BIG BRONX TRACT OPENED FOR SALE

A-R-E-Co. Having Laid Out the Watson Estate Places It on the Market.

FORMER SITE OF WILMONT

Recent Growth of Hunts Point Presages a Good Demand for New Property.

The American Real Estate Company's first offering of lots in the Watson tract on May 25, which they announce to-day, means the passing of another old estate to make way for the city's expansion. When Col. Hoe built his picturesque mansion, "Highside," in a beautiful section of Fox Corners, now the centre of the apartment house district, at Westchester avenue and Southern Boulevard, and William Watson chose for the site of "Wilmont" a wooded eminence to the northeast at the junction of the old Westchester road, now Westchester avenue, and what is now 174th street, they could not have realized that such a short time would make such wonderful changes. Nearly all the old home sites in this section have passed from their estate ownership into the hands of builders and operators who are building a city within a city.

The old Falle tract in the Hunt's Point region has many modern apartments on it, and on the Hoe and Simpson estates have been erected dozens of the finest multi-family homes in The Bronx. The quick occupation by five story apartments of the Hoe and Simpson estates directly adjoining the Watson is the result of the trend of New York's ever increasing multitude.

At Westchester avenue and Southern Boulevard, six blocks from the Watson, in 1907, stood the entrance gates of the Hoe estate. The new A-RE-CO six story elevator apartment, "Chester Hall," in which is located the Westchester Avenue Bank, now occupies this site. Only a few years ago this district, which now possesses 30,000 population, was an exclusive community of wealthy New Yorkers.

The Watson property, which is being developed by the American Real Estate Company, is especially fortunate in that for ten blocks it fronts on Westchester avenue, one of the most important thoroughfares in that section. The Westchester avenue station of the New York, Westchester and Boston Railroad is at the southwestern end of the Watson, and the West Farms station is at the northwestern end, and it will, therefore, be a most important transfer point when the Lexington avenue subway, which will run on Westchester avenue, is completed. These two lines completely surround the Watson with rapid transit. The location of two stations on the Lexington avenue subway, one at Whitlock avenue and one at Olason Point road, has been passed on by the Public Service Commission and a third is proposed at Elder avenue, almost in the centre of the Watson.

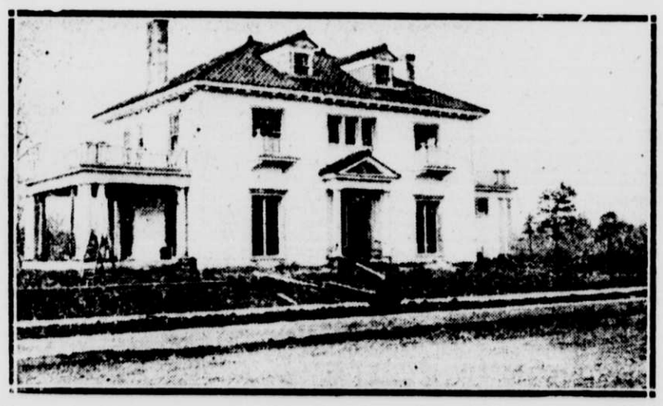
The American Real Estate Company has regulated, graded, sewered and is now paving the streets of this district and building nine new apartment houses on Boynton avenue, one block from the site of the proposed subway station.

SUBURBAN HOMES IN DEMAND.

Massapequa Developers Report Sales of Newly Built Dwellings.

The Queens Land and Title Company is meeting with success in the sale of the attractive hollow tile stucco villas which the company has under construction in the lake section near the depot at Massapequa. Three of these houses have been sold within the week. Exceptionally large, airy living rooms and sun parlors, master's suite with private bath, Spanish tile roofs are made special features in the construction of these houses. The company expects to have forty houses now being built at Massapequa occupied by buyers before midsummer.

Among the recent buyers at Massapequa are the following: G. A. Weld, E. E. Barbier, R. J. Barran, W. J. Norwin, H. Habel, M. Sullivan, H. Ernberg and M. C. Costigan.



Built at Massapequa for J. Merrill of Montclair, N. J.

TO EXTEND HUDSON BOULEVARD.

Well Known Road to Continue Down to Fort Lee Ferry.

