

Sunset Hills

PARK HERE FOR LIFE

The Story of Sunset Hills

FROM an area originally blessed by Nature with glorious beauty, Sunset Hills, through artistic planning and careful development, has become one of Greensboro's loveliest sections. Opened less than two years ago it has made an amazing record in development, in sales of lots and in the construction of homes.

It is to tell the story of Sunset Hills and of the organization back of it that this booklet is published. It is to review the things promised in the beginning and to show by words and pictures what has been accomplished and what the future holds.

If you are searching for the most desirable place to build a home or if you have in mind making an investment in profit-producing real estate, the following pages should prove thoroughly interesting.

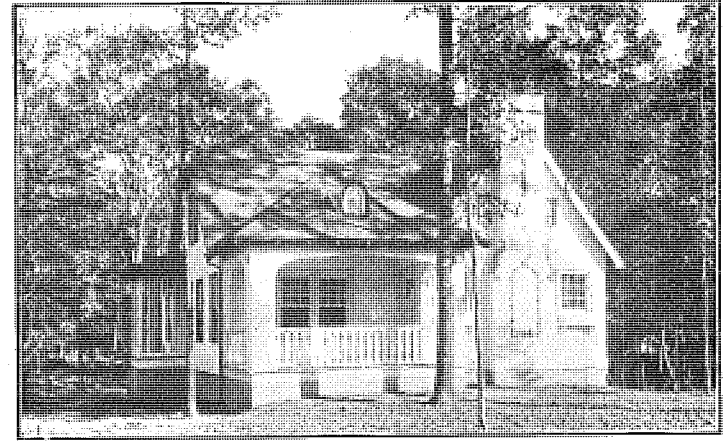


The Perfect Castle Charming of 1925. Unmatched in beauty and location in all Greensboro.

First About Greensboro

Sunset Hills and its fathering organization are so closely related to the growth of Greensboro that a few words concerning the city are not amiss before getting into the story of Sunset Hills.

It is unnecessary to repeat here the startling business figures of Greensboro's growth, but the increase in the city's population is such a vital factor that it is well to state that the city has grown from a population of 15,895 (1910) to 50,000 (1925). Reliable statistics indicate that the present population will double within 10 years. This means the addition of 10,000 families.



The Tar Heel Bungalow. A little gem. Partner of the Perfect Castle Charming.

Where will these new families live? High-grade houses for renting are now at a premium. There are only about 3,000 vacant lots within the city limits listed for sale at the present time.

Thus a situation is evident which should bear the serious consideration of Greensboro citizens. Close-in or desirable sites for homes will soon be taken. Real estate bought today will have a certain and safe enhancement in value.

With these facts in mind it is evident that it will not be long before Sunset Hills will be sold out and built up completely. And the buyer of Sunset Hills property today does not speculate. The lines of Greensboro's great-



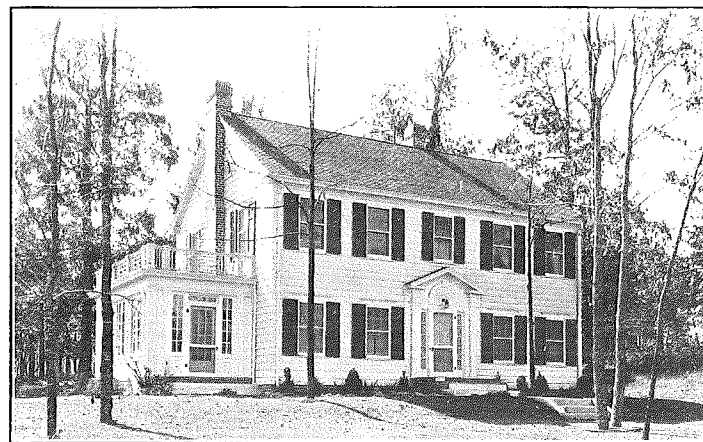
Castle Charming of 1924. A handsome residence greeting you as you enter Sunset Hills.

est growth are west and north. Three main thoroughfares to the west link Greensboro and Sunset Hills—West Market Street, Friendly Road and Walker Avenue.

Therefore, with such a location and in such a growing city and consideration of the facts to follow combine to place Sunset Hills in the limelight of popularity for permanent home-building and for substantial investment.

