



*your every wish for a home
...come gloriously true,*



Cinderella

HOMES

built by **ROVEN AND SPIEGEL CONSTRUCTION CO.**

HOMES that are the SENSATION of the nation's HOME BUILDING

No wonder Home Building Authorities have been amazed at the
of Cinderella Homes—they actually *do* look \$7000 more than you



“The homes with

THE VANDRUFF BROTHERS PLEDGE

THEMSELVES TO THIS DECLARATION:

*Not just in appearance alone—but
in actuality—these are homes in the
\$24,000 price class.*

Cinderella

HOMES

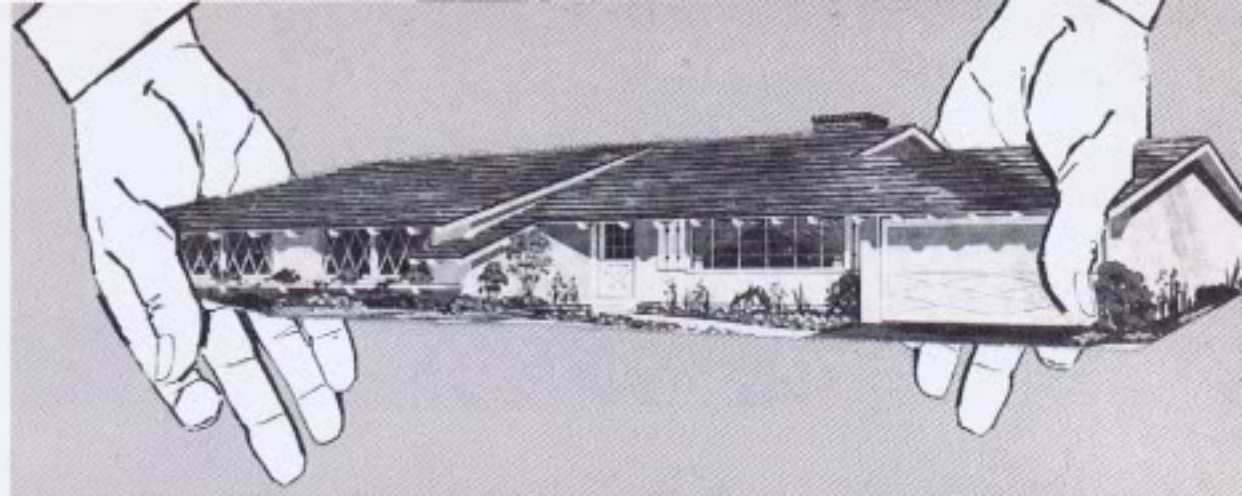
**NOTE THIS: Cinderella Plans
and exterior designs have been
copyrighted by VANDRUFF
HOMES, INC. Legal action will
be taken against violators of
copyrights.**

your

INDUSTRY!

*extraordinary value
will pay!*

*out of this world
homes...within easy reach
of your income*



the \$24,000 look...”

“Built by Vandruff” has come to be the hallmark of the best in homes priced from \$20,000 to \$60,000. Now, for the first time, the Vandruff Brothers have transferred their outstanding talents in home-styling, and their superb craftsmanship to the field of popular priced homes.

The same rare combination of creative imagination and insistence on soundness, that has always characterized Vandruff built homes, is now available in Cinderella Homes, to the buyer whose ambitions have been larger than his purse.

built by **ROVEN AND SPIEGEL
CONSTRUCTION CO.**

Low

VA and FHA

Down Payments

Easy Monthly

Payments

every wish for a home, come gloriously true!

THE BRIARCLIFFE

Your ideal of a snug and cozy home

plan 74R-1

3 Bedrooms, huge Living-Dining Rm. 2 Baths



THE MEDITERRANEAN

Perfect example of tasteful styling

plan 76M-1

3 Bedrooms, 2 Baths



THE MAPLEWOOD

Family comfort and warmth at its best

plan 78R-1

3 Bedrooms and Family Room 2 Baths



PLAN #74



Pertains to Model #'s 74 R-1, 74 R-2, 74 R-3, 74 R-4, 74 M

← **PLAN #74**

This delightful floor plan features a LIVING ROOM DINING ROOM COMBINATION that is larger than in many \$25,000 homes (23' 8" long). The floor to ceiling fireplace adds a dramatic and expensive look. This is a "central hall" plan... you may go from one room to any other without going through the living room.

PLAN #76 →

The huge living room has one entire wall (23' 9") in hardwood paneling and massive fireplace. Combined with the 10 foot aluminum sliding glass wall the effect is luxury at its best. The master bedroom is unusually large (15' 8" long x 13' wide) with its private 3/4 bath (with shower). This is a "central hall" plan.

