FOR SALE

THE RESIDENCE IN 5 ACRE ORANGE GROVE

VISTA IN THE GROUNDS

ONE HOUR FROM LOS ANGELES

721 Harrison Ave., just west of Pilgrim Place, in Claremont, California

Buy a Home in Claremont
The College Town
Get Interest on Your Investment Out of the Orange Crop
And Have Your Home Rent Free

Claremont is the home of Claremont Colleges, Pomona College, Scripps College for Women, Norton School for Boys, Webb School for Boys, Claremont Commercial College and School of Art, and has high school, junior high school and elementary school. Pomona College is 6 blocks east and all the rest except Webb School are within easy walking distance of this home.

Claremont is on the Pacific Electric and Santa Fe Railways, with 14 trains a day each way to and from Los Angeles. Claremont is 33 miles east of Los Angeles between Pomona and the mountains. Their city limits join. Pomona's population is about 25,000, Claremont's between 3,000 and 4,000. The elevation of Claremont at its south city limits is about 1,200 feet and at its north city limits about 2,000 feet. From this residence the view of Old Baldy (10,080 feet) and of the foothills and orange groves is unexcelled. All of the beach cities, from Santa Monica to Balboa, are within 45 to 56 miles of Claremont. The city is growing and the best growth is toward this property. Pilgrim Place is just east of this tract.

THIS TRACT includes 18 lots (4.87 acres). Lot A, the private drive, is 75 ft.x540 ft. Nine of the lots are 60x180 ft. Four lots are 60 ft. wide and of varying length from 151 to 164 ft. The other 4 lots are of irregular shape and size.

About two acres are given up to driveway, buildings, palms, shrubs, flowers, etc., and about three acres to orange trees. There are 285 trees, mostly 16 year old Valencias, and several peach, pear, nectarine, lemon, walnut, grapefruit and ornamental trees, palms, shrubs and flowers. An ample, very valuable, free water right goes with the place; a continuous flow of one miner's inch, from the City of Pomona's tunnel, into a reservoir 108 feet in diameter, from which we draw the water as we want it. In the house we use Claremont city water, which is exceptionally pure and good.

I planted these orange trees 16 years ago next June. It was 10 years before they became self-supporting. Since then they have brought gradually increasing returns and as they continue to grow, the returns will continue to increase for many years to come. My returns for six years' crops of oranges, delivered at the packing house door, have amounted to $8,697. There is a good crop on the trees for this summer's harvest and I am expecting it to bring me over $3,000. I think the orange crops from now on will average returns of 7% or more on the price I ask for the property. Taxes for 1929 were $287.64.
Claremont's one church is Congregational. Its membership, 1,086; most of the Christian people of the city of all denominations are members of the one church. Some, however, attend the churches of their own creed in Pomona. 721 Harrison avenue is six blocks from the church and about nine blocks from the postoffice, and railroad stations.

There is an outside laundry with two tubs, an electric washer and a new gas water heater.

There is a combination barn and garage with room for four horses, four automobiles, and a large haymow that could be converted into living quarters.

There is a small swimming pool for small children.

THE RESIDENCE has 12 rooms, 7 closets, 2 bathrooms, 1 shower stall, 2 separate toilets, 7 lavatories, hardwood floors, a large porch and a new furnace of three units, which is electrically controlled from either floor.

The second floor has four bedrooms and a solarium or sleeping porch, also one toilet, one bathroom, one shower stall, one alcove lavatory, six closets and a hall 5 feet wide on which all of the rooms open.

The alcove lavatory has orchid tile floor, orchid vitreous china lavatory, orchid electric fixtures, and orchid sanitos on walls, a Venetian mirror with steel cabinet and chromium plated plumbing.

The bathroom and shower stall have floor and walls of green tile, a large porcelain tub, a vitreous china pedestal lavatory, chromium plated fixtures,
a dressing table with drawers and Venetian mirror, a towel closet and a steel cabinet for toilet articles with Venetian mirror door.

The toilet has floor and base of black and white tile and walls of sanitos.

The south bedroom is 14x17 ft, with alcove 6x8 ft., two large closets containing nine large drawers, and with an orchid lavatory.

The west bedroom is 16x16 ft. and has a 9x9 ft. closet with six drawers.

The east bedroom is 13x13 ft. and has two good sized closets containing six large drawers.

Northwest bedroom is 9x12 ft. with lavatory in alcove and large closet adjoining

The solarium, the north room, toward the mountains, is 13x18 ft., with windows and screens on three sides and a large skylight.

The FIRST FLOOR: Living room 35 x 14 ft., with good fireplace and beautiful mantel. Opening off this, near front door, is the vanity room, which has floor and walls of yellow and black tile, a yellow vitreous china pedestal lavatory with chromium fixtures, a Venetian mirror with steel toilet article cabinet and with hat and coat closet.

Dining room, 16x20 ft., with built-in buffet.

Kitchen, 11x16 ft., with tiled sink, green tile, also lots of cupboards and drawers.

Small library with built-in bookcases, a den 11x12 ft., a toilet, a bedroom 10x17 ft., with closet and a bathroom.

A specially attractive feature is the large porch, 48 ft. long east and west, 33 ft. long north and south, and 11 ft. wide (outside measurements); three-fourths of the porch is screened and has glass on the west and south sides.

The men of note who visit southern California come to Claremont because of our schools. Many men and women of international fame locate here, because of the educational and religious atmosphere. There is a decidedly friendly, neighborly, happy fellowship among Claremonters.

Claremont will continue to be our home after we sell this place.

OUR REASON FOR SELLING: Our family has dwindled from 10 to 2. Our children have gone through the schools here and all of them are married. We do not need such a large house and we do need the money to take care of our other interests. We will not consider trades.

PRICE, $8,000, one-half or more cash, terms on the balance.

George N. Hamilton, owner, 721 Harrison avenue; Claremont, California. Phone 3462.

For more information about Claremont write to the Chamber of Commerce. Write to Dr. Raymond Brooks to learn about Pilgrim Place.