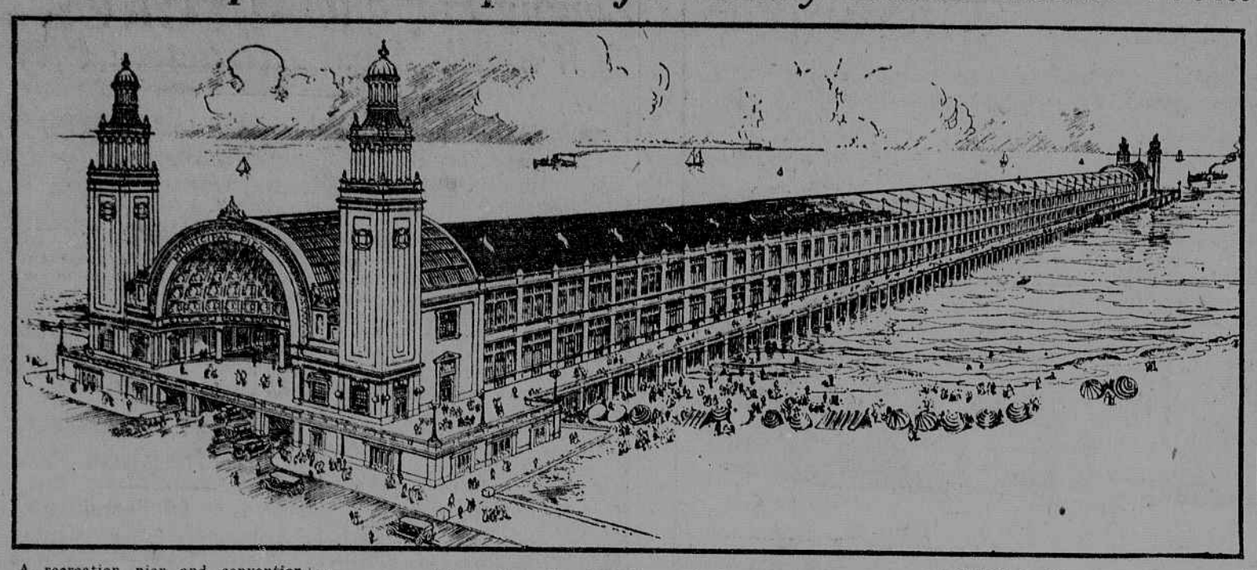
Recreation Pier and Convention Hall of Great Proportions Proposed for Coney Island Ocean Front



A recreation pier and convention hall of great capacity are the latest municipal improvements announced for Coney Island. Announcement was made recently that Coney Island was finally to get the much talked of boardwalk.

The convention hall will be part of the structure that will cover a great pier to be built out from the water end of Ocean Parkway and next to Seaside Park. The pier and hall are the ideas of Murray Hulbert, Dock Commissioner, who said yesterday that the addition of these recreation features to those already at Coney Island would make it one of the most complete seaside resorts on the American continent. It is his aim to have the pier and convention hall ready for the opening of the bathing season of 1922.

Structure Two Stories High and Quarter Mile Long Planned for Water End of Ocean Parkway; Auditorium Will Hold 10,000 Persons

One plea made for the improvement is that it can be made self-supporting by renting the hall for conventions during the summer season.

The plans prepared provide seatings for 10,000 persons, which would be one of the greatest auditoriums in the country.

The new pier, according to the announcement made by Mr. Hulbert, will add 3,100 feet, or more than half a mile, to the Coney Island waterfront. The structure, as planned, provides for a promenade more than one-third the entire length of the new Coney Island boardwalk.

Construction of the Ocean Parkway recreation pier and convention hall will involve the erection of concrete pile foundations, the carrying of a concrete retaining wall around two sides of the building, and filling in the inclosed space.

Steel and concrete will be the materials used in the structure, which would be two stories in height. The greater part of the lower, or street level floor, will be open space for the parking of autom[illegible] 50 feet wide, and with an open space 50x400 feet in dimensions, at the outer end, will extend around three sides of the automobile parking space.

The greater part of the second floor will be occupied by an immense hall, or arena. When not in use by conventions it will be utilized for dancing, roller skating, concerts and sports of all kinds. Extending along the entire second floor, and connecting at the same level with the new boardwalk, will be a promenade 50 feet in width.

Stores and booths will be built under the gallery of the arena and facing the promenade. With the demolition of the many old buildings now located on the ocean front side of Surf Avenue, these pier stores will be in strong demand at high rentals and should produce a very considerable revenue, Mr. Hulbert said.

