

HILTONIA

*Adjoining Beautiful
CADWALLADER PARK*



*HILTON Realtor—
FORSYTH BLDG.
TRENTON*



THE ENTRANCE TO
HILTONIA
FROM
SULLIVAN WAY



HIGH above Trenton, it stands, on hills that are centuries old—a veritable outdoor paradise. Adjoining beautiful Cadwalader Park on the west, no other spot around Trenton compares with HILTONIA. Years ago one of the far-sighted "city fathers" suggested that this land be added to the park. Now it is to become a place of beautiful homes. Here will be developed a private park community for people of refinement who enjoy the open spaces and abhor the noise and annoyances of life "down town."

Down below and to the south West State Street may be seen—one looks over the roofs of the hundreds of homes that lie far beneath HILTONIA.

In the distance rolls the Delaware like a glistening silver

Hiltonia

How Can I Own a Home in Beautiful HILTONIA?

It's an Easy Matter Under the Hilton Plan

TO see HILTONIA is to want to live there. The beauties of this wonderful spot in the western section are agreed upon by everyone who has set foot upon it.

Build your home there and we will help you do it. First of all select your site and pay as little as 10 per cent. down. The balance may be paid monthly.

Now for the house itself. We have plans and photographs of beautiful homes, artistic and practical, from all sections of America. To go over these and choose just what you want is a task you'll enjoy.

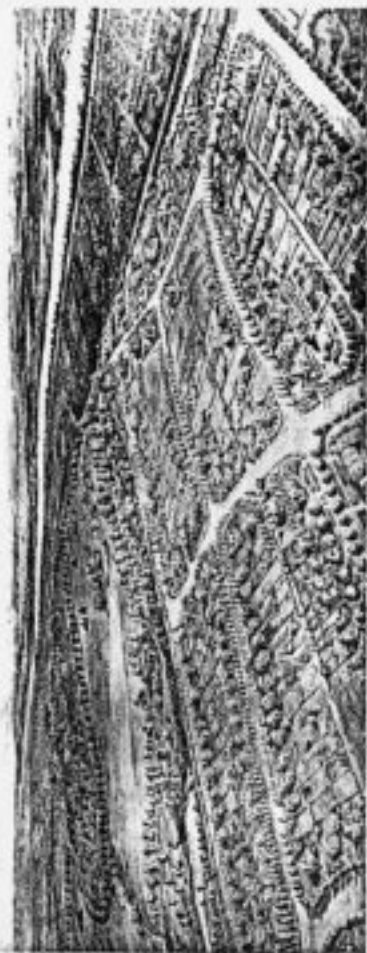
Tell us frankly just what you can do financially and we will be just as frank in telling you what we can do to assist you.

It is the policy of this organization to be truly helpful to its clients.

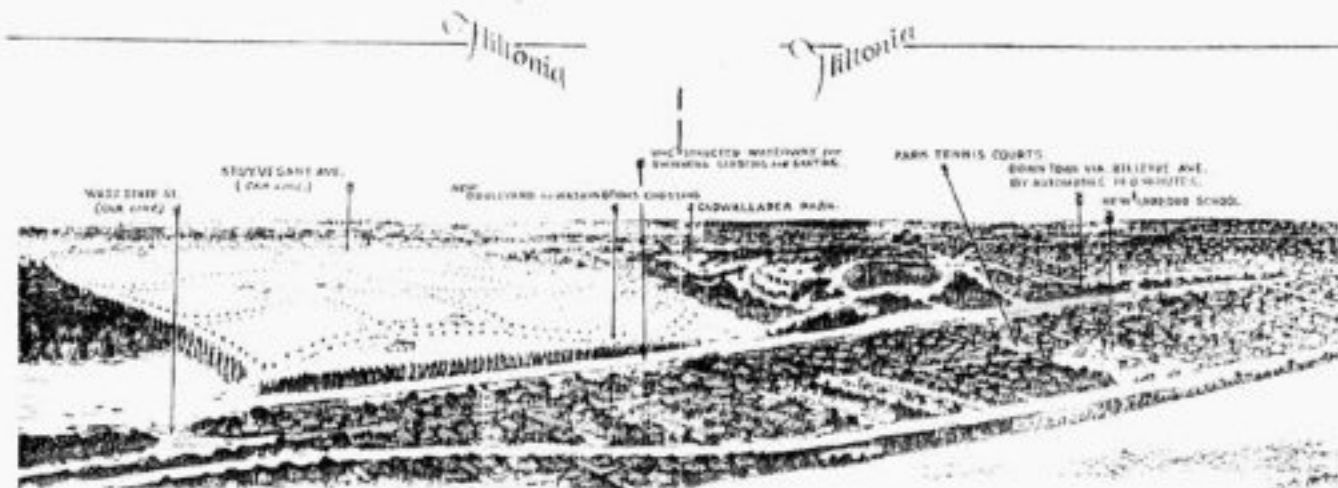
These lots are big—50 x 175 and 50 x 200—plenty room for everything and they are cheaper now than they will be later. Prices vary according to location.

