News and Comment of City and Suburban Real Estate Field

Sales Show Demand for Flats And Homes in Many Sections

Seller Gets Quick Return for Resale of the Catherine, on Central Park West Corner; Apartment in Park Avenue Sold; Fine Dwellings Pass to New Owners

Slawson & Hobbs sold for Francis B. Robert the Catharine, a seven-story apartment at 1 West Sixty-ninth Street, north corner of Central Park West, 50.5x100. Mr. Roberts purchased the property ten days ago from the Scott estate, represented by the Central Union Trust Company. The purchasers plan to hold it for investment.

The two old four-story flats at 122 and 124 East Fifty-first Street, near the new Church of St. Bartholomew, on Park Avenue, which were bought a year ago with the view to building an eleven-story apartment in which the Amateur Comedy Club was to have a home, have been sold by a realty company headed by General Howard S. Borden at a price close to the asking figure of $140,000.

The four four-story flats at the southwest corner of St. Nicholas Avenue and 154th Street have been sold by the Manhattan Life Insurance Company to the Argentor Holding Corporation. They have a street frontage of 91.9 feet and an avenue frontage of 86.3 feet.

Anna S. Kayden sold to Rose Nadler 305-309 East Twenty-first Street, a six-story tenement, 50x100.

Lena A. Schrier sold to the Lourose Investing Corporation (L. Rosenfield and W. and B. Parker) the five-story apartment, 50x99.11, at 517-519 West 144th Street.

Pepe & Brother sold for George H. and Howard P. Foster 240-242 West Tenth Street, formerly known as 136-138 Amos Street, two six-story tenements, 25x96.6 each. This property has been in the family since 1868., and has been sold to Anthony Traina.

Mary D. Heil sold to Mary A. Frank 443 East Eighty-fifth Street, a four-story tenement, 25x102.2.

Rose Israel sold to Jacob J. K. Tobias 465 West 153d Street, a five-story flat, 25x112.6.

The 427 West 154th Street Corporation (E. A. Brown, J. Alson and S. Dennenberg, directors) has been formed to take over the five-story flat, 25x99.11, at 427 West 154th Street.

Martha M. McDermott sold to Anna Levine 1891 First Avenue, a five-story store tenement, 25.6x100.

Samuel Cowen sold for John G. Borgstede 1554 Avenue A, corner Eighty-second Street, a four story tenement with store, to an investor who plans improvements.

Virginia L. Gamble sold to Hyman Zisfein 216 Monroe Street, a five-story tenement, 25.2x69.7x irregular.

Buying of Private Homes

Pease & Elliman sold for Anna Coderg the four-story private dwelling at 39 West Seventy-fifth Street.

William A. White & Sons sold 63 West Fifty-fourth Street, a five-story American basement, 13x65x125.

The Williams-Dexter Company, Inc., purchased, through Dunlap & Lloyd, the four three-story dwellings at 176-182 Waverley Place. It is the first transfer of the properties since 1850.

Pepe & Bro. sold to Anthony Traina for the estate of Zachary T. Piercy 17 West Eighth Street, a four-story Colonial dwelling, 25x95. The same brokers sold the property to the estate about ten years ago. The purchaser intends to remodel the building into studio apartments.

M. H. Gaillard & Co. sold for Abraham Lufgar to Mrs. Emily Koke the four-story dwelling, 133 West Eighty-first Street.

James H. Cruikshank resold to Lena Holder 252 West 131st Street, a three-story dwelling, on lot 17.6x100. J. A. Durant was the broker.

Mary Sludikoff sold to Philip G. Kea 130 West 122d Street, a three-story dwelling, 19x100.11.

W. D. Morgan sold for Mrs. W. H. Olmstead 612 West 148th Street, a three-story dwelling, 19.10x100, to Mrs. P. Gibbons.

Physician and Clergyman Buy at Jackson Heights

Among the Many Purchasers of Suites at the Attractive Home Colony

Three coöperatively owned apartments at Jackson Heights have been resold for the owners by the Queensboro Corporation.

Henry B. Donohue purchased the apartment at 162 Twenty-fifth Street, formerly owned by Walter R. Klee; Dr. J. D. Ryan purchased the apartment at 11 Twenty-third Street, formerly owned by H. F. Blumers. Dr. Ryan's brother, Dr. William V. Ryan, has long been a resident of Jackson Heights. A. A. Smith purchased the apartment at 128 Twenty-fifth Street, formerly owned by Miss Helen Grady.