PLAN #76



Pertains to Model #'s 76 R-1, 76 R-2, 76 R-3, 76 M

THE ROSEWOOD

Home beauty that cheers and refreshes

plan 77R-2

4 Bedrooms, or 3 Bedrooms and Den 2 Baths

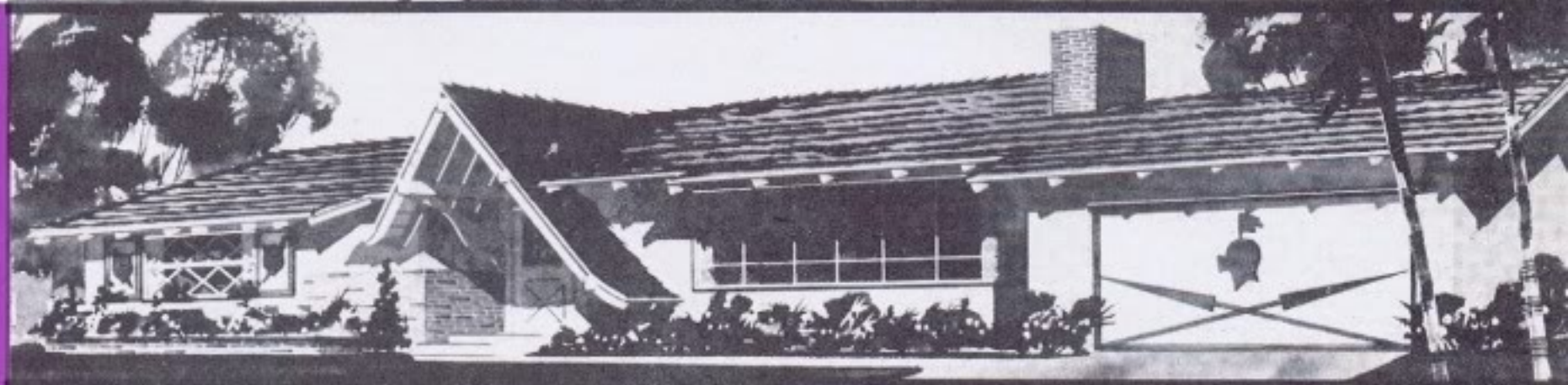


THE SUSSEX

The true spirit of English country charm

plan 74R-4

3 Bedrooms, 2 Baths



THE ELMWOOD

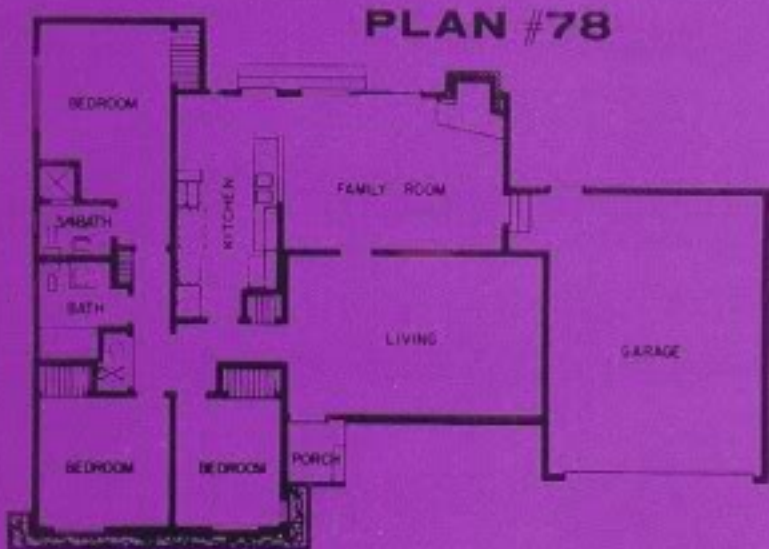
For the most in gracious living

plan 78R-3

3 Bedrooms and Family Room 2 Baths



PLAN #78



Pertains to Model #'s 78 R-1, 78 R-2, 78 R-3, 78 M

PLAN #77

The "Family Room" is the most striking feature of this home. It is a combination den, large dining room and kitchen, and features a large fireplace, 10 foot aluminum sliding doors to patio, and a Formica shelf between kitchen and den sections. The beauty of the fireplace may be seen from the living room through the 7 foot clear glass window.

PLAN #77

The most versatile home imaginable...adjoining the living room is the "flexible room" which can be used as a fourth bedroom, a dining room, a den, a study, or it can join with the already large living room to become an immense living-dining set up. This room has a private bath, and could be rented. "Central hall" plan is also a feature of this home.



PLAN #77

Pertains to Model #'s 77 R-1,

77 R-2, 77 R-3, 77 M

NATURALLY,

you want a \$24,000 home...

now for the first time you can have one

for many thousands of dollars less!

ALL YOU HAVE TO DO is just let the **FACTS** prove to you the truth of that statement

**ROVEN AND SPIEGEL
CONSTRUCTION CO.**

makes it easy for you to decide...just



COMPARE

and your eyes will tell you the truth!

You have never seen so many **BONUS FEATURES** in homes

AS YOU FIND IN



Cinderella

HOMES

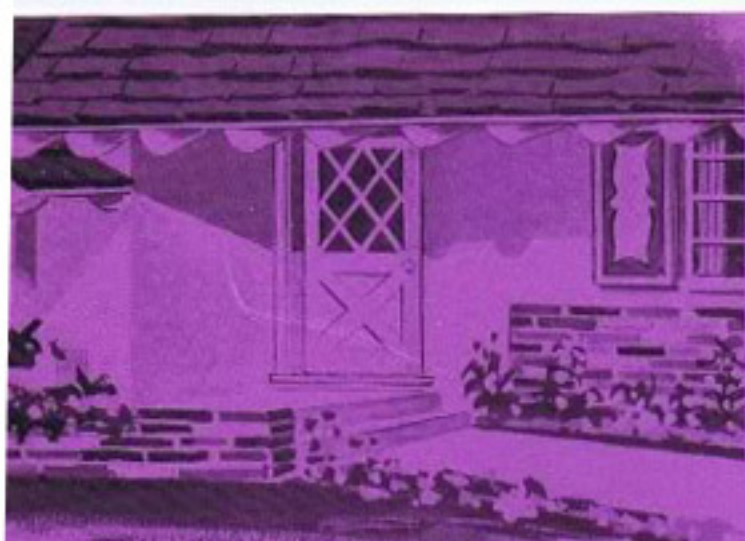
CHECK THESE 55 FEATURES:

compare them with other homes you may see

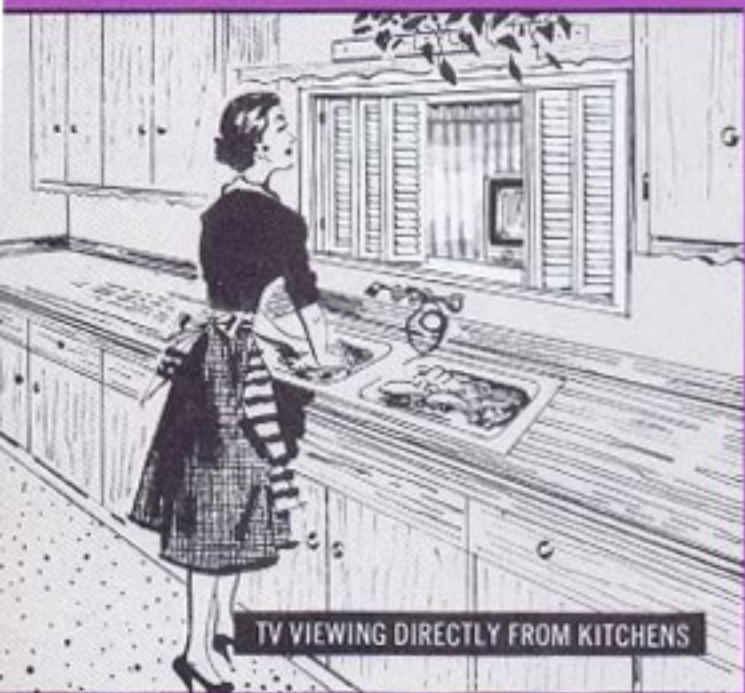
- 1. Shake shingle roofs and heavier rock roofs
- 2. Long 4 and 5 foot overhangs on roofs
- 3. Advanced, highly superior floor plans
- 4. Quality of lumber used in \$25,000 homes
- 5. Expensive brick planters and veneer across fronts
- 6. Lifetime aluminum casement sash
- 7. No ordinary lots, but large 72 foot wide lots
- 8. Attached 2 car garages, most direct to kitchens
- 9. Streets, sewers, utilities all in, paid for
- 10. 75,000 BTU forced air heating and cooling