Property owners and residents in Leonia and other towns in the Palisades district learned with much satisfaction this week that the commissioners of the Palisades Interstate Park had approved the plans and specifications for another large section of the Henry Hudson Boulevard along the west bank of the river.

This action of the commission provides for the construction of a road from the end of the Palisade avenue, on the Englewood cliffs, to what is known as the old Hudson River dock at Fort Lee, which was the landing place for the ferry from Manhattan before the present route from 130th street to Edgewater was established.

The section just authorized will connect with Main street in Fort Lee and its continuation, Central avenue, in Leonia, so that the new boulevard will have those thoroughfares as its chief lines of approach from a good deal of northern and central New Jersey.

LEARNING TO SPEND $2,000,000.

Foster Crowell, the new consulting engineer of Queens, has gone on an official trip to Chicago, where he will make a study of the street conditions in that city preparatory to the spending of the $2,000,000 appropriated for good roads in Queens.

NEWARK SALES.

Feist & Feist have sold for Otto Brant the office and factory building on plot 34x160 at 287 Washington street, near Market street, for $50,000 to John Kneller; also sold for Dr. Thomas Lowerre his residence at 30 Hill street, southeast corner of Halsey street, for $35,000; also sold for Mrs. Jennie Ward 311 Halsey street, adjoining the corner of Hill street, a two story salesroom and garage, on lot 26x70, for $30,000; also sold the Federal apartments, 1124 and 1126 Broad street, northeast corner of Parkhurst street for George A. Lerman for $50,000; also sold the plot on the north side of Main street 84 feet east of East Orange Parkway, 118x197, for George W. Blackwell of Cambridge, Mass., to an investor, who will erect a five story apartment house with stores and a four story factory; also sold for George M. Rusling his residence, a ten room house with garage, on plot 50x100, at 850 South Thirteenth street, Clinton Hill, to Mrs. Emma B. Feldman of East Orange for $9,500.

N. Y. TIMES GETS BUILDING LOAN.

The New York Times Building Company borrowed $600,000 yesterday from the Title Guarantee and Trust Company for one year with which to erect a building on the north side of Forty-third street 207 feet west of Seventh avenue on a plot 43 by 100.5. The building company leased the plot several months ago as a site for a structure to house its mechanical and editorial departments, which are now in the building at the junction of Broadway, Seventh avenue and Forty-second street.

REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION.

NEWARK AUCTION SALE

By Order of Newark Homes Company

380 CHOICE LOTS

On BLOOMFIELD AVE., Roseville Ave., 9th, 10th, 11th, 12th & 13th Sts., Newark, N. J.

NEXT SATURDAY, MAY 18TH, 1912,

ON THE PREMISES at 2 P. M. Rain or Shine. In Mammoth Tent.

CITY IMPROVEMENTS, Sewer, Water, Gas, Electric Lights, Cement Sidewalks, Curbs.
FREE TITLE INSURANCE POLICIES from Fidelity Trust Co. of Newark.
UNUSUALLY LIBERAL TERMS

How to Reach the Property

FROM NEW YORK

Take Hudson Tube Trains from Hudson Terminal Building, Church and Cortlandt Sts., New York city, to Newark.

OR

Take Hudson Tube Trains from 33d st., 28th st., 23d st., 19th st., 14th st., 9th st. or Christopher st., New York, to Newark.

Upon Arrival in Newark

Take Bloomfield av. trolley northbound on Broad st., opposite the terminus of Hudson Tube Trains in Newark, direct to property on Bloomfield av., corner 12th st.

Via Erie Railroad

Take trains to Bloomfield Avenue Station, then walk south four blocks to property.

Via Delaware, Lackawanna & Western Railroad

Take trains to Newark, then take Bloomfield av. trolley to property.
Or, take D., L. & W. trains to Roseville Station, then walk north on Roseville av. to Bloomfield av. and property, at corner of Roseville av.

From Newark and Vicinity

Change at Market and Broad sts. for Bloomfield av. trolley northbound for property.

From the Oranges

Take Crosstown car, transfer to Bloomfield av. trolley southbound for property.

Call or write for Bookmaps.

