CITY REAL ESTATE.
Borough of Queens—Sale or Rent.

Kew Gardens
Long Island
16 Minutes from Penn. Terminal

Kew Gardens is the most delightful place in all our suburbs to live and the safest investment.

Present Prices Remain in Effect Until March 31st.

Houses Now Building
Houses Now Ready
Houses Built on Order

EDGEWORTH SMITH, Inc.
Sales Agents
1 West 34th St., N. Y.
Phone Greeley 5250
Office at Kew Gardens
Richmond Hill 1713

Kew Gardens — A REAL HOME Ready for Occupancy

Unusually attractive new well built house of 10 rooms, 2 baths, 2 extra lavatories, sun parlor, nursery, oak flooring throughout; splendid heating system; everything modern; large plot.

Price $26,500

Write for Particulars. R. E. A., Owner, Room 611, World Building, New York.

BUILDERS LOOK FLUSHING
Best Location Broadway
For immediate improvement, with high class business, 25 x 100 ft. adjacent to station, [illegible] GEORGE C. PONTER, INC.
165 Broadway, New York.
Tel. 5543 Cort.

Kew Gardens — A REAL HOME Ready for occupancy

Exceptionally attractive new well built house of 10 rooms, 2 baths, 2 extra lavatories, sun parlor, nursery, oak flooring throughout; splendid heating system; everything modern; large plot.

Price $26,500

Write for Particulars. R. E. A., Owner, Room 611, World Building, New York.

STENBERG BROS HOMES
AT RICHMOND HILL SOUTH
Where streets and asphalt streets are installed and paid for by builders, 6 and 7 room detached cottages; garage space, steam heat and all modern improvements.
Moderate Prices. Terms Arranged.
Fulton st. "el" from Brooklyn Bridge to Greenwood av., 111th st. station. Tel. Richmond Hill 4118 and 6693.

AT RICHMOND HILL SOUTH.
Take Fulton st. "L" marked Lefferts av. to Greenwood av. Walk one block south.
Gibson's MODEL STUCCO HOMES DEVELOPMENT
Over 200 Choice One Family Homes completed. $7,500. Terms arranged.
Office, 5711 100th st. See Representative.

For Sale or Rent
Astoria, Near Bowery Bay
Colonial residence, 12 large rooms, all improvements, porch, finished attic, spacious grounds; fine view; accessible by subway or trolley; purchase price reasonable; rental $1,200 per annum. Apply
QUEENSBORO LINKS,
ROOM 1308, 25 BROAD ST., N. Y. C.

Great House Bargain
Beautiful house, large plot, wide boulevard, near station; half hour Manhattan; steam heat, electric lights, parquetry, open fireplace, tile bath, artistic decorations; save expense, save brokerage, foreclosure sit. $2,700 cash, balance easy payments. Liberal discount.
Owner, Telephone Hollis 6515

TAKE A TIP FROM ME BUY NOW
We have Many Bargains on Hand—All Kinds of Houses, at All Prices.
WRITE, CALL OR 'PHONE RICHMOND HILL 2324.
Michael A. Palitz 4054 Atlantic Av. MORRIS PARK, L. I.
Open from 9 A. M. to 10 P. M., including Sundays.

SATISFIED WITH LANDLORD??
If not, buy two or more improved lots, select neighborhood at Little Neck, 28 minutes to New York, near depot and water. Title guaranteed. Price less than 50 per cent of value.
FOR SPECULATORS & BUILDERS.
Have large plot of foreclosed lots, fully developed, at bargain price.
PAUL F. PINKHAM, 1 East 42d st., suite 35.

LOTS—IMMEDIATE POSSESSION.
JAMAICA 1 concrete buildings, 2,800 sq. feet each, with basement, cellar, driveway; steam heat; well located; reasonable price; also Brooklyn factories; closed [illegible]
SEE SEETH-MURRAY CO.,
776 FULTON ST., JAMAICA, N. Y.

300 IMPROVED LOTS.
Near station; trolley passes property. Will subdivide and furnish loans; all or divided. R. K. DYAS, 8 Herriman av., Jamaica. 'Phone 5488W—Jamaica.

JAMAICA—HOLLIS—QUEENS.
Best sections; one and two family HOUSES, $6,500 TO $25,000.
See SEETH-MURRAY CO.,
776 Fulton st., Jamaica. Closed Sundays.

A TREMENDOUS DEMAND for cheap, high and dry, restricted, accessible lots with sewer, water, sidewalk and electric lights at prices far above the present ones, will be the result of the city's projected one hundred million housing program.
FOR SALE, TOTTENVILLE New stucco five room house, all improvements, near station; easy terms. Apply W. C. REEVES & CO., 119 LEXINGTON AV., NEW YORK CITY.

