BIG INVESTMENT PROPERTY IN DEMAND

Sales Affecting Manhattan Sites Valued at $500,000 Upward Features of Recent Realty Trading.

LARGE SUMS BEING SPENT FOR CONSTRUCTION WORK

Big purchasing operations have been features of the real estate market for some months. Ten years ago the majority of these projects would have been considered spectacular, as in most instances the properties affected are among the choicest on Manhattan Island and are valued at considerably more than $500,000 apiece. But deals involving $1,000,000 no longer attract unusual attention. It takes a transaction beyond the $10,000,000 mark, it seems, to arouse widespread interest.

It was learned a week ago that the block front on the westerly side of Broadway, from 35th to 36th street, on which is the Herald Square Theatre, had been sold for about $6,000,000, and that the purchasing syndicate, of which Lee Shubert is the head, intended either to improve the premises with an office building, which would be attractive to investors, or to dispose of the premises to a drygoods concern. The land and the building would represent an investment of about $10,000,000.

This property is located in one of the entrancing speculative zones of the greater city. It forms a part of the heart of the Tenderloin district, and the Broadway buildings face the "gay White Way." Yet this big deal was not the chief topic of conversation in realty circles for many days. Ten years ago such a transaction would have been analyzed at many realty angles for many weeks, and it would undoubtedly have resulted in the section in which the property is located entirely overshadowing the trading in other investment and speculative regions.

The reason that these spectacular purchases arouse less interest is probably due to the fact that those identified with the real estate market expect the big syndicates and individual investors to achieve greater realty feats than some years ago. If stupendous enterprises are not frequently reported it is then that the entire real estate market, to use a Vesey street expression, "sits up and takes notice."

City Growing Rapidly.

Just because the New York market must do big things and the glitter and glamour of spectacular trading does not dazzle as it did in the "old days," it has also become somewhat harder to convince the average buyer or broker that the present average volume of business transacted is excellent.

The city is growing almost as rapidly as at any time in its history. It is growing quickly skyward and in other directions. It is getting bigger in the downtown business zones, and the central Fourth avenue district, notwithstanding all the vast building projects which have been launched there in recent years, is being considerably enlarged. Beautiful types of modern loft buildings are replacing long rows of old-fashioned dwelling houses in other midtown loft areas. More hotels and office buildings are being built or will be erected in the near future in the Times Square district, and many theatrical concerns are busily engaged in adding to the number of theatres in this part of the city. The great retail shopping district of central Fifth avenue is vigorous from a real estate point of view. Several large concerns have recently bought sites there either for their own use or as an investment. Trade is moving rapidly northward in this great thoroughfare, and the adjacent side streets are being considerably benefited by this movement.

The time is drawing much nearer when 57th street, now lined with palatial mansions and known as the centre of the finest residential district of New York, will be largely invaded by business houses.

Park avenue is putting on a new realty dress. In the section of the avenue just north of 59th street old-fashioned dwelling houses and flathouses are giving way before the creation of one of the largest apartment house districts of the co-operative type in the greater city.

Millions, too, are being invested in apartment house buildings and in store structures in the older parts of the great West Side, and large areas of land on Washington Heights, in Harlem, in Yorkville, and in the central East Side are being improved with either modern home buildings or business structures, and investors are eagerly taking over the finished product of the speculative builders and operating syndicates.

The Bronx also is enjoying a good, wholesome, vigorous growth and the character of most of the structures being put up there is a credit to the building industry of the greater city. The type of the buildings is better than ever before. Flimsy work is only to be seen here and there and only in sections where considerable doubt yet exists as to future realty attractiveness.

The whirl of realty activity is so extensive and covers such a wide area that it is really no cause for wonderment that those identified with the upbuilding of a district have little time to turn around to measure the value of the construction work and realty trading in adjacent or nearby areas.

Briefly, the city has grown accustomed to its greatness, and its attention is not entirely arrested unless there is a sudden stoppage of activity and things assume the appearance of moving backward.

High Class Sites in Demand.

The character of the recent trading in the real estate market is reflected in the properties sold in the last three months. An important deal recently made was the sale by Joseph P. Day for the Morgan estate of the plot, 100 by 100 feet, at the south corner of 62d street and Central Park West. On that site is to be erected a twelve story apartment house.

