JOSEPH P. DAY,

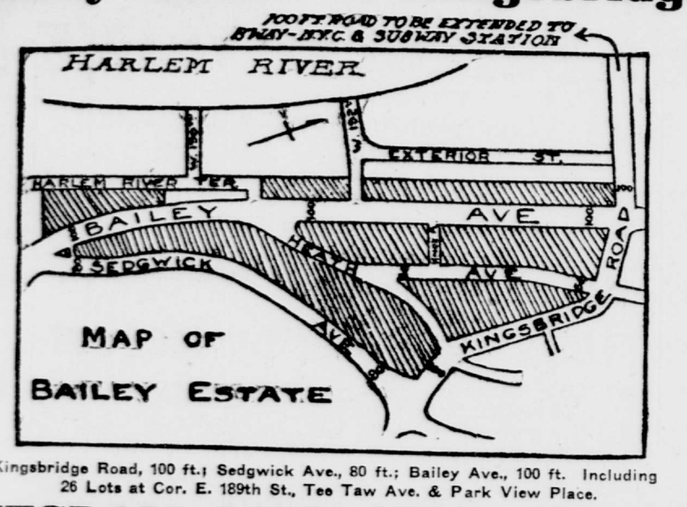
AUCTIONEER,

Sales to be held at the Exchange Salesroom, 14 and 16 Vesey St., New York, on respective dates.

ABSOLUTE SALE WITHOUT RESERVE

305 LOTS

Bailey Estate at Kingsbridge



Kingsbridge Road, 100 ft.; Sedgwick Ave., 80 ft.; Bailey Ave., 100 ft. Including 26 Lots at Cor. E. 189th St., Tee Taw Ave. & Park View Place.

TUESDAY, MAY 28TH, AT 11 A. M. SHARP.

AT THE EXCHANGE SALESROOM, 14 AND 16 VESEY STREET.

70% can remain for 1, 2, or 3 years at 5% on Bond and Mortgage.

Title Policies of Insurance of the Title Insurance Company of New York FREE OF CHARGE TO PURCHASERS.

PERCIVAL S. JONES, Esq., 27 Pine St.
HAND, BONNEY & JONES, 49 Wall St.
ALEXANDER, WATRISS & POLK, 32 Nassau St.
} Attorneys.

AUCTIONEER'S NOTE:

This property lies well and is an ideal spot for homes, commanding a view of the Harlem River, the Hudson River and the Palisades.

Free from Rock. Regulated, Opened, Graded, Sewered and Curbed

HOW TO REACH THE PROPERTY.

Distance 800 feet from Interborough Subway Harlem River Ship Canal Station at Broadway opposite the property and the Kingsbridge Station of the New York Central via Muscoota Street, which is the continuation of Kingsbridge Road. The Putnam Railroad Station (Sixth and Ninth Avenue elevated roads) and Broadway trolleys also within same distance. The Bailey Avenue trolley passing through the property connects with the Aqueduct Avenue line, the Third Avenue "L" and the East Side Subway. Kingsbridge to Forty-second Street time 20 minutes.

CASTLETON CORNERS,

STATEN ISLAND, N. Y.

Fronting on Richmond Turnpike, Between Manor Road and Quinlan Avenue,

Adjoining Addition No. 2 of a Large Development Co.

DECORATION DAY,

MAY 30TH, 1907,

AT 1:00 O'CLOCK P. M., ON THE PREMISES, RAIN OR SHINE.

240 LOTS.

Sidewalks—Sewers—Water—Electricity—On Richmond Turnpike.

Policies of Title Insurance FREE to purchasers. 60 per cent. may remain on Bond and Mortgage at 5 per cent. for two years.

35 MINUTES FROM MANHATTAN.

AUCTIONEER'S NOTE:—These lots are close to the Borough of Manhattan and located near Prohibition Park, in a part of Staten Island which is known as a beautifully developed residential section, overlooking the Jersey Coast. SIDEWALKS BEING INSTALLED ON ALL THE PROPERTY.