Heavy Trading In West Bronx Shows No Let-Up

Builder Disposes of Plot With Large Frontage on Concourse; Sixteen Lots Bought Saturday Resold

A. J. Schwarzler, builder, sold to the Bensenson Realty Company, which has been active in the West Bronx "boom," a plot fronting about 362 feet on the east side of the Concourse, extending south from the 169th Street corner. The property which is 100 feet in depth, takes in the roadbed of 168th Street, which is not cut through, and extends southerly to the row of apartments erected there a few years ago.

The sixteen lots extending from 170th Street to Elliott Place, 135 feet west of the Concourse, reported sold in these columns Saturday, have been resold by a syndicate to Frank J. Taylor. The northwest corner of Elliott Place and the Concourse was resold for the J. F. Company to a builder and the opposite southwest corner was sold for Colonel Archibald Rogers to an operator. The J. Romaine Brown Company was the broker, and also the northwest corner of Clarke Place and the Concourse for J. R. Brown.

Gaines & Roberts, builders, who earlier in the week bought the four-lot plot at the southeast corner of Gerard Avenue and 167th Street, just east o fthe Jerome Avenue subway station, have bought another site in the immediate vicinity. The purchase involves the four lots at the southeast corner of Jerome Avenue and 170th Street, right at the station, and fronting 100 feet on the avenue and 105 feet on the street.

Shaw, Rockwell & Sanford sold for the Hull Building Company, Inc., the southwest corner o 209th Street and Decatur Avenue, 50x100. The purchaser is an operator.

Edgemere Crest, Inc., of which Maximilian Morgenthau is president, sold eleven lots on the north side of McKinley Avenue, west fo Cedar Avenue, to Bernard Gottehrer. The purchaser plans improving the site so as to have the houses ready for occupancy next spring. Adolph Schulz represented the seller and Mann & Schnall represented the purchaser.

Subdivision of Pelham Bay Holdings in Order

Extension of Transit Has Opened Up Unexploited Section; Lot Auction Coming

Liquidation of large property holdings in the Pelham Bay Park section of the Bronx seems to have got under way. During the summer Bryan L. Kennelly disposed of several hundred lots there at favorable prices. It was the first sale of any size in that section in a number of years. The fact that rapid transit had not been stretched into that district until this year was one of the reasons for the inactivity of the lot market there. There have been a number of sales in the Pelham Bay district since then.

Mr. Kennelly announced yesterday that he has been commissioned to find buyers for a tract of 250 lots on Middletown Road and near the Westchester Square station of the Lexington Avenue subway. An old dwelling and a hotel are included in the sale, which will be held in the Vesey Street auction room on November 5, starting at 1 o'clock in the afternoon.

Hope Hampton, Actress, Buys Home on Park Avenue

Hope Hampton, the actress, purchased for her new residence the three-story dwelling, at 1145 Park Avenue, 16x70, north of Ninety-first Street. The Holborn Realty Company was the seller.

Physician Buys in Flushing

Dr. Joseph R. Lossee, of this city, has purchased from Mary B. Parsons estate the plot, 116x108 feet, on the north side of Washington Street, between Parsons Avenut and Percy Street, Flushing. The purchaser intends to erect a Colonial dwelling. The Halleran Agency was the broker.

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THE H. W. COVERT COMPANY

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Flats to Overshadow the Carnegie House on Fifth Ave.

Fourteen Floors of Expensive Homes To Be Erected on the General Bryce property, at the 95th Street Corner, by Fred F. French Company

The General Lloyd Bryce property, at the corner of Fifth Avenue and Ninety-fifth Street, which has ben mentioned several times in the last few years as having been taken for improvement with an apartment house is at last to be the site of expensive flats. The Fred F. French Company, which has erected a number of fine apartment houses on the east side, one of them being at the north corner of Fifth Avenue and Seventy-second Street, has purchased the corner from the Bryce estate through Shaw, Rockwell & Sanford.

A fourteen-story building will be erected by the new owners unless they change their plans. The structure proposed will be similar in many respects to the big house the company erected some time ago at the northwest corner of Madison Avenue and Sixty-sixth Street.

The Fifth Avenue plot has a frontage of 70.6 feet on the avenue and 100 feet on the street. It is part of a large property bought many years ago by General Bryce and since sold off in small sized parcels for improvement with fine private homes.

The apartment will be the first costly multifamily home to be erected north of the Carnegie house. South of the home of the famous steel master the avenue is well dotted with tall residential buildings.

Parsons, Clossen & McIllvain represented the Bryce estate on the legal side of the transaction.

Operators Active in Chelsea

The newly formed H. Brown Realty Corporation, represented by Lesser & Lesser, attorneys, has bought from Edmund F. Gerner the two four-story tenements with stores at 446 and 448 West Nineteenth Street, on plot 50x92; also the four-story tenement, with stores at 357 West Sixteenth Street. The company plans to alter the three houses for commercial purposes and will acquire other properties in the West Chelsea district for similar purposes.

Christian Wolferson sold to Albert H. Seidenburg 537 West Fifty-second Street, a five-story tenement, 26100.5.

