Mount Vernon

"The City of Homes".

Wants You

IT has been preparing for your coming for years. It has room for you—room in a beautiful, healthful, accessible portion of the town. This part of town is beautiful because all Mount Vernon is beautiful. It is healthful because it is on high ground with all modern sanitary improvements. In every respect Mount Vernon fulfills the requirements of an ideal home community. Come and see for yourself. A few hours will serve to convince you.

Transportation. The commuting services from Mount Vernon are unsurpassed. The Main Line of the New Haven Railroad runs through the centre of the town, giving a service of 56 trains daily into and out of New York. The New York Central, Harlem Division, serves the western part of the city with 40 trains each way. A frequent and speedy trolley service connects with the Elevated and Subway systems of New York City. Besides, you can go anywhere in Westchester county by fast trolley cars.

New Facilities. With the opening of the New York, Westchester and Boston Railway, the climax in electric railway construction, now close at hand, the beautiful eastern portion of Mount Vernon will become most conveniently available for commuters. That railway will have five stations in Mount Vernon, two of them express stations. Its minimum train service will be 120 trains daily. Regular fare to Manhattan and Brooklyn only 15 cents. Time from Mount Vernon to 42nd Street, New York 35 to 40 minutes, according to route.

Water Supply and Sanitation. The water supplied to Mount Vernon is as pure as that to be found anywhere. Sanitary arrangements are thoroughly modern in every way. Its sewage disposal plant is the best to be found in this vicinity.

Schools and Churches. In addition to ten Grammar Schools, a High School, an Industrial Art School, and two Parochial Schools, Mount Vernon has many private schools of the highest type. There are thirty-seven churches, every denomination being represented.

Municipal Improvements. The residence streets of Mount Vernon are beautiful—arched by trees, well paved, oiled in summer to lay dust. The city is spending large amounts every year in street and other municipal improvements; yet the tax rate is lower than in any other large community in Westchesrer County.

Recreation. In Mount Vernon are the Siwanoy Golf Club, the Westchester Woman's club and numerous other social organizations. Both young and old find ample opportunity for recreation meeting their varied tastes.

Detailed information regarding dwellings, apartments, home sites, real estate and building opportunities will be promptly supplied by the

City Clerk, City Hall, Mount Vernon, N. Y.

Before Renewing Apartment Life—Investigate Park Hill Life

If your lease expires within a year, you should at once consider the advantages—financial and otherwise—of owning a permanent, all-the-year-round home. The finest apartment in New York City cannot offer the comfort, healthfulness and proper social environment for your family that is enjoyed by every one of the residents of

PARK HILL
On-the-Hudson
"THE SUBURB BEAUTIFUL"

Investigation has convinced more than one hundred and seventy business and professional men of New York City who gave up Apartment life to become residents of Park Hill. Park Hill is over 300 feet above the Hudson, the most healthful residential district in the immediate vicinity of the city. Three routes of rapid transit, with frequent train service, make Park Hill easily accessible to the business centres of Manhattan. All night service. Park Hill has every City improvement—sewers, water, gas, electricity, telephone, paid police and fire departments—and all assessments are paid for.

At Park Hill you can purchase a perfectly planned and properly built house ready to move into at prices ranging from $11,500 to $19,000—or we will design and build a home to exactly fit your requirements. Either way the terms will be arranged so that the annual cash outgo will not exceed your present rent.

HOW TO GET TO PARK HILL.
Take any 6th or 9th Ave. Elevated train to 155th St., then Putnam Division train direct to Park Hill.
Take Broadway Subway Express to 242nd St., then Broadway trolley (8 min.) direct to Park Hill Station.

Full and complete information will be sent on request.

American Real Estate Company
Room 553 527 Fifth Avenue, New York

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For Lighting, Cooking, Water Heating

All the conveniences of city gas supply can be had in the country by using BLAU-GAS.

Cheap, Efficient, Safe.

Increase the Value of Your Property.

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381 4th. Ave. New York

The New Section at
LARCHMONT GARDENS

Is the garden spot of Westchester County. Real country away from dust and noise—yet near city—only 35 minutes from Grand Central.

10 Minutes from Long Island Sound.
Sheldrake Lake on the Property.
Beautiful Club House for Residents.

BUY---and Build a Bungalow

Lots from $190 Up
$10 down secures any lot. Free deed in case of death. Cash Prizes to those who build.
Free carfare for a year.

