



SUBURBAN HOME DEVELOPMENT

SACRIFICE \$8,400—TERMS TO SUIT PURCHASER BEAUTIFUL HOME ON THE WATER.
 This 125 sq. ft. home, 2 1/2 stories, has every convenience, including electric light, hot water, gas, and a full bathroom. It is a beautiful home on the water, with a view of the city. Best of commutation to the city.
 A property that offers the one, has every convenience, including electric light, hot water, gas, and a full bathroom. It is a beautiful home on the water, with a view of the city. Best of commutation to the city.
 E. E. BARNES, 170 BROADWAY, N. Y. Tel. 1521 Cort.

PARK HILL NORTH

A Charming stretch of Nature's own Fairyland—in the heart of Westchester's scenic beauty.

PARK HILL NORTH

is in the southern section of Yonkers—less than an hour from the farthest extremity of Manhattan—all night car service.
 Home builders will find in these lots all their ideals of a perfect home site at a price that represents the chance of a lifetime!
 Restricted neighborhood—wonderful surroundings.
VISIT PARK HILL NORTH
 THOS. S. BURKE, Radford Building, Getty Square
 Phone 5060 Yonkers, OR
 Park Hill on Hudson, Inc., No. 2 Rector St., New York City. Phone 9969 Rector

Why MOUNTAIN LAKES RESIDENTIAL PARK

IN THE MOUNTAINS ON THE LAKES IS THE MOST DESIRABLE PLACE TO LIVE.

This exclusive mountain country is situated back in the heart of the State of New Jersey, 300 ft. elevation. Its who restrictions guarantee you the best of both city conveniences and country advantage to your family.

PRICE \$7,500. EASY TERMS.
 This English Home Has 12 Rooms, 3 Baths, Flat 100 by 100 ft. One of Many Types Ready to Live In Now.
 Best of commutation to New York City. 45 miles to N. Y. City. Modern homes, with every convenience, on plots 100x150 feet, \$5,000. Lots are open for inspection, ready to live in now, or will build from your plans at 25 to 40% lower than prevailing prices elsewhere.
 The beautiful lakes, country club, golf, schools, churches, local bathing, fishing, photographic and full particulars from
MOUNTAIN LAKES, INC., 170 B'WAY. Tel. 1521 Cort.

Don't Sign That Lease

Until You See **BOULEVARD TERRACE**
 the Homes on **WOODCLIFF-ON-HUDSON**

The most superb location on the Palisades, directly on the Cliffs above the Hudson, where I have built and sold over 200 homes during the past 4 years and am now beginning the construction of 150 more. **VISIT**

Opposite 86th Street

To desirable families I make most reasonable terms—so reasonable, in fact, as to make paying rent in the city seem foolish.
 Houses are built of Natco hollow tile, stucco finish; Ludwici Celadon Tile roof; have six to fourteen rooms; room for garage; modern improvements; hot water heat, gas and electricity; tiled bathrooms, porcelain fixtures, shower; parquet floor, hardwood trim, stone foundation, cement cellar, large attics, etc.; streets fully improved; assessments paid.
 See for yourself this beautiful and flourishing community. It will be time well spent, even if you do not buy.
 Take West Shore Ferry at 42d or Cortlandt St., then Palisade car in office, 950 Broadway, corner of 31st St., Woodcliff, N. J., or cross 42d St. Ferry in your auto and drive north on the Boulevard 6 minutes.

JAMES THOMSON, OWNER AND BUILDER.
 Telephone, Union 3045. Broadway and 31st St., and 330 33d St., Woodcliff, N. J. Come, Phone or Write.

REAL WESTCHESTER COUNTY PROPERTY IS RESTING ON THE FIRM PILLARS OF PROSPERITY AND REAL VALUE

The choice of a place for that contemplated Suburban Residence or Home near New York could be rightly selected from these first class properties where values are stable and sound

NEW ROCHELLE	"Wykagyl," "Beechmont," "Webster Ridge," "Park View."	LARCHMONT	"Woods of Larchmont," "Roosevelt Heights," "Pelhamwood."
		PELHAM	
		PELHAM AND NEW ROCHELLE	

All within 45 minutes' ride from Grand Central Terminal
 We represent all these properties and are prepared to quote the very lowest prices and terms on ACREAGE, ACRE PLOTS, HALF ACRES AND SMALLER PLOTS
 Arrangements can be made to finance the building of just your ideal style of a house
 Advise with us and secure reliable information.

JOS. LAMBDEN & SON, INC.,
 228 Huguenot St., Tel. 4309 New Rochelle, N. Y. or 51 East 121 St., Tel. 8431 Murray Hill, New York City

"Just What You Want"

You'll say when you inspect this model, modern 3 room, one bathroom, bungalow, built to last, Electric light, hot water heat, tiled bathroom, etc. 30x124 plot, with fine shade trees. Located in the park with the most beautiful view of the city. New York City. Inspection on Government Report—see for details.

Give you three-fold advantages—splendid home, splendid investment and splendid health. Commutation 20c a day. Price \$4,800.00. Terms, \$500 down, balance 120.

BRENTWOOD REALTY CO.,
 1720 Broadway, New York City.

Special Sale of Bungalow Building Plots and Water Front Home Sites

AT BEAUTIFUL **Brightwaters** Bay Shore, Long Island

During the Month of June.