You must see HILTONIA to know what it offers. If you'll phone 3816 a HILTONIA special representative will be glad to take you there.

We suggest early action—it will pay you.



BIRD'S EYE VIEW OF HILTONIA AND ITS SURROUNDINGS



The above illustration shows the ideal location of HILTONIA as regards its proximity to Cadwalader Park, the "Feeder", the River, the new Junior High School, Baseball and Tennis, etc. The illustration also shows how one may avoid traffic all the way to the heart of the city by using the park drives and then going straight down Bellevue Avenue.

HILTONIA IS ALL ONE COULD HOPE FOR AS A PLACE TO BUILD A HOME.

Hiltonia



LOOKING
TOWARD
STUYVESANT
AVENUE

Hiltonia



LOOKING
WEST
TOWARD
SULLIVAN WAY



PARK
BAND
CONCERT



PARK
TENNIS COURTS

T

HE "Feeder" offers at your front door all the privacy of a private bathing beach. You may paddle your canoe in comfort here, for the current is never swift.

Parents with boys and girls will know of long Summers that will be continuous vacations.

HILTONIA offers everything to the human family in the way of Summer and Winter sports.

CADWALADER PARK is right at hand. Beautiful old shade trees, grass "as thick as butter on country bread," splendid band concerts every Wednesday and Sunday in Summer, long hills for coasting in Winter.

The Park tennis courts are a short walk from this development, and all the amusements of Trenton's leading breathing spot are immediately available.

HILTONIA is a big place in itself—there is ample room there for children and grown-ups to amuse themselves.



LOOKING
OVER THE
ROOFS OF
THE HOUSES
ON WEST
STATE STREET



Hiltonia



LOOKING
UP TOWARD
HILTONIA
FROM
WEST
STATE STREET



ribbon and beyond are seen the Pennsylvania hills that remind one so much of a billowing green carpet when Spring paints her most effective pictures.

Bordering HILTONIA on the south is the Delaware & Raritan "Feeder" where swimming in Summer and skating in Winter makes this homesite "a joy forever" to children and to men and women who just won't "grow up."

Here Nature is in her finest mood and smiles her eternal smile. Walk through these quiet wooded places on a Spring day, far away from the dust and dirt of the city. Take your golf clubs—you're only one "long hole" away from the Country Club.

When the purple twilight settles down on HILTONIA's hills you will learn again what a rarely beautiful spot you have chosen for your home.

Wake up the next morning to the songs of birds—orioles, scarlet tanagers, song sparrows—the calls of the cat birds, the

raucous chattering of the blue jay, or the pleasant morning notes of the robin.

HILTONIA is on high land, the highest that has ever been developed around Trenton for homesites. Fogs are unknown, even when low-lying spots are bathed in a fog so dense that one can scarcely see across the street.

It is the most healthful location in the city—a place that is ideal for the entire family.

From HILTONIA by auto means a drive through Cadwalader Park and then straight down Bellevue—an avoidance of traffic all the way to the heart of the city. Going in the other direction one may strike the River Road over the new highway soon to be built and which will go right through HILTONIA.

From no other location can one so quickly reach the beginning of delightful drives along the river or through woodland. This new highway is certain to increase values in this tract.

Hiltontia



BELOW—A VIEW
OF THE NEW
JUNIOR HIGH SCHOOL.

LOOKING TOWARD STUYVESANT AVENUE
CADWALADER PARK ON THE RIGHT



SCHOOLS for the children are in close proximity. The new Number 3 Junior High School—Trenton's finest educational building—is located on West State Street, a short distance from HILTONTIA.

Trolley cars on Stuyvesant Avenue, which is the northern boundary of HILTONTIA, furnish quick service not only to the Senior High School and other schools, but to the downtown district.



Hiltontia



LOOKING TOWARD CADWALADER PARK
OVERLOOKING WEST STATE STREET ON THE RIGHT



FINALLY, HILTONTIA is an unusual homesite—its counterpart can never happen again in this city.

HILTONTIA has every natural advantage—high land, old shade, splendid location, a stream with good clean water, proximity to golf courses, tennis courts, baseball fields—everything. Without doubt it will become Trenton's best residential section.

Here is a perpetual vacation land within a few minutes of the center of the city—a place where men, women and children will put in joyous hours in the big open spaces.

HILTONTIA will be carefully restricted—it is meant to be a place that we and you can be proud of.



SCENE AT THE TROTTON LUNCHETTE