Murray Hill's Artistic Fence Wins Favor in West

Many Cities Like Scheme for Hiding Vacant Land in Fine Sections

Chicago and Detroit think well of the scheme introduced at the southeast corner of Madison Avenue and thirty-eighth Street, this city, for relieving the ugliness of a vacant parcel with artistic fences. W. R. Jones, who owns the Murray Hill corner, is proud of the section of his city, and had Delano & Aldrich design a fence to be erected along the street line of the plot until the time arrives for its improvement. The Dutch Reformed Church covered the corner. It was purchased for improvement with an apartment house and the old building was removed. Before the improvement was started, however, something happened, and nothing more was done, except to put a fence around the site. In time the fence became an eyesore and no doubt had a bad influence on the demand for property in the immediate district as well as values. Mr. Jones's new fence has checked this to some extent, for the design of the fence attracts the eye from the gap in the building line.

Long Beach Soon May Be Permitted to Rule Itself

Bill Making It City Has Been Passed and Is Now in Hands of the Governor

If Governor Miller does not disagree with the majority of the Assembly and Senate Long Beach soon will be a city. Assemblyman McWhinney, of Nassau, has convinced Albany that Long Beach should be a city. In other words, his bill permitting this well known ocean front resort to rule itself has passed both houses and is now waiting the signature of the Governor to make it operative. It is said that the separation of the Beach from the town of Hempstead will save $40,000 to Long Beach taxpayers.

Officers will be elected as soon as the bill is signed. They will take office on June 1 and remain until 1926. An officer must be a property owner and a resident of the section for at least six months prior to election to office.

A mayor will be the head of the local government. The other elective officers will be treasurer, city judge, tax assessor, one supervisor and three councilmen.

When House Is Hotel And When an Apartment

All Depends Whether or Not It Has a Kitchen, Says Court

The difference between an apartment house and apartment hotel is this, according to a recent decision of the court:

"An apartment house is a building which contains apartments to which is attached a kitchen, wherein it is contemplated that the family shall do its own cooking, while an 'apartment hotel' is generally understood to apply to those houses which contain non-housekeeping apartments without a kitchen or cooking facilities, wherein the proprietor furnishes a restaurant for feeding the occupants of the different apartments."

Real Estate Opportunities Briefly Told

REAL ESTATE FOR SALE OR RENT

Manhattan

$6,000 CASH buys 33 feet front Elevator Apartment; long term mortgages. Rents less than $10 a room. Net income $3,000 yearly. Cheaper properties on Heights. GOODWIN & GOODWIN, 200 Lenox Avenue. Harlem 6580.

For Sale, below 42d st., ONE BLOCK FROM NEW PRINCETON CLUB. Private house; good order; well wired; 3 st. low price; possession. CHAS. M. BALDWIN, 342 5TH AV. MURRAY HILL 4720.

FOUR high class two-family tapestry brick houses, semi-detached, with garage and verandas, two blocks west of Broadway and 207th st., 215th st. station of the Broadway subway. See J. S. Rouch jr. on premises.

WEST SIDE CORNER. Stores and small apartments; rents $52,000; price $275,000; will make convenient terms; property in perfect condition; want quick action. SLAWSON & HOBBS, 162 WEST 72D ST.

PRIVATE HOUSES. Have large list of residences on both east and west sides for sale. Full particulars given to principals. JOSEPH MILNER COMPANY, INC., 505 5th av. Vanderbilt 3607.

RENTS $6,000. OFFER $14,500. EASY TERMS. Modern Edgecombe Ave. Cor. Investment or Speculation. GOODWIN & GOODWIN, 125d St., Lenox Av.

BEST BARGAIN IN THE 70'S. FOUR STORY AND BASEMENT DWELLING; NEAR 7TH ST. ASKING ONLY $32,000; VACANT. POSSESSION AT ONCE. SLAWSON & HOBBS, 162 WEST 72D ST.

Bronx

FOR RENT—In choicest part of City Island, in small, private park, on high bluff at southwest end, 5 beautiful English type houses; large living rooms, enclosed living porches, overlooking water; steam heat; 3, 4 and 5 bedrooms; private beach rent $1,500 to $1,800 by the year, unfurnished. H. S. SAYERS, Rochelle st., City Island.

ONE-FAMILY, 7-room house; sleeping porch, attic for 2 additional rooms, suitable for large family; space for garage; lot 50x100. Owner, 4029 Monticello av., Edgewater, Bronx.

Brooklyn

DESIRABLE FLATBUSH HOME. Prospect Park East, one of Bishop's easy housekeeping homes; three-story brick, Redstone front, 11 rooms and 3 baths, roof plan room, library, dining room and porch on the first floor; large light basement for servants' quarters, laundry and fruit room; gas and electric lighting; gas and 2 ranges in kitchen; hot water heating; 2 gas heaters in library, dining room and kitchen; gas heater for hot water, also for sale on the furnace; parquet floors in 1st and second stories; dressing rooms adjoining bedrooms; tasteful decorations; dining room in French oak; all rooms light and cheerful; windows and doors equipped with metal storm shutters; a complete and up-to-date home in all respects, near most beautiful part of Prospect Park and convenient to trolley, elevated and subway lines; possession early; furnished if desired early; $25,000 cash, part to remain on mortgage. Address Owner, Box 557 City Hall Station, New York.

