

HOMES AND HOME SITES ON LONG ISLAND

\$3,500

About 1 acre, house of 7 rooms, city water, small barn, all fenced, well shaded, short walk to station, handy to commuter. Other places for sale.
Opp. Huntington Station.
HARRY W. MAY
Huntington, L. I.

Water-Front Properties TO RENT
Furnished for Summer and FOR SALE
E. P. Strong & Son
Bayshore, L. I. Phone 343-L.

AT BEAUTIFUL FREEPORT.
New large and desirable two-family house, 34 rooms, 2 baths; all improvements; garage; \$4,500; for sale or exchange for farm.
Ten room house, all improvements; near water; barn; will exchange for auto and plot.
S. A. OLSON, Freeport, N. Y.

AT BABYLON and WEST ISLIP, L. I.
Most accessible place on South Shore; 37 miles out; 50 trains daily; express station; directly on the Bay. Furnished cottages to rent. Desirable property for sale. Address
JEREMIAH ROBBINS, Babylon, L. I.

PATCHOQUE, L. I.
Corner property, 110x200, on Ocean ave.; best location; house of 12 rooms and bath; improvements; garage; the shade trees; 10 minutes from Great South Bay; near station; trolley passes door. Price and terms on application.
J. S. PARKS, 210 Ocean ave., Patchogue, L. I.

CEDAR TERRACE, Rockville Centre, Long Island.
Lots and plots in this highly improved and beautiful property, from \$2,000 to \$4,500 for plots 10x125 and 10x200 feet.
One plot, 100x400 feet, \$5,500.
All near station, select neighborhood, and with beautiful trees, sidewalks and curbs. Land lies high. The prettiest spot in the locality.
E. GIFFORD, Owner.

FOR RENT, AT HEMPSTEAD, L. I.
14-room house, including 5 sleeping rooms; all conveniences; 5 minutes' walk from station; barn; plot 300x200; fruit and shade; rent \$95 per month.
A. W. BRIERLEY,
287 Fulton Street, Hempstead, L. I.

BUSINESS LOTS,
Opposite depot; large town, soon a city; 15 miles east of Jamaica; easy terms.
G. WILLIAMS, 2708 Eighth ave., New York.

HOME BUILDERS LIKE LONG ISLAND

Principal Assets of Its Suburban and Summer Resort Districts Include Ocean, Bay and Rural Charms.

TOWNS WITHIN EASY COMMUTING DISTANCE OF NEW YORK

On beautiful Long Island, within easy commuting distance of the greater city, are many prosperous towns inviting to every man who prefers ideal suburban life to a home in the crowded residential centres of the metropolis.
Their charms, too, are seductive to hundreds of investors and speculators, and each month the ranks of such ready traders in this great suburban and summer resort district grow much larger.



THE ALLEY. One of the delightful views at Douglass.

There is such a variety of rural grandeur in every part of the region, such a contrast in its building lines, that few of the delightful and picturesque home places are alike. Nearly every town has something distinctive among its many natural attractions. It may be the long rows of sturdy trees that border the main streets, with the houses almost hidden from the view of passersby by hedges and shrubbery. Or it may be the contour of the land, easily revealing the skill of the landscape gardener, or one or more of many other physical factors.
If you are looking for a suburban place in which to have a summer or all-year home you will find after careful inspection that Long Island can quickly satisfy your wants.
Moreover, you will readily perceive that it is one of the safest realty fields for all

WORTH WHILE

LONG ISLAND'S MASTER DEVELOPMENT
Brightwaters
BAYSHORE, L. I.

Facing Great South Bay
where summer days are cool and nights always restful and refreshing

In this delightful suburban home community, combining the varied attractions of Bay, Lakes and Pines, we offer pretty Bungalows and Cottages and choice Villa Plots at moderate prices. Terms to suit.

Album of Snap Shots No. 18 Mailed Free Upon Request.
Readers of The Tribune are invited to visit "Brightwaters" as our guests. Write or phone Greeley 3204 for reservations.
Our Auto-Bus Meets Trains at Bay Shore Depot.

T. B. ACKERSON CO.
"Developers of Choice Properties and Builders of Houses of Merit."
New York Offices: No. 1 West 34th St.