custom "extras" involving extra costs and extra creative efforts

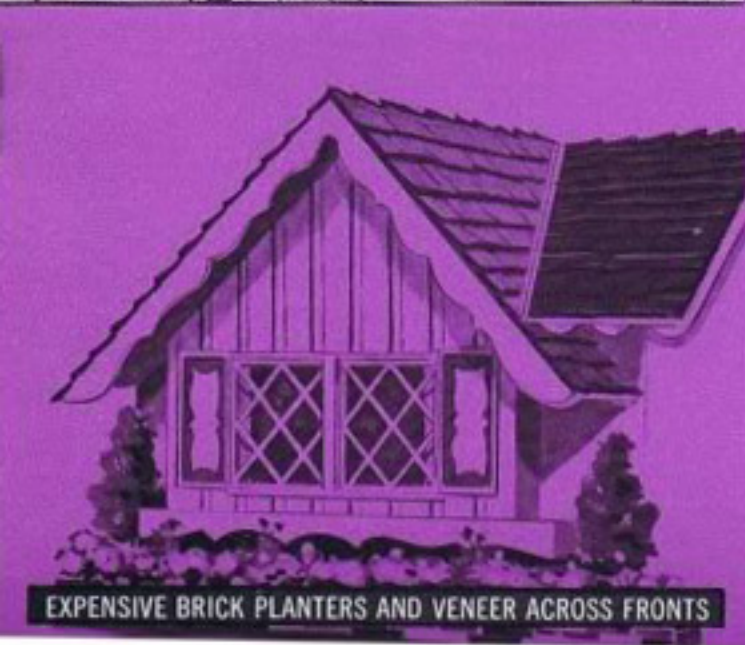
- 11. Conventional floors of lustrous golden oak
- 12. Built in speakers for music
- 13. Natural finish hardwood doors
- 14. Central hall plans in all models
- 15. Spacious luxurious living rooms
- 16. Aluminium and glass sliding walls at rear
- 17. Handsome expensive hardwood paneling
- 18. Massive floor-to-ceiling fireplaces—8 ft. wide
- 19. Custom wallpaper in most all rooms
- 20. Expensive custom type hardware throughout
- 21. Expensive tasteful custom lighting fixtures
- 22. Spacious airy kitchens with room for dinette



LONG 4 AND 5 FOOT OVERHANGS ON ROOFS



TV VIEWING DIRECTLY FROM KITCHENS



EXPENSIVE BRICK PLANTERS AND VENEER ACROSS FRONTS

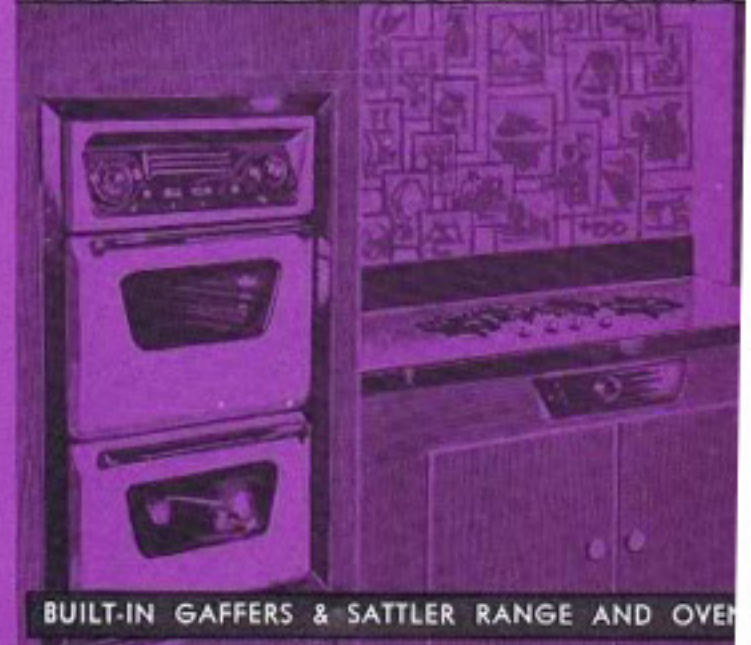
- 23. Hardwood kitchen cabinets finished natural
- 24. Built in automatic gas range & oven with rotisserie
- 25. Cabinet tops of beautiful formed formica
- 26. Durable paint in kitchens and baths
- 27. Quiet efficient garbage Waste-King disposers
- 28. Armstrong inlaid linoleum in kitchens, baths
- 29. 40- and 50-gallon water heaters
- 30. Powerful, quiet kitchen ventilating exhaust fans
- 31. Efficient Dish-Whiz dishwashers
- 32. TV viewing directly from kitchens
- 33. Service porches in most plans
- 34. Two baths—one with 6 ft. ceramic tiled shower
- 35. Beautifully artistic glass shower door
- 36. Electric heaters in both bathrooms
- 37. Expensive heavy glass mirrors over pullman
- 38. Vent in shower prevents steamy bathrooms
- 39. Soffits in Kitchens between wall cabinets & ceiling
- 40. Pullman type lavatories and colored bath fixtures
- 41. Large walk-in closets with hardwood doors
- 42. Handy electric lights in all closets
- 43. Insulated ceilings for full summer comfort
- 44. Television lead-ins are already installed
- 45. Many Formica shelves between kitchens & dining areas
- 46. Rounded rafter tails—custom work
- 47. Screens on all windows
- 48. Weatherstrip on exterior doors
- 49. Aluminum interlocking thresholds
- 50. Concrete sidewalks
- 51. Some with diamond-light windows
- 52. Very large garages—lots of storage space
- 53. Seventeen different custom exterior designs
- 54. Entire home beautifully color-coordinated
- 55. Surrounded by some of America's most beautiful and picturesque hills



