REALTY DEALINGS IN CITY AND SUBURBS

Brokerage Reports Indicate Active Buying and Leasing of Homes.

Tice & Hill sold for Ida E. Bliss a 5 floor apartment at 303 Madison avenue, a five story building, 25x100, between Forty-first and Forty-second streets, to a client of Feiner & Maass, attorneys. It is reported that a long term lease is pending and that the site will be improved by the lessees. The property has been in the hands of the sellers' family for fifty years.

Other Manhattan Sales.

M. Morgenthau Jr. Company sold for Mrs. Samuel Blumenthal to the Stability Realty Company the three story dwelling, 18x103, at 124 West Eighty-fourth street, owned and occupied by the seller for thirty years.

May Irwin, the comedienne, sold her property at 102, 104 and 106 West Forty-fifth street and 105 West Forty-fourth street to a syndicate of bankers through A. L. Beiman.

Dufossé Company rented the four story house at 234 West Fourteenth street, 18x103, for William Douglas Kilpatrick to the Fairfacts Company. This property was purchased from Judge J. Frederic Kerrigan and the Lawyers Title and Insurance Company, as trustees, a few weeks ago through the same brokers.

Recent Leases Reported.

Dufossé Company leased the four four story buildings, 17x100, at the northeast corner of Thirteenth street and Seventh avenue, for M. C. Howerstine to G. O. Glendenning and Elson W. Glendenning for ten years.

Samuel Lorber leased through Brett and Goode Company store, basement and second floor in 901 Fifth avenue, for about fifteen years, at an aggregate rental of about $90,000.

Brooklyn Theatre Leased.

William Fox president of the Fox Film Corporation, represented by S. R. Rogers and A. S. Kempner, leased from the Albemarle Theatre, Inc., Max Barr president, Sigmund Norton vice-president, and John Mannemer secretary, represented by Louis Goldstein, attorney, the Albemarle Theatre, 104x203 feet, at the southeast corner of Flatbush avenue and Albemarle road, Brooklyn, having a seating capacity of 3,500 persons. Mr. Fox intended to erect a theatre in Flatbush avenue, between Tilden avenue and Beverly road, but now will abandon that project and complete the Albemarle. Arthur G. Carlson and Harrison G. Wiseman have designed the exterior of the building in the colonial style of architecture and the interior in the empire style. This will be the seventh Fox theatre in Brooklyn.

Buyers in Brooklyn.

Dudley & Horton Company sold 88 Ryerson street, Brooklyn, a three story two family dwelling, 20x100, for H. Margaretta A. Tuneny.

William Liss, Inc., sold three one family semi-detached cottages at 710 712 and 714 Avenue P for I. Solomon to J. & A. Realty Corporation; also vacant plot, 40x100, in Ocean Parkway through to East Fifth street, 580 feet north of Avenue N, to a builder, who will improve.

H. F. Knowles Company sold 377 Berry street, Brooklyn, a two story dwelling for Richard Maguire to Samuel Brown.

William Wolff, Jr., of William Wolff's Sons, sold for Mrs. Irma Schoenberg five story dwelling at 42 St. Mark's place, Brooklyn.

David Helfant bought from M. Mclaren dwelling at 2323 Bay View place, Brooklyn.

Plant for Long Island City.

Another substantial addition to the factory colony of Long Island City will be made this year by the erection of a three story and basement factory with 100,000 square feet of floor space in Van Alst avenue between Thirteenth and Fourteenth streets for the C. E. Sheppard Company, manufacturers of loose leaf devices at 309 Hudson street, Manhattan. The construction will be in charge of the Interstate Land Holding Company of Boston, which will lease the building to the Manhattan concern. Cross & Brown were the brokers.

Sales in Other Boroughs.

J. Albert Johnston sold for Margaretta Bruce to Henry W. Westerhouse dwelling, 125x100, at 36 North Fifteenth street, corner of State street, Flushing, L. I.

Malba Estates Corporation sold through Champ & Dasey the Evans place at Malba Drive and the Boulevard, Malba, L. I.

M. James Hughes sold for Paul Miersch house in Cottage place, Port Richmond, Staten Island, to J. Dannemann.

Westchester Transactions.

Fish & Marvin sold for Francis A. Stratton six acres in Stratford road, New Rochelle, N. Y., also for Patrick McCormack his property in Brambach avenue, Scarsdale, N. Y., to John J. Robertson; also rented furnished for the summer for William T. Brewster his property at the corner of Oakway and Fenmore road, Scarsdale, N. Y.; also leased for W. A. Allen residence, furnished, at 15 Park avenue, Port Chester, N. Y., to M. Dreyfus for the summer, and rented furnished for the Misses Wright residence at 119 Grand View avenue, Rye, N. Y., to William H. Harding.