HOW TO REACH THE PROPERTY:—Twenty minutes from the Battery via the new Municipal Ferry, and 15 minutes by either the Silver Lake or Port Richmond and Concord trolley cars, all of which pass the property.

ANOTHER BIG SALES DAY JUNE 24, 1907

FOR PARTICULARS

WATCH THE DAILY AND SUNDAY PAPERS.

RESULTS COUNT, and they have been obtained through my system of

CONCENTRATION in
- Newspaper Advertising,
- Booklet Advertising,
- Large & Medium Size Posters,
- Special Cards,
- Special Signs and
- Large Fence Posters, Size 9x12 Feet.
- Broadway Car System.

AUCTIONEER'S NOTE—I have contracted with the A. Van Beuren and the New York Bill Posting Co. for their best located advertising space on which to place a poster larger than has ever before been used for Real Estate Advertising. Also closed a yearly contract for the Broadway Car system and the O. J. Gude Co. large display signs.

SPECIAL NOTE—At present time in use 150,000 square feet wall space in billboard advertising.

Absolute Sale

216 Superb Lots

No Reserve Whatsoever.

These Lots Have Rapid Transit NOW.

Thirty Minutes From City Hall; Three Minutes From 181st Street Subway Station, Immediately

North of Washington Bridge

AQUEDUCT AVENUE,
FEATHERBED LANE,
MACOMB'S ROAD AND
WEST 175TH STREET,

TUESDAY, JUNE 4, 1907,

at the Exchange Salesroom, 14 and 16 Vesey St., N. Y. C.,

AT 11 A. M. SHARP,

By order CENTURY REALTY COMPANY.

These are not remote suburban lots; they are in the heart of the city, on high ground, with great beauty of location.

They are suitable and ready for a high-class and IMMEDIATE development.

Every Street Has Been Sewered.

Geographically they are located in the best part of the Bronx; practically they have all advantages of lots on Manhattan Island.

The surroundings along Aqueduct Avenue and adjacent avenues north of Washington Bridge are of permanently high-class and select character.

The Jerome, Boscobel and Sedgwick avenue trolley cars connect with all elevated roads and by free transfers with all Bronx surface lines.

These lots have the best existing transit facilities, and will later on have the benefit of rapid transit now proposed, but they do not in any sense depend upon future transit.

75% Seventy-five per cent. of purchase price may remain on mortgage for 1, 2 or 3 years.

TITLES GUARANTEED FREE OF CHARGE BY TITLE INSURANCE CO. OF NEW YORK.

FOR MAPS AND BOOKLETS OR ANY FURTHER INFORMATION OF ANY OF ABOVE SALES APPLY TO

JOSEPH P. DAY, Auctioneer, Offices, 31 Nassau St., N. Y. C.

JOHN S. MAPES, Auctioneer.

WALLACE PROPERTY

Fort Schuyler Road and La Salle Avenue, Westchester, New York City.

114 BEAUTIFUL LOTS

And Fine Modern Residence

At Public Auction,

SATURDAY, JUNE 1, 1907, AT 2 P. M.

ON THE GROUNDS.

Lots Ready for Immediate Improvement.

Titles Guaranteed Free of Cost. 70% May Remain on Mortgage.

Take Westchester Trolley car from 149th Street or 177th St. Subway or 3d Ave. Elevated Stations. Trolley car runs directly in front of property. For maps and particulars apply to

H. C. MAPES & CO., Auctioneers, 55 Liberty St., New York.

Country Property for Sale.

Unusual Real Estate Offerings in ENGLEWOOD, N. J.

ENGLEWOOD, N. J.

FOR SALE.—New twelve room house, just completed, in choice strictly residential section, short distance from railroad and trolley. All modern improvements, 2 baths, laundry, gas and electric lights; hardwood floors throughout; large lot with ample lawn and shade; $12,000; terms to suit purchaser.

ANDREW D. BOGERT,
Owner,
8 PALISADE AVENUE,
ENGLEWOOD, - NEW JERSEY

ENGLEWOOD.

