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Roslyn Estates



ROSLYN ESTATES

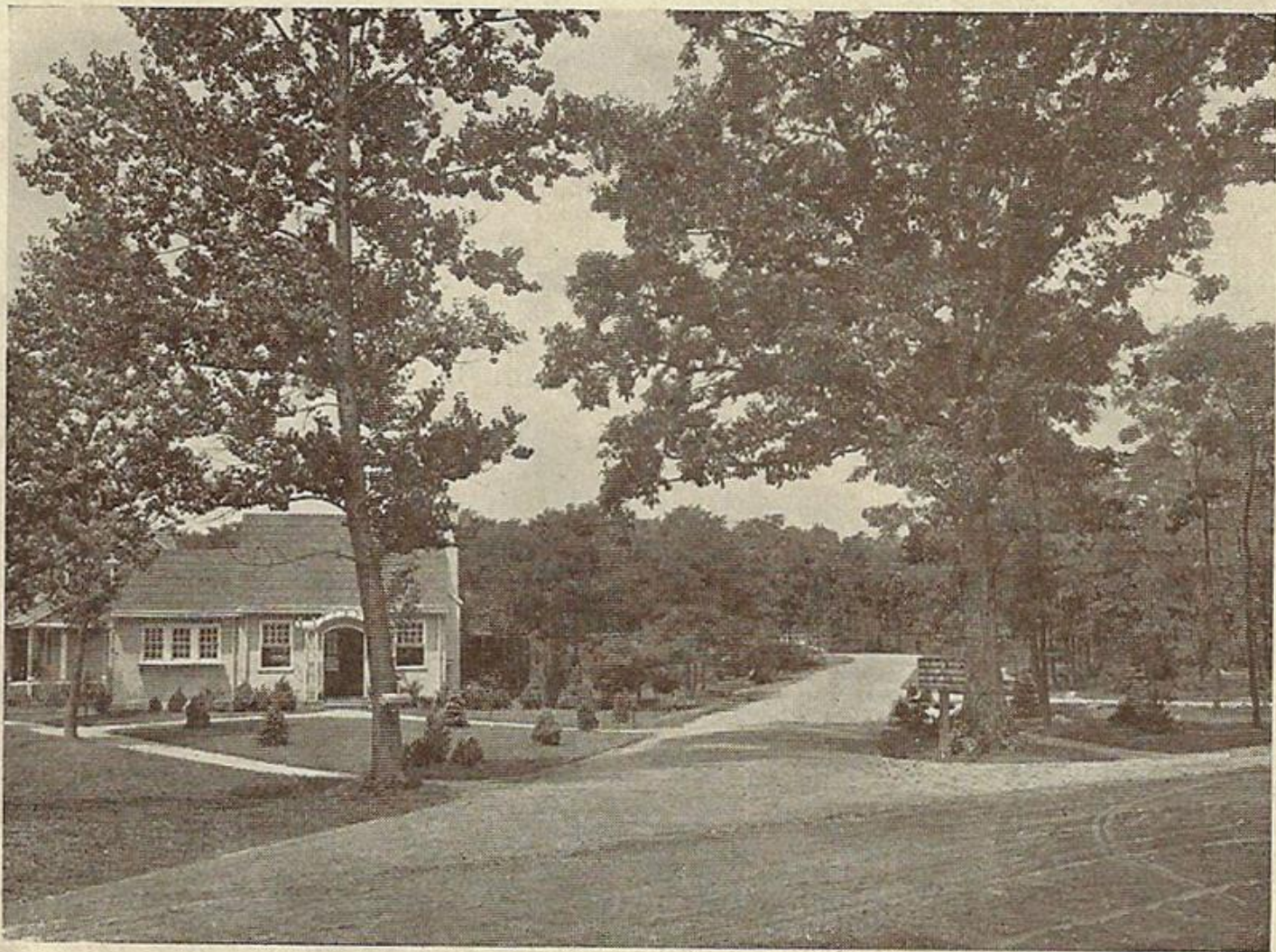
ROSLYN, LONG ISLAND



THOSE whose refined taste demands a better social atmosphere than surrounds the usual suburb, and a more picturesque environment for an all-year-around home out of the city, will find these qualities happily realized and united in Roslyn Estates.

