



IMPOSING—Shown above is one of varied stylings available at Grandview Palos Verdes, where Bay View-section homes

priced from \$25,225 provide up to 1824 square feet of inside living space. Nine model homes are open to see daily.

Home Sales Continue Brisk in Grandview Palos Verdes

With Grandview Palos Verdes sales continuing at a brisk pace, sales director William C. Kulow cited a steady market of home seekers from among engineering and executive personnel in the Industrial South Bay region as one explanation.

"Of course," he added, "Grandview offers more than a convenient, pleasant bedroom area for personnel in the think industries. These are top-quality homes in a prime, clear-sited scenic location, the kind of homes families like to move up to."

The unusual number of 12 model homes, nine of which are furnished, are open daily at 27781 Hawthorne Blvd. off Silver Spur Rd., showing the 12 floor plans with interior living space up to 1824 square feet. An adjoining "Grandview Showcase" portrays the quality materials incorporated by builder-developers Edward K. Zuckerman and Barney R. Morris, and building methods employed, such as the continuous concrete-wall

steel-reinforced foundations, overlaid by subflooring and choice oak hardwood floors.

Grandview homes in the Bay View section contain two bedrooms and den and three and four bedrooms and family room and two baths. They are priced from \$25,225 to \$38,500, with down payments from \$1500 plus costs. A few are available on VA terms.

Among Grandview's famed custom features at no extra cost are landscaping and fencing, varying with lot requirement, and rain gutters and downspouts on all roofs, including the roofs of the oversize double garages.

Most plans include built-in gas ranges, ovens and rotisseries, fireplaces with log lighters, and perimeter forced-air heating. Forty-five exterior designs in farm, contemporary, and traditional by Harris & Rice, AIA, give the community the air of a custom group of homes. Street lights, curbs, sidewalks, and sewers are in and paid.

Torrance Property Owners Making Improvements

Each week sees an increased number of property owners in Torrance taking out building permits for the improvement of their properties.

Value of permits for the last week totaled \$24,745, as follows: New rumpus room and fireplace by Maurice Calyardt, 923 Feibor Ave., \$6000.

Family room, bedroom and bath by Milton Parkien, 22931 Walnut St., \$7600.

Addition to kitchen at the home of R. Marshall, 18802 Haas Ave., \$570.

Auto repair shop and office will be built by Ted Hasegawa at 20627 Hawthorne Blvd., \$8575.

Private garage will be erected by E. M. Takahashi, 18032 Fay-smith Ave., \$1100.

Private garage will be constructed by R. A. Kitach, 25307 Weston Rd., \$1100.

Addition to room by Thomas Fitzpatrick, 3630 Newton St., \$300.

Warehouses, Trailer Court to Be Built

Building Here Far Outstrips Neighbor Cities

Torrance is holding a top position in building-permit valuations from the Mexican border through Fresno County.

Los Angeles leads for the first quarter with \$166,000,000. San Diego follows with \$33,000,000, a drop of \$24,000,000 from 1959 totals.

Long Beach, with \$18,000,000, is the only other city to lead Torrance, which has amassed a total of over \$13,000,000 through March. The 1959 figure here was less than \$5,000,000.

Valuations for South Bay cities, according to Security-First National Bank statistics, are:

Torrance \$13,247,486
Redondo Beach \$1,991,648
El Segundo \$1,782,949
Manhattan Beach \$1,259,407
Hermosa Beach \$1,115,699
Gardena \$1,098,988
Palos Verdes Estates \$799,600
Rolling Hills Estates \$279,950
Rolling Hills \$266,476

Building permits for three warehouses and one trailer court totaling \$95,750 have been issued by the Torrance Building Department, according to H. M. West, deputy building superintendent.

Sam Levy, owner of the Sam Levy Department Store in downtown Torrance presented plans for the erection of a warehouse costing \$35,000.

Dow Chemical Co. will construct two warehouses at 305 Crenshaw Blvd. Values were \$27,000 and \$26,000.

Trailer court, will be built at 18801 Hawthorne Blvd. A concrete block wall, costing \$7150 will be constructed.

Hardwood Flooring

Hardwood flooring is most commonly associated with conventional joist and subfloor construction. However, it has proven very successful when laid in mastic or cement slab.

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