New houses under construction and just finished, one at $4,600, one at $5,600, two at $6,500, one at $7,200, two at $8,500, one at $9,000, $11,000 and $12,000. These houses have all improvements, 7 to 12 rooms, and lots 50x130 to 50x150; mortgages on them at 5 per cent; all good locations; eight minutes from depot; all built in the Englewood manner, a shade better than other suburban towns. Examine them. Furnished houses for summer, $90 and upward.

BIRTWHISTLE & STAINTON COMPANY,
ENGLEWOOD, N. J.

FOR SALE

Fine Suburban Home at Newburg, N. Y.

Sixteen rooms, exclusive of 2 bathrooms and laundry; 3 stairways; large living room, 25x16; log fire; 5 out house and barn; hardwood floors; open fireplaces; cellars, cemented; steam heat; running water through-all in perfect condition; two tenant houses; 10 acres hay land, 5 acres timber, 30 acres highly cultivated for vegetables, 5 acres of it asparagus, 5 acres rhubarb, 15 acres muck land, drained for celery; New York shipments; profitable business; two miles from railroad depot; must sell; great bargain; come and see.
S. M. FORCE, Pierce Road, Newburg, N. Y.

ON PARK HILL

An exceptional opportunity to get a beautiful new Home on fine 100 ft. wide Boulevard at a Bargain Price and on easy terms.

Twelve rooms, 2 baths; California redwood and quartered oak finish, and all modern improvements; large, well laid out plot; 10 minutes' walk to Park Hill Station. Price, $11,000. Remember, just finished and on easy terms.

GEO. H. LOWERRE, JR.,
1311-1312 FLATIRON BLDG, N. Y.

VILLA PLOTS

FOR SALE AT

CHELTON PARK, SCARSDALE,

A unique suburb of New York, in Westchester County. 31 minutes from Grand Central Depot; 82 trains daily; reserved for fine schools, private and public, and churches of different denominations; homes for cultured and refined people. For particulars apply to

J. J. KEITH, 1822 Park Ave.

OCEAN GROVE, N. J.—Cottages, bungalows and boarding houses for sale or rent. Genuine bargains in furnished homes. For particulars call or write OSBORN & SMITH, 69 Main Ave., Ocean Grove, N. J. Booklet free on application.

Country Property for Sale.

DANN & SON offer a stone residence and stable, stone lodge. House has seventeen rooms and four baths. Electric lights, gas, heat, all plumbing new and of most approved pattern. Beautifully laid out park of twelve acres; fine view; seven minutes' from station.

SIXTEEN ACRES overlooking Long Island Sound for forty miles. Good farmhouse and buildings; one mile from express station. Fruit of all descriptions abundant. The finest building site in Connecticut. Every inch of land is smooth and free from stone.

SHORE FRONT.—Three acres of land beautifully laid out in gardens and park. Large house of thirteen rooms; bath; private sewer; lower floor finished in oak. Fruit of all kinds. Stable contains two single stalls and a box stall. Has 1,200 feet front on Westport Harbor and 800 feet front on street. Can finish off five more rooms. For further particulars address
DANN & SON,
45 Wall St. Norwalk, Conn.

MOUNT VERNON

Finest corner on Chester Hill; 100x100; artistic, spacious house; steam heat; electric lights; hardwood, parquet floors, three modern bathrooms; 12 rooms; perfect condition; vacant; title and $10,000 mortgage guaranteed; anxious to sell; offer solicited. Cosy cottages, $5,000 up; easy terms.
COOLEY & WEST, INC.,
291 Fletcher ave. Mt. Vernon.

ATTRACTIVE MONTCLAIR

Residence for sale; eight minutes from Lackawanna Station; delightfully located; seventeen-room dwelling, stable and hennery; modern bathrooms, hardwood floors, steam heat, open fireplaces; beautiful lawns, vegetable garden, various fruits, grand shade trees. OWNER'S residence, 159 Gates ave., Montclair, N. J.