FINE lot, near Sea Beach subway; $875; terms. K., 126 Sun-Herald.

HOMES in choice sections of Staten Island, one hour from Manhattan; brand new, up to date stucco houses; prices $5,000, $7,000 and $8,000. About one-third cash; balance mortgage. BOSS REALTY, 50 East 42d st., Vanderbilt—3864.

MODERN houses, with plots, acreage, $5,500 to $25,000; quick transportation Manhattan; possession on or before May 1; no letters. 29 Broadway, room 620, Manhattan.

NEW house, 6 rooms, bath; all imp'ts; lot 50x100; near sta., and trolley; $5,000.
M. J. HUGHES, Port Richmond, S. I.

OCEAN view, hill top plot, $500; easy terms. K., 128 Sun-Herald.

FLAT 40x128, high and dry, in Richmond. Address S. M. BRYK, 200 West 72d st., city.

PICTURESQUE stone cottage; hill top; ocean view; $7,700; terms. K., 127 Sun-Herald.

CITY REAL ESTATE.
Borough of Queens—Sale or Rent.

IDEAL HOMES IN FLUSHING — **7 of Them Ready April 1st**
Prices $10,500 to $12,000.

17 minutes from Herald square; has sewer, sidewalk, curb and pavement. We have ready in the most exclusive residential section of Flushing, six, seven and eight room detached houses, with and without garages; wonderful homes and a good investment. Steam heat, electric light, base plugs, double hardwood parquet floors, modern plumbing; kitchen and bath walls tiled. OFFICE OPEN DAILY 2 TO 5 P. M.
OPERATORS ASSOCIATES, INC.,
Cor. Forest and Parsons Avs., Flushing, N. Y. City. Telephone Flushing 2024

Borough of Richmond—Sale or Rent.

FOR RENT, FURNISHED, LIVINGSTON, STATEN ISLAND, 25 minutes from ferry, beautiful 10 room home, luxuriously furnished; large billiard room; spacious veranda; lawn, flowers and trees; cement tennis court; $100 per month to responsible party.
J. CLARENCE DAVIES' HOMES within the HOUR.
32 Nassau st.
John 6094.

105 Acres, Staten Island
Colonial House;
Several Cottages;
High ground, 5 cent fare.
Price $50,000.
DUROSS CO., 156 Broadway, N. Y.

ST. GEORGE, STATEN ISLAND.
Charming stucco and hollow tile dwelling; large living room, seven master bedrooms, two baths; hot water heat; with garage; 30 minutes from Manhattan; will sell at a sacrifice to quick purchaser; immediate possession.
BRYAN L. KENNELLY, INC.,
132 Broadway. Cortlandt 1547.

DIXON MANOR—ON TROLLEY.
Lots 25x100, $325 to $450; 10 cash and $8 monthly; 87 lots in tract; 30 sold; 17 not for sale, and 40 remaining lots now offered; improvements start April 1, after which time price list will be raised.
HORATIO J. SHARRETT,
70 Richmond av., Port Richmond, N. Y.

STATEN ISLAND, best section. Private house, eight rooms, all improvements; plot 45x100; corner; price $7,500; mortgage $5,000.
JOHN WOOD, 2 Pearman st.

REAL ESTATE—OUT OF CITY.
Long Island—Sale or Rent.

Garden City Estates
Nassau B'l'v'd, L. I. R. R. Sta.
Plots 45x150, 60x100, 80x100.
347 Nassau Blvd.—6 rooms, bath $7,500
37 Kensington Rd.—8 rooms, 2 baths, $13,500
29 Kilburn Rd.—8 rooms, 1 bath $11,500
161 Brompton Rd.—8 rooms, 2 baths, $15,000
Pre-War Bargain Prices.
Three Similar Houses, Delivery Oct. 1.
Telephone 275 Murray Hill GREENE, 347 5th Av.

GLEN COVE
One of the most complete homes. Convenient to the station and Club House. Three acres of wonderful shrubbery and landscaping. Brick buildings. Residence of five master bedrooms, five baths, three maids' rooms and bath. Four machine garage and cottage. For sale at less than original cost of buildings.
BAKER CROWELL, INC.,
47 WEST 34TH ST., N. Y. C.

Garden City Nassau Boulevard Station.
High class Colonial Home; Stewart av., between Whitehall and Kensington road; plot 132x330; possession May 1; 15 rooms, 5 baths; 2 car garage, chauffeur's apartments; all improvements; beautiful lawns, evergreens, maple, fruit trees, grape arbor, well developed vegetable and flower gardens; three country clubs, 18 hole course 10 minutes from house; actual value $125,000; bargain to quick buyer.
376 Mur. Hill. GREENE, 347 5th Av.