C. W. Embry, of this city, purchased an apartment at 114 Twenty-first Street. Mr. Embry, who has large interests in the chemical industry in Europe, is owner of a large chemical plant in New Jersey.

The Rev. Joseph A. Davis has purchased an apartment at 106 Twenty-third Street. Mr. Davis is general secretary of the Inland South American Missionary Union, an institution founded by John Hay in 1902.

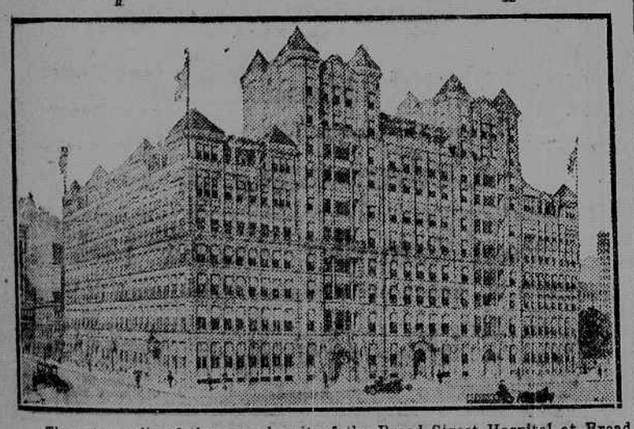
J. C. Wilde, of this city, also purchased an apartment at 143 Twenty-third Street, Jackson Heights.

Young Real Estate Operator In Series of Flat Deals

Sam Mondschein, New York's youngest operator, sold 964 Simpson Street, a five-story apartment, 40x100, and he has purchased 631 East 138th Street, a five-story apartment, 40x100.

He has also purchased two building plots on Terrace View Avenue, Marble Hill. The transactions involve over $100,000, it is announced. Jules Nehring was the broker.

Outer Walls of Broad Street Hospital New Unit Completed



The outer walls of the second unit of the Broad Street Hospital at Broad and Water Streets on the Broad Street side have reached the roof and when finished the latter part of November will provide 100 additional beds. It is planned to add other units to the structure from time to time, which, when eventually completed, will cover the entire block on Water Street as shown in the illustration above. The plans are by William Neil Smith.

The real estate committee that is assisting in the raising of $1,000,000 for the completion of the building program is Elisha Sniffen, chairman; Charles G. Edwards, of C. G. Edwards & Co.; W. T. Ropes, of Horace S. Ely & Co.; John H. Scheider, Maurice Mandelbaum, of Harris & Maurice Mandelbaum, and James R. Murphy, of Joseph P. Day.

T. H. Gillespie's building committee follows: Contracting division, Charles A. Angell, Cranford Company; consulting engineers, Daniel E. Moran; steel construction, Andrew J. Post, Post & McCord, Inc.; building, Hugh White, George A. Fuller Company; elevators and derricks, Glover Beardsley, Otis Elevator Company; architect, William Neil Smith; lumber and timber, George H. Storm; plumbing, gas and steam fitting, C. G. Cornell, jr.

More Business Concerns Move Into Central Zone

Offices and Loft Space in This Section Continue To Be Sought After

Cushman & Wakefield, Inc., leased an arcade booth in the Canadian Pacific Building to H. K. Brewer & Co., Inc., stationers, and offices to A. J. Adams, Jacob Bochner, the Western Union Telegraph Company, and offices at 50 East Forty-second street to Charles H. Gagen.

Albert B. Ashforth, Inc., leased space in the new Liggett Building, on the northeast corner of Madison Avenue and Forty-second Street to the Equitable Life Assurance Society of the United States.

Cross & Brown Company leased to the Royal Tailors part of the second floor in the building formerly occupied by the Gotham National Bank, at Columbus Circle, and with the Biltmore Realty Corporation space at 1482 Broadway to Isadore Aaron, jewelry novelties.

Carl A. Lessenfeld and G. M. Pearson rented offices in the National City Building, 17 East Forty-second Street, to Schlesinger & Schlesinger.

Bauer, Milbank & Molloy, Inc., leased offices in the Guaranty Trust Building to the Beadon Service, Inc.; in the Borden Building to D. H. Palmer; in the Ziegler Building, 512 Fifth Avenue, to M. H. Birge Company; at 280 Madison Avenue to Barto & Phillips and Dave S. Saqui; at 103 Park Avenue to H. C. Randall, and at 19 West Forty-fourth Street to Lionel H. Delaro.

