

Attractive Apartments To Rent

APARTMENTS DE LUXE
490 Riverside Drive
 At 122d Street
 FINEST RESIDENTIAL SECTION ON DRIVE.
 OVERLOOKING HUDSON RIVER.
 Every new idea in modern construction.
Apartments of
5 to 8 Rooms, 1 and 2 Baths.
Rentals, \$1,000 to \$2,600.
 Including filtered water, electric laundry, electric portable vacuum cleaners and equipped with sanitary Bohn enamelled steel refrigerators. Roof garden for tenants and their friends.
IMPERIAL PROPERTY COMPANY, Inc.
 Under Ownership Management.
 TELEPHONE 3942 MORNINGSIDE Mr. H. C. O'BRIEN, Manager.

QUEENS.
Save Money
 Live Just as Comfortably
 New, modern, up-to-date APARTMENTS of
4 and 5 Rooms at
\$28 to \$45 a Month
 Riverside Drive Type of Construction at less than Bronx Rentals without the long trip in the subway crush.
20 Minutes from Manhattan
 On the highest portion of Jackson Heights, Elmhurst commanding a splendid view of Manhattan, Brooklyn and the Bronx. They are within one and one-half blocks of the new Dual Rapid Transit Subway station at 25th St.
120 and 128 25th St.
 Each apartment has its own private hall, which all rooms share. The rooms are of an exceptionally large size and well lighted, with abundance of sunshine and splendid ventilation.
HOW TO REACH APARTMENTS
 Take trolley at Manhattan end of Queensboro Bridge (59th St. and 2d av.) marked "Flushing" or "College Point." Leave car at Jackson av. and 23rd St. Renting office, corner of 42d St. and Lexington av., transfer at Jackson av., Long Island City, TWENTY-NINE MINUTES RIDE BY EITHER ROUTE.
THE Queensboro Corporation
 Bridge Plaza, Long Island City.
 Renting Office, Jackson av., corner of 25th St., Telephone Newtown 1214.
HOUSES TO LET—UNFURNISHED.
16 E. 75th Street
 Five bedrooms, bath, 2100 sq. ft. rent, furnished or unfurnished, for a term of years. Electric light, open plumbing, hardwood floors, French doors between hall, drawing room and dining room. Usual complete kitchen. Heat by gas.
MINTURN POST COLLINS.
 Greely 265. 1 West 34th St.

LONG ISLAND REAL ESTATE FOR SALE LONG ISLAND REAL ESTATE FOR SALE

Two of the largest and most complete country houses ever constructed for sale on Long Island are now being completed in
Kensington, Great Neck
On Manhasset Bay
Italian Villa; 80 feet front and 68 feet deep; hollow tile and stucco; Italian Garden enclosed with pergola, arched gateway and balustrades.
15 Rooms and 4 Baths
 The first floor contains large hall, living room, library, dining room, office and den, lavatory, kitchen and butler's pantry, with large porches off the library and dining room, and a service porch off the kitchen.
 The second floor has four master's bedrooms and three baths, or five master's bedrooms, including a semi-enclosed room, which can be used as an additional bedroom or sleeping porch.
 The third floor has three servants' bedrooms and bath.
 The basement has a large billiard room.
Southern Colonial House; 112 feet front and 45 feet deep; large porches 76 feet long; exact copy of the famous Lee mansion in Virginia.
17 Rooms and 5 Baths
 The first floor contains large living room, dining room, library, billiard room, kitchen, lavatory and garage.
 The second floor contains six master's bedrooms, two servants' bedrooms and four baths.
 The third floor contains three servants' bedrooms and one bath.
 Interior finish and decoration to suit purchaser if selection is made at once.
BY MOTOR, Kensington is reached in 35 minutes from the Queensboro Bridge, over the finest automobile routes in the United States.
26 Minutes by Express Trains from Pennsylvania Station.
BEST WEEK-DAY TRAINS: 9:10, 10:16, 11:16 A. M. and 12:22, 1:20, 2:20, 3:20 and 4:20 P. M.
Extra Saturday Trains—1:05 and 1:41 P. M.
SEND FOR PHOTOGRAPHS AND FLOOR PLANS.
Ricker-Finlay Realty Co.
 Telephone 5600 Greeley
 Information offices at Entrance gate and in Water Front Park.