East Side Flats in Demand

Margaret Murphy sold to Morris Silverman through Charles W. Eidt the five-story tenement, with stores, 25.5x80, at the northwest corner of Second Avenue and Forty-third Street. The purchaser will hold for investment.

D. Kempner & Son, Inc., sold for a client to Lena Cohen the four-story flat, with stores, on lot 25x100, at 1611 Second Avenue.

Moritz Neuman sold to Morris Blitzer 219 East Fourth Street, a five-story store tenement, 20x98.

Joseph Perlbinder purchased the two five-story store tenements, on plot 50x100.10x irregular, at 1 to 5 Second Avenue, northwest corner of West Houston Street, from the Patrick Clendenen Land Company, which allows a twenty-year mortgage for $130,000 to remain.

Charles Rubinger sold to Michael, Isaac and Mair Calderon 101 Allen Street, a five-story store tenement, 25x87.6.

Samuel Kaufman sold to Diana Dambroff 119 and 119½ Division Street, a five-story tenement with stores, 25x68.8.

The newly formed A. D. K. Realty Company (N. Kronstant, H. Graer and E. L. Braverman) bought 255 Henry Street, a five-story tenement, 27x100, valued at $50,000. It is represented by J. Feinson, attorney.

Ralph Russo resold for Samuel Isaacson 407 East 106th Street, a five-story tenement house ,on lot 25x100.11, to S. Ciccone.

Venezuela Consul General's Son Buys Home on Drive

Pedro R. Rincones jr., son of the Consul General of Venezuela, bought the four-story residence at 322 Riverside Drive, 25x100, north of 104th Street. It was sold subject to mortgages of $40,000 by the Lebertan Corporation (Morris Borsodi).

Shaw, Rockwell & Sanford sold for Joseph Garcia Crusellas 2 West 123th Street, a three-story dwelling, 17.6x100, to B. Stella W. O'Neill.

Former Head of Film Co. Buys Glen Ridge Home

H. D. Connick Purchases Attractive Estate of Mrs. Charles Amer

F. M. Crawley & Bros. sold for Mrs. Charles Amesher residence of hollow tile construction on Ridgewood Avenue, near Bay Avenue, Glen Ridge, to H. D. Connick, formerly president of the Famous Players Lasky Corporation. The residence, which is one of the show places in Glen Ridge, contains sixteen rooms, three bathrooms, billiard room and solarium. The grounds extend from Ridgewood to Sherman avenues, a distance of 450 feet. The property was held at $55,000.

The Simpson-Merritt Company sold the ten-room residence with garage, at 47 Claremont Place, Montclair, for H. E. K'Bury to Webster Tallmadge, held at $10,000.

Frank Hughes Company sold for A. A. Wells to Bergan Melin, 211 Montclair Avenue, a lot, 60x150, and resold the property to W. S. Behrins, who will remodelled the house on the site.

Trading in Apartments And Dwellings in Brooklyn

The McInerney Klinck Realty Company sold the three-story store apartment at 737 to 741 Church Avenue, 60x100, for Harry Lazaroff and Jacob Zlotoff.

William Liss, Inc., sold for D. and S. Realty Company 147 Hancock Street, a five-story apartment, 22x95, on the southwest corner of Nostrand Avenue. The buyer plans alterations. The same broker sold for Mankoff & Weinstein to A. Karp a four-story, four-family house at 926 East Fifteenth Street, 20x100.

Bulkley & Horton Company sold a co-operative apartment at 1289 Dean Street, or a Mr. St. Cyr to Leroy V. Edwards.

A. J. Murphy sold for Abraham Le Blang to Philip Passon, a plot 40x100, on the north side of Forty-fourth Street, 145.8 feet west of New Utrecht Avenue at the Fort Hamilton Parkway Station of the West End Line, B. R. T.

Building Sells New Flat In Bronx to Investors

Demand Keeps Up for Apartments and Dwelling Houses in Northerly Borough

Louis and Samuel Shapiro have purchased from Samuel Minskoff, the builder, the new five-story apartment at 2683 Morris Avenue, near Kingsbridge Road, lot 100x105. Ancowitz & Cohen were the brokers.

Vincent Gubitosi sold to Florence Gerardi a three-story tenement with stores at 4529 Park Avenue, 24x80.5x irregular.

Abraham Ruth sold to Michele Ziccardi a six-story apartment at 285 East 151st Street, 37.6x117.2.

J. Clarence Davies sold for James Paris 436 East 147th Street a five-story flat, 25x100, and for Eugene Cotter to Martha James, the lot 25x84 on the west side of Fowler Avenue, 252 feet south of Neill Avenue, Morris Park, upon which the purchaser will erect a dwelling.