All Improvements Now
Macadam Streets, Cement Walks, Water, Electricity, Telephone.
Over 60 Trains a Day.

Visit this property as our guest—No obligation on your part—FREE TICKETS, MAPS AND BOOKLETS—yours for the asking.

Clifford B. Harmon & Co.
42d STREET at MADISON AVENUE

CITY REAL ESTATE. | CITY REAL ESTATE.

HOWELL ESTATE
Larchmont on the Sound

You are looking for a place in the country, where you can have, at a moderate cost, a comfortable house, with land enough for a garden, a tennis court, a garage and a reasonable amount of privacy. You want to be within five or ten minutes' walk of a railroad station, with plenty of trains reaching the centre of Manhattan within 35 or 40 minutes. You want all city conveniences, such as sidewalks, electricity, telephone, stores, schools, churches, &c., with a real country atmosphere, outdoor sports, and congenial neighbors. To have a real home, you must own it, and finally it must be reasonable in price.

The Howell Estate is the place you are looking for. The plots are all deep (125 to 250 feet) and the prices lower than in any property that I know of which offers the same advantages. Terms of payment are as easy as you could wish, and very little cash is needed to build and own your house.

This is not a new development, the homes already built by purchasers assure the character of the neighborhood, and only desirable purchasers are accepted.

Write now for full particulars or make an appointment to inspect the property as our guest.

Howell G. Perrin, Agent,
'Phone, 6321—Bryant.
503 FIFTH AVE., N. Y.
Entrance on 42d St.

WILL SELL SAME AS RENT, $95 MONTHLY.

Decorated with exquisite taste throughout. The beautiful shades of coloring blending in a harmonious color scheme most pleasing and restful. Large living room, 25x15. Open fireplace. Dining room, 21x15. Five master bedrooms, two with fireplaces and one sleeping porch. Ample closet room. Billiard room, three servants' rooms. A GENUINE BARGAIN. Owner has other property which requires his attention.

Address Suite 500, 501 Fifth Ave., New York.

CHATSWORTH HEIGHTS
A PART OF
LARCHMONT on the Sound.
Only 18 miles from New York. 1,000 feet from Railway Depot.
Superb Building Locations For
Bungalows & Houses.
NEW, MODERN HOMES FOR SALE.
All city improvements and advantages. Guarantee Title free to all purchasers.
COME OUT AND SEE US.
We Can Help You Financially.
ACQUIRE A HOME!
Chatsworth Heights Realty Co.
Ask for J. K. Davis, Larchmont, N. Y.
Send for our illustrated book, free.

A Bargain at Ardsley on Hudson

In Ardsley Park; 4½ acres; 16 room house; 3 baths; steam heat; electricity; large stable; tennis court; &c.; vacant and must be sold.

SEE US ABOUT ALL HUDSON RIVER REAL ESTATE.

KENNETH IVES & CO.,
5 East 42nd St. Telephone Bryant 7403.

BRONXVILLE, N. Y.—Apartment completely and comfortably furnished, conveniently located next to Grant-Lyon Inn and Railroad station, Harlem Electric Division, 28 minutes from New York. Large living room, dining room, five bedrooms. All modern conveniences. Will rent to desirable tenant at moderate rate. Address box 418, Bronxville, N. Y.

CITY REAL ESTATE. | CITY REAL ESTATE.

A Charming Home
and a
Great Opportunity

313 West 75th Street
(Between Riverside Drive & West End Avenue)

The most restricted section on the West Side.

This house has been my home for the past few years. I have incorporated in it every conceivable housekeeping device and convenience that can contribute to comfort and safety.

Artistically, this is one of the most beautiful homes in New York City.

The furniture, furnishings and interior decorations were all made from original designs by a well known artist-architect.

It is the sort of home that appeals irresistibly to a person of culture and refinement.

I shall sell it just as it is, ready for you to move right in.

There are fourteen rooms, including four master-bedrooms and three baths.

The sanitary arrangements and fittings are perfection.

For reasons that are purely personal I wish to sell it at once, and am therefore prepared to make the sacrifice necessary to do this.

If you are interested in such a home, this is really a great opportunity.

