



Tahquitz River Estates



**The directors of the Palm Springs Tahquitz Company extend to**

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a cordial invitation to purchase a  
home in Tahquitz River Estates. Home  
purchase is limited to invitation only.





ANOTHER *Paul W. Trousdale* & ASSOCIATES  
DEVELOPMENT



# Tahquitz River Estates

In the world-renowned playground... PALM SPRINGS, CALIFORNIA!

Living as we do in an era of constant changes, it is enlightening to realize that the desert changes not at all. In Tahquitz River Estates there will always exist the pleasures and romantic thrills that emanate from this famed Oasis. The jewel-tinted sunsets; snow-capped Mt. San Jacinto with its towering rocky face smiling forth a montage of vivid purples; the exciting expanse of desert sand sprawling Eastward to greet the enchantment of an eager morning sun; these winsome gifts of nature are the same today as they were before white men ever saw California. In the midst of them lies Tahquitz River Estates, with magnificent homes designed for the world's "elite" to serve their appetite for seasonal or year-round pleasure thru resort living.







# If this land could speak...

its words would doubtlessly reach our ears in the rustic accent of the early red men who first lived in Palm Springs California. Lured by health-giving hot springs and tropical fruits of this desert oasis, the Indians little dreamed that it would become eventually a resort haven for the world's "elite". Yes, if this land could only speak, it would say an amazed "thank you" to those who today have brought it fame and fortune.

We would hear a reminiscent review of the annals of early California, when Palm Springs was first purchased from the Southern Pacific Railroad in 1884 by a famous settler named Judge McCallum. His foresight in recognizing Palm Springs, known then as Aqua Caliente (meaning: "hot water"), as a true Shangra-La, was responsible for the well-founded growth of a near lost horizon that rose to world-renowned fame.

If this land could speak, it would compliment its developers for making Palm Springs a fabulous playground for pleasure lovers the world over. It would be grateful to nature for keeping the climate and environment unchanged; grateful that Winter days are still clear and bright; mornings and evenings are cool and bracing; and mid-day hours of sunny days even in Mid-Winter are delightfully warm. The unknown fogs and remarkably consistent temperatures of perfect mildness are other factors this land would be happy to know are still existing.

If this land could speak of the many improvements that have transpired since its nativity, it would recount the unlimited playground reposes that carpet the entire village from the mountains to the desert. The golf courses, electrically lighted swimming pools and romantic riding trails weaving thru mountain canyons for the inspirational pleasure of horseback enthusiasts are other attributes of which this land would be proud.

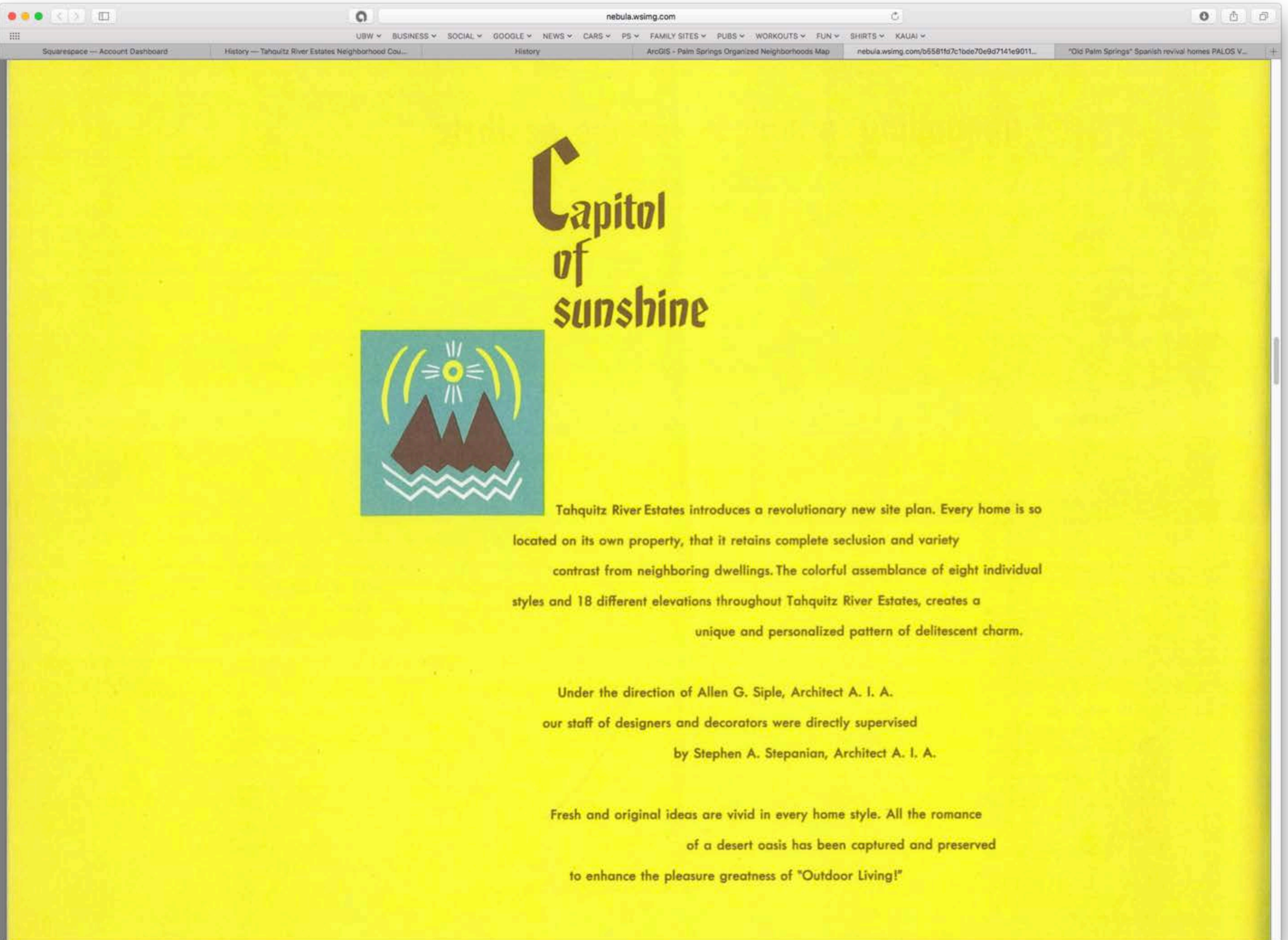
The construction of an Aerial Tramway, a remarkable feat of engineering that will eventually carry skiers from the desert sands to the sparkling snow atop Mt. San Jacinto 8,700 feet high, in just twenty minutes, seems almost unbelievable, yet it's soon to become a reality. Then residents of Palm Springs will be able to enjoy horseback riding, swimming, tennis, sun-tanning, golf, skiing and dancing all in one short afternoon and evening if their fancy desires.

If this land could, it would speak too, of the close-of-day prelude to pleasure that rises with the romantic desert moon and is steeped to the last second of darkness with enchanting dining and dancing thrills. There's a place for every mood and mode of California living to accommodate the most unique of pleasure requisites.

Yes, if this land could speak, it would more than welcome the advent of beautiful Tahquitz River Estates, to its reaches of famous soil. Tahquitz River Estates lives up to all traditions of this land for richness of color...for desert motif...for suave dignity and charm.

Yes, if this land could speak, it would create oratorical history expounding to you the good fortune of being among the first to receive invitation, to own a home in Tahquitz River Estates.





# Capitol of sunshine



Tahquitz River Estates introduces a revolutionary new site plan. Every home is so located on its own property, that it retains complete seclusion and variety contrast from neighboring dwellings. The colorful assemblance of eight individual styles and 18 different elevations throughout Tahquitz River Estates, creates a unique and personalized pattern of deliquescent charm.

Under the direction of Allen G. Siple, Architect A. I. A.  
our staff of designers and decorators were directly supervised  
by Stephen A. Stepanian, Architect A. I. A.