A NEW HOUSE AT GARDEN CITY

Plot 75 feet x 100 feet. Colonial design, two-story and attic residence. The exterior is shingled, stained with Cabot's Blue Water with a rich dark green roof and overhanging eaves. There is a broad porch across the entire front of the house with floor of finest Welsh quarry tile laid in cement also a rear entrance porch with floor finished in same manner. There are several fine Norway spruce about the house. The interior is conventional and artistically arranged and consists of an entrance hall, large living room, dining room, butler's pantry and kitchen on the first floor; four large bedrooms, large tiled bath and spacious landing hall on the second floor; two large bedrooms and complete bath on attic floor. There is ample closet space, ample space for coal storage, reserve closet, and a servant's toilet. There is a single closet room on every floor. The living room has a large open fireplace with built-in bookcase on either side. The bath is hardwood throughout. Plumbing is of the A. M. OBERDORF type, and wiring for vacuum and electric is of the best. A complete set of piping and wiring for vacuum and electric is of the best. A complete set of piping and wiring for vacuum and electric is of the best.
A. M. OBERDORF, Hempstead, L. I.

Great Neck, L. I. Water Front Property
Acres Arranged to Suit Purchasers. Part of Exclusive Private Estate.
JOHN R. HOYT
Specialist in North Shore Property, 500 Fifth Ave., at 42nd St., New York. Telephone 2933 Bryant.

Bay Shore Furnished Cottages
Every cottage on my list, Bay Shore, the garden spot of Long Island. Largest rental colony on Long Island. For list apply to
W. A. SCHWAB, Bay Shore, Phone 200

COUNTRY HOUSE, SEVEN LARGE ROOMS: large cellar, chicken house, 3 acres, green-house; price \$3,500; cash required, \$500; five minutes to station. **LOUIS A. MUEHLI, 32 Ocean ave., Patchogue, Long Island.**

On the main line of the railroad from Jamaica to Ronkonkoma are:
Stations Miles Stations Miles
Hillside 12.7 Central Park 23.9
Hollis 13.2 Forest Hills 24.4
Queens 13.3 Flushing 24.4
Belmont 14.2 Wyandanch 25.5
Floral Park 17.4 Peer Park 26.5
New Hyde Park 18.3 Edgewood 29.5
Merrick Avenue 20.4 Central Islip 43.3
Minesota 20.5 Ronkonkoma 50.3
Westbury 22.5
Hicksville 22.9

From Hicksville east on the Wading River branch to Port Jefferson are:
Stations Miles Stations Miles
Swoest 31.1 Smithtown 40.1
Collingdale Harbor 34.1 St. James 42.2
Huntington 35.8 Flowerfield 43.2
Greenlawn 36.2 Stony Brook 52.2
Troy 39.3 Setauket 50.4
King's Park 43.4 Port Jefferson 50.4

From Floral Park east on the Hempstead branch are:
Stations Miles Stations Miles
Stewart Manor 16.4 Garden City 20.4
Nassau Boulevard 19.3 Hempstead 22.1

From New Hyde Park northeast on the Oyster Bay branch are:
Stations Miles Stations Miles
Minesota 20.8 Sea Cliff 28.7
East Williston 21.8 Glen Cove 31.2
Albertson 22.8 Glen Cove 31.2
Roslyn 24.2 Locust Valley 33.1
Forest Hills 24.8 Mill Neck 35.1
Greenlawn 26.2 Oyster Bay 35.1
Glen Head 27.5

Then, there are three great beach divisions of the railroad, namely, Long Beach, Far Rockaway and Rockaway Beach.
The majority of towns along these divisions are within the borders of the city, and are therefore within the hour commuting zone of Manhattan.
Long Beach, which possesses one of the finest frontages on the ocean of any seacoast town near New York, is twenty-five miles by rail from the Pennsylvania Station. About forty minutes after the train leaves that station passengers are alighting at Long Beach.
Far Rockaway is about twenty miles by rail from the same station, the average running time of trains between the heart of the principal shopping, amusement and hotel centre of New York and Far Rockaway being about thirty-nine minutes. Picturesque Woodmere, Cedarhurst, Lawrence, Inwood, Edgemere and Arverne, via both the Rockaway Beach division and the Far Rockaway branch, are easily within the hour commuting zone, with 23d street and Seventh avenue as its centre.
On the Far Rockaway branch, are, south of Valley Stream:

The Jamaica Bay Route.
On the Jamaica Bay route of the Rockaway Beach division are between East New York and Arverne, Woodhaven Junction, 10.5 miles, and Ozone Park, 10.8 miles from the Pennsylvania Station. From Hammel, which is a distance of 14.1 miles from New York, west are Holland, 1.7 miles; Seaside Park, 1.5 miles, and Rockaway Park, 1.3 miles. On this line Far Rockaway and the other towns in the Rockaway peninsula are each several miles nearer by rail to the midtown district of Manhattan.