The two-story dwelling at 707 and 709 Westchester Avenue, 30x37, has been resold by George O. Brandt and H. Mandelson for the Bertley Holding Corporation to Morris Wolf. The same brokers sold to the Roamer Realty Company the southwest corner of Jackson and Westchester avenues for Nathan Poiletman, who will improve it with stores.

Edith L. Marks sold to the Comstock Holding Corporation a three-story dwelling at 1206 Hoe Avenue, 25x100.

John D. Kroog sold to William Sohl a two-story dwelling at 1870 Plimpton Avenue, 15x100.

Ida Rannenberg sold to Edward B. Puckel a two-and-a-half-story dwelling at 2866 Valentine Avenue, 25x99.3.

Prokap Havlena sold to Max Lieberman a two-story dwelling at 1346 College Avenue, 16.8x100, for $8,500.

Emma T. Ballard sold to William A. Sonen a two-and-a-half-story dwelling at 1817 Monroe Avenue, 60.11x95x irregular.

Christina Pogliano sold to Frederick Breving a three-story dwelling at 304 East 151st Street, 25x118.5.

Recent Buyers of Realty

The Over Plus Realty Company (S. S. E. Gray, C. H. Buffalow and R. S. Morgan) is the buyer of 412 and 414 St. Nicholas Avenue; Beckie Kapiloff of 506 West 171st Street, and Jennie B. Van Horn of 405 East 100th Street, all sold recently.

To Build in Staten Island

Cornelius G. Kolff has sold for Mayer Rosenholz a plot, 42x75, on Springfield Avenue, Westerleigh, S. I., to Amy Swennson, who will improve same with a private dwelling.

New Yorkers Find Westchester Homes To Their Liking

Charles M. Berthel Becomes Owner of Cottaz Estate in White Plains; Buying Houses in Other Sections

Howe & Thompson sold to Charles M. Berthel, of this city, the Charles Cottaz estates on Soundview Avenue, White Plains, consisting of Spanish type house with outbuildings and about two acres. The property was held at $35,000.

Prince & Ripley sold for the John T. Brook Company an English stucco house on large plot on Willard Avenue, Pelham Manor, to Thomas J. Dack, of this city.

Chauncey B. Griffen & Co. sold for Mrs. Mary Louise Thompson her private residence on Monterey and Pelhamdale avenues, Pelham Manor, to Mrs. Minny M. H. Ayers, of Far Rockaway. The property was held at $18,000.

Stilwell Realty Offices sold the new cottage of Hazel Woods Merritt, on Edgewood Avenue, Larchmont, to Mrs. Cora M. Heywoodh, of Worcester, Mass., and rented the furnished house of Mrs. Bertha V. Strich, on Willow Avenue, Larchmont, to John T. Byrne, of this city.

Gaul & Kampfer sold at Yonkers for Christina Schade her two-family dwelling, 166 Lockwood Avenue, to Harry Baum, of this city; for Paul Schalm a two-family dwelling at 4319 Katonah Avenue to William and Regina Vogt; for Dr. Albertus Pfanstiehl a stucco bungalow at 35 Jarvis Road to Mrs. Amelia Yorke, of this city; for Herbert W. Heath a stucco bungalow at 120 Elliott Avenue to M. E. Loeb; for Miss Grace C. Owens a two-family house at 430 Park Hill Avenue to Miss Lorenza Grasso, and for Charles A. Clinton to Emma W. Mittlekauf five lots on 240th Street, near Katonah Avenue.

The Robert E. Farley Organization sold for the estate of William B. Rice a plot in the Bryn Mawr section of Yonkers to Douglas Wakefield Coutlec, of Woodcliff, N. J.

Dr. Herman Stark Takes Over Building in New St

Dr. Herman Stark paid $62,250 at auction yesterday for the five-story building at 52 and 54 New Street, 57x65.6x irregular, a leasehold, the fee of which is owned by the Gallatin family. The sale was the result of foreclosure proceedings instituted by the Fundy Company against the 52 and 54 New Street Company and others to recover a judgment of about $58,000. The property, which is opposite the rear of the Standard Oil Building, was leased to the defendant company last year for twenty years at an annual rental of $12,000. The company was also to spend $50,000 on improving the property. The lease also carried an option of purchase at $205,000, which was to have been exercised before last May.

New England Brokers Plan Upbuilding of Down East

Local Boards to Join Central Organization to Distribute Information About Section

Real estate men from Massachusetts, Connecticut, Rhode Island and New Hampshire met at Springfield, Mass., last week to discuss plans for the co-ordination of real estate interests in New England. It was proposed to create local real estate boards and to make these boards members of a state board in each state. It was planned to eventually organize a New England council, which, it was believed, will prove valuable in developing New England by unification of rates, tabulation of information relative to property in various sections and establishment of a system by which information relative to manufacturing and other properties will be available.