This Sale Is Well Worth Your While.

Don't fail to get full particulars. Write to a 11 or 7. phone-Grocery 3294

T. B. ACKERSON CO.
 Developers of Choice Properties and Builders of Homes of Merit.
 1 WEST 31TH ST., NEW YORK

\$1750 ON EASY TERMS
 AND FIRST MORTGAGE OF \$2,500 BUYS THIS All Year-Round Home
 with electric light, gas, city water, fine shade trees and shrubbery
ONLY 42 MINUTES FROM BROADWAY
 SHORE FRONT RIGHTS IN Beautiful Sandy Beach
 Boating, bathing, fishing. New \$40,000 school house, good stores. Let us tell you more about it.
LONG ISLAND ESTATES,
 105 Flatbush Ave., B'klyn.

Kew Gardens

15 MINUTES FROM HERALD SQUARE

Just Completed Many New Homes. Prices \$4,900 to \$22,700, on Assessed Terms.
 Information on request from JOHN J. BRITTON, Mortgage Building, Broadway & 34th St., N. Y. Telephone Greener 5250. Representative at Kew Gardens Office at Kew Gardens Station every day. Office hours: 9:15, 9:30, 10:00, 10:30, 11:00 A. M. 12:00 noon, 12:30, 12:45, 1:15, 1:30, 2:00, 2:30, 3:00, 3:30, 4:00, 4:30, 5:00, 5:30, 6:00, 6:30, 7:00, 7:30, 8:00, 8:30, 9:00, 9:30, 10:00, 10:30, 11:00, 11:30, 12:00, 12:30, 1:00, 1:30, 2:00, 2:30, 3:00, 3:30, 4:00, 4:30, 5:00, 5:30, 6:00. Return at frequent intervals.

A REAL ESTATE OPPORTUNITY WITHOUT PRECEDENT

For Builders, Investors and Prospective Homeseekers

The urgent motive of this sale is to hasten the process of liquidation involving two corporations.
 The properties consist of choice building lots and two-family houses at Grantwood, Morsemere, Leonia, Ridgefield, Teanack, Hudson Heights, Cliffside and Palisades Park, New Jersey, and are now priced at 50% of what was asked by the former owners. All are within a five cent fare zone and within 30 minutes of Manhattan.

LIBERAL TERMS **TITLES GUARANTEED**

For data or information, address Benj. D. Haight, Special Deputy Supt. of Banks, care of Banking Dept., 61 Broadway, New York City.

LAKE HOPATCONG NEW JERSEY

HEALTH—REST and every variety of Outdoor Sport awaits you at this wonderful mountain lake.

A postcard or letter mailed to-day, giving us your name and address, will bring our booklet, which solves the Summer vacation problem for discriminating people of moderate means.

THE PROSPECT POINT LAND IMPROVEMENT CO.
 Suite 1520-1522 Woolworth Bldg., N. Y. City.

BRONXVILLE

This beautiful home is ready for you at Sagamore, Bronxville. Twelve others, larger and smaller, will be ready October 1st, for sale or rent. Others at Ardsley-on-Hudson, Scarsdale and Ives. We can show you everything in Westchester County through our five local offices.

GRIFFEN, PRINCE AND RIPLEY, Inc.
 18 EAST 41ST ST., N. Y. C.

Highest Elevation of Larchmont

\$4,000 Home
 THIS artistic home, or many others, built on reasonable priced plots, winding roads nicely wooded; improvements; near station. Convenient terms. Particulars

SELECT HOME COLONY
 30 East 42d Street, Room 1423. Phone 7327 Murray Hill

Ready to Move Into Now Homes at CITY ISLAND

Borough of the Bronx, New York City. City Island is a fine water front home park, beautifully wooded, with good roads, churches, schools, stores and city improvements. It is surrounded by L. I. Sound, Eastchester and Pelham Bays; adjoining the 1,750-acre playground, Pelham Bay Park. An ideal all year round home development, with every advantage of country and seashore. Boating, bathing, fishing.

Write for Booklet and photographs or come yourself to the Harlem Division of the N. Y. N. H. and H. R. R. from Car 1276 to 132 at 132nd Street Station.

City Island Homes, Inc.
 21 Nassau St., New York
 Prop. Office 500 City Island Av.

NOT ONLY HOMES AT MINIMUM BUILDING COST But—HOME SITES AT PRICES THAT ARE REMARKABLY LOW.

Little Neck Hills

BOROUGH OF QUEENS, NEW YORK CITY.

on the beautiful hills of the North Shore of Long Island, is a delightful sight to see. An extraordinary value at \$4,900 and \$5,500 a lot.

Little Neck Hills has just the best of both worlds. Scenic, city improvements and conveniences and is only a short walk from Long Island Sound. Every convenience and sport of the country and seashore, and only

27 MINUTES FROM THE PENNSYLVANIA TERMINAL Office on property, open every day.

Write for booklet, photos, etc.

THIS ALL YEAR ROUND HOME \$8,500 Small initial payment. Balance like rent.
 Other homes \$4,750 to \$6,350, you can build from your own plans on a lot that cost only \$400 to \$500 a lot—option that cannot be duplicated for all around value.

OR

John J. Day
 Sales Agent
 21 Nassau St., N. Y.