BEAUTIFUL HOME

On Chester Hill; 5 minutes from new station on New Haven Railroad; plot 101x100; fine views; house, 10 rooms, finished in mahogany and quartered oak; dining room sideboard built in; "Old Dutch" foyer hall and fireplaces; sun parlor; porte cochere; south and east verandas; electric lights; model chicken house; new Columbus avenue station is advancing values in this section. OWNER, Box 89, Mount Vernon, N. Y.

SOUTH ORANGE, N. J.—For sale, at great sacrifice, $18,000; four-acre home on slope of Orange Mountain at Mountain Station; 14-room house, broad verandas, stable, garden, trees, commanding view, delightful, healthful situation. Apply MERCER, 28 White St., N. Y.

Gentleman's Stock Farm,

100 acres; 24 miles out; 20 room house, all improvements; can be bought fully equipped at a great bargain. BUEFF, 924 Tribune Building.

MILFORD, PA. REAL ESTATE.

"Model Farm" (185 acres) on Delaware River. Other desirable properties. C. P. MOTT, Agt.

MUST BE SOLD. A BARGAIN.

33 acres, 12-room house, outbuildings; lying high and nitely; commanding a view of surrounding country; one hour out on Harlem R. R. Price, $25,000.
Photos and particulars.
FRANK W. WOLFE, Mt. Vernon.

FOR SALE.—Modern summer residence complete with electric light, sewer and water system. Located in village Unadilla, N. Y., on the D. & H. railroad. Large lawn, rose bushes, shrubbery, fruit trees, barn, etc. Cost $20,000, sell for $6,000; reasonable terms. Further particulars and photograph, inquire J. W. BALLARD, Binghamton, N. Y.

ADIRONDACKS.—On lake; opposite Paul Smith's; furnished cottage for housekeeping for rent. Apply PAUL SMITH'S HOTEL CO., Paul Smith's, N. Y.

FOR SALE.—Handsome new residence; Goshen, N. Y.; six minutes Erie depot; monthly commutation $11 60; acre ground; fine shade; all improvements; must sell; bargain. Drawer K, Middletown, N. Y.

LAKE HOPATCONG REAL ESTATE.—Cottages for sale and to rent. Some bargains, especially in high class property. CAMPBELL, 150 Broadway, N. Y.

FOR JERSEY REAL ESTATE SEE HUNTER JAMESON & SON, 203 Broadway. All kinds; all places; all prices. Caldwell property a specialty.

FOR SALE.—Farm, over 100 acres; located in Morris County, N. J. Address I. CLARK, 384 William st., East Orange, N. J.

SUFFOLK COUNTY MY SPECIALTY.—Farms, residences, waterfronts on Sound, Peconic and Great South Bay. Furnished cottages and residences to rent. WILLIAM HAMILTON, Bayville, Long Island.

BRYAN L. KENNELLY, AUCTIONEER,

Announces that the

Sale in Partition of

The Estate of William Moser, dec'd,

will take place on

Tuesday, June 18th, 1907,

at 12 o'clock noon, at the Exchange Salesroom, 14-16 Vesey St., N. Y. City, when some of the choicest centrally located property in the city will be offered.

FURTHER PARTICULARS, ETC., AT AUCTIONEER'S OFFICE, 156 BROADWAY.

Country Property for Sale.

SPECIAL OPPORTUNITIES.—Hudson Valley; combination fruit, dairy farms, country seats; river views; producing estates; just values; twenty cities accessible. Communicate desires. EDGAR ELMENDORF, real estate specialist, Highland, Ulster Co., N. Y.

FARMS IN NEW JERSEY; catalogue free. PAUL F. WILLIAMS, New Brunswick, N. J.

LARGE COTTAGE; high plot; near station; $4,500; easy terms; 40 minutes out. Box 27, Hillsdale, N. J.

Country Property to Let.

LAKE MAHOPAC

Cottage to rent for summer. Nine rooms and two bathrooms. Beautiful location. Address H. B. H., Room 810, 398 Broadway, or telephone 5425 Rector.

TENAFLY, NEW JERSEY.—Furnished and unfurnished house to let, each containing 11 rooms; all improvements; extensive grounds, gardens, barns, etc. Address P. O. Box 94, Tenafly, N. J.

