INVESTMENT PROPERTIES

NEW JERSEY AND SUBURBAN HOMES NEW YORK RAILROAD.

FOR SALE OR RENT

HASBROUCK HEIGHTS, N. J.

Twelve miles from New York.

36 trains daily. 58 trains on the main line.

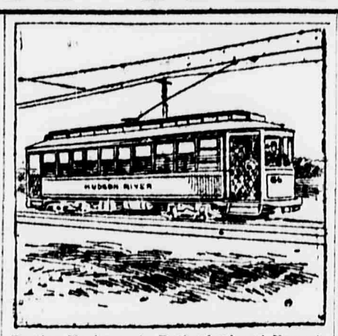
Commutation, $5.50.

Gas, Electric Light, Running Water, Improved Streets, Schools, Churches, Stores of every description, Club Houses, Tennis and Ball Grounds.

Ten minutes trolley to Golf Links.

FRANKLIN AVE. DEPOT

9 rooms, all improvements, lot 63x133, $7,000. Fine lawn; beautiful view; shade trees.



Trolley Hackensack, Rutherford and Newark, connecting at Rutherford with all Erie main line trains; 14 minutes to Hasbrouck Heights.

8 rooms, all improvements; lot 42.6x100; price, $3,500; high, healthy location; 4 minutes to depot.

WILLIAMS AVE. DEPOT.

The town is about 10 years old and is composed entirely of residences.

About three hundred feet above tide water.

It overlooks the Hackensack Valley and towards west the view extends to the Ramapo and Orange Mountains.

Fire Department.

Police Protection.

Free Mail Delivery.

A Building Loan Association.

Lots, Plots for sale from $200 up. Easy terms or liberal discount for cash. Houses from $2,200 up.

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THE WILLIAMS LAND AND BUILDING CO.,

C. R. VON EGLOFFSTEIN, General Manager.

HASBROUCK HEIGHTS OFFICE: Boulevard, Cor. Jefferson Ave.

NORTH JERSEY TITLE GUARANTEE COMPANY

Hackensack, N. J. Capital $100,000

TITLE GUARANTEED. MONEY TO LOAN ON BOND AND MORTGAGE. GUARANTEED MORTGAGES FOR SALE

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THE HACKENSACK VALLEY.

A FARMING COUNTRY DOTTED WITH TIDY SURURBS.

The Region Through Which the New Jersey and New York Railroad Runs Is the One Suburban Territory That Has Retained Its Old-Time Rural Beauty.

To the lover of the country whom necessity has condemned to city labor the New Jersey and New York Railroad opens up an ideal retreat. Within less than an hour of his leaving desk or counter the city worker can find himself in the free, open country. The Hackensack Valley, through which the road runs, is the one territory supplied with convenient transportation, within easy commuting distance of New York, that still survives in all its old-time rural beauty. With one or two lonely exceptions, there is not a factory to be seen from one end of the valley to the other. Even about the stations, where the village industry usually gathers in unsightly array, there are groves of low hanging trees, flower beds and grass plots. The local markets and stores are of course there, but they fit unobtrusively into the general landscape. It is exclusively a district of inviting suburban villages, country homes and rolling farm and forest land.

The Hackensack River, after leaving the salt meadows, winds a narrow, serpentine course between tree shaded banks. Giant elms and buttonwoods, hoary survivors of the Dutch settlement period, arch their limbs over the stream, and here and there rush-bordered lagoons poke their lazy lengths back into the country. No factory mars its shores or pollutes its waters. For much of its length it runs deep and tranquil—an ideal stream for the canoeist, the oarsman and the angler.

The first few railway stops after the run across the salt meadows are of little interest to the commuter. The acres about the stations are taken up with the checkerboard farms of the market gardener.

Within thirty-five minutes of leaving New York, ferriage included, the pretty settlement of Hasbrouck Heights is reached. It is situated on a high ridge to the westward of the railroad and commands a sweeping view in all directions. This hilltop situation also insures fresh, cool, health giving breezes. Though Hasbrouck Heights is a village complete with all modern utilities, there is such a generous breadth to the streets and to the stretches of lawn intervening between houses that one gets the impression of village and country commingled. Two trolley lines afford direct communication with Passaic, Paterson Newark and Hackensack.

