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

Fieldston

Riverdale on Hudson
244th St. West of Broadway

Build a Country Home near Broadway

The shortage of modern homes will compel extensive building operations soon. Why not select a building site in Fieldston now before prices advance? The land values in Fieldston are definitely established and the future of this accessible park-like suburb is fully safeguarded.

In Fieldston one finds the natural charm of the country, the modern conveniences of the city, opportunities for the enjoyment of outdoor sports, unexcelled educatinal advantages, and exceptional facilities for travel to and from the business and shopping sections of the city proper.

Beautiful new book of views will be sent upon request. For information regarding financing and building, also inspection appointment, address

George Howe, 527 Fifth Ave. N.Y.
Specialist in Suburban *and* Country Properties
FIELDSTON OFFICE OPEN EVERY DAY

NEW ROCHELLE

Restricted Park.—Modern house, 8 rooms and bath, hot air heat; corner plot. **$7,500**

Immediate Possession.—New house, 7 rooms, 2 baths, hot water heat, electricity; garage; terms. **$11,000**

Near Station.—Modern house, 10 rooms and bath, hot water heat, electricity; garage; excellent condition. **$15,500**

Water Front.—Semi-bungalow, 8 rooms and 3 baths, living room, open fireplace; garage; private bathing beach; convenient to station. **$20,000**

HENRY B. DOWNEY,
ESTABLISHED 1890.
239 HUGUENOT ST. TEL. 1807—4661.

PELHAM

Dutch Colonial House, 10 rooms, three tiled baths and four toilets; living room 15x25 feet; central hall, sleeping porch, open veranda; two open fireplaces; hardwood floors; plot 75x125 feet; ten minutes' walk to station; price $24,000, including fixtures, decorating and garage.
For inspection today.
'Phone Pelham—2131R.

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

RYE

Three acres, convenient to station and bathing beach. House with library, living room, dining room, butler's pantry and kitchen; five master bedrooms, two servants' rooms, two baths. Steam heat, gas and electric light. One car garage. House of older type, substantially built, but needing interior repairs. Offered to settle estate at sacrifice price of $22,000. Spend $3,000 in repairs and have a $35,000 estate. Best bargain in Rye. Tel. Rye 140.

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

Very Substantial Home AT NEW ROCHELLE.

Convenient to Sound and Station and beautifully located.
11 rooms, 3 baths, hot water heat, gas, electricity; grounds, 150x185; 1 car garage, with apartment of 3 rooms, bath, hot water heat, gas, electricity.
Price very attractive.
Immediate Possession
J. F. C., 19 Lawton st.
Telephone 1096—New Rochelle.

619 SOUTH BROADWAY, YONKERS.
Two story frame dwelling, with plot 70x130 irregular, at New York city line (can be altered for business under reasonable restrictions; very desirable location; will double price asked in few days. Possession May 1.
DAVID STEWART,
1 East 42d St.
'Phone Vanderbilt—1159.

Residence on the Hudson.

30 minutes from 42d st. by New York Central; three baths; electricity, hot water heating; wide piazza and sash to enclose it; grounds 200 feet front; trees, spacious garage; rooms for man; overlooks river and Palisades; finest section North Yonkers; closing estate; low price; $35,000; cost of buildings alone before high cost of building equals price asked; part on mortgage. BELLOWS & WARREN, Getty square, Yonkers.

BRONXVILLE.

10 Rooms and 2 Baths, $25,000, east of station; modern stucco house; five minutes from station; steam heat, gas, electricity, fireplaces; possession May 1.
Bronxville, N. Y.
Burke Stone Inc. 'Phone 1480.

Four Acres
Beautiful old trees, shrubs, fruit, tennis court. House contains 14 rooms, three baths, hot water heat, electric light. Price $20,000.
George B. Corsa
10 East 43d St. Tel. Vanderbilt—5084.

Beautiful California Bungalow,
seven rooms and bath on first floor; excellent arrangement; plot 100x100; between two stations at White Plains; good neighborhood; price $9,000; terms.
82 Vanderbilt av., N. Y. **G. K. LAIRD,** Tel., 7327 Murray Hill.

Beautiful Residence Near Water.
House, 15 rooms, 3 baths, 8 open fireplaces, greenhouse; three acres ground; garage for three cars; chauffeur's quarters; price $45,000.
W. L. Varian & Co.,
Opposite depot, Mamaroneck, N. Y. Tel. 394.

Don't Lose This One, bargain in a real estate; it is a real perfect condition. Stucco 10 rooms, 2 baths, hot water heat; large corner plot; one day's delay may lose it.
Olcott & Egger 51 East 42d st., N. Y. Tel. Murray Hill—2928.

NEW ROCHELLE
BUYERS, tell us your wants, number of rooms, baths and price; we will submit you the best list of properties in New Rochelle.
KOLBE & CO.,
57 Lawton st., New Rochelle.
'PHONE 336. RES. 'PHONE, 2565M.