MASSIVE FLOOR-TO-CEILING FIREPLACES, 8 FT. WIDE



HANDSOME AND EXPENSIVE HARDWOOD PANELING

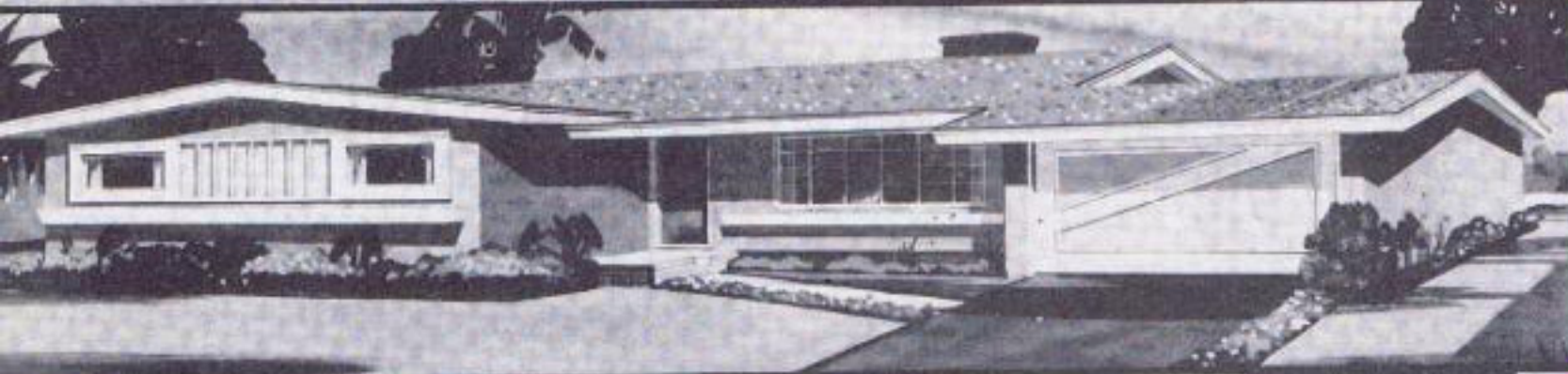


BUILT-IN GAFFERS & SATTLER RANGE AND OVEN



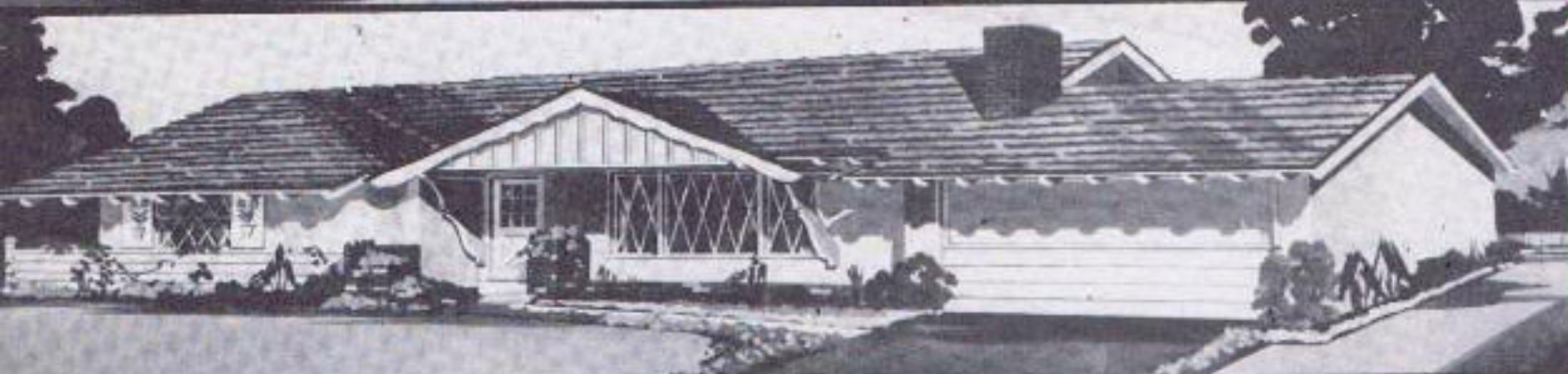
THE SAN MARINO
plan 74M

3 Bedrooms
2 Baths



THE CATALINA
plan 78-M

3 Bedrooms and Family Room
2 Baths



THE RAVENSWOOD
plan 74R-3

3 Bedrooms
2 Baths



THE BIRCHLEAF
plan 74R-2

3 Bedrooms
2 Baths



THE FERNWOOD
plan 76R-1

3 Bedrooms
2 Baths



THE GREENBRIER

plan 76R-2

3 Bedrooms

2 Baths



THE OAKHAVEN

plan 76R-3

3 Bedrooms

2 Baths

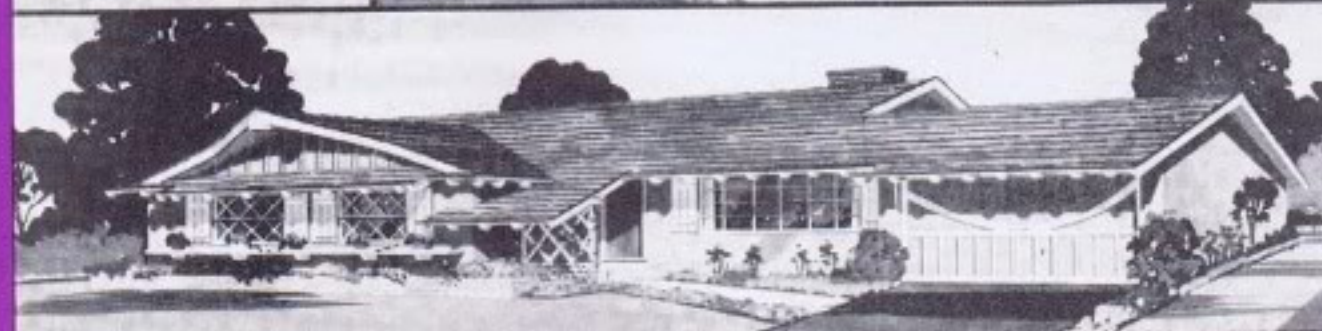


THE CASABLANCA

plan 77M

4 Bedrooms or

3 Bedrooms and Den

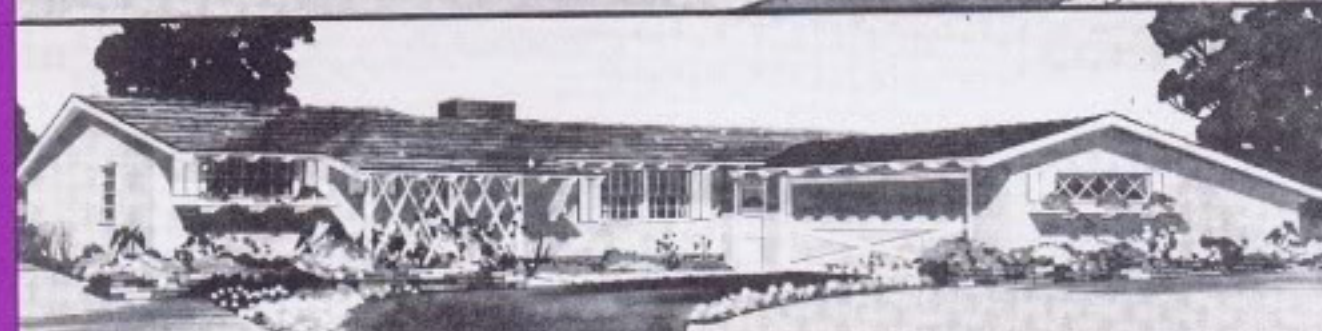


THE PINENEEDLE

plan 78R-2

3 Bedrooms and

Family Room



THE SYCAMORE

plan 77R-1

4 Bedrooms or

3 Bedrooms and Den



THE OAKWILDE

plan 77R-3

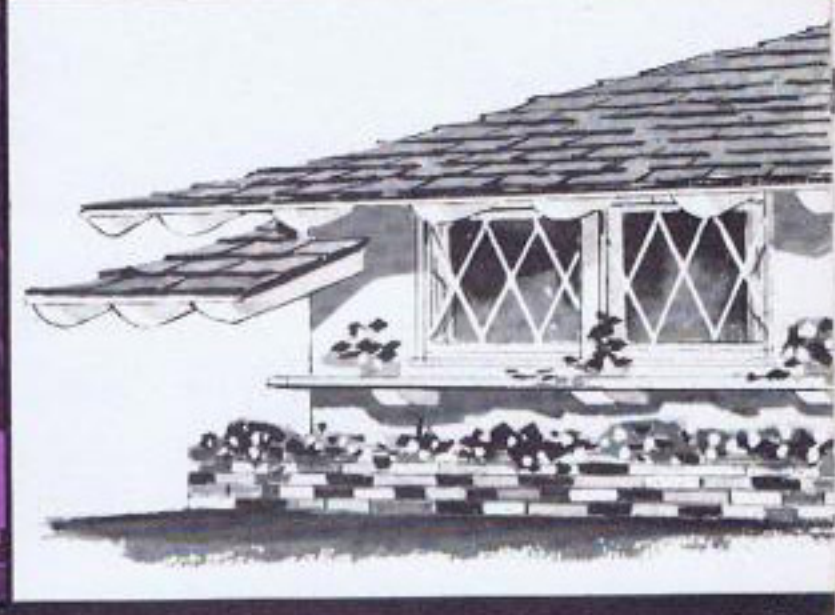
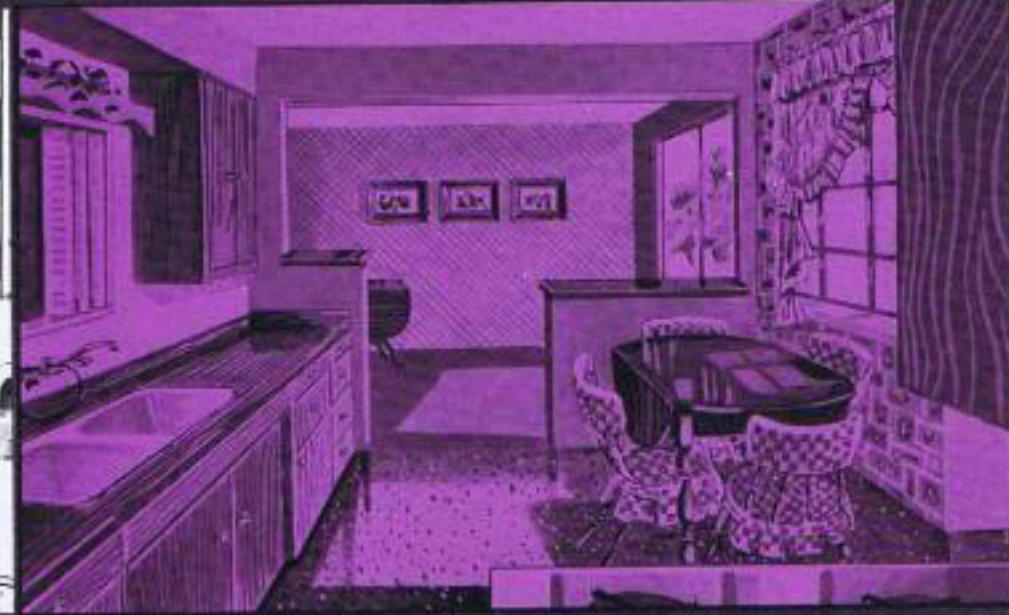
4 Bedrooms or

3 Bedrooms and Den



CALIFORNIA RANCH—*is made for you and your furnishings*

because it lends itself perfectly to all types of Provincial and Early American furniture and furnishings. Even the warmer types of "modern" furniture blend with effortless harmony into the flawlessly designed interiors.



Bathrooms of Beauty

Every way you turn you encounter richness and glamour. The wide spacious mirrors... the handsome glass shower walls... heaters in every bath... vents in the shower to prevent steamy bathrooms... decorator color coordination of Armstrong inlaid linoleum... stipple paint... colored plumbing fixtures... fully formed Formica, and special ceramic tile colors and designs. All of these give the bathrooms an air of true elegance... the luxury that goes normally only with expensive homes.

Artistry in Color All the interior colors in paint, wallpaper, Formica, tile and linoleum, as well as the exterior colors were selected, and beautifully coordinated, by one of California's most distinguished color consultants.