ATTRACTIVE Flatbush Easy housekeeping house, 9 rooms, 2 baths, porch, newly decorated, all modern conveniences; best neighborhood near Prospect Park Station; $18,000 for quick buyer. 179 Pehimore, Phone Flatbush 1528.

NEAR FLUSHING—BEAUTIFUL HOME. Stucco, Spanish tile roof, 10 rooms, 2 baths, 2-car garage, chauffeur's room, acres, fruit trees, grape vines, fine lawns, gardens, fruit trees; price, $35,000. Telephone Flushing 1852.

TWO-STORY and basement brownstone; 11 rooms and bath, steam heat, electricity, hardwood floors; best condition throughout; 485A Monroe st., Brooklyn.

STUCCO bungalow, garage, six rooms, bath; all improvements; 100 by 120, fruit trees, berries; price $4,500, or $500 for season. ex-Sherman st., Brooklyn.

Queens

BOROUGH OF QUEENS FURNISHED APARTMENTS. Attractive Garden Apartments in Beautiful Jackson Heights, the restricted community. Offered for lease for periods from April 1st to October by tenant owners who are temporarily leaving the city. Apts. built for outside rooms. Golf, tennis, clubhouse, children's playgrounds. On subway 15 minutes from 42d Street. Only a few apartments available. Social and business references required.
2 rooms and bath ..... $115 per month
4 rooms and bath ..... 125 per month
5 rooms and bath ..... 150 per month
5 rooms and bath ..... 175 per month
6 rooms and 2 baths ..... 225 per month
7 rooms and 2 baths ..... 250 per month
Tenant Owners Service Department, Phone Schiff, Newtown 2361.

ONE THOUSAND DOLLARS CASH and your monthly rent will buy an unusually attractive all year home in Douglaston; new Colonial brick dwelling with garage. First floor has large living room, dining room, kitchen, extra toilet and laundry in basement. Second floor has 3 bedrooms, tiled bath, interior finished throughout in white enamel, woodwork and mahogany finished doors, parquet floors throughout; steam heat, gas, electricity, sewer, etc.; restricted section; 10 years' tax exemption; 5 minutes' walk to train; park and bathing; 1 block express station, 15 minutes Grand Central. Secure Call, write or phone J. S. WITHERS, 5 Vanderbilt ave., Room 1314. Tel. 9485 Vanderbilt.

FOREST HILLS GARDEN, 42 Greenway Terrace, for rent furnished, June, July and August, 8 rooms, 3 baths; attractive surroundings; one minute to hotel and station. Phone Boulevard 6433.

GARDEN CITY estates, choice building plot, 60x100, best residential section, near Salisbury golf links; excellent commuting service; price, $1,500. D. 755, Tribune.

HIP home service plan will save you 25% on taxes. PARIS & SON, 116 W. 23d, Chelsea 1503.

Long Island

FOR SALE—MALBA-ON-THE-SOUND. Semi-detached, fifth All-Year-Round Home. House below tile and stucco; 9 rooms, 2 baths, shower, 2-car garage; every conceivable modern convenience; golf, tennis, bathing; picturesque view of Long Island Sound. Train service perfect, 26 minutes from Pennsylvania Station. Now occupied by owner. Phone Flushing 3813 or Bryant 8374.

PLANDOME ON MANHASSET BAY. Plot 50x120; very attractive Dutch Colonial; 8 rooms and bath; hot water heat, gas range; garage; price $16,000. Local office, Plandome, L. I. Telephone Manhasset 102. LECLUSE, WASHBURN & CO., 25 EAST 40TH ST., N. Y.

SIX-ROOM Colonial home, with center hall, beautifully shaded plot, 65x100; 58 ft. above Long Island Sound; restricted section, with private beach rights; bathing, boating and fishing; 35 minutes from city by electric express train; $9,750 terms. EDGEWORTH SMITH, INC., 1 W. 34th St. Fitzroy 5250.

NORTH SHORE. A few very attractive homes from $1,000 to $2,500 for season; 50 minutes electric service on and near water. LECLUSE, WASHBURN & CO., 3 East 40th st. Tel. 3536 Vanderbilt.

FOUR LOTS, adjoining church, Broadway, 19th st. Broadway, Flushing, near station. HESSE, 320 Greenwich st., New York City.

REAL ESTATE—SALE OR RENT

Long Island

I KEEP TELLING YOU "New Long Island City is THE spot around New York; and STEINWAY is a large part of New Long Island City. This property is UNUSUAL, both as an investment and as a speculation, and I want you to see it and the activity going on there. Business properties as well as a home community. Brokers protected. For particulars call at my office in the Steinway Factory, Ditmars and 14th Avenues, Long Island City, or write 67 Liberty Street, N. Y. Telephone Cortlandt 6744. Open Saturdays and Sundays. JOSEPH F. DAY, Suburban Department, Inc.

