



Gracious homes, such as this spacious lakeshore structure, enhance the beauty of the natural landscaping and provide year around resort living only 19 minutes from downtown Tulsa.



Fishing and water sports make leisure time more enjoyable at Keystone West Lake Estates



Boating means more fun for the entire family, and the new Keystone Lake offers abundant opportunity for the boat enthusiast.



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Keystone West LAKE ESTATES

"Your Address With a Future"



the land of
Ah-h-h's
has it!

A "Land of Ah's!" A land of oh's and ah's! In the scenic Indian country where Washington Irving first looked across the storied Arkansas River, Keystone West Lake Estates provides lakeshore homesites with metropolitan conveniences plus a condominium apartment building. Yes, enjoy year around resort living at Keystone West Lake Estates, the only authentic lakeshore development on Keystone Lake.

- No City Taxes
- No Closing Costs
- Low Insurance Rates
- Highly Protective Building Restrictions
- Area-Wide Water System
- Fire Protection
- Natural Gas
- Telephones
- Low-Cost REA Electricity
- Paved Roads
- Access to Boat Docks, Marina
- Water Sports
- Recreation Areas
- 3,000-Foot Air Landing Strip
- Hangers & Airmotive Service
- Churches & Schools
- Shopping Center
- Private Club Facilities

"Your Address With a Future"

Keystone
West LAKE ESTATES

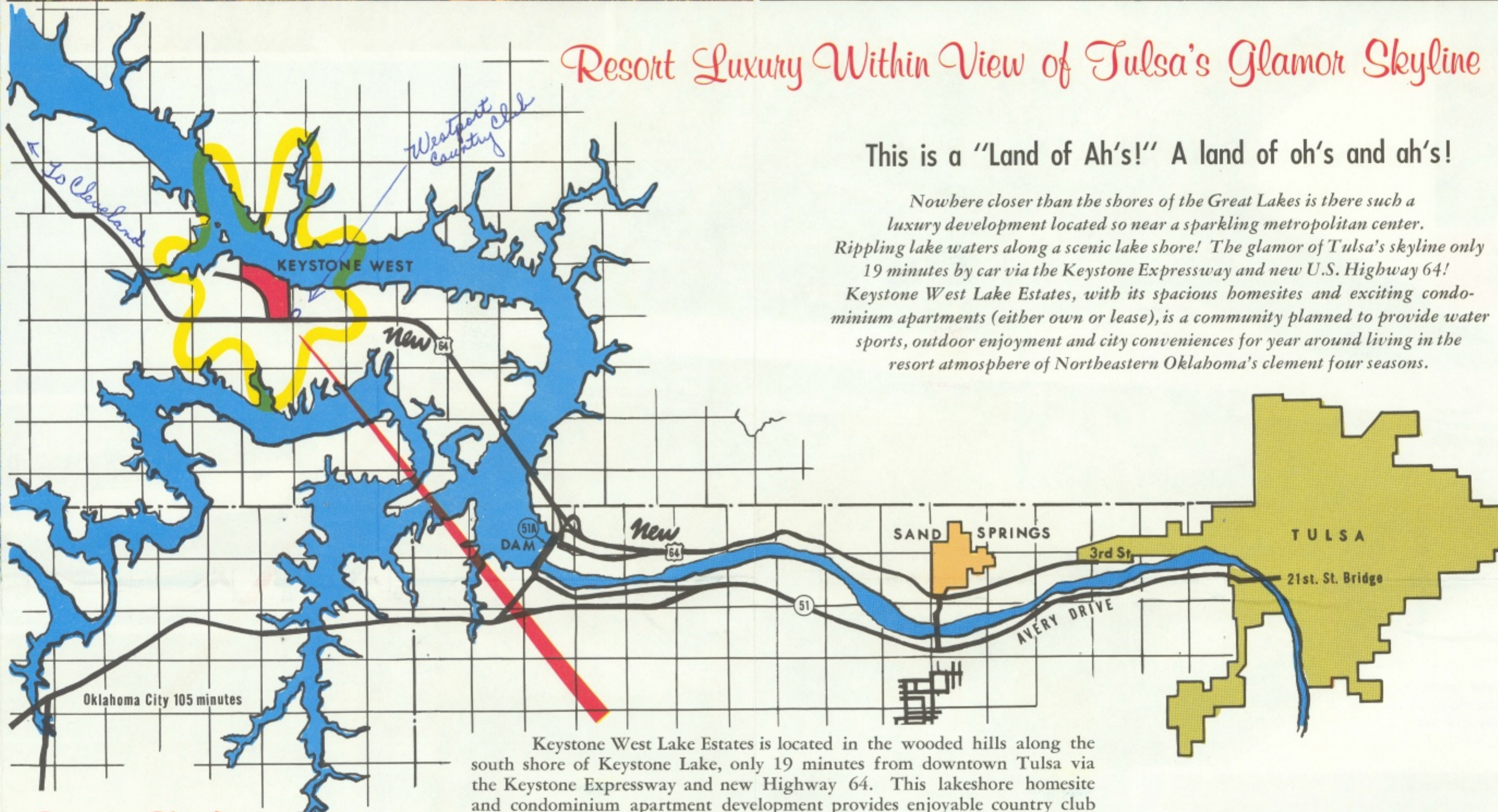
a K. & L. DEVELOPMENT COMPANY LUXURY PROJECT