Builder Gets Quick Return On Resale of Broadway Corner

G. L. Lawrence, the well known builder, sold the plot at the southeast corner of Broadway and 172d Street, fronting 100 feet on Broadway and 127 eetf on the street, being part o fthe block bounded by Broadway, St. Nicholas Avenue, 171st Street and 172d Streets, acquired a few months ago by Mr. Lawrence from the Clark estate. The new owner of the 172d Street corner is the Kesbec Sales Company, dealer in automobile supplies.

Buildings in East 10th And 17th Street Sold

Spear & Co. sold for a client of K. C. Newman the five-story building 49 East Tenth Street, 28x94.

The Millington Holding Company, Daniel H. Jackson sold to Edit [illegible] the three story store building at 8 East Eighteen Street, 24x70.

Co-operative Apartments Proposed for Sutton Sq.

Corners Opposite Mrs. Vanderbilt's New Home Under Option to Men Who Plan Flats

Apartment houses are coming to Sutton Square and directly across from the group of homes soon to be occupied by Mrs. William K. Vanderbilt, Ann Morgan, Dr. Chamberlain and other well known persons. The southeast and southwest corners of Sutton Place and Fifty-seventh Street, owned by the Phipps estate, have been taken on option by Webb & Knapp, who developed the Sutton Square colony. The inference is that the properties will be improved with co-operative apartment houses. The Phipps estate has had similar intentions for thees corners. At the southwest corner the estate planned to erect an apartment house for the accommodation of high salaried professional people.

This [illegible] has a frontage of 178 feet in Fifty-seventh Street and 135 feet on Avenue A. The southeast corner fronts 75 feet on Avenue A and 178 feet in Fifty-seventh Street, running [illegible]. The properties had been held at about $400,000.

American Insurance Company Enlarges Newark Home Site

The American Insurance Company has squared out its holdings at the southeast corner of Park Place and East Park Street, Newark, N. J., by the purchase from Alexander P. Holbrook of the property adjoining, at 9 East Park Street, 22x90. With the additional purchase the insurance company now controls a plot of about 200 feet frontage on East Park Street. The present two-story building on the corner was built in 1904 and was erected to take care of additional stories. A one-story addition will be added to the present structure on the lot just acquired. Feist & Feist were the brokers.

New York Manufacturer Buys Fine Yonkers Home

Louis Hirt has sold his attractive home at 75 Fanshaw Avenue, in the Van Cortlandt Terrace section of Yonkers. The house is of tapestry brick and has been bought by Jacob Alberts, president of the Alberts Manufacturing Company.

The dwelling was designed by Howard Chamberlain and is of the Colonial style of architecture, on plot 100x100. The house contains twelve rooms and three bathrooms. A garage is on the site. Thomas S. Burke was the broker.

Kensington Section Home Sites To Be Sold at Auction Prices

A number of well-located lots in the Kensington section of Flatbush, fronting on Gravesend Avenue, Sixteenth Avenue, West Street and adjacent thoroughfares, are to be sold at auction by Joseph P. Day, auctioneer, on November 10, at 8 o'clock, in the Brooklyn Real Estate Exchange, 189 Montague Street. The lots are at the Ditmas Avenue station on the B. R. T.-Culver Line from Park Row to Coney Island.

Dwellings in East 116th St. To Be Altered Into Lofts

The American Realty Company, J. E. Mautner, president, purchased the four four-story dwellings at 168 to 174 East 116th Street, 15.10x100 each, which will be altered into stores and lofts at once.

New Tenants for Dwellings

Pease & Elliman leased for B. Lawrence Hunt to Mrs. K. Wilcox the five-story dwelling at 20 East Ninety-fifth Street.

Alfred P. Coburn leased for Mrs. Sarah Reis three four-story dwellings at 609 West End Avenue to I. Levy, at 611 to Mrs. B. Koehler and at 613 to Mrs. M. J. Carr.

Folsom Brothers, Inc, leased for the Misses Isabel and Alice Moore the three and one-half story dwelling at 75 West Washington Place to Anthony Giordano.

Milliner Buys at Auction

Frank R. Burr is the buyer of the buildings at 49-53 West Thirty-eighth Street, sold recently at auction for $203,000. For the present he will remodel the buildings for his millinery business. Ultimately the site is to be improved with a twelve-story building.

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BEAUTIFUL GROUNDS, [illegible] TEN BIG ROOMS, TWO BATHS, SLEEPING PALCONY, 51 MIN. ON THE TRAIN TO [illegible] $13,250 ON EASY TERMS YOU CAN PAY IS TOTAL PRICE. REASONABLE AMOUNT OF CASH SECURES TITLE AND OCCUPANCY, BALANCE ON MORTGAGE.

