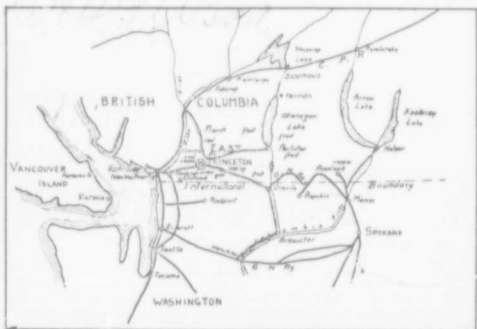


East Princeton

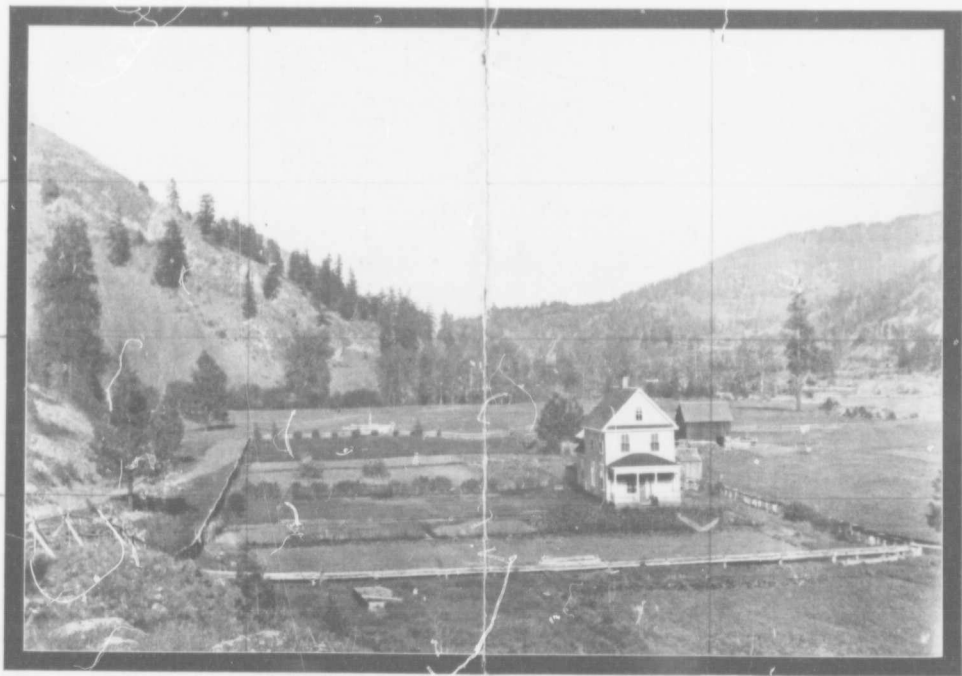
THE INDUSTRIAL CITY
OF THE
SIMILKAMEEN



R.E. WARD
Sole Agent
East Princeton Townsite
PACIFIC BUILDING, VANCOUVER, B.C.

