

Americans spend almost as much to improve older homes as they do to build new ones.

Give Rules For Child's Bedroom

Rule 1 for a child's bedroom: Use only materials that will absorb wear and tear, suggests John Concord, home improvement authority at Masonite Corporation.

Rule 2 is to contain the noise by soundproofing the ceiling, installing a cork floor over hardboard underlayment and using sound-deadening draperies.

Rule 3 is to make the place comfortable and interesting for the child, so he or she will enjoy being there.

Walls must be durable and attractive. Concord suggests a wainscot of Marbleton, a textured hardboard with the appearance of travertine marble. Above that, he says a wood-grained hardboard is excellent. Both are factory-finished and easily maintained by damp-wiping.

In areas used for study, he finds youngsters enjoy a Peg-Board panel for holding bookshelves and hobby exhibits.

Light switches should be located where the young child can reach them readily. Lighting, of course, must be adequate and properly located.

Concord recommends jalousie windows as being safe for young children and affording good ventilation.

"Every child should have the privilege and comfort of a room he can call his own, from the time he is tiny until he leaves home," the Masonite home improvement expert says. "Having his own room is a powerful influence for good living habits."

"With modern building materials, modernizing a child's room so he will feel it is his 'very own' is relatively simple and inexpensive when you consider the benefits to the youngster and his parents."

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No Need to Move South

'Leisure Village' Condominium Is New Retirement Concept

Retirement communities were born in Florida and California. But the idea of developments designed to meet the special needs of the elderly is spreading rapidly to other states throughout the country.

One of the newest of these is Leisure Village in Lakewood, N. J. Within easy driving distance of New York and Philadelphia, it is in a wooded area blessed with ocean resorts, lakes and scenic parks.

Ownership of Leisure Village apartments is limited to persons at least 55 years old. When completed, it will be the largest development of its type in the East, having some 5,000 garden apartments on a 430-acre site near the Garden State Parkway.

"Comfort, convenience and recreational facilities have been the prime objectives of Leisure Village," according to Robert J. Schermert, president of Robilt, Inc., builder of the \$75 million community.

"To achieve maximum year-round comfort," he said, "we have equipped all apartments with the most modern heating system available—baseboard electric heat—and included central air conditioning. In addition, all buildings are wrapped in a protective blanket of mineral wool insulation to recommended standards."

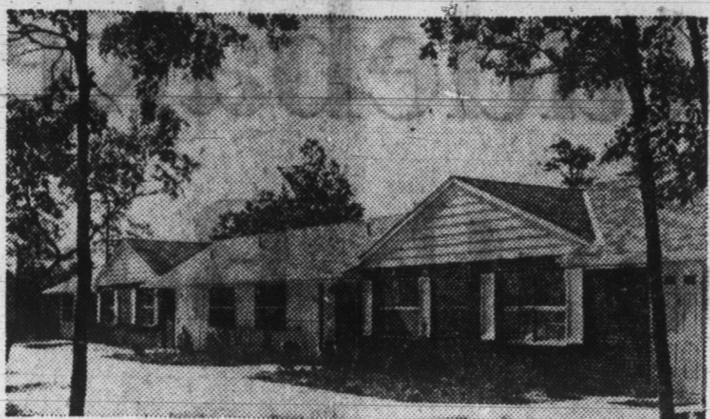
"Mineral wool insulation will not only add a great deal to both winter and summer comfort," he said, "but it will help keep heating and cooling costs low. This is particularly important because apartment owners will pay for their own utilities, and many retired couples have modest fixed incomes," Schermert pointed out.

Leisure Village buildings are roofed with self-sealing asphalt shingles that are listed by Underwriters' Laboratories for both fire resistance and their ability to withstand high winds.

In addition, every apartment has an all-electric kitchen with an automatic dishwasher, refrigerator-freezer, electric range, waste disposer, and a washer and dryer. Wall-to-wall carpeting and a master television antenna system are also included.

Leisure Village apartments will be sold under condominium ownership, which differs in several key respects from the familiar cooperative ownership plan.

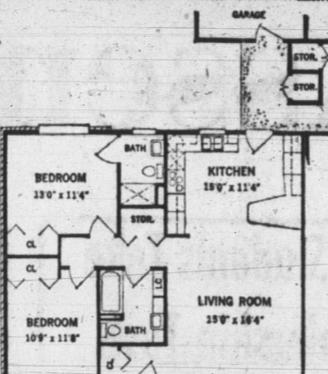
The buyer of a Leisure Village apartment will receive a deed



Leisure Village, a new apartment community for the elderly in Lakewood, N. J., will feature four basic models of garden suites that range in price from \$12,500 to \$18,500. Shown here is the Strathmore, a two-bedroom, two-bath model. More than 5,000 apartments are planned, making it the largest development of its type in the East. All models are insulated with mineral wool, and are air conditioned and heated electrically for year-round comfort. Kitchens are all-electric and recreational facilities are varied.

and title policy to it, will make his own mortgage payments, and will not be responsible for any extra burden if a neighbor defaults.

Both one- and two-story and one- and two-bedroom apartments are available at prices ranging from \$12,500 to \$18,500. Recreational facilities include swimming pool and locker building, nine-hole pitch and putt golf course, shuffleboard course, croquet and bocci courts, and a 38-acre lake. There is also a community hall with a 600-seat auditorium, an arts and crafts center, and a shopping center. A medical building is to open early in 1964.



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