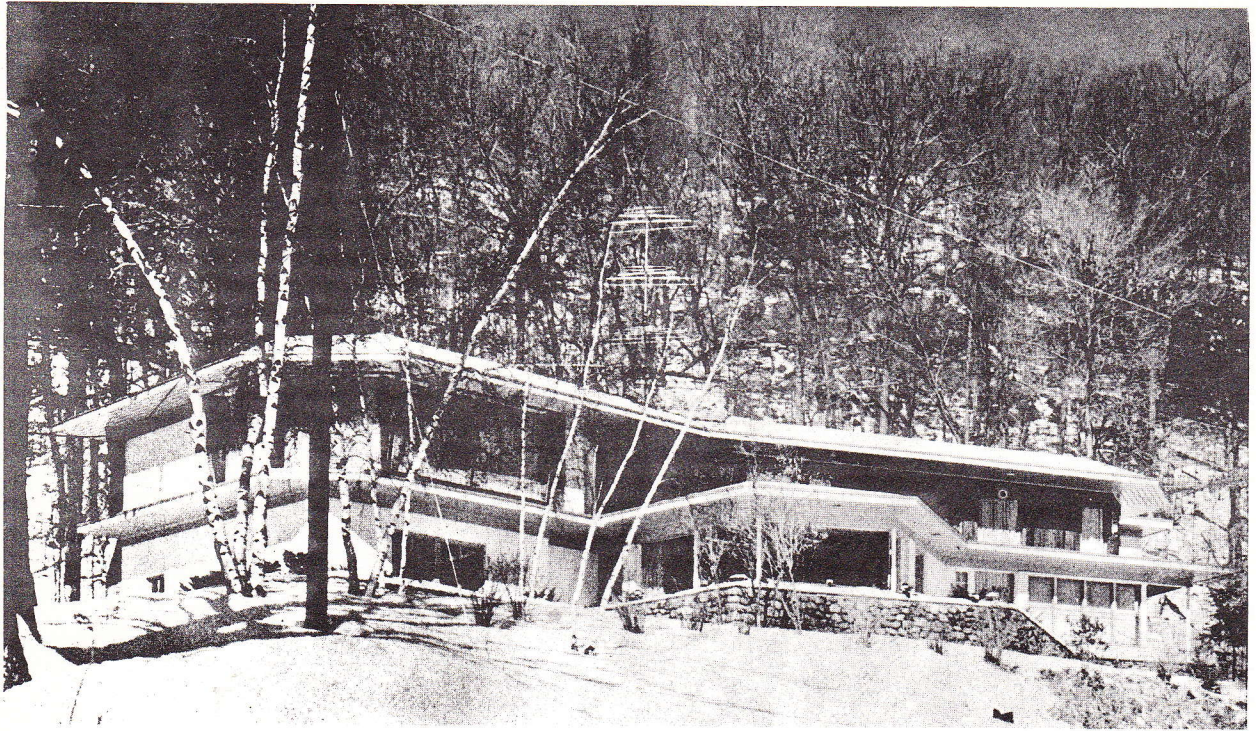

FOR SALE



THE DRAMATIC HOME AND MATCHLESS RECORDING STUDIO OF LES PAUL AND MARY FORD

No amount of money could repay Les Paul, famous guitarist, for the hours of thought and planning which he has spent to make this fabulous home and studio the most perfect and complete of its kind. Mr. Paul put all his enthusiasm and technical genius to work to make this studio-home a perfectionist's masterpiece. He has built a self-sufficient private domain where he and Mary Ford, his wife, live on a view-encircled mountainside

Tremendous window walls bring the view into the living room and a master bedroom suite appointed in luxurious simplicity. There's a large patio-family room of Tennessee stone and wood paneling, with softly glowing concealed lighting, a polished flagstone floor and a raised-hearth fireplace. The center of informal parties, the patio has a serving counter-bar connecting it to the colorful kitchen with its rotisserie and range hood of hammered brass. There are also a formal dining room and a

Only 25 Minutes from New York

pine-paneled breakfast room. In addition to the master suite there are 4 family or guest bedrooms, 3½ master baths, and an attractive quarters for servants. The house is centrally air-conditioned and has an elaborate intercom and stereo system throughout all areas, with individual room controls.

The recently built studio wing is completely soundproofed, insulated, lighted and wired for recording or broadcasting. It includes a master control room, a large studio, a small studio, editing room, and an office. Mr. Paul's recording equipment, worth over \$100,000, is available for separate purchase.

Easy to reach from New York at the unusual hours often required of professional musicians and entertainers, the property enjoys the privacy of 7 wooded acres where deer and small game are often seen. The area is a select residential section of the Ramapo Mountains. This complete and unique studio-residence is perfect for a star of the music or broadcasting field.