Minor changes in the details set forth in this pamphlet are made from time to time in the completed homes.

Colorama Kitchens

A room in which you will love to spend time... decorator artistry has indeed come to the kitchen in Vandruff homes, and joined hands with countless comfort-convenience features. One of California's most outstanding color consultants planned every phase of the Kitchens in Cinderella Homes. She has arranged every tiny detail in color and design so that the resulting kitchens are fabulously beautiful, cleverly artistic and completely practical. Colors and designs have been perfectly coordinated in linoleum, Formica, stipple paint, hardwood cabinets and wallpapers. Here indeed is your every wish for a kitchen come gloriously true.

Expensive Exterior Styles

Here you will find the costly shake-shingle roofs... wide frontages, and extremely long roof overhangs that are simply not seen on anything less than \$21,000 custom-built homes.

The roofs should last well over 20 years. The luxurious roof overhangs will give you cool comfort. There are fifteen distinctive and different exterior front styles. Each is a model of its kind, outstanding in taste, beauty and highly individualized charm.

COSTA MESA

and *Beautiful Homes* — **coupled in complete harmony**

**The Just-Perfect Combination
for Just-Right Living . . .**

A Cinderella Home in Costa Mesa Estates

the recreation wonderland

Enlarge Your Living—Lengthen Your Life in this wonderfully dry healthful climate, free of fog, free of smog.

JUST SEVEN MINUTES FROM
FAMOUS SEASIDE RESORTS:

1. Balboa Island
2. Lido Island
3. Newport Beach

Live here in a year-round vacation-land setting near the most fabulous beach resort area on the entire West Coast!



Why settle for less — when you can own so much?

Your Cinderella Home in beautiful Costa Mesa Estates offers more for your family than any other development in Southern California. Near schools and colleges, your child will be afforded the rare opportunity of receiving his complete education near his home. And for recreational facilities . . . the glamorous resorts and the blue Pacific, practically at your door, offer a vacation-life, seven days a week. HUGE \$15,000,000 UNIVERSITY SHOPPING CENTER PLANNED within walking distance of your home in Costa Mesa Estates . . . a sensational 47 acre complete shopping center is being planned. Not "nearby" but actually within the Costa Mesa Estates development. University Shopping Center, when completed, will offer the very finest of shopping conveniences with off-street parking.



SEVENTEEN WONDERFULLY WARM AND INVITING EXTERIORS

EVERY INTERIOR IS CUSTOM COLOR-COORDINATED WITH THE LOOK OF AN EXPENSIVE DECORATOR DONE HOME

Low **VA** and **FHA**
Down Payments
Easy Monthly Payments

COLORAMA KITCHENS,
feature Built-in
Gaffers and Sattler
Automatic Range
and Oven with Rotissiere



A room
artist
and
One
play
has
rest
and
fectl
wood
for a

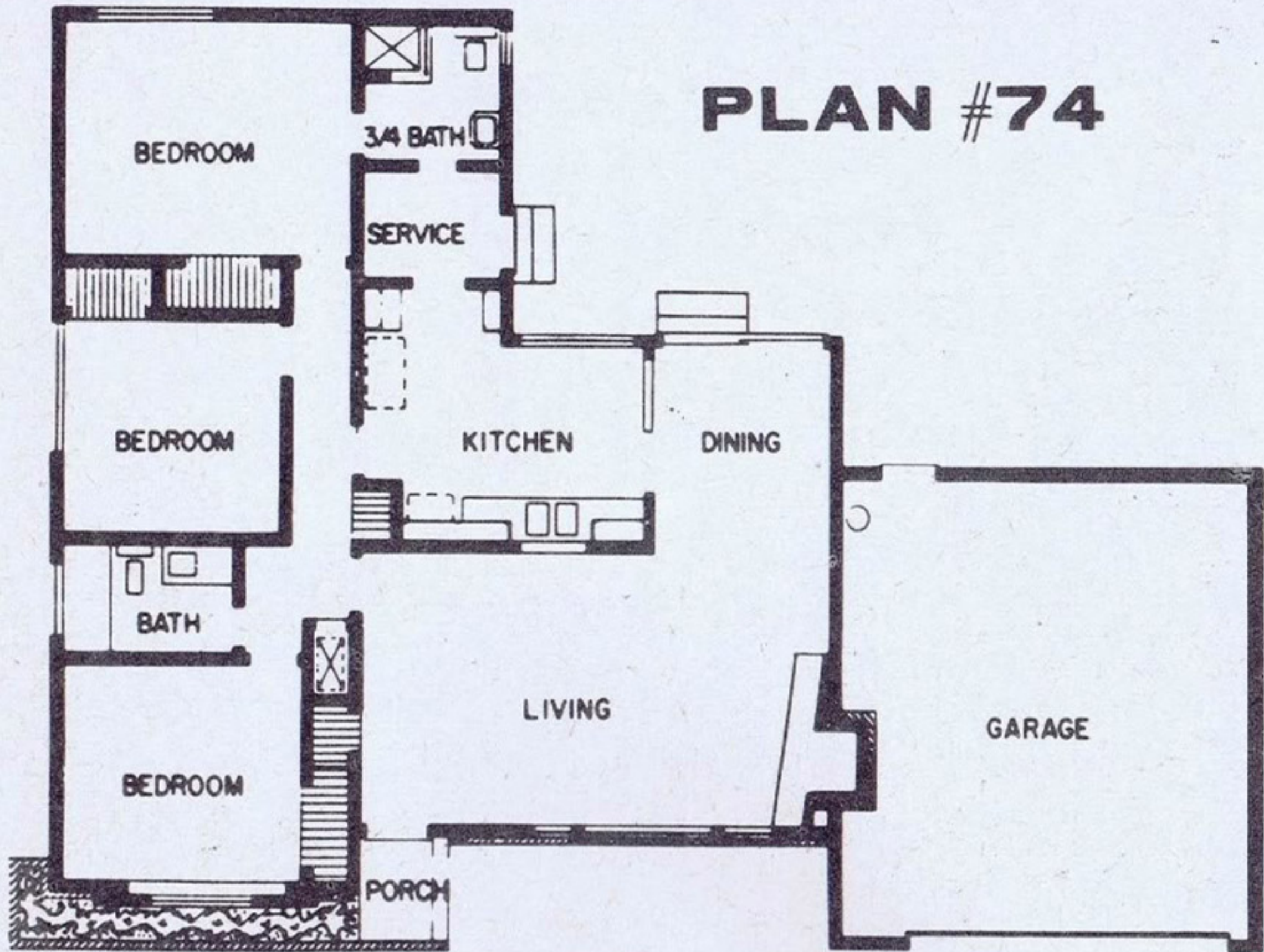


MODEL HOMES BY
WILDER'S HOME FURNISHINGS
12318 Ventura Blvd., Studio City
1500 West Washington Blvd., Los Angeles