Wonderful land and water views extending for 20 miles in every direction. Country advantages and the same conveniences that prevail in New York City. Tree covered plot, exquisitely landscaped. Big garage included. Property located in heart of Jersey's biggest, most exclusive and convenient purely residential suburban section. Details and plans from V. A. BOWMAN, 277 Beaumont St., Brooklyn, N. Y. Tel. 1601J Coney Island.

A REAL BARGAIN Am anxious to sell within the coming two weeks fine home property, consisting of beautiful house, modern Colonial architecture, of 8 rooms and tile bath and fine sleeping balcony; all improvements and half acre plot, with fine lawn, flowers and shade trees. Easy commuting distance, in heart of Jersey's most beautiful suburban community; near express station and trolley line; $1,850 cash takes it; balance of $5,400 on easy term mortgages. PERSONAL, Post Office Box 748, City Hall Station, New York City.

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100 FARM BARGAINS

Fully described in catalog, many nearby, others close to big seashore markets, others inland and bordering lakes, etc. Fruit, poultry, truck, grain, dairy and general farms described with stock, implements and harvested crops thrown in. Page 11 describes 5-acre poultry, fruit and truck farm near seashore, with good buildings, fertile land, variety fruit and located near [illegible]. Page 32 offers 170-acre farm with fine [illegible] $5,000, easy [illegible] in nearly [illegible] Call or write for free copy. NEW JERSEY FARM AGENCY, 1440-J, Nassau St., N. Y. C.

Real Estate Opportunities Briefly Told

REAL ESTATE—SALE OR RENT

Manhattan

WAREHOUSE BUILDING, 65x67, North Moore st., N. Y. C.; six-story and basement, 45x80, about 25,000 sq. ft., 350 pounds to the sq. ft.; steam heat, electric light, large elevator, shipping platform protected; leasehold; price, $50,000, or will rent at $12,000 per annum. Edward Samson, 130 William st., N. Y. C. Telephone 1750 Beekman.

GARAGE, 41x1,005, located West 70s; suitable commercial use or live storage; price, $50,000; easy terms; immediate possession. Edward Samson, 130 William st., N. Y. C. Phone 1750 Beekman.

Bronx

2271 LORING PL.—Fireproof single family residence; 11 rooms, 2 baths; basement kitchen and dining room above ground; $30,000.

Queens

FOR RENT—NORWOOD GARDENS, eight-room private house, with two baths and a two car heated garage; only house for rent in Norwood Gardens; $200 per month; 15 minutes from Grand Central subway station and Times Square. BY MOTOR, from Queensboro Bridge, follow left branch of elevated road to Grand av. station and turn right to Norwood Gardens, or BY SUBWAY, take Interboro Queensboro trains or B. R. T. Broadway trains to Grand av. station.
RICKERT-BROWN REALTY COMPANY, 52 Vanderbilt av. Tel. Vanderbilt 9484.

Long Island

KEW GARDENS.

ATTRACTIVE OCTOBER OFFERINGS. PROPERTIES OF KEW GARDENS CORPORATION AND OTHERS.

Last remaining Key Forest House, just completed.....$16,000
Special opportunity, 8 rooms, 2 baths (actual present value $26,000).....21,750
Brick Colonial 8-room, 3 baths; 2-car garage (special construction). Submit offer

A few exceptional plots for fine residences at from $20,000 to $35,000. Other plots, 5,000 sq. ft. minimum from $4,250 up.

EDGEWORTH SMITH, INC. Sole Agents
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Fitz Roy 5250. Richmond Hill 1713

TO LEASE for 3-5 years, new house, Flushing, L. I., 4 bed rooms, 2 baths, living room with fireplace, kitchen with kompolite floor, foyer hall, dining room, enclosed porch; hardwood floors and decorated throughout. Hot water heating plant, garage. Rent $1,800 per year. Apply 270 Parsons Ave., Flushing, L. I. Phone 3020 Plaza.

BARGAIN—Immediate possession, house at Great Neck; building sites Douglas Manor and Great Neck all with permanent shore rights. Box D 574, Tribune.

Westchester

VILLAGE, commuting farm, all modern improvements, remodelled farm house, good condition, main road, modern farm buildings, shade, fruit, springs, cheap; 3 acres adjoining village, fruit shade, farm house, outhouses, near trolley. $6,500; modern village homes, river views, commuting, $5,000 up. Alexander, 1 East 42d st. Vanderbilt 1594. Country residence and office, 607 South st. Peekskill 435.

LARCHMONT—Beautiful stucco bungalow, 7 rooms, tiled bath, fireplace; large porches. Garage. Plot 75 x 100; at a price that sounds like old times. Olcott & Egger, 51 East 42d st. Tel. Murray Hill 2326.

