

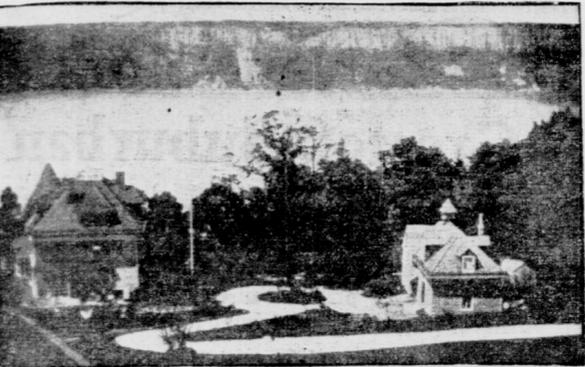
# A FEW BARGAINS BUILDING LOTS WAKEFIELD PARK.

WAKEFIELD PARK is right at Wakefield Station on the Harlem Division of the N. Y. Central. Webster Ave. trolley passes through property. All city improvements. Many houses already built on property. Many more projected. Surrounding section thickly populated. There are a few lots still for sale at prices that will make them bargains to the speculator and investor. If desired, monthly payments will be accepted.

## VISIT THE PROPERTY.

Take Third Ave. "L" to Bronx Park Station, and then Transfer to a West Mount Vernon Trolley (NO OTHER). Or, Subway to Cor. 149th St. and Third Ave.; Then "L" to Bronx Park Station, and West Mount Vernon Trolley (NO OTHER.) STOP at Our Office on Property, Cor. Webster and Wakefield Avenues.

**WAKEFIELD PARK REALTY CO.,**  
314 MADISON AVE., NEW YORK.



## GENTLEMAN'S MODERN RESIDENCE & STABLE YONKERS, N. Y. 2 1/4 ACRES.

Price \$25,000.

Situated in Restricted Residential Park on high ground in North Yonkers; unobstructed view of Hudson River; accessible to trolley and railroad.

House contains 12 rooms, 1 bath, 2 toilets, steam heat, electricity, open fire places, hardwood floors and trim throughout, all modern appointments, large veranda.

Stable contains 3 stationary stalls, 1 box stall, concrete wash stand, hardwood carriage room, glass harness closets, 3 rooms upstairs, good sized loft.

This property is surrounded by properties of the same size and character, and is laid out in beautiful lawns with shade trees, terraces and bluestone driveway.

TERMS AND FURTHER PARTICULARS ON APPLICATION.

## COOPER & DANIELL,

REAL ESTATE BROKERS AND APPRAISERS,

Philipsburgh B'ld'g,

Yonkers, N. Y.

Telephone 2219, Yonkers.

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154 NASSAU STREET.

## WESTCHESTER TRUST COMPANY,

YONKERS, N. Y.

Capital, \$300,000 Surplus and Undivided Profits \$175,000

Interest Paid on Deposits Subject to Check.

Authorized by Law to Act as Executor, Administrator, Guardian, Receiver or Trustee. Legal Depository of Court and Trust Funds.

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### Residences.

Park Hill, at Elevator, \$50,000  
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No. 19 Pier Street, 8,000

### Two-Family Houses.

365 Montague Street, 1,800  
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134 South Broadway, 30,000  
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Plots, Lots, Business Properties, Etc.

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## CAUL & BELL,

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109 Charming Cottages, containing 7 to 16 rooms, at astonishingly low prices; all modern, up to date; many on large plots, with grand river view, in best residence sections. Only the best handled. Several apartments paying 12 to 35 per cent. Some of the choicest vacant properties at lower figures than ever offered before in Yonkers. Furnished and unfurnished cottages for rent. Write, telephone or call.

## CAUL & BELL,

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## YONKERS Up-To-Date Residence FOR SALE

First-class neighborhood, one block from trolley, five minutes' walk from railroad station. House contains 11 rooms, 2 baths, den, sewing room; all in perfect condition; artistic brick and mosaic mantels. Garage on premises. Price, \$12,750.

This is the place you are looking for. Come and see it!

## O. B. WARING,

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## SNAP!

On finest street in South Yonkers, five minutes from two stations, two blocks from trolley, subway line; 10 rooms, bath, steam heat, all conveniences. Plot 47x100 feet. Possession at once. \$10,000, terms to suit. Other places \$6,000 upwards. Houses to let furnished and unfurnished, in desirable locations, at all rents.

