

Eight Rooms, 1 1/2 Baths for \$14,100

By DAVID L. BOWEN

If the high cost of building has so far prevented you from owning your own home, here is a plan that deserves a close look.

X-54 in the House of the Week series of distinguished homes provides four bedrooms (or three and a study), dining room, recreation room, kitchen, living room, and 1 1/2 baths.

The selling price for this modern split-level in a Long Island development about 45 miles from New York City is \$13,490 without garage. This price includes the cost of the 100 by 100 foot lot. With garage, the cost is \$14,100.

Part of the explanation of this attractive price is the saving available to the large-scale builder who has built and sold more than 200 houses of this type. However, X-54 was designed for economy. No matter how custom-building costs in your city compared to mass production in Long Island you should get a lot of house for the money with X-54. The way to find out what the price would be is to write for a "baby blueprint" Study Plan and take it to a local contractor for an estimate. The Study Plan contains the information he will need.

1,365 Square Feet

X-54 was designed by Architect Samuel Paul and contains 1,365 square feet of livable space on its three levels. Entry is on the middle living level, which is divided between living room at the front of the house and kitchen and dining room at the rear.

The living room is 18 feet long and a bit over 11 feet deep, with a picture window in a projecting bay giving interest to both interior and exterior. Space beneath the window is available for a built-in TV set, Hi-Fi, or low book cases.

Kitchen and dining room are connected so that each gains the illusion of larger size. The kitchen



BUDGET-PRICED DREAM: This eight-room split-level, which has four bedrooms and 1 1/2 baths, sells for \$14,100 in Babylon, Long Island, N.Y. including cost of land. Without

the garage the price drops to \$13,490. The house offers 1,365 square feet of habitable area.

is efficiently laid out, and even has a broom closet—a storage blessing many luxury homes do not provide.

Terraces in Rear

A door from the dining room opens onto a rear stair platform leading down to the inviting terrace which the plan calls for in the rear yard.

A large and always useful recreation room is the main feature of the basement level, which also contains a study which could serve just as easily as a fourth bedroom. The utility room is surprisingly big for this size house and contains space for a complete laundry unit, heating equipment plus extra space for storage.

A lavatory opens off the recreation room opposite the basement level entrance and economically located directly below the main bath to hold plumbing costs to a minimum.

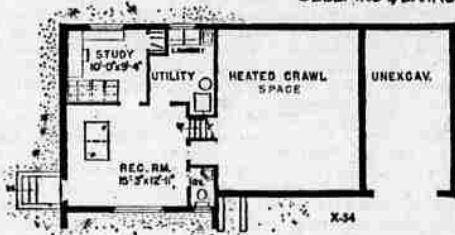
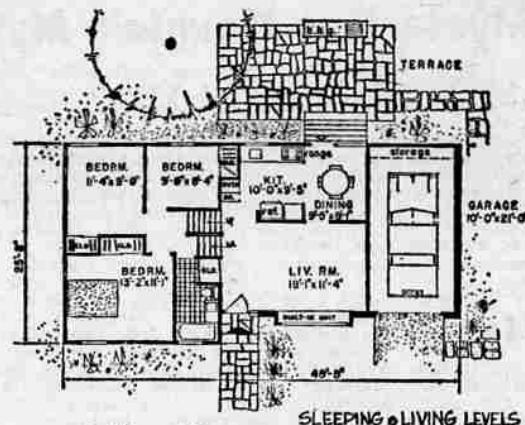
Closets Are Large

The bedroom wing has three sleeping rooms, with generous closet space in each. The comfortably large bath has a linen closet which sits atop what is a coat closet on the living room level, a good example of ingenious use of every available cubic foot of space.

The exterior of X-54 is finished in brick veneer and asphalt shingles, with an asphalt shingle hip and gable roof contrasting in color with the exterior walls.

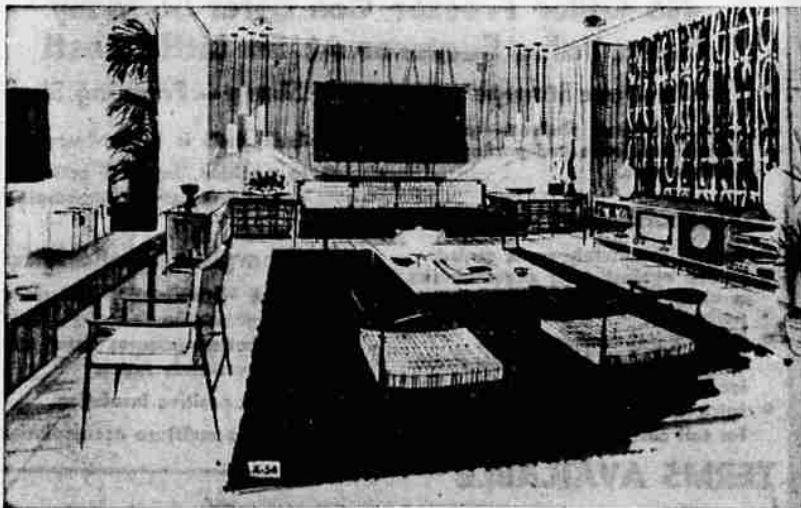
The one-car garage joined to the middle level may easily be enlarged to accommodate two cars, if budget and lot restrictions permit.

Dimensions with one-car garage are 48' 8" wide by 25' 8" deep. The entry and bedroom levels combined offer 897 square feet of space, and an additional 468 square feet are provided in the basement level. Garage covers 210 square feet.



LOWER LEVEL

DESIGN EFFICIENCY: All available space is put to work in X-54. Note the generous size of the master bedroom and main bath. The utility room on the lower level is large enough to contain small workshop, and if counted as room runs the total to nine.



LIVING ROOM GLAMOR: Here's an artist's conception of the living room, looking from stairway towards front corner. Drapes are shown in closed position across bay window at right, opening into dining room is at left.

UNIVERSITY OF AGE
NEW YORK (AP)—Yeshiva University has come of age. In marking its 13th anniversary, the Jewish institution noted that in Jewish tradition, a young man celebrates his Bar Mitzvah at 13, symbolic of his attainment of maturity.

RELIEF REPORT
WASHINGTON, D. C. (AP)—The National Catholic Welfare Conference reports that Catholic Relief Services has sent 723 million dollars worth of supplies to needy people overseas in the last 15 years.

FREE PICKIN'S
McALLEN, ex. (UPI)—The McAllen Tourist Committee has arranged with a local citrus orchard owner to conduct visitors through his grove and allow them to pick one orange or grapefruit tree.

SCHOLARSHIPS APPROVED
NEW YORK (AP)—The United Lutheran Church's board of higher education has approved scholarships and fellowships for 31 students for 1959—eight of them from abroad—totaling more than \$14,000.

PLANTING SOYBEANS
MADISON, Wis. (UPI)—A group of University of Wisconsin researchers report that soybeans can be planted by the "wheel track" method as successfully as corn. With the new method, soybean seed is planted in rough plowed ground—in the wheel track of the tractor. The researchers say that soybean yields can be increased by as much as 15 percent simply by placing the rows closer.

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