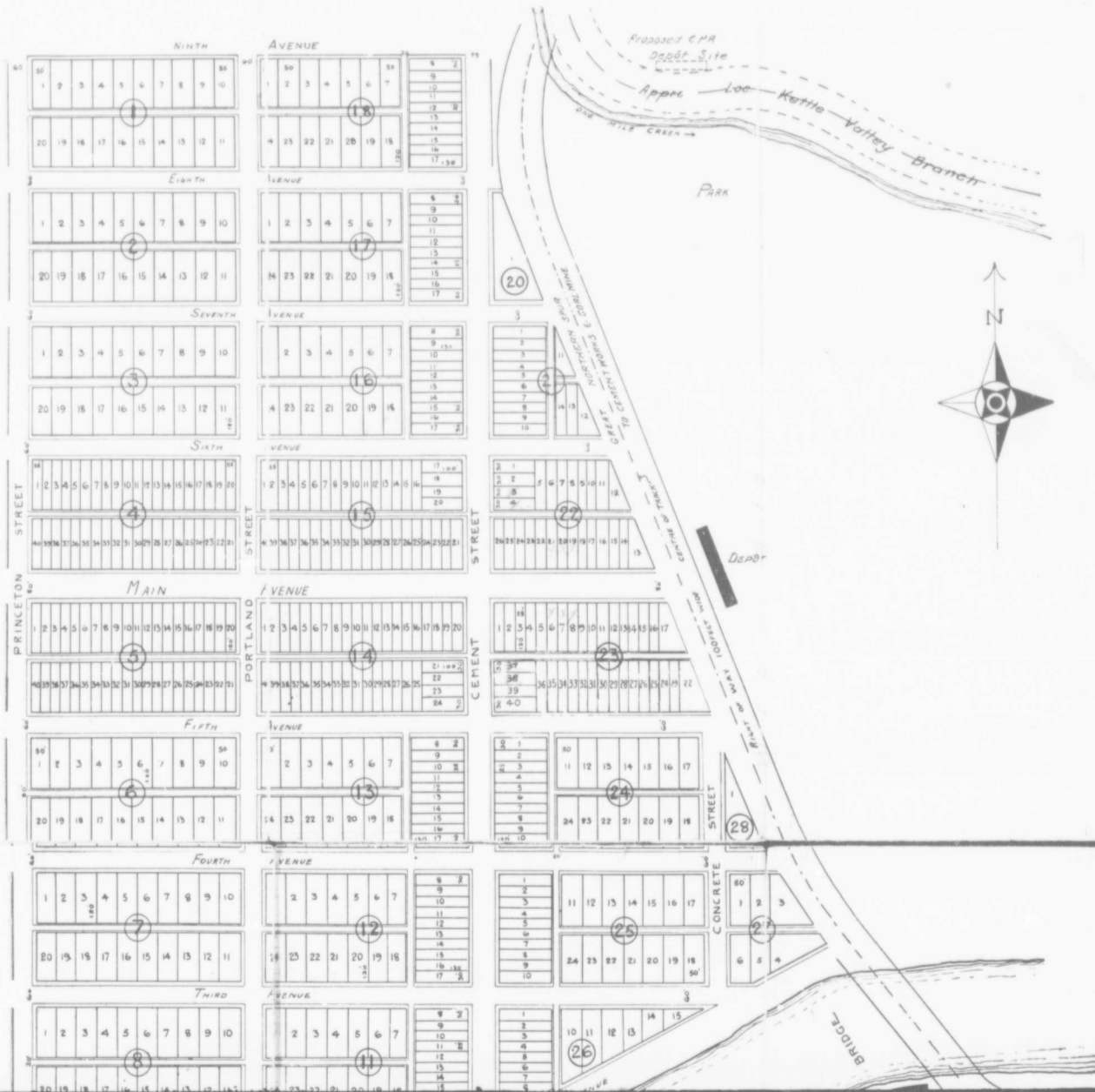
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