NORTH SHORE, LONG ISLAND. A few very attractive homes from $1,000 to $2,500 for season; 26 minutes electric service, on and near water. LECLUSE WASHBURN & CO., 25 East 40th st. Tel. 3556 Vanderbilt.

Westchester

CHARMING HOUSE (furnished), Westchester County, for rent June to September, on high wooded ground, with beautiful views of Long Island Sound; on splendid roads, 22 miles by motor from Columbus Circle, New York; near railroad, 45 minutes from Grand Central station; beautiful old trees, fine lawns, flower and vegetable garden, all maintained by owner; 26 acres meadow and woodland, enough for riding to Sound; 8 master's bedrooms with 4 baths, 10 servants' bedrooms with 2 baths; vegetables and fruits, fresh eggs, milk and cream; English sized clay tennis court; adjoins country club with golf course, near bathing beaches; complete and perfect order. Apply to J. C. HARDING, 52 William St., Room 1401.

ON ACCOUNT of my moving West I offer my beautiful stone and stucco home of 8 rooms, 2 baths, garage; all improvements; convenient to stores, schools and station; were asking $21,000, for quick sale $17,500. See my agents, Olcott & Esser, 31 East 42d st.

NEW 7-room house, in beautiful Riverdale section; 5 minutes' walk from subway station; exceptionally well built; garage; plot 50x100; immediate possession; moderate price; easy payment plan. Greystone ave., at West 238th st. Open for inspection Sunday. A. E. WHEELER, Owner, 702 West 181st st.

HOMES—Rentals—Lots—Business Properties. DOWNER & SON, Tel. New Rochelle 410.

PELHAM homes for sale and rent. WILLIAM H. MILLS, Tel. 2108 PELHAM.

NEW HOUSE—6 large rooms; reasonable. HALL, 185 Lee Ave., Yonkers 4737.

McLEAN HEIGHTS, 250x100, cash $2,500, balance to suit. WOODALL, 419 E. Tremont ave.

New York State

FOR RENT—New 5-room bungalow, beautiful location in the mountains; one of the best locations in Sullivan County, 2 miles from Port Jervis or Monticello, and 2½ miles from state road; the right party can have the accommodation of hunting this fall or the rest of the year with the owner; annual rental $600; must furnish references. Reply by letter to H. Gage, 1750 Bedford Av., Brooklyn.

FRUIT AND DAIRY FARM, 155 ACRES. 20 acres in apples, also large Cherry orchard; raise 200 tons hay; 20 acres buckwheat, 12 oats, 14 corn, 12 acres remainder in hay; 13-room residence, heater, spring water supply, large barns, poultry houses; terms $3,000 cash, balance may remain on mortgage at 5 per cent. Come at once. LLOYD A. HALLENBECK, GREENDALE-ON-THE-HUDSON, N. Y.

PUTNAM COUNTY, cheap wild wooded brook farms; some farm buildings; forty acres good house, big brook, near depot and state road; stocked, equipped $3,000; many big, wild, cheap, remote farms; state road, gas, auto, fun, brook, near depot; acre near Lake Mahopac, plain house, near depot, $2,750. Alexander, 1 East 42d st. Vanderbilt 1594. Sundays, Phone Peekskill 435, office and residence.

SIX-ROOM private cottage, completely furnished, all improvements, 4 acres of ground; Star Lake, Adirondack Mountains, 200 feet water front, 300 feet on road; bathing, fishing, hunting; wild fruit in abundance; rent $1,200, May 1-Oct. 1. J. M. McCready, Whitestone, N. Y.

CHESTER, Orange County—Gentleman's residence, 11 rooms, 2 maid's rooms, laundry, steam heat, acetylene gas; 2-car garage with chauffeur's accommodations; stable, barn and about 10 acres of land; season 1922 $1,200. THE BANK OF AMERICA, Executor, 44 Wall st.

BUNGALOWS in Catskills, near Woodstock—New, newly furnished, stone fireplace, hunting, boating, bathing, tennis, dancing in old barn (new floor); mountain climbing, views, pure spring water; $200 season; larger bungalows built on lease. W. H. Esser, Room 608, 489 5th Ave., N. Y.

HONEST FARMS! FARMS! EVERYWHERE. Summer homes, boarding houses—all prices. Send your requirements. Free catalogue. BAYSON FARM AGENCY, 489 5th Av., N. Y.

BUY a farm or summer home in Orange County; can show property week days by appointment. Send for list. Paul Boughton, 364 E. 21st, Brooklyn.

AUTO, gas, garage, tea room lunch, Berkshire State Road, 60 miles; easy terms; experienced. Call personally, 1 East 42d st., room 34, 10 to 4.

