REAL ESTATE—OUT OF CITY.
Westchester—Sale or Rent.

Fish & Marvin

WESTCHESTER—SOUTHERN CONNECTICUT—LONG ISLAND PROPERTIES

RIVERDALE.
Flat 65x130. Dutch Colonial residence; contains 11 rooms, 4 baths. Garage. Immediate possession. Apply Y-71. Telephone Yonkers—2236.

PARK HILL.
Twenty brick residence, 9 large rooms, 2 baths, sun porch. Garage for 2 cars. Plot 60x111. Immediate possession. Apply Y-68. Telephone Yonkers—2236.

ARDSLEY PARK.
Nearly 1 acre, fronting on golf links of country club, within easy walking distance of station. Frame residence; contains 14 rooms, 3 baths. Garage. Apply S-251. For appointment Sunday 'phone Briarcliff—6.

IN THE WESTCHESTER HILLS.
7 minutes' walk from station. Attractive small country estate, comprising 2 acres, with large garden. Recently remodelled residence, 6 rooms, bath, sleeping porch, all improvements. Garage. Immediate possession. Price $12,000. Apply S-321. For appointment Sunday 'phone Briarcliff—6.

NEW ROCHELLE.
Plot 65x120 in residential park, near the water. Attractive frame dwelling, contains 11 rooms, 2 baths and shower, hot water heat, all improvements. Garage. Price $18,500. Apply S-400.

New white clapboard house, 7 rooms, 2 baths, all improvements. Garage. Large plot on high ground. Immediate possession. Price $13,500; terms can be arranged. Apply S-500. 'Phone New Rochelle—140.

MOUNT VERNON.
Plot 62x166; in excellent location.

Attractive stucco house, tile roof; contains 9 rooms, 2 baths, open fireplace, hardwood floors, steam heat. Price $14,500. Apply V-7193.

Stucco residence, living room, dining room, butler's pantry, kitchen on first floor; 4 master's bedrooms, 2 baths on second; room and bath on third. Plot 75x100. Price $27,000. Telephone Mt. Vernon—2304.

BRONXVILLE.
2½ acres, well landscaped, in the Park Section. Twenty brick dwelling; contains 12 rooms, 4 baths, 2 sleeping porches, breakfast porch, all modern improvements; built 3 years ago. Garage for 2 cars, with quarters. Apply S-452.

Exceptional Bargain.
GENTLEMAN'S ESTATE, OR FOR DEVELOPMENT. 10 minutes' walk from station; 5 acres, with a number of fruit and shade trees, garden, outbuildings. Old Colonial residence, in good condition. Apply H-250. 'Phone Bronxville—100.

PELHAM MANOR.
Colonial clapboard house, 7 rooms, bath, all improvements; in excellent condition. Garage. Attractive plot, 60x100, in fine location. Price $16,000. 'Phone Pelham—1997.

PELHAMWOOD.
Five Minutes' Walk from Station.
Corner plot. Colonial clapboard house, large living room, with fireplace, sun parlor, dining room, kitchen, butler's pantry on first floor; large master's bedroom, dressing room, bath, 3 other bedrooms, bath on second; 2 rooms, bath on third. Garage. Immediate possession. Apply S-3070. 'Phone Pelham—1997.

Fish & Marvin
MAIN OFFICE: 527 FIFTH AV., NEW YORK TELEPHONE: MURRAY HILL 6526
Branch Offices: Mount Vernon, Pelham, Bronxville, New Rochelle, Scarsdale, Larchmont, Yonkers, Great Neck (L. I.), Rye

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NEW ROCHELLE LARCHMONT AND THE PELHAMS

The owners of the best properties have duly accredited us as agents;—We have many bargains in homes that are not generally known to be for sale and wish to emphasize the fact that you should be early on the ground to secure just the place that appeals to your taste and figure.

Prices $8,500 to $500,000 and Upward.

★O'CONNOR REAL ESTATE AGENCY★

221 Huguenot St. (Telephone 594), New Rochelle, N. Y.

CEDAR KNOLLS

The Beauty Spot of Bronxville, 28 Minutes—in the Westchester Hills.

This highly improved section is already more than half built up. Build among these wooded hills and enjoy the varied life which the country affords.
On three sides Cedar Knolls overlooks a new golf course. Property here has doubled in five years, and will continue to enhance in value.
Visit the property.
Now is the time to invest and build.
Reached by frequent electric trains on the Harlem Division of the Central.

