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

GEORGE HOWE
Westchester Estates, Farms and Residences

GENTLEMAN'S FARM.
LAKE MOHEGAN, PEEKSKILL.
Exceptional Opportunity.

This farm is situated in a splendid neighborhood for such a property. It is excellently laid out and contains 42 acres of land in high state of cultivation. There are a large stream, large concrete swimming pool, and small waterfall on the property. The main residence sets in well from the road, and is of Colonial style. Along the highway is a cut stone wall. The grounds between the residence and the road are laid out in formal gardens and are of exceptional beauty. The house was recently remodelled and is in the pink of condition. It contains 12 rooms and 4 baths. Fine artesian well water supply, electric light, modern cow barn with silo, fine horse barn. There is a beautiful cottage on the property which has from time to time been rented in Summer, constructed of cement. It contains 9 rooms and bath. Two farmers' houses, modern piggery. Several apple, pear and peach orchards, in fine condition. One of the best bargains ever offered. We have been authorized to offer it at $40,000, which is less than one-half of cost.

EIGHT-ACRE FARM.
Large House—$10,000.

About one hour from New York, on Post Road, ½ mile from station. House contains 12 rooms, bath, electric light and heat. Will require slight remodelling. In good high elevation and commands beautiful river and landscape views. All kinds of fruit and shade trees. Wonderful bargain. Must be sold to close estate.

HASTINGS-ON-HUDSON.
Modern 8-Room House—$10,500.

On plot 70x101, high elevation, splendid views. 3 master's bedrooms, 1 servant's bedroom, master's bath, servant's toilet. Separate toilet on second floor. Large den on the third floor. Large living room, attractive fireplace. All modern conveniences. A rare bargain. Act quickly.

RIVERDALE-ON-HUDSON.
Modern 8-Room House and Garage—$16,000.

Located on large plot in nice neighborhood; 4 master's bedrooms, 2 master's baths; large living room with fireplace; library, dining room and kitchen. Parquet floors on first floor and upstairs hall. Electric lights, steam heat, gas, running water; large shed, chicken house and garage for 2 cars. Exceptional value.

ARDSLEY-ON-HUDSON.
Beautiful Elizabethan Residence.
Stucco and Timber Construction.

This beautiful modern residence is situated in Ardsley Park, adjoining the golf links. It is located on about an acre of land charmingly laid out in shrubbery and fine gardens. The residence contains large entrance hall, exceptionally large and beautiful living room, charming sun parlor, dining room, butler's pantry and kitchen. Rear porch looks out over beautiful formal garden. Second floor contains 4 master bedrooms and 2 master baths. The wing contains 3 servants' rooms and bath. Garage. Property is within about walking distance from station. Price $30,000.

ARMONK-BEDFORD ROAD.
Gentleman's Farm Estate.
Bargain for Quick Buyer.

This beautiful property is situated on the famous Armonk-Bedford Road, adjoining fine estates, and commanding magnificent views of the surrounding country. It contains 200 acres excellently laid out, in fine state of cultivation, with a stream, lake, woods, beautiful fields, orchards, and every up-to-date farm feature. The farm buildings are well planned, well constructed, and in fine condition. The three tenant houses are of exceptionally good type and construction. The main residence is of Dutch Colonial design, beautiful in architecture and splendidly laid out. It contains 15 rooms and 3 baths; every modern convenience and comfort. The property will appeal to some one who wants a first-class estate at less than half of its real value. It belongs to a New York operator, who took it in exchange and has decided to make a quick sale at a great sacrifice.

WHITE PLAINS.
Semi-Detached 2-Family House.

9 rooms and bath each side. Five minute walk to station or to stores, &c. 2 minutes from school. Splendid neighborhood of private homes. Price $10,000. Terms to suit.

SCARSDALE.
Stucco Residence—Greenacres.

Contains 9 rooms and 2 baths; 4 master's bedrooms, 2 servants'. Very large living room, open fireplace, steam heat. Quarter of an acre. Possession May 1st. Only $17,000.

BRONXVILLE.
Colonial House—Restricted Section.

New house, 7 rooms and 2 baths. Hardwood floors, hot water heat. Convenient to station. Price $16,000.

MOUNT VERNON.
New Stucco Colonial Residence.

Contains 7 rooms and bath, cooling water on third floor, parquet flooring, tiled kitchen, open fireplace, enclosed sun porch. For sale only at $14,000. Act quickly.