## LOUIS CRISCUOLO,

18 Getty Square, Yonkers, N. Y. Tel. 2100.

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## NEW HAVEN RAILROAD PLANS

### ITS ELECTRIC SYSTEM TO STAMFORD, CONN., IN OPERATION.

#### Ideal Suburban Towns Along Westerly Shore of the Sound—Opportunities for Realty Buyers.

The New York, New Haven & Hartford Railroad has an extensive electric system, which is bound to be enlarged as the traffic along its suburban lines increases. As originally planned, the northerly end of its electric zone was to be at Port Chester, a distance of 25.5 miles north of this city, but that scheme was changed so as to make the most northerly terminal at Stamford, a distance of 33.5 miles from this city. In the electric zone are a large number of fine suburban towns and villages, and throughout this zone values are much greater than they were about five years ago.

#### LAND DEVELOPERS IN DISTRICT.

To the speculative developer of land this fine suburban district of this city has long been attractive. It was alluring to him many years before the New Haven Railroad announced its plans for improving its suburban lines by changing the motor power from steam to electricity, and thereby lessening the running time of trains between various suburban towns and this city. That branch of the electric system of the railroad between the Grand Central Station and Stamford, Conn., is already in operation, and the train service satisfactory, not only to commuters but also to persons who are large owners of tracts which will probably be developed this or next year. Notwithstanding the activities of great numbers of speculators and investors in the Westchester and Connecticut districts fronting on Long Island Sound, there are yet many opportunities for safe and sane investments in these enticing suburban fields.

#### LENGTH OF SUBURBAN SHORE FRONT.

The suburban shore front of the section is not over forty miles in length, and the greater part of it is already owned by men prominent in financial and social circles, who bought for their own use and whose properties are therefore not in the market, either for sale or to lease. There is about ten miles of shore front property which could probably be bought at an attractive price and which is suitable for speculative enterprise of the highest order. Many persons who purchased plots or tracts having frontages on the Sound a few years ago quickly found a market for their parcels at a price considerably higher than what they paid for their purchases. There is a rapidly growing demand for houses of six or more rooms throughout the suburban fields traversed by the New Haven Railroad, and in various sections this demand is so large that houses with few modern conveniences are rented at a price a little less than the rental charged for modern structures. These facts will furnish an idea as to what the sections need and what are the opportunities within their boundaries.

#### CITY PLANS OF RAILROAD.

For several years there has been talk of the New Haven Railroad erecting in this city a terminal station covering one or more city blocks for its own use. In a few years the railroad will have one of the largest electric suburban systems. It has the right to build a rapid transit six-rail

## FOR SALE at YONKERS

Handsome Residence Properties. Prices \$7,000, \$10,000, \$12,500, \$15,000. Beautiful Estate with charming views of Hudson, Price \$75,000.

## J. FOSTER JENKINS

3 Palisade Ave., Yonkers, N. Y. Telephone 465 Yonkers.

## Van Cortlandt Terrace

is the only place on the upper west side where new up-to-date detached homes of this character can be purchased. Several are now ready for occupancy. Prices \$23,000 to \$32,000, with large plot of land.



## VAN CORTLANDT TERRACE

property is highly restricted. Street improvements all made and paid for. Property beautifully landscaped. In case houses now erected don't suit, our Construction Company will build you a home to meet all your requirements.

### HOW TO GET THERE

Take Broadway subway to 230th Street (this road is now being extended to property) and then Broadway trolley car to Shady Lane at New York City Line. Salesman on premises at all times, or see

## DAVID STEWART

203 Broadway Amsterdam Ave. & 155th St.

Don't invest in building lots simply because they are cheap—in most cases lots of that character will always remain cheap. When investing pay some attention to the present value of property and what its possibilities are for reselling at a profit in the near future, should you wish to do so.

HILLSIDE PARK LOTS are not cheap lots if you compare them with inaccessible country property—but they are to-day the best bargain in the City of Yonkers, located on high ground on line of trolley, ten minutes from Getty Square, near two railroad stations and in the neighborhood of large factories, they offer the ideal homestead for a modest home, and a safe investment with big profits that are sure. Write for particulars.

If desired terms \$10 down, balance in easy monthly payments.