SEVERAL GOOD PRIVATE HOUSES, YONKERS AND MOUNT VERNON, $7,000 each and up.
J. CLARENCE DAVIES, 51 E. 42d St., N.Y.

SOUTH YONKERS.—Two new 7 room dwellings, with garage, large plot; $16,500 and $13,000. THOS. S. BURKE, Plaza Building, Getty square and South Broadway at Valentine lane. 'Phones 5090—5081—Yonkers.

HOUSE, 10 ROOMS, BATH,
AT DOBBS FERRY ON HUDSON; plot 50x150; all improvements; PRICE $6,500.
Other bargains, $7,000 to $12,000.
DUROSS CO., 156 BROADWAY.

COUNTRY ESTATES AND HOMES
Sale or Rent.
KENNETH IVES & CO.,
7 East 42d st. Murray Hill 0037.

MOUNT VERNON, NEW ROCHELLE, LARCHMONT HOMES.
Over 3,000 to select from; we have them.
N. E. VAIL & CO., INC.,
1st Nat'l Bank Bldg. Tel. 1664—Mt. Vernon, N.Y.

Prince & Finlay COUNTRY HOMES, 437 5th Av., N. Y.

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

AN ISLAND HOME

At Lake Mahopac, N. Y.

Any one wishing to secure under the most favorable conditions an ideal Summer home within easy reach of New York City will receive on request illustrated booklet and full particulars. Every sport and every convenience available. Community dock near station; tennis courts, playground, bathing beach, &c. Telephone connection. Every buyer must be well recommended and of high standing. Now is the time to plan for next Summer's bungalow.

Robert E. Farley Organization
14 East 44th St., N. Y.
Murray Hill—7720.

Fish & Marvin

527 FIFTH AVENUE
REAL ESTATE
Specialists in
Westchester County
Southern Connecticut
North Shore Long Island
BRANCH OFFICES:
Bronxville, Rye, Scarsdale, Pelham, Mt. Vernon, Larchmont, Yonkers, New Rochelle, Great Neck.

A BEAUTIFUL HOME LARCHMONT

One of the finest in Westchester County. View of the Sound for miles; 4 baths, hot water heat, room arrangements unsurpassed, including large Ball-room and Art Gallery; 4 car garage. Grounds cover 2 acres, with all kinds of fruits & flowers. All the year home in perfect comfort. If interested act promptly, as this is too good to last.
COFFIN & COFFIN
538 Main St. Tel. 50—New Rochelle.

WESTCHESTER COUNTY ESTATES AND COUNTRY HOMES SALE AND RENT
Along the Hudson
Along the Sound
Along the Hills
Kenneth Ives & Co.,
REAL ESTATE BROKERS,
7 EAST 42D ST., NEW YORK.

Extraordinary—$30,000.
Large English type bungalow, beautiful design, 3 chambers and bath on first floor, living room 18x36, sun parlor, billiard room, garage; chambers and bath on second floor; house sets well back from the road on a high knoll; acre plot; in one of the finest residential parks in Westchester; private country club; only half hour from Grand Central; short walking distance station.
G. K. Laird, 52 Vanderbilt av., N. Y. Tel. 7327—Murray Hill.

BEAUTIFUL SHORE FRONT
A new Colonial house with 9 family bedrooms and 8 baths, situated at the most prominent point on Long Island Sound. Less than one hour from New York. 11 acres, garage for several cars and chauffeur's quarters. Now offered for sale. Price $450,000. Particulars from
HOWELL C. PERRIN,
7 East 42d St., New York city.

Remarkably Attractive House in New Rochelle.
Modern stone and brick house, 12 spacious rooms, 3 baths; living room 19x30; finely elevated, in excellent section; much shrubbery, roses, &c.; two car garage; ten minutes' walk main station; matchless opportunity; only $30,000.
Allabough & Son, 26 North Ave., Ph. 660 New Rochelle.

ORIENTA POINT,

MAMARONECK.
Attractive 2 acre place, beautiful grounds, all kinds of shade trees and shrubberies; dwelling 11 rooms, 4 baths, all improvements, large porch, modern garage, chauffeur's room; price $35,000.
FOX REALTY COMPANY,
31 EAST 42D ST.

STUCCO BUNGALOW,

Attractive design, rooms all on first floor; large living room; open fireplace; good size terraced plot; gas and improvements; a short distance from station; 35 minutes Grand Central; $11,000; terms.
G. K. LAIRD, 52 Vanderbilt av., N. Y. Tel. Murray Hill 7327.

Rockland County—Sale or Rent.

Village Water Front Bargain.
7¾ acres, water frontage, near Rockland, fronting Main street, private beach, house 8 rooms, large barn, poultry houses for 1,000 chickens, orchard, $4,000; worth double. WILLIAM A. EHRGOTT, Jr., 300 Broadway, New York.