New York State

ON ALBANY POST STATE ROAD, 56 miles out, 70 acres, plain, 8-room farmhouse, farm buildings, no improvements, big brook, timber, one-third farm land, suitable inn, garage, tea room, cheap, $6,000; big brook, state road, valley farm, fruit, place for lake, set farm buildings, water by gravity, $100 an acre; state road, old-fashioned farmhouse, bungalow style, water by gravity, timber, fruit, shade, 50 acres, mostly woodland, $3,500; several big, wild, cheap, inaccessible, picturesque farms, well watered, elevated, suitable week-ends, camp sites. Alexander, 1 East 42d st. Vanderbilt 1594. Sunday appointments, country office, Peekskill 435.

OWING TO DIFFICULTIES, must sacrifice 83 acres; 11 room house and several outbuildings; excellent location for summer boarders; fine, open country, offering extensive views for miles; near village and R. R. station, main road. This is a very good proposition and should be acted upon immediately. MRS. ROSEANNA WODRIGE, Saugerties, N. Y.

BUY YOUR PLOT NOW.
Only 30 minutes from Hudson Terminal, in a refined, restricted suburb of N. J. We will finance your home and 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 8685.

New Jersey

TENAFLY—Old Colonial stone house, gas, bath, hot water heat, one-half acre, $6,350. Hover, 212 Broadway, New York.

NEW JERSEY REAL ESTATE

REAL ESTATE—SALE OR RENT

New Jersey

DAINTY ENGLISH VILLA—Will sacrifice beautiful new home for $2,000 cash, balance on easy installments, 2d mortgage of $2,750, almost like rent, buys it; $4,000 now on first mortgage can remain; has 7 large rooms, tiled bath, splendid living room, with Gothic fireplace, steam heat, parquet floors, running water, electric light, every convenience; beautifully situated on a fine plot, 100x154 feet; fine garden space; close to pretty lake stocked with fish; select, congenial neighbors; good markets, schools and churches near by; elevation nearly 1,000 feet; this is a chance of a lifetime to obtain a year-round home at a fraction of real worth; could not be duplicated for less than $13,000; ideal commuting to New York City. Address VILLA, Post Office Box 1107, City Hall Station, New York City.

MAPLEWOOD.
$16,500, on very moderate terms, will buy an exceptionally attractive modern 6-room house.
$15,500 for modern 8-room house on lot 90x190; exceptionally large, bright rooms; high ground; fine neighborhood.
We have a few furnished and unfurnished houses for rent for 6 months or more; $125 per month and up.
THE J. CHARLES O'BRIEN CO., South Orange, N. J. Established 1890.

SUMMIT'S FINEST DUTCH COLONIAL HOME.
Splendid corner, 5 minutes from station; just listed for sale; 7 spacious rooms, 2 tiled baths, steam heat, open fire, gas kitchen, oak floors, laundry, pantry, solarium. Possession 30 days.
EUGENE JOBS-H. F. BECK CO., Real Estate Brokers, Lackawanna Station, Summit, N. J.

BUY YOUR PLOT NOW.
Only 30 minutes from Hudson Terminal, in a refined, restricted suburb of N. J. We will finance your home and 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 8685.

GRANTWOOD ON PALISADES
68 Washington av., convenient to 42d st. or Port Lee ferry—New, 6 rooms, sun parlor and bath, hardwood finish, parquet floors, steam heat; up to date in every way; easy terms; can be seen any time. J. B. Roberts, 1170 Broadway. Telephone Madison Square 4395.

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 553-R.

GLEN RIDGE: One family, Sacrifice $9,500. 10 rooms, bath, heat, fireplace, large screened porch, excellent location. Fritz, 40 Main, East Orange, Orange 5052, any time.

MONTCLAIR—$12,500; leaving town; modern home, finest section, 9 rooms, all improvements, sun porch, steam, electric, garage. Montclair 1814.

Connecticut

FARMS FOR SALE—Eighty-three acres, on main state road, 3 miles from two towns, 35 acres good meadow, several hundred cords wood, 12-room house, running water; horse barn or garage, with cement floor; cattle barn for 12 head; good location for tea room or boarding house. Farm of 50 acres, situated in the Litchfield Hills, 7 miles from Litchfield, Conn., about ¾-mile from Lake Mohawk; good summer place; 7-room house, barn and chicken house; price, $1,250, with $800 cash. Write T. N. Brenson, 512 Main st., Winsted, Conn.

GREENWICH—QUIET SUBURBAN HOME Furnished or otherwise, $4,800 year; sale $76,000; gardens, garage, thirteen rooms, four baths. H. HANLIN Greenwich, Conn.

STURDY old barn for remodeling into studio or gift shop; huge hand-hewn timbers; borders State Road and river; place for swimming pool; $2,900. John Crawford, 7 East 42d St.

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.

TO LET FOR BUSINESS PURPOSES

TWO LOFTS FOR RENT
801 Third Ave. (49th St.)
Each 40 x 86 ft. Suitable for light manufacturing or storage. Sprinkler system, elevator, steam heat, abundant light. Immediate possession. Attractive rental. Separately or together. A. W. Miller & Co., 898 Enghth av. Tel. Circle 0531, or your own broker.