BRYAN L. KENNELLY, Real Estate Auctioneer, 156 Broadway, N. Y.,
or at OFFICE ON PREMISES, Bloomfield ave. and 11th st., or Suite 802-3 Wiss Building, 665 Broad st., Newark.

LOFT BUILDING AT AUCTION.

One of the Properties at Coming J. P. Day Sale.

On Tuesday, May 28, Joseph P. Day will offer at public auction the following properties: A twelve story modern fireproof loft building at the northeast corner of Seventh avenue and Twenty-fourth street; also for the estate of Lewis Newgass, 131 Maiden Lane, adjoining the northwest corner of Water street, a four story loft building; also for the estate of Franklin Osgood, 2078 Madison avenue, adjoining the southwest corner of 131st street, a three story and basement dwelling; also for the estate of John W. Love, 28 West Seventy-second street, a four story and basement dwelling, and for the estate of Frances L. Wilson, 44 West Fiftieth street, a three and one-half story and basement dwelling.

At special sale Mr. Day will offer 220 Madison avenue, a five story and basement dwelling adjoining the northwest corner of Thirty-sixth street; also for the estate of Thomas J. O'Reilly, 3 Mount Morris Park West, a four story and basement dwelling; also the northwest corner of 149th street and Eighth avenue, a five story tenement; also the northwest corner of 153d street and Eighth avenue, a five story tenement with stores; also 712-714 Washington street, to be sold as one parcel, two two and one-half story brick dwellings; also 1425 Avenue A, a five story brick stable; also 47 St. Nicholas place, a four story brick dwelling, and the southeast corner of 165th street and St. Nicholas avenue, a six story apartment house known as the Stockton.

BROOKLYN'S BIG GAINS.

Two Million More in New Buildings in April Than a Year Ago.

Real estate operators report a steady demand for business sites in Broadway, the principal thoroughfare in the Eastern District section of Brooklyn. A choice site belonging to the Louis Stutz estate brought $140,000 recently. It extends from 1265 to 1267 Broadway, is 58 feet wide and runs back 250 feet to Central place. It is expected that the widening of Kings Highway from Twenty-second avenue to the Eastern Parkway will boom property in that section too, as builders have already begun operations in anticipation of the inevitable increase in values.

Builders were notably active in all parts of the borough last month and plans and specifications filed with the Building Department promise increasing activity. The department received plans for 693 buildings at an estimated cost of $5,169,740. For April of the preceding year there were 650 plans and specifications, at $3,379,155. Of these plans 398 are for private dwellings, 90 for tenements and apartments and 2 for new schools. The schools are to cost $200,000 each, and the 90 tenements represent an investment of nearly $2,000,000.

Plans are now being prepared for a high class apartment house on the south side of Twelfth street, 172 feet east of Fifth avenue. The Seymour Rosenberg Construction Company will erect and own the building, a four story structure with a Spanish facade. Several business buildings are being erected in Flatbush avenue near Park place by Capt. Charles F. Holm. Those facing on Flatbush avenue will be leased for stores and offices. In the rear of the Sterling place side a moving picture theatre will be put up.

An improvement on the water front is already under way, the Sicula Americana Steamship Line having decided to add 280 feet to Pier 22 by demolishing two buildings recently damaged by fire. A longer pier had been needed for some time, but the lessee was unable to build out further into the river because of Government regulations. The new pier when finished in the fall will be 955 feet long.

WILL SELL DOWNTOWN CORNER.

Greenwich Street Plot Among Properties at Coming Auction.

Joseph P. Day will offer at public auction on Thursday in the Vesey Street Salesroom a number of Manhattan and Bronx properties, among which is included the southeast corner of Greenwich and Dey streets; also 61-63-65 West Twenty-third street, a seven story loft building; also the eight story loft building at 328 to 342 East Fifty-ninth street; also 447-449-451 First avenue, two five story loft buildings; also four buildings on the southwest corner of second avenue and First street, known as 11-13-15-17 Second avenue, to be sold as one parcel.

For the estate of Mathda Friedman, Mr. Day will offer 117 West 130th street, a five story tenement, and for the estate of Morris Littman, the vacant plots located on the southwest corner of Convent avenue and 130th street; the northeast corner of Old Broadway and 131st street, and the southeast corner of Amsterdam avenue and 184th street.