Fresh and original ideas are vivid in every home style. All the romance of a desert oasis has been captured and preserved to enhance the pleasure greatness of "Outdoor Living!"



## COMFORT INCENTIVES

Providing the prospective home owner with a generous choice of interior and exterior conveniences, the eight master floor plans and 18 various elevations include the following features:

Two or three bedrooms with one or two baths respectively, to meet all requests for size. There are stall showers and electric wall heaters in the baths of every home. Floors are colorfully acid-stained. Central wall-heating gas units provide warmth on chilly desert nights. Sliding door wardrobes and numerous full-sized closets are more than accommodating.

In every living room, there is a large log-burning fireplace with convenient gas igniter. A unique construction feature near the fireplace provides the buyer with an optional choice of, having it finished into a guest closet or a serviceable and attractive bar for entertaining.

All windows are mounted in steel casements to prevent warping, sagging, and are completely dust-proof. All-chrome noiseless plumbing is throughout and underground, the plumbing is of solid copper.

For those who intend making Tahquitz River Estates their year-round residence, installation of air conditioning ducts in every home will convenience them in the simple and economical installation of equipment. In every model is included a large front veranda-type porch with wide overhanging eaves, making it ideal for leisure lounging and a picturesque welcome to visiting friends.

There is a full-sized driveway made of durable desert-mix paving that fans out at the immediate entrance to provide a modern motor court. The double garage with lightweight aluminum overhead door, has a side entrance into the attractive breezeway, and is safety ventilated against Monoxide fumes.

Every lot is completely landscaped with expertly selected desert flowers and vegetation native to the environment such as: "Athel", "Cotton Woods" and "Palms".

# Tahquitz River Estates

Before you review the master floor plans, you will be interested in knowing a few outstanding construction features that make every Tahquitz River Estates home a masterpiece of skilled craftsmanship.

The lots, averaging 10,000 square feet, are carefully and individually surveyed and tested before construction begins, to provide data for the architects who have designed every home to be **earthquake proof!**

Reinforced concrete slabs are beneath the entire house, which guarantees coolness and complete nemesis to Termites. The surface of the slabs that become the floors of your desert home are beautifully colored with the new acid-staining process, and will retain a beautiful finish when waxed.

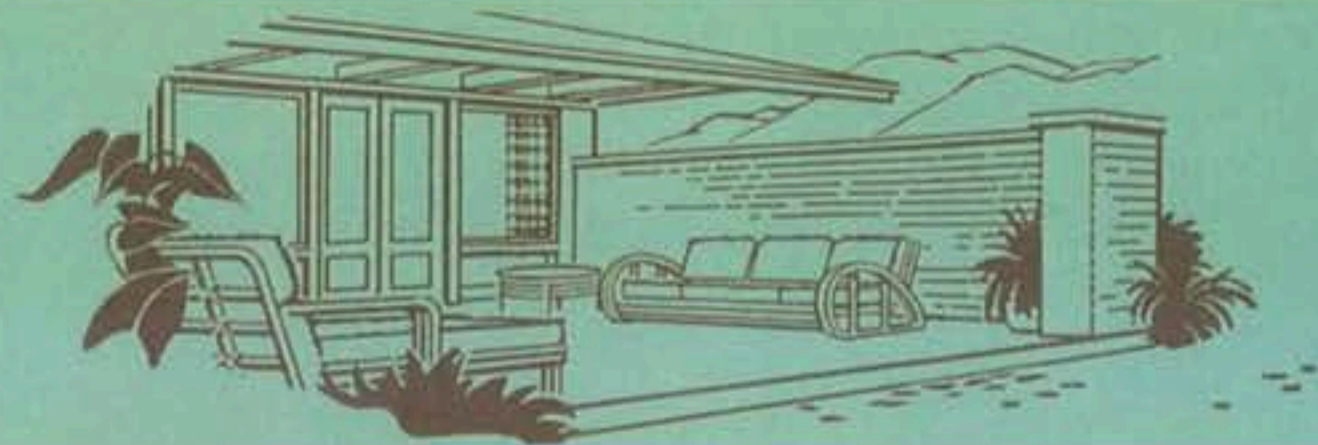
Walls are of Tropi-Kolor cement blocks and are finished in desert shades of concrete masonry on the exterior, and the interior is of the most modern of decorative concepts. Roofs are famous white pebble, "Dolomite", to reflect heat.

Exposed beam ceilings are featured in every model. Doors are of heavy slab wood and throughout every home, you realize a predominating and beautiful desert motif.



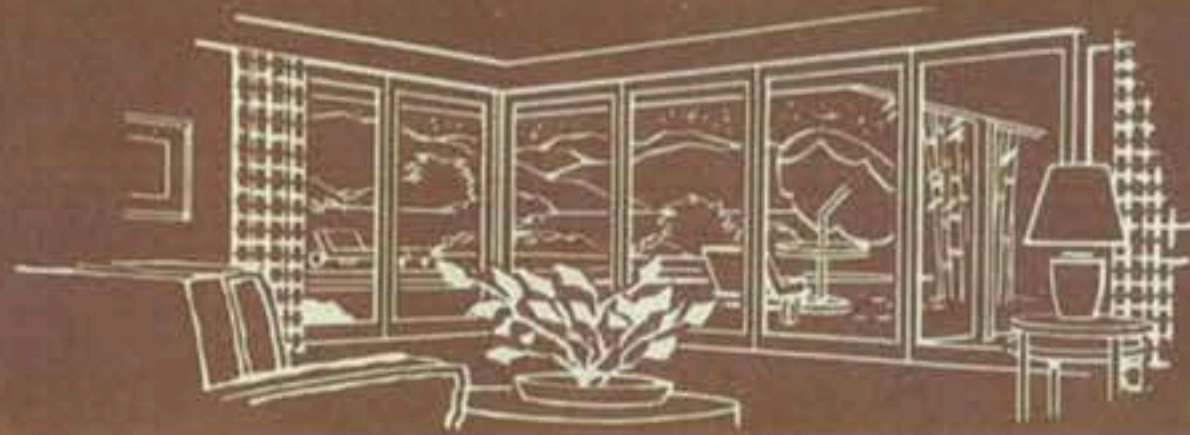
# abounding grandeur for the aesthete

The counterpoints of construction that complete the symphony-like beauty in every Tahquitz River Estates home, are ultra-modernistic in technique, yet in mode are harmonious with the time-honored ecstasy of ancient desert tradition.



## LANAI

This will be the pride and pet pleasure retreat of your entire home. From your spacious living room, it will appear as a Rembrandt masterpiece. Native pastels and exotic tones of desert color work a halo of tantalizing beauty to make this sky-covered parlor, day or night, a nostalgic invitation to bask in secluded charm.



## WALL OF GLASS

Imagine the beauty of an entire wall of crystal clear glass in your living room and dining room. You'll find it a reality in every Tahquitz River Estates home. By day it becomes a technicolor tapestry of nature portraying the rocky majesty of mountains, the Teal Blue of the sky, and the foreground intimacy of your own Lanai as it seems to drift right into your living room. At night, your wall of glass inherits the twinkle of a trillion stars and the romantic rays of a desert moon to sustain the thrill of deluxe living.



## BREEZEWAY

This fashionable, convenient addition nearly doubles the size appearance of your home, by connecting the garage and house for increased privacy. It will be ideal for a game and rumpus room or any other accessory interest that you may conceive.