For full information and appointment to go through the house, address Room 611, 225 5th Avenue.

BOROUGH OF BROOKLYN—FOR SALE.

A LOVELY HOME
$4,250 AND $5,500
Can Be Bought Now at Cost

In the Park Section of Brooklyn; 30 minutes from N. Y. City Hall; 5c. fare. $100 down; balance same as rent; perfect house; finely finished, handsomely decorated; on a beautiful boulevard; 7 rooms; tiled bath and vestibule, parquet floors, hardwood trim; sewer, gas, electricity. Send for particulars. SPECIAL MANAGER, 60 Liberty st., New York; room 67; phone 7440 Cort.

MAGNIFICENT Brooklyn House close in; one-half block to Elevated Road. Choice Neighborhood. Owner must leave immediately; sacrifice; easy terms. Full information. LOCKWOOD CO., 141 Broadway.

FOR SALE—Plot of lots fronting on Bay 11th st., bet. Cropsey and Bath avs., Bath Beach. Price $1,000 each to quick buyer for cash. Mrs. S. [illegible], Watchung, N. J.

BOROUGH OF RICHMOND

STATEN ISLAND
WESTERLEIGH COTTAGES
M. H. MEEHAN,
310 Manor Road.

BRONX REAL ESTATE FOR SALE.

ATTRACTIVE COTTAGE, rent $26; eight rooms; improvements. 231 East 207th st., Woodlawn.

REAL ESTATE.

NO. 1—60a; 30a in cultivation, balance in timber, 20a of this land will do to farm when cleared, or is good fruit land. 4 room box and log house, barn and other outbuildings, fenced with rails, good well and spring. 4a is orcheard all kinds of fruit. 1 mile from church and school, 7 miles from Willford, Ark. Title good. Price $700. SQUARE DEAL LAND, Willford, Sharp Co., Ark.

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Need More Space?

Get all the value out of the space you now occupy. Clear out your idle stock which takes up high-priced room. Store it in a Stipulated Warehouse where space costs you 79% less than in your loft or building.

Insurance rate in a Stipulated Warehouse is lowest in the city, goods are kept in perfect condition, every safeguard against damage, prompt and convenient shipments. If your building or loft is over-crowded consult us on "Modern Space Economy."

Let us make you a proposition.

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Office: 65 Water St. Tel. Broad 917

TO LET FOR BUSINESS PURPOSES.

MODEL LOFT BUILDING, 329 EAST 29TH ST.

Built for rapid handling of merchandise. Two large freight elevators and passenger elevator. Trucks deliver and receive loads inside building, under shelter, on loading platform at elevators—no need for cases to stand in wind or rain. Fireproof construction; floors 113x85 feet; sprinklers. Only high-class tenants accepted. Some space for immediate possession.

Apply to your broker or owners.

BUSH TERMINAL COMPANY,
100 Broad St., New York.

TO LET FOR BUSINESS PURPOSES.

Stores and Offices,
Bridge and Pearl Sts.,
Immediately West of Broad St.

Singly or en suite; janitor and elevator service; steam heat; excellent light. Part of Bush Terminal office building, near Custom House and Produce, Maritime and Consolidated Exchanges.

Apply to your broker or owners.

BUSH TERMINAL CO.
100 BROAD ST., NEW YORK.

CITY REAL ESTATE.

FOR SALE
ON LIBERAL TERMS

Valuable plot, 100 x 350, S. E. cor. 5th Ave. and 102d Street. Opposite Central Park. Fine location. High ground. Suitable for Charitable Association, Hospital, etc.

3 dwellings, St. Nicholas Avenue near 130th Street, plot 54 x 125.

4 story and basement brown stone dwelling, West 92d Street, between Central Park West and Columbus Avenue.

4 story brick apartment, 23d Street between 8th and 9th Avenues, 28 ft. 4 in. x 142 ft. 6 in., with alley to 24th Street.

Plot of about 25,000 sq. ft., with old buildings fronting on Rose and Vandewater Sts. and B'klyn Bridge.

Apply GERALD R. BROWN
2d Floor, 165 Broadway

FOR SALE
ADMIRABLY LOCATED RESIDENCE SITE over 20 ft. wide. Lenox Hill, nearly adjoining Fifth Avenue.