New Jersey

TWO NEW HOUSES. Only 30 minutes from Hudson Terminal, in one of the finest suburbs in New Jersey, well built, on large plots; all improvements; price $8,000 and $9,500; several beautiful plots at $20 front foot; fully improved; water, gas, electricity, curbs, gutters, sidewalks; a few choice locations now available; small payment secures plot; we will finance and build your home on easy terms. For particulars call, write, phone FRANK MILLER, 13 Park Row, Barclay 8685.

COUNTRY HOME, furnished, May to October, 10 rooms, 2 baths, plot 100x259; two car garage; best residential section East Orange; $250 per month (might consider longer lease or sale. Address U. R., Box 822 City Hall Station, N. Y. City.

MAPLEWOOD, N. J., early June to late September; moderate cost; convenient; garage if desired; references. Address R 148, Tribune.

$1,000 DOWN; PRICE $7,500. Rugs fine level cleared farm, over 100 acres, near Ballemead express station; big house barns; another $2,500. Owner, 1826, Tribune Building.

MONMOUTH BEACH, NEW JERSEY—beautiful private residence on ocean; seventeen rooms, never rented before; apply Wm. H. Hintelmann, Rumson, N. J.

DEAL, N. J.—Room house, 5 baths, beautiful grounds; 2-car garage with man's rooms and bath; bargain. Eva M. King, 1 Broadway, New York.

"NUTLEY IN A NUTSHELL" All about the "Ideal Home Town." SECRETARY, Box 11, Nutley, N. J.

FREE list of houses for sale and rent. Write VAN WINKLE CO., Rutherford, N. J.

Connecticut

FOR SALE—Lakeville, Connecticut. Comfortable summer home on main street of village; every convenience, electricity, town water, sewer, hot air furnace, fireplace, telephone, 200-gallon hot water heater; five master's bedrooms with three baths, two maids' bedrooms with another bath; two-car garage, carriage house; acre and a half; garden, hedges, trees, privacy; $12,000. Address H. J. BISSELL, Lakeville, Connecticut.

REAL ESTATE—SALE OR RENT

Connecticut

¼ ACRE with 100 feet salt water shore front, 200 feet dry land. 54 minutes out. Price $5,000. CULVER & COMPANY, 242 Madison Ave., N. Y. Murray Hill 2624.

SOUND BEACH, Conn.—Ideal bungalow, 9 rooms, 2 baths, garage; $950 season. Other places, $500 to $2,000. Mrs. A. H. Finney. Tel. 148.

MODERATE-PRICED furnished summer bungalows and cottages, on and near the water. PERCY D. ADAMS, Greenwich, Conn.

Massachusetts

FOR SALE OR RENT—BERKSHIRE HILLS ESTATES FURNISHED HOUSES. WHEELER & TAYLOR, GREAT BARRINGTON, MASS.

Pennsylvania

FOR RENT—Attractive furnished Cottages and Bungalows with improvements. E. E. MERWIN, Mt. Pocono, Pa.

Kansas

OIL lease of 1,100 acres in good Kansas field with production all around; railroad and townsite on land; fine proposition for syndicate; own fee title and lease. Will sell or give drilling contract. L. L. Mosher jr., 1825 Scarritt Bldg., Kansas City, Mo.

TO LET FOR BUSINESS PURPOSES

EVENING POST BUILDING VESEY ST., NEAR BROADWAY. Sub-lease; opportunity; exceptionally well partitioned office containing 470 sq. ft.; splendid location for attorneys or accountants; good daylight, electric light; furnished; will decorate; occupancy May 1. W. J. GRANGE, ROOM 406, 20 VESEY ST., NEW YORK CITY.

FOR RENT—Store, sub-basement and two lofts; 21 Murray st.; electric elevators and steam heat. B. Souto Company, 108 Greenwich st.

Desk room for engineering salesman in non-competing line. 50 west St. Call Rector 4639.

FACTORY PROPERTY FOR SALE

Bronx

FORECLOSURE SALE. Daylight factory, Bronx; possession first floor and basement; sacrifice; little cash needed. Lawyer, Room 1826, Tribune Building.

REAL ESTATE FOR EXCHANGE

$50,000 NET INCOME. Equity $200,000 over small mortgage. Fireproof apartment, Madison Square section. What offers, with some cash? Special trading opportunity. GOODWIN & GOODWIN, 200 Lenox Avenue. Harlem 6580.

MORTGAGE MONEY

MORTGAGES. We Have Special Funds in Amounts from $50,000 to $500,000. WOOD, DOLSON CO., INC., 141 Broadway. Tel. Rector 7554.

APARTMENTS TO LET—FURNISHED

Manhattan

A DUPLEX studio apartment; studio takes in entire top floor, 20x40, open fireplaces, electric player piano, beautifully furnished; must be seen to be appreciated; lease to October and November. Can be seen Sunday, 2 to 6. Rent $150 to responsible person. 42 Barrow st. Spring 5309.

AN APARTMENT facing Madison Square, to sub-let from May 1st to Oct. 1st; fully furnished, with two baths, for three; light housekeeping. Reply by mail to Fred. W. Hayward, 156 Broadway.

