

DEALERS IN FIFTH AVE REAL ESTATE. BIG OPERATORS AND INVESTORS ALSO BUYING LARGE VACANT TRACTS IN THE BRONX.

New-York and Westchester Road To Be Running in a Year—Ten Stations To Be Between 177th-st. and City Line.

Big operators and investors were fairly active in the real estate market last week. Their activity was principally limited to the purchase of improved parcels in the central and southern sections of the city, or to acquiring more vacant tracts in the Bronx.

There were undoubtedly many signs of a reawakening of interest in the 34th-st. section, which, from a realty point of view, will be more benefited by the building of a big terminal station for the new spur of the Morton-st. tunnel route than any other district of Manhattan Island. It is said that the greater the area in New-Jersey covered by the value of land adjoining and near the Manhattan terminal stations. The first plans of the McAdoo tunnel system were reported in the New-York Central Railroad for the heart of New-York, and also tapping Bayonne. Realty leaders claim that a much greater New-Jersey area will be opened to the McAdoo tunnel line, and hundreds of thousands of persons living in New-Jersey



THE PRELIMINARY HOUSE. Grace Court and Remsen-st., Brooklyn. Sold yesterday for \$125,000. The plot on which the house stands comprises about twenty lots. Benjamin & Wade were the brokers.

will be able to make the journey between their homes and this city so quickly and comfortably that they will do their shopping here. The big purchasing movement in the Bronx and in other sections of Westchester County is due to the progress being made in the building of the New-York, Westchester and Boston Railway. The greater part of the line from the Harlem River to Mount Vernon has been surveyed, and along big stretches the line is graded and ready for laying the rails. The concrete abutments for the sixteen Bronx bridges which must be built by July 1 are in place. It is expected that within a year the road will be open for passenger traffic. The road between 177th-st. and the city line, will be built of stone, brick and steel. There will be no grade crossings of any kind. To facilitate the exchange of traffic with the subway, the rolling stock of the Westchester road will be the same as that of the underground, except that the cars will be equipped inside with all the conveniences of the newest steam railway day coaches. Smoking and baggage cars are to be run. A third rail will supply the power, and the roadbed, ties and ballast of the four tracks are such as to permit of the highest speeds. The road in effect will be a continuation of the proposed East Side subway, as well as the existing Lenox-ave. subway. This means the possibility of continuous traffic from the Battery to White Plains and Fort Chester when the two branches of the road, from Mount Vernon to these points, is completed. One of the principal transactions reported last week was the sale by Philip A. Smyth & Co. and Clarence Davies & Co. for the Morgenthau Realty Company to the Hunt's Point Realty Company of all the property in Hunt's Point Road, Garrison and Seneca ayes, Paley, Bryant, Longfellow and Whittier ayes, and Edgewater Road, and on the Bronx side.

The purchasers intend to develop the property at Hunt's Point and erect bulkheads. They will make the tract available for numerous tenement buildings. The property is just south of the tract of the American Real Estate Company, on which five-story apartment houses and twenty-family private houses are being built. It is also within the blocks of the Simpson-st. station of the rapid transit line. The property was held at \$50,000.

Another interesting transaction was the purchase by Richard M. Montgomery from the Woolf estate tract of 15 acres at Throg's Neck for \$50,000. It is a large dwelling house and several other buildings. It is said that the dwelling house was built about 15 years ago. The company also sold last week to Frederick Johnson, of the firm of George F. Johnson & Sons, 250 lots lying southeast of Hunt's Point. The lots are bounded by Lenox, Lafayette and Whitlock ayes, Hunt's Point Road and Lenox, Tiffany and Barretto ayes, opposite the 42d St. station of the Simpson-st. station of the rapid transit line. The property is to be improved with forty-family brick houses, the construction of which is well advanced.

The Messrs. Johnson owned 1,100 lots at one time within two blocks of the property just purchased. Most of the lots were sold to two family brick houses. In order to meet the demand for such a type of two family houses the present purchase was made. The property is now owned by Webster B. Mable and Richard M. Montgomery. Mrs. H. H. Hollins No. 91 and 93, an eight-story brick building, on lot 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The property is appraised by the city at \$50,000.

