Suites in High Class Flats On East and West Sides Leased

Pease & Elliman leased apartments at 565 Park Avenue to W. J. Stone and to Frederick M. Becket; at 30 West Fifty-ninth Street, to Max Speigel and to Paul D. Langdon; at 139 East Sixty-sixth Street, to Julian Shackno, who will marry Miss Adelaide Kip Rhinelander; at 490 West End Avenue, to G. S. Otis, and at 226 West Seventieth Street, to Irving Weinstein.

Albert B. Ashforth, Inc., leased apartments at 547 Fifth Avenue to Frank S. Evans; at 469 Fourth Avenue, to Mrs. Katherine MacDonald, and at 148 West Fifty-seventh Street, to Miss Jessie E. Nagle.

Douglas Gibbons & Co. have rented apartments at 383 Park Avenue to Mrs. John R. Ogden; at 110 East Fifty-fourth Street, to Hoyt A. Perry; at 182 West Fifty-eighth Street, to C. T. Silver; at 145 East Fifty-second Street, to Joseph Drake, and at 144 East Thirty-sixth Street, to Francis H. Brownell jr.

Leon S. Altmayer leased an apartment at 1083 Park Avenue to Louis A. Pinon.

Actor Gets Park Ave. Suite

Doris Keane, actor, has leased an apartment at 565 Park Avenue through the Century Leasing Company. The same company leased to Mrs. Franklin K. Lane, wife of the late Secretary of the Interior, an apartment at 116 East Sixty-third Street; to Lawrence Chamberlain an apartment at 471 Park Avenue; to Mario Pennachio at 49 West Forty-sixth Street; to Enrique L. Henriot a parlor floor at 56 West Fifty-third Street.

Teacher Buys Orange Home

The dwelling at 650 Central Avenue, East Orange, N. J., has been sold by Julia O. Davey to Otto H. Schulte, principal of the Morton Street Public School, through Feist & Feist.

Restaurant Equipment Firm Gets Space in West 19th St.

Edward Kronman, Inc., manufacturers of coffee urns and hotel and restaurant equipment, leased a floor at 211-15 West Nineteenth Street, containing 30,000 square feet. After extensive alterations, the major portion of the building will be used by the lessee. Cross & Brown Company, who have been appointed agents of the building, were the brokers.

J. Arthur Fischer leased to John Sorlingas the first loft at 149 East Forty-second Street. After extensive alterations, the space will be used as a Greek coffee house.

Real Estate Opportunities Briefly Told

REAL ESTATE—SALE OR RENT

Manhattan

REAL ESTATE VALUES ARE LARGELY RELATIVE

¶ There is comparatively little vacant property on Broadway in Manhattan.
¶ It is New York's most important thoroughfare.
¶ There will always be a demand for its frontage as long as there is a New York.
¶ We are on the threshold of a building era which will have no equal in real estate history.
¶ When Broadway is built, what will a good corner be worth?
¶ If you want it, you will pay whatever the owner's fancy dictates.
¶ Why not buy a good corner now?
¶ Owner will subordinate large part of equity to building and permanent loan for a responsible builder.
SLAWSON & HOBBS, 152 WEST 72ND ST.

UNIVERSITY AV., 2201 — Stucco house; garage; 12 rooms, 3 baths; improvements. Fordham 0423.

Brooklyn

CROWN HEIGHTS, 124 Sullivan st., near Bedford ave., Brooklyn: 7 rooms, tiled bath, garage; all brick, parquet floors, hardwood trim, asbestos tile roof with copper flashings; Everything modern and the very best; convenient to both subways; ten minutes from Borough Hall; price $16,000; $3,000 cash; balance easy terms. This is less than construction cost. Open day and evening.

COME OUT to 6814 Sixth ave., bet. 68th and 69th sts., Brooklyn, and see your house of dreams: 7 rooms, tiled bath, garage; large attic, staunch of construction, refined in appointments. A masterpiece of design and workmanship; fine neighborhood, and the price is under cost, with terms to suit. Day or evening.

WESTBURY—Moderate home, new; six rooms; double garage; 80x150; expensive tile bath, fireplace; best section; $11,000; cash, $3,500. Westbury Manor Co., 323 Flatbush av., Brooklyn. Sterling 4200.

LINDEN AVE.—Excellent location, parked, 52d St., near Church and Utica Aves. Plot 40x100. $3,500; easy terms. Roseville, Box 13, Newark, N. J.

Queens

BARGAIN—BARGAIN—BARGAIN
JAMAICA: North Side; new two-family house, elastic stucco and shingles, 6 and 7 large rooms, tiled kitchen, bath, showers, steam heaters, hot water heater, gas, electricity, parquet, sun parlors, driveway; convenient to trolleys, elevated, L. I. R. R. station; $14,000 cash, $4,500 balance mortgage. LIGHT & ABRAHAMS, 463 Fulton st., Jamaica. Telephone Jamaica 97.