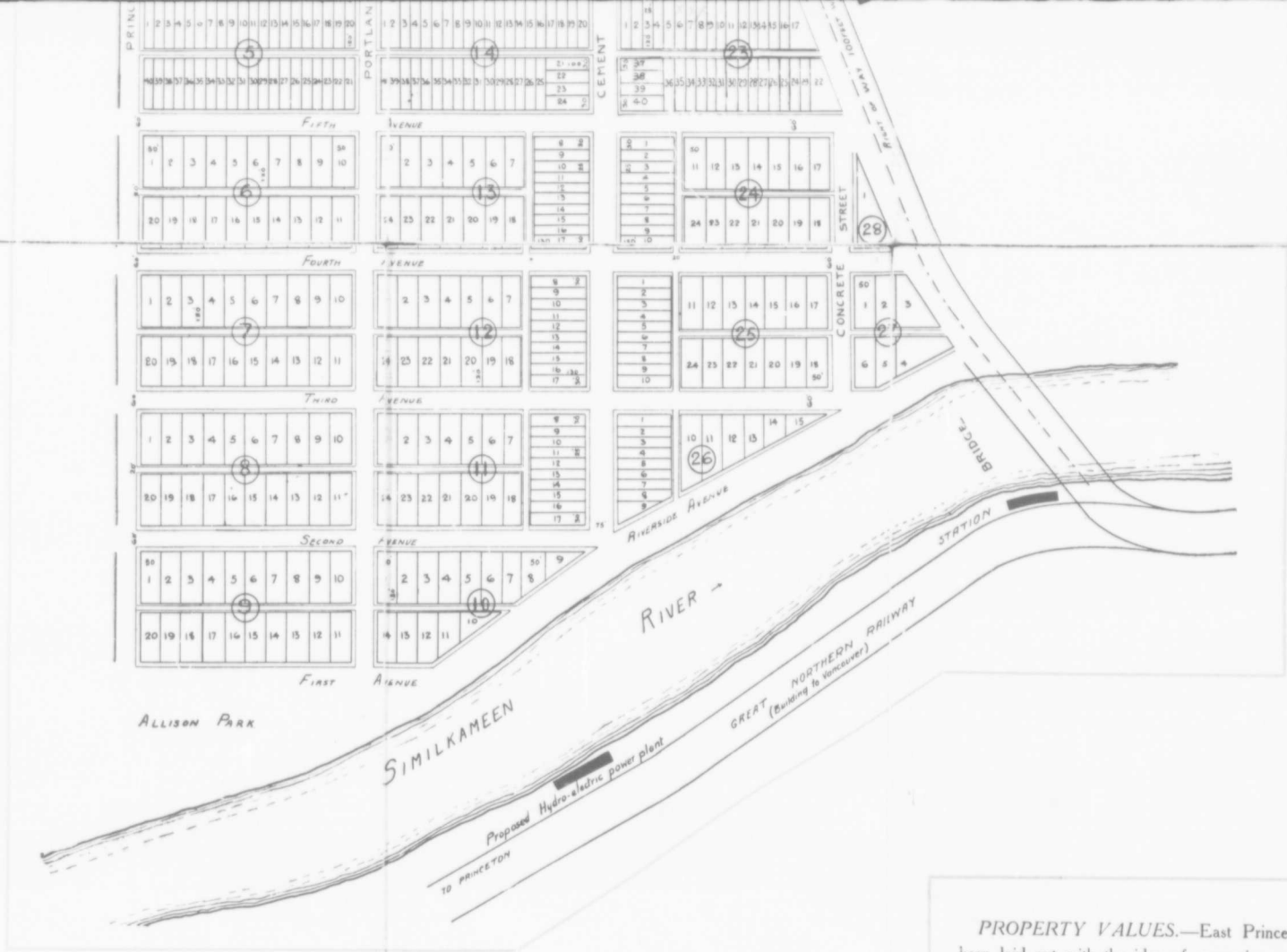
A MODERN HOME CITY