Sunset Hills Is Born

Years before Sunset Hills became the present handsome residential section the tract of land it occupies was considered by many the most attractive in Guilford County. In those days it was outside the city limits, but in 1923 progressive Greensboro brought this property into the city.



One of Sunset Hills' distinctive homes in the colonial style. Could any home be more inviting?

Those wooded hills, occupying the highest point in the city, held a fascination for the A. K. Moore Realty Company. This fascination soon grew to a vision of homes, streets, playgrounds and a community of good people—what possibilities there were for winding drives, landscaping and the creation of fine residences!

Then the vision turned into a fact. The property was acquired and 18 months ago the A. K. Moore Realty Company promised to make Sunset Hills an ideal place to “park for life.”

Having to its credit the successful development of Westerwood, people expected the ultimate in Sunset Hills development. The past year and a half proves that there will be no disappointment in that expectation. Each day is bringing Sunset Hills nearer perfection.

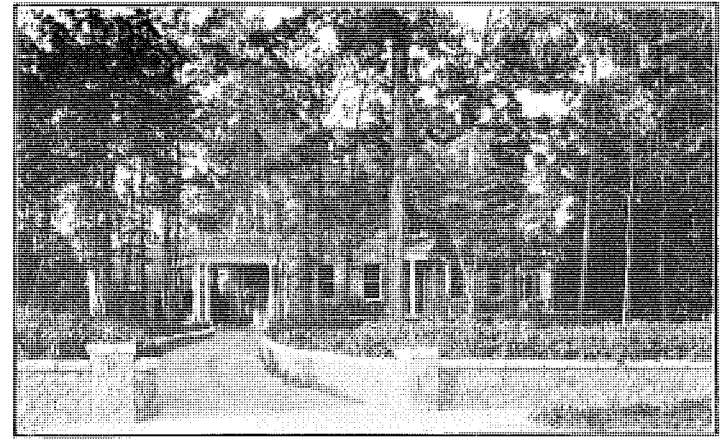


A beautiful brick home in a setting of wonderful trees.

The Accessibility of Sunset Hills

It has been previously mentioned that Sunset Hills is connected with the business section of the city by three main thoroughfares. The distinctive entrance of the property is but three minutes drive from Jefferson Square. Public Service busses run on regular schedule to the property.

So the resident is not far removed from business and shopping. Yet far enough away to be out of the congested areas of the older residential sections of the city, permitting not only the most delightful sort of living but enabling the home-owner to take advantage of the generous possibilities for landscaping and beautifying his grounds.



A triumph in stone construction—enduring for time unlimited.
Trees worth a fortune.

Desirability

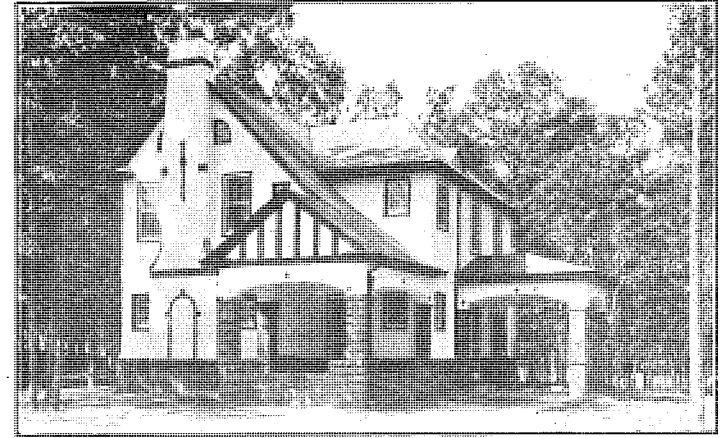
Everybody has an inherent love for trees. It is nothing short of tragedy to see a great oak, elm or maple hewn to the ground to make way for progress. In the construction work at Sunset Hills everything possible and practical has been done to preserve its 185 acres of beautiful trees. The developers have, in many cases, changed the sizes of lots rather than permit the destruction of a tree in the laying of a drive, gas or water line. Hundreds of dollars have been expended in moving and transplanting trees from street right-of-ways.



This brick home in Sunset Hills is considered by many to be the most beautiful in the city.

How blest is the resident of Sunset Hills for this preservation—for this gift of Nature that has been years and years in the making.

