

# Today's Real Estate

Classified

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The News American — James Laffy

**TOWSON ESTATES:** ... its developer, Henry Mylander, built the Colonial at left for his residence. The Cape Cod center sold in 1972 for \$31,000. The Colonial right sold for \$68,000 in 1975 and resold for \$85,750 in 1976.

## Towson Estates

### Its likeable houses hardly go on sale

By Walter Herman  
News American Staff

Towson Estates, one of Baltimore County's most prestigious addresses, was developed by a builder who for years used the stone, brick and frame houses as rental properties.

Henry Mylander was a well-known homebuilder about 50 years ago when he started constructing single-family, detached cottages and Colonials on his property on the north side of E. Joppa Road.

The location is opposite the Eudowood Plaza shopping center, which once housed the Eudowood sanitarium for tuberculosis patients.

Mylander built a large stone Colonial for his own use, one of the more picturesque estate houses in the greater Towson area.

The property, which has a circular driveway and iron gates at the entrance, is a balanced Colonial with a sunporch at either end.

Towson Estates is three minutes by car from the center

of Towson, the Baltimore County seat, and about the same distance from the Baltimore Beltway.

The popularity of the small community can best be demonstrated by the fact that at this moment there are no houses for sale there.

In fact, there have not been more than three sales in any one year in the past 10 years.

Towson Estates has a series of small, winding streets, all of which begin with the letter E — Edgewood, Edgerton, Edgehill, Edgeview, Edgecliff and Edgemont.

Its only street that does not start with an E is Center Road, and Mylander's manor house was the only property on that street.

Mylander did not begin to sell off the several dozen properties in his private community until the late 1950s.

To show the rising values of housing in Towson Estates, one has only to check out a few of the prices over the past eight years.

For example, a brick Cape Cod at 3 Edgecliff Road sold for \$31,000 in 1972. A similar house next door (5 Edgecliff

Road) brought \$51,700 in 1976, while 6 Edgecliff Road sold for \$75,000 in 1978.

These have been the only sales on this street during this time, but on Edgerton Road there is a much better example of the inflationary spiral and how it has affected the housing at Towson estates.

A stone Colonial-style house at 102 Edgerton Road sold in 1975 for \$68,000 and resold the next year for \$85,750.

The house next door (104 Edgerton Road) brought \$57,500 in 1975.

Another double sale in this time period was 104 Edgewood Road, a stone Cape Cod with a large side screened porch over a double built-in garage. It sold for \$57,500 in 1975 and earlier this year it sold for \$78,000.

The only other sale so far reported this year has been 1200 Edgemont Road. It brought \$110,500.

Towson Estates is unique.

Its mature trees give the area a rustic appearance and provide refreshing, cool breezes in summer.

Its winding roads add safety for children at play, cutting down on the speed cars can go when going through the com-

munity. (The roads which wind through Towson Estates must traverse back to Joppa Road, and thus there is no through traffic.)

And its location — opposite the Eudowood Plaza — provides shopping convenience to its families.

While built by the same developer, all of the houses in Towson Estates have their own personal appearance. No two are exactly alike, and all are placed on lots at angles to allow the utmost in privacy.

Towson Estates residents have the convenience of public, private and parochial schools in the vicinity.

And the small number of houses in the community plus the quality of construction add up to the value of properties in Towson Estates — a community that few people really know exists, so well hidden is it from Joppa Road and so seldom do its houses are for sale.

Towson Estates is like Fellowship Forest, a neighboring community, is one of Baltimore County's finest small communities — one which offers a quiet way of life for its families.