H. Bernard Reaves sold to L. H. Shorthouse through Howe & Thompson dwelling on Battle Hill Park, White Plains, N. Y. The same brokers sold the Wilson Brown property at 150 South Broadway.

W. J. Ackerman sold at Scarsdale, N. Y., for the Dusenberry estate homestead in Hill Crest road to Francis Falkenbury; eight acres in Inwood avenue to Arthur L. Crane and balance to Leon S. Kahn; an acre in Inwood avenue for H. Levinson and Mrs. H. Tompkins to Arthur L. Crane; for W. A. Lewis residence in Inwood avenue to C. Mason; also dwellings for Mrs. Irving Underhill to Mrs. C. Griswold, for Anson G. Travis to Arthur D. Scherrer; for William T. Graff to M. Folmer; for Stephen B. Lawrence to Capt. Henderson; for N. H. Kennedy to Vincent Maraglotti; for Edwin L. Connor to G. C. Cromlon; for Mrs. Robert Kelley to Mrs. Clair Batigno; for James T. Levinson to Henry Fluerat, and for Mrs. B. B. Hammond to H. Meyer, also plots for Henry Bassford to Charles G. Staiger and Alfred A. Flasher.

Deals in New Jersey.

F. M. Crawley & Bros. sold for Floyd G. Mundy, brick and half timbered residence, east side of South Mountain av., rear Idewallyn road, Montclair, N. J., to W. V. Wood of A. H. Lamburn & Co. B. C. Rich Estate sold 124 acre estate known as Gladstone Stock Farm, at Gladstone, N. J., through Wilmer N. Tuttle. The estate was established by George W. Watson.

Meister Builders, Inc., resold nine dwellings at 11 to 17 and 21 to 29 Harper place, Arlington, N. J., concluding the resale of sixty-three houses acquired some time ago by the sellers.

Edward P. Hamilton & Co. sold for Mrs. Mary B. Green dwelling and quarter of an acre at 94 Heywood avenue, Orange, N. J., to D. Page Wheelwright of Boston, Mass.; also for Charles F. Baines dwelling and quarter of an acre at 11 Tremont place to G. W. Pike of New York city.

Solomon Goldsmith bought from Terence P. Smith, through William Wolff's Son and M. Beringen, the Smith dwelling in Front st., Long Beach.

Louis Schlesinger, Inc., sold for the Carpenter estate to Arnold Werther, tenant, represented by Julius L. Kislak, the five story building, 25x100, at 121 Washington st., Hoboken, N. J.

East Williston Place Sold.

E. E. Patterson of the Wheatley Hills Real Estate Corporation and Clark, Christ & McKellar sold to Thomas L. Robinson, vice-president of the American Exchange National Bank, the country estate of George H. Olney, consisting of twenty-six acres and remodelled farm house, at East Williston, L. I.

Real Estate Notes.

M. Rosenthal Company has been appointed agent for 121 Madison st., northeast corner of Thirtieth st., and 35 East Thirtieth st.

Haggstrom-Callen Company has been appointed agent for 119 and 121 West Sixty-third st.

NEW ROAD TO DIVERT AUTOMOBILE TRAFFIC

Will Parallel the Merrick Road at Springfield.

The automobilists who use the Merrick road on Long Island will be interested in a project which the owners of Laurelton are working on at the present time to relieve the congestion which takes place on that well known highway. The congestion is greatest between Jamaica and Valley Stream, at which latter point many motorists turn to the south, passing through Hewlett, Woodmere and Cedarhurst to the Rockaway route.

The plan which is being perfected is the creation of a new artery of travel which will turn from the Merrick road near the railroad crossing at Springfield and parallel the railroad to the Springfield station. Automobilists may continue through Grandview avenue to Laurelton, where the avenue becomes Vanderveer Boulevard, through Laurelton for nearly a mile to Rosedale avenue, through Rosedale avenue into Hook Creek road, which comes in between Hewlett and Woodmere. This new road will probably divert thirty per cent. of the traffic from the Merrick road between Springfield and Valley Stream and will shorten the distance to the Rockaways by between two and three miles.

NEW BUILDINGS.

The Bronx.

BATHBRIDGE AV., s. s. 25 e. 216th st., two 2 story frame dwellings, 22x54; S. Jude J. Dickson, 451 W. 216th st., owner; Jas. A. Kingon, 31 Springdale av., Newark, architect $26,000

GRAND AV., s. s. 375 e. Kingsbridge road, 1½ story frame garage 22x50; Jas. E. Morahan, 2 W. 26th st., owner; E. F. Morahan, 2 W. 26th st. architect $1,000

VAN NEST AV., s. s. 25 w. Lurting av., 2 story frame dwelling 21x40—Rose Napoli, 248 E. 211th st. owner; M. W. Del Gandio, 2715 Decatur st. architect $1,600

ALTERATIONS.

