

Levitt Assembles 400-Acre Site In Nassau County for 700 Homes

Plans Country Club Facilities for Buyers of Houses at \$17,500 Up—Draper Estate, Formerly in Old Westbury, Part of Tract

Continuing their home-building activity, but turning their attention in larger measure to higher-priced houses, Levitt & Sons announced yesterday the completion of the acquisition of a site of nearly 400 acres in Nassau County for the erection of 700 residences in ranch style, to be priced at \$17,500 up.

About 300 of these residences are scheduled to be completed by the end of the year on this tract, which formerly was in the incorporated village of Old Westbury. The others will be erected next year.

The new community will be known as Roslyn Country Club, and, in keeping with that name, many country-club facilities are being made available to the home buyers.

William J. Levitt, president of the building company, made public yesterday the plans for development of the land.

"About half of the Roslyn Country Club property consists of the former Jean McGinley Draper estate," he explained. "In keeping with our desire to build an integrated suburban community, we have transformed the Draper mansion into a clubhouse with restaurant and bar facilities, billiard room and card rooms.

"The outside terraces have been furnished with tables and colorful umbrellas for outdoor dining and dancing. The clubhouse sits upon a knoll. On one side of it we built five tennis courts and handball courts. On the other side we built

a large swimming pool and an adjoining kiddie pool. The grounds of the club itself cover about ten acres, on which most of the original landscaping has been retained.

"We are building our own conception of the so-called ranch house. Radiant heating is being used in all of them. Each house has a large two-car garage and plots range from a minimum of 14,000 square feet up to one acre. Prices will range from \$17,500 to \$25,000. Veterans may buy with a down payment as low as \$1,000. Non-veterans are required to put up 25 per cent in cash.

"The property was originally in the incorporated village of Old Westbury, but at our request the village voted to have it included in the unincorporated area of the town of North Hempstead. The office of Max Gruber assembled the properties involved in the transaction, and City Title Insurance Company has insured the titles. Mortgages for individual purchasers are being arranged by J. Halperin & Co. with the Prudential Insurance Company of America and the Ridgewood Savings Bank."

When completed the Roslyn Country Club will represent an investment of approximately \$14,000,000. The sponsors already have erected an exhibit home directly at Exit 29 of Northern State Parkway. It was furnished by the decorating department of the company and is open to the public daily until 6 P. M.