HARTSDALE, N. Y.—Ten room house, modern improvements, piazzas, shade trees, stable, to rent, furnished or unfurnished, by season or year, $500; one mile from station. Apply P. O. Box 126, Hartsdale, New York.

SOUTH ORANGE.

Several desirable fully furnished houses for rent for the summer at reasonable prices.
T. G. CONWAY & CO.

AT SCARSDALE.—For rent, large house, 14 rooms, all modern improvements; high ground; abundance of fruit and shade; rent, $900 per year; we have several smaller places for sale.
SWARTWOUT & CO.,
1822 Park Ave. Tel. 332 Harlem.

Country Property for Sale or to Let.

AT MORRISTOWN, N. J.

ON MENDHAM ROAD, NEAR LARGE ESTATE OF LUTHER KOUNTZE, ESQ.

For sale, a gentleman's country seat, comprising about 250 acres of excellent rolling land, inclusive of orchards, fine groves of chestnut timber, trout stream (Whippany River), including spacious modernly appointed Colonial residence, two cottages, numerous farm buildings, all supplied with purest water from two inexhaustible springs; macadam roads to station. Entire will be sold reasonably.

EDW. P. HAMILTON & CO., 96 B'way, N. Y.

MADISON AVE., MADISON, N. J.

To rent, summer season, charming stone residence, having electric light, town water and every convenience; well furnished; 6 acres of sloping lawns, abundant shade and fruit trees, garden, cow, icehouse, stable; at moderate rent for so desirable a property; possession.

EDW. P. HAMILTON & CO., 96 BROADWAY.

LOCUST VALLEY, LONG ISLAND.

1¾ acres; house, 15 rooms; water, electric light; stable, box and single stalls. O. M. BOGART, Owner, 39 Pine st., New York.

For Sale or to Rent at
SHARON, CONN.

Attractive house, lately remodelled and refurnished throughout; 13 rooms, 2 baths; water and electric lights; convenient location; stable, 5 stalls.
L. RHOADES, 15 Nassau st.

SHIPPAN POINT property near Stamford, Conn., being made now a second Bell Haven by a land and improvement company, water, sewer, macadam roads, electric light, and trolley, acreage and building lots for sale by WILBUR E. LEWIS, Real Estate, 315 Atlantic Street, Stamford, Conn.

FOR SALE OR RENT.—Furnished cottages; Connecticut seashore; modern improvements, pure water, bathing, tennis, charming drives; illustrated circulars. Professor NORTHROP, 480 Jefferson ave., Brooklyn.

Real Estate Loans.

WANTED $425,000 AT 4% ON BOND AND MORTGAGE

ON CHOICE DOWN TOWN BUSINESS PROPERTY
RULAND & WHITING CO.,
5 BEEKMAN ST.

Real Estate Wanted.

WANT TO RENT small farm; permanent home; describe fully; state price. A. B., Box 46, Tribune office.

Long Island Real Estate for Sale.

93 ACRES WITH GOOD SHORE FRONT.

Having a number of magnificent building sites commanding picturesque views of all Long Island, the Sound and Connecticut shore; one of the few Shore Fronts left at old price, $350 per acre.

J. N. ELY,

ONE WEST 34TH STREET.

LONG ISLAND ACREAGE.

$100 PLOTS 50x200 $100

CORNERS, 100x150, $300

On the main line L. I. RR., and new 3d rail electric service now being installed.

No Malaria.
No Swamps.
Pure Water.
Bracing
Air.

CENTRAL ISLIP

Chance for persons of moderate means to make money. Only 10% down; balance easy payments. Write for particulars, map and railroad tickets to-day.

FRANK H. TYLER,
1183 Fulton St., Brooklyn.

SHOREHAM

NORTH SHORE, LONG ISLAND

Magnificent site in restricted private park. High, rolling country—finely wooded. Complete water system, pure water; fine private roads and state road; near Motor Parkway. Bathing Beach. Five acres for sale to approved customer for country residence; also two acres and 40 acres. Will build to order. Shoreham Inn nearby; 60 miles.

