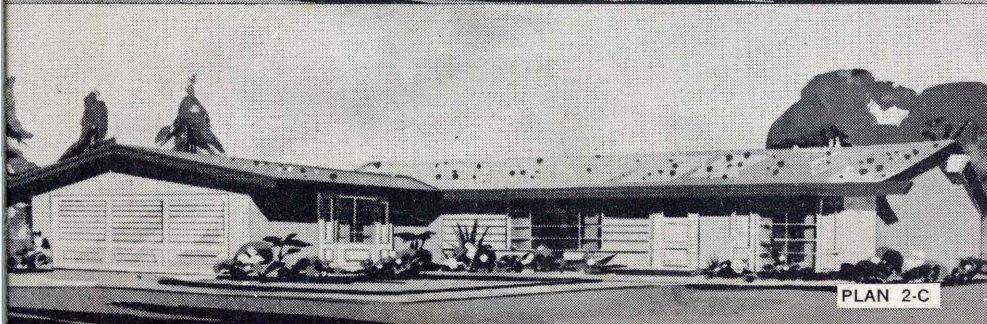
*Perkins*



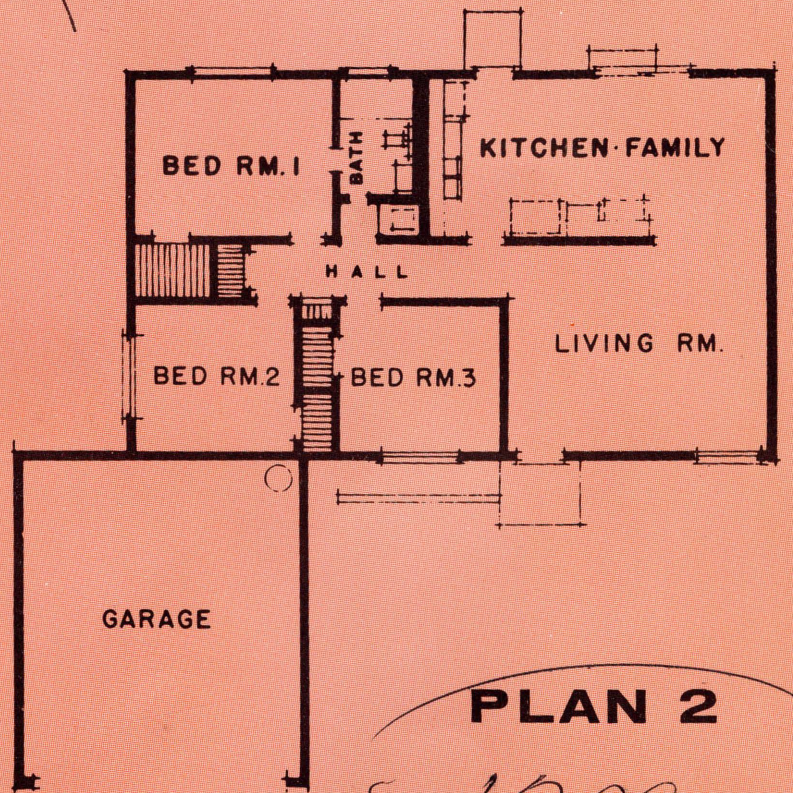
PLAN 2-A



PLAN 2-B

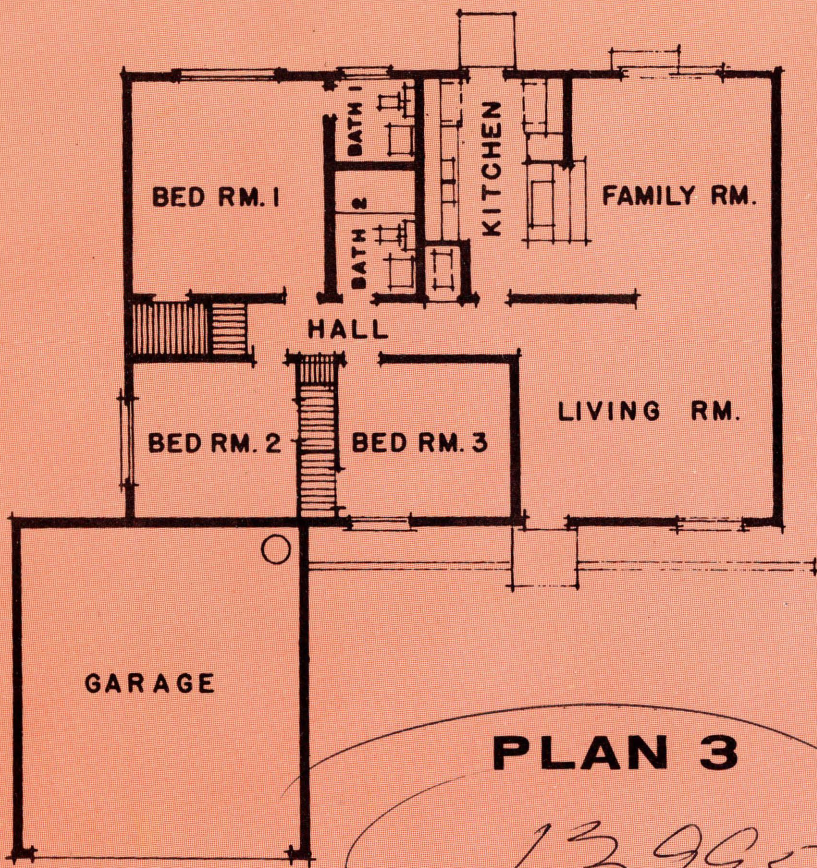


PLAN 2-C



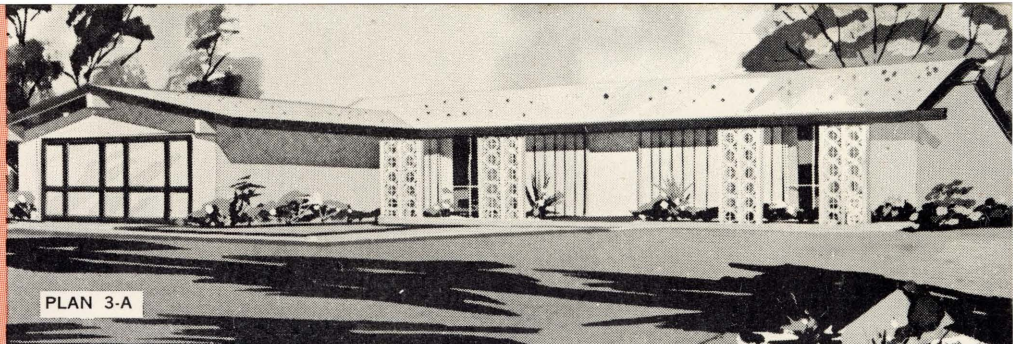