CEDAR KNOLLS,
51 East 42nd St., N. Y.

A REAL BARGAIN

Stucco House, with Fine View.

In excellent home community, 40 minutes from New York; 8 cheerful rooms, 3 baths, spacious closets; hardwood floors, steam heat; garage for one car; extensive country and water views; price $16,000.

Prince & Ripley.
437 5th Ave. Tel. Murray Hill—658. Dobbs Ferry—34.

Unusual Water Front. High Grade Property.

55 minutes Grand Central, less than 30 miles; one of the finest places directly and boldly on Long Island Sound; over 500 ft. of superb frontage; land-locked harbor for yachts and motor boats; beautiful modern house, tiled roof, fine large hall, living room 20x45, charming library 18x25, conservatory with fountain, 7 fine large master rooms, 4 master baths with separate showers; ample servants' quarters and bath; over 300 ft. wide porches overlooking Sound; garage for five cars and complete living apartment; rare opportunity and an appealing price; this is a shore front home without a flaw.

Allabough & Son, 36 North Avenue. Tel. 660—New Rochelle.

HOMES AT NEW ROCHELLE WITH POSSESSION

9 Rooms, 2 Baths	$16,500
9 Rooms, 3 Baths	$17,000
7 Rooms, 2 Baths	$18,000
8 Rooms, 2 Baths	$20,000
9 Rooms, 2 Baths	$25,000
9 Rooms, 3 Baths	$27,000
10 Rooms, 3 Baths	$30,000
12 Rooms, 3 Baths	$60,000
16 Rooms, 6 Baths	$125,000

HOME REALTY CO.
542 Main st. Tel. 237—New Rochelle, N. Y.
New Rochelle Trust Co. Building.

SUMMER RENTALS

GREENWICH

and Vicinity

A few desirable properties from $2,000 to $10,000.

WALF-DAY 500 5TH AVENUE, N. Y. City.

$15,000.

In Riverview Manor, overlooking the Hudson, on plot 75x120; well constructed and finished house of nine rooms; hot water heat, gas and electric light. An exceptional buy. We have several homes at Hastings, Dobbs Ferry, Irvington and Tarrytown, at prices from $10,000 up.

Chauncey B. Griffen & Co
18 East 41st St. Tel. Murray Hill 9326.
"All the Better Properties."

SUBSTANTIALLY BUILT WELL PLANNED HOUSE

In White Plains, 11 good sized bright rooms, tiled bath, 3 lavatories, hot water heat, gas, electricity; solid oak woodwork, double floors; laundry, wide porch; shady plot, 50x150; easily arranged into 2 apartments without expense; 12 minutes' walk to station; possession 60 days; $15,000.

ASHFORTH & COMPANY
501 5th Av. Murray Hill—142.

On Lake:

Fifty acres, forty-eight miles out. Main house contains eight rooms, bath and toilet; two smaller houses, two barns; garden, all fruits; 1,100 feet elevation, affording beautiful views. Price $15,000. Terms to suit.

Chas. Field Griffen & Co.,
11 East 42d St. Murray Hill 6441.
Founded 1875.

LARCHMONT

For sale—CORNER HOUSE, 9 rooms, 2 baths; 5 minutes to beach or club; bargain.

For sale—TWO BUNGALOWS, 7 rooms and bath; owners must sell on account of leaving town.

For rent—HOUSE 8 rooms and 3 baths; sun parlor, garage; immediate possession.

For prices and terms inquire of
Burke Stone Inc. Larchmont, N. Y. 'Phone 852.

LAWRENCE PARK, BRONXVILLE
Eight minute walk from station; nine rooms, two baths and garage; good size plot; steam heat; possession three months from date of purchase; asking price $18,000; cash $5,000; will consider offer.
HOWARD SEITER CO., 7 E. 42d St. Suite 611. Vanderbilt 8194.
Specialists in Westchester Homes.

GREENACRES

Only five minutes from station, this exceptional home, in perfect condition for immediate occupancy. Ten rooms, three baths, steam heat, gas and electric light; garage. Large plot. Best buy in Scarsdale. Tel. White Plains 2456.

Chauncey B Griffen & Co
18 East 41st St., or White Plains.
"All the Better Properties."