ALONG THE SOUTH SHORE ATTRACTIVE PROPERTIES
FOR SALE OR FOR RENT.
BABYLON and Vicinity WEST ISLIP
Exclusive offerings; large water front estates, with commodious houses, spacious grounds; furnished houses to rent for season or year.
JEREMIAH ROBBINS,
Babylon, L. I. Tel. 22—Babylon.

BEAUTIFUL BUNGALOW,
seven rooms and bath, hot water heat, electric lights, open fireplaces; overlooking the bay; easy commutation distance; large plot, garden; price $6,500; also larger house, with two tile baths, garage; near water and station; reasonable price; good terms.
WM. L. GERARD, 47 West 34th st., room 1003. Telephone 3445—Greeley. Herald Square.

Great Neck
and Along the North Shore.
Best Listing of Properties for Sale or Rent Furnished.
Harrie A. Baxter, 489 5th Av.
Tel. 1296 Vanderbilt or Great Neck 418.

LONG ISLAND
Fine 2 acre chicken farm, about 25 miles out; excellent buildings; very desirable, $8,500. A beautiful home in Northport, L. I., 8 rooms, modern; barn and garage combined, poultry house, trees, lawns, &c.; about one acre of land. Price $7,500.
ROSS REALTY, 50 E. 42d St. V'derbilt 3846

BAY SHORE BRIGHTWATERS ISLIP — FURNISHED COTTAGES $500 to $7,000. All Cottages Listed. Booklet.
R. K. Cornelius & Co., Bay Shore, Tel. 834.

SUMMER COTTAGES
AT BRIDGEHAMPTON, L. I.
Large and small, for rent or sale. Ideal locations. Send for list. CHARLES HUMBLET, Real Estate, Bridgehampton, Long Island.

SOUND VIEW.
About five acres fertile land, modern house, seven large rooms; all improvements, outbuildings, garage, coops for 500 chickens; bargain $15,000. M. E. HENSCHEL, Northport, L. I.

BUNGALOW ON SOUND.
Attractive, eight rooms, all improvements, enclosed piazzas, high elevation, garage; bargain quick buyer; $4,500. M. E. HENSCHEL, Northport, L. I.

AT Garden City, $20,000, new house, 10 rooms, 3 baths, $13,500, house with 8 rooms, 2 baths, at Hempstead. Bungalow, 7 rooms, 2 baths, plot 100x100, only $8,500. A bargain, house with 6 rooms, bath, all improvements, plot 40x100; cash required, $1,000 down. Apply 4180, H. MATTHEWS, 9 Prospect place, Hempstead, N. Y. 'Phone 541W—Hempstead.

ATTENTION, farmers!—28 acres, all level, 25 cleared; house seven rooms; fireplaces; well water, barn, poultry house, fruit, asparagus; price $11,000, $4,000 cash. HARRY T. MOTT, Northport, L. I.

AT beautiful Garden City, especially well located plot, every improvement, 150 feet east frontage, restricted, worth $7,500; having moved South, will at $4,000 cash. JOHN W. POST, Charlotte, N. C.

BAY SHORE, best section; five master's bedrooms, three baths; three car garage with sleeping quarters; perfect condition; furnished; $20,000, terms. A. S. HART, attorney for estate, 164 Montague st., Brooklyn.

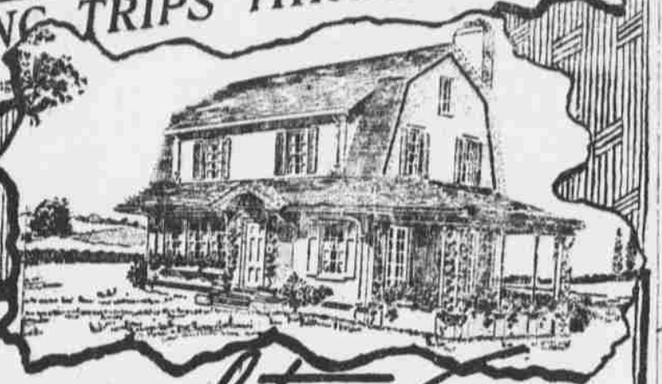
CEDARHURST, Lawrence and Woodmere.—Desirable cottages, furnished, for the summer, $700 up. H. GOLDSCHMIDT, Cedarhurst, L. I. 'Phone Far Rockaway—2263.

DELIGHTFUL country home, 11 rooms, three baths, sun parlor, large piazza, garage; beautiful view of bay and ocean; garden, fruit trees; boating, golf and tennis; 50 minutes from N. Y. city. ARTHUR WOOD, Garden City.