NEW JERSEY REAL ESTATE FOR SALE NEW JERSEY REAL ESTATE FOR SALE NEW JERSEY REAL ESTATE FOR SALE

THESE HOUSES ARE 20 MINUTES FROM BROADWAY
 8c R. R. FARE
 Just back of the Statue of Liberty, in the Greenville section of Jersey City, between two bays, having a delightful all-year-round climate, cool in Summer and mild in Winter. Five short blocks from the Greenville station of Central R. R. of N. J.; trains run to New York every half hour on week-days and every hour Sundays; one minute to three car lines. Mr. Bergoff is to be congratulated on having secured so healthful and convenient a residential section. He is offering a modern home in a nice neighborhood at a figure so low that any man can buy and not worry about the future. He deserves all praise for building such good houses and selling at such small profits.
P. L. BERGOFF
 The Man Back of This Proposition
DETACHED 2-FAMILY HOUSES ON PRINCETON AVE.
\$400
 DOWN BUYS A 2-FAMILY HOUSE—5 and 6 Rooms Price \$1,500—\$30 a Month.
 The picture cannot do justice to these pretty houses on Princeton Avenue, five and six rooms, large double porches, houses detached, chestnut trim, large water front, stone chimney, hardwood floors, tiled bath, separate furnace, big roomy ranges, excellent combination view of the Narrows, cool breezes from the ocean.
 This is a wonderful opportunity for the man who is \$300 ahead. Your second apartment will rent for \$20 easily. This will leave you \$10 monthly for you to enjoy, all of which goes to pay the principal.
P. L. BERGOFF
 Hudson County's Largest Builder
 Office: 83 Hudson Ave., corner Garfield Ave., Jersey City.
 83 HUDSON AVE. (REARLY BUILT) BUILT BY GREENGLASS
 Public School 3 blocks; 5 minutes from 4 churches; all denominations; all improvements; sewers laid; gas and electric; sidewalks. OPEN FOR INSPECTION. MONEY READY FOR OCCUPANCY.
 Office open Every Day, including Holidays.
 This Central Railway of New Jersey at foot of Liberty at return ticket to Greenville station cost less than the property is worth. Short blocks from the station.
DOWN BUYS A 6-ROOM HOUSE
 Price \$4,000—\$27 a Mo.
 Large reception hall, with stationary settee; parquet floors; dining room, large bay window; beam ceilings, with electric fixtures in beam panels; tiled bath; nickel-plated plumbing throughout; combination coal and gas stove; large furnace, combination electric and gas fixtures; large porch; 12 feet between houses.
1-FAMILY HOUSES ON SEAVIEW AV.

THE BARNARD
 106-110 Central Park West,
 Southwest Corner 71st St.
 10 Story, 3 Elevators.
6, 7, 8 & 9 Rooms, 1 & 2 Baths
Rents \$1,100 to \$2,500
 Including Refrigeration.
 First Floor for Doctor.
F. R. Wood, W. H. Dolson Co.
 Broadway, Cor. 80th St.
 Telephone Schuyler 3800.

HOUSES TO LET—UNFURNISHED.
16 E. 75th Street
 Five bedrooms, bath, 2100 sq. ft. rent, furnished or unfurnished, for a term of years. Electric light, open plumbing, hardwood floors, French doors between hall, drawing room and dining room. Usual complete kitchen. Heat by gas.
MINTURN POST COLLINS.
 Greely 265. 1 West 34th St.

APARTMENT DIRECTORY

A Choice List of Apartments, Studios and Bachelor Quarters Conveniently Listed.