BEST VALUES

close to station, 35 minutes New York; artistic Colonial home, 7 rooms, 2 baths, steam heat; garage. Price $18,000.
NEAR TROLLEY AND SCHOOL.
9 rooms, 2 baths, open fireplace; plot 150 feet front; garage. Price $13,500.
NASH & KENNEDY,
489 5th Av. Tel. Vanderbilt—6441-5092.

FOR SALE.

MOUNT VERNON.—Very desirable house, containing eight rooms and bath; all improvements; electricity, centrally located; convenient to railroad stations, trolley and school; price $9,000; possession May 1. Write R. J. KELLY, 17 West 26d st.

SIX family detached apartment, steam heated, five rooms and bath; residential section New Rochelle, N. Y.; rents $2,052; price $22,500. Owner, N. H. KELLOGG, 125 5th av., New Rochelle. Tel. 1958R.

MOUNT VERNON RESIDENCE.

Nine rooms; all modern conveniences; At corner; fine residential section; plot 50x105; convenient transit facilities; $10,500; very reasonable terms.

YORDHAM,
4 Court square, Brooklyn.

FRANK B. GOODLIFFE,
489 FIFTH AVENUE,
WESTCHESTER REALTY.

"ALONG THE SOUND" REAL ESTATE

Chas. Field Griffen & Co.,
11 East 42d St. Murray Hill—6441.

South Yonkers.

Best section, 11 rooms, bath, hot water heat, electric light; lot 50x100; two car garage. Price $14,500; terms.

John H. Glancy,
500 New Main st. 'Phone 3805—Yonkers.

PELHAM HEIGHTS W. H. MILLS, PELHAM, N. Y.

REAL ESTATE—OUT OF CITY.
Westchester—Sale or Rent.

GEORGE HOWE

Westchester Estates, Farms and Residences

BRIARCLIFF MANOR.
Beautiful Colonial Residence.
This charming residence is situate on a commanding site in the most desirable section of this wonderful park on a plot of one and one-quarter acre of land. House contains 11 rooms and 2 baths; splendid tennis court; a large variety of fruit and shade trees; beautiful gardens and lawns, as well as greenhouse; fine two-car garage. Owner has purchased another property. Will sell at great bargain. Price $26,000.

DOBBS FERRY—RIVERVIEW MANOR.
Half acre plot, magnificent view of river; 4 master's bedrooms; 1 servant's bedroom; tiled bath; 4 weatherside; 2 fireplaces; large living room and dining room; large sleeping porch; hardwood floors; every modern convenience; beautiful flower and fertile vegetable gardens. To settle an estate immediately this property is offered as a bargain.

HASTINGS-ON-HUDSON.
8-Room Modern Stucco House, $13,500.
Corner plot, in fine condition, modern conveniences, 4 master's bedrooms, tiled bath and shower; living room with open fireplace, splendid floors; large glass enclosed porch, laundry, extra toilet; 5 minutes from station; exceptionally good value.

CHAPPAQUA BARGAIN.
Beautiful modern cottage containing 6 rooms and bath; all improvements; fine garage; situate on a large plot with beautiful shade trees; near station and schools. Price $6,500.

SOUTH YONKERS.
6 Room House, $6,000.
6 rooms and bath; gas and electricity, hot water heat; 5 minutes to station; plot 38x100. Convenient to Van Cortlandt Park, churches, schools, &c. Terms.

PARK HILL-on-the-HUDSON.
Beautiful Colonial Residence. Wonderful Opportunity.
Home of rare beauty and splendid workmanship; central entrance hall, living room, music room, large library and den, five master's bedrooms, three baths, servants' quarters and bath. Two-car garage. Will be sold at great bargain.

WHITE PLAINS.
8 Room House—½ Acre.
Splendid location and high elevation. Convenient to station, schools and churches. Possession May 1st. Exceptional opportunity at $10,500.

BRONXVILLE.
Colonial Residence—Corner Plot.
Beautiful new house, 10 rooms and 3 baths. Very best construction, on a corner plot; ready for occupancy May 1st. Hot water heat, sun parlor, breakfast porch, sleeping porch and garage. Price $24,500.

PELHAM.
High Class Suburban Home.
Colonial type; contains 4 master bedrooms, 2 baths, 2 servants' rooms and bath, sun parlor, breakfast porch, garage; large plot; 2 years old and in fine condition. Price $23,500.

NEW ROCHELLE.
New Brick Colonial Residence.
Contains 8 rooms and 2 baths; hot water heat, hardwood floors, corner plot, restricted park section. 1 block from trolley; 12 minutes to station; exceptional value at $16,000.