## THEODORE R. HEINRICHS,

Radford Building, Getty Square.

towns. All of these places have high class residential districts, and all of them, too, have thriving business centres. Land sufficiently large to improve with a commodious dwelling house and in the choicest residential districts of such towns as Greenwich, Rye, Port Chester, Mamaroneck and Stamford commands a high price. Nevertheless there are many opportunities in this splendid suburban field within the grasp of the average homeseeker to buy a lot or a plot of lots as a site for a house for his own occupancy. Just north of Stamford are the following thriving towns: Glenbrook, Springdale, Talmadge, New Canaan, Noroton, Darien, Rowayton, South Norwalk and East Norwalk. East Norwalk is about forty-two miles from this city.

## NEW BRUNSWICK HAS AWAKENING.

### Success of Hoboken Tunnel Makes Real Estate Men Expect a Boom.

New Brunswick, since the opening of the tunnel at Hoboken and its success, has, in view of the other tunnels building, experienced a real estate awakening. At Seaton, two miles away, and at Iselin, on the main line of the Pennsylvania Railroad, tracts are to be divided into building lots. At Highland Park, across the Raritan River, the Whittlesays have opened a large section. Several homes have been constructed there and sold or rented.

The recent report of the building inspector, William Felton, shows that building operations in New Brunswick are on the increase. The permits for the last month were for improvements to the extent of \$5,000. One of the largest structures to be built is the new engineering building at Rutgers College, which will cost \$67,000.

Another building project on foot is the changing of the old Young Men's Christian Association building in Church street into a caterer's establishment. Graham & McCormick have leased this structure and will have it remodelled. Lack of support caused the directors of the Young Men's Christian Association to close the place. The hall where religious meetings were held will be used as a banquet place. The alterations will cost \$2,000.

St. John's German Catholic Church will have a \$1,000 extension made to its house of worship. There are a number of new cottages going up, among them being a home for Mr. and Mrs. Peter Kaitessen on College avenue. One of the sales this week was that of the old Welzel homestead on Burnet street, the price being \$10,000.

St. Schwartzman purchased the property and it is said that it may become a Jewish synagogue.

The movement started some years ago of changing the business section of New Brunswick from along the Delaware and Raritan Canal to George street, which is at the top of the hill, is progressing. The largest building thrown open this spring for business and offices is that of the New Brunswick Fire Insurance Company, at the corner of George and Paterson streets, which is being used on the two lower floors by a department store and has twenty-six offices on the two upper floors. This structure is of concrete and cost \$100,000.

## TUNNEL A BENEFIT TO NEWARK.

### Real Estate Dealers There Planning for a Great Season.

Newark's real estate dealers have planned for one of the most prosperous seasons in the history of the city as a result of the opening of the McAdoo tunnels and the promised Pennsylvania short line, in addition to the new school. Work has been started on another school and plans for a new high school are being made. There are thirty churches.

With its fine waterfront and railroad facilities, and its closeness to the metropolis, Bayonne has attracted many large manufacturing concerns, and there is plenty of room for many others. Work has been started on another school and plans for a new high school are being made. There are thirty churches.

## FOR SALE at Cornwall Bridge, Conn.

In the Southern Berkshires, farm land, 208 acres, fine large dwellings, barns, and outhouses in first-class condition. Rich and productive soil suitable for fine grade of tobacco, and best farm products. Plenty of good spring water, available for shipment as table water; good trout stream, boating; 15 minutes' drive from station. \$9,000 cash to quick buyer, includes stock. Full particulars

## JAS. D. McINTYRE,

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## WILBUR E. LEWIS,

315 ATLANTIC STREET, STAMFORD, CONN.

## BEAUTIFUL COUNTRY RESIDENCE ON THE SOUND AT DARIEN, CONN.

15 rooms, large verandas. Every improvement. Ten acres of high ground. Three minutes from trolley. Five minutes from railroad station and beach. One hour from New York.

## FOR SALE.

Half way from New Canaan to Ridgefield, on main road, home, eight rooms, first class, large porch, and out range; hot and cold water; fine barn; 20 acres, one acre tall; large chicken house; garden; six acres land. Price \$10,000. In cash.

## ROMER J. BISHOP,

36 PARK ROW, STAMFORD, CONN.

## FOR SALE.

Half way from New Canaan to Ridgefield, on main road, home, eight rooms, first class, large porch, and out range; hot and cold water; fine barn; 20 acres, one acre tall; large chicken house; garden; six acres land. Price \$10,000. In cash.

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where there is but little land, comparatively speaking, that has not been bought up on a speculative basis and developed. In the extreme southern section of the city, in what is known as the Weequahik Park tract, there has been a constant boom, and there is but little of the property left for the market.