HOUSES built to your order anywhere within 30 miles of New York. A. E. McNamee, contractor and builder, Howard Beach, Long Island. Phone 4163 R, Richmond Hill.

FOR SALE OR EXCHANGE—9 lots, Ingleside section, Flushing. W. Y. Fellows, 1452 Boyd Ave., Woodhaven, N. Y.

Long Island

HEMPSTEAD—Complete country home for sale, 17½ acres, 9 rooms, bath, every modern improvement, with hot water heating; large barns, sheds, garage for several cars, with fine old shade and fruit trees; would make excellent development fronting on two streets, with city water; electricity available ½ mile depot, on macadam road and only ½ mile from village limit. Price $25,000; $15,000 cash. Immediate possession. A. G. Patterson, Greenwich st. and Freeport rd., Hemostead, L. I. Telephone 238.

Staten Island

TAX EXEMPT. WONDERFUL VALUE, beautiful six room house with sleeping porch, lower floor parquet, tile bath, restricted section New Dorp Garden Colony. Dongan Hills 669-W.

Westchester

AT MAMARONECK, N. Y.—COTTAGE, 6 rooms and bath. $1,500 cash. Price $8,000.

At LARCHMONT, N. Y.—Cottage, 7 rooms and bath, extra toilet and lavatory, porches, good neighborhood. $4,000 cash. Price $15,500. T. F. J. CARROLL, 93 Barry Ave., Mamaroneck, N. Y.

GREENACRES—HARTSDALE, N. Y.
FOR SALE OR RENT
Attractive homes, 8 and 9 rooms; choicest location. New or finished. Would consider trade for small properties in Westchester County. H. ROSS CLARK
16 Court St., White Plains, N. Y. Tel. 2611

New York State

OVERLOOKING Lake Oscawana, 40 acres, near state road; old shack, barn, springs, great elevation, grand views; $1,500; 300 acres, great elevation, bungalow remodeled farmhouse, barns, springs, timber, remote, $6,000; large house, few acres, overlooking big lake, fruit, woods, 5 miles Carmel, $5,000; state road, big brook, lake site, farm buildings, orchards, timber, $100 an acre; small farm near village commuting, modern village homes, $5,000; wild, remote, abandoned farms, suitable week-ends, camps, cheap; Peekskill section specialist. Alexander, 1 East 42d st. Vanderbilt 1594. Residence, office appointments, phone 435 Peekskill, Sundays.

New Jersey

WHITE COLONIAL HOME

Newly painted; 42 minutes out; first floor, large living room, open fireplace, kitchen, dining room, breakfast nook; glassed and tiled sun parlor; second floor, 3 large bedrooms, sleeping porch, tiled bath; copper screens throughout; gas, electricity, hot-water heat; grounds 100x200 ft., garage; large conventional rose garden, flowering shrubs; shade, fruit trees; $12,500.
BOX 315, ORADELL, N. J., PHONE 193.

BUY YOUR PLOT NOW
Only 30 minutes from Hudson Terminal, in refined, restricted suburb. We will finance your home, build it according to your own ideas. We have just completed and sold 7 houses. Small amount of cash required. Write or phone for full particulars. Frank Miller, 13 Park Row. Barclay 4613.

AN EXCEPTIONAL OFFER
Several new houses, 30 minutes from Hudson Terminal, in beautiful restricted section, 6 and 7 rooms, every improvement, near station; large plots; $8,300 to $10,000; easy terms. Would consider renting to right party with option to purchase; quick action necessary. FRANK MILLER, 13 Park Row, Barclay 5695.

RUTHERFORD, N. J.—Cottage, six rooms, bath, $40 monthly. Second floor, four rooms, heat furnished, $35. New apartment, 3 rooms, bath, porch, gas, electricity, steam, $50 monthly. New five room apartment, glassed porch; every appointment, $45. New eight-room house, $100. CHAS. H. KINKLE CO., opp. station, RUTHERFORD, N. J.

ATTRACTIVE home, six rooms, bath and fine, large glass inclosed porch; all improvements; plot 100x260; garden, fruit, large garage; on state road, near station; 45 minutes city; $7,500, easy terms. C. J. Smith, Mahwah, N. J.

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

BUNGALOW, FIVE ROOMS, BATH, porch, copper, nearly new. Large plot. Price $3,250. Easy terms. VAN WINKLE CO., Opposite Station, Rutherford, N. J.

OVERLOOKING Hudson, plot 38x100, on Palisade View, 5 rooms, bath, improvements, open fireplace, hardwood; immediate possession, title guaranteed. Box 246, Fort Lee Postoffice.

REAL ESTATE—SALE OR RENT

Connecticut

ALMOST a "no servant cottage": five rooms and bath, living room (light on three sides); 6 acres; garage, barn; three-quarter panoramic view Berkshire; low price to settle estate.
GEORGE F. ARCHER,
REAL ESTATE,
10 EAST 43D ST.

