

THE TRACTS OF ALAMEDA COUNTY

Districts Close to the City Which Have All the Charm and Room of the Country

URED by the splendid attractions of rural life in the picturesque country about the bay region, and by the ease attending the acquirement of homes under the advantageous terms that have been offered by enterprising and far sighted holders of large tracts of available lands, thousands of San Francisco people have in the last two years invested in properties on the east shore of the bay of San Francisco, in Alameda county. The extent of the growth of the suburban population has increased annually. A normal and strong growth has assured the new tracts excellent residences, and the creation of thousands of new homes has largely added to the taxable value of all improvements and lands alike, while it has brought about the improvement of streets and the raising of school and other facilities to a high standard of efficiency.

Each improvement has carried in its train the inevitable advancement of actual land values, so that the home builders and lot purchasers have seen that their investments have been wise, whether their intention was to use their properties permanently as homes or to sell them for profit, on a basis of speculation. Such success has crowned the investors that, even when the money stringency of the latter part of 1907 interfered with the freedom of other business transactions, the demand for suburban locations remained normal and strong. This condition has been a marked feature of the times.

The beauties of nature, added to the conveniences and comforts of cities, good schools, easy and cheap transportation, the charming social life of the suburbs, the wealth of vegetation that can be produced with comparatively little exertion in any part of Alameda county, and the wholesome and pure air, health giving and delicious, have been reasons for moving to choice suburbs, whose equal can be found outside of California, either in native charms or in attendant conveniences.

Piedmont, Decoto, Hayward, North Cragmont, Regents park, Russell City, Northbrae, Fourth avenue terrace and Mastick park have become household words in thousands of homes. In each and every one of these localities the charms and advantages of life are found, and to justify purchases on lots within their boundaries, and purchases have been like putting money in the bank, by cutting out the cost of rents and by providing for profitable gardening and for the declaration of dividends in the shape of increased health and strength.

An abundance of scenic locations has been provided, furnishing splendid views and agreeable environments. In each of the localities mentioned in the foregoing, some special attraction has been found to exist. By the excellence of the ferry services between San Francisco and the Alameda county shore and by the use of the ample means of cheap transportation within the limits of Alameda county, all the indicated neighborhoods are accessible from both sides of the bay of San Francisco, as points in Oakland or San Francisco, and the business section in the cities. A brief account of each of the tracts mentioned herein is published herewith for general information.

Overlooking Berkeley, Oakland, San Francisco, the bay, the Golden Gate and north of the Cragmont tract is a superbly situated body of slightly land that has been given the name of North Cragmont. This has been, in pursuance of the generally wise plan adopted by the men who are making the suburbs attractive, graded, and streets have been opened as early as possible, so that every one seeing the land might have a clear idea regarding its suitability at all points. Prior to publicly placing North Cragmont on the market for sale, 51 lots were reserved on application of buyers who were desirous of securing the best of the tract with the Cragmont tract was similar. The original tract was sold entirely within three weeks of the time that it was offered. In another particular history has repeated itself in the favor of which North Cragmont has been received. The buyers plan to erect fine residences so that the district will be improved in accordance with its scenic merits and other advantages.

The story of Berkeley's recent growth is familiar. A city of small population increased in less than five years to one of at least 40,000 population, and nearly or quite quadrupled itself. In all sections it expanded. The hill sites were largely preferred by many, simply because from their heights splendid views were afforded, which, without exaggeration, may be fairly described as fully equal to those to be seen from an equal area of ground in any habitable part of the earth's surface. What Pacific heights is to the city of San Francisco, on a hundred scale hundreds of acres of land have become to the cities and towns of Alameda county, the choice sites. Berkeley is peculiarly well endowed with fine scenic locations. The land contour ascends gently but steadily from Berkeley's western margin on the bay shore to the lofty hills on the east. Hence the whole is as convenient as an amphitheater in the matter of supplying scenic places. As in a theater, those farthest back have the highest point of view. Among the magnificent locations North Cragmont ranks very high. Cragmont and North Cragmont will furnish homes exclusively for a class of well to do citizens who will erect residences that are costly and ornamental. Plans have been drawn that clearly indicate the intentions and abilities of several purchasers of lots in North Cragmont in this regard.

