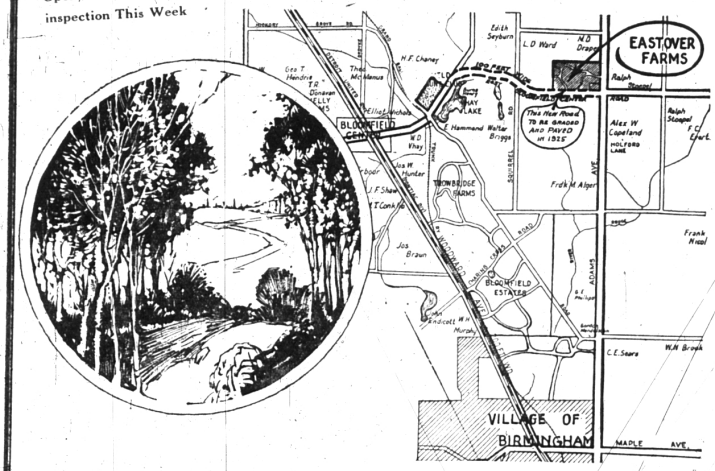
Real Estate & Builders' Page

EASTOVER FARMS

Open for first public inspection This Week



Bloomfield Sites at Acreage Prices

NOW—two to four acre estates on one of Bloomfield Hills' most picturesque tracts of high rolling land—*at acreage prices.*

Eastover Farms lies just beyond the Bloomfield Hunt Club—adjacent to beautiful country estates. Birmingham's church spires loom to the southward. Wider Woodward, golf clubs, lakes, are but a short distance on the new Bloomfield Center Road, immediately to be paved and widened to 100 feet.

At opening prices as low as $1900, these gently sloping building sites, set amid woods and orchards, at once attract the discriminating home-seeker. Here exclusiveness is assured for all time by the careful restrictions characteristic of Judson Bradway residential developments—such as Bloomfield Village, Trowbridge Farms, Country Club Estates—giving to the Eastover Farms owner the comforting assurance that each new home built will enhance the value of his property.

Drive to Eastover Farms today! Visit this exceptional property while low opening prices prevail!

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To Eastover Farms:

From Woodward Avenue, turn east on Maple Road—the center of Birmingham—then north on Adams Road. Concrete all the way.

A visit from a Judson Bradway representative may be arranged by phoning 38—or by mailing this coupon.

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315 S. Woodward, Birmingham

Please send map of the Bloomfield district with locations and prices of Judson Bradway residential developments.

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Bingham, Sparks & Bingham Planning A "Dream Paradise"

Kenneth Bingham, associated with his father, Charles A. Bingham, of Bingham, Sparks and Bingham, in the real estate business on South Woodward avenue in the Boughner Block, has recently returned to Birmingham after several years of similar work in New York City. By comparison with conditions before he went east, and with real estate as he knew it in the east, Mr. Bingham has amassed a variety of information on local real estate.

In a short interview this week he said: "With wider Woodward avenue, a super highway, and many other well-paved and graveled roads leading out of Detroit, most of which lead into or run through Oakland County, it is made possible for the business man to have a home in the country throughout the year.

"Oakland County with it's beautiful lakes, streams, and wooded hills, is ideal for country estates and in the very near future we will see many wonderful homes built in this vicinity. What have been splendid farms are now being cut into subdivisions and, where care is taken by the subdividers to visualize the future, they will provide excellent location for the more moderate priced homes, which may still be located in the country.

"Land that now has character and beauty used to be considered worthless, and in most cases could not be made to pay for the cost of operation as a farm. There are hundreds of such acres of land still available in Oakland county. Every acre of this will be utilized in the near future" the youngest Bingham states.

With this idea in mind the real estate firm of Bingham, Sparks and Bingham has recently purchased nearly 1000 acres on the Dixie highway, north of Pontiac. The purchase and development of the piece will be financed entirely by local capital.

According to a description of the acreage as given by members of the firm, "It is tucked away so peacefully that to the eye of the chance visitor the wooded hills, lake filled valleys, and winding streams might pass by unnoticed. All of this will be left, as nearly as possible, in its natural state, except possibly the building of some dams to conserve a larger supply of water, thereby improving and increasing the shore lines."