Cinderella

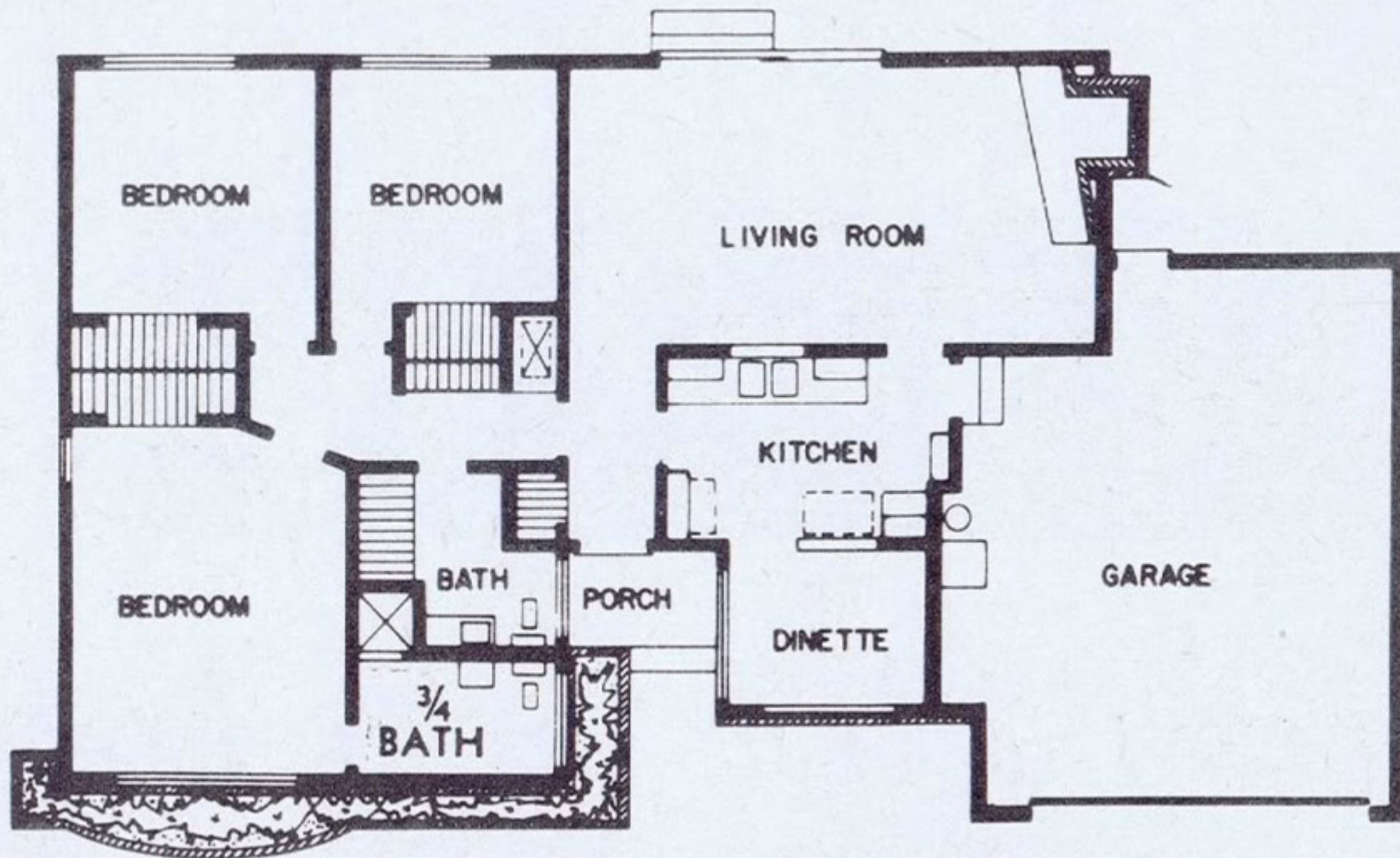
HOMES

PLAN #74

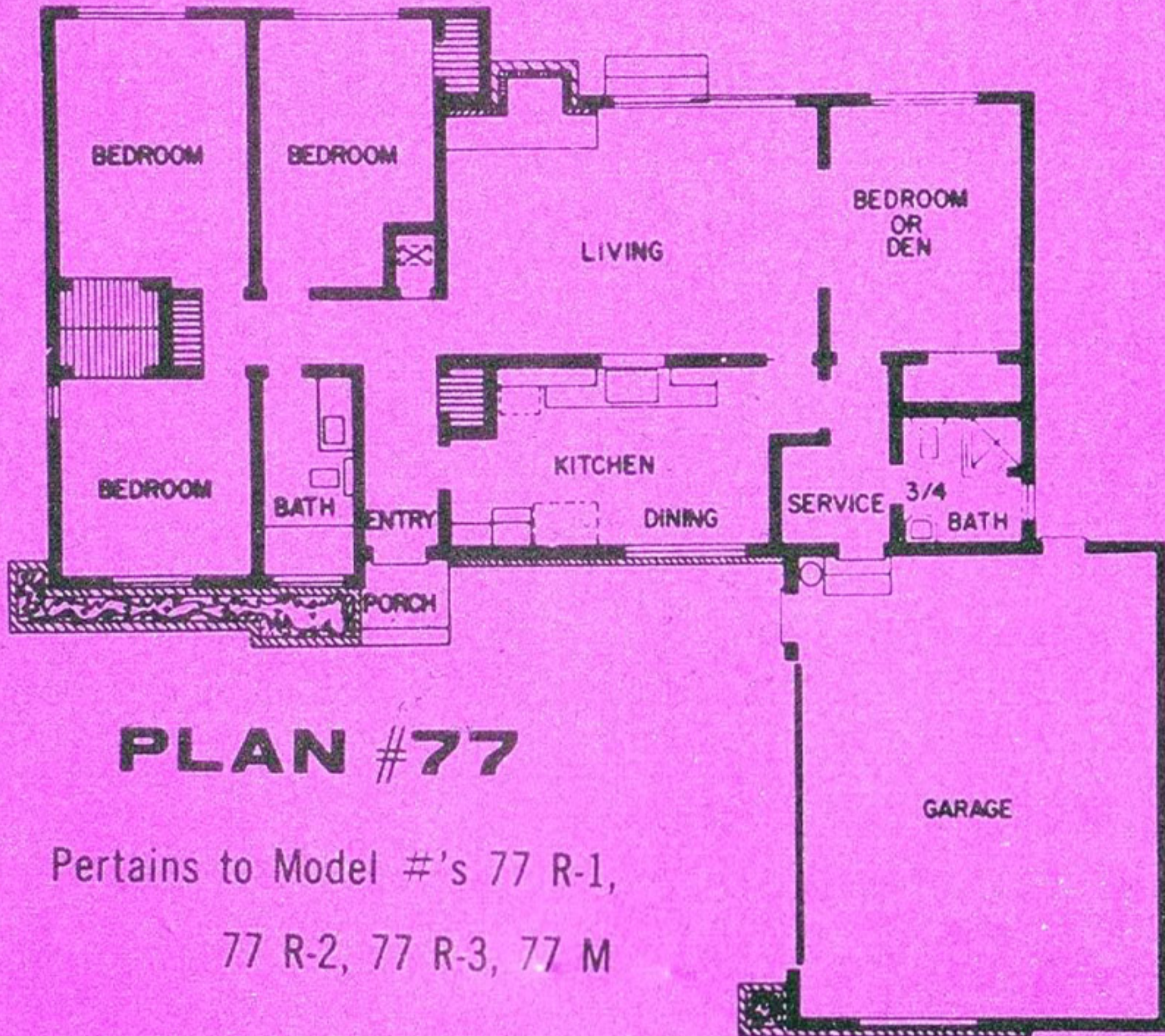


Pertains to Model #'s 74 R-1, 74 R-2, 74 R-3, 74 R-4, 74 M

PLAN #76