PELHAM
Pre-War Bargain.

Modern residence in Manor section, 8 minute walk to station. 9 rooms and 3 baths, 2-car garage, on ⅓ acre of land. This house possesses all modern improvements, is in best environment and on high land. Exceptional value for $20,000.

YONKERS.
Overlooking Van Cortlandt Park.

Five minutes from either railway station or trolley. Nine rooms and bath. Large glass-enclosed porch with beautiful view to the south. Plot 100 ft. front, irregular. Price $11,000. Terms.

LARCHMONT.
Beautiful Residence on Sound.

One of the finest water views; with over an acre of ground. Beautiful shrubs and trees; garage for four cars, with living quarters above. The house contains fifteen rooms, three baths and extra lavatories. Sun parlor and large shady porch.

Charming Stucco Residence.

Contains 7 rooms and 2 baths, very large dining and living rooms, open brick fireplaces; sun and sleeping porches; excellent views. 2-car garage. Price $15,000.

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

Fieldston
RIVERDALE-ON-HUDSON
West of Van Cortlandt Park 244th St.
New York

Enjoy
Country Life
In New York City

Select a building site now before prices advance and construct your own home.

Just uptown in New York, two hundred acres of woodland, well kept lawns and an invigorating atmosphere, present a restful contrast for those active in New York City's affairs.

For further information and beautiful book of views, address:

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

2 UNUSUAL HOMES

We are exclusive agents for these two exceptional White Plains homes, situated in the best residential sections, convenient to station; both possessions; both modern, steam heat, gas and electric light, hardwood floors; high and slightly priced; 3 baths; one room, three baths, hot water heat, oak floors, fireplace; plot 70 feet front; price $22,000. If you want a real opportunity arrange with us for early inspection.

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

LAWRENCE PARK, BRONXVILLE.

Now being completed, in this exclusive residence park, Colonial cottage of 8 rooms, 4 master's bedrooms, sun room; 2 baths; unusually artistic parking of grounds; $18,500; terms if desired.

Robert E. Farley Organization
12 East 41th St., N. Y.
Phone Murray Hill 1564.

A Real Good Buy
in This Charming and Substantial
Home of 10 Rooms and 3 Baths,

of yellow tile and stucco construction, in LAWRENCE PARK WEST, overlooking the Country Club and beautiful Park Valley. Slate roof, hot water heat, fireplaces; unusually large living room and porch. Two car garage with chauffeur's quarters. Possession May 1. Reasonable Terms.

Burke Stone Bronxville, N.Y. Phone 1480

LARCHMONT

Fronting directly on the water, home with twelve rooms, three baths, sleeping porch; garage with chauffeur's room; on the low shore route with shade and noble trees; a most unusual property at a low price; possession Sept. 1. Phone for full details from our New York or Larchmont office.

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

NEW ROCHELLE

Comfortable and well planned home, with slate roof; twelve rooms, three baths, hot water heat; modern conveniences; one car garage; poultry house; fruit trees; view of Sound; ¾ acre plot; price reduced to $25,000.

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

NEW ROCHELLE

Beechmont Park's Most Beautiful New Residence.

Plot, consisting of over half acre, having three frontages and endowed by nature with magnificent trees, and surrounding with the kind of neighbors and homes necessary to maintain the high house contained in all 12 rooms, consisting of a wonderful reception room, 14x24, with winding stairway, coat room, and tiled lavatory; porte-cochere entrance to reception room direct from automobile drive; living room, 17x24, with large tapestry brick fireplace; sun room, 12x18, with casement windows, and tile floor; panelled dining room, 15 feet square, with tapestry brick fireplace; tiled kitchen, butler's pantry, four master bedrooms, two perfect baths, very large glass-enclosed sleeping porch; servants' living room and two bedrooms, with tiled bath. Equipped two car garage. Hot automatic water heater, hot water heating plant, every modern convenience, including electric vacuum cleaner, tiled terrace, 12x30 feet; ready for occupancy May 1. Beautiful lake within three minutes walk of the property.

Price and terms on application.

JAMES D McCANN
McCANN BUILDING, 11 and 13 North Av. Tels. 280 and 281.
NEW ROCHELLE, N. Y.

NEW ROCHELLE.

A beautiful frame house, with garage, in good section; plot 150x200, with many large shade trees; a bargain $23,000.