BEAUTIFUL home, seven rooms, sun and sleeping porches; large garage; two acres; hour out; near station; sell or rent, furnished, $200; unfurnished, $150 monthly. Box 221, Noroton Heights, Conn. Tel. Darien 415.

50-ROOM SANITARIUM; 12 acres; Berkshires; less than $10,000.
GEORGE F. ARCHER,
REAL ESTATE,
10 EAST 43D ST.

Massachusetts

IN BERKSHIRE HILLS—Furnished 5-room bungalow; fireplace, porches, 2 acres land, apple trees, brook; price, with furnishings, $3,000; only $300 down. H. A. Bidwell, Becket, Mass.

Florida

FLORIDA—For information about the orange and grapefruit growing sections, call, write, or phone
TAMPA BOARD OF TRADE
N. Y. Branch office, 46 E. 41st St., near Madison Ave. Murray Hill 6940.

APARTMENTS TO LET—FURNISHED

Manhattan

1 WEST 67TH ST.
Handsomely furnished five-room kitchenette, two baths, duplex studio apartment; twelfth floor, facing south; refrigeration, cooking free; maid service; restaurant, swimming pool; high class tenant; $6,000 a year; immediate possession. Reeves, owner.

15TH, 158 WEST—2 rooms, bath, kitchenette, modern. Madison Square 6147. Stillwell.

69TH ST., WEST—7-room apartment, completely furnished; sublet; $175. Phone Columbus 189.

76TH ST., EAST (near 5th av.)—Modern 3-room bachelor apartment; bath, private phone, maid service. Rhinelander 3480.

73D ST., 126 WEST (Hotel Nobelton)—Newly decorated and furnished one, two, three outside rooms, bath; elevated, surface cars, subway; room, bath, $90 monthly and up; full hotel service; restaurant.

81ST ST. (Columbus av.) (Hotel Colonial) —Newly decorated, furnished, one, two, three outside rooms, bath; elevated, surface cars, subway; $60 room, bath; full hotel service; restaurant.

82D ST., 171 EAST—6 rooms, elevator apartment; $150. Hackett, Lenox 628.

85TH ST., 115 WEST—2 rooms, bath and kitchen; $175. Hackett, Schuyler 7091.

86TH ST. (2345 BROADWAY)—SUITE CONSISTING OF LIVING ROOM, LARGE SUNNY BEDROOM, DINING ROOM, FOYER AND BATH. MAID'S ROOM AND KITCHEN, LINEN, GLASSWARE AND PORCELAIN; REMARKABLY LOW RENTAL; SHORT LEASE. APPLY APARTMENT 31.

93D ST., AT MADISON AV. (Hotel Ashton) —Newly decorated and furnished one, two, three outside rooms and bath; buses, surface cars, subway; $45 room and bath up; full hotel service; restaurant.

ABSOLUTELY immaculate, fully equipped, luxurious home; seven rooms; corner B'way; $350. Academy 2864.

APARTMENT 10 ROOMS,
2 baths, by private family, 8 to 12 months; $800 per month. See superintendent, Euclid Hall, Broadway and 86th st.

ARTISTICALLY furnished 3-room apartment, real kitchen, in exclusive studio building, with private telephone; centrally located below 72d st.; 1 block from subway and elevated; southern exposure; particularly adapted for artist, bachelor or couple; $100 a month; concession on year's lease. Call Columbus 1440.

BACHELORS SEEKING EXCLUSIVE ACCOMMODATION.
Elegant suite, with or without bath, one or more rooms, as desired. Large lounging and smoking room; breakfast optional. Rates $75 monthly and up. Phone Mrs. Wallace, Schuyler 5762.

BEAUTIFUL SUITES of 2 or 3 rooms and bath; hotel service; high ceilings; outside light; rates most reasonable. Hotel Chelsea, 222 West 23d st.; phone Watkins 6200.

BROADWAY (2345)
Exquisitely furnished 8-room apartment, 2 baths, servants' quarters; big reduction to tenants taking possession on or before Oct. 1; linen, silver, well equipped kitchen. Apply Apartment 31.

ELEGANT AND FULLY EQUIPPED HOUSEKEEPING and non-housekeeping suites for bachelors, in exclusive apartment building in the 80's, Riverside Section. Phone Mrs. Thayer, Schuyler 5762, for appointment.

HIGH CLASS ACCOMMODATIONS FOR BUSINESS WOMEN.
Single room or suite, beautiful reception and reading room; breakfast optional. Rate $75 per month and up. Phone Mrs. Wallace, Schuyler 5762.

OPPORTUNITY FOR DISCRIMINATING FAMILIES to secure exclusive, elegantly furnished and spacious suites in the 80's, Riverside section; 3 to 12 rooms from $150 per month and up. Some with banquet halls and unusually large drawing and music rooms; fully equipped kitchen and pantry; others non-housekeeping. Phone Mrs. Thayer, Schuyler 5762, for appointment.