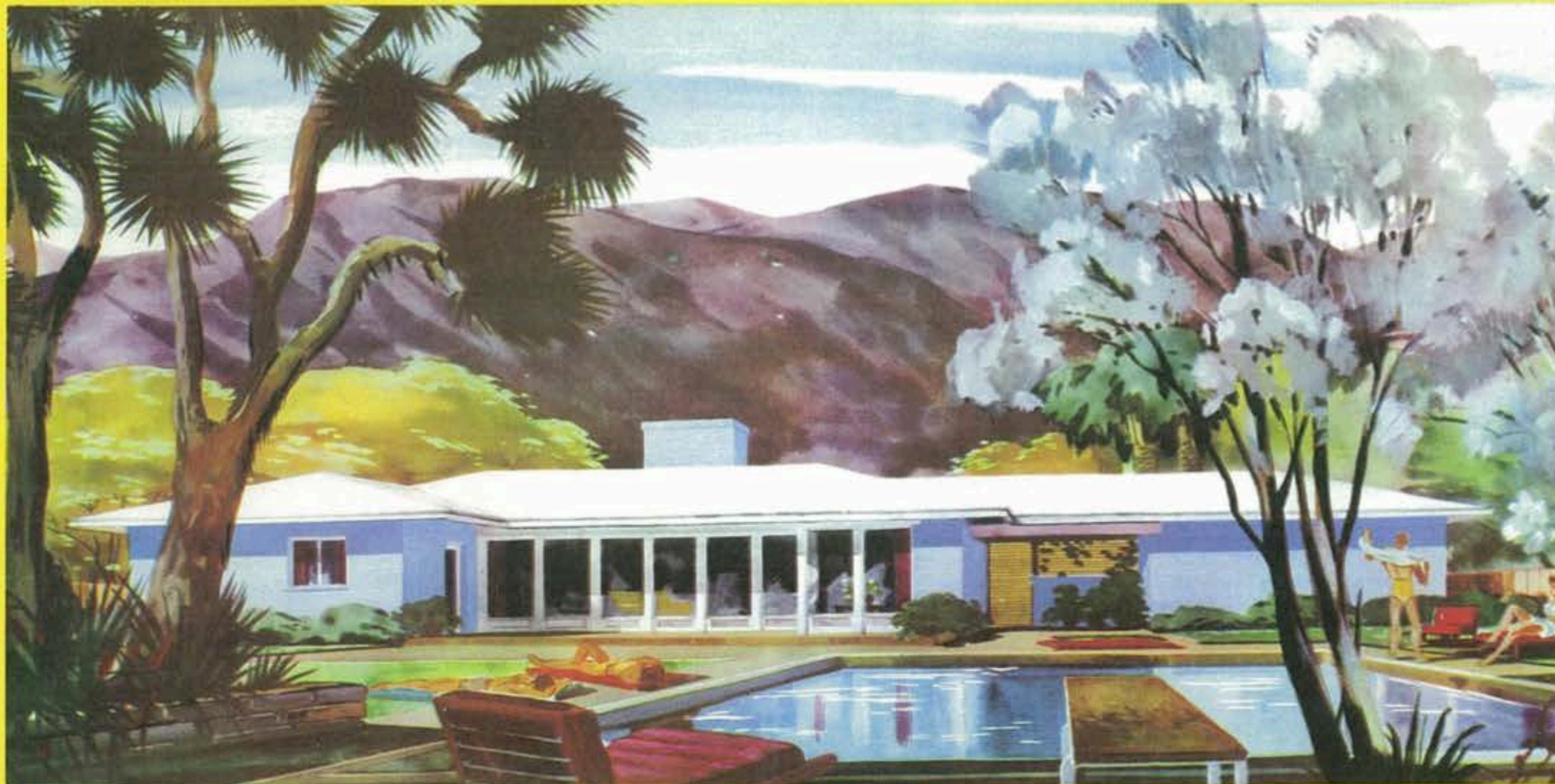
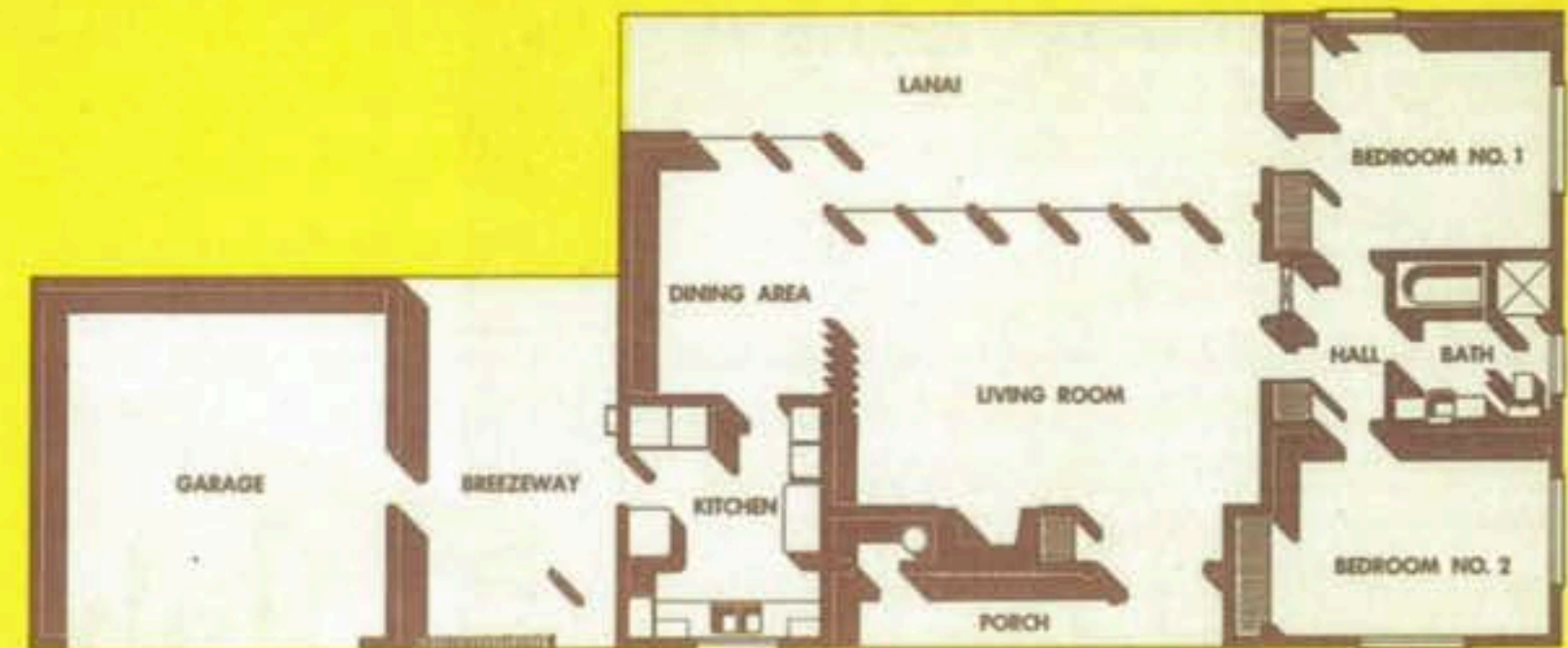
**PADDOCK SWIMMING POOL...** This superb luxury is the optional choice of every buyer to make their Tahquitz River Estates home as inexpensively unique or elaborately palatial as they may desire.