TO SUB-LET from May to October, apartment in Hotel Peter Stuyvesant, Central Park West and 86th st., furnished or unfurnished; large, light living room, bedroom and bath, southwesterly exposure; reasonable offer will be considered. Apply T. F., Box 78, Wall st. Postoffice.

TO LET from March 15, eighth floor furnished apartment, Gramercy Park; living room, dining room, large kitchen, two bedrooms, two baths, hall with maids' room above; $300. Telephone Gramercy 3451.

TWO rooms, kitchenette, bath, beautifully furnished; lease or sell at once. Col. 9878, before 12 or after 6.

58TH ST., EAST, just off 5th Ave.; attractive cool 7-room apartment for rent until October 1st. Large rooms and high ceilings; quiet bedrooms. Phone Plaza 0788.

APARTMENTS TO LET—UNFURNISHED

Manhattan

6-ROOM Apartment to sublet, furnished or unfurnished; Morningside Drive and 115th st., overlooking the Park. For particulars telephone Cathedral 7974, mornings, between 8 and 11.

55TH ST., 61 AND 63 EAST—Apartments to let. Inquire on premises, or 407 Park av.

56TH, 114 East—Unfurnished or partly furnished apartment, 2 rooms and kitchenette; one flight up, southern exposure. Plaza 2735.

Bronx

ESPECIALLY DESIRABLE APARTMENTS, 3-4-5 ROOMS, NEW BUILDING, 188th st. (just west of University av.; one block north of Fordham Road overlooking Devoe Park)—Ideal location, every room open to the outside; all latest improvements; rents reasonable; splendid transit facilities; ready for occupancy May 1.

Brooklyn

HEIGHTS, 143 Clinton st.; 2 large light rooms, alcove, tile bath, parquet floors, all improvements; private house; $30; seen between 9—6 week days. Phone Main 8433.

APARTMENTS WANTED

SMALL one or two rooms apartment and bath, furnished, for two months. Call Lenox 10459.

CHOICE HOMES FOR RENT OR SALE ON

Beautiful Long Island

Where living is enjoyed with best transit facilities

HILLSIDE

AT HILLSIDE, between Jamaica and Holliswood, on corner plot, 50x100; Dutch Colonial type house, stucco with shingle roof, 8 rooms, sun parlor, hot water heat, 2 toilets, separate bath, laundry in cellar, instantaneous heater; house on 40x100; with 40x100 is lawn; built and occupied by owner since completion in 1915; exterior painted last October and interior in unusually good condition; convenient to station, stores and Jamaica; price $20,000, first mortgage $6,000 at 6 per cent due December 1924; communicate owner. Address G 558, Tribune.

LONG BEACH

LONG BEACH FURNISHED 5-ROOM BUNGALOW all improvements, gas, electricity, 2 baths, newly decorated; near station; price $7,200; unfurnished, $6,800; cash, $3,000, balance on terms; bathing, boating, fishing. J. J. Carr, 125 West Fulton st., Long Beach.

HOUSE TO LET, furnished, in most beautiful private section of Long Beach, 10 rooms, 4 baths, double car garage, tennis court; boating, fishing, bathing in front of house; exceptional residence for refined party. Write to Mr. G. GOIKMON, 29 W. 50th st.

CEDARHURST

FOR RENT, unfurnished, by year—Cedarhurst, Long Island. Modern residence, five sleeping rooms and two baths; beautiful large grounds; best location; two minutes' walk to station; garage and all improvements; price for immediate acceptance, $2,100. L. P. EDSELL, Cedarhurst, Long Island. Phone Far Rockaway 0161.

BRIGHTWATERS

AT BRIGHTWATERS, L. I., IN THE BAY SECTION. House with bedrooms, two baths, heat and garage; $10,000; terms. Apply TERRY & GIBSON, Tel. 70 Bay Shore, N. Y.

HEMPSTEAD

LONG ISLAND

FOR SALE—White stucco Colonial house, 10 rooms, 2 baths, 3 fireplaces, laundry and toilet in cellar; 2-car garage, living quarters, electricity and water; toilet, copper screens; 14 lots; enormous maple trees, hedges, all around; enormous rooms, living room 36x27; suitable for boarding house or sanitarium; considered best house for miles around. Price $22,000; mortgages $7,500 and $5,500, cash $5,000; or for rent for $2,400. Jerusalem and Linden ave., eight blocks east of trolley, Hempstead. Phone 2208, Hempstead, M88 J. Colp.

DIRECTLY on the water front, overlooking Great South Bay, at Brookhaven, L. I.; near depot, motoring highways, golf clubs; suitable for residence, clubhouse, school or sanitarium; boating, bathing, fishing; 16 room house, modernly equipped, large sun parlor, 3 bedrooms, three open fireplaces; all in good order; garage; fruit; 26 acres. Price $30,000. Terms to responsible parties. C. R. LUSH, owner, Hempstead, L. I.