The next four stations to the north are all within the town limits of Hackensack, one of the oldest and most beautiful villages near New York. Its history runs back through Revolutionary times to the Dutch Colony days. Among the quaint relics that survive are the Mansion House, on the square that was once patronized by Washington, and the Dutch Church, which dates back to more ancient times.

The town has stretched out so that it now lies partly upon the banks of the Hackensack River and partly upon the ridge that rises gradually from the westerly side of the railway. The streets are so completely shaded and there is such a liberal allowance of garden to each house that a stranger alighting from the train would never guess that Hackensack is the home of over 10,000 people. A spirit of order and beauty pervades the town, bespeaking itself in the public care of streets and parks and in the private care of lawns and houses. There are a number of clubs, among them a golf club and a field club, this latter with its grounds close to the river, affording opportunities for boating, bathing and fishing.

Beyond Hackensack the traveler finds himself in the real, old fashioned country. There are rail fences hedging in daisy and buttercup flecked meadows, cows, chickens, hayrakes and blue jeaned, chin whiskered farmers. There are villages here, too—progressive, tidy little villages, with well kept macadamized roads, flagged sidewalks, water and gas and electric light supplies.

Cherry Hill is Hackensack's neighbor to the north. It has gown up near a bridge that since colonial days has been known as New Bridge. An old road, abandoned now for most of its length, used to cross here the Hackensack River on the way to Bergen and Englewood, the latter being then known as Liberty Pole. The garrison of Fort Lee retreated over this road in 1776 to Hackensack. A battery was later placed on the high ground at the western end of the bridge and several severe skirmishes took place here and in the immediate vicinity. From end to end the Hackensack Valley is made interesting by historic memories.

Before River Edge is reached the river makes one of its sharp twists and comes into view of the car traveler. For some miles now frequent river vistas can be caught between the trees. New Milford, the next station, is the head of sloop navigation.

Oradell is a modern commuters' settlement. It boasts itself one of "the garden spots" of Bergen county with no little justification. The river has been dammed into a large pond. The hill on the west of the track rises to an altitude almost equal to that of the Palisades and commands a broad view across the valley of the Hackensack to the western slope of the Palisades.

Westwood is a community that announces itself as being "without a millionaire and without a pauper." It is an attractive village that both socially and civilly displays an admirable get together spirit.

Park Ridge is a hustling borough of 1,500 population. It has already installed a municipal electric lighting plant. This proved so successful that municipal water and gas plants are planned for the near future. That the commuter is seeking this place out is shown by the fact that ten years ago its inhabitants numbered only 250.

Pearl River and Nanuet are two of the older country villages. They are in the midst of a farming district well interspersed with country estates.

At the end of the suburban service of the New Jersey and New York Railroad is the town of Spring Valley, situated in a fertile valley encompassed by hills that rise gradually into mountains on the horizon. Good roads to the four points of the compass lead through a picturesque region. Suffern, the Ramapo Valley and Tuxedo Park are within easy driving distance to the west, and Nyack, Rockland Lake and the Palisades to the east and southeast.

Private Sales.

WALL STREET.—A syndicate represented by Frederick M. Sanders has bought from the Metropolitan Trust Company Nos. 37 and 39 Wall street, a plot containing about 4,500 square feet, upon which is the seven story building formerly occupied by the Metropolitan Trust Company. The property has a frontage of 30.6 feet on Wall street and has a depth of about 128 feet. It is situated in a block which is considered by real estate experts to be the most valuable in the world. The other properties in the block are owned and occupied by J. P. Morgan & Co., the Mechanics' National Bank, the United States Trust Company and the Atlantic Mutual Insurance Company. Mr. Sanders is connected with the legal department of the Century Realty Company. The sale was negotiated by Herbert A. Sherman. The price was about $1,000,000.

WEST END AVENUE.—John R. & Oscar L. Foley have sold for the Equitable Life Assurance Society to a builder, who will erect tenements, the entire block, containing thirty lots, bounded by West End avenue, Sixty-sixth and Sixty-seventh streets and by the property of the New York Central and Hudson River Railroad.

WEBSTER AVENUE.—Frederick Fox has sold to a client for Henry D. Purroy the entire block bounded by Webster and Decatur avenues, 199th and Oliver streets. Mr. Fox has resold one-half of the frontage on Decatur avenue to the Edison Company, which will erect a theater and studio, in which shows will be staged to phonographic music.