Stations Miles Stations Miles
Hewlett 19.6 Far Rockaway 28.1
Woodmere 20.2 Edgemere 24.1
Forest Hills 24.8 Arverne 35.2
Lawrence 21.9 Arverne 35.2
Inwood 22.4 Arverne 35.2

Stations Miles Stations Miles
Cedar Manor 12.8 Seaford 20.1
Levittown 13.8 Massapequa 21.1
Springfield 14.6 Amityville 22.3
Laurelton 15.1 Congue 24.4
St. Albans 14.1 Lindenhurst 26.2
St. Albans 14.1 Lindenhurst 26.2
Springfield 15.3 Babylon 28.5
Valley Stream 18.1 Bay Shore 28.5
Lynbrook 19.6 Great Neck 47.4
Rockville Centre 21.5 Oakdale 49.2
Baldwin 23.1 Bayville 49.2
Forest Hills 24.8 Bayside 52.2
Merrick 25.6 Blue Point 54.9
Belmont 25.9 Patchogue 56.2
Walton 25.9

Continued on seventh page, third column.



THE DELIGHTFUL COUNTRY

The Country versus The City

When a man has been confined in the city for eight hours, under the strain of business—everything hustle-bustle all day—isn't it fair to himself that he seek relaxation, good air, and a quiet place to sleep, if the place he selects be not too far from his business?

And, on the other hand, isn't it a relief to him, a worry off his mind, to know that, though he must busy himself all day, his family are enjoying their home in the great, open country where the bracing salt tang in the air is bringing health to the children safely at play in great open fields? Such reflections as these make light any man's task.

And this is exactly what thousands of those who busy themselves in the tall buildings that wall the streets of New York City are doing to-day, and at the close of the day are travelling to their homes on

LONG ISLAND

Splendid transportation facilities have brought Long Island closer to New York City than the nearby suburbs were ten years ago. Within the last year the island has been shoved twenty miles nearer New York. People who used to scoff at living five miles from Manhattan are now getting into swift, clean electric trains when the day's work is done and in as quick time as you can go to Harlem and the Bronx they are being landed in some quiet and peaceful community by the seashore or inland. Never before since city people began looking toward Long Island as a place for the realization of their dreams of peaceful living have there been so many persons buying homes there as now. Visit some of the villages, test the transportation facilities, and be convinced.

LOW FARES SUNDAYS, APRIL 14, 21, 28

On these dates the Long Island Railroad will sell special excursion tickets from Pennsylvania Station, New York, Long Island City, and Brooklyn, to all Long Island points east of Flushing and Jamaica, including the Far Rockaway branch, at one-way fare for the round trip, for all trains from 8:00 A. M. to 2:10 P. M., good to return on any train on date of sale.



THE BUSY CITY

Rare Opportunity for an A 1 Hotel Man Who Understands His Business



The Knickerbocker Hotel, the only hotel on Long Island's most popular thoroughfare, always conducted in a businesslike manner, did a thriving business and catered to the best of people; its reputation is known far and near; price \$40,000; there is a mortgage of \$15,000 held by bank; or may lease to a first class man, with good references that can give security; ready for business; furnished and licensed; nicely decorated throughout; stables and garage. Those that are interested are invited to come and inspect the same; no long correspondence; for terms apply to

HERMAN J. MARTENS, 101 Front Street, ROCKVILLE CENTRE, L. I.
Opposite L. I. R. R. Station. Brokers Protected.

ROCKVILLE CENTRE, L. I.



This well built house of 11 rooms and bath, electricity and gas, hardwood floors, on plot 60x125, concrete walks, choice neighborhood, 3 blocks to station, near schools; price \$6,500; terms to suit.
E. GIFFORD, Owner, 5 Village Ave., Rockville Centre.

A QUICK SALE AT SACRIFICE

Gentleman's country place, beautifully located on north shore, Long Island, overlooking Northport Harbor and Long Island Sound. The Estate of Long Island, only 10 minutes from Manhattan, macadam road, cement sidewalks, gas, electricity, artesian water, high electric light and telephone, large 10-bath, hardwood floors, concrete cellars, steam heat, electric light and telephone, large 10-bath, hardwood floors, concrete cellars, steam heat, artesian water, tennis court, large barn, fine garage, storage house, lawnmower, fruit trees, chicken yard, vegetable garden, etc. In fact, it is an ideal home in every respect; price \$25,000; half can remain on bond and mortgage at 6 per cent. For further particulars write
C. W. DIMONT, 27 Cedar St.

AT BAYVIEW FREEPORT, L. I.