PARK AV. (70'S)—Elegantly furnished apartments, highest type; Steinway grand, Oriental rugs, linen, silver; eight rooms, 14 closets; servants remain if desired. Rhinelander 1128.

WEST END AV., 411, cor. 80th st.—Nine room apartment (originally 10); exceptionally large rooms, beautifully furnished; 3 exposures; will lease for 2 years at great sacrifice; 5th floor south. Schuyler 1505.

New Jersey

EAST ORANGE, N. J.
Six-room apartment, janitor service; one minute's walk from D., L. & W. station. Rent $45. Telephone Market 3714.

APARTMENTS TO LET—UNFURNISHED

Manhattan

79TH ST., 20 WEST—Handsome 5-room apartment, delightfully arranged, 2 fireplaces, also 2 smaller apartments; all plumbing and attractive house; lease; reasonable rentals. Apply Superintendent.

11TH ST., 9 WEST—Beautiful second floor, large rooms and bath, all improvements new, private house; $2,400 per year; references required. Phone Watkins 8218.

48TH ST., 22 EAST (at Madison Ave.)—Valet and maid service, 3 rooms and bath; $2,200 to $2,400. Harris, Vought & Co., 6 East 46th st. Vanderbilt 31.

48TH ST., 72 WEST—Three newly, large decorated rooms, bath and kitchen, unfurnished; parlor floor also for business; reference.

52D ST., 43 WEST—One and 2 large beautiful rooms and bath, unfurnished.

56TH ST., 25-27 WEST (between 5th and 6th Aves.)—Unusually large rooms, with high ceilings, 2 rooms and bath, $2,000; 3 rooms and bath, $3,600. Harris, Vought & Co., 6 East 46th st. Vanderbilt 31.

66TH ST., 149-7 EAST (at Lexington Ave.) —Two rooms and bath; $1,000 to $1,400. Harris, Vought & Co., 6 East 46th st. Vanderbilt 31.

67TH ST., 1 WEST (adjoining Central Park)—The only apartment house of its kind, free cooking service and refrigeration; restaurant, swimming pool, maid service; studio duplex apartments, 3 to 6 rooms, $3,400 to $6,000 annually.

71ST ST., 174 EAST—6 rooms and bath, $1,200. Harris, Vought & Co., 6 East 46th st. Vanderbilt 31.

85TH ST., 359 WEST, OFF RIVERSIDE—NEWLY RENOVATED, 3-ROOM SUITE, EXCLUSIVE, REASONABLE.

APARTMENTS TO LET—UNFURNISHED

Manhattan

86TH ST., 323 WEST—Very attractive 2-room, bath, kitchenette apartments; exceptionally high-class house; immediate possession; maid service if desired; highest references required; rent, $115 and $125 per month. See superintendent.

233 WEST 107TH ST.,
near Broadway,
Seven-room apartment.
ELEVATOR—IMMEDIATE POSSESSION.
$1,600.
SEE SUPERINTENDENT.

2465 BROADWAY (AT 91ST ST.)

6 AND 7 ROOM APARTMENT;
ELEVATOR; IMMEDIATE POSSESSION;
RENTS $1,800 TO $2,100.
SEE SUPERINTENDENT.

FIFTH AVE., 1006 (Opp. Metropolitan Museum of Art, at 81st St.)—Unusually large, attractive rooms, 2, 3 and 10 rooms and bath; $2,750 to $16,000. Harris, Vought & Co., 6 East 46th st. Vanderbilt 31.

FOUR unusually large rooms, o closets, new, modern houses, at 11, 15, 19, 23 Vermilyea Ave., three blocks west of Dyckman St. subway station. Agent on premises. Moderate rentals.

MADISON AVE., 691-693-695—Bachelor apartment; service; 2 rooms and bath; $1,200 to $1,400. Harris, Vought & Co., 6 East 46th st. Vanderbilt 31.

Brooklyn

SEA GATE—5-room apartment; private house; modern improvements. Phone Coney Island 1914J.

Manhattan

MADISON AVE., 711 (corner of 63d St.)—All outside rooms, 2 rooms and bath; $1,400 to $2,000. Harris, Vought & Co., 6 East 46th st. Vanderbilt 31.

5 ROOMS AND BATH $145
7 ROOMS AND BATH $145 to $165
Immediate possession, in the fashionably located elevator apartment houses, 17 and 19 East 95th st., near Fifth ave. Apply on premises or William Cruikshank's Sons, Singer Building.

PARK AVE., 455 (corner 56th St.)—All rooms unusually light and facing Park avenue; 5 rooms and 2 baths; $4,500. Harris, Vought & Co., 6 East 46th st. Vanderbilt 31.

Long Island

ASTORIA, L. I.—For rent, entire floor of a new private dwelling; six rooms and bath; garage for 2 cars; attractive location; 5 minutes from subway station; sun parlor, rear porch; all floors parquet; rental $100 per month. Address D. M., Box 48, Long Island City.

