

BROOKLYN THE CITY OF HOMES



Nearest New Development to Prospect Park

The southern boundary of Prospect Park is the beginning of that ideal residential section of Brooklyn where the best people are seeking homes. MIDWOOD MANOR is the first new development of any magnitude south of the Park. The space between is filled with detached homes in lovely settings of grass, flowers and trees. MIDWOOD MANOR is the largest harmoniously restricted area in Greater New York. It is really and truly perfect property at half value—and on terms that are within the reach of every one who has a love of the beautiful and an appreciation of that which is choice in social surroundings.

Improvements and Decorations

Every conceivable improvement will be introduced at MIDWOOD MANOR at our expense. Sidewalks, curbs, gutters and macadam will be put in after the most approved manner. Sewers are placed under city inspection with lateral connections made to every residential lot on the property. This does away with street disturbance. Central parkings will be run along the centres of all avenues, no streets will be disfigured by telephone or electric light poles. Concealed conduits are placed through all the avenues, and the houses are supplied with what is known as the short pole construction along the rear lines of lots. The floral embellishment will be a feature of MIDWOOD MANOR. Our own nurseries have been drawn upon most prodigally, and the choicest flowers, foliage, plants, shrubs and trees will be laid out so as to produce the most striking effects.

Prices and Terms of Sale

Over 50 per cent. of the finest portions of MIDWOOD MANOR are priced at from \$1,000 to \$1,100 per lot. Ten Dollars will secure any lot and \$10 to \$15 per month will pay for any lot on the property, with only 4% per cent. interest on the unpaid balance. Special discounts allowed for cash and excess payments. No single lots will be sold except on Coney Island Avenue, the one business street.

References Required of all Purchasers

Once in a lifetime only can the BEST opportunity come to a man—he may have many good ones, but he can have only one BEST

MIDWOOD MANOR represents all that is desirable as a location for superb detached homes. It is the largest body of land ever opened in the City of New York, where every conceivable improvement and convenience is introduced without cost to the purchaser, in accordance with the best standards of material and workmanship. Its embellishment in floral design and landscape gardening will appeal to the finest instincts in the man and woman of culture. Its sanitary and public service installation (sewers, telephone and electric light conduits, etc.) will meet the requirements of the most fastidious. Its accessibility is equal to Harlem under the infinitely better conditions of travel—twenty-seven to thirty minutes from Park Row, Manhattan, through beautiful Flatbush homes. The restrictions imposed as to the cost and character of its buildings have been studied out as carefully as the importance of a Ten Million Dollar operation should warrant, and will result in the creation of an exclusive garden of artistic homes close against the tumultuous heart of a great city.

Were its location on Riverside Drive or Fifth Avenue, were its selling price ten times the figure we shall set upon it, nothing could be added to the completeness of its equipment, nor to the attractiveness of its decorative magnificence.

It is indeed the perfect property—perfectly located—perfectly improved, and perfectly filling its mission as a setting for the homes of gentleness.

A property having these characteristics, under usual conditions, absolutely excludes those of limited income who, by virtue of the gifts of good birth and good breeding, would be most desirable residents, but MIDWOOD MANOR is offered at about one-half the price of surrounding lots with inferior improvements, and on such remarkable terms that simply the earnest desire to buy and a good reputation become the only requisite to home or investment ownership. A \$10.00 bill is all that will be required on any lot on the property, and the finest houses are sold on exceedingly small first payments.

Upon this foundation we have built up the largest real estate business in the world. Midwood Manor would have sold at auction for cash for as much as we will get after many years of waiting through instalments, yet this sale is in accordance with the principles on which we do business, and it makes friends upon whose loyalty we can depend in our after years' work in the development of real estate throughout the United States.

We might say almost anything regarding the beauty of our new development and be within the truth; to say less than we have would be unworthy MIDWOOD MANOR and the wonderful opportunity we are offering you. Midwood Manor will sell—every lot we wish to dispose of will be gone within a few weeks of the writing of these lines—IT IS INEVITABLE!

We are taking these big advertisements in the great dailies of New York because we think it a worthy launching of a great enterprise—not because it is necessary to sell the lots. This may seem a strange statement, but it is the exact truth. We sincerely believe we are offering you a privilege. We believe you cannot afford to allow this opportunity to escape if it is within your power to take advantage of it.

The words of an advertisement may have but little weight, but the great, underlying facts back of MIDWOOD MANOR are these: In the history of real estate this offer has never been equalled, or even approached, when prices, terms and conditions of living are considered. A visit to MIDWOOD MANOR will carry instant conviction. If you go it will mean much for us and for you—should you not, both will be losers.