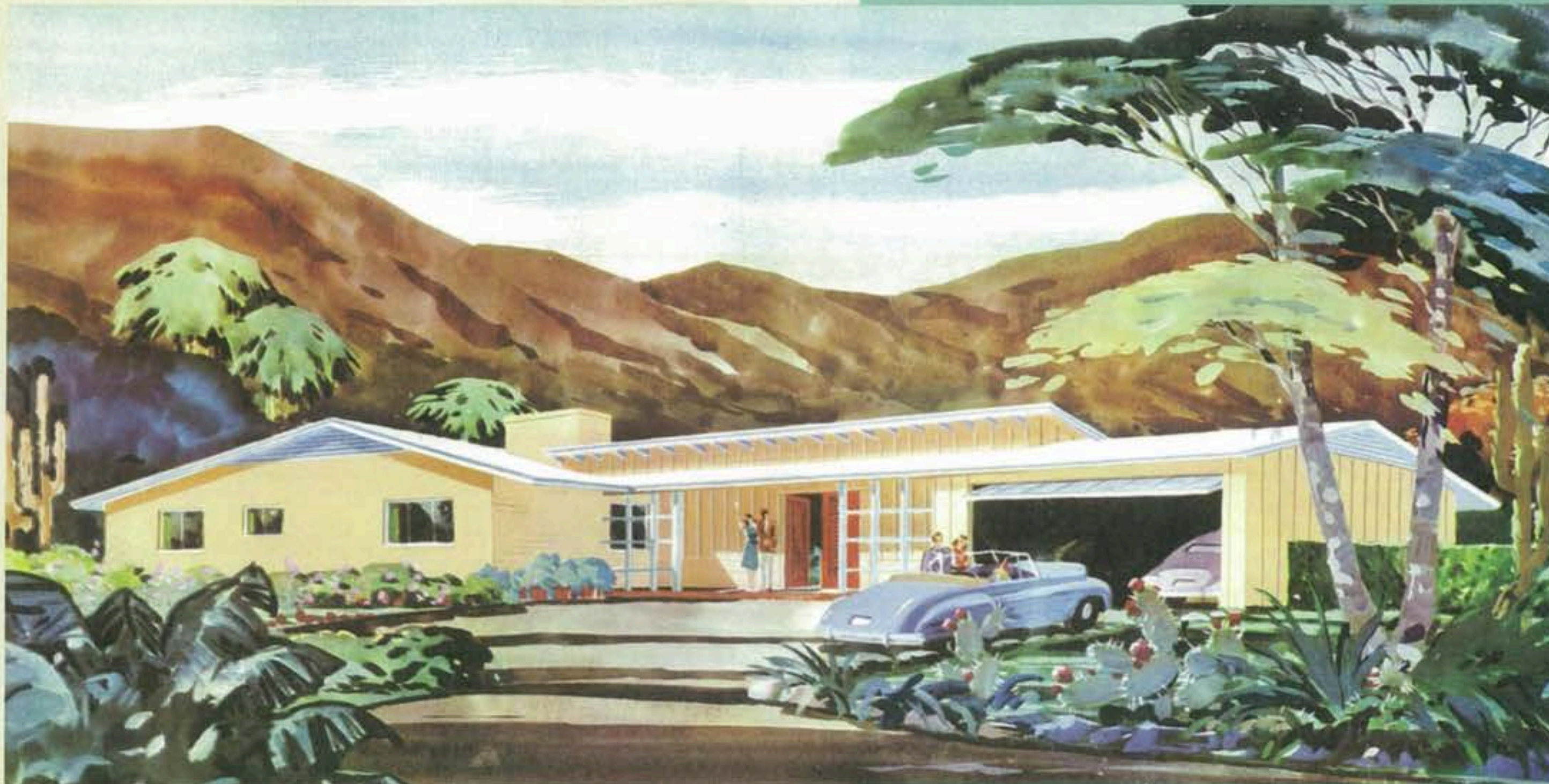
**MODEL PLAN**



**two-bedroom, one-bath home**



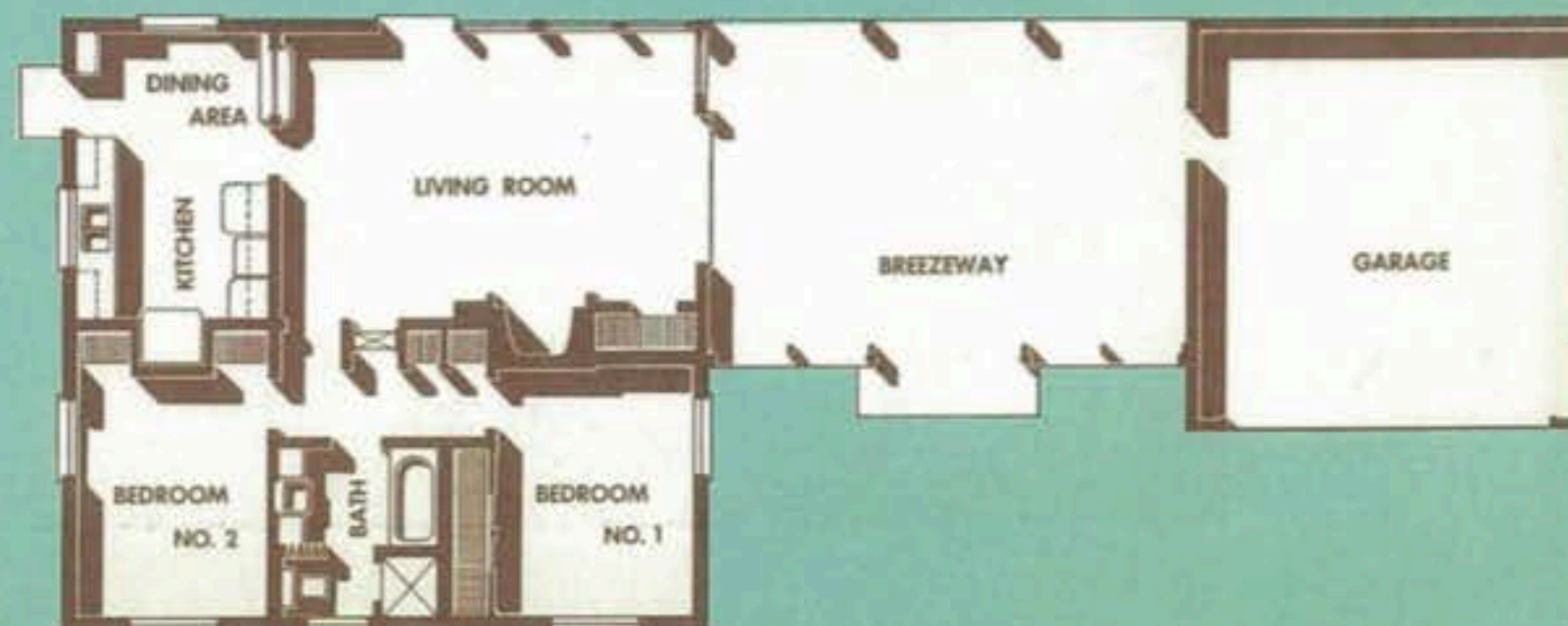