**PLAN 2**

12995

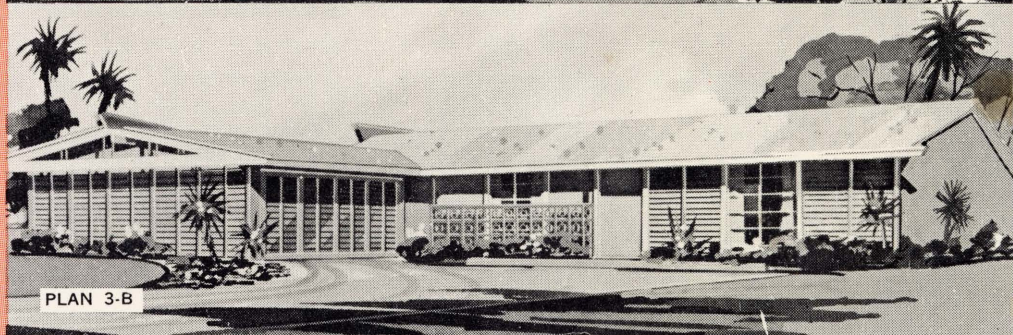


**PLAN 3**

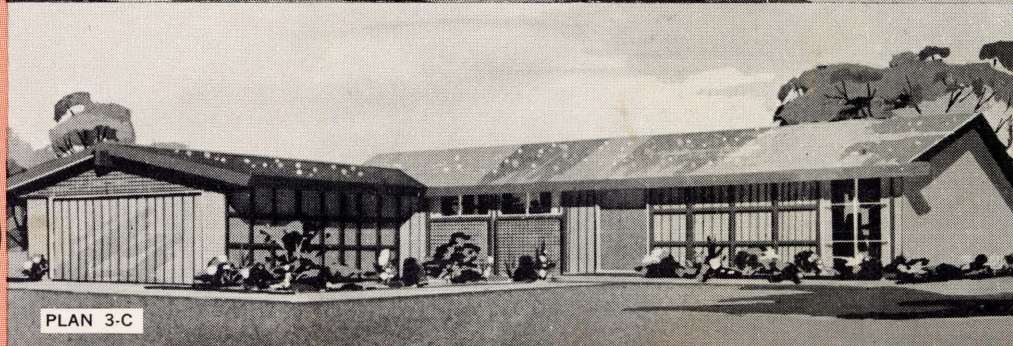
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PLAN 3-A