144TH STREET.—Leopold Stiassny has sold for the Germania Life Insurance Company the southwest corner of 144th street and Hamilton Terrace, a four story dwelling, on lot 20x80.

MANHATTAN AVENUE.—Leopold Stiassny has sold for a Mr. Silverstein Nos. 31 and 33 Manhattan avenue, two five story double flats, on plot 54x100.

JANE STREET.—Leopold Stiassny has sold for Lillian Vollhart No. 30 Jane street, a five story triple flat, on lot 25x100.

BROOKLYN.—Leopold Stiassny has sold for H. Lampert the plot, 120x100, at the corner of Thirty-eighth street and Tenth avenue, and has resold it to a builder for immediate improvement.

149TH STREET.—Abraham and Benjamin Benedict have bought a six story four family apartment house under construction, on plot 40x100, on the south side of 149th street, west of Seventh avenue.

MORRIS PARK AVENUE.—M. Waldron has sold through Henry M. Hubeth & Son a two story brick dwelling, on lot 25x100, on Morris Park avenue, known as lot No. 103.

WEST END AVENUE.—Charles E. Schuyler & Co. have resold for Herbert Dongan the plot, 50x100, on the west side of West End avenue, 25 feet north of 106th street. The plot will be improved in connection with the corner lot, on which there is now a five story flat. This, it is understood, is to be torn down, and a twelve story building erected on the combined corner plot, 75x100.

NINETY-SECOND STREET.—The Stabler & Smith Company has sold for Thomas C. Edgar the three story and basement dwelling No. 47 West Ninety-second street, on lot 20x100.8. Mr. Edgar has bought through the same brokers the similar house at No. 66 West Ninety-second street. Mary M. Stewart holds title to the latter parcel.

WEST HOUSTON STREET.—Heynemann & Jessurun have sold, in conjunction with I. Kuhn, for St. Matthew's Episcopal Church No. 69 West Houston street, a seven story mercantile building, on lot 25x100.

FIFTY-FOURTH STREET.—Dr. Matthew Beattie has bought from Anna Eisen No. 239 West Fifty-fourth street, a three story and basement dwelling, on lot 20x100.5. Dr. Beattie also owns No. 241 adjoining.

117TH STREET.—Richtmyer & Irving have sold for Esther B. Witham No. 230 East 117th street, a two story dwelling, on lot 16.8x100.11.

BEDFORD STREET.—Sforza & Kiernan have sold for the Farmers' Loan and Trust Company, as trustees of the Charles Wood estate, the five story tenement, No. 51 Bedford street, on lot 25x100.

WEST BROADWAY.—I. B. Wakeman has sold for the Dimick estate No. 422 West Broadway, a five story business building, on lot 25x70.

EIGHTY-FIFTH STREET.—Jesse C. Bennett & Co. have sold for L. J. Smith No. 329 West Eighty-fifth street, a three story dwelling, on lot 20x102.2.

111TH STREET.—Reid & Murphy have sold for John Shanley, executor of the estate of Frank Shanley, No. 165 East 111th street, a four story double flat, on lot 30x100.11.

LENOX AVENUE.—Shaw & Co. have resold for Louis & Carl Koelsch the northeast corner of Lenox avenue and 114th street, a five story triple flat, on plot 43.11x100, and the adjoining house, No. 84 Lenox avenue, a five story double flat, on plot 30.11x100.

Continued on Eleventh Page.

"BARGAINS."

WE HANDLE ONLY HIGH GRADE COUNTRY PROPERTIES and have Several Bargains in GENTLEMEN'S COUNTRY SEATS, POULTRY and STOCK FARMS, COUNTRY RESIDENCES and HOMES.

ALL HIGH CLASS AND AS REPRESENTED.

Power & Steers,

7 Beekman St., N. Y.

A Stock, Poultry Farm, or Boarding House,

105 acres, 75 under good state of cultivation; balance fine wood land, 150 apple, 200 pear, 200 plum trees, and all kinds of small fruit in abundance; house has 14 rooms also tenant house of 6 rooms; large barn and wagon houses; price, including all farming tools, wagon, &c., $10,000; half cash; balance can remain on bond and mortgage; 24 miles from city, in Rockland county, N. Y., West Shore R. R. Have bargains in country property of every description in Bergen or Rockland county. For further particulars address J. V. DeGROFF, Montvale, N. J.