LARCHMONT.
Beautiful Colonial House.
8 rooms and 3 baths, large porch; breakfast room, fireplace in living room, hot water heat. Large plot, garden and fine trees; view of Sound. Double garage. Exceptional bargain at $20,000.

George Howe 527 Fifth Ave. N.Y.
Specialist in Suburban and Country Properties
BRANCH OFFICES THROUGHOUT THE SUBURBS.

Gedney Farm

At White Plains

Houses for Sale

$22,500 A white Colonial clapboard house, on plot 80x168, covered with beautiful shade trees, 9 rooms, 3 baths, sleeping porch, steam heat, garage; a splendid value.

$25,000 A well built stucco house of English design, containing every modern convenience, plot 80x115, 9 spacious rooms, 3 baths, sleeping porch, garage; just as good as new, but built before the war.

$27,500 A rare treatment of the Dutch Colonial design, creating a feeling of homelessness, large attractive plot 102x168, well proportioned modern plan of 10 rooms, 3 baths, sleeping porch, 2 car garage; a true home and an excellent value.

"Gedney Farm Hotel and Country Club on the Property."

Prince & Ripley.
SELLING AGENTS,
437 5th Ave. Tel. Murray Hill—656. White Plains—1543.
Office at Gedney Farm.

SCARSDALE

Special Summer Rentals.

Property consisting of 5 acres; house contains 4 master rooms, 3 baths, 4 servants' rooms and bath; garage for three cars. Rent for summer season, $6,500.

Two acres of ground; house contains 5 master rooms, 2 dressing rooms, 3 maids' rooms and 3 baths; garage for 3 cars. Rent for season, $2,000.

As the supply of houses remains less than the demand, we advise that you do not delay communicating with us if interested in buying or renting.

Chas. Field Griffen & Co.,
11 East 42d St. Murray Hill—6441.
(Founded 1875.)

Parkside-Larchmont On the Sound

35 minutes from Grand Central (Sound Side of R. R.)

Restricted residential section, high ground, winding roads, with sewer, water, gas, electricity, &c., and build a home in accordance with your requirements amongst the knolls and old oak trees, which make an ideal setting for an all year residence. Five minutes' walk to station, only a short walk to school, churches and Sound. $1,500 cash, balance on monthly payments like rent, will enable you to own your own home in this beautiful section.

Chas. Field Griffen & Co.,
11 East 42d Street.
Tel. Murray Hill—6441.

GREENACRES.

Nine large rooms, 3 tiled baths; living porch, 25 ft. 8 in. long, opening off living room; main bedroom, 18 ft. 6 in. x 19 ft. 6 in., with connecting bath; plot 75x150; garage. Price $22,000—for a short period only; reasonable terms. This is a very well constructed house and at this price is the best and cheapest buy in Greenacres.

HOWARD SEITER CO.
7 East 42d St.
Suite 611. Vanderbilt—8194.

PELHAM

Here's a Real Bargain.

A half brick and clapboard house in the choicest section, containing 8 rooms, 2 baths, hot water heat, gas and electric light. Extra large plot. Garage. Offered at $18,000. Get after this today, for it is $2,000 under actual value.

Prince & Ripley.
437 5th Ave. Tel. Murray Hill—555. Pelham—1105.

PLEASANTVILLE

On best residential street; easy walk to station; almost an acre plot, with exceptional shade trees; Colonial house, twelve rooms, two baths; garage. We have photo and blueprint of grounds and house at our New York office.

Chauncey B Griffen & Co
18 East 41st St. Tel. Murray Hill 9326.
"All the Better Properties."

SCARSDALE.
One acre, with 9 room and 3 bath modern Colonial house, in perfect condition and of generous proportions; glass inclosed sun porch, with southeastern exposure; main bedroom 24 ft. long, with open fireplace; all improvements; 2 car garage. Asking price, $29,000.
HOWARD SEITER CO., 7 E. 42d. Suite 611. Vanderbilt—8194.

RYE.

SALE RENT
Very select list of places.
STEWART C. SCHENCK,
51 East 42d St. Phone 2892 Murray Hill
Sunday, 600 Rye.

CHOICE PLACES For Sale or Rent.
ALONG THE SOUND,
Rye, Mamaroneck, Larchmont, Greenwich, Stamford, Sound Beach, etc.
WALF-DAY 500 5th Av., New York.

