

AT
SMALLWOOD, N. Y.
Mountain Lakes

What is Smallwood, N.Y.?

MOUNTAIN LAKES VACATION PARADISE



A PERSONAL MESSAGE

from

A. N. SMALLWOOD

SMALLWOOD, the "Mountain Lakes Vacation Paradise," is the garden spot of a region famed throughout the whole Eastern seaboard for its gorgeous scenic beauty and stimulating, healthful climate. It calls to mind the mountain grandeur of the Swiss Alps, the Western National Parks and our own Adirondacks. Yet . . . it is close by New York City!

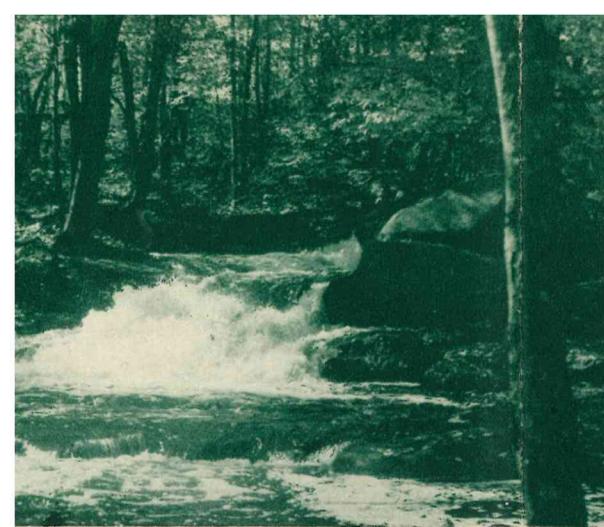
To those who have suffered one disappointment after another in a vain search for the ideal vacation area, I might seem to be overpainting the picture if I described the natural charm of my Mountain Lakes estate in the glowing words that it merits.

Yet the fact of the matter is that words and pictures are inadequate to give you a true picture of this most unusual vacation estate.

I wish only to add that no matter how closely this description presented herewith may dovetail with your idea of perfection, you will be more than pleasantly surprised when you accept my invitation to visit us at your first opportunity.

A. N. Smallwood





*Perfumed Shadows in a Bower of
Apple Blossoms*



*Woodland Glades with Tumbling,
Roaring Brooks*

THE PROPERTY

Smallwood, N. Y. is a restricted Christian week-end and vacation community that spreads over one of the highest points of the Shawangunk Mountain range. It covers an area extending for nearly four miles. In its center there is a 92 acre private lake almost a mile long. The estate is a mile from a paved state road and since it has behind it a vast region of virgin forest, it affords complete isolation from outside elements.

Healthful Mountain Altitude

Smallwood is a full 1600 feet above sea level, the highest mountain altitude as near to New York City as this. Even in mid-summer, warm nights are unknown in this section, which is renowned for its scenic beauty and healthful, invigorating climate.

From Wilderness to Vacation Estate

During the past few years, at a cost of almost a million dollars, this vast tract has been transformed

from a wilderness into a vacation paradise, with every facility for the comfort and entertainment of those invited to share it. A private Country Club, Community Houses, golf course, tennis courts and many other advantages have been provided.