PEARL RIVER, N. Y.

26 miles from New York city on the New Jersey and New York Railroad, Erie branch.

8 room cottage, lot 50x150, high location, fine view; price $2,200, easy terms, furnished house, 8 rooms, lot 150x150, fine location, nice lawn, from June to October $30 per month.

Village property, lots, plots, acreage, farms, houses to rent or for sale.

P. H. SHERMAN, Real Estate and Insurance, North Main St., Pearl River, N. Y.

THOMAS J. BLANCK, 2nd

Real Estate & Insurance

HACKENSACK, N. J.

Anderson St. Near Station

For Hackensack and Bergen Co. Real Estate consult

Romeyn & Demarest,

Hackensack, N. J.

FOR SALE.

Very desirable 9 room dwelling, all improvements, including steam heat; barn on place, with 4 stalls; will also rent to a prospective purchaser; possession immediately; price $6,500. Apply

J. ELLIOTT HARING,

Union Bank Building.

Hackensack, N. J.

At Wood Ridge, N. J.

25 minutes by New Jersey and N. Y. R. R., 200 feet elevation; finest location near N. Y. for residence, electric light, gas, water, clubhouse; monthly commutation $5.50; lots from $100 up, houses from $1,600 up; call on

KOHBERTZ & GRAMLICH, Hackensack st.

HASBROUCK HEIGHTS.

Plot, 100x100.

Demarest, Plot, 50x360, opp. railroad station. Woodcliff, 28th st., three lots, 25x100 each.

E. DORMER, 46 Charlton St., New York.

A SMALL FARM OF FOUR ACRES, fruit of all kinds, large road frontage, nice house of nine rooms, barn, chicken house, &c.; one mile from station; price $2,000; terms.

A. C. RIDOUT, Nanuet, N. Y.

HACKENSACK, N. J.

14 miles from New York, 85 minutes to City Hall or 23d st. ferries, 40 trains daily and trolley line, commutation $5.00 per month; new Queen Anne cottage for sale, 7 rooms; all modern improvements; 5 minutes from depot; fine neighborhood; price $3,500; $1,000 down and balance $25.00 monthly. Owner GEORGE COLLINS, Hackensack, N. J.

A FINE SQUAB FARM, 13½ acres; house, nine rooms; large, new barn, outbuildings; horse, cow, chickens, pigs, carriages, 600 homer pigeons; fully stocked; $7,500.

A. C. RIDOUT, Nanuet, N. Y.

HASBROUCK HEIGHTS, NEW JERSEY.—Quick transit to city office; commutation 9 cts. trip; half hour, ERIE, West 23d or Chambers sts.; high, healthy; commanding views; all city conveniences; 104 trains; attractive dwellings; moderate prices; terms easy. SIEBENMANN, 26 Walter avenue. Make appointment.

NICELY FURNISHED HOUSE for rent to careful family, for July and August; superior beds; new range; large grounds; fruit; desirable location; 5 minutes walk from station; $100 per month. Address Mrs. KITTREDGE, Spring Valley, N. Y.

TWENTY ACRE FARM, fruit or poitry, or as a summer home; high elevation; good 9 room house and large barn; $2,500. GOODHARDT & MOLES, Spring Valley, N. Y.

BERGEN REALTY COMPANY

Successors to C. E. Eckerson.

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Real Estate, Mortgage Loans. General Insurance, Steamship Tickets. Titles Guaranteed, Surety Bonds.

The BERGEN REALTY COMPANY respectfully invite the residents of Hasbrouck Heights and vicinity to a careful scrutiny of the business in which we are engaged. One feature of our business is to guarantee titles; that is, to make an abstract and search of the title of the property, and satisfy you as a purchaser or as an investor that the property which you are purchasing or the property on which you are loaning is free and clear of all incumbrances, and is not tangled by any limitations, nor is it subject to any Mechanics' Lien Claims, Judgments, or liens of any kind; that the parties selling or loaning have good right, full power and lawful authority to convey.