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COMPANY, FOR IRON, STEEL AND CONSTRUCTION WORK.

BIG PROFITS FROM BRUNER ESTATE. Parish, Fisher, Mooney & Co. have resold for R. H. Halstead Lots 3, 4 and 5 of the Bruner estate property in Jerome-ave., 57 1/2 feet north of 125th-st. and extending to Grand Central Park. Also for Mrs. Mary Lott 61, 62 and 63, being the northwest corner of Len Hill Road and Rockhampton-ave., 125 1/2 feet wide. The lots are worth more than 100 per cent profit from their investments.

FOR BOLTON ROAD PLOT, \$38,500. Burns Realty Company has sold for the Drytons estate a parcel fronting 190 1/2 feet in Bolton Road and extending 485 feet to the Hudson River, to include the Burns plot, 283,500. There is a twenty-one room house on the tract.

TRANSACTIONS IN REALTY.

Collins & Collins have sold for the Onderdonk estate No. 128 East 70th-st., a four-story dwelling house, to Thomas J. McLaughlin. He will build a new American basement house on the site. The Flatiron Realty Company is the purchaser of the premises Nos. 111 and 115 West 26th-st., 60x100 feet, the sale of which by Jane E. Britton was reported yesterday.

George R. Road & Co. have sold through Mrs. Mary E. Seymour for the Frederick S. Talmadge estate No. 177th-st., a three-story dwelling house on lot 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The property is appraised by the city at \$50,000.

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Auction Sales of Real Estate. HERBERT A. SHERMAN, AUCTIONEER, will sell at auction on Thursday, Dec. 14, 1905, at 12 o'clock, noon, at the Exchange Salesroom, 14-16 Vesey St., N. Y. BY ORDER OF THE TRUSTEES OF THE ESTATES OF George R. Minot, Nathaniel Hooper, Stephen W. Marston and Nathan Hobart, 51-53 Leonard St.

SATISFIED MECHANIC'S LIEN. 117th-st. No. 200 to 200 West; Miklowitz & Co against; judgment of Oct. 10, 1905. \$100 45

MECHANIC'S LIENS. 78th-st. No. 452 East; E. P. Lest & Co against Dr. E. J. Schwick, owner; J. Pellagari, contractor. \$185 00

BUILDING LOAN CONTRACTS. Pearl-st. Nos 50 and 61; Stone-st. Nos 24 and 26; Atlantic Bldg. Co. against; judgment of Oct. 10, 1905. \$135,000

MANHATTAN BUILDING PLANS. 18th-st. s. 183 ft w of Avenue C, for a six story brick building; architect, Edward J. Bora. \$400 00

THE BRONX BUILDING PLANS. Washington-ave. w. 25 ft n of Butler Place, three story frame dwelling house, 35x48; Annie Fordyce, owner; W. K. Fordyce, architect. \$4,000

LIS PENDENS. Washington-ave. s. 200 ft n of 171st-st. 50x150; Isaac Hart against Isaac A. Bonnell et al action to declare lien; attorneys, E. H. Harman & Co. \$100 00

RECORDED MORTGAGES. Kaden, Herman, and another to A. E. Schultze; \$2,200. 100th-st. No. 123; 4 1/2 years, 4 1/2 per cent.

SATISFIED JUDGMENTS. The first name is that of the debtor, the second that of the creditor and date when judgment was filed.

City Property for Sale. RIVERSIDE DRIVE RESIDENCE SACRIFICED. \$50,000. VALUED AT \$120,000.

City Property to Let. A PRIVATE HOME, brownstone front, 136 East 115th-st. 10 rooms, at \$50 a month. RHOENARD, 137 East 116th-st.

Real Estate Wanted. CITY PROPERTIES to sell, rent and manage; many applications for houses, stores, floors, etc. CYPRIEL CARREAU, Agent, 796 Sixth Ave.

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THE BONAVISTA. 65 AND 67 WEST 54TH ST. MOST DESIRABLE BROWNSTONE, SURFACE OF BRICK, TWO ROOMS AND BATH. ALL MODERN CONVENIENCES. FROM \$50 UPWARD. Apply on premises.

THE BONAVISTA. 109th and Riverside Drive. New Ready for Occupancy.