

ESTATE OF GUSTAV STICKLEY.

LOCATION: This property is situated in the wonderful hill country of Morristown, New Jersey. It is approximately 2-1/2 miles from the Station at Morristown on the Lackawanna and about one mile from the Morris Plains Station. The time of travel by train to New York City is less than one hour. Morristown is approximately 25 miles from New York City. Therefore this district may be reached by automobile very easily and quickly over wonderfully well constructed state roads. The property herein described is situated on the main state road running from Morristown to Dover. It is needless to add in this brief description a general outline of this famous suburban estate district. It suffices to say that for many years Morristown has been recognized as one of the most desirable districts in which to locate a fine suburban estate. It combines beauty, healthfulness, fertility of soil, accessibility, high class surroundings, in fact, every desirable feature, which one would seek after.

SIZE OF GROUNDS: The property contains 650 acres, a large portion of which is cleared and the balance is native forest. The character of the land is gently rolling except in one or two spots where prominent hill top sites afford remarkable views of the surrounding country. There are numerous springs and brooks, two of which are of considerable size, and one of them is a well known trout stream. The property is offered for sale in whole or the owner will subdivide. It represents an accumulation of 26 parcels of real estate and the development of many years by Mr. Stickley, who expended approximately \$250,000, in the development of this estate.

MAIN HOUSE: The main house nestles attractively on one of the best sites on the property and it is a considerable distance back from the state road which gives it privacy, and the views from the front porch extend out for miles over the surrounding country. Immediately in front of the house is a sunken garden filled with beautiful flowers and shrubs and surrounded with an artistic wall. To one side is another walled-in vegetable garden and below on the opposite side is a wooded ravine of exceptional beauty, a portion of which could be easily converted into a large swimming pool. Still further in the foreground is a beautiful meadow of approximately 25 acres in extent, thru the rear of which a large stream flows. With very small expenditure this meadow could be converted into a private lake, which would add a great deal ~~xx~~ of charm to the landscape.

The main house contains a large living porch approximately 15 x 50 feet in extent, provided with glass enclosure and heat in the winter time and with screens for the summer. The house contains a large living room, a tremendous dining room, an exceptionally attractive butler's pantry and a kitchen with light on three sides. A more complete and comfortable kitchen would be very hard to find. The second floor of the house contains several large master bedrooms and 3 master baths. One of the notable features in the house are the large beautiful rough stone fireplaces, each provided with Mr. Stickley's patent interior air heater, which makes it unnecessary except in very cold weather to operate the splendid heating system which is installed in the house. This heating system is known as the steam vapor system, one of the latest and best systems of heating at present available. The house is modeled after the spirit of the Log Cabin. Its extraordinary walls are huge logs beautifully fitted together and treated and the interior presents a picture of quaintness, completeness, luxury and artistic treatment probably not equalled in another Craftsman house in America.

Mr. Stickley, as is well known, is the originator and developer of the Craftsman style of furniture and the Craftsman School of Architecture.

The house is lighted by electricity, the fixtures being particularly noteworthy. The plumbing throughout the house ~~is~~ is of the most expensive type and the bath rooms are therefore exceptionally attractive.

COTTAGES: There are also 3 adjoining small Craftsman cottages fitted in the most complete and attractive fashion. Each is a little gem of architecture in itself and together they make a most attractive and convenient home group.

OTHER BUILDINGS: The property also contains a number of additional buildings. There is a large garage, provided with plumbing and heating facilities, fine concrete floors and large enough to house 10 cars. The second floor is fitted up for Chauffeurs' quarters, etc.

There is also a large horse stable, fitted in the most up-to-date fashion and provided on the second floor with a carpenter's shop.

There is also one of the finest modern cow stables in the country, which will house 30 ~~to~~ to 40 cows. The ventilation is perfect and there is a large open fireplace at the far end fitted with a patent Stickley heater. The floors are all concrete, arranged to be flushed quickly, a number of box stalls and a tremendous concrete silo connected which will hold 250 tons.

There are also two detached farmer's cottages on the property.

WATER SUPPLY: One of the most desirable features of the estate is its splendid water supply system. Up in the hills on the property there are two large springs, which have been piped into a tremendous concrete reservoir, from which the water is piped to the buildings on the property. The water supply is therefore by gravity and is ample enough in quantity for a village.

FARMING: The property has always been a productive farm and for some years during the operation of the famous Craftsman restaurant in New York, the major portion of the food stuffs for the restaurant came from this farm. The fields on the property are fertile and have produced a wide variety of crops. There is also a large peach orchard of 2000 trees and a large vineyard of almost equal size.

PRICE: The property is offered at a tremendous sacrifice due to the fact that Mr. Stickley's business has required him to move to Syracuse, New York, and he can no longer use the property as his residence. It must be sold at once and for this reason the extremely low price of \$100,000. has been placed on it. Any reasonable bid will have careful consideration, and, if preferred, a portion of the acreage could be left out. If desired, a considerable portion of the purchase price could be placed in a mortgage. I have a number of photographs illustrating the property which I will be very glad to submit to persons interested.

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