BUILDING operations; alterations financed; loans on rents; machinery, short instalment propositions, and good collateral. KOEHLER, 31 Chambers st.

LAWRENCE PARK BRONXVILLE

A most attractive stucco house with timber trimmings of English design, situated on an acre of wooded ground with frontage of 504 feet. The first floor contains a foyer hall, living room, 20x30 feet; parquet floor, conservatory, dining room, kitchen and butler's pantry; on the second floor there are five master bedrooms, a sleeping porch and three bathrooms; the main master bedroom is 20x30 feet with a parquet floor and four mirrored doors; electric light, furnace heat; two story two car garage; occupancy June 1; price $25,000.

HOWARD SEITER CO.,
7 East 42d St.,
Suite 611. Vanderbilt—8194.
Specialists in Westchester Homes.

NEW ROCHELLE *At Sacrifice*

Fine home, near station, schools and markets. Colonial type. **FIRST FLOOR**—Hall, living room, dining room, butler's pantry and kitchen. **SECOND FLOOR**—Four bedrooms, tiled bath, sleeping porch. **THIRD FLOOR**—Two rooms and bath. Hot water heat, gas and electricity; white and mahogany trim, hardwood floors. Large plot; garage. **Asking $16,500.** Possession.

SULLIVAN
20 North av. Tel. 900 3756
Office Open Sundays.

WHITE PLAINS.

$7,500.—8 rooms, 1 bath; hot water heat; plot 50x100; barn for 2 cars; 12 minutes' walk to N. Y. C. station, 9 minutes by trolley.

$12,000.—8 rooms, 1 bath; corner plot, 55x125; steam; garage; five minutes' walk from station.

$13,000.—Stucco house, 12 rooms, 2 baths; plot 100x190; hardwood floors and trim. A bargain.

HOWARD SEITER CO.,
7 East 42d St.,
Suite 611. Vanderbilt—8194.
Specialists in Westchester Homes.

AN EXCEPTIONAL OPPORTUNITY AT
SCARSDALE

to procure an attractive old fashioned country place, containing seven rooms and two baths, three open fireplaces, furnace heat, together with three acres of land, with frontage on three streets; about 500 feet elevation; fine old shade trees; unsurpassed views; near churches and schools; a beautiful building site or a small first class development; has been in family 75 years. Sold to close estate.
Price $25,000. Fifty per cent on mortgage.
If interested address Box 444, White Plains, N. Y.

At Larchmont:

An attractive all year round residence, consisting of one acre of ground; house contains library, parlor, dining room, fireplaces, conservatory, six master bedrooms, five baths, six servants' rooms and bath. Garage for five cars. For sale or rent.

Chas. Field Griffen & Co.,
11 East 42d St. Murray Hill 6441.
Founded 1875.

WHITE PLAINS

10 Minutes' Walk from N. Y. Central Station.

Very liveable house, 10 rooms, in first class condition; all city improvements; plot 60x125; two car garage; most desirable neighborhood. Price $12,500. Easy terms. Apply

J. F. McKEAN, 542 5th av. Tel. Vanderbilt—5575.
Also Other Attractive Bargains.

WHITE PLAINS

In best residential section, Colonial house, built two years ago; nine rooms, three baths, hot water heat, gas and electric light; 70 foot plot. A real bargain at $17,000.

Chauncey B Griffen & Co
18 East 41st St. Tel. Murray Hill 9326.
"All the Better Properties."

SUMMER RENTAL.

We can offer for the coming season this gentleman's country estate, never before rented; eight acres of beautiful ground, in the Westchester hills—orchards, roses and old fashioned flower gardens; tennis court; eight master chambers, four baths, two sleeping porches; ample servants' quarters; in short, a perfect home.

McEdmund W. BODINE 192 Main St., New Rochelle N. Y. Phone 848.

AT RYE

Modern Colonial dwelling, 12 rooms, 3 baths; garage for 3 cars, chauffeur's quarters; 3 acres, exceptionally well laid out; large road frontage; shade and fruit trees; spacious vegetable garden. Offered to settle estate.

FOX REALTY COMPANY,
34 EAST 42D ST.

BRONXVILLE.

EIGHT ROOMS AND TWO BATHS.
built-in garage; all modern improvements; handy to station; plot 50x100; terms reasonable.