The $3,000,000 deal involving the three five story and two seven story old fashioned office buildings on a plot 80x172.9 feet, at the southwest corner of Broadway and Park Place, was also recently reported. On that site a big office structure is to be erected by F. W. Woolworth & Co. The site was enlarged a week ago by the purchase of an adjoining building, fronting on Broadway.

A recent purchase, involving about $900,000, resulted in a change of ownership of the old Lotos Club property, Nos. 556 and 558 Fifth avenue, adjoining the southwest corner of 47th street. The property was bought by M. Knoedler & Co., art dealers, from a syndicate composed of the Alliance Realty Company, Hellner & Wolf and Daniel B. Freedman.

A recent transaction, involving about $500,000, was the sale by Richtmyer & Irving, for the Gracehill Realty Company, of the Britannia, a new ten story apartment house at No. 337 Cathedral Parkway. It has a frontage of over 100 feet. It was bought by Charles E. Otis, who gave in part payment property at North Yonkers.

A market was also recently found for the four story brownstone building No. 556 Broadway, together with the abutting properties, No. 164 to 170 West 47th street, four brownstone dwelling houses. The Broadway building is on a lot 20 by 80 feet and the dwelling houses on a plot 76.2 by 100.5 feet. The property was sold by N. Brigham Hall & Son for the estate of Kirke La Shelle to Felix Isman.

Frederick Klingman also recently sold the four story building No. 548 Fifth avenue, adjoining the northwest corner of 45th street, on a lot 25 by 100 feet. The amount involved in the deal was said to have been about $425,000. In the same block is the old Lotos Club property.

Still another recent deal involving properties valued at about $1,200,000 was the sale by the Allenel Construction Company to the Hewitt Realty Company of the Allenhurst, a twelve story fireproof apartment house, at the southeast corner of Broadway and 100th st. It took in part payment from the Hewitt Realty Company the Hamptons, two seven story apartment houses, fronting on Seventh avenue, St. Nicholas avenue and 117th street.

The firm of L. J. Carpenter & Co. recently sold for the estate of William C. Schermerhorn the plot 204.4 by 60 feet on the westerly side of Madison avenue, from 82d to 83d street. This block front forms a part of the farm of John C. Schermerhorn.

Big Seventh Avenue Sale.

A transaction near the million mark recently completed was the sale by Augustus H. Ivins & Co. for the estate of Alfred Marshall of a plot at the northeast corner of Seventh avenue and 37th street. That plot has a frontage of 98 feet in the avenue and of 244 feet in the street and is one of the largest plots ready for immediate improvement in the Pennsylvania tunnel section of the greater city. It was recently rumored that this plot had been resold, but this report has not been confirmed.

Another transaction near the million dollar mark recently made was the sale by William C. Walker's Sons, for the Emigrant Industrial Savings Bank, to the East River Savings Institution of the old five and seven story buildings on a plot 66.8x124.1 feet at the northwest corner of Broadway and Reade streets. The buyer is going to improve the site with a tall building, the ground floor and basement of which it will occupy for its own banking business.

One of the largest recent deals on Washington Heights was the sale by Arnold, Byrne & Baumann for the Pine Investing Company of the Georgia, a six story elevator apartment house, on a plot 125x100 feet, at the southeast corner of Broadway and 190th street.

The Fleischmann Realty and Construction Company sold some weeks ago the new twelve story building No. 507 Fifth avenue. This structure occupies a plot 36x103x irregular, on the easterly side of the avenue, 64.5 feet north of 42d street. The Fleischmann company got control of the site in July, 1907, under a twenty-one year lease from the Ford estate. Adjoining the premises on the south is the eighteen story office and store structure recently erected by Henry Corn.

A syndicate headed by the United States Realty and Improvement Company and the Alliance Realty Company bought a few weeks ago the premises No. 492 Seventh avenue and No. 205 to 217 West 36th street, together with a large interior parcel at the rear of the 36th street lots, the combined parcels forming a plot with an area of 20,600 square feet. The sale was negotiated by Augustus H. Ivins & Co. for Whitney Lyon.

Louis Stern recently added to his investment holdings by the purchase from George C. Edgar & Sons Company, through L. J. Phillips & Co., of the Minnewaska and Mohonk apartment houses, at the south corner of 88th street and Central Park West.

Will Invest $2,750,000.

George F. Johnson, jr., and Leopold Kahn recently bought from Robert E. Dowling, through Frank R. Smith, the plot at the southeast corner of West End avenue and 90th street and the vacant site at the northwest corner of Broadway and 89th street. It is said that the land and two twelve story apartment houses to be erected on the plots will represent an expenditure of $2,750,000.