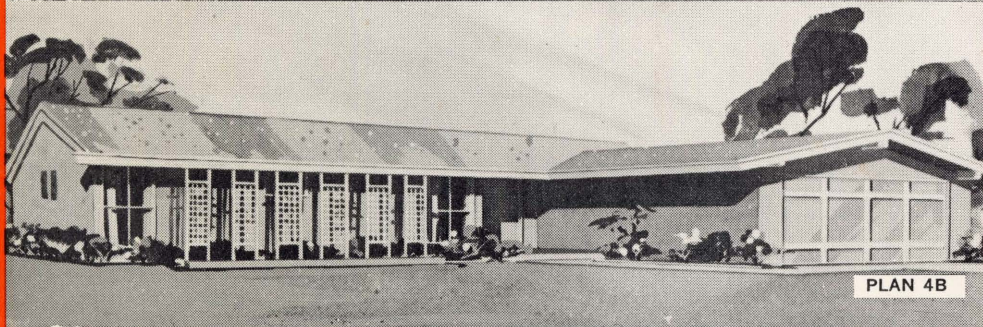
PLAN 3-B



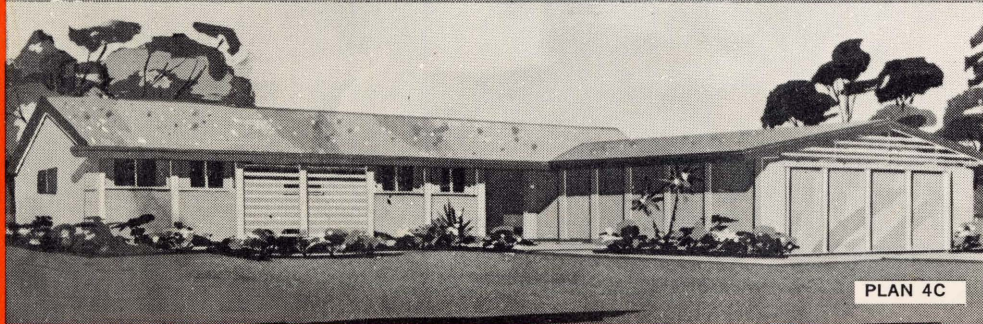
PLAN 3-C



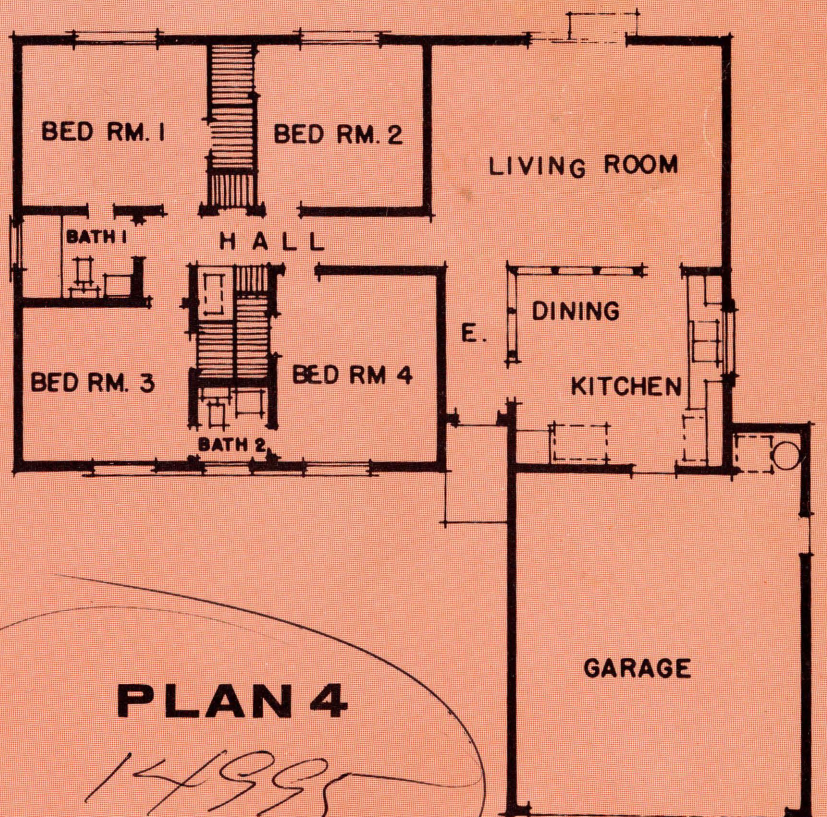
PLAN 4A



PLAN 4B



PLAN 4C



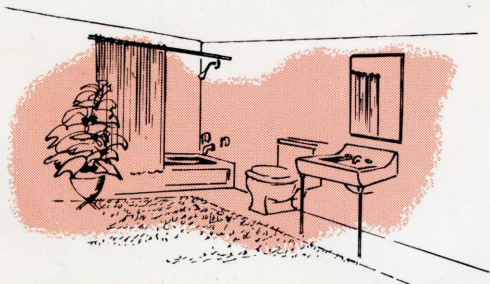
**PLAN 4**

*14995*

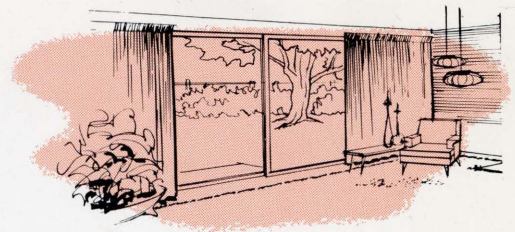
# FINEST QUALITY—MORE FEATURES THAN EVER IN THIS PRICE RANGE!

- \* 3 & 4 BEDROOMS & FAMILY ROOM
- \* WARMED IN WINTER & COOLED IN SUMMER BY HOLLY OVERSIZED FORCED AIR FURNACE WITH SUMMER COOLING SWITCH
- \* CERAMIC TILE SINK TOPS (COVED SPLASHES)