Burke Stone Inc. Bronxville, N.Y. Phone 1480

HOUSES, country estates, acreage, farms for sale in Westchester county; state requirements. ERNEST TRIBELHORN, 308 West 97th st.

REAL ESTATE—OUT OF CITY.
Westchester—Sale or Rent.

Plan to Build

In Picturesque

ARDSLEY PARK

Ardsley-on-Hudson, N. Y.
A Smart Residential Community

40 minutes from 42nd Street
Attractive Building Sites Adjoining Golf Course.
Superb Views of the River.

Two Fine Country Estates

Reasonable Terms

Anson F. Robinson.
39 Liberty St., N. Y. John 903
Ardsley-on-Hudson. Irvington 1341.

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When Pelhamwood was developed labor was paid $1.25 per day.
LABOR is NOW paid $5.00 per day.
Don't you realize, therefore, that a plot in any new development would cost you 3 to 4 times more? You have a golden or diamond opportunity right at hand to secure a real home site now at pre-war and pre-advance labor costs in

PELHAMWOOD

Only 28 Minutes from Grand Central. Over 60 Trains Daily
There Are Many Attractive Locations to Select From and Secure Your Choice.

JOS. LAMBDEN & SON, Inc.
56 Lawton St.
Tel. 302
New Rochelle N. Y.

NEW ROCHELLE

Hollow Tile Stucco House, with Red Tile Roof.
nine rooms, three baths; every modern improvement; large open fireplaces; two car garage; ½ acre plot; abundance of trees and shrubbery; high elevation; commanding good views of Sound; very finest location in city.
This Ideal Suburban Residence is offered to you at a price which demands your attention.

LARCHMONT

Your Are Offered Three of the Biggest Bargains
of the season in beautiful Colonial homes of six rooms and bath to eight rooms and two baths, located in best restricted park on large plot from **$12,500 up.**

LET US SHOW YOU THE HOUSE YOU WILL BUY.

SEE DRUMMOND

New York Office, 17 West 42d St. Telephone Murray Hill—1323.
New Rochelle Office, 228 Huguenot St. Telephone 3245—New Rochelle.

Attractive Home at White Plains.

In Best Residential Section.

Corner plot, 100x190; tapestry brick house with marble trim; 12 rooms, beautifully finished; 4 baths, fireplaces, sleeping porch; every modern convenience. Large garage; flower and vegetable gardens.

For further particulars and photographs apply

LP & HVC FISH
527 FIFTH AVENUE
Cor 44th St., N. Y.
Vanderbilt—7070.

RYE

Near the Water.

A compact little estate, with 1¼ acres of beautiful grounds; house contains 14 rooms, 3 baths, hot water heat; combination stable and garage large enough for 4 cars; greenhouse and other outbuildings. Offered at attractive price.

Prince & Ripley.
437 5th Ave. Tel. Murray Hill—558. Greenwich—63.

Larchmont

For Sale Only.
$12,500—Bungalow, 5 rooms, bath, electricity, garage, on 4 lots. Beautiful view.
$16,000.—In the Manor, near beach, beautiful location, corner plot, frame cottage, 10 large rooms, bath, all improvements.
$20,000.—New modern house, brick and frame, 10 rooms, 2 baths, all improvements, short walk to station; large corner plot, garage.
Also building sites, 100x135, $3,000.
HOWELL C. PERRIN, 5 East 42d St., New York.
Phones 2422 M. Hill, 299 Larchmont.

Rye, N. Y.

Modern brick and stone residence, six master bedrooms, three baths, three maids' rooms and bath. Garage. Five acres beautifully landscaped grounds; views of Sound. Rent for the summer season, $6,500.

Chas. Field Griffen & Co.,
11 East 42d St. Murray Hill 6441.
Founded 1875.

NEW ROCHELLE, N. Y.

Delightful 12 room house, highly restricted location, beautiful outlook; hot water heat; two baths; convenient to transit facilities; a home that any one will be proud to own; this property is in a high state of repair and possession can be given May 1; price $19,000; terms $8,000 cash, balance on first mortgage.
We also have other high class properties at New Rochelle.

FRANKLIN H. BROWN,
41 Union Square, N. Y. Stuyvesant—2482.

BRONXVILLE.
Frame and Stucco old English Cottage, containing seven rooms and one bath; large living room, with fireplace; good size plot; seven minute walk from station; occupancy May 1; price $12,000; cash $3,000; this is the only house in Bronxville at this price.
HOWARD SEITER CO., 7 E. 42d St. Suite 611. Vanderbilt 8194.
Specialists in Westchester Homes.