Under $4,000 a Front Foot
HENRY D. WINANS & MAY, Agent,
749 5th Ave., near 58th St.

QUEENS REAL ESTATE FOR SALE.

On the Sound.

Beautiful 8 room house with water front rights, restricted neighborhood, up-to-date improvements, hard wood trimmed throughout, built on 3 city lots, 28 minutes from Broadway; $50 a month buys this home. For further particulars write or call, C. RABUS, 396 Bridge st., Brooklyn.

REAL ESTATE FOR SALE.
NEW YORK.

ATTRACTIVE home, paying farm 200 acres Orange county; half mile two stations; several orchards, large stream, lake. Colonial dwelling, 8 bedrooms, billiard room, 7 fireplaces, 2 baths, all improvements, furnished, verandas, beautiful grounds. Cottage, suitable outbuildings, perfect order, spring water. Stock, complete equipment. Crops $25,000; terms. Owner, Box 1.5 Sun office.

SUMMER COTTAGES TO RENT.

COTTAGES AND HOUSES for sale and rent by the season or year at Glen Head, near station and near Hempstead Harbor. BURTON THOMPSON, One Wall Street.

AN EXCEPTIONALLY attractive furnished house, five bedrooms, beautiful grounds; located on the highest point at Glen Head, for rent for the season (5 months), $700.00. BURTON THOMPSON, One Wall Street.

TO LET FOR BUSINESS PURPOSES.

The Frances Building at the southeast corner of Fifth Avenue and 33rd Street, is in the centre of a new fashionable shopping district.
For space apply to
ALBERT B. ASHFORTH, Agent,
10 East 33rd Street, New York.
Telephone 8300 Madison Square
or
Representative in Building.

LOFT, 59-51 Orchard st., 100 feet south of Grand st.; 50x87½ feet. Apply E. [illegible], 9 Allen st.; sub-basement, 9:30 A. M. to 2 P. M., or write.

REAL ESTATE—OUT OF TOWN.

DAIRY 70 acres, fine buildings, $4,500; 50 acres overlooking 350 acre lake, price $1,250; 4 acres, near 2 large mills, price $350; $10 down, fair buildings. Send self-addressed envelope for reply. BOWNE BROS., WEST WOODSTOCK, CONN.

FOR RENT.

LYNN SHORE DRIVE

To let from June 1st to September 1st, furnished house of ten rooms, situated on the Lynn Shore Drive, King's Beach, Lynn, Massachusetts. Apply to JOHN J. HINES, 31 Exchange Street, Lynn, Mass.

FARMS FOR SALE.

VIRGINIA RIVER Valley Farm, $20 per acre; liberal terms; near two competitive railways over good wagon roads; land lies well; 400 acres in fields; 500 acres in original growth timber, estimated to cut over a million feet hard wood timber besides ties, telegraph poles, &c.; 200 acres splendid in crops and pasture; 400 acres in second growth timber; total 1,600 acres; six dwellings, houses, barns, orchard, &c. Printed illustrated description of this and other farms on request. J. [illegible] WALKER, Attorney for Owner, Lynchburg, Va.

SELECT APARTMENTS.

TO SUBLET—June 1st to October 1st, apartment 9 rooms, 2 baths, furnished or unfurnished; all light rooms; Riverside Drive and 90d st. Box box 103 Sun office.

LONG ISLAND REAL ESTATE FOR SALE.

Beautiful Summer Home

Comfortably furnished, situated on south shore of Long Island, near Quogue; overlooking Shinnecock Bay; five large sleeping rooms; large living and dining rooms with open fireplaces; pantry and kitchen; toilets and bath; connected with high pressure water system; 1 acre; owner will sell for $12,000; rent for season, $650. Inquire W. J. DODGE, 149 Broadway, New York.

AT GLEN HEAD, near station and near Hempstead Harbor; also in vicinity of several country clubs; acreage plots, one to seven acres fully restricted; less than one hour out; short walk to station and water; all improvements. BURTON THOMPSON, One Wall Street.

COTTAGES AND HOUSES for sale and rent by the season or year at Glen Head, near station and near Hempstead Harbor. BURTON THOMPSON, One Wall Street.

LONG BEACH, L. I.—Cottage No. 91 Atlantic street from railroad station, fully furnished. Season from May 1st. Address box 418, Bronxville, N. Y.