

ROXTON FARM PLOTS AT AUCTION

Well Known Portchester Estate to Be Sold in Plots This Week.

Interest attaches to the sale next Wednesday of the Roxton Farm, the former home of William H. Catlin in Portchester, to be held by Bryan L. Kennedy at the Exchange Saleroom.

The country around Roxton property is attractive. It is rolling in contour, offering splendid sites for houses.

Surrounding the property are the residences of Mrs. Whitelaw Reid, William A. Reed, Oliver Harrison, Count Barber, Hugh R. Cotsholm, Henry Steers and J. Rich Steers.

WEST END AVE. APARTMENT.

Schwartz & Gross are preparing plans for a twelve story apartment house to be erected by Isaac Dolstein at the northwest corner of West End Avenue and Ninety-seventh street.

FROM FACTORY TO DWELLING.

The four story factory building on the north side of Tenth street, 712 feet east of Sixth Avenue, is to be remodelled into a studio and dwelling and made into a five story structure at an estimated cost of \$50,000.

REAL ESTATE FOR SALE—Westchester Co.

BUNGALOW COLONY

The Only One Actually in the Village of Larchmont. It is located between the water and the station, and is recognized as being the most desirable in the vicinity.

LARCHMONT COLONY,

From 1601, 40 West 23d St., Phone 9660 Madison, New York City.

Rare Opportunity. COUNTRY CLUB OR INSTITUTION 400 ACRES

ALL PLATEAU now a gentleman's farm, 25 MILES OUT. One-quarter Mile from Railroad Station. Well Watered. Highly Cultivated. Would make a superb GOLF COURSE.

For sale at a Very Low Figure.

KENNETH IVES & CO.,

7 E. 42d St., N. Y. Tel. Murray Hill 6037.



A Bungalow Like This For \$1,950

ON LAKE MADOC, the most beautiful lake in New York State, with permanent water rights and boat mooring, one hour ride from the city.

N. W. WALKER, Phone Mad. No. 9660, 40 West 23d St., N. Y.

GREAT OPPORTUNITY

Wealthy gentleman will sacrifice his splendid Dairy and Stock Farm; has for years been operated along scientific lines.

KENNETH IVES & CO.,

7 E. 42d St., N. Y. Tel. Murray Hill—6037.

fish & Marvin

AND THROUGHOUT Westchester County, 327 5th Ave., N. Y.

REAL ESTATE FOR SALE.

IN THE BERRSHIRE HILLS.

FOR SALE—For only \$1,400—\$1,200 down, a fine story 3 room, bath, kitchen, heated; nice bathroom, stable and garage combined.

CORNWALL ON THE HUDSON—FOR SALE.

33 acres of land overlooking Hudson River; property also suitable for farming, pasture and woodland; price reasonable; cash terms.

SEA GATE BARGAIN, \$8,250.

Attractive new dwelling, four rooms, two bedrooms, steam heat, hardwood finish, reasonable terms.

Will Add \$5,000

CASH AND \$4,000 FREE AND CLEAR HOUSE FOR GOOD BRONX TAXPAYER.

J. CLARENCE DAVIES, 140th St. and 3d Av.

NEW JERSEY REAL ESTATE FOR SALE.



100 Suburban Homes 3000 Building Lots

Now Owned by the INDUSTRIAL SAVINGS AND LOAN COMPANY (In Liquidation) and NEW YORK MORTGAGE COMPANY (In Liquidation)

BANKING DEPARTMENT

Properties are located in New Jersey, along the Palisades, about opposite Grant's Tomb at GRANTWOOD, PALISADE, MORSEMER, LIONIA, HILSON HEIGHTS and LORWATER, all reached by trolleys within a five cent fare zone.

PRESENT PRICES AVERAGE

About 50% of Former Prices.