Locations to Your Taste

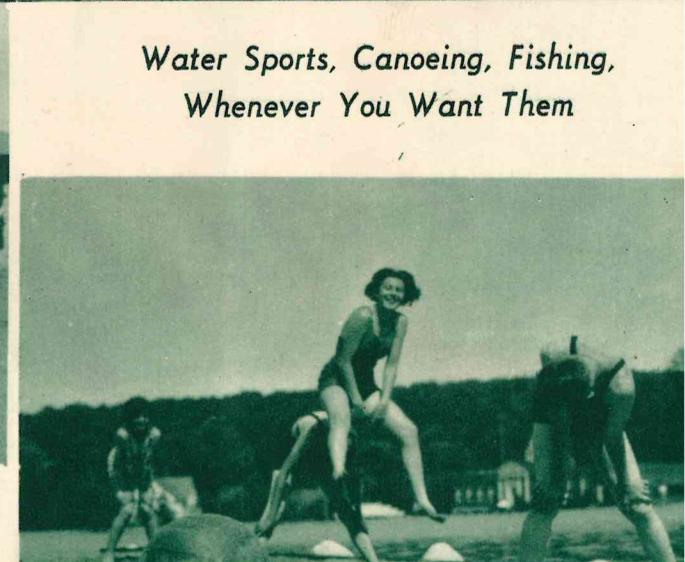
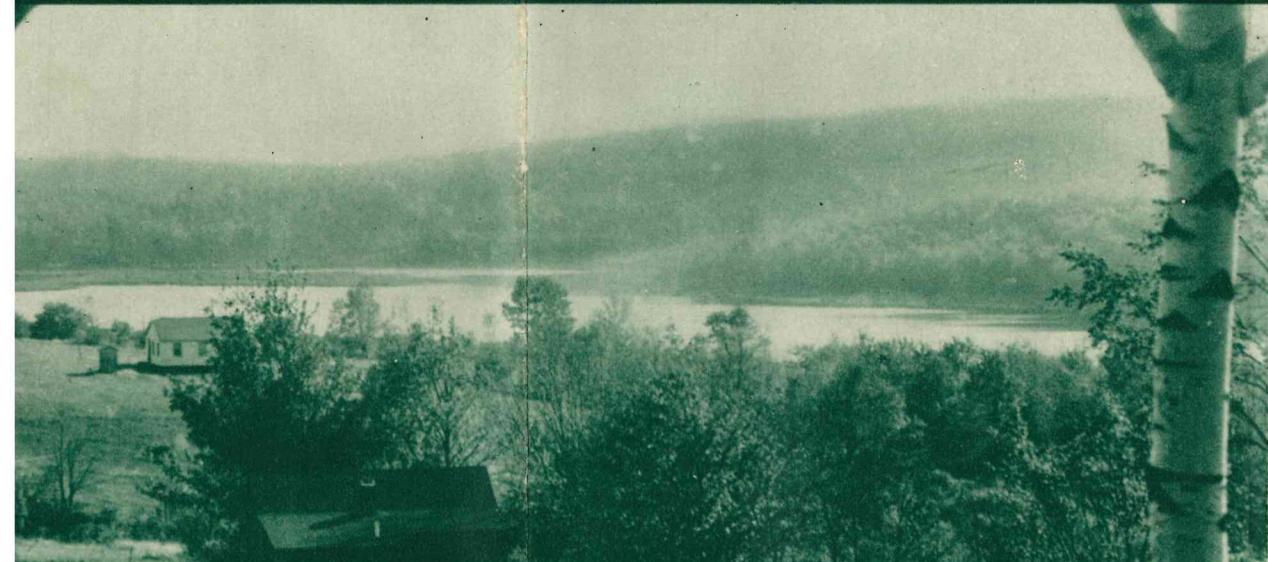
Here you may have a log cabin or bungalow built to your own requirements on a plot of your own choice. You can enjoy complete seclusion, if you prefer, or you can be reasonably close to your neighbors, depending upon your wishes. We have locations ideally suited to every taste.

Wide Choice of Sites

There are already many log cabins and bungalows at Smallwood, but you can still secure some of the very finest locations. We can give you a heavily wooded plot, or one with its own brook of spring water; or a plot overlooking the beautiful lake, or a garden spot by a sunny meadow. Several new sections have just been opened and some of the choicest plots are still available.