LARCHMONT.

STUCCO; LARGE EIGHT ROOMS, THREE BATHS; TWO CAR GARAGE; PLOT 75X125; $17,000; EASILY WORTH $20,000.

A very good 20 acre farm in Westchester, overlooking lake; one hour Grand Central; house, nine rooms; garage; price $16,000. We have many others from $10,000 to $100,000.

Olcott & Egger, 31 East 42 st., N. Y. Tel. Murray Hill 3236.

Moving to California.

$20,000 Colonial home; ample trees; opportunity for buyer desiring early occupancy; eight rooms, two baths, open fireplaces; library, spacious porches; close to station; 35 minutes' commuting, Harlem Division.

NASH & KENNEDY,
489 5th av. Vanderbilt—5002-6441.

RYE.

Four acres, main house 13 rooms, 3 baths; two other outhouses, 3 car garage with living quarters; 5 minutes to station; estate reduced to $25,000 for immediate sale. R. P., box 101 Sun-Herald, Herald square.

Your Housing Problems Solved
If You Buy This Six Room House,
with tiled bath, hot water heat; 7 tons of coal used in 1918; sun porch.

Burke Stone Pelham, N.Y. Phone 1073

MAMARONECK.

Remodelled; looks like new; about half acre; lots of fruit; $9,500; in WHITE PLAINS. We have several fine homes in good sections, $10,000 to $30,000.

Olcott & Egger, 31 East 42d st., N. Y. Tel. Murray Hill—3236.

TWENTY-FIVE room house, modern, suitable for hotel or sanitarium; near Peekskill, N. Y. Box 1[illegible] Tribune, Yonkers.

NEW ROCHELLE

We have some very choice one family Houses, with every modern improvement, in the most desirable residential section of New Rochelle and vicity; $8,000 up and terms arranged.

P. A. CAMERON
84 North Ave., New Rochelle, N.Y.
Phone 4226

Member East Orange Board of Brokers.

"THE TOWERS," AT GREENACRES, overlooking Italian Gardens, fox meadow and golf club, near Harrisdale depot; a rare chateau, 12 rooms, 4 baths, man's room over heated garage, tower library, sleeping porch; the most unique, beautiful and convenient home in the county; sale below only slightly more than value of improvements. Owner's sole agent.

Tel. White Plains—2350. **MAXWELL SMITH,** Homes of Distinction, **Harsdale, N. Y.** All Kinds.

WHEN we say two unusual houses at the price of one, we mean what we imply.
Two Semi-Detached Houses of 8 Rooms.
Tenant may perfect condition. Each will rent for $125. Nice, quiet street, two minutes to station.

Burke Stone Pelham, N.Y. Phone 1073

IN BRONXVILLE.

English design, stone, stucco and half timber; 10 unusually large rooms, four master bedrooms, three baths, vapor heating system; garage; exceptional value, $28,000. W. C., 403 Sun-Herald, Herald square.

CHOICE PLACES For Sale or Rent.
ALONG THE SOUND.
Rye, Mamaroneck, Larchmont, Greenwich, Stamford, Sound Beach, &c.

Wm. F. DAY 500 5th Av., New York

NEAR BEST SCHOOL & STATION.

Very desirably located house; 5 bedrooms; all improvements; unusually large plot; $12,000.

Allabough & Son, 26 North av. Ph. 690—New Rochelle.

YONKERS

High class three family house; residential location; large apartments; enclosed rear and open front porches; steam heat, electric light; convenient transportation; cash required $4,000, balance mortgage; easy terms. JOHN L. PEIX, [illegible] Yonkers.

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

Westchester Residences

GREENACRES

Very well constructed white clapboard centre-hall home of eight rooms and three baths, on a 150 foot plot with beautiful oak trees. Six minute walk east of station, on high ground. Possession May 15. Price $20,000.

Several furnished houses for the summer from $350 per month to $5,000 per month.

BRONXVILLE

Nine rooms and three baths. Colonial; exterior of hand-sized cypress shingles, oak floors and cypress trim throughout. Steam heated garage. Plot 14,000 sq. ft.; ground laid out and planted. Price $24,500. Terms.

Stucco and timber trim. 8 bedrooms, 2 baths. Garage. Plot 9,150 sq. ft. Price $18,000. Terms.

