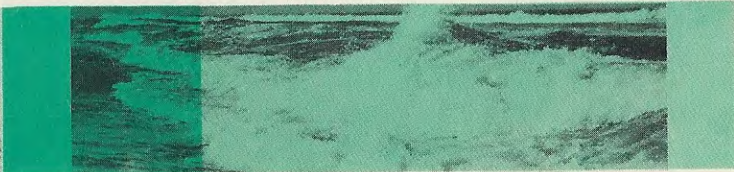
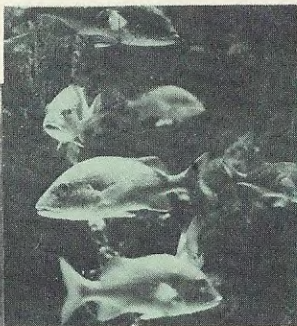


The *Tides* ...where the wooded hills meet the shore



“Not squares of concrete, nor bungalows row on row ...”



**"There is an almost mystical satisfaction in growing up**



by the sea..."

**“How deep the sky becomes when it is framed by growing**

*"Imagineering" . . . a new word,  
a new concept, a new dimension in community-planning,  
a new horizon in today's living.*

*Welcome to The Tides . . . the first "imagineered"  
community. The first modern community planned  
with the kind of scope and imagination that went  
into the great estates of yesteryear. The first  
modern community which opened to the public only  
after 20 months (and one-quarter million dollars worth)  
of site engineering . . . road-building . . . beach-development  
. . . power-installation. The first modern community  
blue-printed specifically to provide every  
imaginable facility for a leisurely, pleasurable-paced life.*



*It is difficult to find land with the rare  
New England-like character of The Tides—  
and so, so easy to destroy it.*

*But here, you may forget the tales of  
land-developers who flatten every contour . . .  
knock down every tree . . . who build  
row after row of look-alike houses.*

*The "imagineering" at The Tides includes  
contour-planning. Every winding road has been*

**"The character of the site is the start of architecture."** Frank Lloyd Wright

*painstakingly engineered to enhance the,  
rolling charm of the terrain . . . to preserve  
the big trees, the shrubs . . . to frame every  
home site in its natural surroundings.*

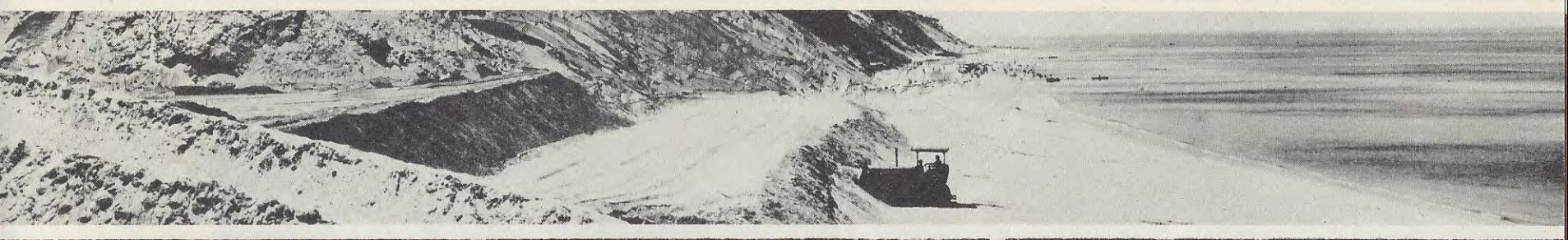
*And the homes at The Tides will preserve the  
same individuality. You build your own  
custom-home . . . or select one of the unique models  
which have been designed to harmonize with  
the rolling wooded terrain.*



A photograph of a dense thicket of trees, likely in winter or early spring, viewed through a window with a grid pattern. The branches are mostly bare, with some green leaves still clinging to them. The background is a bright, overcast sky. The text "things..." is overlaid on the left side of the image.

things..."