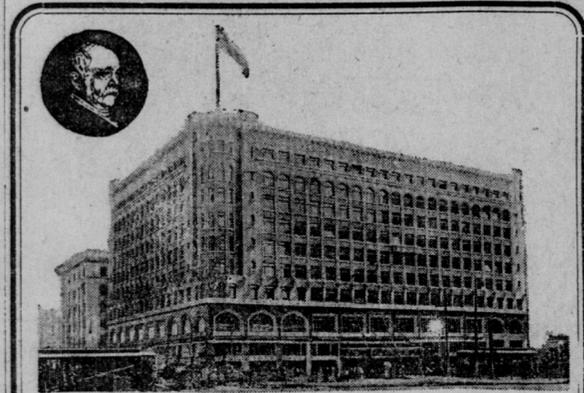
Fairmount, Regents park and Sunset terrace, which have been offered to the public through one agency, are in the direct path of the growth of the city of Berkeley, lying north of the older section of the municipality, on ground that is ready to build upon and which is adjacent to electric car lines. The last subdivision to be opened of the three is Fairmount park. The proposed Key Route boulevard to North Berkeley extends the distance of 3,500 feet through Fairmount. The land is gently rolling. The lots command a view of the Golden Gate. All street work has been performed, including even the planting of shade trees to add to the natural beauty of the location. The streets are wide; the lots are of generous size. Regents park now has 1,000 population. The people are paying for their homes at the rate of \$5 a month. Twenty miles of sewer pipe has been laid, and 10 miles of macadamized streets. Ever since the macadamized streets, ever since the sale of lots has been large. The area of the tract is almost 640 square acres. Large improvements have been made and there will be initiated that will increase the realty values. Regents park tract No. 8 is now being sold. This lies east of the Santa Fe railway track and runs almost to the proposed

acter permanently by placing restrictions in the deeds that are passed for properties.

The first of these is that the minimum expense for a residence shall be \$2,500. The expectation is entertained, reasonably enough, that hardly any home will be of such low cost as the minimum, for every inducement is offered in the situations of lots to improve highly. The second restriction is well calculated to preserve the symmetry and beauty of the streets of Northbrae by compelling builders of homes to have regard for the view and the rights of neighbors. "The minimum distance of the houses from the street line," so reads a wisely designed rule, "shall be 15 feet." There will, therefore, be no straggling streets in the entire tract. On the contrary, the house frontage will be uniformly adorned with fine yards, splendid flowers and shade trees and shrubbery and the whole frontage looking toward the sea and facing the hills will take on the aspect of highly cultured gardens and magnificent lawns.

The third rule is enforced also by a state law which provides that there shall be no saloon within the distance of one mile from the boundaries of the grounds of the University of California. Saloons and business of every

character will be barred, in the deeds, from Northbrae forever. In this the beauty of the place and its quiet and homes are guarded and an additional incentive is furnished for the builders of handsome villas and elegant homes to locate within its boundaries. Whatever of magnificent scenery lies around the shore of the bay of San Francisco will be the front view for Northbrae. Whatever of comfort there is in an ideal climate is its heritage and natural endowment. Flats, apartment houses and two houses on a lot are barred out. The highest class of street work is done at the cost of the seller. In Oakland is Fourth avenue terrace. The Fourth avenue car runs directly into the tract and the Thirteenth avenue car goes within two blocks of it. The Fruitvale avenue touches it on the east. The car service is, therefore, all that could be asked for. The Fourth avenue terrace is also on the line of the Key Route extension, which when completed, will increase the values of all the property in this neighborhood. A boulevard to be 100 feet wide will run through the terrace, at the entrance to which have been erected pillars that are ornamental. In this locality the climate is unusually mild and agreeable. This is due to location.



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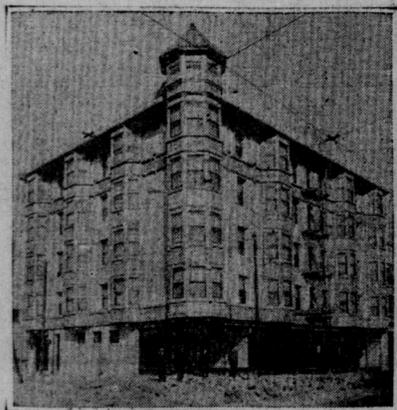
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