L. W. JOHNSON,
500 Fifth Ave. New York.

BRYAN L. KENNELLY, Auc'r,
will sell at auction
TUESDAY, MAY 28, 1907,
at 12 o'clock noon, at the Exchange Salesroom, 14-16 Vesey st.,

41 Riverside Drive,

ADJOINING 76TH ST.,

the magnificent five story American basement limestone bay window front Dwelling, 15 rooms, three bathrooms; also butler's pantry; hardwood trim throughout, hardwood floors, open plumbing; all modern improvements; size of plot, 30.1x85.10x irreg. Seen by permit only.

William G. McAdoo, Attorney,
111 BROADWAY.

Maps, &c., with attorney or at Auctioneer's offices, 156 Broadway.

GEORGE W. BARD, Auctioneer.
IMPORTANT.

Auction Sale at Mount Vernon,

In the Chester Hill District.

Saturday, June 15th,

AT 1 O'CLOCK, on the Premises,

In Tent.....Rain or Shine.

180 Very Choice Restricted Building LOTS

at **Lincoln Manor,**

CHESTER HILL, MT. VERNON, on Lincoln Ave., nr. Columbus Ave.

Titles guaranteed. Terms very easy. Full Particulars, Diagrams and Terms of Auctioneer, City Hall Bldg., Mt. Vernon.

LUNCH SERVED AT NOON.

Long Island Real Estate for Sale.

DO YOU OWN Your Factory or Does Your Factory OWN YOU?

Our land in

LONG ISLAND CITY

has bedrock foundation and is most conveniently located.

Write for book of plans.

Long Island City Factory Co.,
New York Offices, 140 Nassau Street.

LONG BEACH

Commodious Cottages

Fronting on Ocean, near depot. To rent for season. Modern improvements. Reasonable terms. Address

ESTATES OF LONG BEACH
225 Fifth Ave., N. Y.

THE GARDEN SPOT OF HEMPSTEAD.

PROSPECT HEIGHTS

Fully restricted residential plots, with every up-to-date improvement; sidewalks, shade trees, water, gas and electric lights; in heart of Hempstead Village; four blocks from depot; half block from high school; trolley passes property; high ground; handy to churches and stores; beautiful park for residents' use; plots 50x150; prices range from $900 to $1,900; terms easy.
FLOYD WEEKS, owner, Hempstead, L. I.

On the Shores of Peconic Bay

At West Neck Park, Shelter Island (opposite Southold), for sale or to rent for the season, completely furnished, a gentleman's residence of 12 rooms, bath and attic, with all improvements; stable with accommodations for 3 horses and coachman's room; 1½ acres of ground; 100 feet water front; large, substantial dock; 2 bath houses; house has hardwood floors, open fireplaces, modern plumbing, large piazzas. Apply to S. M. MEEKER, 1865 Dean st., Brooklyn.

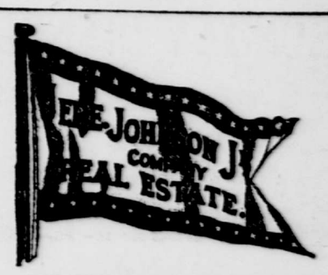
RICHMOND HILL SOUTH

Highest class improvements. Lowest prices. Easiest terms. H. N. DAWLEY REAL ESTATE COMPANY, 16 Court st., Brooklyn, N. Y. Property office, Liberty and Johnson aves., Richmond Hill, L. I.

FOR SALE.—Corner house; plot 50x100; eleven rooms; decorated; all improvements; electricity; wide porch; three open fireplaces; would cost $9,000 to duplicate. For price and terms write or call. HUTCHISON, 216 Percy st., Flushing.

ROCKVILLE CENTRE.—A very desirable residence, just completed; 8 rooms; all improvements; on plot 75x175; price, $6,000; terms to suit; located within 10 minutes of railroad station. THE ARTISTIC HOMES CO., 88 Village ave., Rockville Centre, L. I.