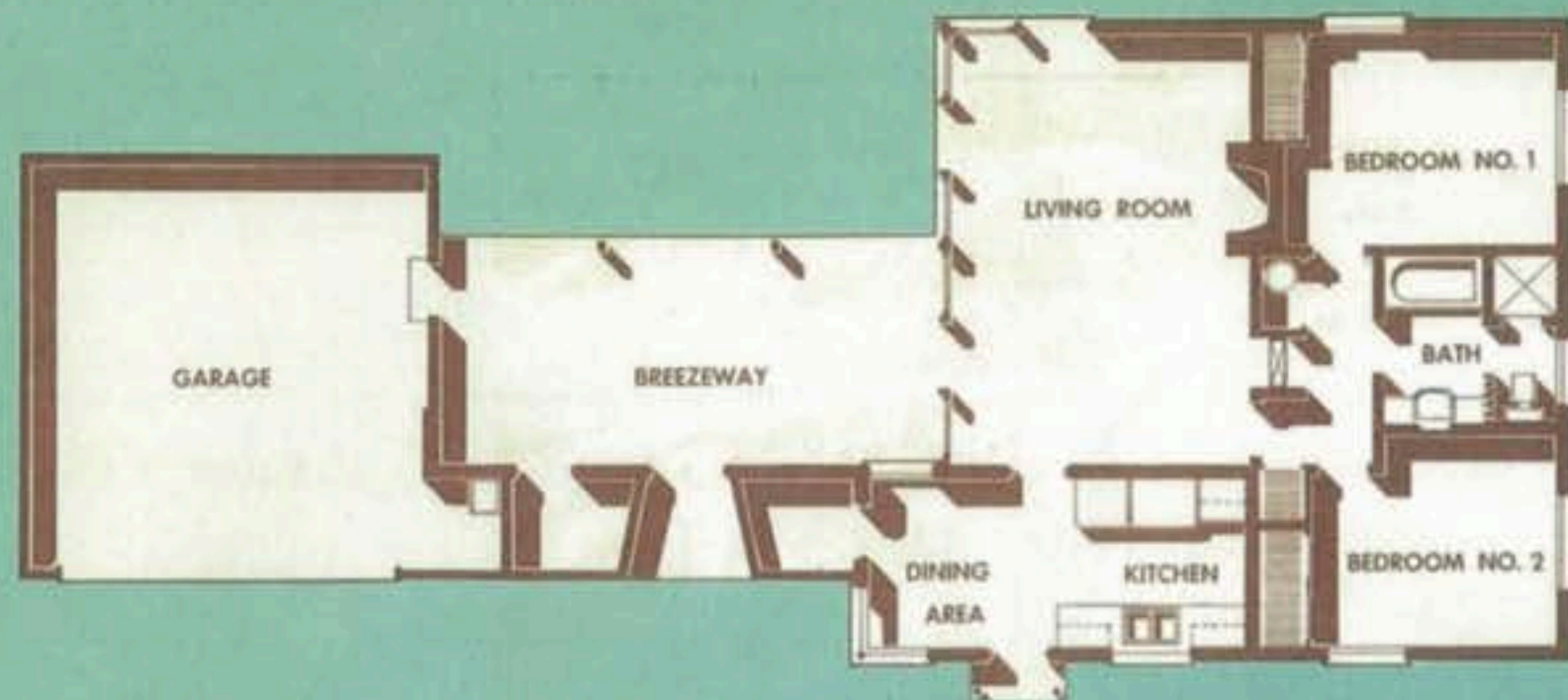
**MODEL PLAN**



**two-bedroom and one-bath home**