VERY DESIRABLE OFFICE SPACE for rent on 42d st., near 5th av.; either furnished or unfurnished, with stenographic and telephone service; can give you space up to 1,000 square feet. Apply Room 1707, 25 West 43d st.

FURNISHED studio and piano, suitable for teacher of voice or piano or other similar purposes; part time, 10 to 6 daily. Call Sunday p. m. O. Mount, 2 W. 75th st.

NEW JERSEY REAL ESTATE

TO LET FOR BUSINESS PURPOSES

Brooklyn

STORE AND BASEMENT—Johnston Building, Nevins st. and Flatbush av.; vacant; long term lease. Chauncey Real Estate Co., 187 Montague st. Telephone Main 4300.

FACTORY PROPERTY FOR SALE

FOR SALE—Factory, 244-6 East 53d st., 15,000 sq. ft.; strong, well lighted, good condition; elevator; heated; wired for power and light. Man on premises. E. C. DE WITT, 513 5th av.

APARTMENTS TO LET—FURNISHED

Manhattan

55TH ST., 145 WEST (Apr. 9B)—To rent, newly furnished front apartment, parlor, bedroom, bath, kitchenette; new building; $300 monthly. Circle 4815.

59TH ST., 63 EAST (near Park av.)—Manhanset Apartment Hotel, large 3-room, elevator, maid service; reasonable rent; subway convenient.

73D ST., 126 WEST (Hotel Valentine). 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.

86TH, 329 WEST—Large, 1-room apartment, kitchenette; southern front exposure; linen, gas, water, electricity.

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.

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.

ELEGANTLY furnished 7 rooms, 2 baths, spacious foyer and drawing room; southern exposure; Upper West Side. Schuyler 5762. Apartment 73.

ELEGANTLY FURNISHED APARTMENTS, 2 TO 12 ROOMS; OUTSIDE; SPACIOUS. TELEPHONE 5762 SCHUYLER.

EXCLUSIVE, splendidly furnished spacious living room, chamber adjoining bath. Apt. 3-E, 176 West 81st st.; telephone Schuyler 4208.

FOUR rooms, shower bath; elevator apartment; two entrances; real kitchen, fully equipped; attractively furnished; piano, Victrola; subway and buses at corner; healthiest location in city; $125. Telephone Wadsworth 3082, Apt. 11.

GRAMERCY PARK SECTION—Non-housekeeping apartment, maid service; electricity; $100 monthly. Gramercy 5858.

UNUSUAL OPPORTUNITY
Small newly furnished apartment; large living room, 2 bedrooms, kitchenette and bath; everything new and modern. Owner-management. Only very desirable responsible tenant considered. Apply on premises, 846 Lexington ave., at 54th st.
M. MORGENTHAU JR. CO., Agents, 206 Broadway, New York.

WEST END AV., 681—Complete, exquisitely furnished, two rooms, kitchenette; piano. Kent.

APARTMENTS TO LET—UNFURNISHED

Manhattan

36TH ST., 4 AND 6 EAST—TWO ROOMS AND BATH. APPLY ON PREMISES, OR GARRETT REALTY CORP., 60 WEST 23D. GRAMERCY 6252.

FIFTH AVE., 61—Splendid new apartments, 2 and 3 rooms bath; quiet, refined neighborhood; immediate possession; superintendent on premises, 11 A. M. to 12 Noon. Wm. A. White & Sons, 45 Cedar st. Telephone John 5700.

5 ROOMS AND BATH, $145
7 ROOMS AND BATH, $145 to $165
Immediate possession in [illegible] fashionably located elevator apartment houses, 17 and 19 East 75th st., near 5th av. Apply on premises or WILLIAM CRUIKSHANK'S SONS, Singer Building.

New Jersey

FIVE ROOMS AND TWO BATHS. Superior service and location. Phone Orange 4911, or inquire on premises, 31 Washington st., East Orange, N. J.

SEVEN ROOMS and 3 baths, first class apartment. Apply to Henry C. Lieb, 74 South Munn av., East Orange, N. J.

NEW FLOOR, 5 rooms, bath, porch, impts. $60. Van Winkle, Rutherford.

APARTMENTS WANTED

FURNISHED APARTMENT or small house for Nov., Dec.; 4 master bedrooms require. Charles M. Baldwin
542 5th Ave. Murray Hill 4720

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$10,500—New Dutch Colonial, six rooms, sun porch; wide lot; convenient; immediate possession; easy terms. Make your offer. Oak floors, chestnut and white trim.

MAPLEWOOD

$13,000—Seven rooms, sun and sleeping porches, fireside, no wallpaper, interior pa