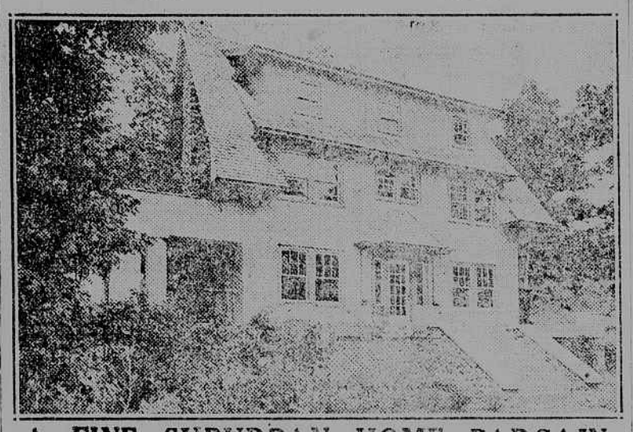
New Jersey

WEEHAWKEN HEIGHTS, 213 Angelique Street, 6 rooms and bath, electric light, gas and coal range, hot water heating; reasonable rent; adults.

APARTMENTS FOR SALE

LEAVING city, will sell my 7-room, completely furnished apartment; lease to October 22. By appointment, Schuyler 2001.

NEW JERSEY REAL ESTATE



A FINE SUBURBAN HOME BARGAIN

On account of financial conditions affecting the owner, this very attractive, imposing English Colonial type of suburban home, located in a beautiful, strictly residential section, near New York, specially built for comfortable year-round occupancy, can be bought for 1-3 less than cost of house alone to-day. The desires of the neighbors as to personality of buyer will be respected. The house itself will be turned over in perfect condition, ready to occupy immediately, and contains 10 very large rooms, two big tiled baths and a garage. The price includes an electric range, electric fixtures and shades, electric washing machine, electric vacuum cleaner and base plugs. The plot consists of nearly half an acre of land, with 100 ft. street frontage. Unusual care and taste have been used in landscaping the grounds, which are beautifully shaded by fine old trees, and contain many shrubs and flowers. The elevation is about 700 ft.; wonderful scenery, very healthy living conditions. Water rights on chain of beautiful lakes run with the title. The railroad station is within easy reach. Commuting facilities to the city are of the best. A cash payment of $33,800 secures title and occupancy and the balance of $10,000 may remain on mortgages at convenient terms. Liberal discount for cash. Complete details and pictures can be obtained from V. A. Bowman, 277 Beaumont St., Brooklyn, N. Y. Tel. 1601-J Coney Island.

"SUMMIT, N. J."
Make Your Own Price
EXECUTOR ORDERS IMMEDIATE
SALE of SPLENDID 14-room, 2-bath dwelling with new steam heating and every modern convenience. Stable-garage; 3 acres, garden, fruit, shade.
ALSO
BEAUTIFULLY maintained 12-acre estate; Superior 18-room, 4-bath master dwelling; hot water heat and every known improvement. Man's cottage, large stable-garage; wonderful garden, fruit, berries, asparagus, brook. Large street frontage.
Must Be SOLD Regardless of Value.
EUGENE JOBS—H F BECK CO.
Real Estate Brokers
Lackawanna Station, Summit, N. J.

Obliged to Sell to Close an Estate
SHORT HILLS
Beautiful suburban home situated on the top of a knoll; all conveniences. The house has 9 rooms, 3 modern baths, gas kitchen and light laundry. One car garage heated from the house.
The executor has placed this property in my hands for immediate sale at a sacrifice and has authorized very liberal terms.
For Details communicate with
FREDERICK P. CRAIG
Short Hills, N. J. Telephone 188.

DAINTY HOME IDEAL HOUSE
FOR SMALL FAMILY; 6 VERY LARGE ROOMS AND TILED BATHROOM. PLOT 100x150 FT., LESS THAN ONE HOUR FROM NEW YORK CITY. PRICE $8,500 COMPLETE. $2,200 CASH TAKES IT, BALANCE ON MORTGAGES. ALMOST 1,000 FT. ELEVATION, BOATING, BATHING, FISHING AVAILABLE IN SUMMER. SPLENDID NEIGHBORHOOD. BEST OF SCHOOLS, CHURCHES, MARKETS AVAILABLE. ALL CITY AND COUNTRY ADVANTAGES COMBINED HERE. FINE COMMUTING SERVICE. IT IS A REAL OPPORTUNITY. DETAILS GLADLY SENT. P. O. BOX 76, CITY HALL STATION, NEW YORK CITY.

SMOCK AGENCY
ESTATES FARMS COUNTRY HOMES
HOTELS COTTAGES PLOTS and ACREAGE
REAL ESTATE INSURANCE
124 SECOND ST. LAKEWOOD, N. J.