FOR SALE at Suffern, N. Y.—Five six room houses and lots; some houses with all improvements and some with part improvements; also one 12-room bungalow, price below cost today; all built within the last seven years. J. B. SHULTZ, contractor and builder.

New York State—Sale or Rent.

EXCEPTIONAL HOME BARGAINS.
Modern 8 room dwellings, attractive water front; small farms; large assortment. JOSEPH T. GAYNOR, Nyack, N. Y.

Boarding House Farms. Free Rate Sent.
Bufson Farm Agency, 489 5th Ave., N. Y.

ALL year hotel, finest location Catskill Mountains; 30 rooms, bath, steam heat, fully furnished; outbuildings; 15 acres; $8,500; photographs. HOVER, 212 Broadway, New York.

ADIRONDACKS.—Attractive furnished camp for sale; extensive grounds; water front; Felton chain of lakes. DESIRABLE, 415 Herald, Herald square.

ADIRONDACK camp, five acres; 9 rooms, bath, fully furnished, fine outbuildings, boats; $8,000. HOVER, 212 Broadway, New York.

COTTAGES, boarding houses and farms in Catskill Mountains; also cottages for rent. A. N. GRAHAM, real estate, Hunter, N. Y.

FARMS, commuters' homes, stores with rooms; state wants. ROCKLAND FARM AGENCY, 10 Elysian av., Nyack, N. Y.

QUICK sale; sacrifice; excellent seven room furnished cottage on Otsego Lake; fine location; running water; large lot; lake front. Address WHEELER & MABEY, Sidney, N. Y.

$18,000 will buy a 14 room house, fine location, at Nyack, N. Y.; about one acre; house, modern improvements. ROSS REALTY, 50 East 42d, Vanderbilt—3864.

$300,000 country estate for reasons at $125,000—$50,000 cash; investigate; $100,000 profit repurchase and bonus offer; principals only. STANDARD, 481 Sun-Herald, Herald square.

REAL ESTATE—OUT OF CITY. New York—Sale or Rent.

HOME FOR SALE

A Small Estate on the Hudson.
In the Beautiful George Washington Country

A country place of 10 acres located on the west bank of the Hudson River, one and one-half hours from New York, reached by three railways; two and a half hours by motor, on splendid roads. Condensed description as follows:—Brick house, beautifully English in appearance, sets in centre of lawn dotted with variety of magnificent old shade trees; contains all modern improvements; 6 living rooms, servants' dining room, 6 large master's bedrooms, 4 baths, 7 servants' bedrooms on third floor; outside laundry; also caretaker's house of brick with 6 rooms; caretaker on place; large brick stables and garage accommodations; also accommodations for horses, cows and chickens; two driveways into place. House offers full view of river and surrounding mountains; very complete in every way; splendid lawns and vegetable garden. Wonderful opportunity to secure charming country home near New York. Price $35,000, part on mortgage; must be seen to be appreciated. House beautifully furnished throughout and could be bought furnished complete or in part, ready for immediate occupancy, if purchaser so desires. For photographs, particulars and arrangements for inspection apply to
KENNETH IVES & CO., 7 East 42d st., N. Y.

DAIRY FARM FOR SALE

360 Acres, to Close Estate, comprising large tract of tillable land, located in most beautiful and fertile valley of the
CATSKILLS.
1,500 Ft. Elevation.
Fine mountain stream; old ancestral home, 18 rooms and bath; six good outbuildings; excellent water. Price for quick sale, including stock of 37 cows and other equipment, $25,000.
Address Executor,
Care of E. C. HOLMES AGENCY,
Summit, N. J.

ADIRONDACKS.

ELABORATELY AND COMPLETELY FURNISHED CAMP WITH ¼ MILE LAKE FRONTAGE IN CONVENIENT LOCATION ON WELL KNOWN LAKE; ACCOMMODATIONS FOR UPWARD OF 25, BESIDES SERVANTS; RENT $7,500 FOR SEASON.
C. S. CONKLIN,
217 BROADWAY, N. Y.

FARM FOR SALE.

Farm, 160 acres, near Poughkeepsie; 90 per cent tillable, in excellent fertility; old Colonial house, 13 rooms, bathroom; running water, water heating system; 13 outbuildings (8 new); fine old orchard, 5 wells, 8 springs; insurance on buildings alone $8,000.
J. Clarence Davies,
51 East 42d Street.

MONEY MAKING FROM START
Dairy farm, chicken ranch, boarding house. 120 acres, edge progressive village, 18-room house, estimated 6,000 pounds maple sugar yearly grove, 20 cattle, 2 horses, hog, 300 leghorns, tools, crops, everything; $8,000; $2,000 cash.
Batson Farm Agency, 489 5th Ave., N. Y.