HOW TO GET THERE

Take the Brighton Beach Elevated from Manhattan to Avenue J Station, Midwood Manor. Take Smith St. or Franklin Ave. trolley cars. There are several other lines, but these are the best

Brooklyn Office

1376 Broadway

Near Gates Avenue

Telephone 614 Bushwick

WOOD, HARMON & CO.,

MAIN OFFICE

261 Broadway, New York

Telephone 6570 Cortlandt

Harlem Office

155 W. 125th St.

NEW YORK

Telephone 6664 Morningside

Famous Corbin Houses

The John R. Corbin Company, which stands at the head of all New York construction companies in the production of those high-class, artistic houses which have made Flatbush famous, has purchased 100 lots at Midwood Manor, upon which will be constructed 50 of the highest type single detached dwellings. The Corbin Company is also prepared to build houses of all descriptions for our customers, to be sold on the easiest possible terms. A combination of the largest building company and the most extensive owners of real estate in the Borough of Brooklyn instantly insures the permanent success of Midwood Manor.

\$1,000 for a Better Name Than Midwood Manor

MIDWOOD MANOR is a good name, but not a perfect one. We want the perfect name, and will give \$1,000 in gold for it. Full particulars given to all visitors at the property office—Avenue J Station of the Brighton Beach Elevated.

Free Deed or Money Back in Case of Death

In case of the death of customers during payment of instalments, all moneys will be repaid with 6 per cent. interest, or the property deeded without further cost.

Improvement Fund

A small fee will be charged each buyer of lots, and we will contribute an equal amount on unsold lots for the purpose of maintaining the parklike improvements.

Our Wonderful Success

The sale of nearly three million dollars' worth of property since March 1st indicates that we have what the public wants—the best and the cheapest real estate within the borders of New York City. While other people are doing little or nothing, our whole organization this year has been worked to the limit of human endurance. This is a striking evidence of our supremacy in supplying home and investment requirements at unapproachable prices.

References Required of all Purchasers

TWO AND FOUR FAMILY HOUSES IN FLATBUSH.

Attractive in design, substantial in construction, these houses offer the best investment opportunities on the market. Each apartment contains

7 ROOMS AND BATH.

Houses built of concrete, stone, hardwood trim, parquet floors and handsomely decorated. Separate heating plants.

Delightfully situated in East 12th street, between Newkirk and Foster avenues, a location rapidly increasing in value. Transportation facilities are of the best.

A. S. BEDELL CO.,

Builders,

Newkirk Avenue and East 17th St., Flatbush

To Let for Business Purposes.

Very Desirable

STORE and BASEMENT
1364 BROADWAY
TO LET

WITH RESERVATION OF ONE WINDOW.
Apply to Renting Agent,
610 TRIBUNE BUILDING,
154 Nassau St.

To Let for Business Purposes.

TRIBUNE BUILDING

154 Nassau St.

Opposite City Hall Park.

LARGE AND SMALL

OFFICES TO LET

"L" Stations. Entrance to Brooklyn Bridge, Subway, all within a step.

Apply for terms to Renting Agent, Room 610.

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.; 104 East 14th st.; 207 West 42d st. between 7th and 8th aves.; 202 West 125th st.; 1033 3d ave.

FLATBUSH

"FLATBUSH"—20 MINUTES FROM NEW YORK CITY
"FLATBUSH"—12 MINUTES FROM OCEAN RESORTS
"FLATBUSH"—IS N. Y.'S MOST HEALTHFUL SUBURB

BECAUSE IT IS HIGH, DRY GROUND, WITH NATURAL DRAINAGE AND PURE AIR DIRECT FROM THE OCEAN.

\$12,000 buys nice home on plot 50 feet front, with nice house of 10 rooms and 2 baths, all in perfect condition and heated by steam. Is close to Brighton "L" Line. Terms easy.

\$20,000 buys a most beautiful corner in "Prospect Park South." Plot 70 feet front, and the house has 11 elegant large rooms and 2 baths, steam heat and every improvement. A place that when you come home at night you will be proud to say that you own it.

\$14,000 buys new house, on plot 50 feet front, in very highly restricted section, with house of 11 rooms and 2 baths. This is a decided bargain, and if you are looking for something fine you will buy on sight.

\$35,000 buys a magnificent home on one of our very finest boulevards. Plenty of ground and fine barn on the premises. House is one of the finest to be found in Greater N. Y. Has 14 lovely rooms and 3 baths, with every improvement and grand billiard room in basement. This is truly a gentleman's home.

Star & Crescent Realty Company

Main Office:
819, 819A Flatbush Ave.

Branch Office:
141 Woodruff Ave.
Opposite Brighton "L," Woodruff Ave.

City Property for Sale.

14 EAST 95TH ST.

MODERN AMERICAN BASEMENT.
BARGAIN UNDER \$40,000
Perfect condition; ready for immediate occupancy; can be rented low.
HENRY D. WINANS & MAY,
749 FIFTH AVE.

BROADWAY, NORTHWEST CORNER OF READE ST., 66x124, for sale; one of the most desirable corners downtown. Apply to WM. C. WALKER'S SONS, 292 Broadway.

Country Board.

THE LOURRAINE, 631 Valley Road, Upper Montclair—Opens October 1st under old management. Address P. O. Box 184, Upper Montclair.

Furnished Houses to Let.