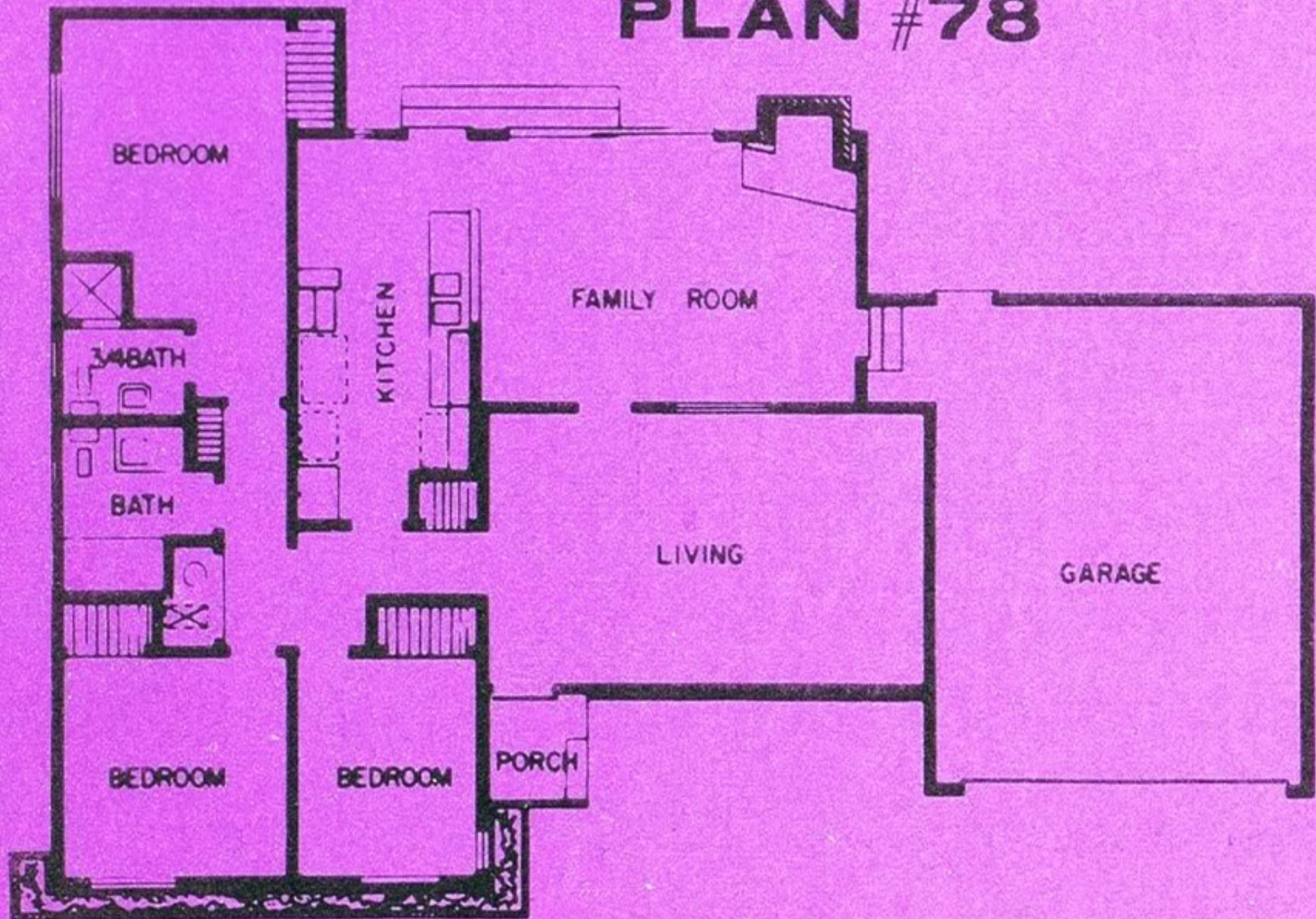
Pertains to Model #'s 76 R-1, 76 R-2, 76 R-3, 76 M



PLAN #77

Pertains to Model #'s 77 R-1,
77 R-2, 77 R-3, 77 M

PLAN #78



Pertains to Model #'s 78 R-1, 78 R-2, 78 R-3, 78 M