FARM & FACTORY—ULSTER CO.
135 acres; stone canning factory; 40x100; two stories; fully equipped; vineyard, orchard; two houses and outbuildings.
RICH'D R. PLUM, 166 Marteuse St., Bklyn.

Connecticut—Sale or Rent.

A Country Home of Beauty on SOUTHFIELD PT.
STAMFORD, CT.
Beach and Tennis Privileges
To see is to buy sure
The house—a model of perfection—is of white clapboards and green blinds, has 11 rooms, 3 baths, all the latest appointments and conveniences; very large plot of land; heated garage for two cars and room for chauffeur.
Price it only $23,000
ESLIE F. SMITH
442 Atlantic st. Tel. 2916-7 Stamford, Ct

STAMFORD AND VICINITY PROPERTIES
SALE OR RENT
Daniel F. Hogan
1 Bank St. Stamford, Conn.

NOROTON, CONN.
To Lease from May 1, 1920.
Attractively furnished House, newly decorated, 18 rooms, 3 baths; 6 master's rooms, 3 maids' rooms. Laundry, extra toilet. Large veranda, sleeping porch; electricity, steam heat; hardwood floors, open fireplaces; 4 acres, beautiful gardens, fruit trees, grape arbor, asparagus bed; 3 car garage, chauffeur's quarters, near golf club, bathing beach; close to Stamford.
Rent $3,500 for Season.
J. CLARENCE DAVIES,
51 E. 42d St. Tel. Murray Hill 2287.

FURNISHED HOUSES
STAMFORD—SHIPPAN POINT, SOUND BEACH & vicinity.
L. I. Shore and Inland. $1,000 to $9,000 Season.
BUNGALOWS, $500 UP.
ESLIE F. SMITH
442 Atlantic St.
Tel. 2916-7—Stamford, Conn.

ARTHUR BELL
135 Atlantic St., Stamford, Conn.
Stamford and Greenwich Real Estate—Sale—Rent

At Sound Beach, Conn.
30 miles from New York, N.H.&H.R.R.
Sea Shore & Country Properties
FOR SALE OR RENT
For Details Address **Harry C. Frost** Sound Beach, Conn.

BEAUTIFUL SPRINGLAKE FARM, charming location; main road; large spring lake near the buildings; mile city; pretty seven room cottage, large barns, ice house, silo, poultry houses for 500; buildings all good; 100 fertile acres, excellent crop land; plenty good fruit; with main horses, some stock and equipment, only $6,000; easy terms. THYON'S AGENCY, WILLIMANTIC, CONN.

CONNECTICUT FARM.—Over 180 acres, Colonial house, in fine condition, modern improvements; located near river, ponds and springs; house finely furnished; price $16,000. ROSS REALTY, 50 East 42d, Vanderbilt—3864.

CONNECTICUT OPPORTUNITIES.—2½ acres at Stamford; fine location; bungalow with modern improvements, lawns, shrubbery, trees, &c. Also beautiful estates. ROSS REALTY, 50 East 42d St. Tel. Vanderbilt 3864.

FOR RENT, New Canaan—Nine room house, garage, 2½ miles from centre, $125 per month, furnished. THE GILL AGENCY, Darien, Conn.

GENTLEMAN will sacrifice 90 acre self-supporting Connecticut estate; shingled house, 12 rooms, two baths; shingled stock barn, garage and hennery; tenant house; two hours from New York by Bankers' Express; near country clubs, beaches, schools, trolleys, &c. Will sell completely equipped or separate. Registered stock. Convenient terms. Photos, terms. Principals only. LONGEVAL, Sun-Herald.

LADD & NICHOLS,
Tel. 1717—Greenwich, Conn.

REAL ESTATE—OUT OF CITY. Massachusetts—Sale or Rent. | Massachusetts—Sale or Rent.

IMMEDIATE SALE

BUSINESS PROPERTY ON THE MAIN STREET OF THE CITY OF LOWELL, MASS.

Located right in the **Business District,** at the corner of Merrimack and Dutton Sts., **across from City Hall.** This property, known as the Merrimac House, comprises 17,660 feet of land and a four-story building, ground floor occupied by stores and the three upper floors used for hotel purposes; also a large size theatre, known as the "Academy of Music."

EIGHT STORES

There are eight stores in all, including one formerly used as a saloon, a shoe store, restaurant, ladies' cloak and suit store, butter and egg store, barber shop, tailor shop and electric appliance store. The tenants are all successful merchants in their respective lines.

HOTEL

The hotel has two entrances, one on each street. There are about 80 rooms and almost every one is an outside room (so called). This includes the large lobby and office, reception rooms, private dining rooms, banquet hall, kitchen and lavatory.

THEATRE

The entrance on Dutton Street is covered by a large electrically lighted marquee. Seating capacity is about 900, including the main floor, balcony and boxes. Can easily be enlarged to accommodate 2,000 people. Equipped with large size stage, dressing rooms, footlights, drops, curtains, switchboard and moving picture booth. New seats were installed only a few years ago.