The Bronx properties include the southeast corner of Nesbold and Havemeyer avenues, a two story attic and cellar frame dwelling; the southwest corner of Starling and Castle Hill avenues, a vacant plot; also a plot on the west side of Castle Hill avenue, 229 feet south of Purdy street, and the northeast corner of Leland and Gleason avenues.

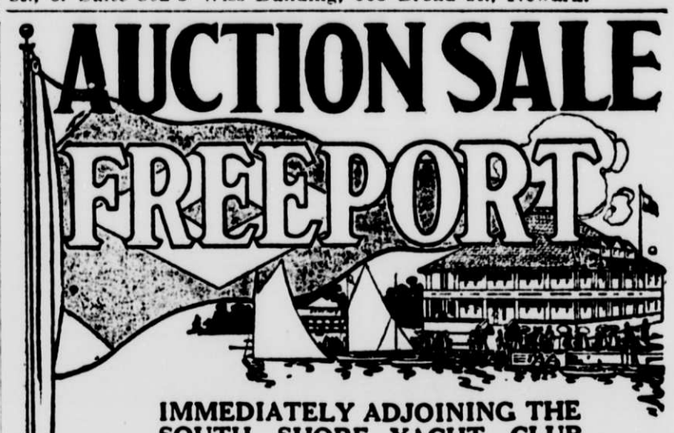
Warehouse Leases.

The Bush Terminal Company reports the following leases in its South Brooklyn loft buildings: To Larkin & Co., soap and toilet requisites, 30,000 square feet in Building No. 19, at the foot of Thirty-ninth street, to the England Spring Bed Company, additional space in Building No. 4 at the foot of Thirty-fifth street; to the firm of A. & M. Karaghusian, rug importers and finishers, 10,000 square feet in Building No. 7 and to Colding, Mawer & Co. importers and bottlers of olives, 5,000 square feet in Buildings No. 7 and 8.

WILL SELL BRONX PROPERTY.

Bryan L. Kennelly will offer at public auction on Wednesday, May 22, in the Vesey street salesroom the following Bronx properties: 3126 Webster avenue, near 204th street, and 2268 Sedgwick avenue, between Fordham road and 183d street.

AUCTION SALE



IMMEDIATELY ADJOINING THE SOUTH SHORE YACHT CLUB
By Order of John J. Randall Co.

508 CHOICE LOTS

ON RANDALL BAY AND HEMPSTEAD BAY,

Woodcleft, FREEPORT, Long Island

ALL WATER FRONT LOTS HAVE FULL RIPARIAN RIGHTS.
WILL BE SOLD AT AUCTION

DECORATION DAY
Thursday, May 30th, 1912

AT 2 P. M., ON THE PREMISES.
RAIN OR SHINE, IN MAMMOTH TENT.

CITY CONVENIENCES:
Water, Electric Lights, Splendid Roads, Cement Sidewalks, Etc.

FREE TITLE POLICIES
VERY LIBERAL TERMS

Copies of Bookmap, Etc., May Be Obtained from

BRYAN L. KENNELLY
Real Estate Auctioneer
156 BROADWAY, NEW YORK.

PARTITION OF DEMPSEY ESTATE.

Joseph P. Day will offer at Supreme Court partition sale for the estate of Michael Dempsey on Thursday, May 23, in the Exchange salesroom, the northwest corner of Lexington avenue and Thirty-third street, a five story tenement, with stores; also 135 West Ninety-seventh street, a four story and basement dwelling; also 248 East Fiftieth street, a three story basement dwelling; also 313 East Twenty-fourth street, a five story tenement, with store; also 1971-73 First avenue, a three story brick factory with stores, and 532 Second avenue, a three story tenement with store.

TWO ESTATES TO OFFER LAND.