MONTCLAIR
$18,500 White Colonial Residence adjoining Park.
Large living room, open fireplace, dining room, sun parlor, pantries, kitchen, 4 bedrooms, sleeping porch, 3 baths, garage. House is in best of order throughout.
H. S. CONNOLLY & CO.
Opp. Lackawanna Sta. Montclair

FARMS FOR SALE

New Jersey

100 JERSEY FARM BARGAINS
With crops, stock, equipment thrown in, fully described with map of State in illustrated catalog. Some nearby, other close to seashore, markets, many inland. Prices range from $1,000 up with easy terms. New Jersey Farm Agency, 154-J Nassau St., N.Y.C. Phone Beekman 5512.

LONG ISLAND REAL ESTATE

"Wendover"
2 acre place, suitable for year round occupancy, in the North Shore country, within 40 minutes by motor from 42nd Street. Modern residence, 5 master's bedrooms and 3 master's baths. Garage, etc. A very interesting property for a family desiring to live in delightful surroundings only twenty miles from the center of New York.
BURGOYNE HAMILTON
AND
ADRIAN ISELIN II.
Real Estate Brokers
8 EAST 45TH STREET, NEW YORK
Telephone Murray Hill 3250

GREAT NECK PROPERTIES
J. EDWARD BREUER, Opp. Sta.

OLD GARDEN CITY
Fully Improved Restricted Building Plots. Size 40x100 and up. Term Reasonable. The Garden City Company, Garden City, L. I.

Old Garden City
GEO. L. HUBBELL Real Estate
Homes, Aviation Field, Acreage, Warehouses

ALONG THE SOUTH SHORE
Desirable Properties for Sale or Rent.
JEREMIAH ROBBINS, Babylon, L. I.

QUEENS REAL ESTATE

Exceptional Value
In new, one family house.
ALSO A BARGAIN
In a two-family corner
SMALL CASH PAYMENT
balance less than rent.
Apply W. R. GIBSON,
East of ELMHURST AV. station, QUEENSBORO SUBWAY (Astoria Branch) from Grand Central or JUNCTION & UNIONSIDE AVS., ELMHURST MANOR. Phone Newtown 2002.

Kew Gardens, L. I.
Edgeworth Smith, Inc., 1 W. 34th St.
Sole Agents. Fitzroy 5250

The Queensboro Corporation
50 East 42nd St., cor. Madison Ave.

NEW JERSEY REAL ESTATE

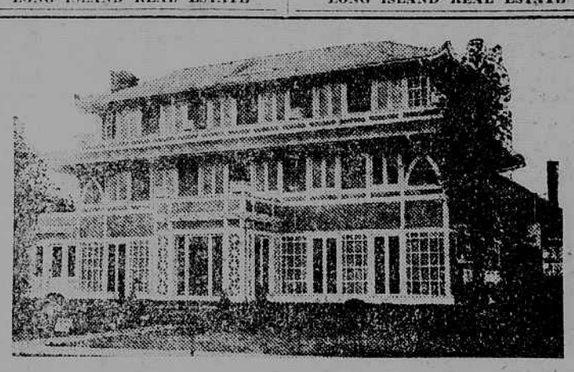
INCONTESTABLE
When the titles to your real estate are incontestable, you are secure in the possession of your property. If your Bergen and Morris County real estate titles are insured in our company, there is no possibility of doubt. Write for booklet.
North Jersey Title Insurance Co.
HACKENSACK MORRISTOWN

BLOOMFIELD, N. J.
Attractive house, 6 rooms, bath, steam heat, electricity, newly painted and decorated. Vacated for $8,150; $9,500. Dominick Immigrante. Come by Lackawanna Station.
NATHAN RUSSELL, INC.

GLEN RIDGE, N. J.
Semi-bungalow, 6 rooms, bath, steam, electricity, small plot, early possession, $9,500; other properties close by Lackawanna.
NATHAN RUSSELL, INC.

MONTCLAIR
F.M Crawley & Bros

LONG ISLAND REAL ESTATE



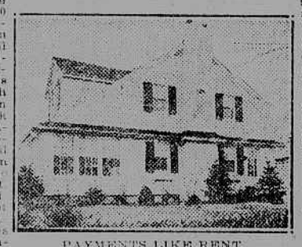
FOR SALE to select families only

all the year round SUNSHINE HOUSES, just completed at KEW GARDENS, Long Island, 17 minutes from Pennsylvania Station, 25 minutes by auto. 11 large rooms and 3 baths. Nothing like it ever been built; must be seen to be appreciated. Price $50,000.

For further information inquire
GENERAL DEVELOPERS LAND CORPORATION
JOS. FLEISHMAN, Pres. 47 West 42d St., New York City.