This firm is peculiarly able to handle this class of business, and its guarantee, because of the reputation of the firm, is a satisfactory assurance that the title is unquestioned.

We solicit your acquaintance and business, and feel sure that when it is once made it will be continued.

BERGEN REALTY COMPANY,

DON'T FORGET US. Telephone 123 Hackensack. WE WON'T FORGET YOU.

FOR SALE

THE RESIDENCE OF H. D. WINTON

52 State Street, corner Morris, HACKENSACK.

Is too large for the present occupant and is therefore offered for sale.

THE PLOT is 97 feet on State street and 167 feet on Morris street, and is in a high state of cultivation.

THE HOUSE consists of basement, first, second and third floors containing parlor, library, dining room, six bedrooms, large bath room; also large attic store room.

LIGHTED with Gas and Electricity throughout.

HEATED by the most modern system of Steam Heating. All open plumbing of most improved pattern.

LARGE BARN, capable of stabling two horses.

Persons seeking an investment will find this a first-class opportunity. There is room for two cottages on State street, and three on Morris, all of which could be rented as soon as ready.

FOR TERMS APPLY TO H. D. WINTON.

HASBROUCK HEIGHTS, N. J.

85 minutes out, Erie, West 23d or Chambers st.; commutation 9c. trip, 104 trains daily, high, healthy all conveniences, new modern dwelling, 8 rooms, bath, latest improvements, substantially built, choice location, ample grounds, shaded avenue, near station and trolley. $4,500; part cash, reasonable terms. Have list choice properties, $2,500 up; terms reasonable; others for rent; particulars. Address S., Box 110 Sun. Choice building sites.

Hackensack, N. J.

50 minutes from New York, by Erie Railroad, to Fairmount av., which is within 5 minutes' walk of our property; 1,000 lots from $150 up; all restricted; trolley passing property for Paterson, Newark, Elizabeth, Passaic and New York, via Fort Lee ferry. For further particulars apply

TRIO REALTY CO.,

ROOM 509, 132 NASSAU ST.

Telephone, 282 John.

CARLSTADT, N. J. Houses and Lots for Sale

AT REASONABLE PRICES.

HAVE A 14 ROOM HOUSE AT $3,200, A BARGAIN, GOOD LOCATION, GAS AND WATER, SIZE OF LOT 100x100; MUST BE SEEN TO BE APPRECIATED. APPLY TO

ULLMAN & HOFFMAN, Carlstadt, N. J.

SPRING VALLEY, Rockland Co., N. Y.

$3,000 buys a 50 acre farm with 12 large room house, within 2 miles of the depot. Several fruit orchards about 15 acres of woodland, fine pasture, just the place for a chicken farm; a beautiful stream running through place; a life long bargain. Address

E. TARADASH & CO.,

Main St. (Saarosy Bldg), Spring Valley, N. Y.

RIVER EDGE, N. J.,

18 miles from New York, lots 25x145; price reasonable; plots any size; water, gas, electric light; but 3 minutes from depot; neighborhood is very fine; property restricted; high elevation, healthy location; facing eastern exposure; fine views, good roads; commutation $6.25 per month; schools, churches, stores of every description. It will pay you to make us a visit and look this property over before selecting elsewhere.

A. Z. BOGERT, RIVER EDGE, N. J.

Few Choice Lots For Sale at ORADELL, N. J.

50x164, high and dry, for residences only; macadam street, water, sewer, gas and electric light, 5 minutes walk to depot. Apply

E. P. VELDRAN, Box 72.

A Chance to Secure a Home

in a beautiful, healthful locality; all conveniences; very little money required; select your own lot and style of House and I will do the rest; also Houses already built; desirable lots, farms and country residences for sale, all sizes and prices.

JOHN E. HARING, Westwood, N. J.

AN UNPRECEDENTED OPPORTUNITY.

This fine country seat located two miles from Spring Valley, in Rockland County, only 81 miles from N. Y. Residence contains 22 rooms in all, 16 bedrooms, bath and improvements, all in first-class order throughout. Outbuildings consist of three large barns, with room for 12 horses and 20 cattle; carriage house, piggery, granary, icehouse, hennery, windmill and tank, small building for help; all in good order. There are 90 acres of very fine land, principally in hay; fine pasture with spring, some timber; good orchards of apples and other fruits. This property is located at an elevation of 800 feet, from which may be had a beautiful view of the Ramapo Mountains. The locality is free from malaria and mosquitoes; distance to one depot a mile; to another, 1¾ miles, and to another 2 miles. This property cost $60,000, but will be sacrificed for $14,000. For particulars and terms write or call. GOODHARDT & MOLES, Spring Valley, N. Y.