On Wednesday next, at executors' sale for the estate of Andrew J. Smith, Bryan J. Kennelly will sell at the exchange salesroom, 241 Division street, running through to 252 East Broadway, 63 feet west of Montgomery street; also at executor's sale for the estate of Sarah A. Terrett, Mr. Kennelly will sell two Brooklyn properties, 696 to 700 Fulton street, running through to 83-89 Hanson place, being the northeast corner of South Portland avenue, and 706-708½ Fulton street, running through to 93-95 Hanson place; also on the same day 111 Lexington avenue, Brooklyn, a vacant plot, 30x98. And in Manhattan 546 West Forty-eighth street and 619 West 142d street.

SHELTER AT QUEENSBORO PLAZA.

It will be welcome news to the 10,000 or more trolley passengers who daily transfer at the Long Island City plaza of the Queensboro Bridge to learn that steps are being taken to erect a building to shelter them from the weather. This particular spot on the bridge plaza and on Jackson avenue where the transfer is usually made and where there is always a big crowd in waiting is unusually open and bleak. It is swept by the storms of winter and baked by the summer sun, and within the last few days President Maurice E. Connolly of Queens signed a contract with the Joseph P. Powers Architect Company for the preparing of plans for a proper building to shelter the transfer crowds.

CONEY ISLAND LOT SALE.

On next Thursday at noon, on the premises, Bryan L. Kennelly will sell the property of Solomon Pariser, comprising seventeen lots, situated on the south side of Neptune avenue, running through to north side of New street, at Coney Island.

REAL ESTATE FOR SALE.
NEW YORK.

Taft and Roosevelt

should quit undignifying the presidency and give business men a chance to resume business.

Now for Instance

I have for sale 28 miles and one hour out) charmingly nestled in the hills of Rockland Co., N. Y., overlooking a peaceful stretch of rural scenery,

A Twenty-three Acre Country Seat

with miles of Hudson River valley as its setting, together with a very large dwelling with all modern improvements, barns, stables and garage.

This is "A Square Deal"

because while this property cost nearly $150,000 it may now be purchased for about one-half. Here is an "adjunct" to your future happiness, awaiting inspection and inquiry for price and terms. Details from W. H. Young, 156 Broadway, New York. Tel. 657 Cort'd.

REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION.

EXECUTIVE OFFICES, 31 NASSAU ST., N. Y. CITY. — Joseph P. Day, Auctioneer. — TELEPHONE, 966—CORTLANDT.

SALES TO BE HELD AT 12 O'CLOCK NOON AT EXCHANGE SALESROOM, 14-16 VESEY ST., NEW YORK CITY.

Special Sales Day

Tuesday, May 28, 1912

12 Story Loft Building

N. E. Cor. Seventh Ave. & 24th St.

245-251 Seventh Av. & 163 West 24th St.

A 12 story & basement modern fireproof loft and salesroom building with sprinkler equipment throughout; 2 passenger & 1 freight elevator. Steam, gas, electric light & power. Size of plot, 79.2x88.11¼.

GUY VAN AMRINGE, Esq., Att'y, 31 Nassau St., N. Y. City.

Absolute Sale
TO CLOSE ESTATE.

S. E. Cor. St. Nicholas Ave. & 165th St.

1090 St. Nicholas Av.

A 6 story and cellar brick elevator apartment house, with court entrance, known as the "Stockton," containing six apartments on each floor. Electric light, telephone, steam heat and hot water. Size of plot 118.12x123.7.

CARDOZO & NATHAN, Att'ys, 128 Broadway, N. Y. City.

Trustees' Sales
ESTATE of CHARLES FAAS, Dec'd.

N. W. Cor. 149th St. & 8th Ave.

2803 8th Av. & 301 West 149th St.

A 5 story & cellar brick tenement, with 4 street and 1 cellar store. Size of lot, 25x80.
66⅔% may remain on bond and mortgage for 3 or 5 years at 5%

N. W. Cor. 153d St. & 8th Ave.

2895 8th Av. & 301 West 153d St.

A 5 story & cellar brick tenement with corner store; 3 apartments on each of the upper floors. 2 blocks from Polo Grounds. Size of lot 25x100.

MURRAY, PRENTICE & HOWLAND, 37 Wall St., N. Y. City.
FORSTER, HOTALING & KLENKE, 59 Wall St., N. Y. City. } Att'ys.

Special Sales

1425 Avenue A

Between 75th & 76th Sts.