The Kenetta Realty Corporation leased offices in the new Galvin Building, 236 Wset Fifty-sixth Street, to the Automatic Coin Change & Record Machine Company and the Circuit Ignition Company.

Charles F. Noyes Company leased for the New York Evening Post the property at 257-265 West Thirty-third Street to George H. Maas and Gaston Bizet. The tennants are dealers in automobiles, oils, gas and sundries.

A. A. Hageman leased the sixth loft in the building now under construction at 36 West Thirty-sixth Street to Arlington Hat Company, and the first loft, 41 West Thirty-fifth Street, to Girard Dress Company, Inc.

Meeting of Realty Owners

The United Real Estate Owners Associations will hold a meeting at the Hotel Astor, at 8:15 p. m. to-morrow. The meeting will be open to all realty owners in Greater New York.

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Economy

TUCKER & LEWIS

Industrial Buildings

103 Park Avenue, N. Y. City Tel. Vanderbilt 3523

Old Dispensary Property on 23d Street Is Sold

Institute for Crippled and Disabled Men Buys Building at 2d Ave. Corner; Sale in Franklin Street

The Brett & Goode Company has sold for Max Katz to the Institute for Crippled and Disabled Men the building formerly owned and occupied by the Demilt Dispensary at the northwest corner of Twenty-third Street and Second Avenue. t was purchased by Mr. Katz last April and it was his intention to alter it for business. The Institute is now located in the old Packard School site at the northeast corner of Fourth Avenue and Twenty-third Street, which was leased last week to Louis B. Brodsky and Samuel Augenblick. The Institute is to take immediate possession of the Second Avenue corner.

The linen firm of Ross Brothers, nlc., with quarters in the five-story store and loft building, 25.6x100.6, at 112 Franklin Street, has bought the property at that address from Blanche B. Boardman.

The S. K. Bakery and Lunch Company sold to Becker & Co. 344 Sixth Avenue, a four-story store building, 27.2x95.

The Asaleo Realty Corporation sold to Mendel Presberger 320-322 Pearl Street, a five-story store building, 43.5x97.4xirregular.

Joseph J. Baker sold 223 East Eighty-third Street, a three-story stable, 25.5x102.2.

To Help Navesink Park Plot Buyers To Erect a Home

On Saturday, August 27 Bryan L. Kennelly will sell at auction on the premises, 250 plots at Navesink Park, Atlantic Highlands. Some years ago a number of financiers and business men planned to develop this section into an exclusive colony owing to its healthful and attractive surroundings, but owing to the death of many of them the scheme was never carried through.

The plots range in size from one-fifth of an acre to several acres. Many of the plots, even the less valuable, front on two roads, while some of the plots on the famous Ocean Boulevard have a third frontage on the north side. Each plot has a character all its own. Some are heavily wooded with virgin forest as dense as the Adirondack Mountains, while others are close to the water's edge.

When the notable group of New York and New Jersey citizens acquired Navesink Park the country thereabouts was sparsely settled, but it has since steadily developed, and to-day Atlantic Highlands is one of the attractive and promising resorts on the coast. After purchasing the property the company launched into an expansive development. It engaged the services of General Egbert L. Viele, a well known engineer and landscape architect of the day, under whose supervision extensive winding roads were built and the park was laid out. The original idea was to divide the park into fifty plots and to have each member of the company build his summer residence there. The general scheme, however, was not consummated, though the company has held the property all the intervening years, and almost all the original incorporators or their families still hold their interests in the company and members thereof still retain their places on the board of directors.

Navesink Park stretches along Sandy Hook Bay for over a mile and extends far back over the neighboring hills, whose name it bears, encompassing in its domain Mount Mitchell, with an altitude of 269 feet above the sea level.

The Navesink Park Company has disposed of several of its plots at private sale, some of the purchasers having already built substantial homes in the park. The company is desirous of disposing of all its remaining plots in the park. The company, it is announced, will facilitate the arrangement of building homes for those who intend to build.