This is a **corner lot** and there is a large passageway in the rear of the building, therefore the property is entirely **open on three sides. Splendid chance for a live wire** to take advantage of a **wonderful opportunity.**

PRICE AND PARTICULARS ON APPLICATION

FRANK A. GROVES, Treasurer
WASHINGTON SAVINGS INSTITUTION
30 MIDDLESEX STREET, LOWELL, MASS.

Connecticut—Sale or Rent. | Connecticut—Sale or Rent.

GREENWICH, CONN.

A Few Very Charming Houses FOR SALE

On a delightful knoll, overlooking the surrounding countryside; stucco house; 4 acres, with year around brook; 8 bedrooms, 4 baths; garage, with room and bath; 1½ miles to station; $65,000. No. 1960.

Remodelled Colonial house, nestling among six attractive acres, surrounded by a high wall, insuring the utmost privacy; 8 bedrooms, 4 baths; garage, with living quarters; brook; accessible to schools, shops and station; $65,000. No. 2222.

A striking new stucco house, in Italian style, surmounting a charming knoll; 5 bedrooms, 3 baths; living room, 30x18; garage, brook; will sell furnished; $50,000. No. 2269.

Colonial house of ample size and distinct comfort, in Belle Haven; 9 master's bedrooms, 3 baths; 3 servants' rooms and bath; steam heat, open fireplaces; garage; 1½ acres; trees; immediate occupancy; $35,000. No. 4845.

Colonial farm house, recently remodelled, situated amidst 50 fertile acres; 4 master's bedrooms, 2 baths; 3 servants' rooms and bath; sleeping porch; open fireplace; steam heat; gardener's cottage; outside laundry; garage; ample water supply; $60,000. No. 274.

A most comfortable house, of Colonial type, on 2 acres of high ground; convenient to schools and shops; 7 master's bedrooms, 3 baths; 3 servants' rooms and bath; hot water heat; fine vegetable garden; garage, with chauffeur's room and bath; $45,000. No. 351.

For further particulars apply to
LADD & NICHOLS
GREENWICH, CONN.
Next to Pickwick Inn. Telephone 1717.

SOUND BEACH, CONN
50 Minutes from New York.
Bungalows, all improvements. Steam heat. Plenty of fruit and grapes. Lots $1,200, more or less. Five minutes from water and trolley. Three minutes from Golf Club and eight from station.
No. 1—seven rooms, possession May 1, $9,500.
No. 2—Seven rooms, rented for $62.50, possession Oct. 1, $10,000.
No. 3—Seven rooms, rented for $50.00, possession Oct. 1, $10,000.
No. 4—Ten room house, two baths, possession May 1, $15,000.
Seven and one-half acres of good building ground, $12,000.
These must be sold at once with leases.
Two other bungalows directly on water, all improvements, with one acre of good ground. A bargain at $25,000. Has a very nice bathing beach.
Also, three houses, all improvements. Hot water heat, 9 rooms; large grounds, lots shade and fruit trees; six minutes from station; near water; bargain; $10,000 and $12,500. Buy before they are rented for the summer.
E. Benj. Lockwood,
'Phone—216. Real Estate.

FURNISHED HOUSES
STAMFORD—SHIPPAN, SOUND BEACH & vicinity
L. I. SHORE & INLAND
$1,000 to $9,000 SEASON
Arthur W. **BELL** 135 Atlantic St., Stamford, Conn. 'Phone 2813.

50 Minutes from New York City
Beautiful, artistic bungalow, six acres, in hill country; two beautiful small lakes; few miles from Stamford railroad station; price on request. Must Be Seen To Be Appreciated.
Arthur W. **BELL** 135 Main St., Stamford, Conn. Phone 2813.

GREENWICH, CONN.
5 minutes station; 45 Grand Central.
BELLE HAVEN—CHOICEST LOCATION.
BEAUTIFUL PLOT, THREE ACRES.
Shade, fruit trees, shrubbery, gardens.
Spacious, attractive house, every comfort.
Large garage, stable; two help apartments.
VIEWS SOUND; ADJACENT TO SHORE.
BUILDINGS ALONE COST ABOUT $100,000.
VERY LOW OFFER CONSIDERED.
S. Osgood Pell & Co. Phone Vad'b't—5610. 17 W. 44th st., N.Y.

LITCHFIELD FARM.
In Berkshire Hills; 284 acres, part woodland; large house, bath, &c.; good barns.
Price $11,000.
HORACE G. KNOWLES,
52 Vanderbilt Avenue, New York.

MODERN house, 7 rooms, bath, electricity; porches; fruit; hennery; acre; village; station; $5,000; 50 miles. RICHARDS, Darien, Conn.

NEAR water, country club, &c.; all improvements; houses from $5,000 up. Easy terms. Commuting time to New York is about 40 minutes. THE GILL AGENCY, Darien, Conn.