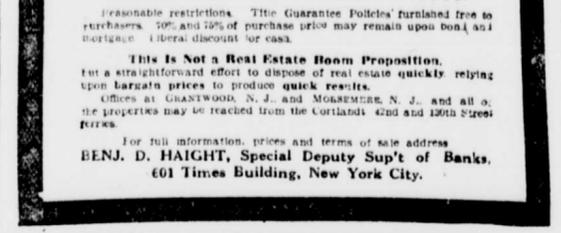
Reasonable restrictions. Title Guarantee Policies furnished for purchasers. 10% and 25% of purchase price may remain upon bond and mortgage. Liberal discount for cash.

This is Not a Real Estate Room Proposition, but a straightforward effort to dispose of real estate quickly relying upon market prices to produce quick results.

For full information, prices and terms of sale address BENJ. D. HAIGHT, Special Deputy Sup't of Banks, 601 Times Building, New York City.

REMARKABLE BARGAIN

\$6,000 Very Easy Terms



English Country Home

With Grounds 100 Feet Frontage by 171 Feet Deep. Near the Lakes

Charming surroundings; superb views in every direction; the neighborhood; schools; country club; tennis courts; full privileges to nearby lakes.

NOT OVER FOUR MINUTES' WALK TO EXPRESS STATION, 45 MINUTES ON D. L. & W. R. EXPRESS TRAINS.

An unusually well built house of 10 rooms and 2 baths. The spacious dining room is entered from one of the two verandas.

This house was built with every regard to comfortable living, and in its appointments is most modern. The floor are laid in beautiful parquet; walls are paneled, ceilings beamed; electricity is installed in the cellar; likewise the steam-heating plant; all conveniences have been executed by skilled men, best materials entering into the construction.

The social environment is all that could be desired; unusual opportunities are at hand for enjoyment of outdoor sports, on water and land.

A remarkable house—offered at a fraction of its true worth. Whoever may be interested.

WALTER S. RAIT, 170 B'way, N. Y. C. Telephone 1523 Cort.

CONNECTICUT REAL ESTATE FOR SALE.

DO YOU LOVE THE COUNTRY?

The open sky, bracing air, fragrance of cedars. Has been searched for the ideal country home and never found it—forty miles from Grand Central, a delightfully located estate.

Property located eight miles north of Stamford, Conn. Phone 185 (ing. & Stamford, by the Hudson Farm Agency, 499 Fifth Ave., New York City.

CRAGMERE

In the Mountains. Near the Lakes. Cragmere is an All American home community where 82 New York City business men have established their all year round homes.

Two new houses, 6 rooms and bath each; all improvements, steam heat; chestnut trim; \$25,000 and \$2,300. 1905 Fanny St., Elizabeth.

GLEN RIDGE, N. J.

11 rooms, 3 baths, electricity, other improvements; near Lackawanna. June 1st to September 1st; north of Lackawanna, N. J. NOBELS, 227 Fourth Avenue, N. Y. City.

Stamford, Conn.

40 ME TO SHIPPAN POINT ON THE SOUND.

Boating, bathing beach, good yacht anchorage; tennis courts, etc.

Address: THE ATLANTIC REALTY CO., 56 Park Row, Stamford, Conn.

SHIPPAN POINT Sale or Rent

Kenneth Ives & Co. 7 E. 42nd St.

WALNUT GRANGE

SCARSDALE TOWN Eight Minutes Walk from Station

Exceptional homesites in an artistic suburban development containing every improvement.

Send for plot plan. SCARSDALE DEVELOPMENT CO. 35 Nassau St., New York

RYE ON THE SOUND

Houses FOR RENT AND FOR SALE. FURNISHED AND UNFURNISHED.

Kenneth Ives & Co. 7 E. 42d St., N. Y. Tel. Murray Hill 6037.

Stucco House

of six rooms large living room with tapestry and tiled bath; artistic craftsman finish; modern plumbing and steam heat; asbestos shingle roof. One shade tree, near station and trolley; price only \$4,750; liberal terms.