FURNISHED HOUSES FOR RENT

Furnished and unfurnished houses, exceptional flats; rent \$1.50 to \$15.00; season or year; many offered only through our agency.
HENRY D. WINANS & MAY,
749 FIFTH AVE.

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FLATBUSH

HOUSES OF EVERY DESCRIPTION TOO NUMEROUS FOR INDIVIDUAL MENTION. ALL ADJACENT TO NEW YORK AND BRIGHTON BEACH E. CARS.

- \$5,000—\$1,000 cash; 9 rooms, bath, laundry, parquet floors, decorated.
- 6,000—\$750 cash; 9 rooms, bath, steam heat.
- 7,000—Corner, 40x100; 9 rooms, bath, steam heat.
- 7,500—40x100; convenient to Prospect Park; Brighton L.; 10 rooms, bath; stable privilege.
- 7,500—40x100; 8 rooms, bath; beautiful decorations; garage privilege.
- 7,500—40x100; 10 rooms, bath, laundry, stable, a bargain.
- 8,100—40x100; 8 rooms, bath; tastefully decorated; garage privilege.
- 9,500—\$1,900 cash; 40x100; 9 rooms, 2 baths; parquet floors; steam heat; a cozy home. Another 9 rooms, 2 baths; parquet floors; stable privilege.
- 12,000—Large corner; 11 rooms, 2 baths; steam heat; oak and enamel trim; parquet floors; one block from Avenue C.
- 14,000—Parked avenue; elegantly finished, up to date; 12 rooms, 2 baths; hot water heat; electric light; parquet floors.
- 15,000—50x100; parked avenue; 11 rooms, 2 baths; steam heat; parquet floors; electric light; most convenient location.
- 16,500—Elegant corner; 11 rooms, bath, billiard room; best oak trim and floors; steam heat; elegant rooms; massive stairs.
- 16,500—50x100; 11 rooms, billiard room, 2 plunges and shower bath; elegant decorations; steam heat; beautiful cabinet mantels; mahogany, oak, maple and enamel trim; parquet floors.
- 18,000—55x100; 14 rooms, 3 baths, dressing rooms; parquet floors; fine hard wood trim; on finest street in Flatbush.
- 20,000—60x100; 13 rooms, 2 baths; every convenience; dressing rooms; up to date; built for comfort; hot water heat.
- 22,000—70x150; choice corner; 10 rooms and bath; parquet floor; oak trim; garage privilege; asphalt street; no assessments.
- 22,000—A bargain; large plot; one of the best corners in Ditmas Park; elegant home; built to last; fine story brick; 11 rooms; tiled bath; hard wood trim; piano finish; plate glass windows; hot water heat; electric lighting; everything up to date; shades, screens and awnings.
- 35,000—Terms to suit; handsomest house in Flatbush, on beautiful corner; descriptive adjectives not necessary; mahogany, oak, birch, maple, plate glass and solid brass combined with rich decorations and all up to date improvements.

Can Be Seen by Appointment with This Office Only.

TWO FAMILY HOUSES

- \$5,500—\$1,000 cash; 17 rooms, 2 baths, 2 piazzas, 2 furnaces.
- 7,500—\$1,000; 14 rooms, 2 baths, 3 bedrooms, first floor; rents \$62 month.
- 7,500—Reduced from \$9,000; \$1,000 cash; 14 rooms, 2 baths.
- 6,000—\$1,500 cash; brick and stone; 11 light rooms; 2 baths; 2 furnaces.
- 6,500—\$1,500 cash; 14 rooms and bath; 5 furnaces; 3 entrances; 4 piazzas; water on third floor; large kitchen and laundry in basement; \$50 per month.
- 8,500—\$1,500 cash; 2 story and basement brick and brownstone; 12 large rooms, 2 baths, 2 furnaces; near Prospect Park.
- 15,000—\$3,000 cash; 60 ft. corner; Brighton L cars; 12 rooms, 2 baths; shower bath; parquet floors; oak trim; steam heat; garage privilege.

REALTY EXCHANGE OF FLATBUSH,

AVENUE C AND B. B. R. R. TEL. 2362 FLATBUSH.

JOHN WATT, President. WM. H. JONES, Secretary and Treasurer.

Country Property to Let.

NINE HOUSE AT FLUSHING FOR RENT—THREE-
story brick dwelling, late residence of H. A. LO-
GERT, corner Lawrence ave. and Washington st.; about
3 acres lawn, 17 rooms, two bathrooms, mother's parlor,
large kitchen and laundry in basement; \$50 per month;
will sell \$75,000. BELLOTT, JAFFRAY & CO., 194
Broadway, New York City, or local agents at Flushing.

Furnished Houses to Let—Country.

A FINELY FULLY FURNISHED HOUSE IN SELECT
part of Montclair, N. J., near depot, to rent from
Oct. 1 to April 1; no children; must have exceptional ref-
erence; two girls go with house. Address
Miss DESCHERER, 42 Park st., Montclair, N. J.