YOU CANNOT BORROW MONEY ON RENT RECEIPTS
But you CAN on A HOME
If you do not own a BUILDING PLOT come in and see US or send for our latest list, No. 20, of Residential, Business or Waterfront PLOTS FOR SALE.
BUY AND BUILD NOW
We own LOTS and PLOTS of all sizes and prices
In every Section of FREEPORT
to suit choice and Pocketbook of everyone
WITH TERMS TO SUIT
Buy of US at First Cost, as we sell our own Properties only
JOHN J. RANDALL COMPANY
Office 15 N. LONG BEACH AVE. FREEPORT, L. I., N. Y.

$3,000 Cash Secures This House



PAYMENTS LIKE RENT.

On the hills of the North Shore, 100 feet above Long Island Sound, between Douglas Manor and Great Neck; beautiful Colonial Cottage, eight rooms and two tiled bath rooms with built-in tubs, polished oak floors, white enamel trim; open fireplace, glass enclosed porch, gas, steam heat and electric fixtures; large plot beautifully planted plenty of room for flower and vegetable gardens; trees and hedges, charming park-like surroundings; two golf and country clubs close by; $3,000 cash, balance easy terms. MOTOR OUT TO-DAY, half hour from Queensboro Bridge; or TAKE TRAIN from Penn. Station to Little Neck Station; 24 minutes by express; best weekday trains 10:20, 11:20, 1:22, 2:41, 3:36, 4:31 and 5:03. Sundays, 9:22, 10:24, 11:25, 12:24, 1:26, 2:24, 3:26, 4:24, 5:36.
RICKERT-BROWN REALTY CO.,
52 Vanderbilt Av.
Tel. Vanderbilt 9484

QUEENS REAL ESTATE

Write for Booklet "R"
Sage Foundation Homes Co.

Forest Hills Gardens
15 MINUTES FROM PENN. STATION.
A place for those who appreciate Artistic Surroundings.
A choice of houses and plots for sale.
47 West 34th St. New York
Forest Hills Long Island

AT FLUSHING

$20,000 8 rooms, two tiled baths, oak floors throughout, Colonial, plot 60x150 feet, 2-car garage.
$27,500 Colonial 9 rooms, three baths, plot 75x175 feet, oak floors throughout, 2-car garage.
$12,500 Plot 60x100 feet, 7 rooms, open fireplace, tile bath, hot water heat.
$4,000 2 family, 9 rooms, two baths. $500 cash; lot 16x100 feet.
$8,500 8 room modern dwelling steam heat, parquet floors, plot 40x100 feet, garage.
$8,000 3 family brick, two 5-room apartments and one 7-room apartment, bath, improvements, lot 25x100 feet. Cash $1,500.

SELECTED LIST OF ATTRACTIVE HOMES AT MODERATE PRICES.
Ask Mr. Halleran
Halleran Agency
FLUSHING, LONG ISLAND

CONNECTICUT REAL ESTATE

GREENWICH
Fisherman's cottage, directly on shore, perfectly remodeled into modern residence. 10 rooms, 4 baths, garage, boat landing, etc. No. A-2211.
Price $30,000.
New Colonial house on salt water river; 10 rooms, 3 baths; 2 acres. A great bargain. No. A-1724.
Price $22,000
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BERKSHIRE CAMP!
30 acres, with 750 ft. lake front, 2 barracks, barn, wagon house, laundry, boats, canoes, horses, cows, pigs, etc. Fully equipped for boys' or girls' camp. Situated 2 miles from R. R. station. Heart of Berkshires.
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Loans on leaseholds entertained in amounts exceeding $300,000.
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CONNECTICUT REAL ESTATE

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Shore Property
With Deep Water At
At Low Tide
Handsome modern house, generously planned with every comfort. 12 rooms, 3 baths. Garage with quarters. Over 7 acres. Gardens. Fruit. Pier. Fine sheet of water at low tide. No. 2131. Price $50,000.
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GREENWICH, CONN.
An unusual estate offered for rent for the winter months. Owner is going abroad. Excellent opportunity for one seeking a good sized house and one desirous of entertaining. Well appointed and beautifully furnished. Offered at an attractive figure. Many other attractive places offered for sale and for rent.
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Apply to
THOMAS N. COOKE
Smith Bldg. Tels. 430-1330, Greenwich, Conn.

A NOTED ESTATE
30 acres, stone house, garage, cottage. A charming home, beautiful Ridgefield; half mile station; churches, stores, schools; parked grounds, many choice shade trees, apple, peach and grape orchards, large garden, tillage, pasture and woodland; ATTRACTIVE STONE HOUSE, 20 rooms, erected 30 years ago; cost $35,000; sound condition; large stable, garage, farm house, barn; moderate outlay makes $100,000 property; QUICK SALE $40,000. SETTLE ESTATE. E. P. PECK, 17 West 44th St., New York. Phone Vanderbilt 5610. Brokers invited.