LAMBERT, owner, 213 Broadway, New York. Phone 6384—Barclay.

HUDSON RIVER SALE OR RENT.

Kenneth Ives & Co. 7 East 42d St., N. Y. Murray Hill—6037.

MODERN COTTAGE

7 rooms, large, light and airy; all improvements; grounds, enough for vegetables, fruit and berries; quiet, restricted neighborhood; 20 minutes ride; \$150 cash; balance \$15 per month; one month free to responsible party.

Address: COTTAGE, box 85 Sun office.

APARTMENT HOTELS

PRINCE GEORGE HOTEL

Fifth Avenue & 28th Street. One of the Best Appointed Hotels and Restaurants in Town. Grand Foyer for Ladies and Gentlemen newly added on Ground Floor.

800 Rooms all with Baths. Special Rates for Permanent Guests. GEORGE H. NEWTON, Manager, Formerly of Fifth Avenue Hotel

HOTEL BERKLEY

170 West 74th St., CORNER OF AMSTERDAM AV. APARTMENTS Unfurnished by the year.

Rentals from \$600 Annm. Restaurant a la carte.

HOUSES TO LET—UNFURNISHED.

28TH ST., 52 EAST 11 room house, detached; parquet floors; fine location; rent \$19.

FURNISHED HOUSES

\$50 TO \$100 ALONG THE HUDSON, ALONG THE SOUND, AMONG THE HILLS.

FURNISHED ROOMS TO LET.

PRIVATE FAMILY will rent furnished rooms; gentlemen preferred; references required. P. O. Box 62, Kewport, N. J.

APARTMENTS TO LET—UNFURNISHED.

FOR RENT—Only \$100 a month in the most desirable family apartment furnished, 8 rooms and 2 baths; immediate possession; the regular rental is furnished is \$2,000 per annum; a block from subway station on 75th St. near Riverside Drive. Address: P. O. box 180 Sun office.

RIVERSIDE DRIVE, near 116th Street.

Attractive front apartment overlooking river; delightfully cool; seven rooms, two baths; immediate possession; summer fully furnished; also furnished is \$2,000 per annum; a block from subway station on 75th St. near Riverside Drive. Address: P. O. box 180 Sun office.

HOUSES TO LET—UNFURNISHED.

Office facing Rye Railroad Station. Come out or write. Telephone 44-W. CHAS. S. FAULKNER, RYE, N. Y.

Kenneth Ives & Co. Hudson River, 7 E. 42

Westchester.

QUEENS REAL ESTATE FOR SALE.

Kew Gardens BOROUGH OF QUEENS, NEW YORK CITY Surrounding Kew Station 15 MINUTES FROM HERALD SQUARE

The reasons why Kew Gardens is the most successful high class home development in or near Greater New York are at once apparent to every visitor, but for those who are not familiar with what has been accomplished at Kew Gardens we wish to say that during the past 18 months over 100 NEW HOUSES have been built, sold and occupied.

The many and varied types of modern architecture is but one of the distinctive features. Here is shown the result of the careful supervision of every plan. Individuality has been sought but only when in conformity with the general attractiveness of Kew Gardens.

Every house is detached, no rows of small houses to remind one of the crowded centres. If you lived in the vicinity of 72nd St., it would take 15 minutes to reach Herald Square. The fast electric trains of the Long Island R. R., at frequent intervals night and day, take but 15 minutes from Kew to the Pennsylvania Terminal at 33rd St.; the Hub

of Manhattan, the Heart of the Theatre, Shopping, Hotel, Railroad, and midtown business districts.

The natural advantages are unique. An elevation of from 110 to 170 feet above sea level insures a pure and healthful atmosphere and a charming outlook. Full grown trees beautify the streets and supply abundant shade. Forest Park, a 500-acre playground, bounds Kew Gardens on the west and affords a permanent place for recreation and outdoor pleasures, including a golf clubhouse and links. There is a frontage on the park of more than a mile.