ON State road, four acres, model farmhouse; orchard, barns, garage, hennery, fireplaces, eight rooms; $5,500; terms. THE GILL AGENCY, Darien, Conn.

SHORE PROPERTY at Shippan Point; a fine home for $16,000; 6 bedrooms, 3 baths, 3 fireplaces, sleeping porch; fine view of the sound; can be rented for summer at $1,500. WEED & WEED, 'phone 1518, Stamford, Conn.

$22,000.
ATTRACTIVE all year round house; centrally located; 11 rooms, 2 baths, ¾ acre plot; large garage. Nine room house on corner lot, with improvements, $8,000. Address Box 233, Greenwich, Conn.

496 acres; 19 room house, eight room house, three barns, ice house, store house, other buildings; fruit, sugar bush, excellent camp for institution property; sale or lease. Particulars. KAUTZMAN, 20 Columbus av.

60 acre farm; good 8 room house, barn, near villages and manufacturing town; price $2,700; about $1,000 cash required; will make terms to suit. For particulars write to OTTO GRAF, 383 Park av.

HALF acre; light modern house, 7 rooms, 1 bath; heating, electricity; barn, fruit, shade; village; $7,500. Richards, Darien, Conn.

AT WESTPORT, CONN.,
ON COMPO HILL,
OVERLOOKING L. I. SOUND,
About 44 miles from New York city, one mile from New Haven R. R. express station, ¼ mile from well known Compo Beach; trolley line passes property; place consists of about 65 acres land, largely in apple and peach orchards, grass and woodland; several thousand baskets peaches each year; over 500 bbls. apples last season, quantities of grapes, pears, plums; fine old shade trees.
Large old style 16 room house, 2 large barns and other outbuildings.
Several excellent building sites, overlooking 20 miles of Sound and country side; schools, churches, country club, all within 1½ miles of property; many large estates owned by wealthy New York gentlemen adjoining and in immediate vicinity.
This property has been owned by same family for over a century; for a gentleman farmer it is a going and paying proposition, also a place for pleasure or speculation; value $50,000. Will be sold at $35,000 to a desirable purchaser.
ONLY PRINCIPALS NEED COMMUNICATE WITH SOLE AGENT.
I. B. WAKEMAN
'Phone Cortlandt 778. 150 Broadway.

Among the Hills of Connecticut.
Colonial residence, 14 rooms, 3 baths, sleeping porch, open fireplaces, electricity; steam heat, garage and stable; brook, splendid orchard, spring water, natural gravity; 30 acres, some woodland; excellent location.
George B. Corsa,
10 East Forty-third Street, New York.

Surrounded by Rare Trees & Shrubs.
Fascinating old homestead, all improvements; cottage, outbuildings, 17 acres; charming view.
Jones Realty Co., Burlington Arcade, Tel. 802—Stamford, Conn.

New England—Sale or Rent.

BERKSHIRE PROPERTIES
Have You Sold that Property Purchased
G. F. ARCHER,
10 East 43d St. Tel. Vanderbilt5084.

Telephone Riverside 804
E. J. MAAS REALTY CO., Inc.
200 West 102nd Street
AT AMSTERDAM AVENUE
AGENTS BROKERS — APPRAISERS INSURANCE

New York, Feb. 26th, 1920.
The Sun and New York Herald,
Herald Square,
New York.
Dear Sir:
It may be of interest to you to know that we consider the "Sun and New York Herald" one of the best real estate mediums in the country—especially high class real estate.
For example, several weeks ago we placed a small display "ad" in your paper to appear on Sunday; the following day a client called and on Tuesday the deal was closed. We consider this very quick action.
We do not feel that we can express too strongly the high opinion we have for your paper and the hope that it may continue on a successful career in this connection.
Very truly yours,
E. J. MAAS REALTY CO., Inc.
Per E. J. M.

REAL ESTATE—OUT OF CITY. New Jersey—Sale or Rent. | New Jersey—Sale or Rent.

FOR THOSE WHOSE RENT WILL BE RAISED

We offer at less than cost a very attractive, pretty Colonial country suburban home, in a beautiful strictly residential section, near New York. The desire of the former owner as to personability of buyer will be respected. The house itself is in perfect condition, of modern Colonial design, and contains seven big, comfortable rooms and fine tiled baths. The plot has 100 feet street frontage and extends back 199 feet in depth. Unusual care and taste have been used in selecteing the grounds. The elevation is about 800 feet. The railroad station is within 6 minutes' trolley ride. Commuting facilities to the city are the best. The price is $10,500 complete. Easy terms can be arranged. Title can be had on payment of $2,000. Complete details can be obtained from TRUSTEE, P. O. box 529, City Hall Station, New York City.

