

VAN CORTLANDT TERRACE

ON THE HUDSON

NEW YORK'S PRIDE.

Every city in the country has a residential district to which it points with pride. Cincinnati has its Walnut Hills, Pittsburgh its Squirrel Hill, Washington, D. C., its Circles, Philadelphia its Germantown, Boston its Back Bay, Chicago its North Side, and Cleveland its Euclid Avenue.

There is something in the atmosphere and surroundings of these places which attracts people of means. They are almost always situated in the Hill or Park districts, at a convenient distance from the business centre of the city, being accessible from all parts of it. Of course improvements in these districts are invariably of a high class.

New York, taking its cue from other cities, is beginning to develop a high class residential district, which will surpass in beauty of scenery, picturesque surroundings, and high class improvements, anything in the cities above named.

This place, to which New York to-day points with pride, is VAN CORTLANDT TERRACE.

Is the first property North of New York City Line; is bounded on the North by Valentine Lane, on the South by New York City Line, on the East by Broadway, and on the West by Riverdale Avenue; lies

OPPOSITE VAN CORTLANDT PARK,

The Finest and Healthiest Suburb in New York State.

EVERY ONE WISHES A HOME,

And due care should be taken in its selection. It is around the home that centres all that is dear in life. The human mind reaches its height of cultivation only when surrounded by home influences and pure air. If you wish your children to breathe pure air, drink pure water, and play on nature's blanket, where they will develop mentally and physically, buy a home at VAN CORTLANDT TERRACE.

People of Means and Refinement.

New York is the only city in the United States where people of means and refinement live in cramped up apartments, but they are not going to do so much longer. Indications unmistakably point to the fact they are going to get out of the crowded districts, go north of Manhattan Island and locate at Van Cortlandt Terrace, on the Hudson. The finest and healthiest suburb in New York State. Why? Because they can catch glimpses of blue skies, have beautiful scenery, PURE air, plenty of elbow room, five cent fare, the most convenient all-day and best all-night railroad service out of New York city, and be able to reach the business, shopping and theatre districts in thirty minutes.

Attractions.

Antiseptic air, superb scenery in every direction, idyllic walks and drives, cool nights, no mosquitoes, good neighbors, churches, schools, stores, water, paved avenues, sewerage, mail, police, fire and railroad service; in fact, every comfort the most exacting can desire, with all the advantages of Van Cortlandt Park and New York City, without the tax burden.

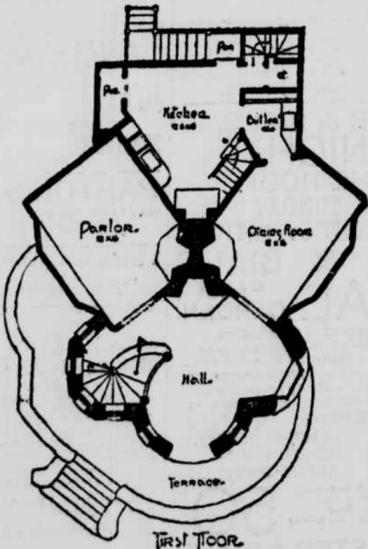
GRAND OPENING SALE

WEDNESDAY, JUNE 14, AT 10 O'CLOCK A. M.,

AT OFFICE ON GROUNDS.



This home, as you see it, containing ten rooms, bath, chandeliers, furnace, and everything complete, ready for occupancy, including a choice villa plot of land 55x100 feet, overlooking the Hudson, costs only \$9,750 at VAN CORTLANDT TERRACE.



First Floor Plan, \$9,750 House.

REMEMBER

the first purchasers get the choicest plots and make the most money. There will be a big advance in values before the year is out. If you are looking for an investment that will double, yes, treble in value, or want a desirable location for a home, it will pay you to see Van Cortlandt Terrace restricted Villa Plots. Trains leave 155th Street every half hour.

WHERE can people of moderate means live and enjoy home life in New York?

NOT

South of 59th Street, for there we find nothing but business houses, flats, apartments, hotels, theatres, and a population consisting of transient and laboring classes.

NOT in the Sixties, Seventies, Eighties or Nineties.

NOT IN HARLEM,

For while we find there many rows of handsome block houses and a number of the better class of people—we also find the majority of these houses are nothing after all but four-wall prisons, dark, poorly ventilated, and erected on low, fog-producing ground, amidst jangles of gongs, teams, trolley cars, whistles, and a hundred other annoyances, together with whiffs of all the odors from sewer gas to burnt garbage.

NO! NO!!

No matter how costly or elegant the house,
No matter how grand the furnishings,
No matter how pretentious the surroundings,

People of means, refinement, and good judgment will not live in New York City.

For they are in a position to choose where they will live. They are not compelled to, and will not, dwell in crowded districts, in block houses, or on low, fog-producing ground, where they will have the blues half the time and be under the doctor's care the other half. They seek elevated situations, where they can catch glimpses of blue skies, have beautiful scenery, pure air, and plenty of elbow room.

All these conditions are found at VAN CORTLANDT TERRACE, the ideal residential section.

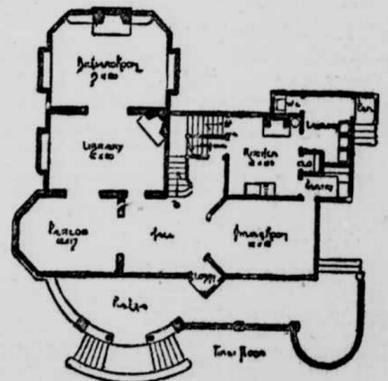
VAN CORTLANDT TERRACE

Is noted for the excellence of its society. Will have before the year is out the best all-night and the most convenient all-day railroad service out of New York City; and inside of five years will be recognized and called the Queen Suburb of the Hudson—Would have been years ago had it not been for the narrow-minded policy, and the exorbitant fare, of a monopolizing railroad.

For Plan, Booklet, Price List, &c., see or address William Cunningham Stewart, office on ground, or David Stewart, 203 Broadway, New York City.



This home, as you see it, containing fourteen rooms, bath, chandeliers, furnace, and everything complete, ready for occupancy, including a choice villa plot of land, 75x110 feet, overlooking the Hudson, costs only \$12,500 at VAN CORTLANDT TERRACE.



First Floor Plan, \$12,500 House.

HOW TO GET TO VAN CORTLANDT TERRACE.

Take Sixth or Ninth Avenue Elevated trains to 155th Street, then New York & Putnam Railroad to Cary Station, or jump on your wheel and ride North on Broadway to New York City Line.