There is, to the best of our knowledge, no property within easy reach of New York City for daily commutation comparable with Roslyn Estates in natural beauty, picturesqueness of development, and in present and prospective value at the prices now asked.

Roslyn Estates comprises 277 acres of beautiful rolling woodland in the heart of the Wheatley Hills, the most picturesque part of Nassau County in the highest region of the Long Island North Shore, 22 miles by



MAIN ENTRANCE AND LODGE

rail from New York. The elevation of the property varies from 200 to 300 feet; from many points are afforded unobstructed panoramic views over the Hempstead plains as far as the Atlantic Ocean on the south side, and down Hempstead Harbor to the Sound on the north.

Surrounded by the private estates of Clarence H. Mackay, Walter G. Oakman, Mrs. Frank Griswold (formerly Mrs. Cass Canfield), William F. Sheehan and other well known and wealthy New Yorkers, the park is protected from undesirable encroachments on all sides.

Roslyn Estates possesses unique landscape features. A number of natural spring-fed lakes, the borders of which have been ornamented with flowering shrubs, lend an unusual touch of beauty. Winding park roads and boulevards, shaded by splendid old trees, impart a picturesqueness to the place not possible to secure with the monotonous rectangular division of most suburban property. The land has perfect natural drainage and is exceedingly healthy and dry.



"THE MAPLES" AND "THE BIRCHES"

The near-by town of Roslyn has excellent schools, largely the result of Mrs. Mackay's efforts, and prosperous churches; in fact the entire environs bespeak the complete culture and refinement of families of means, and help to make Roslyn Estates an ideal spot for suburban residence the year through. All improvements, including macadamized roads, electric light, telephone and water systems, are provided.

The laying out, landscape gardening, and division of the park has from the first been under the personal direction of MR. DEAN ALVORD, builder of PROSPECT PARK SOUTH in Brooklyn which is universally accepted as representing the most artistic development of its type in the United States.

Transportation facilities are excellent at the present time, and still better and quicker service is assured for the immediate future.

With the completion of the East River tunnels, Roslyn Estates will be but a thirty-five minutes' ride from New York, with a single change