MORRISTOWN ESTATE FOR SALE

consisting of over **100 ACRES** of highly developed lawns, gardens and farm land; very attractive house, large living room, wide hall running through to rear, library, dining room, servants' kitchen and dining room, storage rooms, &c.; 10 masters' bedrooms, six baths, four servants' rooms and bath; electricity, steam. Beautiful brook. Extensive view. Stable, garage, seven rooms, bath, electricity and water. Complete set of up-to-date farm buildings. Can be purchased at reasonable figure to close estate.
HARVEY J. GENUNG or ARTHUR C. DAY,
Park Place, Morristown, N. J.

GENTLEMAN'S FARM

Best Community Facilities.
Morristown Vicinity. Good Neighborhood.

110 HOUSE acres excellent, productive land, some woodland, fine pastures and brook; hard roads; ten minutes' motor ride from Lackawanna station. Colonial type, 13 rooms, 2 baths, steam heat, electric lights, hardwood floors; newly remodelled; southern exposure; extensive verands, sleeping porch; all in perfect condition.

FARM BUILDINGS consist of main barn, with stone foundation and basement, horse and cow stables, carriage house, granary, implement room, largely new; also additional remodelled cow barn, modern equipment; two additional hay and straw barns, new piggery, large corn crib, modern chicken house, garage and other outbuildings; farm fully equipped; farm machinery and stock.

CAN BE PURCHASED AT UNUSUAL PRICE, with or without farm machinery and fine stock.
Arrange inspection with my agent,
EUGENE V. WELSH,
Opposite Lackawanna Station, Morristown, N. J.

MONTCLAIR, N. J.

$12,000. Wonderful value in handsome residence, convenient to Lackawanna terminal; ten rooms, two baths, steam, electricity; oak floors; excellent condition; possession May 1.

$14,000. Well built house, on good sized plot; privet hedge; nine rooms, two baths, steam, electricity; convenient to school, trolley and Lackawanna terminal.

$18,000. Beautiful property, Lackawanna district; large living room, reception room, solarium, six bedrooms, two baths; trees, shrubbery.

$36,000. Modern Colonial mountainside home, in most select residential section; nine rooms, four baths, steam, electricity; every appointment.

$50,000. Splendid brick and shingle residence; centre hall, library, living room, spacious sun porch, seven bedrooms, three tiled baths (shower), two sleeping porches, two maids' rooms and bath; beautiful floors; six open fireplaces, Rudd heater; garage; abundance of shade and shrubbery; wonderful view.

MURDOCH
Opp. Lackawanna Station, Montclair. 'Phone 4616-4617—Montclair.

SUMMIT, N. J.

In the Hills 50 Minutes From Broadway
A DELIGHTFUL PLACE TO LIVE.

$9,000. Secures good, centrally located corner home, nine rooms, bath, steam heat, open fire; butler's pantry, laundry, large porch; fine shade and lawns.

$18,000. Beautifully designed stucco Colonial residence, 9 rooms, 3 modern baths, steam heat, open fires, two enclosed porches, fine pantry, gas kitchen, basement laundry, hardwood floors; superb Colonial white interior finish; garage and garden; possession May 1 next.

$12,000. Well appointed new 7 room dwelling; splendid enclosed, heated porch; attractive interior finish, floors, fixtures, modern bath, basement laundry, toilet and garage, steam heat, open fire; plot 70x150.

$23,000. Spacious, desirably located 11 room residence, occupying beautifully shaded north side corner; 3 baths, several massive open fireplaces, excellent closets, butler's pantry, fine laundry, wonderful porches; exceptional construction.

OTHER FINE PROPERTIES, $7,500 TO $600,000.
Shown week days only by
EUGENE JOBS—H. F. BECK CO.
Office in South Wing of Lackawanna Station.
SUMMIT, N. J.

New England—Sale or Rent.

15 Room Inn
AT LAKE GARFIELD,
Berkshire Hills,
with three baths and acreage; 1,000 feet of water front; ideal location for automobile patronage; offered for about one-half of value; special inducement for early buyers. Room 801, 10 East 43d st., New York.

Massachusetts—Sale or Rent.

FOR SALE—THE SUMMER HOME OF THE LATE FRANCIS L. LELAND.
610 Acres.
BOWLDER GRANGE, BECKET, MASS.
The spring, summer and autumn residence and farm of the late Francis L. Leland will be sold at a cash price which is but a fraction of its cost or what it could be replaced for today. The residence is handsomely furnished and ready for immediate occupancy. It contains 20 rooms and four baths, has electric lights and modern plumbing; it has been maintained in the best of condition. The farm contains 610 acres, largely wooded, with farmer's house, barns, greenhouse, poultry houses, sugar place, farm tools, machinery and full equipment for farming. Further particulars will be furnished upon application to CARSTEIN & LINNEKIN, 221 4th av., New York city.

New Jersey—Sale or Rent.