One of the principal transactions of the year was reported a few weeks ago. It was the sale by Mark Rafalsky & Co. for the Stockton Realty Company to the American Real Estate Company of the eleven story loft building, No. 5 to 9 East 31st street and extending to No. 6 to 10 East 33d street, together with the five story building, No. 11 East 31st street. In part payment the buyers gave eight five story flathouses, No. 992 to 1020 Simpson street. The value of the properties in the deal is about $2,000,000.

A recent sale in lower Fifth avenue affected the old three story dwelling house, No. 106. The property was sold by Horace S. Ely & Co. for Mary C. Hayden to Jacob Rothschild. The same brokerage house also sold for Mrs. Hayden to Mr. Rothschild the two story brick stable in the rear of the premises No. 104 Fifth avenue, together with the rights to an alley having an outlet 10 feet wide in 15th street. Mr. Rothschild owns adjoining property.

Another recent deal, involving about $2,000,000, was the sale by the Charles F. Noyes Company of the Spencer Arms, a twelve story apartment house, at the southeast corner of 69th street and Broadway. In exchange the buyer gave the twelve story office building Nos. 95 and 97 Liberty street.

NEW MORTGAGE LOANS.

The M. Morgenthau, Jr., Company has recently placed the following mortgages: For Eva Male, $48,000 at 5 per cent for five years on Nos. 97 and 99 Avenue B; for Golde & Cohen, $40,000 at 4½ per cent. on Nos. 18 and 20 East 103d street; for Rodolfo Barthold, $60,000 at 4½ per cent for five years on Nos. 55 and 57 West 125th street; for the Fischel Realty Company, $40,000 at 5 per cent on Nos. 312 and 314 East 29th street, also similar loan on adjoining house for Samuel Rothstein; for Jenna Jones, $40,000 at 5 per cent for five years on Nos. 514 and 516 West 159th street; for A. Weinstein, two loans of $40,000 each at 5 per per cent for five years on Nos. 11-13 and 15-17 East 109th street; for Eugene Guerbereux, $75,000 at 5 per cent for five years on the business building No. 214 to 218 Sullivan street; for Charles Weinstein, $18,000 at 5 per cent on the private house No. 17 West 120th street; for I. Hellman, $20,000 at 4½ per cent on the private house No. 20 West 83d street; for George Bohlken, $60,000 at 5 per cent for five years on the northeast corner 7th avenue and 143d street, and for the Oakdale Realty Company, $21,000 at 4½ per cent on the premises No. 166 Norfolk street.

GARDEN CITY SALES.

Gage E. Tarbell has sold at Garden City a plot 100 by 200 feet on the west side of Devereux Place, between Stewart avenue and St. James Street North; a plot 100 by 150 feet at the northeast corner of Prospect avenue and Brook street; a plot 100 by 250 feet on the north side of Westbury Road, between Lefferts Road and Wetherill Road; a plot 100 by 200 feet on the west side of Butler Place, between Stewart avenue and St. James Street North; a plot 100 by 150 feet on the north side of Chestnut street, between Washington avenue and Prospect avenue; a plot 100 by 200 feet on the west side of John street, between Stewart avenue and Wharton Place; a plot 100 by 200 feet on the south side of Osborne Road, between Westbury Road and Stewart avenue, and a plot 100 by 200 feet on the west side of Washington avenue, between Wharton Place and 11th street.

OCEAN HOUSE TO BE SOLD.

The Ocean House, at Far Rockaway, located in one of the finest plots in that section and noted in the old days for its summer gatherings of New York's politicians, will be sold by Joseph P. Day at 10:30 a. m. on June 25 by order of the Supreme Court. The hostlery stands on a plot of ground 218.4 by 265.6 by 100 by 222 feet and contains seventy-six rooms. It is on the corner of Central avenue and John street. Mr. Day will also offer the plot adjoining, 75 by 263 by 75 by 254.9 feet, with a cottage containing eighteen rooms.

A $60,000 LONG ISLAND SALE.

Joseph P. Day has sold through his private sales department to a syndicate thirty-six lots at Debevous and Greenpoint avenues, Long Island City, for about $60,000.

ST. AGNES APARTMENTS.

A new high class structure in Convent avenue, between 129th and 130th streets.

PLAN MIDTOWN APARTMENT

Structure Will Occupy Large Site in 47th Street, Near Sixth Avenue.