SUPERB STUDIO-HOME

A 16-Room Country Contemporary on 7 Acres

TABLE OF FACTS

RESIDENCE: 16 Rooms, including 4 studio rooms, 5 master bedrooms, 3½ master baths; servants' bedroom and bath. Redwood, stone and cement Contemporary-style house, built 1945; remodeled 1962; in excellent condition. Cinderblock foundation. Completely insulated — even some interior walls and ceilings. Composition roof. Hardwood, vinyl, cork and flagstone flooring; some wall-to-wall carpeting. Thermopane window walls. Ceramic tiled baths; copper plumbing. New central air conditioning; baseboard hot water and hot air heat with individual zones (12 thermostats) and auxiliary heating system (electric) for studio rooms. 2 water heating systems. Indirect, concealed and fluorescent lighting, silent switches; separate circuit breaker systems. Intercom system with speakers in all rooms.

UTILITIES: Electricity (emergency generator for sale separately). Water from deep well. Telephone. Septic system. **INCLUDED IN SALE PRICE:** Carpeting, screens, kitchen appliances including wall ovens, counter units, freezer, built-in refrigerator-freezer plus 2 refrigerators, disposal unit, washer, dryer. **AVAILABLE FOR SEPARATE PURCHASE:** Over \$100,000 worth of professional electronic equipment.

MAIN FLOOR: Flagstone Terrace with stone stairway (wrought-iron railing) to upper level. Window-walled LIVING ROOM (24'x18'), carpeted, oak and birch wall paneling, fireplace. DINING ROOM (13'x11'). Pine-paneled DINETTE, jalousied windows, built-in shelves. Pickled pine Foyer, 7 double-door closets. KITCHEN Area (14½'x8'), birch cabinets, Formica counters, hammered brass hood with ventilating fan, stone and pickled pine Bar. PATIO ROOM (22'x20½'), handcut driftwood paneling, redwood paneling and Tennessee stone wall, raised-hearth fireplace, vaulted ceiling, stairway to Balcony. Bath, pickled pine paneling.

Pine-paneled Laundry, 4 double-door closets, chute, shelves, acoustic tile ceiling, outside entrance. SERVANTS' KITCHEN and Dining Room. MAID'S BEDROOM. Bath. Foyer with closet.

STUDIO SECTION: Carpeted Hall with stairway to upper level, Powder Room, window studio wall. OFFICE, carpeted, paneled in white oak, wired for stereo, ceiling fan, closets. MASTER CONTROL ROOM with vocal studio, acoustic ceiling and wall covering, sliding glass doors, sealed double glass window wall looking into Studio. STUDIO (29'x28') with ceiling spot lighting, built-in fitted wall seats, acoustic ceiling, separate entrance to parking area. EDITING ROOM (16'x10') with wall cabinets, closet, acoustic ceiling, separate entrance.

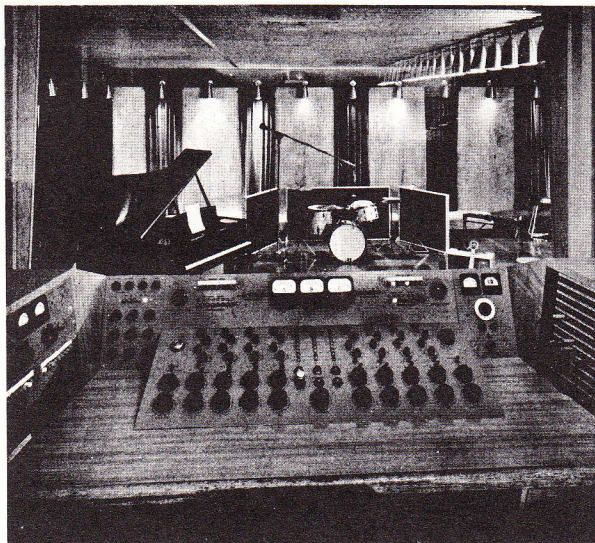
UPPER LEVEL: Carpeted Hall, linen closet. Master Suite with foyer, 6 closets; Master Bath with mirror walls, incandescent wall lighting, marble vanity; Dressing Room; window-walled MASTER BEDROOM (30'x30'), built-in headboard, 2 outside entrances. Hall with closets, Bath, BEDROOM and NURSERY ROOM. Balcony Hall. 2 connecting MASTER BEDROOMS.

BASEMENT with workshop.

2-Car GARAGE (attached), formerly used as studio; could be air shelter. Gas pump.

PROPERTY: Approx. 7 Acres, mostly woodland. Landscaped around residence with stone retaining walls and flagstone Terrace bordered by plantings, shade trees, birches. Colored outdoor floodlights. Hardtop driveway; parking area. Roadfrontage 275 ft., making subdivision possible.

LOCATION: Deerhaven, Mahwah Township, Bergen County, New Jersey, in excellent new residential area 3 miles from Rte. 17 and N. Y. Thruway and only 15 minutes from Garden State Parkway. New York City via Rte. 4 and George Washington Bridge, 25 minutes. Stores, churches, schools (school bus), country club and all facilities within 5-10 minutes. In Ramapo Mountains, with beautiful views.



Master control panel overlooking soundproofed studio



Master control room with professional equipment

J. D. LEVIN & ASSOCIATES

199 LAKE STREET UPPER SADDLE RIVER, N. J. 07458

PHONE 825-1711 AREA CODE 201

This is a Multiple Listed Property