NON-HOUSEKEEPING Apartments SPENCER ARMS S. E. Cor. 69th St. & Broadway	2, 3 and 4 Rooms or larger TO \$125	12-story modern fireproof building. Meets served in apartment. Every convenience, all outside rooms. Excellent light; large closet space; most convenient location in city.	Chas. F. de Casanova Agent on Premises. Tel. Columbus 3995.
ROMAINE & LOYAL Riverside Drive, 100th to 101st St., and 655 West 100th St.	4, 5, 6, 7, 8 Rooms and 2 Baths. \$490 to \$1,250 Monthly.	New buildings, overlooking Hudson and Palisades. Special arrangements for lease prior to October 1st. Open Evenings.	Renting Agent on Premises. Phone 4501 Friedman, Fred 100 West 100th St., C. O., 189 W. 47th St.
THE PEMBROKE 471 CENTRAL PARK WEST Corner 107th Street.	8 Room Apartments \$790 to \$1,000, \$75 Per Month.	These apartments have 11 improvements and excellent service. Apartment suitable for doctor in each.	Agent on premises or HOPKINS & BOYD, 11 West 30th St., Phone 7175 Bryant.
UNIVERSITY HEIGHTS 1905-1925 ANDEWAVE AVE. Bet. West Burnside and 170th St., West Bronx.	5 Grand Rooms and 2 Baths. \$52 to \$65.	Just completed. Parquet floors. Two families on floor. Broadway Subway, 181st St. to University Ave., Trolley, 5 cents.	Oesting Building Co. Owners on Premises. Send for Booklet.
587 Riverside Drive Corner 136th St.	5, 6, 7, 8 Rooms and 2 Baths. \$750 to \$1,350.	One of the finest locations on Washington Heights. An up to date apartment house with excellent service.	Edgar A. Levy, 505 Fifth Ave., Tel. Murray Hill.
Rockledge Court 3044 Albany Crescent, at Broadway and 231st St.	3, 4, 5 & 6 Rooms and Bath. \$24.00 to \$43.00 per month.	Non-elevator, large rooms, plenty of closets and all improvements. Ready for occupancy September 1st subject to lease.	MICHAEL I. MARTIN CORPORATION. On Premises. 1 block from station.
31-33 W. 11th St.	4 and 5 Room Suits. \$12.50 to \$95.	Eight-story, Modern, Fireproof, Elevator, Housekeeping Apartments.	J. IRVING WALSH, 75 West 11th St., Tel. Chelsea 429, or Supt. on premises.
45 West 11th St.	Four Room Suits. \$55 to \$70.	Eight-story, Modern, Fireproof, Elevator, Housekeeping Apartments.	J. IRVING WALSH, 75 West 11th St., Tel. Chelsea 429, or Supt. on premises.
Central Park West Corner 90th St. The Cayuga	7 and 8 Rooms and 2 baths. \$1,000 to \$1,600.	COMFORT and SERVICE. Large rooms; plenty of closets; splendid light and air.	On premises or E. S. WILLARD & CO., 32 William St. (Tel. 5983) Habover.

REAL ESTATE FOR SALE. NEW YORK CITY. REAL ESTATE FOR SALE. NEW YORK CITY. TO LET FOR BUSINESS PURPOSES.

"THERE'S A REASON" CONSULT US BEFORE BUYING PROPERTY AT MANHATTAN BEACH
 We can offer you the
Choicest lots--Best locations--Lowest prices
 Ocean Front Residential and Bungalow Sites. Houses and Bungalows for Sale or Rent. All City Conveniences. Titles Guaranteed.
No Assessments for Improvements
 For illustrated booklet and particulars, call, write or 'phone direct to the
Manhattan Beach Realty Corporation
 192 Broadway, N. Y. Telephone Cortlandt 2315
 Or offices on property. Telephone Coney Island 920-921-1172

FACTORY SITES
On Deep Water with Railroad Facilities
 Property located midway between Newark and Jersey City, N. J., 5 MILES FROM N. Y. CITY HALL, fronting on the Passaic and Hackensack Rivers; in the heart of the World's Greatest Labor Market
 crossed by
FOUR RAILROADS
 and their branches, sidings from which can be obtained:
Pennsylvania R. R.
Central R. R. of N. J.
D., L. & W. R. R.
Erie Railroad
 Newark Bay and Passaic River channels up to the property 20 feet at low tide.
 Property suitable for any kind of manufacturing or commercial enterprise requiring tide water and railroad facilities.
 Phone 744-Cort. 81 NASSAU ST., N. Y. CITY.
Industrial Department.