- \* CERAMIC TILE BREAKFAST BARS
- \* WIDE-AND-HIGH SLIDING GLASS DOORS
- \* NATURAL BIRCH KITCHEN CABINETS
- \* BUILT-IN GAS RANGE & OVEN—WEDGEWOOD-HOLLY

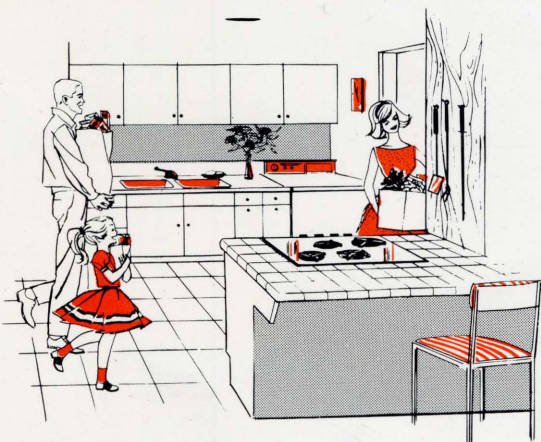
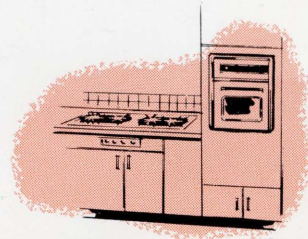
- \* Decorative grille screens on elevations
- \* Robertshaw-Fulton wall thermostat controls
- \* Weslock locks
- \* Bathtubs by Norris
- \* Imported Italian mosaic tile wainscoting around tub
- \* Custom-grade floor tile
- \* Extra vent for forced-air heating and cooling in central bathroom