Small, Choice Shore Estate.

New two story English Dwelling, on point jutting out into Long Island Sound. Own beach, garage, &c. Over two hundred feet of shore front. Extensive view. Six master bedrooms, six baths. Within the hour of Grand Central. Owner anxious to sell. Apply by letter, room 906, 331 Madison av.; principals only.

FOR SALE CHEAP!
To close an estate, modern house; double corner lot; excellent condition. For particulars apply to BLAUVELT & MORRELL, INC., 30 South Broadway, Yonkers.

NEW ROCHELLE

FOR SALE AT SACRIFICE

Gentleman's beautiful home, stucco over hollow tile, red tile roof. **FIRST FLOOR**—Hall, large living room, open fireplace, glass enclosed sun parlor, dining room, breakfast porch, butler's pantry and kitchen. **SECOND FLOOR**—4 large master bedrooms, 2 tiled baths with showers, 2 sleeping porches. **THIRD FLOOR**—3 rooms and bath, billiard room; hot water heat, gas and electricity; one acre plot, garden; 3 car garage with chauffeur's living rooms; unexcelled view of Long Island Sound. **Asking $60,000.** No reasonable offer refused.

SULLIVAN
20 North Av. Tel. 3756 900
Office Open Sundays.

PEEKSKILL REALTY CO.

FARMS, RIVER AND LAKE ESTATE.

Specialists in cheap properties only.

Old fashioned Colonial house, 10 rooms, on State road, two miles from express depot, hour out; fertile, productive farm; 30 acres; barns, fruit, springs; to settle an estate; attractive price.

Nearly new seven room cottage; all improvements; on macadam road; rough scenery land; extensive river views, fruit, timber; five miles from Harmon. In high class residential section; $6,500; act quick.

Near Lake Oscawana; 30 acres; small, new bungalow; some fruit, timber; $2,000.

Small lake, new tract, farm buildings; main road; mostly rough land; $6,500.

Several village homes in Peekskill as low as $5,000, with improvements.

JOHN V. ALEXANDER, 1 East 42d.
VANDERBILT—1504. Residence Peekskill—435.

NEW ROCHELLE. Colonial Home.

Eight rooms, two baths, gas, electric light, vapor heat; large plot; two car garage.
FIRST FLOOR—Foyer hall, living room, open fireplace; dining room, butler's pantry and kitchen.
SECOND FLOOR—Four master's bedrooms, tiled bath, dressing room.
THIRD FLOOR—Maids' room, bath, open attic for storage.
Price $18,000. Terms.
For this and other desirable properties see

REYNARD & KRAFT 206 HUGUENOT ST. TEL. 2541
OPEN SUNDAYS.

HOMES, FARMS AND ESTATES.
WHITE PLAINS—10 acres; 8 room farmhouse, fireplaces and improvements; stables, outbuildings.
CHAPPAQUA—5 acre estate; 10 room house, 3 baths; garden, fruit and shrubbery.
MT. KISCO—8 acres; 10 rooms, 3 baths; fireplaces; stable and garage; brook, pond and fruit.
BEDFORD HILLS—Estate of 200 acres; 17 rooms, 5 baths; numerous outbuildings; brook and pond.
KATONAH—12 acres; stone residence, 13 rooms, 3 baths; assortment of fruit; fine views.
BREWSTER—Stock farm, 590 acres; stone residence; modern equipped buildings. Also many larger and smaller places. Send your requirements.

Reed-Clark Company, Inc.
(Old and Reliable). 'Phone 1516 White Plains, N. Y.

$15,000

Will buy this complete home, in the best section of Larchmont; nine rooms; hot water heat, gas and electric light; garage; plot 60x115 feet. Early possession.

Chauncey B Griffen & Co
18 East 41st St. Tel. Murray Hill 9326.
"All the Better Properties."

BRONXVILLE. $16,000.

Beautiful, newly completed Dutch Colonial home of seven large light rooms and two tiled baths; exceptionally located near golf course and but a short distance from station; one quarter cash will handle; immediate possession. L. F. H., 355 Herald, Herald square.

RENT $11,352. PRICE $69,000

Five story store and flat building and a 20 family flat adjoining; liquidating company offers at bargain; terms; commission to brokers.
J. W. DOOLITTLE, Woolworth Bldg.

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