ADVERTISEMENTS and subscriptions for The Tribune received at their Uptown Office, No. 1364 Broadway, between 36th and 37th sts., until 9 o'clock p. m. Advertisements received at the following branch offices at regular office rates until 8 o'clock p. m., viz.: 254 8th ave., s. e. cor. 23d st.; 153 6th ave., cor. 12th st.; 92 East 14th st.; 257 West 42d st., between 7th and 8th aves.; 263 West 125th st.; 1338 3d ave., between 76th and 77th sts.; 1026 8d ave., near 61st st.; 1706 1st ave., near 89th st.; 157 East 125th st.; 756 Tremont ave.; 650 3d ave.



POSITIVE AUCTION

DECORATION DAY

THURSDAY, MAY 30TH, 1907.
At 1 o'clock P. M., on the premises.

221 Extra Large Lots

MANY OF THEM AVERAGING OVER 25x200 FEET EACH.

CASTLETON AND GLEN AVS.,
BRIGHTON AND LAFAYETTE AVES.,

NEW BRIGHTON

STATEN ISLAND

THE PROPERTY, IF MEASURED IN A STRAIGHT LINE, IS LESS THAN

One Mile From the Ferry
AT ST. GEORGE.

Sewers and Water Mains
in many of the streets.
Cement sidewalks on Castleton Ave.

To Reach the Property

take at St. George any trolley car marked "Castleton Ave., Brighton Heights," and get off at the property, corner of Castleton and Glen Aves.

There are 47 lots, or plots, on Castleton Ave. Beautiful views of the harbor from the Castleton Ave. frontage.

Titles Insured by The Title Guarantee & Trust Co.
WITHOUT EXPENSE TO PURCHASERS.
ALL LOTS MAY BE PAID FOR IN

Monthly Instalments,

or a discount of 5 per cent. will be allowed for all cash. Luncheon under great tent. Music. Maps and additional particulars from JERE JOHNSON JR. CO., 187 Broadway, N. Y., and 193 Montague St., Brooklyn.

Furnished Apartments to Let.

FURNISHED APARTMENT.

Detached building, 50 feet frontage; one family only on floor; 10 rooms, 3 baths; exceptionally large rooms; excellent light, ventilation and furnishings; south of 83d st., near West End ave.; $350 monthly for summer; $4,800 yearly.

JESSE C. BENNETT & CO.,
Broadway and 81st st.

NEWARK HEIGHTS, 30 Homestead Park.—For rent, furnished apartment for the summer; all improvements; near trolley. For particulars apply.

RIVERSIDE.—Eight light rooms, completely furnished, two baths; summer months. KARELSEN, 314 West 99th.

AN EXCLUSIVELY furnished apartment of 4 rooms, or part of it (2 rooms) with all hotel conveniences, would be sublet to a select party by the week or month. For particulars apply at THE ST. HUBERT, 120 W. 57th Street.

Unfurnished Apartments to Let.

OWN YOUR HOME.

NO RENT. NO TAXES.
14 STORY FIREPROOF APARTMENT building; high class; duplex type; all housekeeping apartments; full size kitchens. Location below 59th st.; four rooms, $7,500; six rooms, $12,000; eight rooms, duplex, $20,000; best references required. Only few vacancies. Co-operative plan.
CHARLES I. BERG & D. G. MALCOLM, Architects, 571 5th Ave.
Tel. 6777 38th. **Charles E. Force,** 489 5th Ave.

SEVEN NEW 2-FAMILY HOUSES.

7, 10, 13 extra large rooms, bath.
5 short blocks Prospect Ave. Subway Station.
REASONABLE RENT. APPLY ON PREMISES.

WHITLOCK AVE.,
Between Longwood Ave. and Tiffany St.

134TH, 313 W.—Five rooms, bath, dining room; steam, hot water; $22 to $25.

Furnished Rooms Wanted.

A BACHELOR wants a large, well furnished room on second floor or bachelor apartment for permanent occupancy; location, 34th to 42d sts., Park and 6th aves. References. Address, with particulars, P. W. R., Tribune Uptown Office, 1364 Broadway.

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