SCARSDALE

Colonial shingle of nine rooms, three baths. Two hundred foot plot with beautiful oak trees. Six minute walk east of station, on high ground. Possession May 15. Price $20,000.

Several furnished houses for the summer from $350 per month to $5,000 per month.

PELHAM

Beautiful corner, 75x125, with house of 7 rooms, 2 baths; large porches; steam heat, electricity, dry cellar with laundry and toilet. This is a house built for a home and not a house for speculation; 5 minutes from N. Y., N. H. & H. Price $21,000.

Other homes practically the same size a few minutes further from the station at $17,500.

Several very attractive estates from $50,000 to $500,000

HOWARD SEITER Co.
7 EAST 42nd ST.
Suite 611 Vanderbilt 8194
Specialists in Westchester Homes

BRONXVILLE ESTATE

Fisklock Brick Residence, with 3 Acres of Land, adjoining the Lawrence Park Country Club.
House contains 13 rooms and 4 baths;
Electric Vacuum Cleaning, Refrigerating and Incinerating Plants.
Large Living and Breakfast Porches; 3 Fireplaces, Vacuum Vapor Heat.
Two car brick garage with living quarters above.
Within ten minutes of Bronxville Station, two minutes of Golf Course and thirty minutes of Grand Central Station.
OWNER OFFERING AT SACRIFICE. — POSSESSION MAY 1st.

Burke Stone, Inc
At Entrance of HOTEL GRAMATAN. BRONXVILLE, N. Y. Telephones Bronxville 1480-1481.

NEW ROCHELLE

Beechmont Park's Most Beautiful New Residence.

Plot, consisting of over half acre, having three frontages and endowed by nature with magnificent trees, and surrounding with the kind of neighbors and homes necessary to maintain the high house contained in all 12 rooms, consisting of a wonderful reception room, 14x24, with winding stairway, coat room, and tiled lavatory; porte-cochere entrance to reception room direct from automobile drive; living room, 17x24, with large tapestry brick fireplace; sun room, 12x18, with casement windows, and tile floor; panelled dining room, 15 feet square, with tapestry brick fireplace; tiled kitchen, butler's pantry, four master bedrooms, two perfect baths, very large glass-enclosed sleeping porch; servants' living room and two bedrooms, with tiled bath. Equipped two car garage. Hot automatic water heater, hot water heating plant, every modern convenience, including electric vacuum cleaner, tiled terrace, 12x30 feet; ready for occupancy May 1. Beautiful lake within three minutes walk of the property.

Price and terms on application.

JAMES D McCANN
McCANN BUILDING, 11 and 13 North Av. Tels. 280 and 281.
NEW ROCHELLE, N. Y.

TO CLOSE AN ESTATE.
DOBBS FERRY ON THE HUDSON

Only a block off overlooking river; 3 minutes' walk from station; 2 story and full basement; 10 rooms; double frame stable.

Hudson Terrace	Possession.	Price.
No. 1	June 1st, 1920	$5,000
No. 7	May 1st, 1921	$5,500
No. 8	May 1st, 1921	$8,000

$15,000 for 7 and 8, making a 20 room house, with rooms suitable to commuters, good train service; main line. Nos. 1 and 8 have hot water heat and electricity. No. 7 has furnace heat and gas.
1-3 cash; balance mortgage.

Broadway **REMCO** 99th Street.
Telephone 1505—Riverside.

At Larchmont:

An attractive all year residence, one acre; home contains library, parlor, dining room, breakfast room, conservatory, six master's bedrooms, two baths, four servants' rooms and bath; garage for four cars and chauffeur's quarters; for sale or rent.

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

A HOME?

12 acres, with beautiful trees, gardens and lawns; a lovely, homelike house, with everything modern and in perfect order; a garage, a cottage and outbuildings; the whole place overlooking a Sound; view of unusual beauty; less than an hour out.

Nichols & Hobbie, 7 East 42d St.

Between Rye and White Plains

Modern house, six master bedrooms, 3 baths, ample servants' quarters; garage, large gardens. Rent for summer $8,000.

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

RYE, N. Y.

Ten acres; view of Sound; modern house; seven master's bedrooms, six servants' rooms, five baths. Garage. Gardener's cottage. Rent for summer season $6,000.

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

Colonial Heights —Overlooking Parkway—Stucco Residence
10 Rooms, 3 Baths; Large Plot.

All city improvements; few minutes' ride to Gramatan Hotel, Country, Golf and Tennis clubs; six minutes from station.