DESIRABLE lots at Long Beach, L. I., for sale. Will arrange to erect buildings to suit. Write for list of properties and further information to CHARLES V. BOSSERT, 1,350 Grand st., Brooklyn, N. Y. Tel. Stagg—3900.

REAL ESTATE—OUT OF CITY.
Long Island—Sale or Rent.

SECTION 3. TWELVE PAGES.
The Sun AND NEW YORK
NEW YORK, SUNDAY, MARCH 14, 1920.—Copyright, 1920.
OME HUNTING TRIPS THROUGH THE
Five Seven Room and Attic House Now Nearing



Laurelton
Long Island

THIS attractive 7-room House of Dutch Colonial design, which was featured in the *Sun and New York Herald* under "Home Hunting Trips Through the Suburbs of New York" on Sunday, March 14th, is one of the houses we are now building at Laurelton for $15,500, with a small initial payment, on terms no greater than your present rent. Other houses as low as $12,500.

These buildings are of the finest construction and material, and the natural consequences of Laurelton's growth are higher value with stability.

Telephone us and arrange for an appointment for one of our representatives to take you to Laurelton.

Think this over and act quickly.

The Garden Suburb in New York City
LAURELTON SALES COMPANY, INC.,
LAURELTON BUILDING
33d Street and 7th Avenue, New York.
Telephone Greeley 1119.

Long Island Estates

WESTBURY—50 acre Estate, large frame residence, 7 master bedrooms, 3 baths, complete set of outbuildings, gardeners' and farm; fine location.

SANDS POINT—Shore front Estate, 5 acres; stucco house, 5 master bedrooms, 3 baths; garage, stable.

TEN ACRES—Water front; large residence, 9 master's, 6 bedrooms, 5 baths; complete and perfect.

GLEN COVE—Three acres, brick residence, 5 master's bedrooms, 4 baths; garage, stable.

SEVEN ACRES—Frame residence, 4 master bedrooms, 3 baths; very fine flower gardens; beautifully landscaped.

TWENTY-THREE ACRES—Completely furnished residence, 7 master bedrooms, 3 baths; very fine grounds; outbuildings.

LOCUST VALLEY—10 acres, near water; new brick residence, 5 master bedrooms, 4 baths; garage, stable, &c. Furniture specially designed for house, to be included in sale.

OYSTER BAY—Bayville, 6 acres, shore front; brick and cement residence, 5 master bedrooms, 4 baths; garage, outbuildings.

OYSTER BAY—Centre Island, 15 acres, large shore front; very fine up to date estate.

For full particulars of above address
F. W. P. BRUNIG, INC.,
Tel. Cortlandt—2302. 30 Church St.

A PERFECT LITTLE COLONIAL HOME IN FLUSHING
Price - - - - $14,250
Nine big rooms—house of unusual character—convenient to golf clubs and yacht clubs. Ready for occupancy May 1st.
STANLEY JAHODA,
141 West 36th St., New York City.

North Shore
I have a list of COUNTRY HOMES conveniently located on NORTH SHORE from WOODSIDE TO PLANDOME ranging in price from
$7,500 to $50,000.
Each home has been personally inspected by me and I can recommend them as desirable properties. For full particulars call, write or 'phone
I. G. WOLF,
1270 Broadway, N. Y.
Tels.—Penn. 6944.
Res., Great Neck 35

GREAT NECK
Most Select Community on North Shore.
We have all available properties for sale or summer rental.
GREAT NECK OFFICE:
'PHONE GREAT NECK 32
527 5th Ave. New York. Fish & Marvin Telephone Murray Hill 6526.

SUMMER RENTALS AND COUNTRY PROPERTIES.
Bay Shore, Brightwaters, Oconee
John J. Gibson Bay Shore, L. I.

FURNISHED COTTAGES
BAY SHORE, L. I.
ILLUSTRATED CATALOGUE
W. A. SCHWAB
PHONE 269 BAY SHORE

Miniature Water Front Estate
North Shore; very attractive old type house, 12 rooms, improvements; in all about three acres; fine old trees; truly wonderful garden, every kind of flower and fruit; offered on exceptional terms.
DANIEL M. GERARD,
1,270 Broadway (33d St.), N. Y.

$150,000 Profit.
If you develop this parcel of 5,000 lots for colored colony; property located very healthy section of Long Island and will be sold at a bargain; $10,000 cash required. BRANDLEY CO., 1,123 Broadway, New York.

BAYSHORE & VICINITY REAL ESTATE. TERRY & BREWSTER, Bayshore, L. I.