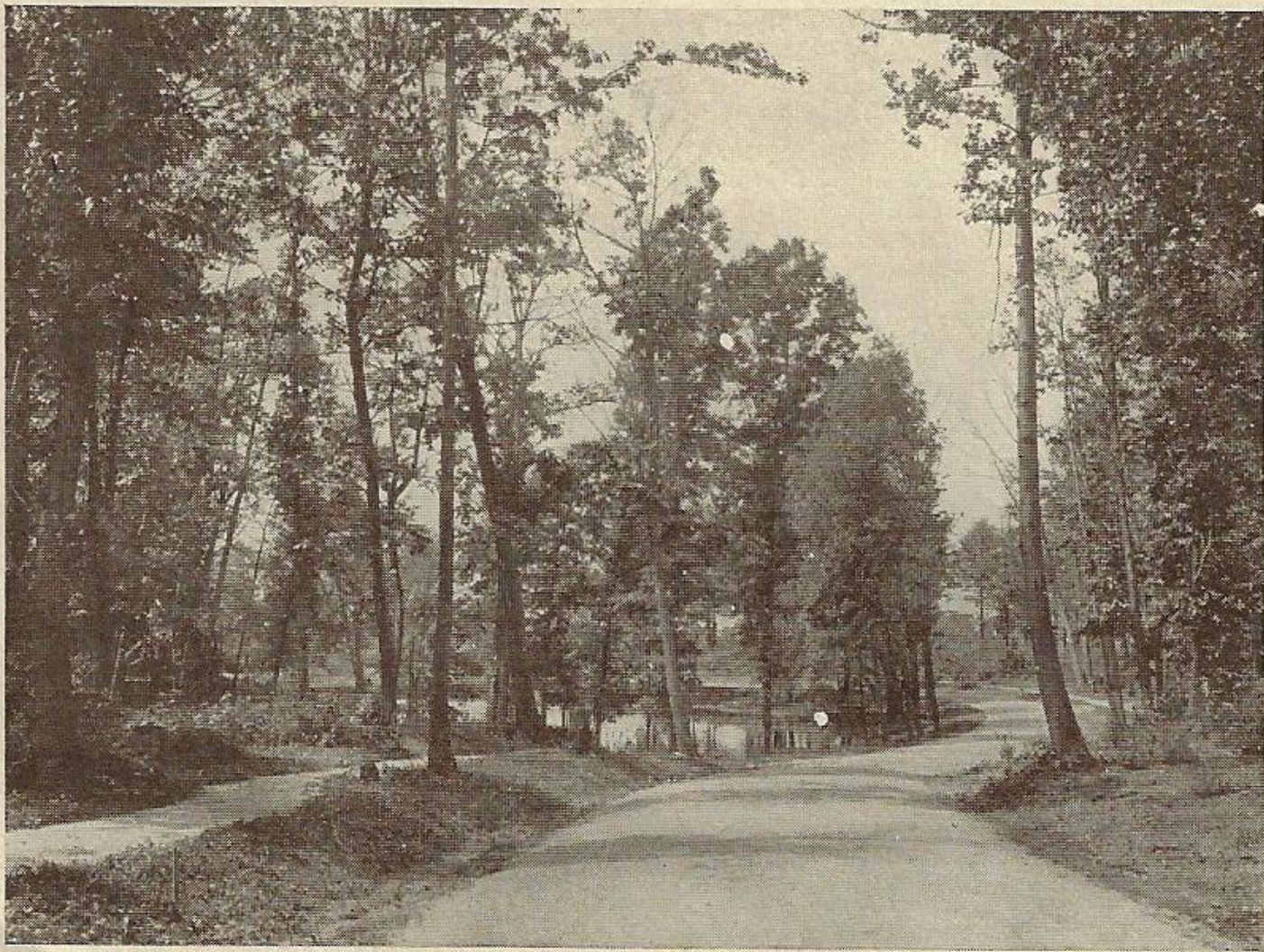


THE LOCH, ROSLYN ESTATES

from car to train. The extension of the subway to the Flatbush Avenue terminal of the Long Island Railroad, brings passengers from points on Manhattan Island to the train platforms without change. The Pennsylvania Railroad and Belmont Tunnels, and Blackwell's Island Bridge, nearing completion, will furnish direct connection and rapid service to the center of New York City's shopping and business districts.

These improvements, operating in conjunction with the electric service of the Long Island Railroad, which is now far advanced toward completion, will shortly combine to make Roslyn Estates one of the most easily accessible suburbs of New York. The entrance is but a third of a mile from Roslyn Station; the cars of the Mineola, Roslyn and Port Washington trolley line, passing Roslyn Station, run within fifty yards of the gate lodge and, circling through the village, follow the Manhasset road, on the northern boundary of the property.