- \* Deluxe brass fixtures by Price-Pfister
- \* Shower over bathtub
- \* Oversized wardrobe closets
- \* 2-car garages—ample storage and work area
- \* Exhaust fan in kitchen
- \* Aluminum screens and windows (won't rust)



- \* Built-in garbage disposal
- \* Tasteful color co-ordination
- \* Center Entry Halls
- \* Overhead electric fan in baths
- \* Norris plumbing fixtures
- \* Double kitchen sink with swing spout
- \* Acoustical textured ceilings
- \* Finest construction, from termite-proof insulated foundation to acoustical-type ceilings
- \* Colored rock roofs
- \* All exterior doors completely weatherstripped
- \* Special drain and water connections for automatic washer
- \* Gas automatic water heater
- \* Concrete wide walks and driveway approaches in and paid for
- \* Streetlights, curbs, sewers and gutters in and paid for
- \* Parkway trees
- \* Thick asphalt driveways leading to garage
- \* Concrete walks to front door
- \* Lots graded and ready for planting



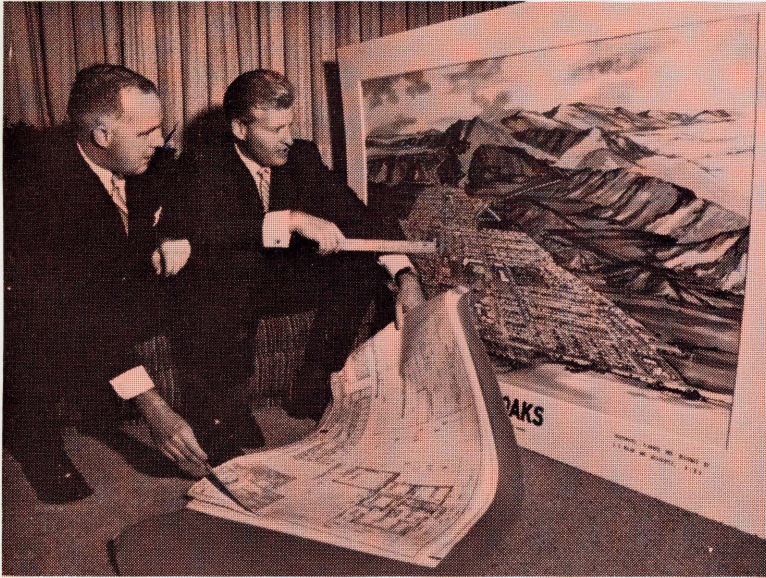
GREAT BUILDER SERIES

## KITCHEN WITH DELUXE WEDGEWOOD-HOLLY BUILT-IN GAS RANGE AND OVEN!

Built-in beauty and efficiency are yours with this deluxe Wedgewood-Holly gas counter top range and wall oven... in exciting decorator colors to spice the decor of your kitchen! The modern 4-burner range top is easy to use, easy to clean... while the extra-large wall oven, placed at a convenient height, will handle the largest roast!