Homes at Mountain Lakes Appeal to New Yorkers

Manhattan and Brooklyn Residents Among the Latest to Purchase Homes There

Mountain Lakes Company sold a suburban home of the English type of architecture, at Glen and Melrose roads, Mountain Lakes Residential Park, Mountain Lakes, N. J. The house consists of ten room and two baths; plot 150x150. Andrew W. Bennett, an attorney of this city, is the buyer.

Louis C. Keller, of Brooklyn, has bought a Colonial home of seven rooms and bath on Kenilworth Road, at Mountain Lakes. This house, like Mr. Bennett's, is within easy walking distance of the Mountain Lakes express station on the main line of the D., L. & W. R. R.

Frank T. Hines Heads Malba Property Owners' Association

At the annual meeting of the Malba Association of Property Owners at Malba, L. I., General Frank T. Hines, chief of transportation during the World War, was elected president. Ray Palmer, president of the New York and Queens Electric Light and Power Company, was elected vice-president; Arni Bjornson, of the Bank of Manhattan, treasurer, and H. J. Bradbury, of the F. W. Woolworth Company, secretary.

14-Story Multi-Family House For C. T. Barney's Homesite

The late Charles T. Barney's old residence at the northeast corner of Park Avenue and Thirty-eighth Street is being razed and construction work will begin at once on the new fourteen-story Colonial type apartment to be erected on the site.

Assurance of this improvement for the Murray Hill district was made a week ago when S. W. Straus & Co. announced that they have underwritten a first mortgage 6 per cent serial bond issue of $825,000 on the land and building which are given a reported valuation of $1,128,000.

The controlling stockholders in the 67 Park Avenue Corporation are J. C. and M. G. Mayer, who are members of the syndicate which recently purchased the Strafford Apartment Hotel, now known as the Esplanade at West End Avenue and West Seventy-fourth Street.

The 67 Park Avenue apartment is expected to be completed within a year. It will be arranged in housekeeping units of two, three and four rooms each. The architects are Schwartz & Gross.

San Franciscan Parts With Property in Bronxville

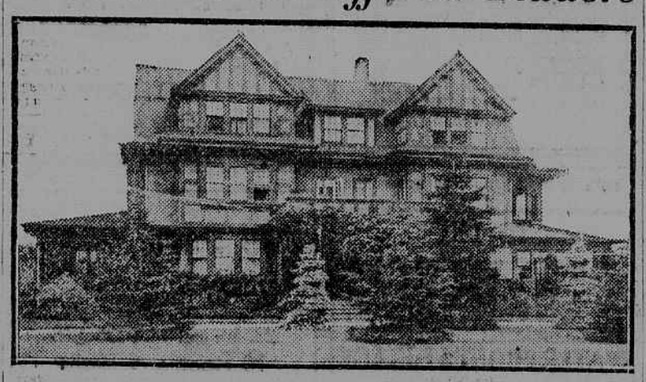
Sells Realty in Hamilton Ave. Held at $18,000; Other Westchester Trading

Fish & Marvin sold for Roger Sherman, of San Francisco, his property on Hamilton Avenue, at Bronxville, to George N. Schmiedel. The property was held at $18,000. The same brokers sold for T. E. Denton a plot on Hamilton Avenue, Bronxville, to a client, who will improve the site.

George Howe sold the Colonial house on Highbrook Avenue, Pelham Heights, for Livingston Leeds; for Larchmont Gardens Company, lots 14, 15 and 16, Block 415, Larchmont Gardens, to Robert Mann, of Chicago, who will erect a home, and rented the Pierce estate at Yorktown Heights to Adolph A. Berle jr.; for Junita S. Boyle her residence in Vale Place, Rye; for the Percy Pyne estate the Russell house at Riverdale to W. Bundy Cole.

The Stilwell Realty Company sold the residence of D. Custara at Mamaroneck to H. Klarnd, of Astoria, and rented the country residence of E. J. Connor at Mamaroneck to John K. Joice, of this city.

Cedarhurst Plots of Various Sizes To Be Offered Bidders



Cedarhurst, L. I., will be the scene of an auction of homesites next Saturday when Joseph P. Day will offer on the premises forty-one plots, ranging in size from a quarter to one acre. The properties are located on Broadway, Cedarhurst Avenue, Washington Avenue and Sealey Drive, in the heart of one of the choicest residential districts. The above is an illustration of a home in the vicinity where the property is to be sold.