Kensington
GREAT NECK, L. I.
An ideal, well established community of beautiful, year-round homes on North Shore of Long Island; 25 minutes from New York. Naturally beautiful and developed with distinctive charm.
NOW READY — New, artistic, most livable homes with four large master's bedrooms and two master's baths.
READY APRIL 15TH—Two new homes on half acre plots.
Other houses in course of construction; $250,000 in new homes built in 1919. This year's program will exceed $500,000. Plots for sale unequalled as to price and surroundings; homes built according to your own ideas with economies of our group plan. Private water front park for owners for tennis, swimming, boating and the Casino. Near Golf courses.
Send for booklets of plans and "A Week-End at Kensington."
Finlay Realty Company
1 West 34th St. Local Office, Sta. Plaza.
Tel. Greeley 4209. Tel. Great Neck 496.

North Shore
30 Minutes from Penn. Sta.
Bayside—8 rooms, enclosed porch, bath, 2 toilets; steam heat; garage for 2 cars; 50x100; every improvement; near station; $17,500.
Flushing—10 rooms, 2 baths; all improvements; 50x140; near trains and trolleys; price $12,000.
Port Washington—Best residential section; 9 rooms, foyer, bath, 2 toilets; electricity; large veranda; hot water heat; hardwood floors and trim; near Manhasset Bay and station; $15,000.
St. James—Near Lake Ronkonkoma; 10 room house, bath; 5 acre plot; fully developed; mile from station; $57,000.
J. W. HEENE,
1,393 Broadway. 'Phone 2447—Greeley.

A SHOW PLACE.
Shore front, 400 feet on Great South Bay, 3,100 feet on inlet one side, private roadway on other; permanent privacy; perfect Dutch Colonial architecture, constructed under the personal supervision of present owner, with highest type of materials, fixtures, &c.; living room, 28x34; dining room, 28x28, and sun parlor all across the front of house; seven master bedrooms, three baths, six servants' rooms and baths; garage, same construction as house, five car capacity and chauffeur's accommodations; tennis court; orchard of apple and plum trees; many maple and other huge trees; artistically laid out lawn and paths, with flowers, shrubbery; pergolas and sun dial garden; a gentleman's place of nine acres that has been kept up to the minute; one mile from station; cost $75,000, which will show by inspection; a price somewhat less considered; photographs of this beautiful domicile shown.
M. M. HAYWARD & CO.,
BROADWAY AND 100TH ST.

Manufacturing Plant
OWNER IN ILL HEALTH
43,000 square ft.;
Complete electric and steam plant; brick cupola and foundry; machine shop; workmen's houses; 10 acres of ground; railroad frontage; 34 miles out; $130,000; or will sell business, including valuable patents and machinery, if desired.
JEREMIAH ROBBINS,
Babylon, L. I. Tel. Babylon 22.

Great Neck.
ON THE SOUND, 50 MINUTES OUT; FIVE GRAND COLONIAL HOMES BEING COMPLETED, $28,500 TO $40,000 EACH; LARGE PLOTS, HIGHLY RESTRICTED SURROUNDINGS. APPLY L. L. GODDARD, GOLF AND COUNTRY CLUB ('PHONE—141), GREAT NECK, L. I.

LONG BEACH.
3 lots, 60x100, free and clear, near station; price $3,000.
Address B. O., 422 Sun-Herald, 280 Broadway.

BUY A HOME ON LONG ISLAND.

Greenlawn, house, 6 rooms	$3,000
Deer park, 1 acre, house, 8 rooms	5,000
Bungalows, 6 rooms, improvements	4,500
Northport, Sound front, bungalow, 5 rms.	5,500
Freeport, house, 6 rooms, improvements	5,200
Babylon, 2 acres, house, 8 rooms, imp.	5,500
Hempstead, house, 7 rooms, improvements	7,000
Freeport, house, 9 rooms, improvements	9,000
Amityville, house, 12 rms., Yacht Basin	12,000

Consult us. Shore Fronts, Farms, Estates.
MOTT CO., 367 Fulton st., Brooklyn.

DOUGLAS MANOR, DOUGLASTON, HOUSES FOR SALE, PRICES $9,500 $15,000. HUGHES, DOUGLASTON. 'PHONE 770—BAYSIDE.

COLONIAL HOUSE
28 Minutes from Pennsylvania Station.
Unusual view; good locality; electricity and all improvements; large porch on second floor; spacious closet room, large hall, living room, dining room, butler's pantry, kitchen, laundry and lavatory on first floor, three bedrooms and one bath on second floor, two bedrooms and one bath on third floor; garage for one car. Terms.
PRICE $15,000
HARVEY CRAW, 10 EAST 42d ST. N.Y.
COUNTRY REAL ESTATE. VANDERBILT 4048.