## WAITING FOR TUNNEL.

### Jersey City Expects a Rush of Investors When the Tube Is Opened.

Jersey City's development, so far as residences are concerned, has been confined to the ridge extending from the Greenville district, on the extreme south, to what was formerly Hudson City, on the northern boundary. In old Jersey City, on the lowland east of the hill, the only changes in the last half decade have been the disappearance of old frame structures to make room for flat-houses. Here, too, factories are encroaching on the tenement districts.

The building has been principally in the vicinity of the county park that is being laid out. The lowlands to the west of the ridge is destined to become sites for factories, which now occupy what was a marsh a few years ago. There are many vacant lots for homes in the attractive heights district, although the price for these has advanced several fold in the last ten years.

Jersey City, which had a population of 206,000 in 1900, has now an estimated population of 250,000. It contains about 27,000 buildings. In the last five years the estimated cost of new buildings, alterations, etc., from the applications filed with Building Inspector Sauli, was \$25,733,331. Of the permits granted 1,856 were for two story houses, 609 for three story dwellings, 111 for four story and 57 for five story buildings, principally flat-houses. He issued 1,832 permits for alterations, 935 for extensions, 449 for raisings and 218 for moving buildings.

The best of the five years was last year, when the permits were 686 for two story, 223 for three story, 29 for four story and 3 for five story buildings and the estimated cost was \$6,068,914. The property in Jersey City was assessed last year at \$467,158,532, an increase of over \$20,000 compared with the total of the preceding year. The tax rate for the current year is 16 1/2 per cent. of valuation, and the debt of the city is \$25,129,200.

The opening of the tunnel, which will unite Jersey City with Manhattan, it is anticipated, will drive many home-seekers from the congested districts of Manhattan, and will materially increase the value of Jersey City's realty. Jersey City has ten public parks, and has fine school accommodations.

## JERSEY'S PENINSULAR CITY.

### Bayonne, Near to the Metropolis, Growing Rapidly—Its Improvements.

Bayonne, which is known as the peninsular city of New Jersey, has grown most rapidly in population within the last decade. In 1890 the population was 29,463 and in 1899 it was 26,969. In 1906 the population was 49,441 and to-day it is 60,000. The assessed valuation of the property is placed by the Tax Board at \$24,000,000. Within the last five years a boom in real estate has taken place, and despite the great increase in the cost of materials and the advance in the wages of mechanics and laborers much building is going on, and as soon as the weather settles work on a number of dwelling houses will be started. In the last five years something like \$5,000,000 has been invested in homes and factories, and the present year promises to add at least another \$2,000,000 to the valuations.

The biggest handicap the city has had in the past was its unimproved streets, but this is to be overcome. The Council has passed ordinances for the improvement of twenty-two streets in the residential sections, and the work is to be done this spring and summer. Broadway is to be repaved at an expense of about \$200,000.

The city is situated between New York and Newark, on the east and west, and on the north is the historic Kill von Kull. The death rate is low. A bountiful supply of good water is provided from Little Falls. The city is lighted by gas and electricity, and there is a paid fire and an efficient police department. There are eight public schools, in addition to the high school. Work has been started on another school and plans for a new high school are being made. There are thirty churches.

With its fine waterfront and railroad facilities, and its closeness to the metropolis, Bayonne has attracted many large manufacturing concerns, and there is plenty of room for many others. Work has been started on another school and plans for a new high school are being made. There are thirty churches.

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## Colonial House ON POST ROAD

13 Rooms; bath and toilet; all improvements; excellent condition; stable; one acre land.

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## Fully Furnished House

12 rooms, two baths and toilets; all modern improvements; stable with coachman's quarters; accessible to station and trolley. \$1,400 . . . . . For Season

For appointment for inspection address BUEB and CHAMBERLAIN Tel. 550. SMITH BUILDING

## AT STAMFORD ON THE SOUND

\$8,000—Cottage, 8 rooms, bath, open fireplace; rent for season, furnished, \$500. Other cottages, all prices.

## FRANK B. GURLEY,

56 PARK ROW, Tel. 622—Stamford, Conn.

## In The Norwalks

ONE HOUR FROM GRAND CENTRAL. Country Houses, Burglars, Shore Cottages or Camps for cash, monthly payments, rent or exchange. If you will let us know fully your wants we will give you pleasure in serving you. Correspondence solicited.

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