Plans have been filed with Buildings Superintendent Miller for a six story apartment house to be erected on the south side of 47th street, 325 feet west of Sixth avenue, with accommodations for twenty-five families. The building will have a façade of brick with limestone and terra cotta trimmings, with a frontage of 37.6 feet and a depth of 87.5 feet. The Olympia Realty and Construction Company is the owner; George and Edward Blum, architects. The cost is placed at $75,000.

Substitute plans have been filed by W. L. Rouse and L. A. Goldstone, architects, for the $600,000 twelve-story store and loft building at No. 13 to 21 East 22d street, the Flemish Realty Company owner.

James C. Green, architect, has filed plans for making over the five-story dwelling at the northeast corner of Lexington avenue and 28th street, into bachelor apartments, with offices and stores, at a cost of $20,000. The plans call for building a one and two story rear extension, 24.10x27 feet, tearing down the avenue and street front from the street to the third floor and installing show windows and putting up new fire escapes. W. R. Hearst, of William and Duane streets, is the owner of record.

Plans have been filed for removing the rear wall of the extension and roofing over the yard of the building at No. 120 East 23d street, occupied as a bakery and lunch room. The improved section of the building is to be used as a kitchen and is to cost $1,000. The Birch estate is the owner. The Chellborg Bakery Company is the tenant.

MODEL COUNTRY COTTAGE

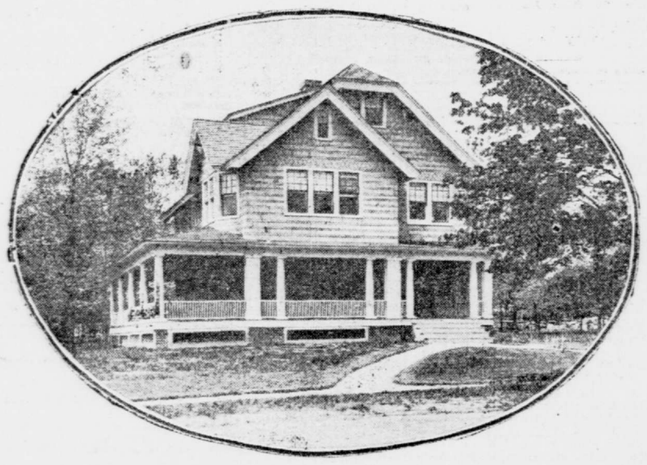
It Was Lately Built at Brightwaters, L. I., for Herbert C. Mackenzie.

Herbert C. Mackenzie, the well known hockey player of the Crescent Club, Brooklyn, has moved into the house recently built for him at Brightwaters, Bayshore, Long Island. It is a Queen Anne cottage and occupies a plot, 180x100 feet, on the north side of Phelps Drive, directly facing the Brightwaters Casino and overlooking Upper and Lower Cascade lakes. On the first floor, which is finished in antique and golden oak, are a reception hall, large living room with a big, old fashioned fireplace, dining room, cosey den, kitchen and butler's pantry.

A spacious piazza is built on two sides of the house. On the second floor are four bedrooms, centre hall, bathroom and separate toilet, and on the third floor are two bedrooms and a large storage room. The second and third floors are finished in ivory white and mahogany.

This home is within easy walking distance of the Venetian yacht harbor, bathing pavilion, beaches and other special attractions of Brightwaters.

The T. B. Ackerson Company has recently sold at Brightwaters the following plots: 60x140 feet, at South Bay avenue and Linwood Court, Bay Section; 50x150 feet on Baldwin Boulevard; 200x150 feet, at Potter Boulevard and Chenango Drive; 140x100 feet in the Pines section; plot 100x150 feet, at Woodland Drive and Laurence Drive; also a large triangular plot, with a frontage of 259.2 feet on Lagoon and Johnson drives, with side boundaries of 110 and 162 feet, in the Lakes section.



NEW HOUSE AT BRIGHTWATERS, LONG ISLAND.

It was erected for Herbert C. Mackenzie.

A WELL LOCATED HOUSE.

A new and high class elevator apartment house, known as the St. Agnes apartments, is located on the block front on Convent avenue, between 129th and 130th streets. This location affords the tenants most extensive and attractive views, the building being directly opposite the beautiful grounds of the Convent of the Sacred Heart. The predominating note in the neighboring buildings is private residences and handsome apartment houses.