A VIEW OF A MODERN HOME AND GROUNDS AT EAST PRINCETON

TOWNSITE PLAN OF EAST PRINCETON BRITISH COLUMBIA





TERMS :

One-third cash ; Balance 6 and 12 months on Business Lots

One-quarter cash ; Balance, 6, 12 and 18 months on Residence Lots

7% interest on deferred payments

All lots on Cement St. and Main Ave. to be sold as business property

All other lots are residence property.

SUBJECT TO PREVIOUS SALE OR CHANGE IN PRICE

Further Information may be had by Addressing—

RAYMOND E. WARD

SOLE AGENT

PACIFIC BUILDING

VANCOUVER, B.C.

THE COMMUNITY PRESS, VANCOUVER, B. C.

PROPERTY VALUES.—East Princeson has been laid out with the idea of preserving as far as possible the unusual natural beauty of the townsite. Most modern improvements are being made, including electric lights, cement sidewalks, water and sewer systems. Two beautiful *natural parks* will add much to the attractiveness of the residential district; provision has been made for wide parkings on all residential streets. Lots are all *level* and have *excellent soil* for gardens. Business lots are offered at \$450.00 and up, while the residential property ranges from \$200.00 upward, either including **cement sidewalks and water.**

Unlimited markets for the products of the Similkameen district are Vancouver, Spokane, Seattle, Tacoma and all the thriving and hustling towns of the interior of British Columbia and Washington. Two transcontinental railways connect these cities and districts with East Princeson.

East Princeton, British Columbia

Built on Model Lines

LOCATION IDEAL.—The townsite of East Princeton is picturesquely situated on the north bank of the Similkameen River, just below its confluence with the Tulameen, 150 miles east of Vancouver, B. C., on the Great Northern Railway, also on the line of the new Kettle Valley branch of the Canadian Pacific Railway. It is 300 miles northwest of Spokane. It is also situated on the line of the famous Vancouver-Winnipeg Automobile Road, which is being built by the Government. Visitors to this region have stated that the site selected for East Princeton is the most logically and ideally situated for the building of a model modern town of any place in British Columbia. To the south and west can be seen the magnificent coast range mountains, which separates the Similkameen and Tulameen districts from the Pacific Seaboard. To the north and east may be seen the highlands which divide the Nicola and Similkameen valleys. This watershed furnishes an ever endless supply of water for a series of lakes, out of which flows the waters of One Mile Creek. This beautiful stream winds its way along the east side of the townsite, its rushing waters joining the Similkameen River a short distance below. This mountain stream will furnish an abundant supply of the purest water for domestic purposes, as well as electric power. With a *climate* of pure mountain air, plenty of sunshine and sufficient rainfall to furnish moisture for vegetation, the sanitary conditions are perfect in the extreme. It is located on a plateau sloping from the north to the river, furnishing excellent drainage and free from overflows of the river.