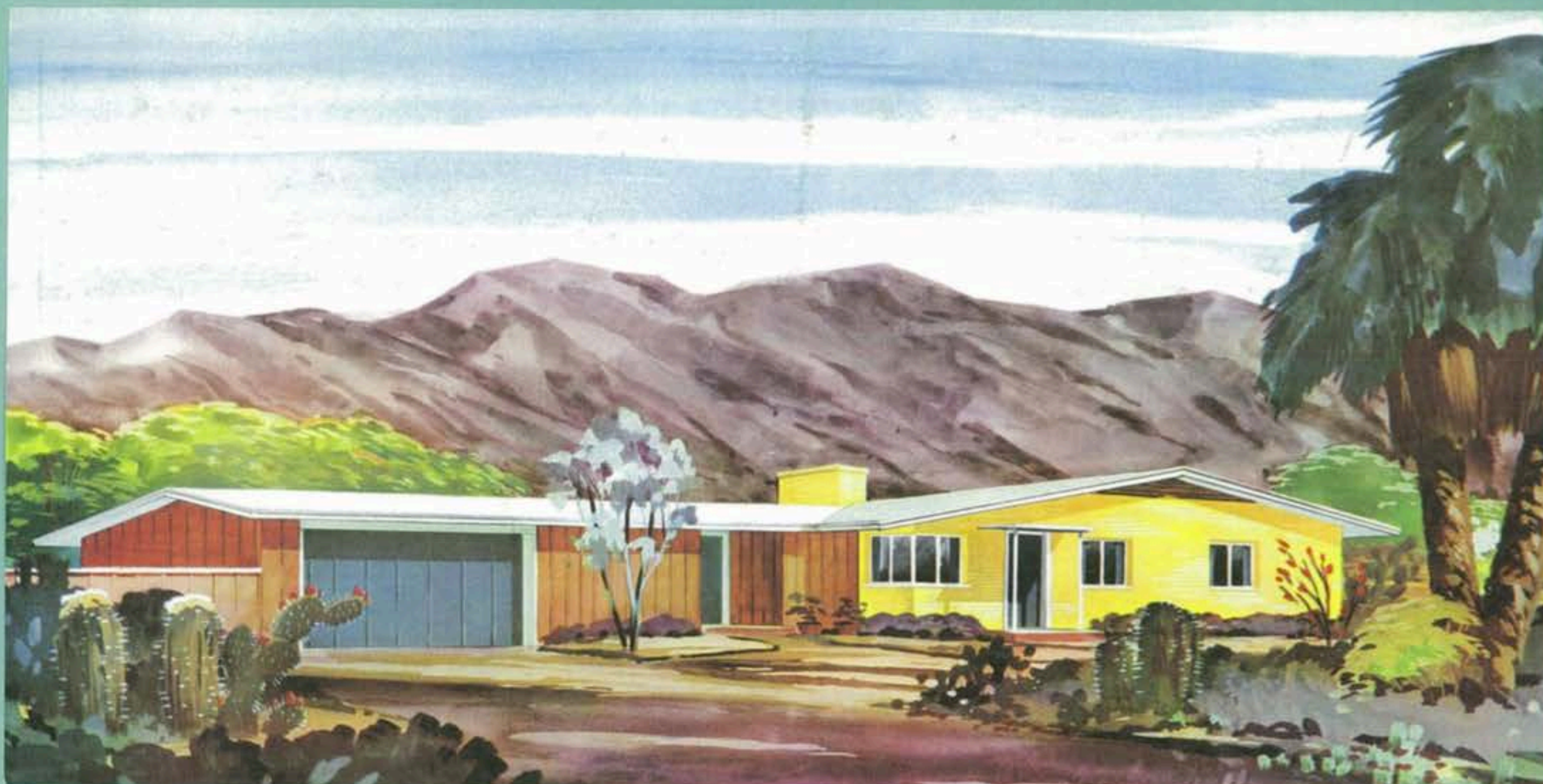




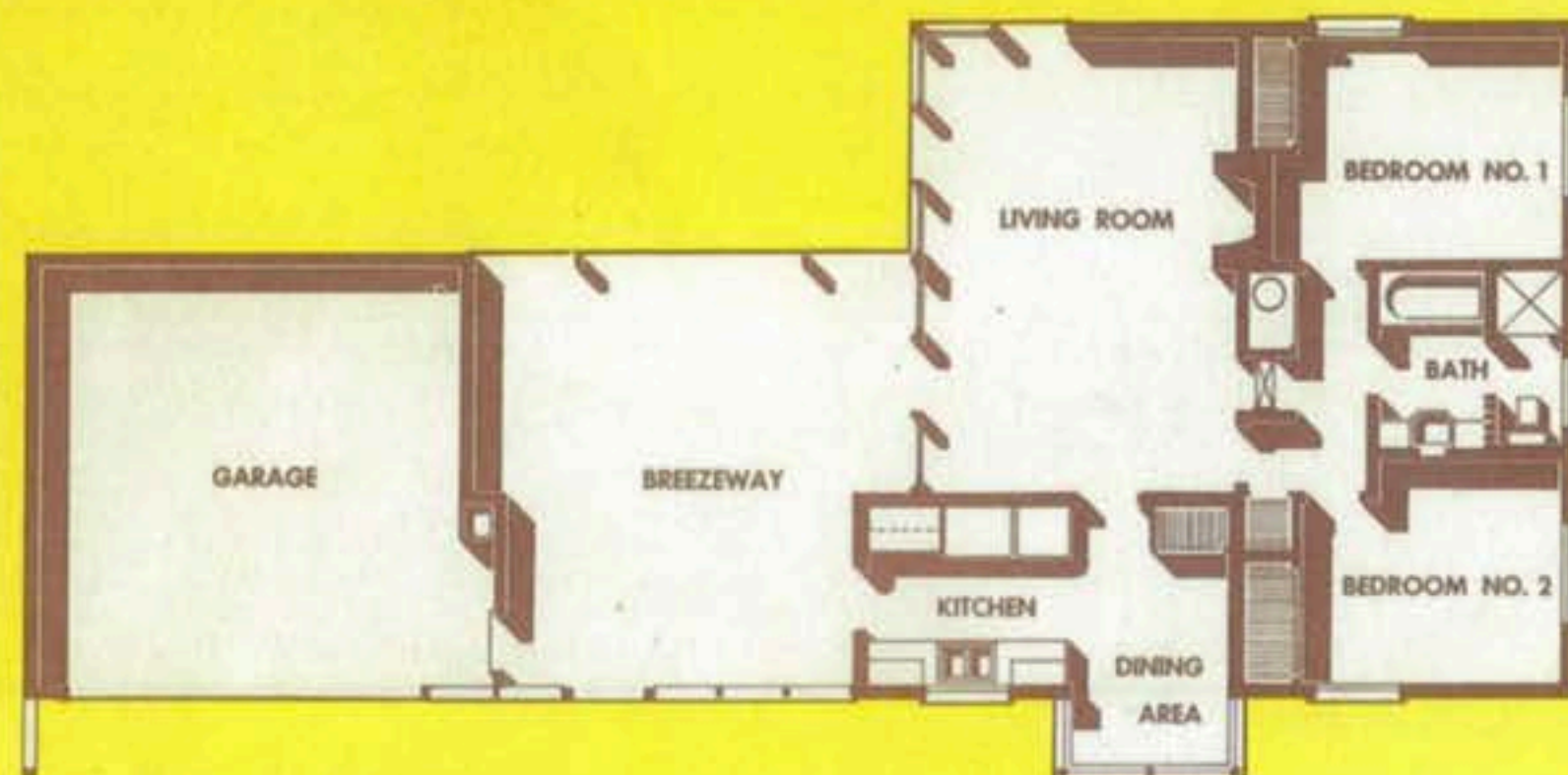
MODEL PLAN



two-bedroom, one-bath home



