



# Long Island Railroad Trains Into the Heart of Manhattan.

The New Tunnels Under the East River Are Now Open for Traffic, Enabling Travellers for Long Island, "The Home and Playground of the Metropolis," to Go Direct From the Heart of New York City to Any Point Upon Long Island at a Saving of Time—Approximately Twenty Minutes.

## RUNNING TIME

The running time from the Pennsylvania Station, Seventh Avenue and Thirty-second Street, to Jamaica, will be only a few minutes longer than the present time from Long Island City to Jamaica. This saves the time required to reach and cross the ferry, besides the added convenience of riding through without these changes.

## THE NEW STATION

Long Island Railroad Passengers entering New York City will be taken direct into the Pennsylvania Station; entrances and exits on 34th Street and on 33d Street, near Seventh Avenue. This station is the largest and handsomest in the world. Passengers then find themselves in the centre of the Manhattan shopping district and in close proximity with the leading hotels, clubs, restaurants and places of amusement.

## FOR THE HOME AND PLEASURE-SEEKER

Long Island is now at your door. It offers more to homeseekers than any other suburban section. Its ocean and sound bound shores present in various forms of beauty recreation opportunities to be had nowhere else in this land. Its bathing beaches are superb. Its harbors afford excellent yachting pleasures. It has hundreds of clubs. It has golf links, some of them the most prominent in the country—in fact, is blessed with everything that appeals to sportsmen. Its social environments are ideal. It has fine churches, first-class schools, and boasts all the essentials of high-class home conditions.

### HERE IS YOUR CHANCE

A new, ready to occupy, nearby country home, complete in every particular, on a charming site, with plenty of ground, finely landscaped and adorned with grand old trees and flowering shrubs.

Near a station, too, within few minutes of New York. A home to delight a family of refinement and moderate means. Every comfort of the city, with every charm of the country. Excellent society, good schools, outdoor sports, pure water, perfect drainage, high, dry and healthy.

Most desirable as a permanent home; an exceptionally promising investment, in popular section, bound to feel full effect of tunnel opening.

House is roomy, wide porches, attractive fireplaces, well built, every convenience, finely furnished. Will be sold below value if taken now. Address

DEAN ALVORD CO.  
Suite 921, 111 Broadway, N. Y.

### JUMP IN ISLAND REALTY

Large Increase in Land Values in Recent Years.

THE COST OF SITES NOW

Splendid Investments Constantly Presented for the Seeker of a Home Place.

Few sales of real estate on Long Island were made about fifteen years ago, in comparison to the present monthly business of the present time. In many cases acres were then sold at sums for which one lot in the same sections could not be bought today.

There is such a difference in realty values in the busiest home and business sections of the western districts of the island that it is not possible to enumerate this wide range of values. Good lots are to be had in many nearby flourishing towns at from \$250 up. Not long ago a large plot of lots in one of the districts of Hempstead with a bright future sold at a little more than \$200 a lot, and those lots have some modern improvements, such as water and sewer mains. Those were bargain prices, but nevertheless they reveal the many chances for splendid investments which are constantly presented to those persons who keep in close touch with real estate conditions on the island.

In Jamaica, which is the chief railroad center of the Long Island system east of Long Island City, the price for fine lots ranges from \$1,500 to \$10,000. The lots have a frontage of 20 feet, which is the average frontage in the suburban area of the island. Lower lot prices are, of course, to be found at Jamaica, and here and there ideal home sites can be purchased there at about \$500 a lot.

Jamaica has a population of nearly fifteen thousand, and its newer residential regions occupy a beautifully laid out tract of land a short distance north of the main business artery and sloping gently to the south. All the flourishing home towns, where superbly furnished lots may be had at from \$500 up. A few miles beyond Jamaica, on the Montauk division, are St. Albans and Springfield, where there has recently been a large inquiry for lots from prospective homeseek-



## BUNGALOW

\$5,000

Tunnel Brings It Within Commuting Distance

Ready now. The place you will like at a price you can pay. On the North Shore of Long Island, convenient to New York. Rustic, secluded, refined locality, yet easily accessible. ACRE OF SHADED LAND, six large rooms, open fire-place. Wide veranda. Running water and electric light. On property right on the shore, fine bathing beach. Well built of selected material.

H. D. HASCALL

170 Broadway, N. Y. C. Suite 910, Tel. 1521 Cort.

ers. The ruling price for lots at those places is about \$50. According to reports, plans are under way for the building of long rows of houses at those towns. About seven years ago acres in this part of Jamaica found a slow market at \$500 up.

### In the Rockaways.

In the Rockaway Peninsula section, which includes Rockaway, Rockaway Beach and Belle Harbor, there are few good lots to be had at less than \$1,500 apiece. About five years ago \$500 was considered a large price for these lots, which are now readily marketable at the higher price. At Freeport, one of the most beautiful residential centres of the island, within easy commuting distance of the greater city, the prices for well located lots in the newer home parts of the town range from about \$400 up. At Amityville the lot prices in the new home districts range from about \$200 up.