HEMPSTEAD AND GARDEN CITY summer homes for rental, $150 to $500 monthly; also 18 room house on South Bay in 26 acre grove, exclusive section; fishing, bathing, golf, motoring; $1,500 season. Geer Bros., Hempstead, L. I.

HUNTINGTON

HUNTINGTON BEST SCHOOLS IN THE STATE. An unusual opportunity; very best locality, with water rights, seven room house, large porch, steam heat, one bath; front on golf course; price $8,500. Local telephone Huntington 150.

LECLUSE, WASHBURN & CO., 25 EAST 40TH ST., N. Y.

LITTLE NECK

BUILDER disposing of several attractive new houses. All improvements, immediate occupancy; easy terms; Marathon park, Little Neck. JOHN M. RIEHLE, John 4242, nyside 1168.

NEW JERSEY

SALE OR RENT

HOMES IN THE BEST SECTIONS

DO IT NOW — DON'T DELAY

MAPLEWOOD

MAPLEWOOD AVE.—Eight-room house, built by day labor and constantly improved, on attractive plot 75x200; living room is 20x14, sun parlor 15x10, large bath and extra lavatory; 2-car garage; a complete home for $19,000. Ask any agent in Maplewood or The Oranges or owner, F. BOULIN, 83 Maplewood ave., Maplewood, N. J.

MAPLEWOOD, N. J.—Field stone and gray shingle semi-bungalow; large living room; 7 ft. field stone fireplace; spacious sun porch; dining room, kitchen; 5 large bedrooms and tile bath; built-in tub; hardwood floors throughout; garage; high location; a bargain at $10,500. BROWN & CO., Maplewood, 85 Baker St. Phone South Orange 36.

RUTHERFORD

A modern beautiful home, parquet floors, tiled bath, steam, electric fixtures, gas range, living room, open fireplace, dining room, butler's pantry, kitchen, three bedrooms, open attic; fine view and neighborhood; near school, church and depot; 30 minutes out; $1,500 cash, balance $7,600 in mortgage. A. L. Watson, phone 300, Rutherford, N. J.

HOUSE, 8 large, sunny rooms and bath, electric, steam heat; highest location, fine lawns; ready. Rutherford, N. J., 30 minutes from New York. VAN HOVEN, 42 E. 4th st., or phone Rutherford 1482.

WESTWOOD

NEW 6 ROOMS; sun parlor, laundry; all improvements; refined location; four minutes to station; brook frontage, canoeing, fishing; one block to country club. OWNER, 114 Westwood av., Westwood, New Jersey.

ESSEX FELLS

ESSEX FELLS, N. J.—For Sale—All year home at Essex Fells, N. J., within easy commuting distance of New York; property consists of 1½ acres, beautifully landscaped; residence of rubble stone and shingles; eight bedrooms, three bathrooms, steam heat, electric light, coal range, gas stove, fine water, sewerage, garage for two cars; poultry run, vegetable and fruit garden, etc. All buildings in perfect repair; convenient to Essex Fells Country Club and 18 hole golf links; ten minutes' walk to station; immediate possession; reasonable price and terms. Apply through agents or to owner, WALTER BROWN, 18 Cortlandt St., New York, N. Y.

WESTFIELD

TO RENT FOR SUMMER MONTHS. A medium sized, comfortably furnished house, ample ground, garage, large enclosed porch; every convenience; first-class neighborhood, near Central Railroad of New Jersey Station. Address, J. S. Hastings, 605 Westfield av., Westfield, N. J. Tel. Westfield 752-M.

NEWARK

CAMMERON ROAD and Montrose st., Newark, N. J., in Tuxedo Park; one new family house, 50x100; 10 rooms, with all improvements; two-car garage; open for inspection every day. Owner, F. P. Duffy, 162 South st., Newark.

MOUNTAIN LAKES

MOUNTAIN LAKES—Seven-room stucco, tiled bath, open fireplace, sun parlor, screens, shades, garage, all sportsi country clubs, schools; 45 minutes Lackawanna. Easy terms. 132 Brook st., Boonton. Phone 497-W.

CONNECTICUT REAL ESTATE

CONNECTICUT EXCLUSIVELY John Crawford

WESTCHESTER

SALE OR RENT

Do it Now-Don't Delay

Buy Yourself a Home Flooded with Sunshine

TARRYTOWN

GENTLEMAN'S RESIDENCE, NEAR TARRYTOWN. In attractive location, on about an acre of ground, 2½ story English stucco, slate roof; living room, library, dining room, reception room, kitchen and pantry and cloak and wash room on first floor; 6 master's bedrooms and 2 tiled baths on second floor; 3 servants' rooms and bath and 2 storerooms on top floor; laundry in basement; electric light, gas, hot water heat, hardwood floors, 2-car garage, with chauffeur's quarters, hall is A-1 condition; large porches, solarium; grounds are exquisitely landscaped. Offered at $35,000. Terms to suit to responsible party. Must be seen to be appreciated. May lease, with option to purchase. Box 800, Tribune.