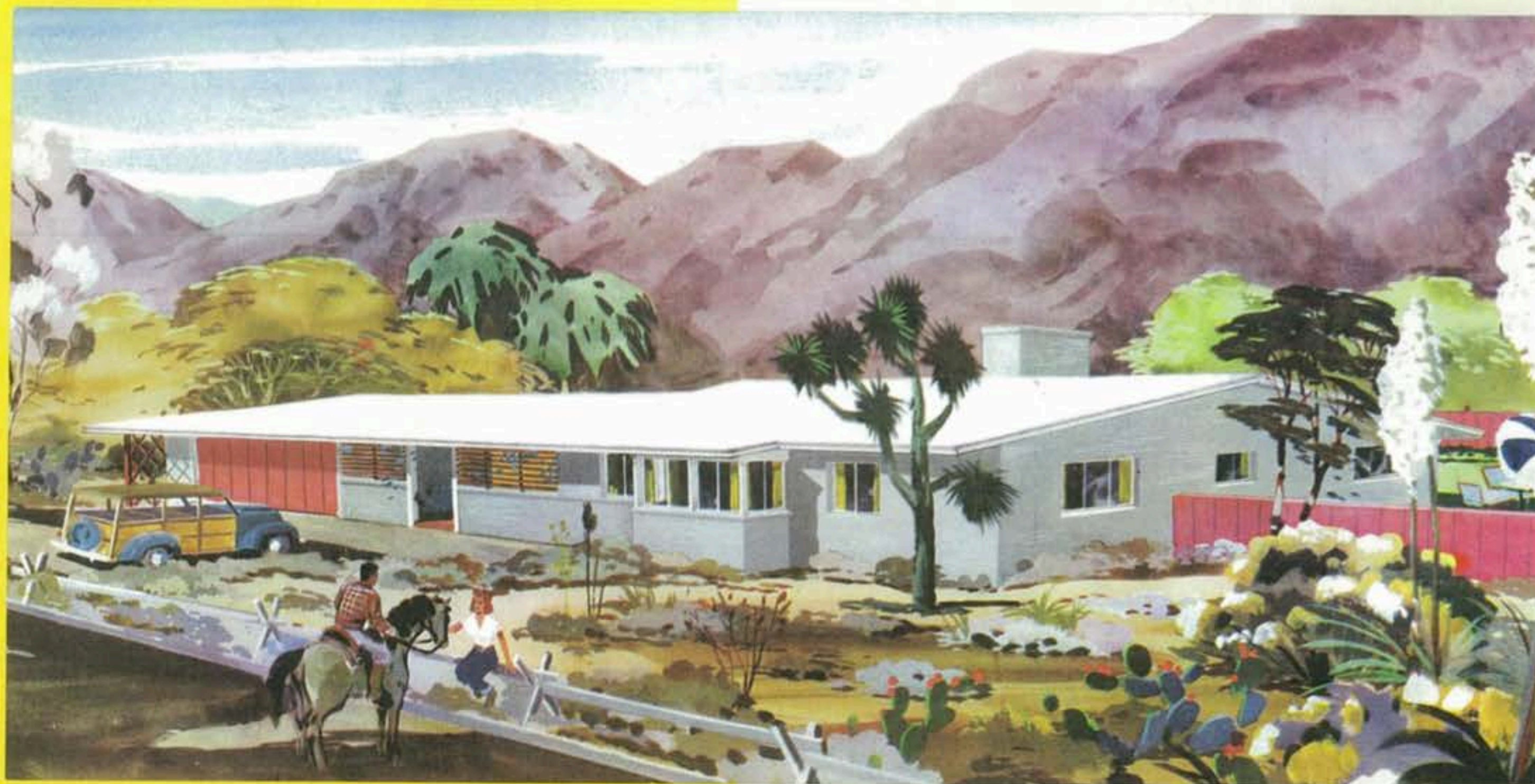




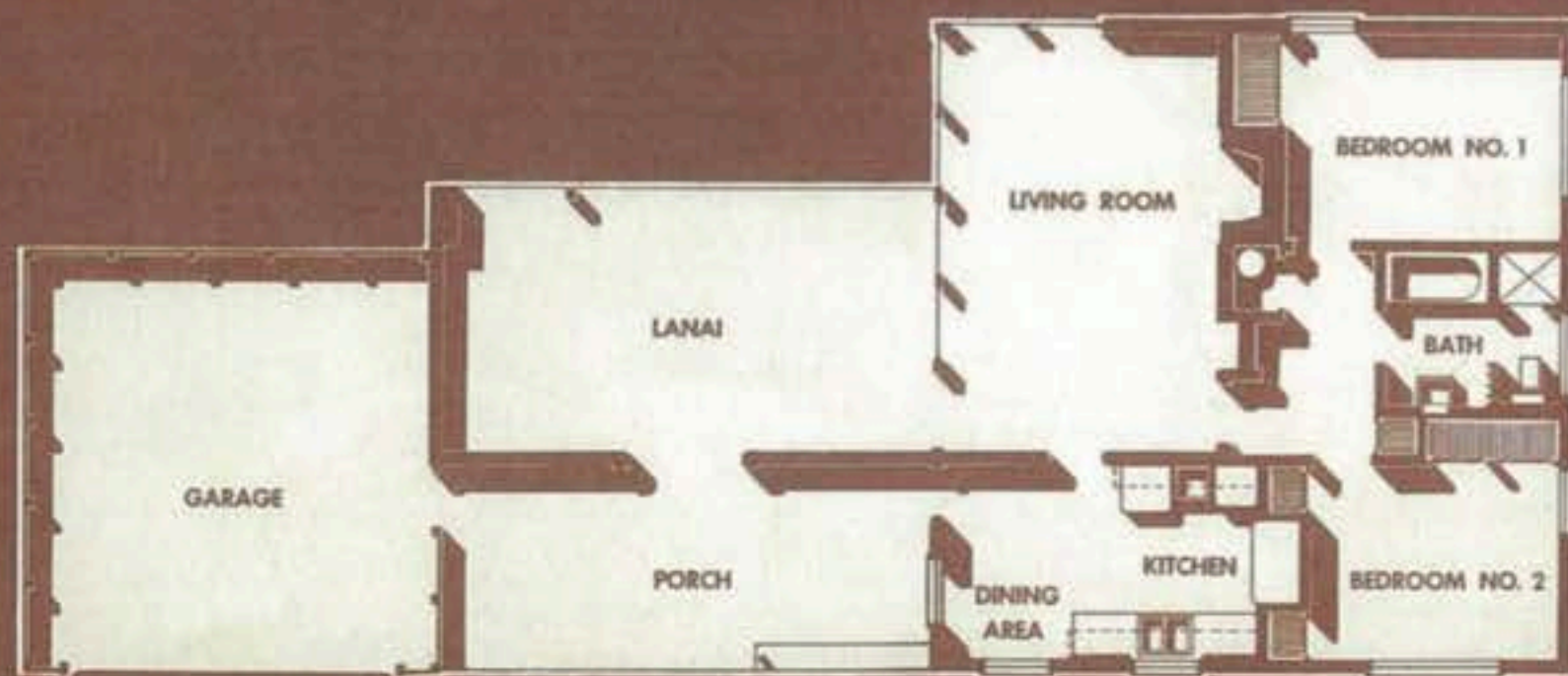
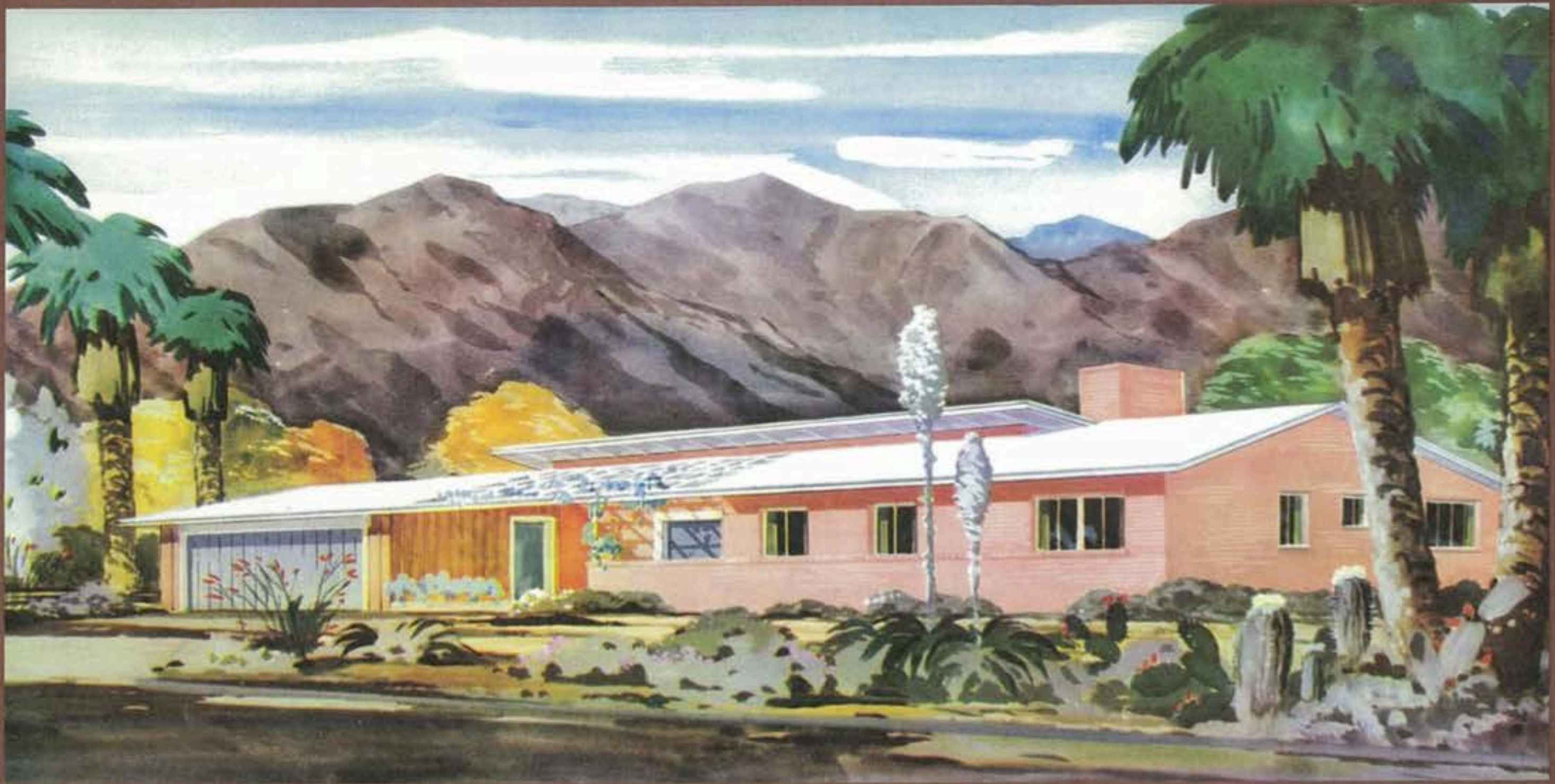
MODEL PLAN