REAL ESTATE CONVENTION.
 New Yorkers Will Leave Thursday on Steamship Berkshire.
 The Real Estate Association of the State of New York has negotiated arrangements with the Hudson Navigation Company and the Delaware and Hudson Company for through service for its members from this part of the State to its twelfth annual convention at Saratoga Springs, which begins Friday. Members will leave New York on Thursday at 6 P. M. on the S. S. Berkshire, arriving in Albany at 6 A. M. A special train will leave Albany at 6:50 A. M., which is due in Saratoga Springs at 8:15. This will get the members to Saratoga in time for the formal opening of the convention at 9 o'clock. The plan is to return in time for business on Monday morning.
INDIVIDUALITY AT KEW.
 Many Plots Bought by Buyers Who Have Ideas About Homes.
 More property has been sold at Kew Gardens in the last two months than

STUDIOS TO LET.
STUDIOS—LOW RENTS
 Between Union Sq. and 5th Ave. Central, Light, Clean, Low Rents. Monthly to Desirable Tenants Only.
 10 E. 14th St., top floor for sculptor. \$25
 11 E. 14th St., north light, 3 rooms. \$25
 12 E. 14th St., north light, 3 rooms. \$25
 13 E. 14th St., large room, skylight. \$25
 14 E. 14th St., studios, rooms. \$25, \$30, \$40
 15 E. 14th St., studios, rooms. \$25, \$30, \$40
 12 Union Square, rooms. \$25, \$30, \$40
 13 East 15th St., 2 rooms, steam heat. \$25
 Buildings quiet and well kept. Rooms newly painted and papered. Great chance for those wanting good rooms at low prices.
MORRIS E. STERNE, INC.,
 9 East 14th St.

GETS DEED TO JAMAICA ISLANDS
Judge Lynn Uses Torrens Law to Uphold Title.
 One of the most interesting cases under the Torrens land title registration law was that brought by Judge Washburne Lynn to register his title to three islands in Jamaica Bay near Ruffe Bar known respectively as Old Square Marsh, Big Fishkill Marsh and Sails Point Hassock, which Judge Lynn purchased from the State of New York in 1893.
 The registration was strenuously opposed by Ludwig Klee and others, fishermen and oystermen who were squatters on the islands, claiming title by adverse possession, and also by Ezra J. Bushnell and Edward P. Linton, who claimed title through a grant from the Supreme Court rendered decision in favor of plaintiff and against all the contesting defendants and final judgment and decree of registration was entered.
 The defendants appealed to the Appellate Division, which has just handed down a decision unanimously affirming the judgment of the court below. During all this litigation the plaintiff has been represented by Gilbert Ray Hayes.

Store to Let
 Store to rent at No. 49 Nassau Street. Apply OWNER, 139 West 32d St.

COZY AND COMFORTABLE
Nine Rooms—Steam Heat—Bath
 Here is a home fit for a king—complete in every respect. On a Beautifully Landscaped Plot, 100x150 feet. This house is ready NOW to move into.
SPECIAL PRICE \$5,750
 There are other equally attractive house bargains at beautiful, healthful, progressive
Brightwaters
 BAY SHORE, L. I.
 WARMER IN WINTER COOLER IN SUMMER
 A 1200 acre Gentleman's Country Estate—surrounded by magnificent estates—converted into a residential Park. Hundreds of pretty homes, over 30 miles of broad boulevards and winding drives; Venetian Lagoon; 5 spring-fed lakes; Club house; tennis; golf; bathing pavilion; salt water bathing; boating and sailing; pure air; pure water; a complete change of climate; one hour from New York; all the summer and winter recreative features practically at your door. Convenient to churches, schools, stores and station.
 Booklet No. 4 On Request.
T. B. ACKERSON CO.
 Developers of Choice Properties and Builders of Houses of Merit.
 1 WEST 34th ST., NEW YORK