TARRYTOWN—Owner, moving to western New York, desires to sell modern 8 room stucco bungalow built last summer; 10 minutes from station, on restricted street; available May 1st. Price $10,000, $2,750 down. H. C. Hufendebaugh (owner), 12 Hanford Place, Tarrytown, N. Y.

SCARSDALE

CLUB COMMUNITY—Strictly private sales; 31 acreage plots immediately at Heathcote station, Scarsdale. Beautiful high land, trees, city improvements; conservative and protective restrictions. Brokers protected. Inquire Sunday at office on the premises, or 67 Liberty St., New York City. Telephone 6744 Cortlandt. JOSEPH F. DAY, Suburban Department, Inc.

FURNISHED HOUSE, 7 rooms, bath, screened porch, garage; desirable desirable location; June 15 to Sept. 15. Telephone 440-J Scarsdale.

LARCHMONT

$3,000 CASH BUYS most desirable and complete 7-room, nearly erected home; spacious living room with open fireplace, sun porch; hot water heat; plot 75x125; choice restricted section, near station, markets, school, etc.; owner forced through change in business to sacrifice. For this and other bargains phone, write or call. P. H. COLLINS, Collins Realty Bldg., 37 Boston Post Rd., Larchmont. Phone 274.

AT LARCHMONT. A beautiful, new Colonial stucco house, consisting of seven large rooms, 2 baths, every modern improvement, inclosed sleeping and breakfast porches; decorated completely; shades, lighting fixtures, 2 car garage; good sized plot, restricted residential section, convenient to station; $17,000; reasonable terms can be arranged. Write to FRED P. KRISCH, 5 East 44th St.

THE BIGGEST BARGAIN THIS SEASON. Almost new white Colonial house, 9 rooms, 3 tiled baths, every improvement; garage, trees, shrubbery, plot 100x100; near station and school; asking $18,500, cash $5,000; make offer. Office open Sunday. MRS. C. M. MURDOCK, 40 Post Road, Larchmont, N. Y. Tel. 425.

LARCHMONT—Beautiful stucco home, 8 rooms, 3 baths, sun parlor; delightfully attractive outside and in; fine plot; garage; splendid location, convenient station and water; $24,000 asking; make offer. LOUIS P. MILLER, 44 Post Road, Tel. 885, Larchmont, N. Y.

ATTRACTIVE Colonial, six rooms, bath, gas, electricity, hot water heat; garage; sun parlor; near station; buy around $14,000. DRUMMOND, 17 East 42d st. Tel. Murray Hill 7322, or Larchmont office.

RYE

GENTLEMAN'S RESIDENCE, Township of Rye; beautiful scenery, free view to Biltmore Country Club; 45 minutes from Grand Central; nine ample living rooms, spacious porches on ground floor, five master bedrooms, nursery and sleeping porches second floor; five servants' rooms third floor; garage, stable, chauffeur's and gardener's quarters; tennis court, lawns, flower garden, shrubberies, shade trees, complete truck garden, cows and chickens, acceptable terms. Telephone, office hours, Rector 2082; evenings, Portchester 486.

ARTISTIC and well built country home, 9 rooms, 3 baths, garage, high elevation, view of Sound; $18,000; acceptable terms. Several unfurnished houses for rent, $1,000 per year up. MISS E. M. DRUMMOND, 90 Purchase St. Tel. 811 Rye, N. Y.

RYE—For sale for immediate occupancy, 2 new homes, 9 rooms, 3 baths; fireproof garage attached. William Batten & Sons, Rye, N. Y. or your own brokers.

BRONXVILLE

BRONXVILLE—For sale, bargain, new 6 room house, all modern improvements, hardwood floors, hot water heat, tile bath. Plot 80x110; terms to suit. Other houses in course of erection from $10,500 to $12,000. Chester Heights station, N. Y. Westchester & Boston R. R., at the property. MARBERRY CONST. CO., Union Cornets, Bronxville, N. Y. Tel. Bronxville 1124. Office on property. Open Sundays.

READY TO BUILD? Then buy one of these individualized plots in attractive Bronxville; 75x150 or larger. Owner wants desirable neighbors and will assist in financing. BURKE STONE, INC. Bronxville 1430 — or — 41 E. 42d St.

SUMMER rental, Bronxville. Furnished house, nine rooms, two baths, two porches, garage; nine minutes walk from station; rent $225 per month. Telephone Bronxville 3318-J.

BRONXVILLE—Unfurnished house from June 15th to October 1st, seven rooms, three baths; rental $1,200; additional one or two years may be had. Telephone 3108-W Bronxville.

MOUNT KISCO

3 ACRES—10 room house, with hot water heat, electric lights, plumbing, etc.; barn, root cellar, ice house and poultry house. Exceptionally fine shade trees, quantities of fruit and good garden. On state road about half mile from R. R. station, 46 miles from Grand Central; 10 miles north of Mt. Kisco, in the most beautiful section of Westchester. Price $10,000, terms. Sundays by appointment only. Graham White, 17 E. Main Street, Mt. Kisco. Tel. 8.