Shoreham
North Shore Long Island
Make your selections now before all of the best bargains have been taken.
It is especially advisable this year to plan for the summer home early. Most attractive shore front, within 60 miles of the heart of New York. Two hours by excellent commuting train service.
Exceptional Opportunity
Modern house with ten rooms, three baths, two car garage with chauffeur's quarters; two acres of ground directly on bluff overlooking sixteen miles of Long Island Sound. Heavily wooded and beautiful roads. Can be purchased for $20,000.
Shore Front Acreage Sites
Two acres and upwards at very reasonable prices.
George Howe, 527 Fifth Ave. N.Y.
Specialist in Suburban and Country Properties.

FOR SALE
60 or 82 Acres
being
Central Part of Baldwin Harbor, L. I.
(About One Mile Waterfront)
at Very Reasonable Terms.
Apply W. A. Schreiber, Owner,
93 South Long Beach Av.
FREEPORT, L. I.

DOUGLAS MANOR
We offer for sale or summer rental the most desirable properties obtainable.
Giving you private bathing beach and tennis court privileges.
GREAT NECK OFFICE:
'PHONE GREAT NECK 32
527 5th Ave. New York. Fish & Marvin Telephone Murray Hill 6526

FREEPORT.
The best located corner plot, 150x175, three blocks from station, in refined section; $9,000. Plot, 165x175; house, 11 rooms, hot water heat; all improvements; two-car garage; five minutes to station; choice location; $19,000.
Corner plot, 115x175, on best street, five blocks from station, $6,000.
Large plot on Merrick road, 140x200, $8,400.
Will accept ½ cash on any of these properties. Apply D. F. DIKEMAN, Freeport, N. Y.

IDEAL COUNTRY HOME
For sale—At Smithtown, Long Island, one mile from Sound, farm consisting of 100 acres, under cultivation; two story 16 room house; barns, garage, icehouse, coach house and many other buildings in perfect repair; also foreman's cottage; water supplied by engine. Further particulars, H. D. MILLS, 1,374 Broadway, New York city. 'Phone Columbus—896.

FAR ROCKAWAY.
100x200—2-fine country house; all year house in fine section; 11 minutes' walk to station; newly and completely furnished; 13 rooms, 2 baths, 3 toilets, force hall, electric light; garage for 2 cars, with chauffeur's room; all well built; fine condition; cultivated grounds; $20,000; terms to suit; big bargain. R. F., 72 8th av., New York.

Jericho Turnpike, Huntington
70 acres, good buildings, land mostly cleared. $250 per acre.
FRED. KOSTER, 367 Fulton St., Brooklyn.

Private Railroad Siding.
For sale or lease at Valley Stream, L. I., with acreage adjoining. F. F. & W. A. KANE 410 East 80th st., New York.

REAL ESTATE—OUT OF CITY.
Long Island—Sale or Rent.

CRYDER'S POINT PARK

THIS very excellently located property on the North Shore of Long Island and only 30 minutes from Pennsylvania Station, New York, with 35 trains daily, can be secured at a very attractive figure.

It is directly opposite Fort Schuyler and fronts 145 feet on Long Island Sound, with deep water and full riparian rights, and has a beautiful sandy beach on which have been constructed new bathing houses. It has a depth of 435 feet on the Easterly Line and 476 feet on the Westerly Line, with 138 feet on a Boulevard which runs through the Park.

The residence was practically rebuilt a year ago and is thoroughly modern in every way; contains four master bedrooms and two very nice bathrooms on the second floor; five bedrooms and one servants' bath on the third floor. The first floor has large entrance hall, kitchen, dining room and living room and there is also a large washroom. The cellar is conveniently fitted up with laundry, extra kitchen and store rooms. The house has hot water heating, gas, electricity and parquet floors throughout. There is garage for two cars.

Might consider a lease for this property on a net rental basis or trade for New York income property.

Also have for sale a four story and basement loft building at 100 W. 31st St., New York, fronting 49 ft. 5 inches on Sixth Ave. and 100 ft. on 31st St. Would possibly consider a trade for the loft building and residence combined.

For details call Bedford 6800.

FOR RENT
Owner Going to Europe.
One of the Most Attractive Waterfront Homes
On South Shore of L. I.
Over 100 Acres
WITH A FINE SLOPING SANDY BEACH, PRIVATE YACHT HARBOR
Main house of unusual type of architecture; on bay and commands wonderful view for miles; billiard room, sun parlor, numerous open fireplaces, baths, hot water heat, electric light, etc.
Large and commodious gardener's cottage; farm house, garage and private stables with quarters; greenhouses, farm barn, chicken houses and outbuildings of every kind; tennis court and athletic field; vegetable and flower gardens; grapery and all kinds of berry bushes; attractive woods and small lake.
Complete water and sewerage system.
Within short distance of Golf Club and fine suburban colony.
Fully equipped and furnished and ready for immediate occupancy.
Rental, including maintenance of grounds, $8,000 season. Apply
Jeremiah Robbins BABYLON, L. I. Tel. 22 Babylon.