Cedarhurst is one of the most attractive all-year-round residential localities on Long Island. For many years it has been acknowledged to be one of the most exclusive towns on the west end of Long Island; and among its residents are well known men in the financial and business world of Manhattan. It is in close proximity to the Rockaway Hunt Club. Cedarhurst affords the pleasure of both country and seashore, having wooded drives and roads, as well as the Atlantic Ocean with its bathing, boating and fishing only a short distance away.

Astor Leases Dwellings In Upper 5th Avenue

Robert Levers leased for Vincent Astor the eight private houses at the southwest corner of 130th Stret and Fifth Avenue.

Douglas L. Elliman & Co. has leased a three-story high-stoop dwelling, 33 East Seventy-seventh Street, for Henry Hollister Pease to Auguste Richard.

The Houghton Company has leased for Agnes E. Dobbs the three-story Queen Ann dwelling, 296 West End Avenue, to Beatrice Callahan.

The Century Leasing Company, with J. Walter Campbell, leased the dwelling, 172 East Seventy-second Street, to Mrs. Nellie Higginson for Mrs. Cornelius W. Slade.

Store and Apartment Property in Montclair Sold

Edward O'Neill purchased from the P. & D. Realty Company, of Newark, the business property at 517 Bloomfield Avenue, Montclair, N. J. It consists of a three-story brick building containing stores and apartments. It has a frontage of 35 feet on Bloomfield Avenue and extends back to Park Street with a frontage of 30 feet on that street. The property, which was held at $40,000, was sold by F. M. Crawley & Bros.

Stores and Flats for Edgemere

The Lewis H. May Company sold for Malcolm R. Lawrence a plot on the northwest corner of Edgemere Avenue and Beach Thirty-fourth Street, Edgemere to the Lorraine Realty and Construction Co., who will improve with seven apartments and store buildings.

Above is one of twenty bungalows which are being erected by the N. T. Hegeman Company at North Hackensack Park, N. J., which are arousing much interest

$17,878,825 For Buildings Planned in July

Figures Greatly Exceed Those Same Month Last Year, Although Structures Are Fewer in Number

The report for building operations during the month of July as given out by Superintendent Rudolph P. Miller of the Manhattan Bureau of Buildings shows that plans were filed for fifty-three new buildings costing a total of $17,878,825, as against 141, costing a total of $6,269,800 the same month last year, thus showing a loss of eighty-eight in number of buildings, but a gain of $11,609,025 in moneys involved.

The report further shows that plans were filed for four dwellings costing a total of $180,000, as against one costing $120,000 the same month last year; six tenement houses, costing $2,555,000, as against one costing $2,500,000 the same month last year; six office buildings, costing $13,500,000, as against nine costing a total of $2,190,000 last year; five manufacturing and work shops, costing $716,200, as against one last year costing $3,000; one church, costing $10,000; one municipal building, costing $40,000; two places of amusement, costing $10,000, as against five last year, costing $447,000; nine stables and garages, costing $510,300, as against 115, costing $387,100.

There were no plans filed for schoolhouses or hospitals during the month.

Standard Oil Man Buys House at Pelham Heights

George H. Jones Purchases Property of Raymond W. Storms, Held at $45,000

Prince & Ripley sold the property of Raymond W. Storms, at Monterey and Colonial avenues, in the Pelham Heights section of Pelham, to George H. Jones, vice-president of the Standard Oil Company of New York. The property consists of about a half acre and an Italian renaissance dwelling, and is considered one of the show places of the section. The property was held at $45,000.

Thomas S. Burke sold for the Land Estates, Inc., the dwelling 102 Wendover Road, Yonkers, to Thomas Burroughs.

The Robert E. Farley Organization sold for the estates of Tappen Zee, Inc., a plot in the Philipse Manor section of Tarrytown, to H. C. Boschen, of this city.

Operators and Investors Share In Heavy Trading in Bronx

Many Sales of Apartments, Dwelling Houses and Business Properties; Large Plots Bought, To Be Improved With Flats and Stone Buildings

Julius Trattner sold for William Hubert to William Plohr the five-story flat at 1075 Washington Avenue, 30x93; for Henrietta S. Lunsmann, the similar property at 1077 Washington Avenue to John Muller. Laumeister & Herman were interested in the sale.

The Topping Realty Company sold to Abraham Swernofsky the five-story apartment, 95x95, at 1786 Topping Avenue, southeast corner of 175th Street.