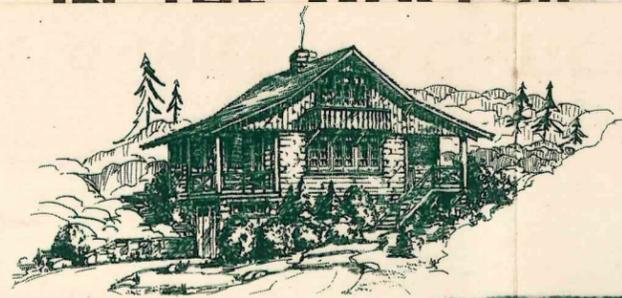
**THE
VACATION
LAND**

**OF YOUR
DREAMS**



*Water Sports, Canoeing, Fishing,
Whenever You Want Them*

Distant Mountain Views to Rest



A
LOG CABIN OR BUNGALOW
suited to your individual requirements



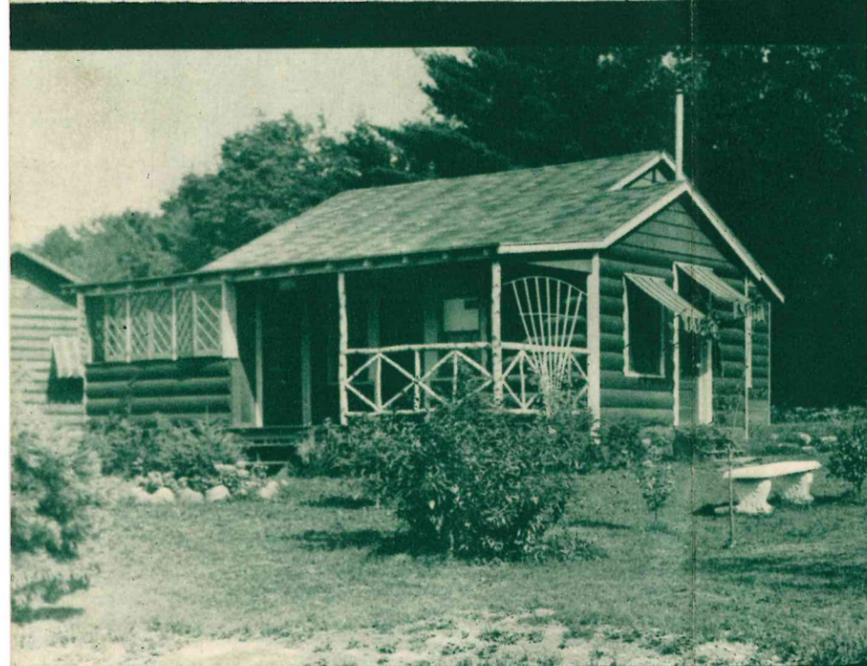
**HOMES THAT
HARMONIZE**

Every log cabin and bungalow at Smallwood is in harmony with the delightful rustic atmosphere of the estate. There are no conflicting styles of architecture . . . no danger that your neighbor's home will lessen the beauty of your environment.



**TITLES ARE
GUARANTEED**

Smallwood, N. Y. is owned by A. N. Smallwood and Company, which is in turn owned outright by the Smallwood family. This is not a corporation. Every purchaser receives a full covenant and **GUARANTEED** Warranty Deed, free and clear of encumbrances.



CONSTRUCTION COSTS AT A MINIMUM

Whether you choose a rustic log cabin or a bungalow of the clapboard or novelty siding type, you will be able to save money on it at Smallwood, New York.

We maintain our own construction department as well as a large building material and supply business on the property. This enables us to build substantial homes for our members at a fraction of the price which might otherwise be charged for construction. Furthermore, you may arrange to pay for your cabin or bungalow in small monthly amounts over an extended period.

Distinctly unusual in an unspoiled natural setting such as this, are the city conveniences of piped artesian well water connected directly to kitchens and baths, electricity, gas for cooking, telephones and other facilities.