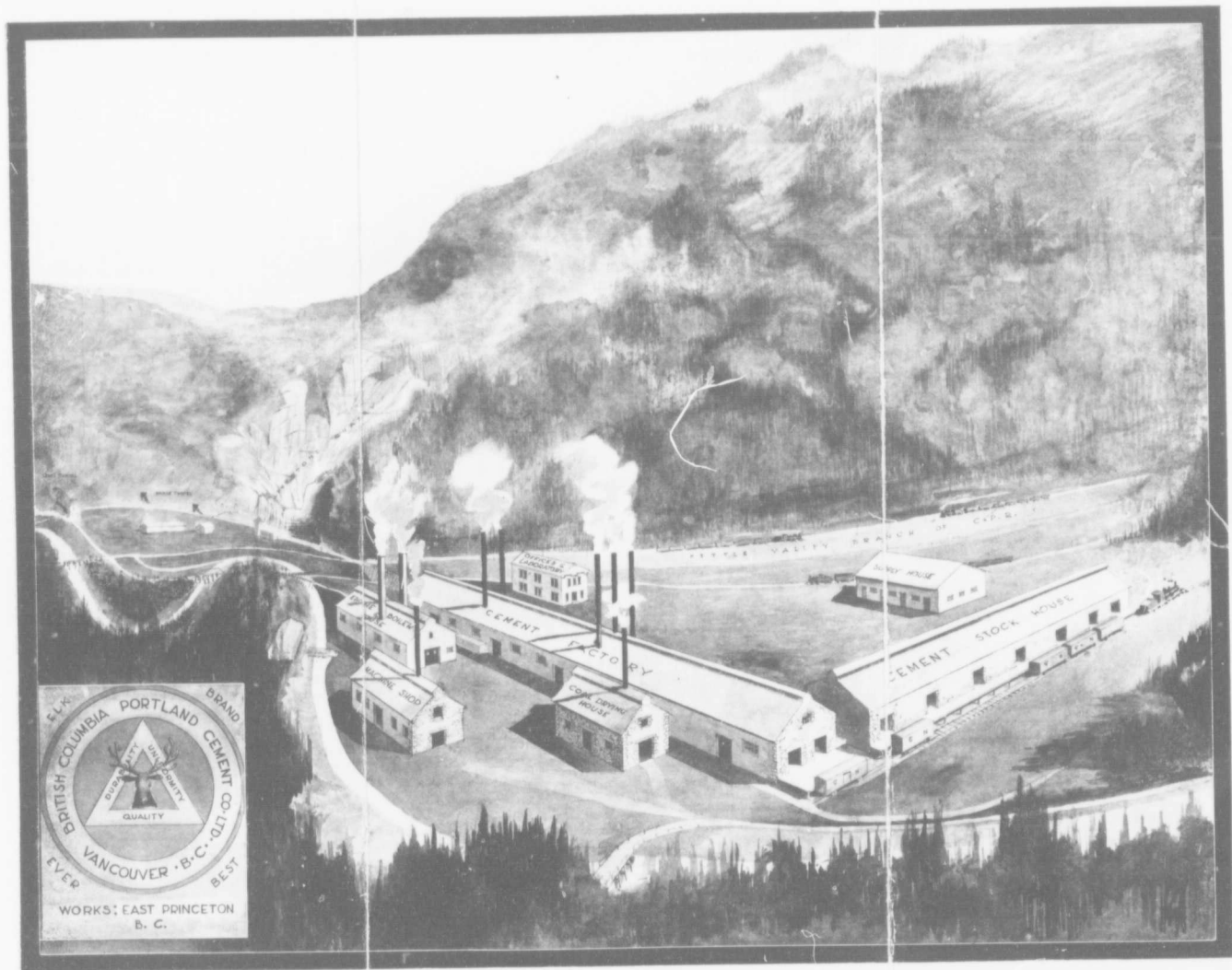
Nature has lavishly furnished this district with wonderful resources; great forests, coal, clay, cement and copper deposits are found in the immediate neighborhood of the townsite. This region is widely known for stock raising, being situated in the center of the well-known Bunch Grass country of Southern British Columbia. Many fine timothy and wild hay ranches are found in the fertile valleys of Wolf, Roache, Otter, Granite, One Mile and Five Mile Creeks. These streams joining the Tulameen and Similkameen Rivers, all converge at East Princeton, making a district of 100 miles in diameter, all tributary to the new town. Wheat and oat ranches are also found on the uplands. The townsite is covered with a moderate growth of pine, fir and spruce, and in clearing for the streets, parks and Riverside Drive the natural beauty is being preserved to the fullest extent possible.

RAILROAD FACILITIES.—The Great Northern Railroad supplies the transportation facilities of the Similkameen Valley, lower Okanogan region, Boundary Country and Washington. This line, when completed to Vancouver, will put East Princeton within five hours' run of the metropolis of British Columbia. The Kettle Valley Railroad, which is a part of the Canadian Pacific Railway system, will enter East Princeton from the north by way of One Mile Creek. The Kettle Valey Railroad is under construction and is now being built from Merritt to Penticton and Midway, B. C. This will give railway transportation to Vancouver and all northern points in British Columbia. It is reported that when the line is completed the Canadian Pacific will run its through passenger trains, and possibly its heavy freight traffic, through this country, saving several hundred miles in crossing the Rocky Mountains from the east to the west.