NAVESINK PARK
 Atlantic Highlands
 Highest Point on Coast Between Maine and Florida.
 CONSISTING OF 200 acres, divided into suitable building plots, fully restricted. ATTRACTIVE, beautiful scenery. Over a mile of water front. State approved. Deeded to the public. Open to all. Deed transfers property. Within easy reach of the New Jersey Shore, Palisades, Morristown and Leonia. New Jersey opposite Grants Tomb, within twenty-five miles of Manhattan.
 An inspection of these properties will convince you that they are real bargains. Liberal terms. Title Guarantee Policy free.
 For further details and terms, address: Henry D. Haight, Special Deputy Suppt. of Banks, care of Banking Department, 61 Broadway, New York City.
 SOUTH ORANGE, N. J.—Exclusive Monorail section, one minute to Grand Central Station. The well known Low and Heywood School for Girls, both boarding and day pupils, is located at Shippan. All New York shops have delivery services. Two hotels, Manor and Shippan Point Hotel. New \$80,000 Yacht Club, the finest on the Sound, offers summer and winter diversions. Fishing and hunting from early spring until late in the Fall. Two Golf Clubs famous links extensively used by Shippan residents. The undersigned has exclusive information concerning two residences ready for occupancy and two residential plots which may be built upon and carried at a yearly expenditure equivalent to a moderate apartment house rental.
EDGAR M. ATKIN
 OCEAN DRIVE WEST STAMFORD, CONN.

SHIPPAN POINT
 Stamford, Connecticut
 FIFTY MINUTES TO NEW YORK
 Shippan Point, extending over two miles into Long Island Sound, is not only a place of summer resort, but also a thoroughly established all year round, healthful locality where the very highest class developments are permitted.
 Eighty trains daily, electric express service, first stop out from Grand Central Station. The well known Low and Heywood School for Girls, both boarding and day pupils, is located at Shippan. All New York shops have delivery services. Two hotels, Manor and Shippan Point Hotel. New \$80,000 Yacht Club, the finest on the Sound, offers summer and winter diversions. Fishing and hunting from early spring until late in the Fall. Two Golf Clubs famous links extensively used by Shippan residents. The undersigned has exclusive information concerning two residences ready for occupancy and two residential plots which may be built upon and carried at a yearly expenditure equivalent to a moderate apartment house rental.
EDGAR M. ATKIN
 OCEAN DRIVE WEST STAMFORD, CONN.

Price \$4,950
 Fronting on Jericho Turnpike, Nassau County, between Westbury and Hicksville stations, surrounded by some of the highest estates in America. Will sacrifice at \$1,200 an acre. Run out in your car and meet the man on the property, or write for maps to:
RIDGEWOOD PARK REALTY CO.
 1560 Flatbush Ave., Brooklyn, N. Y.

QUEENS REAL ESTATE FOR SALE.
29 MINUTES FROM BROADWAY
 On Jamaica Bay
HOWARD BEACH
 HIGHLY IMPROVED WATERFRONT LOTS NO ASSESSMENTS
 Fine Community of Homes. \$10 DOWN
 Secures Bungalow Plot, Summer Residence, All Year Comfort—Fishing, Boating and Fishing.
 Send for New Illustrated Booklet.
HOWARD ESTATE DEVELOPMENT CO.
 E. W. Kavanagh, Pres. Meyer Nusbaum, Treas.
 51 Chambers St., N. Y. Phone—Worth 3556

REMODELLED HOMESTEAD
 28 Min. From Penna. Sta., N. Y. City.
 26 Min. from L. I. R. R. Sta., Bklyn.
 On pretty plot of ground 4 min. walk from sta. Splendid train service. Restored, well-kept neighborhood. Golf course, tennis courts.
\$850. EASY TERMS, LIKE RENT
 Buys It. Balance \$250 on 1st and 2nd mortgages.
 Ten beautiful, large rooms, electric light, plumbing, water, modern bath, steam heat, parquet floors, cement walk from sta. Splendid train service. Restored, well-kept neighborhood. Golf course, tennis courts.
 Nothing like it in or near the City. Write for particulars, 311 Fifth Ave., N. Y. City. In pictures and plans. Tel. 1259 Murray Hill.

BOROUGH OF BROOKLYN—FOR SALE.
Mapleton Park
 Only 30 Minutes from Park Row on Sea Beach Subway
 Beautiful Brick Houses, \$4,500 to \$9,000
 Pay in-Just like rent—little cash. Booklet No. 5
Alco Building Co., Phone 7440 Cort.
 Property Office, 20th Ave., Station Local Trains. Phone 1116 Bath Beach.

FARMS FOR SALE.
 FOR SALE—200 acre sandy loan; 100 cultivated, 100 in and goat pasture. Also 200 acres, 100 in and goat pasture. Stephen County, Texas.