Garden City Estates
The New Homes nearing completion in this Exclusive Residential Colony are designed for those who appreciate and demand the best in construction equipment and surroundings.
7 & 9 Room houses ready for Occupancy by April first.
For information address 185 Madison Avenue, New York Phone Vanderbilt 8373 Property Office, Nassau Boulevard Station, Garden City 1154

42 ACRES
Broadway, Flushing.
2,000 feet from station.
1,800 " " trolley.
Corner Property.
2,000 feet frontage
Offered in 1911 at
$3,500 Per Acre.
PRICE, $2,000 PER ACRE.
Terms.
Harvey B. Newins, Inc.,
347 5TH AV., N. Y. C.
'Phone Vanderbilt 7270-7277.

FOR SALE.
BEAUTIFUL FOREST HILLS.
Fifteen minutes to Pennsylvania Station.
A princely, modern home of the highest order, select fancy brick, on plot 75x100; garage; house has ten large rooms and three baths; gorgeously decorated, Colonial white and natural mahogany trim; all electric fixtures in silver; built by day labor; one of the few homes of its kind; seldom offered for sale; price $55,000.
J. CLARENCE DAVIES,
HOMES WITHIN THE HOUR,
32 NASSAU ST.
JOHN—6094.

SEA CLIFF, L. I.
Gentleman's home, magnificent 12 room house; gorgeous grounds; plot about one acre; a regular show place, overlooking Long Island Sound; a piece of unusual beauty and worth very much more than we are asking for it.
To a quick buyer we will sacrifice this property; this office and see photographs and other property for $12,500 on reasonable terms. Call at ticulars.
Franklin H. Brown,
41 Union Square, N. Y. Stuyvesant 2482.

LONG BEACH
Bargain, all year round cottage, six rooms, bath, open fireplace; near ocean and boardwalk; sewers, electricity, gas, garage privilege, auto roads; $5,250, $500 down, $750 on taking title, balance easy; this cottage furnished rents for $1,000 a season. Call on WALSH & FARRELL; take bus from station.

FURNISHED COTTAGES
OF THE BETTER CLASS TO RENT AND FOR SALE AT
Bay Shore and Brightwaters
Illustrated booklet.
TERRY & BREWSTER.

LONG BEACH
$250 down buys attractive five room cottage; balance, $2,000, easy terms; electricity, plumbing; ideally located, near ocean; wonderful opportunity. Call any day on WALSH & FARRELL; take bus at station.

Flushing, Bayside, Port Washington
Attractive selection of new Colonial and semi-bungalow houses, containing 7 and 8 rooms, modern baths, steam and hot water heat, and other desirable features, $11,500 to $15,000. Also older houses recently renovated and improved, with attractive ground, $8,000 to $24,000.
CHAS. R. FURRER,
47 West 34th st. 'Phone 5073—Greeley.

GARDEN CITY.
A house, 11 rooms, 3 baths; lot 100x190; Stewart av.; one block from Nassau Boulevard station. S. F. WILCOX, 41 West 25th st., New York.

Distinctive Homes Now Ready.
22 MINUTES PENN STA. REALTY TRUST 217 BWAY.
ROCKVILLE CENTRE Homes & Home Site Specialists. If It's E. W. Hennings, opp. Sta. for sale we have it.

ACREAGE.—50 to 100 acres at Westbury; right at the station. CHARLES CROSBY, 47 West 34th st., owner.

AT Shoreham.—Cottage, seven rooms and bath; hot and cold water; one-half acre; furnished or unfurnished; fruit and flowers; bathing; $6,500. W. E. WHITE, 235 East 25th st.

AT FIRE'S REE.
Six room cottage, $6,250; other property, sale or rent. Phone 2649—Far Rockaway.

ATTRACTIVE house at Hollis, nine rooms, three baths; hot water heat, gas, electric light; two car garage. Apply CARSTEIN & LINNIKEN, Inc., 21 4th av., New York city.

REAL ESTATE—OUT OF CITY.
Long Island—Sale or Rent.

Two houses ready for immediate occupancy in
Broadway Flushing
The Ideal Home Colony
Twenty-one minutes from Penn. Station.
Twenty minutes by motor from Queensboro Bridge.
Send for particulars of 25 houses to be ready for July occupancy.
Photographs and floor plans on request. Brokers protected.
Rickert-Brown Realty Co.
Tel. Mur. Hill 1190. 52 Vanderbilt Av.