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FURNISHED HOUSES
FOR THE WINTER MONTHS
A number of attractive houses to offer for rent furnished for the winter season or longer.
Several bargains in small places to offer.
OFFICE OPEN SUNDAYS
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WESTCHESTER COUNTY REAL ESTATE

LARCHMONT
36 minutes from N. Y. City
Attractive Offerings in This Well Known Suburb

NO. 503
UNIQUE STONE HOUSE on ACRE PLOT
Artistic Home for Young Couple
Or Small Family
Ten Minutes walk to Larchmont Station

HOUSE CONTAINS THE IDEAL "ROOM OF ROOMS" FOR ENTERTAINING, A BALLROOM, 20 FEET WIDE AND 50 FEET LONG, WITH OLD ENGLISH PANELING, BEAM CEILING, UNUSUALLY LARGE FIREPLACE AND DESIGNED TO HOLD A PORTABLE STAGE.

Corner property, situated in the heart of the woods, overlooking the Sound.

House exceptionally well built by owner four years ago; fireproof construction, red tile roof, large living room, oak paneled dining room, modern kitchen, four large bedrooms, three tiled baths (one private), built-in shower. Brass plumbing throughout, stationery vacuum cleaner, oak floors, steam heat with vacuum system, electricity, all lighting fixtures hand hammered copper.

Pergola and glass enclosed porches. Garage attached.

Oriental rugs, Jacobean and Roycroft furniture if desired. Price without furnishings $39,000. Satisfactory terms arranged.

ENGLISH COUNTRY RESIDENCE

No. 502—Exceptionally attractive home on ½ acre beautifully parked grounds. House stucco and half timber; 10 large, sunny rooms, 2 baths, extra lavatory; two large inclosed sun porches, sleeping porch. Open fireplace in living room; hardwood floors. All improvements. Garage with living quarters. Near schools, stores, station, churches. Price $35,000—terms.

ON THE HIGHEST ELEVATION OF LARCHMONT PARK

No. 501—House for sale, all improvements; hot water heat, gas, electricity. Fruit trees, grape vines and berry bushes in profusion. Five minutes from railroad station; frontage on three streets, 158, 139 and 68 feet respectively. Price $16,000.00, or house and one lot only, size 67 by 158 feet, $13,500.00.

GEORGE HOWE, 527 Fifth Ave., New York
Specialist in Surburban and Country Property
MAIN OFFICE: Telephone Vanderbilt 7203

NEW ROCHELLE

Two Acre Estate—This exceptional country home is unusually well placed as to environment and layout. The stone and frame mansion embodies in its staunch construction every improvement and convenience; hot water heat, gas and electricity; contains 10 beautiful rooms, 3 tiled baths, 2 sleeping porches, large, homey porch and exquisite outlook over Park, gardens, tennis court, &c. The grounds are superb. Two-car garage, with maid's room.
This is a splendid opportunity to secure a desirable home for $75,000.
O'CONNOR Real Estate —Agency—
249 and 251 Huguenot St.
Tels. 594 and 133—New Rochelle, N. Y.

CONNECTICUT REAL ESTATE

GREENWICH, CONN.
No. 30. Colonial house, 15 rooms, 3 baths; garage, near station. Price $35,000.
No. 129. Estate of 5½ acres; Colonial residence, attractively appointed throughout; garage; other outbuildings; exceedingly attractive place, within 2 miles of station in residential section. Price $45,000.
No. 148. Estate of 11 acres; Colonial residence, 15 rooms, 4 baths; beautiful Sound and country view; garage; greenhouse, lake; attractively furnished including furniture and garden implements. Price $150,000. A Bargain. Many other attractive places for sale.
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Smith Bldg. Tels. 430-1330, Greenwich Conn.

CONNECTICUT REAL ESTATE

CONNECTICUT EXCLUSIVELY
John Crawford
7 East 42 Street, New York

Mt. Vernon, N. Y.
Will rent 10-room house, with garage for two cars. Best section of Mt. Vernon. $3,500 a year.
James E. Barry
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GREENWICH, CONN.
Exceptional offering at this time, an estate of 13 acres, 16 rooms, 5 baths, beautiful grounds, choice Sound and country views, lake, greenhouse, garage; the residence attractively furnished. Price $150,000; small amount of cash required, long term mortgage. Other attractive places to offer for sale and for rent.
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Exclusive Orland Park, Bronxville; 3 large rooms, bath, sun parlor, extremely modern improvement; beautiful surroundings; 45 minutes Grand Central; near station, trolleys, schools, stores; walking distance Siwanoy Country Club; plot 100x100; garage; beautiful shade trees, fruit; $19,000; $5,000 cash, immediate possession. Inquire Owner, 83 North Fulton ave., Mount Vernon, phone Hillcrest 5236M.

ATTRACTIVE 6-room house; 4M modern improvements, on plot 60x100x140; Westchester and Boston station at property (Chester Heights); price $8,500; $2,000 down, balance like rent; lots $350 up, on easy terms; bungalows and houses built to order, from $6,500 up, on easy terms. Marberry Construction Co., Inc., Union Corners, Bronxville. Phone Hillcrest 2608W.

FOR RENT—New 7-room house, steam heat; garage from November 1; near schools,