Five minutes' walk from depot, on a corner lot 100x210 feet. Shrubbery, fruits, large garden, &c. Dwelling has 9 rooms and bath, furnace heat, electric lights and telephone. Porch 12x24 feet, elegant view, highest spot in town. Barn with one box stall, city water, cistern water and drilled well; a most desirable home for a commuter or as a summer home for a city resident. For sale or to rent furnished.

W. PARKER SMITH,

Spring Valley, Rockland Co., N. Y.

There Are No Houses in Hackensack available to fill the demand. That beautiful town is overrun with homeseekers on account of its desirable location, only 40 minutes from New York, good government, elevated character of citizens, fine scenery and improvements of every kind. You can live in the country and have every luxury of city life.

You Can Live,

and that is something no flat dweller can say! Come out into the open and enjoy what you have left of life. Come to **Fairmount Avenue, Hackensack,** and look over the hundreds of eligible lots, all within from three to ten minutes of railroad station, two trolleys, post office, fine school and with gas, water, electric light, &c. **LOTS WITH TREES ON THEM;** lots of lots and lots of trees. **F. A. OBER, Fairmount Ave. (Tel. 255 L), Hackensack.**

N. B.—Prices down at bottom; terms to suit; blocks of lots for builders. This is an opportunity.

Ansel's

CATALOGUE OF COUNTRY HOMES.

POULTRY PRODUCE STOCK **Farms**

Gentlemen's Country Seats, Village Properties for New York Business Men and Commuters. Catalogue of 75 illustrations free.

ANSEL, 150 Nassau St., N. Y.

INVESTIGATE SPRING VALLEY, and when you do so call on GOODHARDT & MOLES, Spring Valley, N. Y.

HEALTHFULNESS

is the first requisite in the selection of a country home. Nowhere within fifty miles of New York can you find a climate so mild, yet bracing, as in the hills of Northern New Jersey. The elevation of Park Ridge, 200 to 400 feet above sea level, secures immunity from mosquitoes and malaria. Its numerous streams are tenanted by trout, 25 miles out on the Erie, express trains make the run in 35 minutes. Just long enough to properly digest your newspaper.

Park Ridge has ample educational, religious and fraternal advantages. Five denominations are represented. Masons, Odd Fellows, Foresters, Woodmen and Royal Arcanum lodges are in prosperous existence. Macadam roads and a municipal electric lighting plant testify to the progressive spirit which has brought its population up from 250 to 1,500 in ten years. It has no millionaires and no paupers. It is not a factory town, but caters to the New Yorker who is tired of hanging on a strap and of paying exorbitant rents and letting his family grow up in the evil atmosphere of the streets.

At the present writing there is not a vacant house in the borough, nor has there been in a long time. We have nothing therefore to offer to the would be renter, but the man who is anxious to acquire a home and to have his children obtain a sound constitution and a moral development free from the taint of the city streets, can well afford to visit Park Ridge, view its magnificent location, its rushing streams, its freedom from swamps, and its choice building sites, to taste its magnificent water, to interview its thrifty inhabitants, to visit its pre-Revolutionary churchyard and note that the inhabitants of the silent tombs lived to be 80, 90 and 100 years old.

While the borough is progressive, it is so on conservative lines. It does not believe in ruinously expensive improvement, but in keeping and developing its own utilities gradually. Consequently the entire taxation on an ordinary seven or eight room house may be easily met out of a $20 bill, with enough left to pay the insurance premium.

First and foremost is our greatest asset, healthfulness and freedom from mosquitoes, due to our elevation and magnificent natural drainage. The lights of New York, 25 miles away, are plainly visible from our hills on clear nights, and below us are the Palisades and the intervening valleys, spread beneath us like a panorama.