DELIGHTFUL ALL-YEAR HOME
 with large Garage
 Overlooking the Water—Actual Water Rights
 CONVENIENT COMMUTATION TO N. Y. CITY.
 \$11,000. Easy Terms to Suit
 Responsible Purchaser
 Spacious, well-built home on extensive shaded grounds, 200 feet frontage by 157 feet in depth, in most select neighborhood, established social center. Foyer hall. Large living room with huge old fashioned open fireplace, library, dining room with open fireplace, butler's pantry and well fitted kitchen, outside breakfast room on the first floor. Four master bed chambers, two with fireplaces, two tiled baths, linen room and clothes press on second floor. Three bed chambers, bath and storage room on third floor. Separate entrance porch, large veranda and open terrace. Every modern convenience, absolutely pure drinking water, electric light, parquet floor, stained red tile walls, beautifully paneled in hard woods. Convenient to country club, golf, ideal outdoor and water sports. Send, call or telephone for photograph.
R. F. Barnes
 170 B'way, N. Y.
 Tel. 1522-Cort.

WESTCHESTER REAL ESTATE FOR SALE.
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SHIPPAN POINT
 Stamford, Connecticut
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EDGAR M. ATKIN
 OCEAN DRIVE WEST STAMFORD, CONN.

PARK HILL ON THE HUDSON
 New York's most attractive suburban park. Beautiful residences for sale from \$10,000 up. Or you may have a house designed and built to meet your requirement on terms of sale arranged on a basis equivalent to rent if desired.
 HOW TO REACH PARK HILL:
 1—Take Broadway Subway Express to Van Cortlandt Park, then Broadway trolley to Park Hill. 2—Take 6th or 9th Avenue Elevated trains to 155th St., then Putnam Railroad to Park Hill Station. 3—Motor up Broadway to Park Hill Station and office 12 miles N. from Times Sq.
 OFFICE ON PROPERTY OPEN EVERY DAY
GEORGE HOWE, SALES AGENT
 527 FIFTH AVENUE, NEW YORK
American Real Estate Company
 Owners

CONNECTICUT REAL ESTATE FOR SALE.
SHIPPAN POINT
 Stamford, Connecticut
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TO RENT FURNISHED
Hudson River Shore Front Estate
 20 miles out, modern brick residence, 18 rooms, stable and garage, with fishing quarters, 2 acres, beautiful grounds, estate for by owner, terms, county moderate rental.
KENNETH IVES & CO.
 1 EAST 42D ST. MURRAY HILL 6037.

MANHATTAN REAL ESTATE FOR SALE.
Real Estate Owners:
 One reason for many vacancies is the poor condition of the vacant buildings.
 We have carried through for clients many successful alterations, and have yet to register a failure.
 There are good tenants at good rents for good buildings.
 Why not talk it over with us?
CHAS. F. NOYES CO.
 2000 John 92 William Street
 NEW JERSEY.
 "NUTLEY IN A NUTSHELL" All about the "Ideal Home Town." Secretary, box 214, Nutley, N. J.

TO RENT FURNISHED
Hudson River Shore Front Estate
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REMODELLED HOMESTEAD
 28 Min. From Penna. Sta., N. Y. City.
 26 Min. from L. I. R. R. Sta., Bklyn.
 On pretty plot of ground 4 min. walk from sta. Splendid train service. Restored, well-kept neighborhood. Golf course, tennis courts.
\$850. EASY TERMS, LIKE RENT
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 Ten beautiful, large rooms, electric light, plumbing, water, modern bath, steam heat, parquet floors, cement walk from sta. Splendid train service. Restored, well-kept neighborhood. Golf course, tennis courts.
 Nothing like it in or near the City. Write for particulars, 311 Fifth Ave., N. Y. City. In pictures and plans. Tel. 1259 Murray Hill.

OVERLOOKING A SUBURBAN PARK
 On a beautiful wooded site, 300 feet elevation. All modern improvements. Private school adjacent. A full and complete CONVENIENT TO SEAWAY & N. Y. CENTRAL LINES. The character of the plots varies and offers a wide selection. Folder "S" sent on request.
DELAFIELD ESTATE
 Tel. John 277. 27 CEDAR STREET. FISH & MARVIN 37 Fifth Avenue.

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