"Few persons even know if it's existence or characteristics," says Mr. Bingham. "Here it stands today, as the farms of men who have laboriously cut the timber from some of the fields, making it possible for them to plow and reap the crops. It is an emblem and symbol of beauty to the one who can walk among the hills and see the springs of pure water coming out of the gravel banks, the giant oaks stretching out into the horizon, the junipers nestling close to the ground, and the lakes below mirroring this delightful bower."

"A contour survey is now in progress on the piece of ground and landscape architects have been engaged to lay out a design for the grounds. No expense is being spared in making this development one of the best in this section."

New Home of Edwin George Is Completed In Bloomfield Hills

During the past week, the final work has been completed on the beautiful country estate of Edwin S. George on the shores of Long Lake on Long Lake Road. Since October, 1924, the plans have been ready, and material has been on the way from all over the world to complete this home, which will likely be one of the most perfectly designed and elaborate homes in Bloomfield Hills. The home is built on the site where the former home of Mr. George stood, before it was completely destroyed by fire in 1925.

By combining natural wood, proper colorings and studied irregularities of experienced architects, the home avoids the look of "brand newness," it is said, and is startlingly dignified for so new a place. It has the look usually attained only by age.

One of the particularly interesting features of the home is a bay window, overlooking the lake, that is an exact duplicate of a similar window in the famous old Haddon Hall of English fiction fame. The entire home is of English design of the Tudor period.

One of the particularly attractive and unusual features of the house was originated by Mr. George in planning the windows. He is a world traveller and an amateur photographer of great skill. He has an exceedingly interesting library of photographs. From these he has selected the most interesting which have been printed on glass slides and will be used in the windows and doors about the house. Looking from the inside out against the light is said to create a beautiful effect, through these pictures.

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Bradway Opens New Subdivision Known As Eastover Farms

Sunday, May 3rd, was the opening date of Eastover Farms, new Judson Bradway development just north of Birmingham. It lies at the northeast corner of Adams Road (formerly Dodge Road) and the new Bloomfield Center Road, which will be graded, widened, and paved with concrete before the end of the year.

Those who are familiar with the district straight north of Birmingham know that there are few tracts in the entire Bloomfield Hills section that can equal the Eastover property in natural beauty. Residences will be set in the midst of woods and orchards.

"Bloomfield Center Road will be the main east and west thoroughfare of the Bloomfield district," says Mr. Judson Bradway. "Bordering on this road are the Bloomfield Hunt Club, the Oakland Hills Country Club, the Bloomfield Hills Country Club. Among the many beautiful estates on Bloomfield Center Road concrete before the end of the year, those of Wesson, Seymour Briggs, Ralph Stoepal, Frank E. Robson Alexander Copeland, Frances Palms, and others.

"To the home-owner who appreciates the importance of an artistic natural setting for a fine residence, Eastover Farms is ideal. This gently sloping land divided into large building sites of two to four acres each, presents rare opportunities for artistic effects."

Eastover Farms is protected by the "Use and Building Restrictions Agreement," which gives to every property owner the comforting assurance that each new home built will be of a character that will enhance values. The unattractive dwellings of a less desirable element are excluded for all time.

Grading and gravelling of these winding roadways throughout the property will be completed in a few more days. Opening prices are said to be as low as $1900, with convenient terms.

Detailed information regarding Eastover Farms may be secured from the Birmingham office of the Judson Bradway Company at 315 S. Woodward, phone 38. The property is a short distance north from East Maple Road and Adams Road (formerly Dodge Road).

Oakland Co. Head Buys Klingensmith House from G. G. Booth

Probably one of the outstanding real estate transactions of the week was the sale of the former home of Frank L. Klingensmith on the Lone Pine and Cranbrook roads, which was purchased last fall by George G. Booth of Bloomfield Hills. The estate has been purchased for approximately $150,000 by Alfred R. Glancy, president of the Oakland Motor Car Company, and a prominent figure in the manufacturing world. The place is known as "Hill House."

John B. Saunders, of Saunders-Colgrove Realty company on south Woodward avenue, represented the principals, Mr. Glancy and the Booth Realty company.

Besides the home, the sale included only a small proportion of the land that was formerly a part of the Klingensmith estate. The part that is to be used by Mr. Booth for the location of the new Episcopal boys' school that is to be built in connection with the new Episcopal church that is now under construction.

The Glancy family are expected to occupy their new home within a short time. They have formerly resided [illegible] and Kenilworth, Penn.

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