St. Agnes apartments are so situated as to be within easy reach of the best transit facilities, stations of the Sixth and Ninth avenue elevated roads being near by at 130th street and Eighth avenue and at 125th street. In addition, there is the Broadway branch of the subway at Manhattan street, while many surface cars pass within a few blocks of the building, making it an easy matter to reach all parts of Manhattan and The Bronx.

STATEN ISLAND LANDMARK SOLD.

J. Sterling Drake has sold for Mrs. Mary E. Law to Walter F. Orleman the Law homestead property in Broadway, West New Brighton.

This property, 214x356 feet, with its park of old oak and elm trees and its granite mansion adjoining the former home of John Tyler, tenth President of the United States, has long been one of the landmarks of Staten Island.

A WILLIAM STREET LEASE

New Lessees Also Found for Some Modern Uptown Dwelling Houses.

Ewing, Bacon & Henry have leased the entire tenth floor of the Underwriters' Building, No. 123 William street, to the Hamburg-Bremen Fire Insurance Company for a long term of years. They have also leased space in the same building to the Automatic Sprinkler Company, the Rockwood Sprinkler Company, Ray C. Sawyer, L. C. Dameron & Co., J. A. Janin & Co. and John Derby.

The Cross & Brown Company has leased for a term of years for A. G. Imhof to George L. McElroy the third floor in No. 158 Madison avenue.

The Clark estate has leased the dwelling house No. 15 West 73d street to Dr. W. F. Honan.

S. Osgood Pell & Co. have leased for Julian A. Ripley the dwelling house No. 45 East 51st street to Mrs. William Orr Barclay for a term of years; also for Charles A. Peabody the dwelling No. 19 West 12th street to Mrs. De Milhau.

Barnett & Co. have leased for Daniel Birdsall the store No. 31 East 125th street to Solomon Ritte for a term of years.

E. W. Gray has leased for M. Steinburg the third loft in No. 256 to 260 Sixth avenue to the Berry Rain Coat Company. This completes the rental of the entire building; also for G. L. Morganthau the top loft in No. 52 West 18th street to Solomon & Greenberg.

John N. Golding has leased for John W. Sterling to Louis Stern, of Stern Brothers, the private stable No. 79 East 77th street.

The Waldorf Lunch Company has leased for a long term of years the five story building at Nos. 313 and 315 Broadway, near Thomas street.

QUEENS BUILDING RECORD

Plans Filed Last Month for 462 Structures to Cost $1,602,000.

The report of the operations in the Queens Bureau of Buildings for last month shows an increase over the records for the corresponding month of 1909, both as regards the number of structures erected and the total cost. Plans were filed and permits granted for 462 structures, estimated to cost $1,602,000, against 411 buildings, valued at $1,561,000, begun during May, 1909. Since January 1 plans for 1,844 buildings, estimated to cost $6,861,042, have been approved.

About 45 per cent of the new buildings are detached frame dwelling houses and 20 per cent two and three story brick structures. The complete records show greatest activity in the 3d Ward, comprising Whitestone, Malba, Flushing and the new North Shore home sections.

LIKE GARDEN CITY ESTATES

A Large Number of Houses and Building Sites Recently Sold.

There is a brisk demand for houses and building sites at Garden City Estates. Some recent sales there are: A house and plot on the easterly side of Brixton Road, north of Stewart avenue, for $18,500; a house and plot on the westerly side of Kensington Road, north of Stewart avenue, for $18,500; a house and plot on the easterly side of Kilburn Road, north of Stewart avenue, for $11,500; a plot, 120x100 feet, on the westerly side of Brixton Road, south of Stewart avenue; a plot, 100x132.5 feet, on the westerly side of Whitehall Boulevard, north of Salisbury avenue; a plot, 100x100 feet, on the easterly side of Euston Road, north of Salisbury avenue; a plot, 60x100 feet, on the westerly side of Kilburn Road, north of Chester avenue; a plot, 80x100 feet, on the westerly side of Kilburn Road, north of Stratford avenue, and a plot, 80x100 feet, at the northeast corner of Kensington Road and Salisbury avenue and many plots on Brompton and Bruxton roads.

SALE OF BROOKLYN PARCELS.

Louis H. Lowenstein has sold for the Maxlow Realty Company to J. M. Beaty, of Brooklyn, No. 218 East 9th street, Brooklyn, facing Stuyvesant Square, a four story building, on a lot 21x100 feet. The upper part of the building is occupied as the Keevil Home for Young Men, under the management of John D. Denton. The purchaser intends altering the store floor and occupying it for his own business.