Pincus D. Epstein sold to Morris Rosen 1165 Union Avenue, a five-story apartment, 43.7x91.1x irregular.

Bertha Levy sold to Impre Benyus 1872 Bathgate Avenue, a four-story flat, 26x90.7.

Florence Geradi sold to Carmine Jannacito 458 East 187th Street, a three-story flat, 16.8x100.

Elizabeth Merritt sold to the Niewenhous Company the three-story flat, 57.6x88, at the northwest corner of 160th Street and Courtland Avenue.

Henrietta S. Lunsman sold to John Muller 1077 Washington Avenue, a five-story apartment, 30x93.7x irregular.

Jacob Slothnick sold to Accursia Finocchio 2857 Hoffman Street, a five-story store tenement, 37.6x94.11.

Morris Furth sold to Harry Kamenetzky 468 East 139th treet, a three-story flat, 25x100.

Michael Ticotzky solt to Bertha Makarenko 1447 Wilkins Avenue, a six-story apartment, 56x94x irregular.

Sales of Dwellings

Christopher J. Doody sold to Simon Goldren 1402 Prospect Avenue, a two-story dwelling, 20.8x68.7x irregular.

Emily T. Cavanagh sold to George H. Pigueron the 2½-story dwelling, on plot 123x100, at the northeast corner of 161st Street and Morris Avenue.

The Hudson P. Rose Company resold to Edward Schymocha 1428 Webster Avenue, a three-story dwelling, 16.8x136.7x irregular.

David Stewart sold for J. A. Stewart the two three-story dwellings, 50x100, at 671 to 673 East 216th Street, to Mrs. Rosina De Vita.

The Boro Associates, Inc., bought through D. A. Trotta, 2308-10-12 Cambrelling Avenue, a three-story dwelling, 75x100.

William O'Neill sold to Elizabeth G. Eccles 2778 Pond Place, a two-and-a-half-story dwelling, 50x95.11x irregular.

Louis Levi sr. sold for Philip Berlano to Dr. Philip Back, 1349 Claw Avenue, a three-story dwelling, 16x80.

Elizabeth H. Knoeppel sold to James G. Bennett 728-730 East 134th Street, two three-story dwellings, 26x106.11.

Sophie Meisel sold to Marten Werden 689 East 132d Street, a two-and-a-half-story dwelling, 15x110.

Anne G. Mulstein sold to Pasquale Paladino 1109 Intervale Avenue, a three-story dwelling, 25x99x irregular.

Many Plots Sold

The estate of Katharine Urstadt sold to Rickphy Operating Company 2964 and 2968 Third Avenue, running through to Bergen Avenue and 26 feet south of 153d Street, having a frontage of 27 feet on Third Avenue, 49 feet on Bergen Avenue and a depth of 156 feet. The purchaser will raze the old buildings now on the lot and erect a building suitable for a furniture or department store. This is the first sale of the property since 1865. J. Clarence Davies was the broker.

Samuel Brener sold the plot, 56x150, on the east side of University Avenue, extending through to Harrison Avenue, about 90 feet south of Burnside Avenue, through E. Osborne Smith to the Deacy Construction Company, John Deacy president, for immediate improvement with a six-story apartment.

Ennis & Sinnott resold to John J. Lynch a plot in West Bronx, 166.10x137x100, at the northeast corner of Burnside and Harrison avenues, through Albert D. Phelps and Harry J. Rogers. The new owner plans to improve the site.

Ennis & Sinnott also sold the plot, 196.70x 162.59x irregular, at the northwest corner of Burnside and Harrison avenues, to a builder for improvement. E. Osborne Smith & Co. were the brokers.

The Hesu Realty Company sold to Bonnie Blacker the property, 38x145.2, at 2052 Maple Avenue.

The Eugene J. Busher Company, Inc., sold for Mary Taylor the plot, 33x113, on the east side of Third Avenue, about 150 feet south of 163d Street, adjoining the North Side Savings Bank building, to a builder who will erect stores.

The Benenson Realty Company sold to Walter E. Bruzan the plot, 152.2x100, at the southwest corner of 147th Street and Concord Avenue.

Real Estate Opportunities Briefly Told

REAL ESTATE—SALE OR RENT

Manhattan

143 WEST 76TH ST.
A small, three-story and basement dwelling for sale in a good residential block. Possession Oct. 1st; butler's pantry extension, electric light, open rear; price reasonable; terms favorable. WM. A. WHITE & SONS, 46 Cedar st.