*Why don't
you join
Us?*

A 4-MILE VACATION ESTATE

IN THE MOST BEAUTIFUL



Sports for Those Who Want Them

Whatever sports you wish to indulge in are available at Smallwood. The 92 acre lake provides water sports, boating, swimming and excellent fresh-water fishing—small-mouth bass and pickerel, while the streams abound with trout and are restocked periodically. A sporty golf course is attached to the Mountain Lakes Country Club, of which all

IN THE MOST BEAUTIFUL SECTION OF THE EAST

You will recognize Smallwood at first glance as a different kind of community from any you have ever visited before — the vacation spot of your dreams.

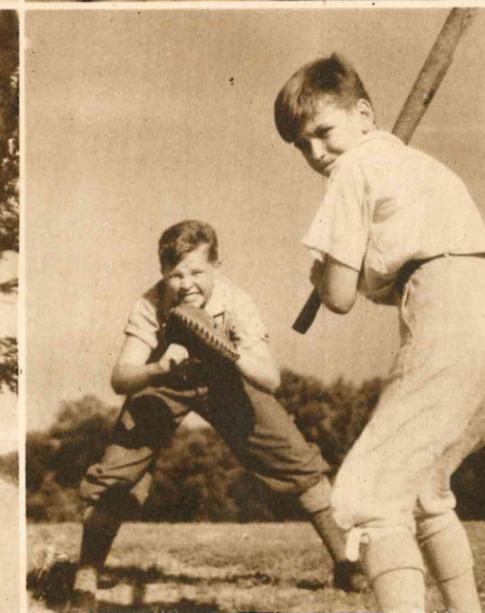
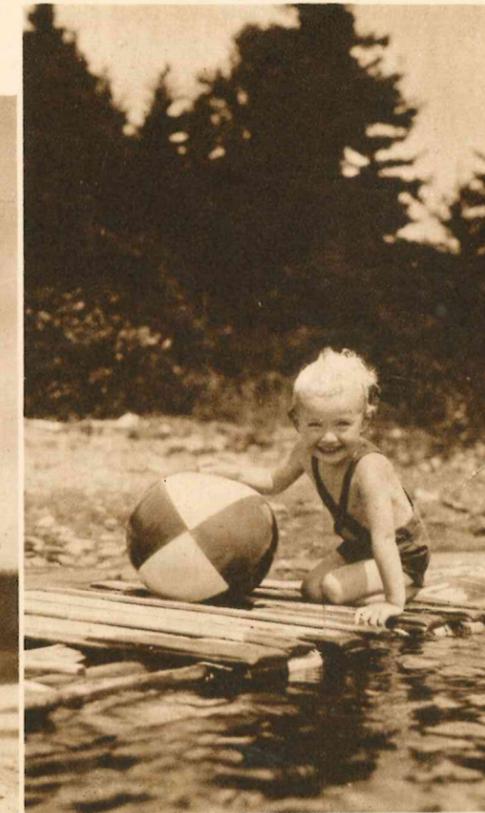
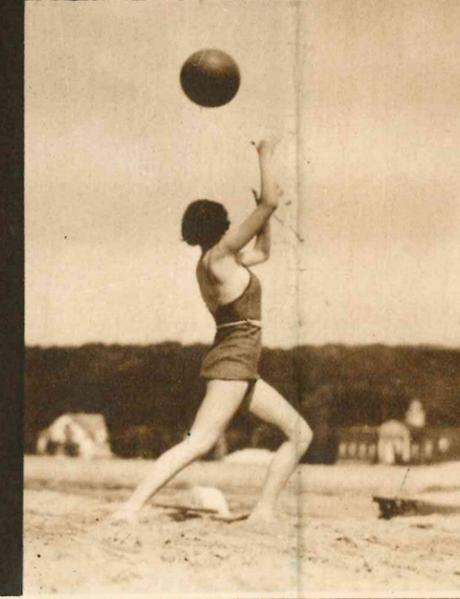
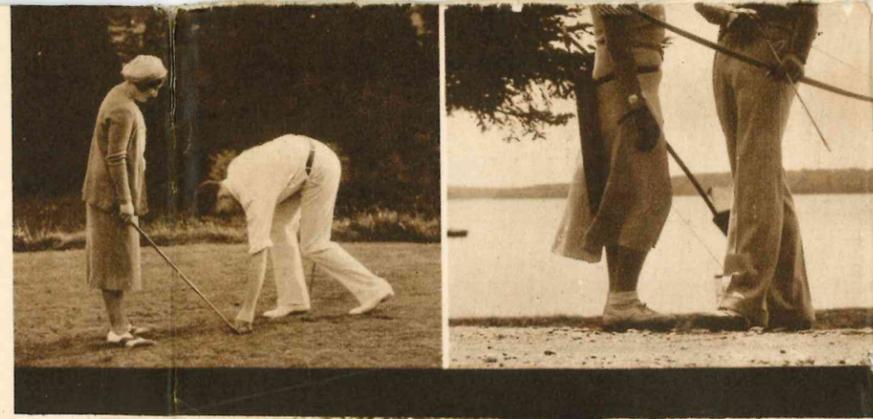
Here, in a mountain paradise, free from the distractions of the outside world, you will know you have found what you have been seeking. Here you will find smiling faces and contentment at every turn. Here you will quickly realize why so many lasting friendships are developed at Smallwood and why very few people who visit it fail to make it their vacation home for all time.