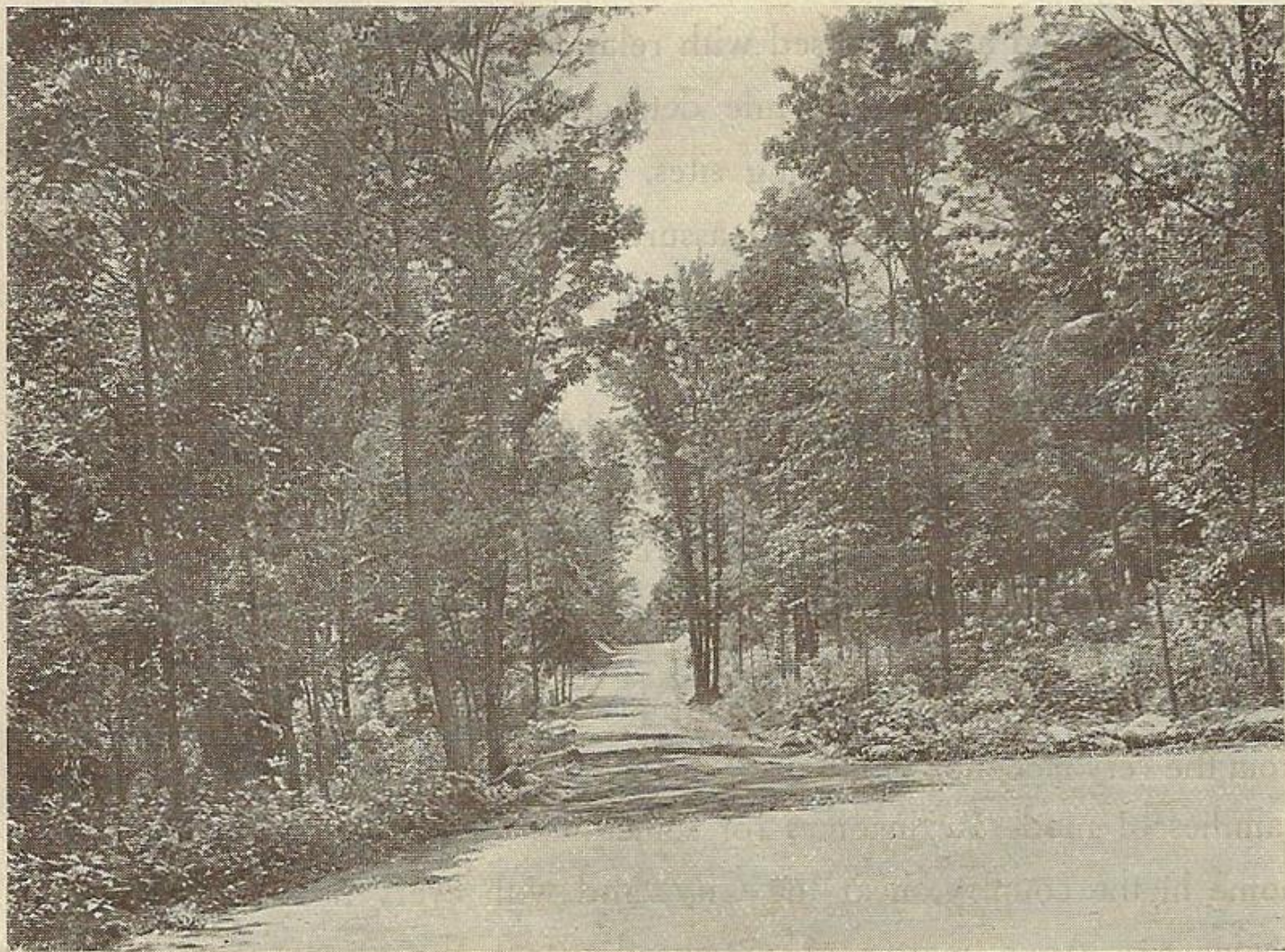
The park is subdivided into plots of a quarter acre up to five



INTERVALE ROAD AND LOTUS POND

acres, so shaped and disposed with relation to one another as to enhance the beauty of the whole, while detracting in no respect from the advantages of adjoining building sites. No restrictions are placed upon buildings except those that will assure conformity to the harmony of the general plan for preserving the natural beauty of the place, while transforming it into a splendid residential park. Only detached dwellings may be erected in the Estates and no house shall stand upon less than one quarter of an acre—a wise restriction that secures a beautiful development and is an important factor contributing to the future increased values.

Home sites in this splendid park are not expensive. On the contrary, from the very inception of the plan, our aim has been to meet the demand of families of moderate incomes for something better than ordinary—for a home in the country, near the City, and with every necessary city convenience. As a matter of noteworthy fact the prices at which this



"THE OAKS," ROSLYN ESTATES

property is offered are from one third to one half those asked for land in many of the most commonplace developments in the neighborhood of New York.

While the illustrations in this booklet convey some idea of the unusual beauty and attractiveness of Roslyn Estates, nevertheless printers' ink is inadequate to portray the manifold charms of this distinctive all year home, and we ask the reader to withhold final judgment until after a personal inspection to the property, and a comparison of its advantages with those of any other offering within easy reach of New York.

Roslyn Estates Incorporated.

CHAS. E. BAYLISS
President

DEAN ALVORD
Vice-President

FRED'K A. PHELPS
Secretary and Treasurer

DEAN ALVORD CO. *Managers*
277 Broadway, New York.



LOOKING TOWARD THE FENS