Long Island

TAX EXEMPT—NORTH SHORE.
Why wander aimlessly, wasting time and energy, when I have all the salable homes on the North Shore from Flushing to Port Washington? Real homes from $10,000 to $75,000: $2,000 cash; balance like rent. F. R. FREEMAN, 2 Depot Lane, Broadway, Flushing. Telephone Flushing 0760.

FARM FOR SALE AT PECONIC, L. I., consisting of 27 acres and buildings, beautifully situated on Richmond Creek. For terms apply to R. D. Barker, Mattituck, L. I.

Richmond

TO LEASE—Small road house at Annadale Beach, S. I. Rankin. Phone 2512 M. Tottenville.

Westchester

VILLAGE, commuting, 70 minutes out, modern homes, river views, big plots, near depot, $5,000 up, immediate possession; farms, with brooks, timber, state roads, farm buildings, $100 and acre up; 70 acres, on Albany Post State Road, big brook, timber, farm buildings, $5,000; some rare bargains. See Alexander, 1 E. 42d st., Vanderbilt 1594. Sunday appointments, phone Peekskill 435, office and residence. 25 years' experience same section.

Pelham Heights Bargain.
Unusually attractive, stucco dwelling, on large wooded plot; 8 rooms, 2 tiled baths, open fireplace, vapor heat, sun parlor, sleeping porch, etc.; exclusive neighborhood; 2 minutes to station; willing to sacrifice at $23,500; must act quickly. F. A. Rellstab, 31 North av., Telephone 2371, New Rochelle, N. Y.

New York State

EIGHT-ROOM HOUSE, NEWLY FURNISHED and just painted and decorated throughout; beautifully situated in lower Catskills, near Hudson, one hour on N. Y. Central; house overlooks entire valley; ex-Gra wide porches for sleeping or dancing; 100 acres land, 60 woodland, lies both sides of road; springs and brook through land; large lake one mile; garage space for three cars; leaving city, must sell; $6,800; terms. Call owner weekdays, Fitz Roy 3658.

ADIRONDACKS, Loon Lake, furnished 5-room bungalow, with rowboat, bathing, fishing; desirable terms. Address L. West, 866 West End av.

New Jersey

40-ACRE FARM NEAR NEW YORK. FULLY EQUIPPED; INSURANCE $6,000. Take it now and have horse, cow, flock poultry, crops, vehicles, tools, implements, thrown in; fine productive farm 1½ miles village, close county seat, 53 miles New York city; poultry stock; truck should pay well here; rich, loamy tillage, big pasture, wood, lots apples, pears, cherries, peaches, grapes, berries; fine 2-story 12-room house, large piazza, bountiful shade, splendid view; 60-ft. basement barn, poultry house, cow barn, corncrib; owner retiring sacrifices for less than value buildings; all $6,000, about half cash, easy terms; a big opportunity. Investigate. Catalogue free. ANDREW H. HAYE, JR., 152 Park ave., Plainfield, N. J.

FOR SALE—AN IDEAL PLACE FOR family with children; growing neighborhood; good school; fine waterfront; plenty of shade. House has large porches, 7 bedrooms, 2 baths, steam heat; good stable, 3 box stalls; garage; garden; 3½ acres; half mile to country club, with fine golf course. Price right. If interested address Box 55, Little Silver, N. J.

ARTISTIC, CONVENIENTLY LOCATED HOME
SUMMIT, N. J.
Modern, 8 rooms, 3 baths, gas, kitchen, steam, open fire, oak floors, solarium; 2-car garage; immediate possession. Will sacrifice
EUGENE JOBS-H. F. BECK CO.,
Real Estate Brokers,
Lackawanna Station, Summit, N. J.

IDEAL HOMES.
Several new houses, 30 minutes from Hudson Terminal, in beautiful restricted section, 6 and 7 rooms, every improvement; near station; large plots, $8,200 to $10,000, easy terms. Quick action necessary. FRANK MILLER, 13 Park Row. Barclay 8685.

ONLY $1,500 FOR
SPLENDID, HIGH PLOT IN
Desirable Residential Section SUMMIT, N. J.
All street improvements; large shade trees.
OTHER LOT BARGAINS.
EUGENE JOBS-H. F. BECK CO.,
(Real Estate Brokers).
Lackawanna Station, Summit, N. J.

