

# Distinct Advantages Found In Buying Old, New Houses

By JACK SCHMIDT  
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Board of Realtors

Betraying an inclination to avoid work around the house at all costs, Mr. Holmes Byer revealed to me that his buying plans had bogged down temporarily when his wife decided that she would like to live in an older house instead of a new one.

Her reason, he said, was that the older home would give her a chance to do some remodeling and to "shape" the house to the family's own taste. Mr. Byer, meanwhile, said he was holding out for a new house because he felt it would obviate any such effort and expense for renovation, and besides, it wouldn't require any labor on his part.

There is a lot to be said for the reactions of both Mr. and Mrs. Byer, but I was able to point out tactfully a few points he had overlooked. Such counsel, I

believe, illustrates one of the prime reasons why it is wise for home seekers to consult a Realtor — a member of the National Association of Real Estate Boards and the local board.

There is no denying the attractiveness and general high quality of the new houses on the market today. The appeal of the latest in design and equipment cannot be questioned, nor can the probable absence of repair bills during the first three or four years — not to mention the do-it-yourself efforts required for minor maintenance in most older houses.

On the other hand, buying an existing house has a certain romance and practicality about it, too.

An older home generally offers many more "extras" for the money. It frequently has more floor space, larger rooms, a greater number of closets, big cool porches, and

places.

It means buying into an established neighborhood, which has already its stamp of character put on it. The older home may give the buyer the advantage of improvements made by the previous owner, particularly landscaping which is usually an expensive process if started anew.

Other practical aspects of buying an existing house are the wider selection of sizes, shapes, and styles from which to choose, and the generally greater bargains that are available.

I illustrated to Mr. Byer this latter point by citing a recent experience in which I helped the prospect figure up the "extras" he would get by buying an older home — mostly things which, if he purchased a new one, would cost additional money and time.

The customer had come in to inquire about a development of new houses to

be built in the \$17,000 price bracket, but it soon became evident that they did not interest him. Selecting from listings of good existing homes in that price bracket, one that fit the family size and needs of the prospect, I took the customer to see it.

First I pointed out the three big bedrooms, explaining that 22 or 23 years ago when the house was built the land cost only half as much as today, so folks could afford plenty of room.

"Look at this full-tiled bath," I added. "This center hall is something your wife will appreciate; it keeps the traffic out of the living room and off the wall-to-wall carpet."

"Would you say those points are worth \$500?"

"Come on down to the basement. Look at this poured concrete foundation. And don't overlook this water-softening system. Your wife knows how important that is. Would you say \$500 for those two points? And look at this finished recreation room in knotty pine. How about \$1,000 for that?"

I was deliberately understating all along. The customer's own estimates were higher.

He bought the house and has been very pleased with his decision.

house was all brick. The customer put down \$2,000. I directed attention to the complete outfit of aluminum combination storm and screen doors, storm windows, and screens. He suggested \$300 for this.

"But look especially," I said "at the established lawns and trees and shrubs on this big lot. How much money and how many years would they cost you? How about \$1,000? Look at the fence all around and the field-stone barbecue pit."

"And look around the neighborhood. Everyone is in and settled. You can see they take pride in their homes. You can go and talk with them, size them up, find out how they like it here."

The customers had had experience. He put down a substantial figure for these points too.

In the end, the customer's figuring had worked out "extras" totaling \$7,000 in value. Subtract that from the \$17,000, I advised, and take \$2,000 of the savings to have a really fine second bath built in. "You're still \$5,000 ahead."

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**HAPPY WINNERS** pose near Maytag gas dryer they won in contest at Liberty Home Appliance Co., 3445 Torrance Blvd. They are Mr. and Mrs. D. E. Cochran, who were named winners Nov 30.

## Pastor's Donation Surpasses 'Y' Goal

The Rev. William Smith, pastor of Evangelical Pentecostal Church, 2147 W. 237th St., made a modest donation to the Torrance Family YMCA this week.

His gift was enough to boost the local youth-serving group past its 1962 campaign goal of \$40,000.

Smith has been a regular, sustaining member of the YMCA for a number of years. At one time, his church used the local "Y" building for Sunday services.

YMCA Board Chairman Pyeatt commended Rev. Smith for his concern for the 6000 boys and girls served by the "Y."

In making the announcement, Pyeatt stated this success of the YMCA will do much to encourage the leadership teams preparing the upcoming 1963 current support campaign for the "Y."

General campaign chairman will be Mayor Albert Isen, in his fifth year of YMCA fund drives. The 1963 goal for the local unit will be \$50,000, and will provide an added fulltime professional youth worker to the staff.

In addition to current preparations, the Torrance YMCA is moving closer to a major capital campaign for a new program building. With plans approved, and a building site soon to be acquired, top leadership for a \$350,000 building campaign

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## First Completed Apartments Go on View at Spring Manor

Spring Manor, residence for the retired at 20900 Earl St., Torrance, just north of Little Company of Mary Hospital, will hold a special preview inspection of the first two completed luxury apartment units today, from 1 to 5 p.m.

The half million dollar two-story stucco and brick structure is of French Provincial architecture and interior, and offers many features unique in the retirement home field today.

Upon completion of the entire project in early January, there will be 35 spacious apartments, each with a private patio or balcony and an intercom system with the front desk, in addition to complete maid service, wall-to-wall carpeting, large walk-in closets and a fire alarm system.

Senior citizen guests touring the furnished apartments from 1 to 5 Sunday will have a chance to take home Christmas turkeys.

The management of Spring Manor is offering as their Christmas gift to guests 10 plump turkeys.

Contest for the birds, provided by Manor Poultry House of Torrance, will be held at 5 p.m. For further information call 370-3594.

Spring Manor will have

## Students See Cancer Film

South High School and Torrance High School were recently shown the American Cancer Society's informative film, "Is Smoking Worth It?"

Over 2500 students at South High School and 400 students at Torrance High School viewed the film.

The beautifully photographed, color film was presented in cooperation with the American Cancer Society's Education Program.

Students at both schools were also given the informative pamphlet, "Shall I Smoke?"

The pamphlet presents the case of the increased amount of lung cancer deaths during the past 30 years.

O Lord, who lends me life, lend me a heart replete with thankfulness.  
—Shakespeare

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**NEW BRANCH** of United States Post Office opens in Rolling Hills Plaza luring official ceremonies. Participating are (l-r) Albert Isen, Torrance mayor; Bobbett King, Miss Torrance; and Clara Connors, Torrance postmaster. New office is at 24100 Pacific Coast Hwy.



**SIXTEEN-YEAR REUNION** for San Pedro High School Class of W-47 gets final planning session by former members. They are (l-r) Jeanette Stewart Bergon, Tommy Braddock, Don Tousseau and Corinne Ursini Hallister. Event is slated Feb. 23 at Palos Verdes Country Club.

Hoping Your Christmas Will Be the Jolliest Ever!  
Tom De Loyd and Andy Anderson  
**Liberty Home Appliance Co.**  
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Good will to men

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