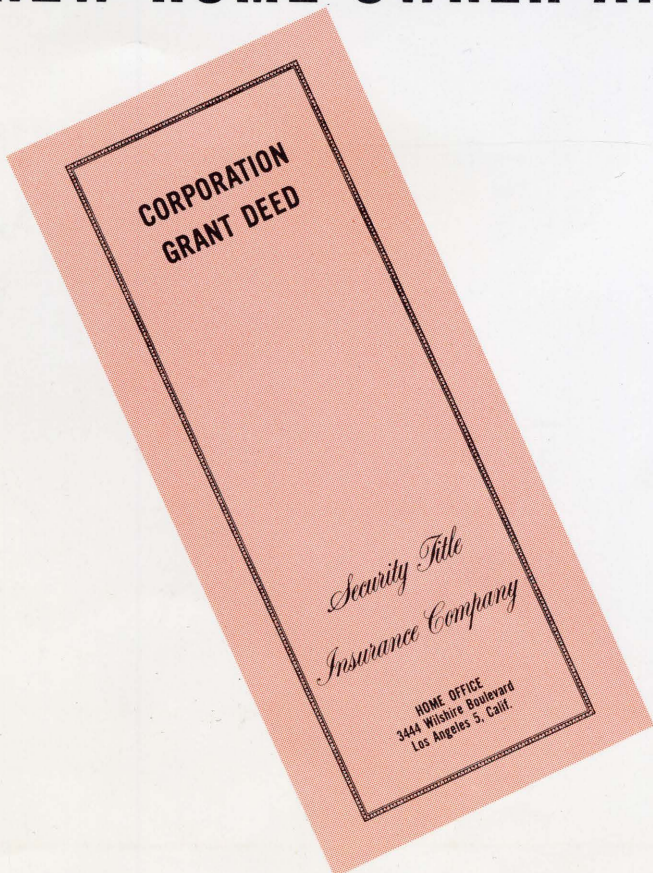
# T LOW COST!

## BY SIGNATURE HOMES AND PACIFIC COAST PROPERTIES



NORTH OAKS is an achievement of Signature Homes, Builder-Developers, and Pacific Coast Properties, Owners. Only the multimillion-dollar purchasing power of these combined organizations makes North Oaks homes possible at these low prices. At North Oaks, you get more dollar value...more high quality...more deluxe features...more of everything that has made Signature Homes well-known throughout the West for integrity and finer construction. Because of their huge land-buying capacity...and their ability to arrange excellent financing...Signature Homes and Pacific Coast Properties are able to *master-plan an entire community*, something few other builders are able to do. Buy your North Oaks home with confidence, knowing that experienced experts have provided you with the best *community value*...and the best *home value*...your dollar can buy!