There are no objectionable features at Kew Gardens. The father of the present owners, who have formed the Kew Gardens Corporation, purchased the property in 1868. They own it absolutely free and clear.

No house at Kew Gardens is more than a few short blocks from the Station. Visit Kew and see for yourself. New houses, ranging in prices from \$10,500 to \$22,500, are for sale on convenient terms, all ready to move into; others under construction. Or we will build according to your ideas. Tentative Sketches gladly submitted by competent architects without charge. Villa sites at reasonable prices.

VISIT KEW TO-DAY.

Convenient trains leave Pennsylvania Station, 33d St. and 7th Ave., via L. I. R. R., WEEK DAYS—9:07, 10:18, 11:07, A. M., 12:28, 1:06 (SAT. ONLY), 2:06, 3:00, 3:36, 4:08, 4:30, 5:00, 5:15, 5:37 P. M. SUNDAYS—8:26, 9:46, 10:35, 11:18, 11:34 A. M., 1:08, 2:08, 3:03, 4:15 P. M. Returning at frequent intervals.

Information on request from JOHN J. BRITTON, Marbridge Building, Broadway and 34th St., New York; Telephone, Greeley—5250 and 5251; or from Representative at KEW Gardens offices at KEW Station every day.

REAL ESTATE FOR SALE—Westchester Co.

Country Life PERMANENT Exposition—FREE EXHIBIT

In Grand Central Terminal, daily except Sunday, from 9 to 6. The Real Country in the City. Novel, educative and helpful exhibits for the home buyer, builder and furnisher. Demonstration of household appliances. Tea and luncheon at the Rustic Tea House. Musical and other features daily. Special program every Saturday afternoon.

If you wish to learn of the cheapest real estate, inland or on the water, in Westchester or on the North Shore of Long Island, call at our booths.

SCARSDALE ESTATES GEDNEY FARM COMPANY THE HALESITE CO. of Huntington OAKLAND BEACH, RYE NEPPERHAN HEIGHTS, Yonkers or write to me at the exposition. Robert E. Hooley

Investors and Brokers

If you want to profit from the construction of the greatest rapid transit system in the world, write or call for information about

EAST RIVER HEIGHTS

which will have a five cent fare over every foot of the dual subway system in Greater New York, with 630 miles of tracks, costing nearly five hundred million dollars.

East River Heights is in the Astoria section of Long Island City and within two blocks of the Second Avenue Elevated Line now nearing completion, with express stations at Hoyt and Ditmars Avenues, which will be only eleven and thirteen minutes respectively from the Grand Central subway station.

East River Heights will be reached by the Interboro subway system, by the Interboro elevated system, and by the B. R. T. subway system, thereby giving it better rapid transit facilities than any part of the Bronx, any part of Brooklyn, or any part of Manhattan north of 59th Street, for no part of the Bronx and no part of Manhattan north of 59th Street will be reached by the B. R. T. system, and no part of Brooklyn will be reached by the Interboro elevated system.

Prices \$2000 and up

Call or send for maps and price list

Rickert-Finlay Realty Co.

Telephone 5600 Greeley 1 West 34th Street

APARTMENTS TO LET—UNFURNISHED. APARTMENTS TO LET—UNFURNISHED.

410 Park Avenue

Corner 55th Street New 12-Story Apartment House Elevators now running—Renting Agent on premises

12 Rooms & 3 Baths 14 Rooms & 4 Baths 19 Rooms & 8 Baths

RENTS \$4,000 TO \$11,000 Booklet Mailed upon request.

Est. Ogden Goellet, Owner, Moore & Wyckoff, Agents. 9 West 17th St., Dept. 3. 546 Fifth Ave., Dept. 3. Telephone 3460 Chelsea. Cor. 45th St. Tel. 1263 Bryant.

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