BOONTON-MOUNTAIN LAKES
Homes Within the Hour.
Prices from $5,000 to $50,000.
On the Lackawanna Railroad.
CLARENCE A. TAYLOR,
Boonton, New Jersey.
Phones Boonton 178-W and 458.

RIDGEWOOD, 8-room old Colonial stone house, 3/4 acres, orchard; asphalt street; $8,000; photographs. Hover, 212 Broadway, N. Y.

TENAFLY—Old Colonial stone house, 8 rooms, all improvements; ½ acre; $8,500; photographs. Hover, 212 Broadway, N. Y.

REAL ESTATE—SALE OR RENT

New Jersey

FARMS AND HOMES — FARMS FOR farmers, homes with acreage for commuters; describe your needs and we will send catalog and New Jersey map. ANDREWS FARM AGENCY, Box 5, 220 West 42d st., New York. Phone Bryant 4060.

NEW HOUSES AT $6,500 UP
at Bogota Heights, built of stucco and frame; steam, parquet floors, electricity; plots 40x100. Michael Bros. & Christiansen, Maplewood and Palisade aves. Telephone Hackensack 533-R.

PRIVATE RESIDENCE, SIX ROOMS, bath, all improvements; fruit trees, grape vines; property 100x125; block from school and trolley, 10 minutes from station, 45 minutes from New York. Apply 91 Albert St., Rahway, N. J.

AT PRINCETON, N. J.—FOR SALE OR rent, furnished, two large stone dwellings, in choice locations, from September 1st. O. H. HUBBARD, Princeton, N. J.

MONTCLAIR—Attractive site, 100x178, on beautiful Upper Mountain ave. Owner, B. GARRETSON, 73 Hudson st., New York. Canal 4718.

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Connecticut

A FINE 10-ROOM HOME, 3 ACRES, IN beautiful, peaceful Ridgefield, Conn. Particulars, P. L. SOWTER, Suite 912, 23 East 26th st., New York City. Telephone Madison Square 5145.

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BUNGALOWS TO RENT, FURNISHED, in pine woods, mountains; Lake St. Catherine. Address L. Helme, Poultney, Vt.

Miscellaneous

BEAUTIFUL MODERN 6-ROOM "CUSTOMBILT" house, tile bath, oak floors, open fireplace, built on your own lot in 90 days; price, materials and workmanship guaranteed. For money-saving details see or write C. E. Hubbell, Inc., 320 Fifth Avenue.

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I WANT TO BUY SMALL SUMMER COTTAGE on the shore of Long Island Sound, good location, between Larchmont and Mamaroneck. Write Box 115, 1152 Myrtle ave., Brooklyn.

CITY and suburban properties of every description, at reasonable values, wanted; cash buyers waiting. For immediately results, address Sisca & Palladino, 446 East 116th st.

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$15,000 WANTED on first mortgage, 4 or 5 years, on real estate and building; will pay 6 per cent interest and reasonable bonus; no brokers; no agents. Write D. S., 1214 Wilson Building.

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SPACE TO RENT IN FIRST CLASS ladies' tailoring establishment, desirable location, suitable for dressmaker, furrier or corsetier; beautiful showroom and fitting room; large workroom; rent moderate. B. GREENSTEIN, 4 East 46th st. Murray Hill 3353.

SAMPLE ROOMS, OFFICES OR DESK room in active shoe centre; permanent or temporary; at low rates. MARTINE, 143 Duane st., New York City.

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EUCLID HALL
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NO. 24—COLONIAL HOUSE, 12 rooms, 2 baths. Plot 100x150 ..... PRICE $15,000
NO. 27—STUCCO RESIDENCE, 10 rooms, 2 baths, garage. Pretty place ..... PRICE $18,000
NO. 29—NEW HOUSE, 13 rooms, 3 baths, garage. Large plot ..... PRICE $17,000
NO. 30—ESTATE OF ¾ ACRES, new Colonial house, 14 rooms, 4 baths, garage ..... PRICE $75,000
NO. 37—HOMESTEAD, 11 rooms, 2 baths, garage. RENTAL $2,000 a year unfurnished.
NO. 41—COLONIAL HOUSE, 10 rooms, 3 baths; large garage; near station and Sound; easy terms. PRICE $35,000
Possession of the above house can be given as of Oct. 1st.
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