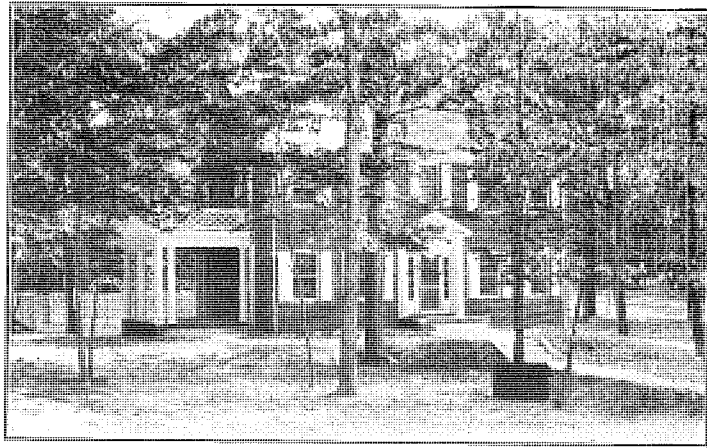
Its trees, its hills overlooking the city, the landscaping, the planning and the complete improvements are all impressive features of Sunset Hills' desirability. More than these things, however, that has placed the stamp of approval on Sunset Hills is the class of people that have bought home-sites there. Among the buyers and residents are the names of distinguished families, of professional and business people who have contributed to the best in Greensboro's history.



Stucco and brick have attracted many an envious eye to this little home.

To those looking for a site offering the greatest desirability for the building of a home and for congenial environment, Sunset Hills stands out prominently.

Consideration for the children is not overlooked in Sunset Hills. Because the lots here are larger than the average city lot, the youngsters will not be hampered for plenty of playing space. In addition the developers have reserved 13 acres for a pretty park so quaint and inviting that it would inspire a poet. Here will be tennis courts, wading pools, and playground equipment.



Simplicity and hominess are expressed in this brick colonial.

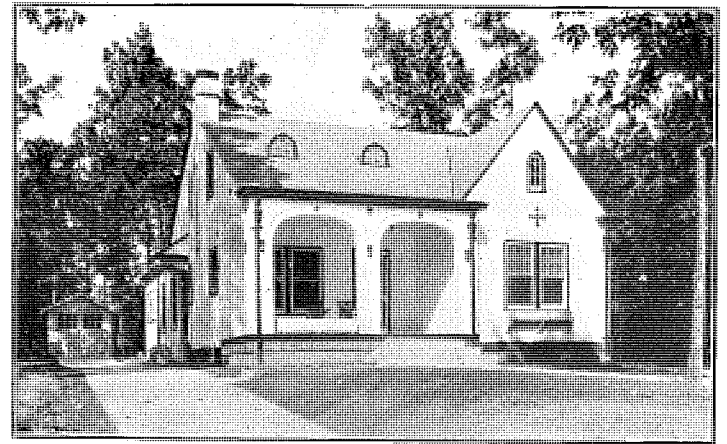
Restrictions

Sunset Hills is so endowed with a natural charm as a residential park that the developers provide and guarantee definite restrictions to perpetuate its beauty. No part of the development will ever conflict with the other.

It is so arranged that there will be a place for the elaborate residence, and a place, equally individual, for the modest bungalow. Neither interferes with the other.

A suitable section has been reserved for a community or business center and the buildings will conform to the artisticness of the entire park.

In short, so far as practical, everything that would lessen the value of property in Sunset Hills is forever barred.



A stucco bungalow revealing the possibilities for beauty in smaller homes.

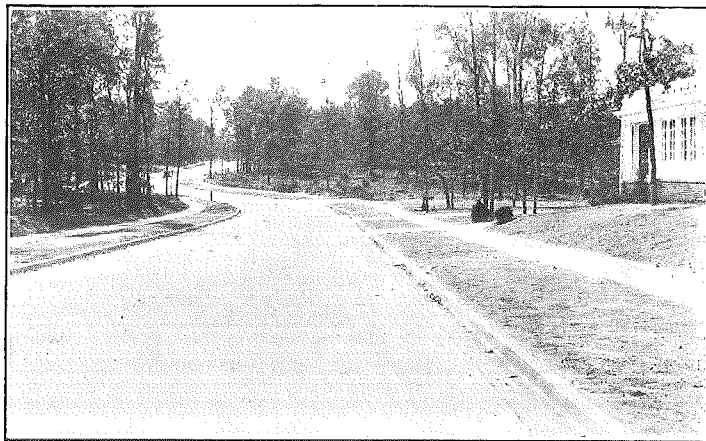
Price of Property

The front foot prices of property in Sunset Hills range from \$30 to \$60. Inquiry will reveal that these prices are lower or in keeping with the prices of other first-class residential property of Greensboro.