**Welcome to the first "Imagineered" Community**



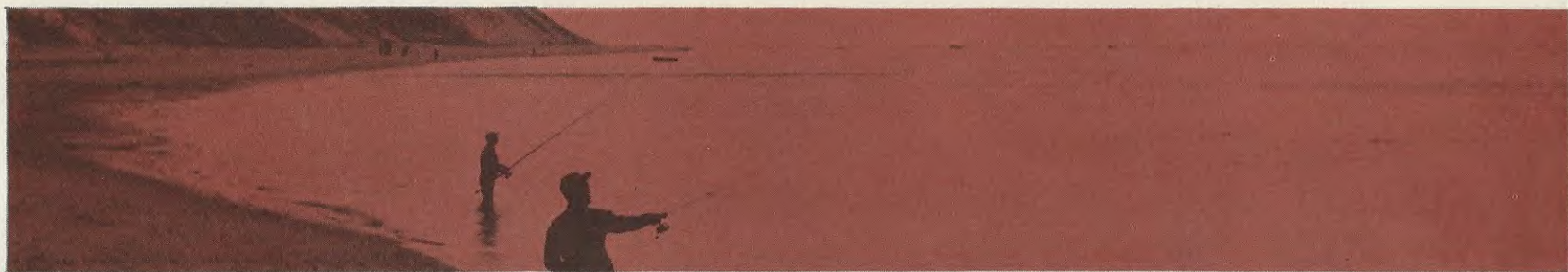
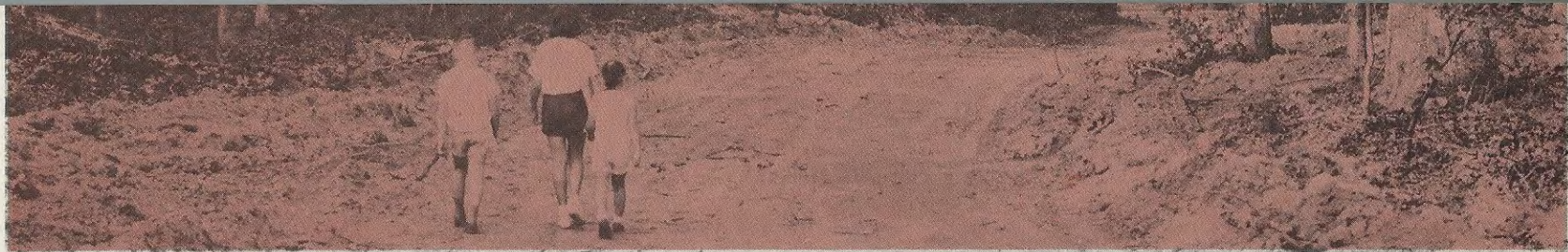
## **Holiday...for life...**

Fun has been "imagineered" into every lovely acre at The Tides! To create your glistening white sand beach, a cliff was moved! And where it stood, children can splash and wade in protected Sound waters . . . surfcasters try for the big ones . . . families picnic . . . launch boats . . . water-ski . . . or simply sunbathe.

Golf? Some of the sportiest courses on Long Island are minutes away. And that "imagineering" is planning still another dimension in good living: a country-club right on the site, with golf course, pool, and cocktail lounge overlooking the sparkling Sound.

There are unspoiled wooded trails for autumn walking. And fun doesn't end when winter begins! You'll find skating on nearby ponds and lake, and sledding for the kids at your own back door!

The Tides offers holiday fun 365 days a year . . . a holiday for life.



*Perhaps you can hardly see them for  
the trees, but conveniences abound in the  
unspoiled villages around The Tides.*

*You'll shop in Rocky Point or Port Jefferson . . .  
or in the brand new Tides shopping center which  
is being "imagineered" at your very gate.*

*Houses of Worship for every denomination are a  
ten-minute drive away. School-busses will stop at*

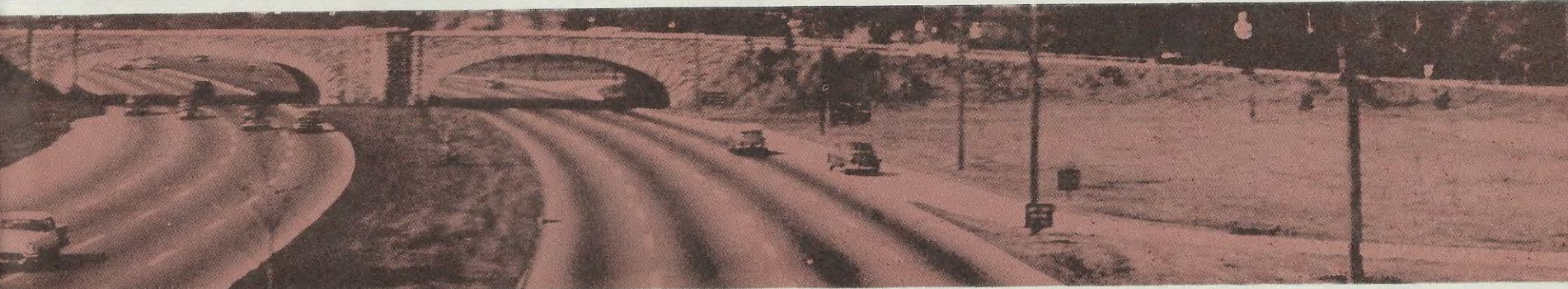
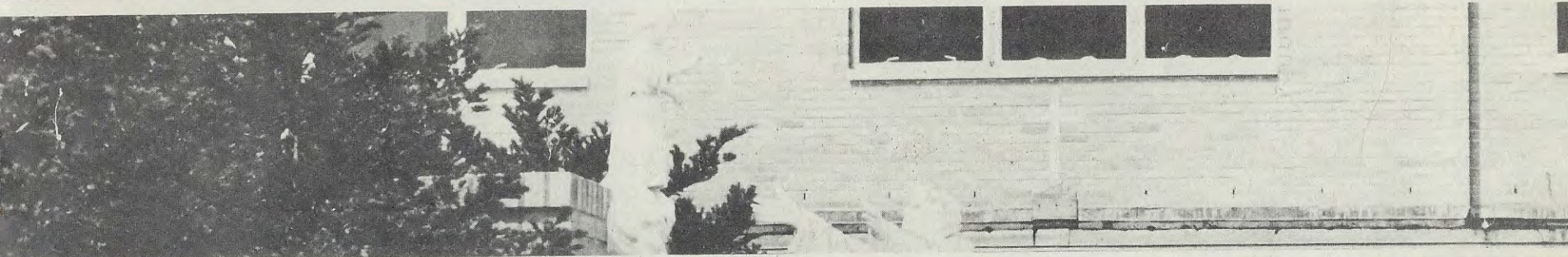
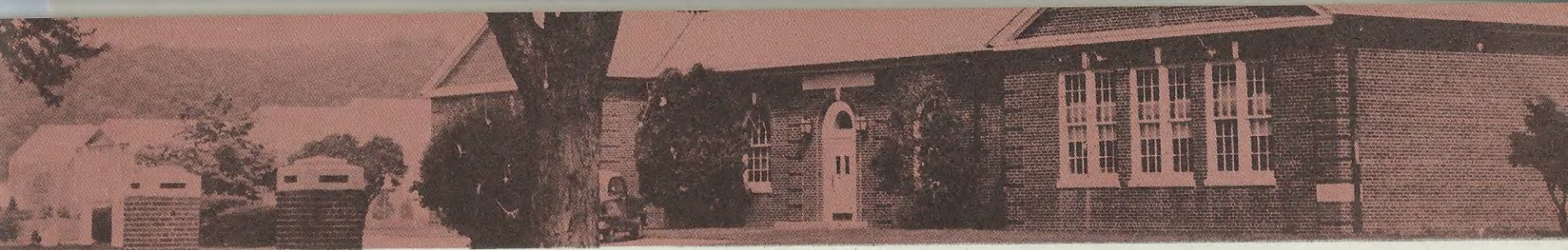
## **City conveniences . . . countryside charm . . .**