Resort Luxury Within View of Tulsa's Glamor Skyline

This is a "Land of Ah's!" A land of oh's and ah's!

Nowhere closer than the shores of the Great Lakes is there such a luxury development located so near a sparkling metropolitan center. Rippling lake waters along a scenic lake shore! The glamor of Tulsa's skyline only 19 minutes by car via the Keystone Expressway and new U.S. Highway 64! Keystone West Lake Estates, with its spacious homesites and exciting condominium apartments (either own or lease), is a community planned to provide water sports, outdoor enjoyment and city conveniences for year around living in the resort atmosphere of Northeastern Oklahoma's clement four seasons.



Keystone West Lake Estates is located in the wooded hills along the south shore of Keystone Lake, only 19 minutes from downtown Tulsa via the Keystone Expressway and new Highway 64. This lakeshore homesite and condominium apartment development provides enjoyable country club living the year around. Play, swim, fish, boat or just relax in the unspoiled, uncrowded Indian hill country of historic Northeastern Oklahoma. In this lake area are such storied names as "Walnut Peninsula," "Osage Point," "Washington Irving Cove," "Appalachia Bay," and "Pawnee Cove." Both nature and man have made this a luxury pleasure-land along an expanse of lake waters which build upstream from Keystone Dam.

Dramatic Tax Savings

Many who build at Keystone West Lake Estates will make a dramatic \$400 per year savings on real estate taxes. That is the approximate difference in real estate taxes between Tulsa and Keystone West Lake Estates on a \$25,000 home. If figured over a 20-year mortgage, it amounts to a whopping \$8,000.

Wherever you live or plan to buy, you can figure your taxes against those at Keystone West. For comparison, here is the formula for Tulsa and for Keystone West Lake Estates.

In Tulsa county your real estate is evaluated at 30 percent of the replacement (sound) value of your home. That value approximates the retail value. You then are allowed a \$1,000 deduction for homestead exemption. Assessment in the city of Tulsa is \$68.86 per thousand on the remainder. Outside the city limits, the assessment is \$51.36 per thousand.

At Keystone West Lake Estates, your real estate is evaluated at a low 10 percent of the replacement value. Deduct your \$1000 homestead exemption. Even then assessment here is only \$33.40 per thousand.



Our Own Fire Protection

Resort living 19 minutes from downtown Tulsa



Moderate weather encourages water sports the year around.

Yes, a "Land of Ah's!"

Keystone West Lake Estates is located in the wooded Indian Territory of fabled Northeastern Oklahoma.



Ah-h-h,
yes...

BEAUTIFUL

Keystone
West

LAKE ESTATES

your address with a

FUTURE...

Truly a "Land of Ah's!" A land of oh's and ah's! Keystone West Lake Estates is a luxury lakeshore homesite and condominium apartment development. Situated in the wooded hill country along the shoreline of Keystone Lake, it is only 19 minutes from downtown Tulsa via the Keystone Expressway and new U. S. Highway 64. Wonderful for weekends. Even better for year around resort living.

Homesites...

In a totally planned community, lakeshore homesites at Keystone West Lake Estates provide natural landscaping. All city conveniences are available as are all resort facilities for outdoor enjoyment and water sports. The spacious homes which property owners erect enhance the luxury of the development with its churches, shopping center, club facilities, 3000-foot air landing strip and easy accessibility to marina and boat dock facilities.

Directions

From Tulsa follow the Keystone Expressway and new U. S. Highway 64 west to Keystone West Lake Estates, "Your Address With A Future," only 19 minutes from downtown Tulsa. There will be someone on hand to welcome you seven days a week, 10 o'clock in the morning till dark.

For Information

Visit Keystone West Lake Estates in person or write to P. O. Box 32, Cleveland, Oklahoma. If you prefer call us: Area Code 918-243-5202.

Keystone
West LAKE ESTATES

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a K. & L. DEVELOPMENT
COMPANY LUXURY PROJECT

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