Land in Park Ridge is still inexpensive, but is growing in value rapidly with the growth of population. Lots are 50x150 or larger, and may be had at prices ranging from $150 up, according to location and proximity to station. Plots and acreage may be had by those who prefer larger surroundings. An especially good bargain may be had in acre plots, situated on high ground, with a commanding view of the surrounding country, well shaded, dry and fronting on an electric lighted macadamized avenue; priced at $350 each. Terms on these, or on any of my land, will be made to suit. Two building and loan associations doing business here will gladly loan you money to build with, and you pay it back the same as you would rent.

Two modern houses are offered for sale. One stands on a plot 144x155, two minutes walk from station. It contains parlor, hall, dining room, kitchen, laundry, pantry, seven bedrooms and bathroom. It is steam heated, has hot and cold water, acetylene gas and electricity, hardwood mantels and finest dry, concreted cellar. Large barn, chicken house and enclosed run. Fruit, large and small. The price is $4,750, which is less than the house alone can be duplicated for.

The other dwelling is new, built by day's work. It has double parlors, wainscoted dining room, reception hall and kitchen, built in refrigerator, pantry, laundry, eight bedrooms and bathroom. Steam heat, electric light, hot and cold water. It stands on a plot of over half an acre, with splendid shade in the rear. A commodious barn and hennery go with the property. The entire frame of this house is chestnut. The price is $6,000, which is exceedingly low for a property built as this is and only three minutes walk to station.

ROBERT A. SIBBALD, Park Ridge, N. J.

CARLSTADT HEIGHTS.

THE NEW SUBURB.

HIGH, HEALTHY LOCATION.

All Modern Improvements.

9 Miles from New York.

SIDEWALKS, WATER, GAS, ELECTRIC LIGHT, SCHOOLS, CHURCHES, STORES OF EVERY DESCRIPTION.

7-ROOM HOUSE, $3,200.

COMMUTATION, $5.00, WHICH WILL BE REDUCED IN THE NEAR FUTURE.

8 MINUTES FROM CARLSTADT OR RUTHERFORD DEPOT.

90 TRAINS DAILY.

Restricted locality and elegant view overlooking the Orange and Ramapo mountains. 90 Choice Lots for Sale from $175 to $300 Per Lot.

Will build houses to suit purchaser on reasonable terms. One of the main features for this section will be the proposed elevated railroad. The proposed station will be but 5 minutes from this property. This service will bring you to your New York office in about 20 minutes, which is far superior to the service of the subway express to Harlem or Bronx. For further particulars apply

CARLSTADT HEIGHTS REALTY CO.,

GEORGE ZIMMERMANN, CARLSTADT, N. J.

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REAL ESTATE AND INSURANCE

SOLE AGENT FOR THE LEMMERMAN VILLA-SITE COMPANY.

Also Sole Agent for 250 LOTS ON THE MORSE SECTION. We Build Houses for You or Loan You Money to Build Yourself on Terms Less Than You Pay for Rent.

SEVEN NEW DETACHED COTTAGES in course of construction with all modern improvements, for sale. $600 down and balance on monthly payments at rental rates.

OFFICES: Hasbrouck Heights, Cor. Hamilton Ave. and The Boulevard. New York, No. 7 Pine Street. Tel. 1341 Cortlandt.

TELEPHONE 7-R.

65 ACRE FARM, nearly all tillable soil; ten room house in fair repair; large new barn, stream, fruit; located five minutes walk from town and depot; this is a cheap property; $5,000; half cash. GOODHARDT & MOLES, Spring Valley, N. Y.

WE ARE HEADQUARTERS for Rockland county farms, and have listed properties ranging in price from $1,200 to $50,000; cottages in town, $1,500 up; have a number of furnished cottages. GOODHARDT & MOLES, Spring Valley, N. Y.

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

AUCTION SALE

JULY 4TH.

91 CHOICE LOTS,

25x150 EACH.

(Only 3 minutes from depot and trolleys)

HACKENSACK, N. J.

Sewer, Water, Gas, Electric Light, Macadamized Roads, Flagwalks, Etc.

TERMS OF SALE:

$10 Cash and $10 per Month per Lot.

TITLE GUARANTEED FREE.

Hackensack is only 45 minutes from New York, accessible by 2 railroads and 3 trolley lines.

Further particulars from

F. B. ROSS, 150 Broadway, New York,

or Elm Ave., Hackensack, N. J.