ASBURY PARK, 100 ROOM HOTEL.
One block from ocean, in full view from three sides; plot 125x125; 75 rooms can be added; best corner in Asbury Park for restaurant, cafeteria or ice cream parlor, besides regular dining room; price $65,000, including furniture; easy terms; best hotel proposition in Asbury for the money. A. M. JOHNSON, 172 Hicks st., Brooklyn. Telephone Main—1692.

ASTONISHING bargains.—Cottage, 6 rooms, bath, fruit, large chicken coop, only $2,950. Large 6 room modern house, large plot, $3,500. Rutherford Colonial, 8 rooms, all imp'ts; over ¼ acre land, $4,950; terms. Call, write, 'phone; act quick. NICHOLSON COMPANY, Lyndhurst, N. J.

ACCOUNT death of husband 2 years ago widow must sacrifice beautiful corner country home, every modern imp't; 10 large rooms; ideal location, near station; including screens, shades, awnings; double garage; price $11,500, worth $15,000; terms arranged. For photo, full particulars, address LACKAWANNA, 209 Sun.

ASBURY PARK BARGAIN, 16 ROOM HOUSE. Lot 50 feet front, 5th av., overlooking lake, park and ocean; for private family or boarding house; high class neighborhood; easy terms. M. GRIFFITH, 66 Orange st., Brooklyn. Telephone Main—7376.

AT Cragmore, in the Ramapos, attractive cottage; ½ acre ground; eight rooms; all improvements, except gas; price $8,500; half cash; have also two choice building plots. BURNET, 2 Rector st., New York city.

A home in hills Northern New Jersey, 32 minutes express train; convenient, beautifully situated, high ground; seven rooms, tiled bathroom; steam, parquet, every improvement; sleeping porch; moderate price; easy terms. ASAHEL CHAPIN, 15 Wall st.

ACCOUNT leaving for France, sacrifice cosey country home, six rooms, bath, range, boiler, tubs, sink, city water, fruit, chicken coop; $2,950; terms; 25 minutes out. For photos, particulars apply, "JEWEL," box 207 Sun.

AT DEAL BEACH.
Attractive furnished houses for rent, will sell; small payment, balance mortgage; house, Long Branch; billiard room in garage; furnace; some terms. ROBERTSON, 1305—Vanderbilt.

A HIGH CLASS HOTEL AND COTTAGES. Magnificently furnished, mighty popular, for sale to a high class man. Principals who can qualify only answer. HOTEL, 143 Herald, Herald square.

AT Ridgewood—Modern new home; every convenience; seven large rooms, tiled bath; exceptional living room, solarium, gas kitchen; conveniences. BUCKLEY WHEELER, Ridgewood, N. J.

ALLENDALE.—$6,800, dwelling, 10 rooms; all improvements; one acre; fruit, shade, garden; good neighborhood; 50 minutes out; bargain. JOHN DREWSNAP, owner, 38 Park row.

ATTRACTIVE country home, in Ridgewood; 7 rooms, bath, city water, electricity; double garage, heated; two acres; photos. Inquire SCHNARENDORF, 70 West 82d st., N. Y.

ALLENHURST.—House, 20 rooms, furnished, 3 baths; garage; near ocean; sacrifice price, $16,500. HOVER, 212 Broadway, New York.

BEAUTIFUL HOME, on lot 60x200, ten rooms and upstairs living hall; modern conveniences, hot water heat, open fireplace, large sleeping porch; garden, fruit, shrubbery, shade trees; highest ground Roselle, New Jersey; price $14,000. Address B. H., 540 Herald, Herald square.

BEAUTIFUL EAST ORANGE.
$12,000; elegant one family residence, 11 rooms, 2 baths, electricity; lot 40x100; near Lackawanna and trolley; out of town owner will sacrifice at above price on easy terms. C. O'DONOUGHUE CO., 540 Main st., East Orange.

BEAUTIFUL MODERN HOMES.
Six and seven room houses, all improvements, nicely located in the best section of Palisades Park, Moremont, Leonia and Ridgefield Park, now ready for occupancy. Prices $6,700 to $8,500; easy terms. KERRIGAN, opposite Borough Hall, Broad av., near Central Boulevard, Palisades Park. Phone Leonia—984.

COMMUTER'S ideal, self-supporting home; situated on main road, two miles from Stelton station (Penn. R. R.), and Lincoln Highway; seven room house; large piazza; splendid shade; three acres land; quantites grapes, peaches, apples and small fruits; outbuildings and poultry houses; situated between Plainfield, Metuchen, New Brunswick and Stelton and adjoining a thriving poultry raising community; must be sold at once, as owner has moved to Virginia; price $3,500 cash, $3,750 half cash and half mortgage. Apply to GEO. J. MAY, R. F. D. No. 1, New Brunswick, N. J.

CIRCUMSTANCES force sacrifice beautiful country home, modern imp'ts, 7 large rooms, bath, sleeping porch and sun parlor, screened and shades throughout; parquet