A 5 story and cellar brick stable, having accommodations for 56 horses and about 175 wagons; electric light & electric freight elevator. Possession on taking title. Size of lot 25.6½x100.

H. SCHIEFFELIN SAYERS, Esq., Att'y, 31 Nassau St., N. Y. City.

47 St. Nicholas Place

Near 152d Street.

A 4 story & cellar brick and brownstone front private dwelling, containing 11 rooms 1 bath & 2 toilets. Size of lot, 20x89.11¼.

TAFT & SHERMAN, Att'ys, 15 William St., N. Y. City.

Absolute Executor's & Trustee's Sale
ESTATE of FRANKLIN OSGOOD, Dec'd.

2078 Madison Avenue

Adjoining S. W. Cor. 131st St.

A 3 story & basement brownstone front private dwelling, containing 11 rooms, 1 bath & 2 toilets. Size of lot, 16.8x74.10¼.

BOWERS & SANDS, Att'ys, 31 Nassau St., N. Y. City.

Executors' Sales
ESTATE of THOMAS J. O'REILLY, Dec'd.

3 Mt. Morris Park West

Near 120th St. Unobstructed View of Mount Morris Park.

A 4 story & basement brownstone front private dwelling, containing 14 rooms, 3 baths & 4 toilets. Size of lot, 20x85.

HAND, BONNEY & JONES, Att'ys, 49 Wall St., N. Y. City.

ESTATE of LEWIS NEWGASS, Dec'd.

131 Maiden Lane

Adjoining N. W. Cor. Water St.

A 4 story & cellar brick loft building; first floor partitioned off into offices. Size 19.9x54.

65% may remain on bond and mortgage for 3 years at 5%

NEUMAN & NEWGASS, Att'ys, 43 Cedar St., N. Y. City.

ESTATE of JOHN W. LOVE, Dec'd.

28 West 72nd Street

A 4 story and cellar brick and brownstone private dwelling, containing 12 rooms, 3 baths and 3 toilets. Electric light, hardwood trim, exquisite interior. Size of lot, 20x102.2.

60% may remain on bond and mortgage for three years at 5%

EDWARDS & BRYAN, Att'ys, 31 Nassau St., N. Y. City.

Trustee's Sale
ESTATE of FRANCES L. WILSON, Dec'd.

Columbia College Leasehold
44 West 50th Street

A 3½ story basement & cellar, brick & brownstone private dwelling with a 2 story & basement brick extension, containing 12 rooms, 2 baths, 3 toilets. Size of lot, 20x100.5.

Note:—The sale consists of the unexpired term of the lease and the building now standing. Also subject to the conditions contained in the lease.

NOBLE, ESTABROOK & McHARG, Att'ys, 115 Broadway, N. Y. City.

Special Sale

712-714 Washington Street

Key to W. 11th St. Corner. To be sold as one parcel.

Two 3½ story and basement brick buildings with extensions, used for manufacturing purposes. Possession may be had in 30 days. Size of plot 46x70x irregular.

J. DOUGLAS WETMORE, Esq., Att'y, 5 Beekman St., N. Y. City.

Further particulars from attorneys or **JOSEPH P. DAY** Telephone 744 Cort.

IN 1691

Jacobus Van Cortlandt Inherited the

Van Cortlandt Estate

It was not bought to sell at a profit in..... **1912**

The Supreme Court has decided it must be sold at

PUBLIC AUCTION

To the highest bidder

You are buying from first hands
The Profits will be yours

The Estate Consists of

719 LOTS

On Broadway, between 238th and 240th Sts., Van Cortlandt Park South, Mosholu Parkway, Jerome Park Reservoir, and adjacent aves. and sts.

Will Be Sold on the Premises

Saturday, June 8, 10.30 A. M.

WITHOUT RESERVATION

By Order of the Supreme Court, Adam Wiener, Referee.

75% may remain on mortgage for 3 years at 5½%

Titles guaranteed by Lawyers Title Ins. and Trust Co.

For maps and particulars apply to

Joseph P. Day, Auct'r, 31 Nassau Street, or **J. Clarence Davies,** 149th St. and 3rd Ave., Bronx

Shore Front Property at Freeport, L. I., To Be Sold at Auction