HESSELS
RECOMMENDS & OFFERS FOR SALE
LONG ISLAND REAL ESTATE AT BAYSIDE.
Hollow tile stucco house, Spanish tile roof, 6 rooms and bath, hot water heat. At condition; garage to match; large grounds; fine neighborhood; near water. Owner going to California. Price $15,000.
1 West 34th Street.
Greeley—2270. New York.
or
Phone 610 Bayside TODAY.

SPECIAL NORTH SHORE OFFERINGS.
Several very attractive large and small estates. Two big farms, one equipped; several smaller ones; poultry, fruit lands. Charming old time house, with acreage. Beautiful 200 acre tract, shore front. Number of comfortable village homes. A few one to five acre tracts, one with substantial three room bungalow; others on waterfront. A wooded hilltop, near station and water. Ideal colony, camp or bungalow proposition. Several shore front homes; one fully furnished. Best bargains on Long Island.
ALL PRICED TO SELL AT SIGHT.
You cannot afford to buy on Long Island before seeing these places.
Daniel M. Gerard, 1270 Broadway, N.Y.City
LONG ISLAND SPECIALIST.

GREAT NECK.
$16,000 Residence of nine rooms, two baths, with garage; 80x100; wonderful view.
$25,000 Stucco home of ten rooms, three baths, with garage; one acre; fine fruit and shrubbery.
$45,000 Beautiful residence of ten rooms, three baths, with garage; one acre; commanding view.
BAKER CROWELL, INC.,
47 West 34th St. N. Y. C.

MODERN HOUSE at Rockville Centre, 12 rooms, 2 baths; Furnished, gas, electricity and hardwood floors; large garage; plot half acre; all kinds of fruit; 40 minutes out; 8 minutes' walk to depot; PRICE $24,000 (Easy Terms). Offers 2 adjoining plots. VALUE $35,000.
Select building sites, 100x150; Price $5,000 each.
Also choice building sites, 50x125 or larger; Near Mill River ($1,200 to $1,500 each). 3 minutes to trolley, 15 to depot; terms to suit. OWNER, 112 West 40th st., N. Y.; room 704.

SPLENDID location sanatorium, camp, hotel, residence; most picturesque Long Island property; 21 miles out; 10 acres; good road frontage; great development and income producing possibilities; Colonial house, 15 rooms, two baths; Bungalow, five rooms, bath; electric light; hot water heat; barn, chicken house, ice house; all good condition; beautiful trees and lawns; private ponds; boating, skating, vegetable garden; fruit; near station, trolley and liveliest town on Long Island; $25,000; closing estate. 52 Broadway, New York, room 713.

WHEN you can purchase a most beautiful home of 12 rooms and bath at a remarkably low figure, on account of being compelled to sell owing to leaving the State, why pay big rent?" Bring a builder with you. See our home and get our price for quick sale; no agents. F. L. ROSE, 8,817 107th st., Richmond Hill, N. Y.

READY FOR OCCUPANCY.
Distinctive Colonial Dwelling of 9 rooms and 3 baths, at Garden City Estates. Materials and equipment of the very best, contracted for last fall. An exceptional offering for some one who wishes to buy a real home. For details phone Vanderbilt 8373. CHARLES A. NICHOLLS, 185 Madison Ave., N. Y.

LYNBROOK and EAST ROCKAWAY
(35 Minutes to New York).
10 beautiful suburban homes for sale; price from $6,500 to $20,000. Call at this office and see photographs and get particulars.
FRANKLIN H. BROWN
41 Union Square, N. Y. Stuyvesant 2482.

BAY SHORE RESIDENCE.
12 rooms, 3 baths, billiard room, four open fireplaces; plot 100x250; private water front; garage; exclusive residential section; $15,000. FORDHAM, 4 Court square, Brooklyn.

FURNISHED HOUSES
North Shore Section Long Island
PELL & TIBBITS, 542 5th Av., New York.

HOMES WITHIN THE HOUR.
(sale) everywhere. 'Phone, call or write
J. Clarence Davies, 32 Nassau st. John 6094.

ENGLISH TYPE STUCCO HOUSE.
Hollis, corner, nine rooms, bath; steam, gas, electricity; fireplace; 70 foot plazza; fine surroundings; hedge shrubbery; price $13,500.
F. W. SCUTT & CO.,
336 Fulton Street, Jamaica. Phone 19.

AT less than cost, poor health compels sacrifice; ideal village home, one acre, eight room house, all impovements; five minute walk from station; 46 miles out; price $7,000. BOWEN, 340 Fulton st., Brooklyn.