Along the North Side division of the Long Island Railroad, extending to Port Washington, there has been a big increase in real estate values in the last few years. In this section of the island builders have been unusually busy, and hundreds of homeseekers who became land owners have improved their sites and are occupying their houses.

### High Class Zones.

Along the North Side division the lot prices in the attractive home section range from \$200 to \$3,000 a lot. About the same average of prices rules in the district comprising Floral Park, Hyde Park and Garden City. From Mineola north to Oyster Bay splendid home sites can be had at from about \$300 a lot up. In the vast suburban areas of Long Island there is very little danger of heavy assessments for local town improvements being encountered by homeseekers. The assessments for installing sewer and water mains are very small in comparison to the cost of similar improvements within the city limits, and the expense for curbing and grading is a light one.

### Building Tables.

The last yearly building figures show that there were built on the lines of the Long Island Railroad, outside of Brooklyn and Long Island City, 6,524 dwellings, 64 stores, 24 factories and 41 buildings devoted to various other purposes—in all, 7,038 buildings. This was an increase of 2,237 over the figures for the preceding year. In five years to January 1 last 25,609 buildings were

erected on the lines of the road in the suburban and rural districts. Of these 152 were manufactories and 2,000 stores and other business houses.

### SALES AT GARDEN CITY.

Gage E. Tarbell has sold at Garden City a plot, 150x250 feet, at the north side of Stewart avenue, between Westbury Road and Wetherill Road; a plot in the business section, 50x100 feet, at the east side of Franklin avenue, between 11th and 12th streets; a plot 100x200 feet, on the west side of Washington avenue, between Warton Place and Huntington Road; a plot 50x190 feet, on the north side of Meadow street, between Washington Avenue and Prospect avenue; a plot 100x200 feet, on the north side of Locust street, between Washington avenue and Prospect avenue; a plot 50x100 feet, on the east side of Magnolia avenue, between Chestnut street and Saint James street, south; a plot 100x150 feet, on the south side of Brook street, between Prospect avenue and Clinton Road, and a plot 100x200 feet, on the west side of Leferts Road, facing the parking in that locality.

### RESIDENTIAL PARK OPENED.

The Colonial Development Corporation announces the opening of its new residential park, Colonial Manor, located in the northern section of Babylon, Long Island, in Deer Park avenue. The land is high and rolling, with many fine trees and refined surroundings. Improvements are being rapidly made. The office of the Colonial Development Company is at No. 437 Fifth avenue, New York City.

### CITY PROPERTY AUCTION SALES.

One of the interesting auction announcements is that by Bryan L. Kennedy of No. 145 West 32d street, a lot 29x13 1/2 feet, close to the main entrance to the new Pennsylvania Railroad terminal, the sale of which will take place on Wednesday, October 5. Mr. Kennedy also announces for the same day Nos. 129 and 137 West 13th street, two four story and basement limestone and brick dwelling houses, each 15.6x96.11 feet, on Monday, September 26, No. 15 Bowery, near Chatham Square, a five story brick Long Island City, 6,524 dwellings, 64 stores, 24 factories and 41 buildings devoted to various other purposes—in all, 7,038 buildings. This was an increase of 2,237 over the figures for the preceding year. In five years to January 1 last 25,609 buildings were

## The Windsor Land and Improvement Co.

wishes at this time to congratulate all of the people who, during the last three years, purchased lots in its various developments, for approximately \$4,000,000.

We congratulate them on buying at a time when prices were decidedly low and at places along the line of improvements which were then planned or under construction.

We congratulate them now on the actual completion of the improvement which brings the lots purchased twenty minutes nearer to the heart of Manhattan.

Within the next few years they will see Long Island developed and will note an increase in real estate values that will be far beyond their wildest dreams.

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|-----------------------------|------------------------------------|
| St. Albans is now but       | 26 minutes from the Penn. Terminal |
| Rosedale is now but         | 27 minutes from the Penn. Terminal |
| Valley Stream is now but    | 30 minutes from the Penn. Terminal |
| Floral Park is now but      | 28 minutes from the Penn. Terminal |
| Rockville Centre is now but | 38 minutes from the Penn. Terminal |

In addition, the means of transportation is now far more satisfactory from every standpoint than anything most of us have ever known.

Again we congratulate those who have purchased lots or plots from us, and suggest that those who have not already investigated our various developments write us at once, that we may arrange a meeting.

## Windsor Land and Improvement Co.

Developers of Long Island Property.

Main Office,  
Times Building,  
B'way and 42nd St.,  
New York City.

Brooklyn Office,  
Temple Bar Building,  
44 Court Street,  
Brooklyn, N. Y.

Offices also at St. Albans, Rosedale, Valley Stream, Floral Park, Rockville Centre, on the properties.