Price and Terms on Request.

Burke Stone Bronxville, N.Y. Phone 1480

WONDERFUL OPPORTUNITY.

37½ acres, $4,000, at Redding, Conn., eight miles from Danbury; lovely large old all year round house, with great possibilities; must be sold to be appreciated. Act quickly. C. B., 451 Sun-Herald, Herald square.

A REMARKABLE BARGAIN
IN BEAUTIFUL BEECHMONT.

In finest, most elevated section; unimpeachable neighborhood; half acre plot, with grand old trees; house, 10 years old; built in best period; hardwood floors throughout; attractive centre hall, living room, reception room, 3 bedrooms, 2 baths; and only $25,500.

Other special values at greater and less prices.

Allabough & Son, 26 North av. Ph. 690—New Rochelle.

$25,000.

FOR SALE—Brick residence; gas, electricity, steam heat, city water; 14 rooms, 2 baths, 6 room cottage, garage, lawns; shade trees; six acres; near country club on Main road; immediate possession. **E. L. FOSTER,** Harrison, N. Y.

New "Servantless" Houses On the Hudson.

The first group of our high class modern houses at Palisade, N. J., built to fulfill the popular demand, was snapped up so quickly that we plan to construct a few more in the same artistic setting. These are wonderful values and will be ready for occupancy in the early summer. For photographs, plans and detailed information ask for our Mr. Davis.

Robert E. Farley Organization
12 East 41th St., N. Y.
Murray Hill—5720.

Opposite Hotel Gramatan
IN HILLS OF LAWRENCE PARK.
Charming Home of 9 Rooms

and three bath-in-baths; house in excellent condition, having been thoroughly overhauled recently. Hot water heat, gas, electricity; ½ ACRE OF LAND.

Owner Occupied. Terms reasonable.

Burke Stone Bronxville, N.Y. Phone 1480

HASTINGS

On a high point, with river views, with power environments, this exceptional home, on plot 75 feet front, of nine rooms and bath; hot water heat, gas and electric light; offered for immediate sale at the cash price of $11,000.

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

MOST ATTRACTIVE OF COUNTRY RESIDENCES.

Featured in the leading country home magazine, clapboard Colonial and nearly an acre of ground, delightfully located in restricted suburban community; 35 minutes from Grand Central, nine spacious rooms and three baths; thoroughly built by owner; best of material; garage for two cars; going to France, only reason for selling. B. W. G., box 310, Sun-Herald, Herald square.

PERFECT SMALL ESTATE.

Delightfully situated estate of about 3 acres; splendid modern house, 16 rooms and 3 baths; best hollow tile construction; hollow tile garage; in exclusive section of Westchester County. Grounds artistically planted, surroundings ideal, very high elevation. Sewer, water, macadam roads. Less than hour to Grand Central. Offering cannot be duplicated and immediate attention is necessary. Price $75,000. R. D., box 308 Sun-Herald, Herald square.

Across from New Golf Links.
Colonial Residence, 7 Rooms and Bath

Large corner plot; water, gas, electric light; ten minutes from station. Living room 17x34, with open fireplace; hardwood floors and trim. Specially designed lighting fixtures. PRICE $10,000.

Burke Stone Bronxville, N.Y. 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 Forty-third Street, New York.

CHARMING HOUSE.
FINE, ELEVATED LOCATION.

Three minutes' walk one station, convenient to other; corner; grand old trees; five bedrooms, three baths, sleeping porch, oak floors throughout, hot water heat, instantaneous water heater; garage; owner leaving state; nearly new; $21,000.

Allabough & Son, 26 North Ave., Ph. 690, New Rochelle.

A CHANCE TO OWN YOUR OWN home, restricted residential section of Larchmont, with sewers, gas, water, &c., near the station, village, school and Sound; $1,500 cash and balance on terms like rent. KRISCH, 11 East 42d st., Murray Hill—6441.

BARGAIN—Fine, modern residence, 30 minutes Grand Central, beautiful river view. WILLIAM GADT, 10 Lincoln Terrace, Phone Yonkers.