Two bargains to quick buyers; 8 rooms, bath, all improvements, hot water, heat, hardwood trim; large plot ground; cement walks; near trolley and bay; convenient to station.
WALLACE SMITH, South Side Ave., Freeport, L. I.

ARE YOU LOOKING FOR LOTS

Sections that are growing fast!
ROCKVILLE CENTRE, L. I.
6 corner plots, very fine.
FREEPORT, L. I.
Plots 150x150; plots 125x150. The very choice location.
HOLLIS, L. I.
Plots 100x125, plots 75x150, plots 50x125, in the best part of Hollis, sold on reasonable terms.
G. E. TRAVIS, ROCKVILLE CENTRE, L. I.

GATEWAY OF AMERICA

While prices are still low, it is a splendid development that will be made in the near future. I represent owners who have excellent property for sale at a bargain near Ocean and Bayshore. Write for particulars to
INDEPENDENT BROKER

FINE HOME

Well built; 7 rooms, bath; all improvements; electricity and gas; combination stove in kitchen; extra toilet; hot water heater; large open fireplace; city water; cement walks; near trolley and station; plot 50x125; price \$3,750, on easy terms. **SANFORD DAVIDSON, owner, Rockville Centre, L. I.**

BUNGALOW PLOT,

Short distance from heating, bathing and fishing; hour out close to depot; fine shade; reasonable Mrs. MAUER, 98 Nassau, Suite 402; Phone 4941 Corliss.

The Call of Prosperity

THE WINDSOR LAND AND IMPROVEMENT CO. is the most rapidly advancing real estate company developing Long Island. Its sales have been larger than any other. Its properties have been more carefully selected and improved and the prices asked for the land are lower considering the location. In other words, it works on a close margin and gives the great majority of profit to the purchaser.

In the last few years nearly four thousand home builders in Greater New York have invested \$6,000,000.00 in Long Island real estate through this company.

If the Long Island real estate situation, with all its attractions, appeals to you, as it surely must, there is an opportunity for you to acquire

A HOME AND MONEY,

the two most coveted things in man's life, by means of the WINDSOR PLAN—the safe, sure and equitable method that brings an investment in real estate within the means of the moderate man on the same basis and with the same percentage of profit enjoyed by the man of millions.

Send for circular "Long Island as an Investment," which gives facts and figures without favoritism or prejudice to any section. It does not mention our properties, but will guide you in making an investment in real estate. Address Publicity Department, 224 West 34th Street, New York.

Windsor Land and Improvement Co.

D. MAUER McLAUGHLIN, President.
Main Office, Times Building, New York.
Brooklyn Office, Temple Bar Building, Brooklyn.
Pennsylvania Termal Office, 224-226 West 34th St., New York.



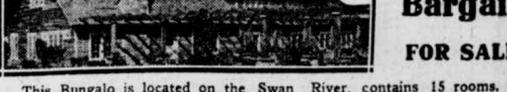
FOR SALE

The Winona

Bay Avenue, Patchogue, L. I.
27 sleeping rooms; 4 acres beautiful garden spot; good for first class boarding house, permanent home, private school or clubhouse.
Photo and full particulars of
WEEKS BROTHERS, Owners.

BABYLON, L. I.

On the Great South Bay.
TO BE SOLD AT A SACRIFICE.
A beautiful place of seven acres, 18-room House, all improvements, outbuildings, fine garden, shade, old trees. Ideal in every respect. Other places for sale or rent in Babylon and West Islip.
HENRY OAKLEY, Babylon, L. I.
PHONE 57-B.



Attractive Bargain FOR SALE

This bungalow is located on the Swan River, contains 15 rooms, three baths, hardwood trim, hot water plant and electric light; situated on 15 acres of ground; about 700 feet of waterfront. Ideal place. Price reasonable.
J. B. SWEZEY, Patchogue, Long Island

BABYLON, L. I.

COTTAGES
FURNISHED AND UNFURNISHED.
For Summer or by the Year.
Farms, Estates, Acreage for Sale.
B. H. WOOD, Jr., Babylon, L. I.

GARDEN CITY, L. I.

WILL SACRIFICE TO QUICK BUYER attractive stucco cottage for sale. Six rooms and bath. All improvements, \$6,000; easy terms. Best bargain on Long Island, inquire phone 6950, 1 Madison Avenue, New York City.

BROADWAY-FLUSHING. New, attractive stucco cottage for sale. Six rooms and bath. All improvements, \$6,000; easy terms. Best bargain on Long Island, inquire phone 6950, 1 Madison Avenue, New York City.