## ACTUAL GRANT DEED GIVEN TO EACH NEW HOME OWNER AT NORTH OAKS

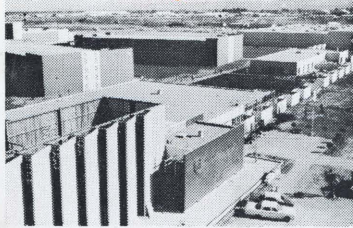
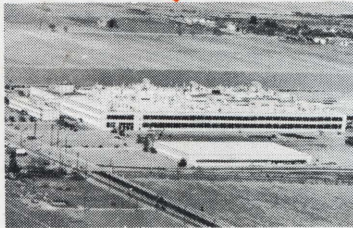
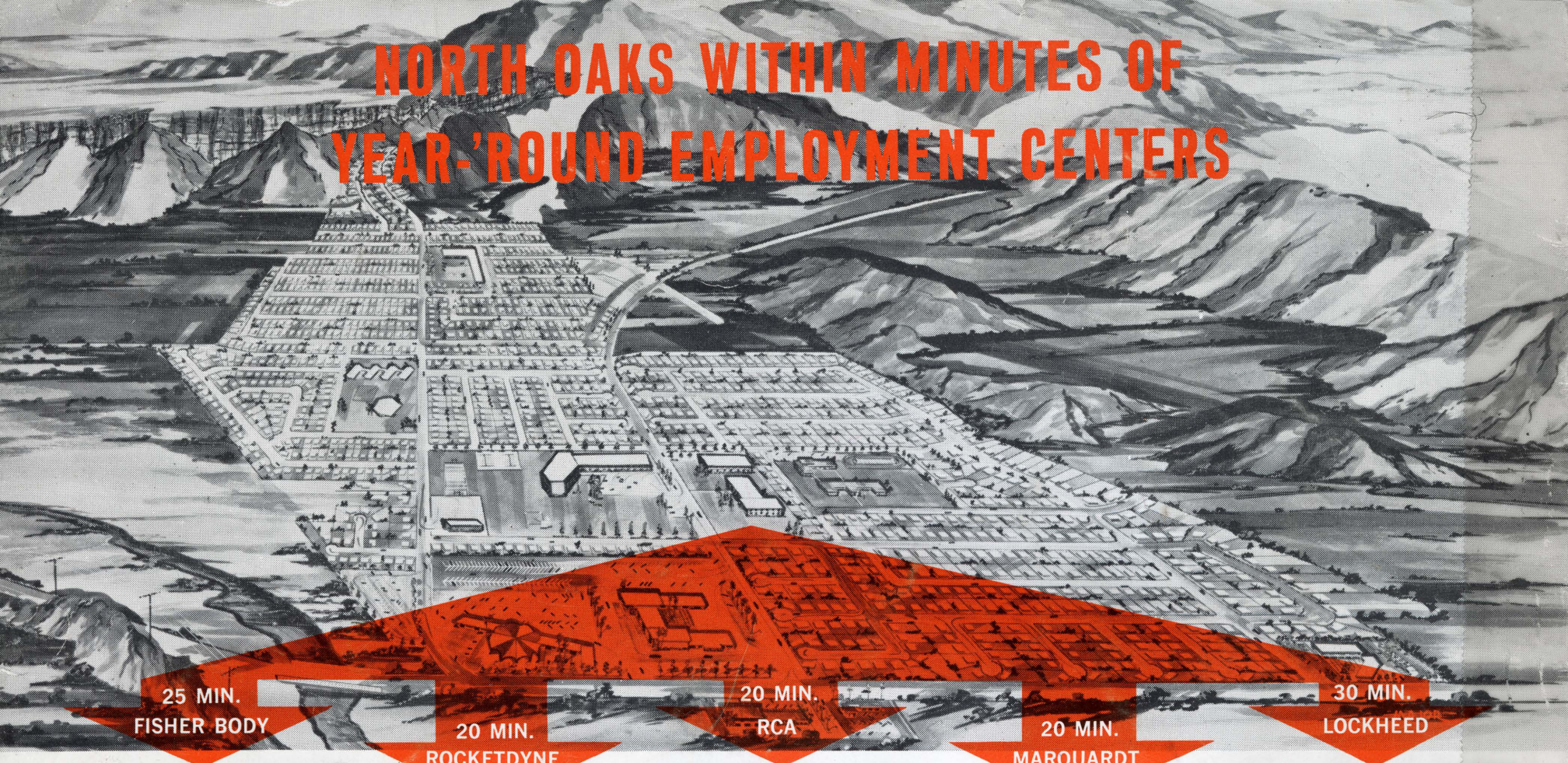


**EVERY HOME OWNER** moving into the North Oaks community receives this bonafide Grant Deed, with title insured by the Security Title Insurance Company of Los Angeles. This deed gives you *actual ownership immediately*. From the moment you make your down payment, solid home security is yours.

**NO SALES CONTRACTS!** The conferring of immediate title makes you legal owner of your new home...just as if you had paid cash. Your ownership cannot be challenged, legally or publicly, so long as you meet the less-than-rent payments. Your growing equity in the home is really *yours*...legally recorded in your name, *not* in that of the seller. And any increase in the value of the home accrues to *you* as owner.

per month... **\$295 down**

# NORTH OAKS WITHIN MINUTES OF YEAR-ROUND EMPLOYMENT CENTERS



Gathered around the North Oaks community are such mammoth industrial concerns as RCA... Fisher Body... Chevrolet... Rocketdyne... Bendix Electronics... Lockheed Aircraft... and Marquardt! Names well-known in every field from foods to plastics... from electronics to aircraft. There's year-round employment in every field... and commuting is a matter of minutes! Nearby is the modern Golden Triangle Industrial Park with its varied selection of industries. You could search forever and not find a better *exclusively-residential community* with *such fast access to so much industry!* Join the parade of smart homebuyers to North Oaks today!



Title policies to your home issued by Security Title Insurance Company.  
Designed by L. C. Mc or & Assoc., Inc., A.I.B.D.  
Color Coordination by J. Thomas Wilner, N.S.I.D., A.I.B.D.  
SELECT LAND COMPANY—Sales Agents

DRIVING DIRECTIONS: North on Sepulveda Blvd., Balboa Blvd. or San Fernando Road to Golden State Freeway. Take right fork (U.S. 6) (Newhall turn off). Continue north to Soledad Canyon Road. Left on Soledad Canyon Road to North Oaks.