The prices quoted are net to the purchasers. The developers pay for all improvements.

The terms extended are as liberal as 20 per cent cash and 2 per cent monthly, including interest.

The company will also assist in the financing of the construction of a home, such financing as liberal as 80 per cent of the cost.



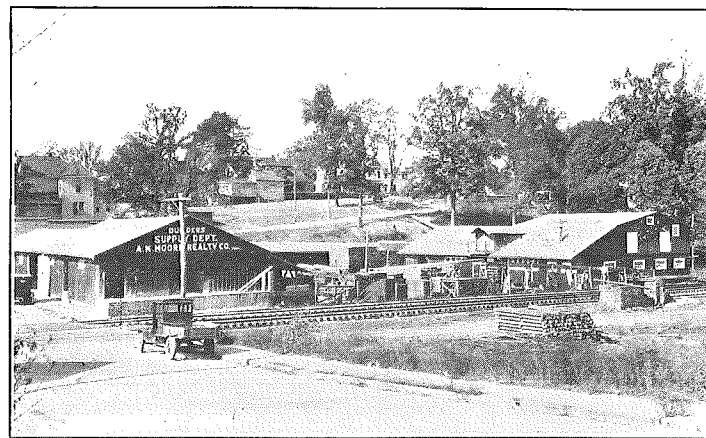
Nine and one-third miles of these winding drives will traverse Sunset Hills.

Improvements

The developers of Sunset Hills do not make hazy promises of improvements. The improvements of the entire development have been completed or are now under construction. Sunset Hills contains a total of 215 acres, of which 185 acres consist of primeval trees. These acres will be traversed by $9\frac{1}{3}$ miles of drives, of which $3\frac{1}{2}$ paved miles have been finished.

Gas, water, lights and sewer service are now available to residents of Sunset Hills.

In addition to the conveniences, the developers have landscaped Sunset Hills, planted grass plots and shrubbery, laid out parkways and have effected a general beautification at no extra cost to property owners.



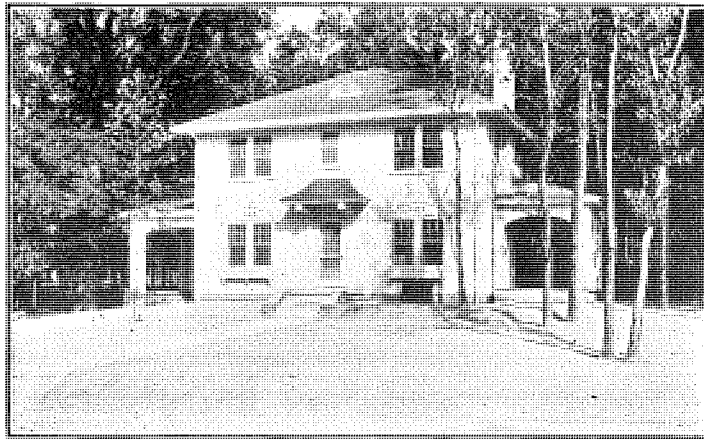
Builders Supply Department and Millwork Plant of the A. K. Moore Realty Company.

The total investment in property, homes and improvements will probably amount to \$10,000,000.00 when completed.

The Organization

Sunset Hills is being developed by the A. K. Moore Realty Company, noted for the creation of one of the city's loveliest home sections, Westerwood. The code of this organization has always been to build homes—not houses.

This code begins with the land. It must be property that is adapted to the building of homes with character; it must be conveniently located with relation to the rest of the city. It must be property that will enhance in value and assure its ultimate owners profits on their investments.