LIGHTING, WATER, SIDEWALK AND SEWER SYSTEMS.—The British Columbia Portland Cement Company, Limited, is installing a large power plant at their works which will not only furnish light and power for the plant, but will supply East Princeton and the various coal and mining companies of the entire region. Light and power will be furnished at a very reasonable rate. A modern water system is planned for the city. An abundant supply of pure water for domestic use and fire protection will be supplied from a concrete reservoir situated on top of a bluff 175 feet above the townsite. Water for this reservoir will be pumped from wells sunk in the sand and gravel beds near the banks of One Mile Creek. No purer water can be obtained in British Columbia. It is planned to turn the water system over to the city after incorporation. The entire townsite lies from fifteen to fifty feet above the Similkameen River and is underlaid by gravel beds. Sanitary drainage conditions are excellent. It is intended in the near future to install a complete sewer system. The price placed upon both business and residence property includes cement sidewalks, rough grading of all streets and the installation of a water system.

Sites have been reserved for public schools and churches. Telephone and telegraph connections may be had with all the principal towns of British Columbia and Washington.

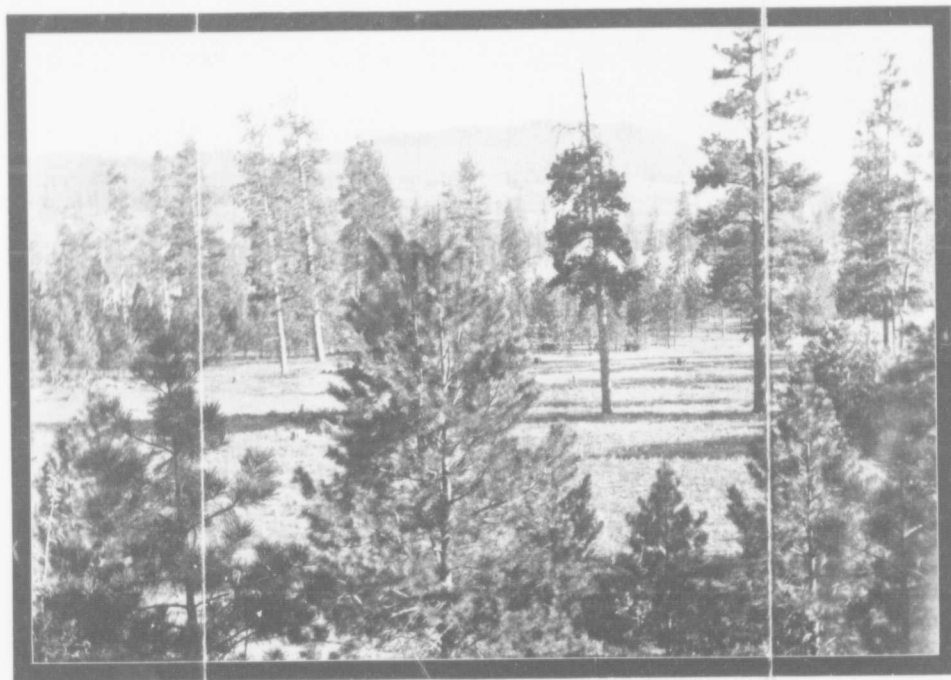
EAST PRINCETON A PAY ROLL CITY



299093

THE HALF-MILLION DOLLAR PLANT OF THE BRITISH COLUMBIA PORTLAND CEMENT COMPANY, LTD.

THE INDUSTRIAL CITY OF THE SIMILKAMEEN



LOOKING ACROSS THE TOWNSITE

EAST PRINCETON A POWER CENTER

The British Columbia Portland Cement Company will install a large electric power plant and will furnish power for operating the company's half million dollar cement, brick and lime plant, as well as for other manufactories and for the developing of the rich copper, gold, silver and lead mines surrounding the town. Electric power can be furnished as cheaply as at Niagara.

Surveys have already been made for a proposed hydro-electric power plant which will be located opposite the townsite on the Similkameen River.

PARKS.

Along One Mile Creek on the east side of the townsite is found one of the most picturesque canyons and beautifully wooded natural parks to be found in British Columbia. On the south side of the townsite in the bend of the Similkameen River, provisions have been made for an additional park and recreation ground. A sixty-foot boulevard winds its way along the shady banks of the river in this park. In the residence sections wide parkings have been left for the planting of trees and lawns.