BUSINESS CHANGES.

The firm of Scott & Trotta has been dissolved by mutual consent. D. A. Trotta will continue the business at the Realty Building, at the southeast corner of 149th street and Third avenue.

For real estate transactions see Page 7, Part IV.

REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION.

Buy One or More of the Few Remaining

Bronx Residential Waterfront Lots

Think How Few There Are

Where Are They To Be Found

Lots that are directly on the waterfront—not perched high above it.
Lots that have a sandy beach in front of them—not a railroad.
Lots that face an opposite shore of great beauty—not one despoiled by ugly factories.
Lots that may be purchased by people with moderate incomes.
Lots that should make these incomes anything but moderate.

AT

Throg's Neck Gardens

on Long Island Sound
IN THE BRONX
at the easterly end of Tremont av.
261 Lots, 40 of them on the Sound.

AT AUCTION

Saturday, June 25, on the premises, at 2:30 P. M., rain or shine.
They are the only ones in Throg's Neck ready for the builder.
They have concrete sidewalks, curbs, gutters, electricity and water.
No assessments for these.
They are easy to get to now.
Subway to Simpson St., take Westchester Ave. trolley to property.
Subway to West Farms station, and Westchester Av. car to property.
Subway to 181st St. and Broadway; Tremont Av. car to Eastern Boulevard.
2d and 3d Av. "L" to Tremont Av.; Westchester car to property.
The property is offered by the Bruce-Brown Land Co. With the lots will also be offered the Turnbull Mansion.

TITLE POLICIES FREE.

70% may remain on Bond and Mortgage, 1, 2 or 3 years, at 5%

Automobile will be waiting at West Farms Subway Station.

Joseph P. Day. 31 Nassau St. N. Y. C.
Auctioneer.

MORTGAGE LOANS.

Long Experience and Strong Financial Connections are potent influences in placing a satisfactory mortgage loan. There is practically no feasible loan, Building or Permanent, that cannot be promptly obtained through this office at reasonable fixed charges.

A. W. McLAUGHLIN & CO.
Brokers and Dealers in Mortgages
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STRONGEST AND BEST EQUIPPED

For a Building or Permanent Loan (MANHATTAN OR BRONX) Call, Write or 'Phone. REMSEN DARLING 170 BROADWAY, N. Y. TELEPHONE 1491 CORTLANDT. TRADE MARK.

INVESTORS, ATTENTION

5½% interest on mortgage loans. Principal and interest guaranteed. Title insured by Westchester and Bronx Title and Mortgage Guaranty Company. I will invest for you sums from $300 to $3,000. For particulars, HENRY Y. HALLEY, 103 Park Ave., N. Y. City.

HAVE 6% FIRST MORTGAGES FOR SALE in amounts $15,000, $12,000 and $5,000, on real estate in Bergen County, N. J.; safe investment for trust funds. ROBERT W. THOMPSON, Jr., 52 Wall st.

REAL ESTATE.

Geo. R. Read & Co.
REAL ESTATE
Head Office, 60 Liberty St., near B'way
Branch: 3 East 35th St.

FURNISHED COTTAGES TO LET.

FURNISHED COTTAGE.—ALL IMPROVEMENTS; fine veranda; good location; two or three months; reasonable. BROWN, 348 Summit ave., Mount Vernon.

MT. POCONO, PA.—TO LET, ATTRACTIVE, furnished cottages; with improvements; particulars. E. MERWIN, Mt. Pocono, Pa.

TO LET FOR BUSINESS PURPOSES.
Brooklyn.

LOFTS WITH POWER
COR. CLASSON and WILLOUGHBY AVS., BROOKLYN. OWNER on premises. 60x90, 50x100, and up to 80,000 square feet; LIGHT ALL SIDES; HEAT, ELEVATOR. NEW BUILDING. SPRINKLED. LOW INSURANCE. NEAR SHIPPING TERMINALS. INS. RATE LESS THAN 10c. PER $100. Splendid location to get help.

FURNISHED APARTMENTS TO LET.

49TH STREET, 122 WEST.
Beautiful furnished room; running water; $7 per week; with a private bath, $12. Hotel Bristol.

A LADY CLOSES HER APARTMENT FOR the season; will rent two rooms and bath and foyer hall to a gentleman; delightful location; references exchanged. G., Box 412, Tribune Office.