And why not? Smallwood affords you miles of wonderfully scenic mountain playground. Picturesque brooks and waterfalls, natural rock gardens, stately forests of fine hemlocks, silver beech and maple trees, warm, flower-strewn meadows, and a mile-long private lake. These will be yours to enjoy forever. We have set aside the entire lake shore and other lovely sections which will never be sold. They will remain in the unspoiled wild state for the benefit and enjoyment of all the members of the community in the years to come.

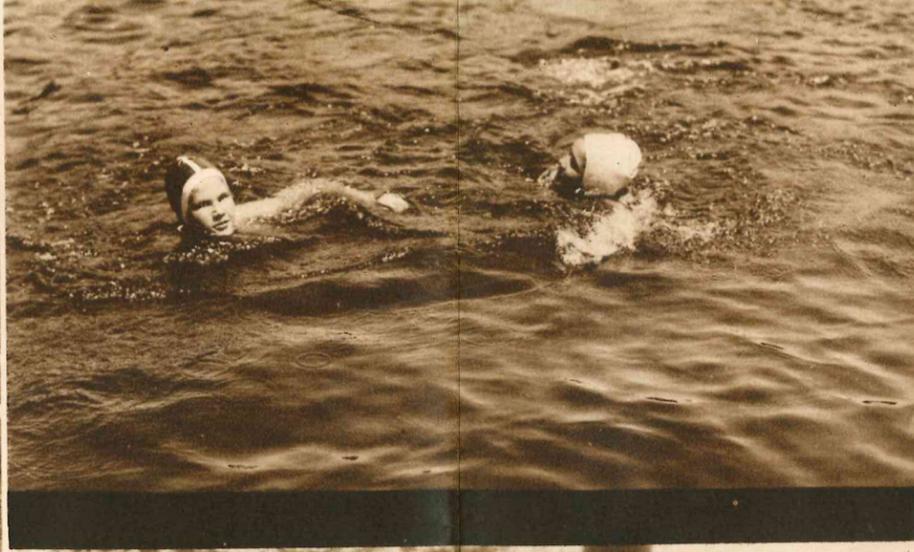
Smallwood, N. Y. offers in addition the many attractions of a complete vacation retreat. Ride, swim, hike, fish, hunt, canoe, golf, dance, tennis—the list of enjoyments is almost limitless. There is skating and coasting in the winter, and ski jumps and bob-sled runs will be constructed. They are all available to every Member.

While it is not necessary to be in the Social Register or Blue Book to own your own place at Smallwood, with all the advantages and privileges of our Vacation Paradise, Mr. Smallwood is careful in selecting the type of people who are invited to become his neighbors. We have a community which is and will always be Christian. You are assured that your neighbors will be "regular" people of the kind you can make friends with.