THE PARADISE FOR SPORTSMEN.

At East Princeton it is not necessary for the hunter or fisherman to take a trip away to find the very best sports. The new town is situated in the midst of one of the most rugged sections of British Columbia; the mountain ranges to the west and south are ideal hunting grounds, furnishing birds, deer and cougars, while One Mile Creek and the lakes at its head are noted far and wide as unsurpassed mountain trout waters. All the creeks and rivers in this entire section abound in fish. In the winter time hundreds of deer are killed within three miles of the town.

EAST PRINCETON

A RAILROAD CENTER

Manufacturing, Commercial and Mining Center.

BIG TONNAGE.—The meeting of both the Great Northern and the Canadian Pacific railways at East Princeton shows the importance that the builders place on this district, with its immense tonnage of cement, clay and lime products, coal, coke, copper, silver, lead and gold ores which this district produces. The rich mining districts which surround East Princeton, comprising some six collieries, will have a daily output of 5,000 tons of both lignite and bituminous coal, and will give to the city unequalled opportunities for industrial growth. Immense deposits of copper, gold and silver-lead ores will, with the completion of the railroads, furnish the necessary raw material for the establishment of large smelters and reduction works at East Princeton. The development of the coal mines, cement deposits and other mining industries will mean much for the new town as a commercial and distributing center of British Columbia and will add several thousands to its population.

CEMENT PLANT.—A very important industry, and one that means a large tonnage for the railroads and quite as much toward the permanent prosperity of the new town, is a half million dollar cement, brick and lime plant now being erected by the British Columbia Portland Cement Company, Limited, and which will have a daily output of 2,000 barrels of cement. This plant will be operating by the first of January, 1912. The cement company contemplates the erection of a large vitrified and shale press brick plant in addition to their cement works. This company will alone employ, eventually, between three and four hundred men, and will bring a substantial **pay roll** to the new town. The cement plant has a unique position, in that it has an inexhaustible supply of limestone and shale for the manufacture of Portland cement of the highest quality right at the works. It also has an abundance of coal

within 1,500 feet of the plant for the burning of the cement and furnishing of steam power. The immense deposits of clay and shale on their property furnish the highest grade of material for making not only building brick but vitrified clay products—fire brick, sewer pipe and tile. Kilns are now being established for turning out thousands of brick daily for the use of their own plant and the erection of the new store buildings and attractive residences in the new city. The cement company is also operating a lime kiln which is turning out several hundred barrels of excellent lime every week; a large machine shop is under construction, which will do custom repair work for all the large industries and mining companies throughout the district. They are fitting up their chemical laboratory with a complete ore assaying outfit. This will be a boon to the big mining companies as well as to the prospector.

The Princeton Lumber Company has a saw and planing mill nearby which employs at the present time more than thirty-five men.

THE UNITED EMPIRE COMPANY is now producing and shipping a lignite coal of the finest quality for domestic use. They are also opening up immense copper deposits which will require a large reduction plant. This company has already spent over \$100,000.00 in developing their properties and are spending another \$50,000.00 this season; they will employ several hundred men at their coal mine and copper works. Their property adjoins that of the cement company.

THE PRINCETON COAL AND LAND COMPANY, which is situated on the south side of East Princeton, will be shipping more than three hundred tons of coal daily during the coming season. This will furnish employment for one hundred and fifty or more men.

Other coal companies operating near East Princeton are spending more than \$2,000,000.00 in development and will furnish employment for more than 1,000 men. Large mining companies are developing copper, gold, silver and lead properties in Copper Mountain, Steamboat Mountain, Roache River and Granite Creek districts, all of which are tributary to East Princeton.

East Princeton

THE INDUSTRIAL CITY
OF THE
SIMILKAMEEN



CENTRE OF EAST PRINCETON TOWNSITE



R.E. WARD

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