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two-bedroom, one-bath home





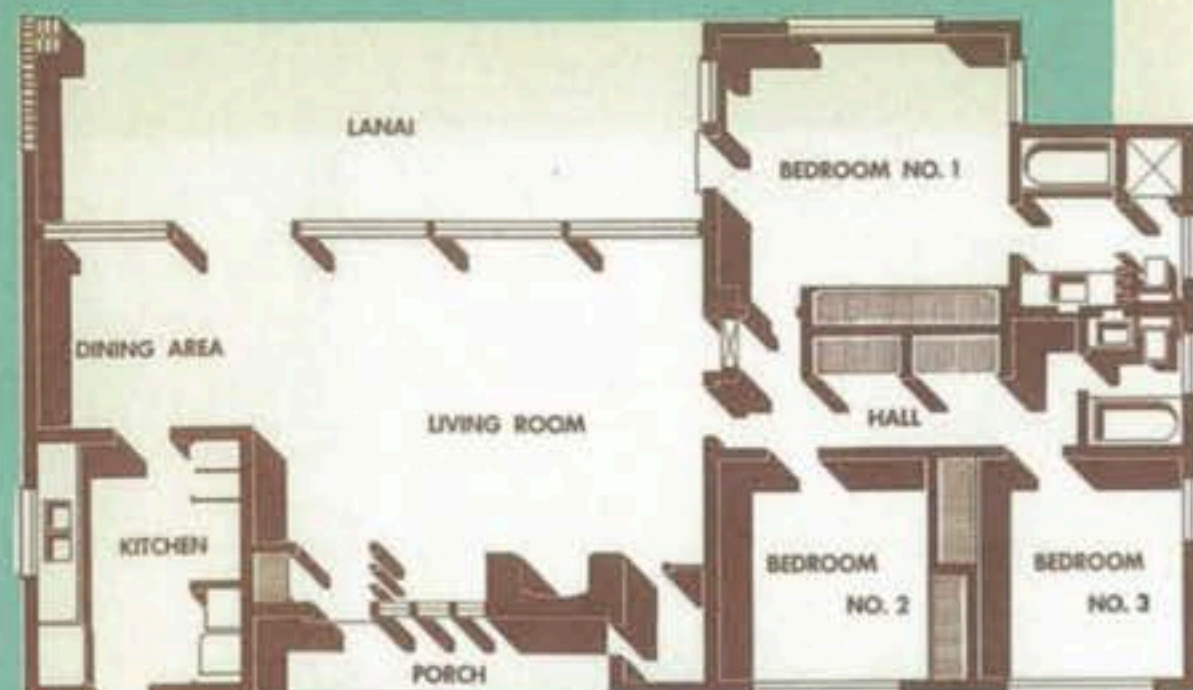


MODEL PLAN



two-bedroom, one-bath home





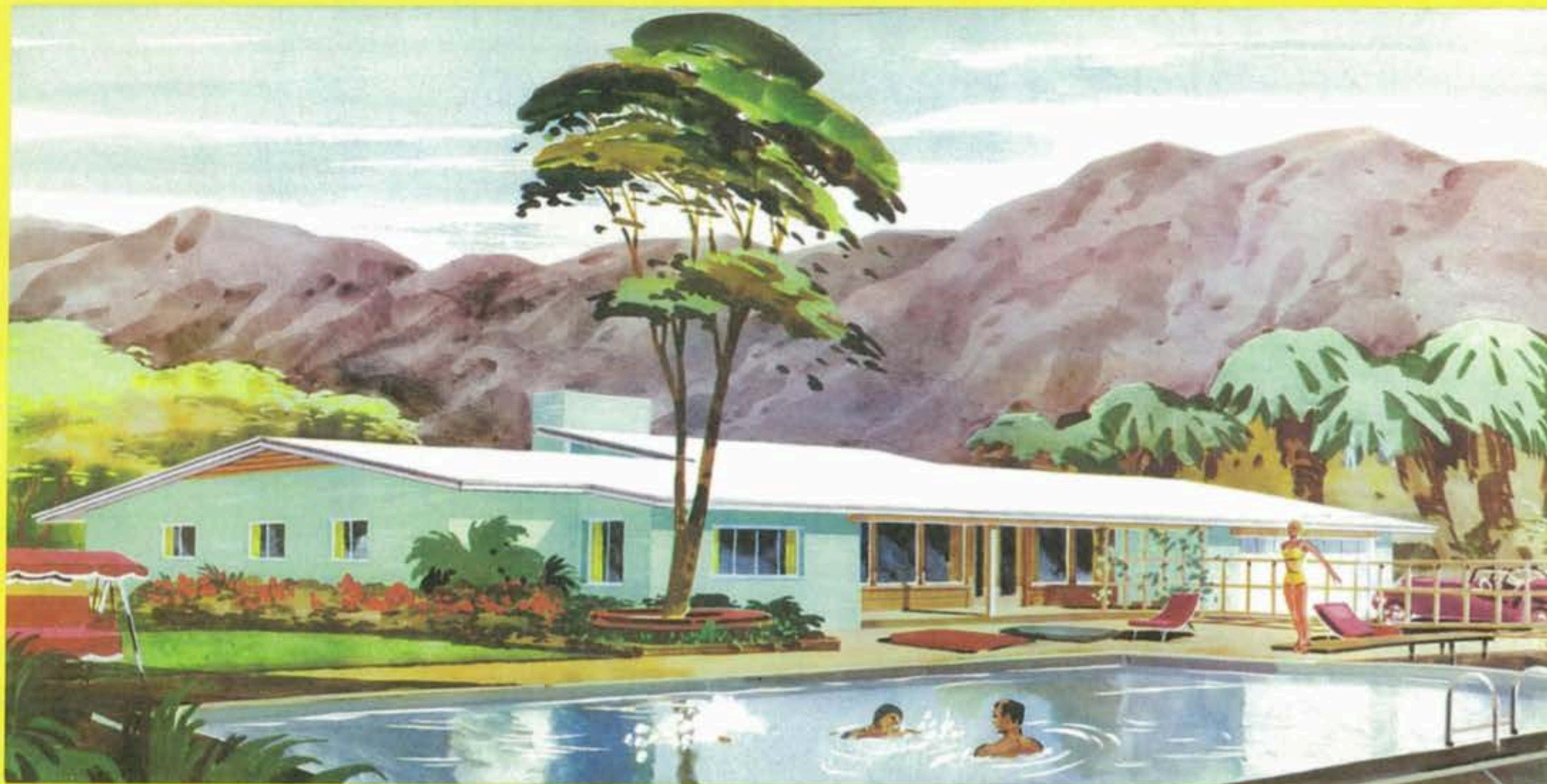
**MODEL PLAN**



**three-bedroom, two-bath home**



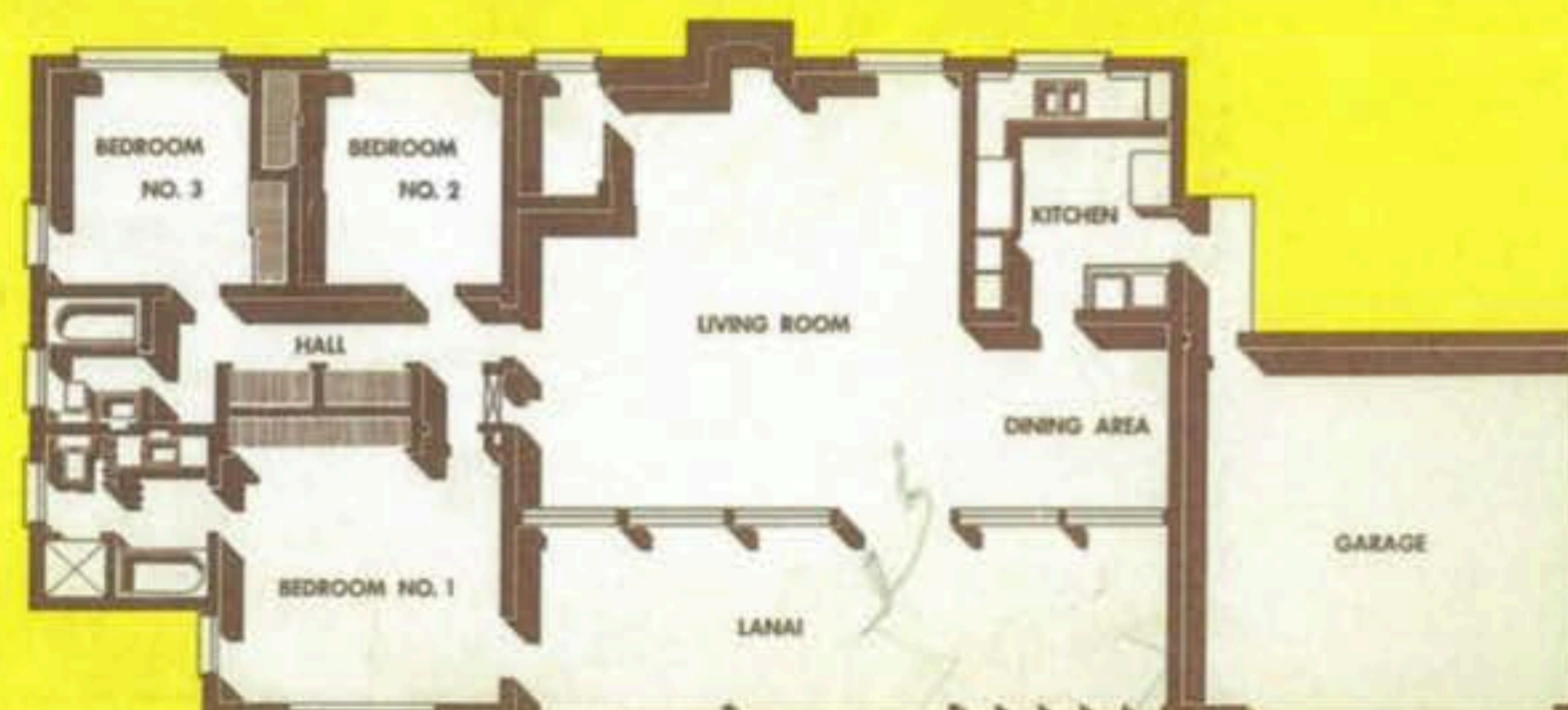




**MODEL PLAN**



**three-bedroom, two-bath home**





THE PALATIAL  
PLACE  
TO LIVE IN  
PALM SPRINGS

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