*your door and deliver your children to fine new  
schools in the immediate area.*

*The Tides is easily-accessible on new superhighways  
from the city too—easy to get to but hard to leave.*

*Utilities are in and paid for: streets are in;  
a municipal-style water system is in;  
electricity is in; storm sewers are in.*

*In fact the only thing missing at The Tides is you!*



**The Tides . . . your deed to "the good life"** All the "imagineering" which has gone into The Tides . . . all the planning and blue-printing and bull-dozing and surveying and perfecting . . . have been done for one reason only: to create the kind of community which once abounded in this country, but which is fast disappearing. A community, not a development. A pleasant place to live, a pleasant place to look at. A place for kids to grow up with some of the freedom and excitement so many of them miss today. A place for people who will not accept mediocrity . . . who cannot compromise with the commonplace. A place to build—not a house—but a home. A big third-acre homesite of your own choosing can be yours for surprisingly little. Build now, build later. Use your own architect, your own builder—or, if you like, select one of the unique one-of-a-kind models at The Tides. The land is your investment—and every month you own it, every month you live on it—the value goes up!

The Tides is truly your deed to "The Good Life." Begin living it today.

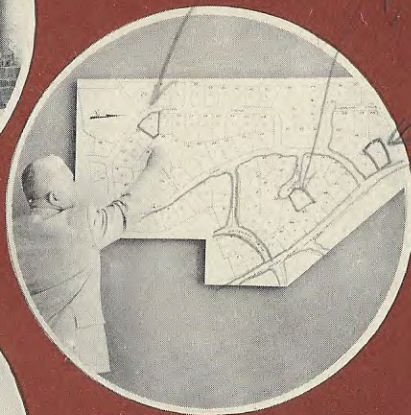








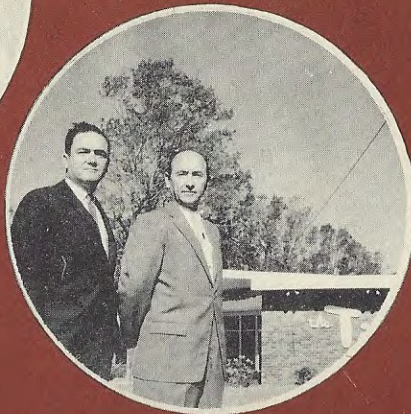
**A trip to the Tides answers every question about the good life ...**



**Hundreds of families have already picked their plots ...**



**Build your own home, or consult the Tides Custom Building Service ...**



**"Imagineers" Arthur Calace and Albert Taylor welcome you**

**THE *Tides* ROUTE 25-A ROCKY POINT, LONG ISLAND (4½ miles east of Port Jefferson traffic light)**

**Telephones: (L.I.) Shoreham 4-9976 | (N.Y.C.) Hickory 5-3200**

42.00 49.00

33.00 beautifully wooded