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

GREENWICH

$35,000	Field Point road; plot of ¼ acre, garage, house of 4 master's bedrooms and 2 baths, 1 maid's bath.
$55,000	Belle Haven; plot of 2 acres, garage, garden, house of 5 master's bedrooms, 3 bathrooms, 4 maids' rooms and bath.
$55,000	Belle Haven; plot of 3 acres, garage, garden, tennis court, house of 5 master's bedrooms and 2 baths, 3 maids' rooms and bath.
$60,000	Belle Haven; 2½ acres of ground, garage and stable, garden, tennis court, house of 6 master's bedrooms, 3 baths, 3 maids' rooms and bath.
$90,000	Belle Haven; plot of 4 acres, garage, stable, wonderful garden, house of 6 master's bedrooms, 4 baths, 4 maids' rooms and bath.
$125,000	Field Point road; plot of 13 acres, garage, garden, tennis court, house of 5 master's bedrooms, 2 baths, 3 maids' rooms and bath.

We have a few choice properties remaining for rental for this coming season.

Robert E. Farley Organization
12 East 41th St., N. Y.
Phone Greenwich—1584.
Mr. Wigmore.

A REAL BARGAIN
PRICE $20,000

Gentleman's year round country seat, beautiful site, high elevation and having 500 feet frontage on Lake Mohegan, 400 feet road frontage. Near State Road and time table trolley, and 15 minutes by auto to Peekskill with other 20 trains daily to New York. 13 2/10 acres. Beautiful shade and fruit trees and shrubbery. House about 60x30, twelve rooms, two bath rooms, large pantries and closets, hot and cold water, excellent drinking water, electricity. Barn and garage accommodating 3 autos, 3 horses, 4 cows, poultry and pigs. Also chauffeur's room over barn.

HENRY L. BARGER,
234 South Street, Peekskill, N. Y.
Phone 695, or
HERBERT T. BARGER,
189 Main Street (phone 340),
White Plains, N. Y.

AT Ossining, two family house, all modern improvements; large plot; river view; perfect condition; immediate possession; old fashioned, remodelled; worth $12,000; sale price $9,000. Single house, large plot, river view, all improvements, 8 rooms, 1 bath, good condition, immediate possession, $8,000.

At Peekskill—Grand Hudson view, 10 rooms, 2 baths, 2 blocks from depot, $10,000; several village homes, all improvements, near depot, $4,000 to $7,000; half acre at Montrose, near depot and trolley, 7 rooms, improvements, small garage, 4 apple trees, $3,500, vacant.

50 acres on macadam road, 7 rooms, improvements, barn, few acres high class fertile soil, rest rough; 5 miles from Harmon, $6,500, terms; high class section.

On State road, 3 miles from Peekskill, 10 room Colonial farm house, good outbuildings, some fruit, owner died last fall, farm productive, good condition, $12,500; telephone, free mail, electric wires pass door; half mile from trolley.

Farms, lake and river estates, with brooks, orchards around $100 an acre, with good buildings, hour from Grand Central. Commuting auto service to Peekskill.

JOHN V. ALEXANDER, 1 East 42d, Vanderbilt—1301, 10 to 4.
Peekskill office and residence, 473.

GREAT BARGAIN AT NEW ROCHELLE.

A Fine, Substantial Home Built Before the War for Owner's Use.

Ten rooms, two baths; gas, electricity; large living room, with open fireplace; half acre beautiful grounds, with shade and pretty shrubbery; two car garage, with man's room. Property located in beautiful ROCHELLE PARK and overlooks three acre park lawn.

Price Below $20,000

O'CONNOR, REAL ESTATE AGENCY
221 Huguenot st. Tel. 294 New Rochelle.

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.	

RYE

Appealing to the lover of beautiful grounds; overtwo acres, landscaped with wonderful lawns, all varieties of shrubs, trees and gardens; house with ten rooms, two baths, hot water heat, gas, electric light; garage; fine grounds; offered at a bargain price; ½ hour to Grand Central; for inspection ask for application in our Rye office, telephone 1—Rye.

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

IDEAL SMALL HOME
in an Exclusive Section of Larchmont,
6 ROOMS AND BATH.

Interior finished in toned oak; elegantly decorated; large porch; upon heat, gas and electricity. Large plot. Fine trees; garage for 2 cars.

$11,500. Terms Arranged.