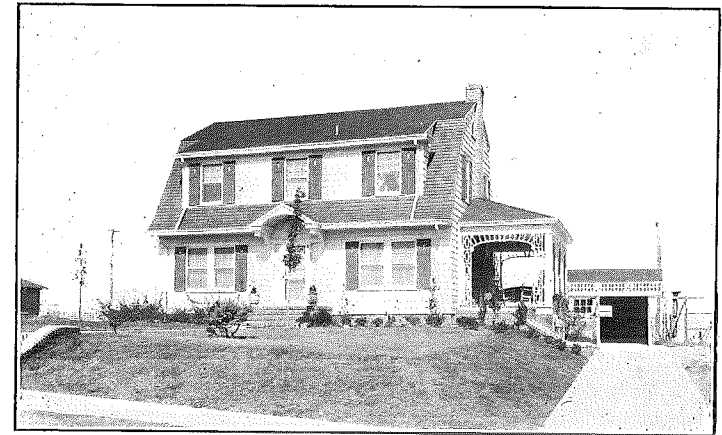


Who could want a more attractive home than this stucco residence in Sunset Hills?

The code extends to the selling staff. False claims and exaggerated statements are not a part of a Sunset Hills salesman's selling equipment. To the contrary, the sales force personnel is sincere in its duties—ever helpful, obliging and courteous.

The service section of the code is complete. If assistance is desired in financing the building of a home, the A. K. Moore Realty Company is only too glad to help, and on the most liberal terms.

A highly-trained Architectural Department is part of the organization.

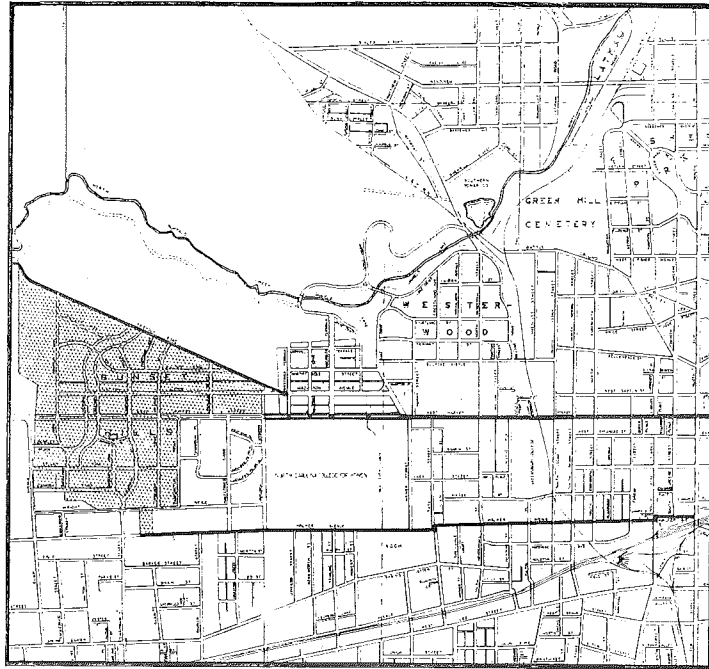


A charming home of modern lines, complete in every respect.

An Insurance Department is at the disposal of customers, giving complete property coverage.

The company has its own building supply and mill work plant and a permanent building staff.

Customers can readily recognize the convenience and economy of dealing with such an organization, where from financing to building the customer deals through one source. Large operations and one overhead permit economies which are passed on to the customer.



The location of Sunset Hills in relation to north and west Greensboro. Note Sunset Hills is reached directly from Jefferson Square by West Market Street, and also reached by Walker Avenue. Friendly Road forms a third approach.

The park system of the city adjoins Sunset Hills on the west, linking this section with the city's other best residential parks.

An Explanation Of the Furnishings of the Tar Heel Bungalow

As announced, we have confined ourselves in the furnishing and decoration of the Tar Heel Bungalow, as far as possible to the products of North Carolina.

We believe that those who see it will feel a new and distinct pride in a State that can furnish so much for the business of home-making. We doubt if there is another State in the Union, outside of New York, that could furnish so much, so great a variety.

Of course, we are handicapped in certain directions. You will notice the draperies are of cretonne. It isn't what we would choose for winter hangings, but North Carolina doesn't produce the heavier materials more commonly used for such purposes.

Neither does North Carolina produce linoleum or a similar floor covering—hence the rag rug on the kitchen floor. We do not yet have in the State a refrigerator manufactory. We are lacking in the production of certain items of bric-a-brac that add to the little comforts of home life. But, on the whole, the Old North State is in a position of distinct leadership in production of furniture and home furnishing goods, a fact that we know will inspire in you a feeling of warm pride. We are proud of Tar Heel Bungalow, not for anything we have contributed towards its arrangement but because it exhibits a truly marvelous accomplishment of North Carolina manufacture.

Morrison-Neese Furniture Company