If you act AT ONCE you will be able to join this community at a fraction of what those who delay will have to pay later on.



residents are Members. In addition there are tennis and handball courts, riding horses, archery butts and arrangements for the enjoyment of every other healthy recreation of outdoor life, as well as bridge, dancing and indoor social life in general.



RESTRICTION FOR MUTUAL PROTECTION

Mr. A. N. Smallwood has his own home in this community, and because he intends to live here permanently and wants the right sort of people as neighbors, you are assured that our restrictions will be maintained and that you will never have undesirables near you. We refuse to accept many people because we know we could not increase our prices in the future, as we intend to do, if we made sales to persons of the wrong type.

HOW RESTRICTIONS ARE MAINTAINED

At the present time purchasers receive a Lifetime Membership in the Mountain Lakes Country Club. **NO ONE CAN PURCHASE UNLESS THEY QUALIFY FOR MEMBERSHIP IN THE CLUB.** This is our means of maintaining and enforcing our restrictions. Members agree not to resell their property under any circumstances to any one **NOT ELIGIBLE AND ACCEPTABLE** for membership. The right is reserved to reject any application and return the deposit any time within 10 days, if after investigation we decide that prospective members do not meet our requirements.

MOUNTED PATROL

The gates of Smallwood are guarded and the entire property is patrolled at all times by a private mounted and uniformed unit. This patrol is maintained for the protection and convenience of Members, and assures the safety of all residents in every part of the property.

PRESENT LOW PRICES TEMPORARY

Our prices will not be continued indefinitely and for this reason we advise that you come to Smallwood the first possible Sunday. Do not permit bad or threatening weather in New York City to keep you at home. We make the trip every Sunday no matter what kind of weather we have in New York. In case of unfavorable weather at Smallwood we shall keep you warm and dry at all times.

COMMUNITY LODGES STORES, POST OFFICE BEAUTY PARLOR BARBER SHOP

On the property are two Community Lodges where members enjoy delicious meals at reasonable prices and where they gather during the afternoon and evening for games and dancing. These Lodges and a group of private cabins operated in conjunction with them are open to the relatives and friends of residents who may desire to visit Smallwood for a day, week or longer. Charges for all services are moderate. Throughout the year supplies of all kinds including groceries, meats, ice and milk are delivered right to Members' doors from the modern departmentized Community Stores with furniture, housefurnishings, and other departments. The U. S. Post Office of Smallwood, N. Y. provides mail service on the property. A barber shop and a beauty parlor are maintained for the convenience of Members. Talking motion pictures will be provided during the summer season.

YOUR INSPECTION VISIT

Special inspection excursions to the property are conducted every Sunday and on weekdays for those who cannot arrange to come on Sunday. Tickets for these inspection trips can be secured from our New York office or from one of our special representatives.

It is advisable that on your first visit you come by train, but if you prefer to drive, you will find the fastest and easiest route in the directions below.

How to Drive to Smallwood, N. Y.

Cross the George Washington Bridge and then drive out Route 4 for about 8 miles to Route 2. Turn right and continue on Route 2 and Route 17 through Tuxedo, Middletown and Monticello. Leave Monticello on Route 17 and about $\frac{1}{2}$ mile North of Monticello turn left on Route 17B. Follow Route 17B for about 7 miles West to where our large sign MOUNTAIN LAKES directs you to turn left. Then drive about $\frac{1}{2}$ mile to main entrance.

If you cross by the Holland Tunnel, do **not** bear right on the ramp leading to the Pulaski Skyway, but continue through the cut straight ahead to the Belleville Turnpike (Route 9) and follow Route 9 to the right turn for Route 2. Proceed on Route 2 as directed above.

SMALLWOOD, N. Y.

Mountain Lakes Vacation Paradise

is owned by

A. N. SMALLWOOD & Co.

(Not a Corporation)

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