REAL ESTATE FOR SALE OR TO LET
LONG ISLAND.

OLD ENGLISH HALF-TIMBER HOUSE
Delightful home on hilltop overlooking Manhasset Bay and surrounding country. Plot 80x150 feet, at Great Neck, near depot, 26 min. through the tubes. All improvements, 10 rooms and 2 baths. Finished in stucco and half-timber with large, tiled, open terrace. Has several unusual and distinctive features; will appeal to persons desiring something different from ordinary built-by-the-mile, sold-by-the-foot type of house. Reasonable price and convenient terms to satisfactory buyer.
Tel. 4734 Rector. SHIELDS CO. One Wall St.

COUNTRY PROPERTY.

Country Homes Cheap.
Farms, Cottages; 175 Properties, 75 miles from New York City; southern Ulster County, N. Y.; handy railroad and trolley service; State Normal School located here; rare bargains described in new ILLUSTRATED catalogue, free. ELTING HARP, New Paltz, N. Y.

FOR CAMP OR SUMMER COTTAGE.—FINE building site, 20 acres land; 600 ft. frontage on Silver Lake, Sharon, Conn.; fine elevation; Nature has done her best to make this a perfect landscape; lake three miles long and one mile wide, at foot of Berkshire Hills. Harlem River R. R. price, $2,500. FRANK O. DAVIS, Putnam, Conn.

FOR RENT—SOUND BEACH, CONN.—JULY and August.—Ten room residence, near station and water; electricity; city water; fireplace; telephone; piano; large veranda; nice lawn; acre of land; stable; garden planted all kinds vegetables. H. I. J., Tribune Office.

FULLY EQUIPPED AND FURNISHED camp on Upper Saranac Lake, including boats, wood and ice; $1,500 for this season. Address H. B., Upper Saranac, N. Y.

FARMS, Real Estate, Dwellings, furnished and unfurnished. E. J. CAHILL, Boonton, N. J.

T. F. ARCHER, AUCTIONEER.
Office 451 Fulton St., Jamaica, N. Y. Tel. 660.
EXECUTOR'S AUCTION SALE OF VALUABLE REAL ESTATE
belonging to the estate of Christiene S. Doscher, situated on the corner of Fulton st. and Columbus ave., Jamaica, N. Y.,
ON SATURDAY, JUNE 18, 1910, at 2:30 P. M., ON THE PREMISES.
The property to be sold contains eight building lots on which there is a large house with barroom, ballroom, dining room, bowling alleys, bedrooms, small store and shed attached; also large lawn with shade and fruit trees. The location is good, surrounded by numerous new dwellings, and well adapted for hotel or business stand. The property belongs to an estate and will be sold without reserve.
For terms and full particulars address GEORGE A. NAGLE, Attorney, Jamaica, N. Y., or the auctioneer.
SALE POSITIVE, RAIN OR SHINE.
JOHN DOSCHER, Executor.
EMMA H. MILLER, Executrix.

REAL ESTATE FOR SALE OR TO LET
WESTCHESTER COUNTY.

Philipse Manor on the Hudson
One mile unobstructed river frontage; one mile on Broadway; bathing and boating; 26 miles from Grand Central Station; 400 building sites with view of river; granolithic sidewalks, macadam drives; 30 modern residences nearing completion, with hot water heat, open fireplaces, two to four bathrooms (several billiard rooms), large, sunny rooms and wide porches. Yacht club and garage in process of construction.
Not a speculation, but the result of a carefully thought out investment by English, Scotch and American investors—among whom are the Duke of Newcastle, Earl of Glasgow, Viscount Kelburne, Lord Collins, Lord Ronald Gower, Sir Montague Pollock, Sir Edward O'Malley, Dr. Wm. A. Bell and Edwin P. Benjamin, founder of Allenhurst, N. J.
Property carefully restricted and desirable parties will meet with liberal treatment, both as to prices and mortgages (if desired), at 5%.
PHILIPSE MANOR COMPANY
Tarrytown is one mile South of Philipse Manor. Philipse Manor (on Hudson), New York.

BOROUGH OF BROOKLYN.

FLATBUSH
$2,000 Buys
$11,000 Ocean Avenue Residence
$9,500
12 rooms; all improvements; hardwood trim; near Cortelyou Road Station, B. R. T. OWNER, 797 Ocean Ave.

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