PEEKSKILL

MODERN village, commuting homes, hour out; $5,000 up; big, wild, cheap, brook, timbered farms, some farm buildings, dirt roads, picturesque; around $3,500; shack, barn, timber, forty acres; $1,500; near lake, two acres, shack, mile depot; $850; state road, brook farm, fair farm buildings, $100 an acre; country estates selling cheap. Alexander, 1 East 42d st. Vanderbilt 1594. Sundays, phone Peekskill 435.

MAMARONECK

RECENTLY completed, well built house, with eight rooms, two baths and garage, in residential section of Mamaroneck; all modern improvements; conveniently located; satisfactory terms. For full particulars communicate with owner, Michael Staub, 14 Ward av., Mamaroneck, N. Y.

ATTRACTIVE BUNGALOW, recently completed, with five rooms, bath and garage; all modern improvements; right price and satisfactory terms. For full particulars communicate with owner, Michael Staub, 14 Ward av., Mamaroneck, N. Y.

A REAL PARADISE ON EARTH—A ten room modern house, with corner plot 184x164 feet, for sale. Call or write N. SIRLIN, 121 Mamaroneck av., Mamaroneck. Telephone 469-J Mamaroneck.

HARMON

WILL sell my plot 100x100 beautifully situated in Harmon, for less than it cost 14 years ago; a real bargain for one interested in Harmon property. Owner, F. W. Kaupp, 47 W. 42d st., N. Y. C.

MOUNT VERNON

TWO-FAMILY HOUSE, good location, gas, electricity, separate steam heaters and entrances; lot 50x105; rents $150 per month. Price $13,000. FISKE REALTY CO., 14 Depot pl., Mt. Vernon, N. Y.

PHILIPSE MANOR

BUILDING PLOTS, 50x100, sewers, water, gas, electricity, river view; $1,800, on easy terms; assistance in financing building. E. B. MORRIS, 507 5th av. Phone Murray Hill 5092.

TUCKAHOE

FOR RENT—Part of house, furnished, summer months; good location; refe-

NEW ROCHELLE

HOUSE for rent for 1 year after May 1st. Beautifully furnished suburban home in New Rochelle, with 1½ acres of ground, conveniently located to stores and railroads; house has 16 rooms, 3 baths, electrically equipped laundry; formal and vegetable gardens. For price and further particulars apply H. E. COLWELL & SONS, INC., New Rochelle Trust Co. Building, 542 Main st. Tel. 499 New Rochelle.

BEAUTIFUL, semi-detached house, seven fine rooms and bath on each side; has all improvements; garage, on plot 50x125; one side of this house is paying all taxes, interest on investment at the present time; buy this and get your rent free; without exception this is the best buy in New Rochelle to-day; price for immediate sale, $15,000. Phone, call or write WESTCHESTER REALTY & INSURANCE CO., New Rochelle Trust Company Bldg., 542 Main st., New Rochelle, N. Y.

NO REASONABLE OFFER REFUSED—A change in business necessitates my moving West; some lucky man will own my $25,000 home next week; high location, in New Rochelle, Colonial house, nine rooms, three baths; two-car heated garage attached, hot water heat, copper screens; house constructed for permanency, not speculative sale; act quickly; this home goes with first reasonable offer. Call New Rochelle 3540-W to-day.

MODERN suburban dwelling, best residential section, 10 minutes from New Haven station, and 15 minutes from bathing beaches; plot 47x100; very large porch, large living room, four master's bedrooms, large clothes closets, two maids' rooms, two baths, master's bath tiled; gas, electricity, hot water heat; dry cemented cellar, reasonably priced. Owner, 24 Elm st., New Rochelle, N. Y. Phone 728-W.

BARGAIN. Semi-bungalow, 6 rooms and bath, living room, open fireplace, hot water heat, gas and electricity; good neighborhood; terms, price $12,000. HENRY B. DOWNEY, 239 Huguenot St. Tel. 1804 New Rochelle. Est. 1890.

A REAL OPPORTUNITY—In New Rochelle, new white Colonial house, six rooms, one bath, hot water heat, gas and electricity; one-car garage; plot; ten minutes to station; only $10,500; easy terms; a bargain. KIRHOFER, 22 North av. Tel. 58 New Rochelle.

BEECHMONT—Half acre, stucco home, 10 rooms, 3 baths, every modern appointment; fireplace, sun parlor, garage; $40,000; make offer. DRUMMOND, 17 East 42d st. Tel. Murray Hill 7322, or New Rochelle office.

$10,500 BUYS six-room house, tile bath, electric lights, hot water heat; garage; eight minutes' walk from main station; $2,500 cash. LESLIE P. HARRIS, 10 North ave. Telephone 1143, New Rochelle, N. Y.

RENT FURNISHED—New Rochelle. Cottage, 6 rooms, bath, all modern improvements. Handsomely and completely furnished. Conveniently located. Particulars from Hobel Osborn, New Rochelle. Phone 5420.

OPPORTUNITY—New Colonial seven room house, two tiled