Burke Stone Larchmont, N.Y. Phone 852

2 FAMILY HOUSE
Possession May 1.

7 rooms and bath for each family. Located in very desirable neighborhood in White Plains. Price $13,000. Rent from one family more than pays all expenses. Apply

J. F. McKEAN, Tel. Vanderbilt—5075. 542 5th Av.
Also Other Attractive Bargains.

Greenacres

An unusually attractive stucco house, on terraced plot of 95x190 ft., overlooking Bronx Parkway; home has 9 rooms, 3 baths, with porcelain fixtures, 3 fireplaces, oak floors; steam heat; large porch; splendid grounds; possession April 1. Price, $32,500. OWNER, box 66, Harrisdale.

On the Hudson, at Yonkers.

Brick and frame 11 room house and garage; fine condition throughout; land over 100 feet front; 2 baths. If equipped with electricity and some modern fixtures will be well worth $25,000. Closing estate. Offer $18,000 desired. **Bellows & Warren, Getty square, Yonkers.**

"ALONG THE SOUND"
REAL ESTATE
Chas. Field Griffen & Co.,
11 East 42d St. Murray Hill 6441.

HERE'S A HOME.

Hastings on Hudson.—12 room house in Minturn Park; three baths, eight sleeping rooms; hardwood floors; gas; electricity; large porches; river and Palisade view; fruit. **Owner, 15 Elm place, Hastings on Hudson, N. Y.**

CHESTER HILL SECTION.

MOUNT VERNON; nine rooms, all modern improvements; large plot; convenient transit facilities; $15,000. **FORDHAM,** 4 Court square, Brooklyn.

Modern Larchmont Home.

Quarter acre; ten rooms, two baths; exclusive section; manor, near beach, park. Possession May 1; price $22,000; principals. H. E. MURPHEY, 415 5th av.

AT Yonkers—For sale, a ten room house, just renovated; all modern conveniences; corner lot, 60x100; charmingly situated, overlooking surrounding country; neat garage in rear; price $18,000; terms to suit. Apply W. R. QUACKENBUSH & SON, 48 Cedar st.

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

Fish & Marvin
WESTCHESTER—SOUTHERN CONNECTICUT—LONG ISLAND PROPERTIES

For Sale or Rent
RYE
Unusual Country Estate

Located in private park with extensive view of Sound and country. Residence of stone and frame construction, contains 27 rooms. Outbuildings consist of large stable, separate garages, gardener's cottage, hothouses; 14 acres of land, artistically landscaped; vegetable and flower gardens, large shade trees, tennis court. Apply S-424. 'Phone Rye 212.

LARCHMONT
New Colonial Cottage

5 minutes' walk from station and school. Contains living room, dining room, kitchen, butler's pantry on first floor; 4 bedrooms, 2 tiled baths on second; all improvements. Large plot. Immediate possession. Price $10,000. Apply S-3540.

Exclusive Section, Near Bathing Beach

Colonial type, centre hall house, 3 master's bedrooms, 2 maids' rooms, 4 baths. Garage for 2 cars, with chauffeur's apartment. Nearly 1 acre, beautiful trees and shrubbery. Immediate occupancy. Asking $25,000. Apply S-3065. 'Phone Larchmont—700.

MOUNT VERNON
Chester Hill Section

Attractive house, 9 rooms, bath, hardwood floors. Garage. Plot 60x125. Price $12,000. Apply V-2211.

A Real House

Dwelling contains 9 rooms, bath, hot water heat, hardwood floors; plot 50x100. Price $15,500. Apply V-7215. 'Phone Mount Vernon—3294.

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11 rooms, 3 baths and all modern improvements. 1 acre, with large shade trees. 50 minutes out; 1½ miles from express station. Price $16,000. Apply R-165. For appointment Sunday 'phone Briarcliff—6.

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Colonial stucco residence, large living room with fireplace, and parlor, dining room, kitchen, butler's pantry on first floor; 4 bedrooms, 2 baths on second; 2 rooms, bath on third; steam heat, tile roof. Garage. Plot 55x150, with a number of lofty shade trees; 5 minutes' walk from station. Apply S-3095. 'Phone Pelham—1097.

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Forest Heights

Stucco, hollow tile dwelling, 9 rooms, 3 baths, all improvements; garage for 2 cars built into the house. Grounds comprise ½ acre. Price $40,000. Apply S-155.

Beachmont Section

White clapboard residence, contains 9 rooms, 2 baths, sleeping porch, all improvements, large plot. For immediate possession. Price $12,000. Apply R-231. For appointment Sunday 'phone Briarcliff—6.

IN THE WESTCHESTER HILLS
Small Country Estate

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