The Bronx.

JEROME AV., 1944, 1 story brick dwelling, 18x109—Henry D. Patton, 27 Cedar st., owner; Benj. Archer, 31 W. 45th st., architect $1,100

WESTCHESTER SQ. 111, 2 story brick factory, 20x100—Jas. G. Blaine, 162 W. 126th st., owner; Barbatier & Dietz, on premises, lessees and architects $3,000

MAID ONLY SANG AS CHILD IS SOUGHT

Banker's Family Upset Until Daughter Returns.

When Edward de Clifford Chisholm, banker, of 11 East Sixty-third street, asked Bertha Doudechraux, the maid, yesterday if she had taken his 12-year-old daughter, Sarah, for a stroll in the park, and heard her sing the opening words of Toni's "Good-Bye Forever" as an answer, he thought he was merely up against another problem in servants and was inclined to let the matter drop for the time at least. But Mrs. Chisholm, talking to Mary Haggerty, another maid, a few minutes later, received information that caused the banker to summon a policeman from the East Sixty-seventh street station and an ambulance from Bellevue.

Briefly, Mary said Sarah had not been around the house for a couple of hours. She tried to find out from Bertha where the child had gone. She said Bertha only shrugged her shoulders and sang "Oo-la-la" in high C fifty-two times by actual count.

As Policeman Nielson rang the bell Bertha's voice could be heard from upstairs. She was still singing "Oo-la-la." Her voice was strong an dapparently she had no intention of stopping until she had gathered in the cross-country non-stop record.

Nielson, rushing up to the maid's room, found her sitting at an open window. His efforts to quiet her failed, and when the ambulance arrived she was carried down to it and sent to the observation ward. She was still singing at eight o'clock last night, and so far as could be learned had not stopped even long enough to change records.

During the excitement the missing child returned from the park, where she said she had been sent by the maid.

RESORTS.

Long Island.

SPEND THE EASTER HOLIDAYS amidst glorious sunshine, delightfully warm sea breezes, bracing air and delightful scenes, 20 minutes from Broadway.
$3.00 Per Day for Two Persons.
LOW SPRING & SUMMER RATES
HOTEL SHELBURNE
Sea End of Ocean Parkway
BRIGHTON BEACH, N. Y.
266 rooms; 75 private baths; steam heat; electric lights; spacious verandas; every hotel convenience and comfort; sun parlor.
—Write for Booklet—
DANCING. MUSIC.

Lakewood, N. J.

LAUREL-in-the-PINES
LAKEWOOD, N. J.
THOUGH but sixty miles from New York, Lakewood is from eight to ten degrees warmer. Fragrant pines serve as a barrier against the raw winds.
Under the direction of Frank F. Shutt
Open the year round

MATERIALS PRICES UPSET BY STRIKERS

Bickerings of Artisans Prevent Manufacturers From Gauging Requirements.

Protracted bickering for power among certain artisans in the building trades has upset the spring programme considerably in the building material trades to the extent of advancing quotations in some lines, with more probably to follow, according to the *Dow Service Daily Building Reports* to-day.

Building material manufacturers expected long before this to be able to gauge their 1920 production schedule by prospective demand. Potential demand has been easily measured, but the actual requirement is so much in doubt at this time that few firms have proceeded on the basis laid out a month ago. In the case of one architect alone, of $500,000 worth of cement work which was scheduled for January and February, only $20,000 worth has actually gone ahead. This is a fair proportion of almost all of the work scheduled for progress in the first quarter of this year.

In the structural steel industry, to cite another example, while builders have been awaiting an adjustment of labor differences the country's structural shops have contracted for 35 per cent. of their capacity, according to the February report of the Bridge Builders and Structural Society, as collected by their secretary, George F. Gifford.

Stabilization Abandoned.

Simultaneously many building material mills in various lines are abandoning their programme for building material production for 1920, and are advancing prices for the stocks that still remain on hand. With labor union factions were at one with the other in the Presidential election at hand and freight cars so scarce that additional plants are slowing down because they cannot ship what they produce, all efforts to stabilize building material prices have been abandoned, and the price situation appears to have been thrown wide open. Price advances last week included terra cotta for fireproofing, retarder for finishing lime, common lime and hydrate finishing lime. Window and plate glass discounts are without change in actual price, although all quotations are nominal and depend almost entirely upon what the vendor has to offer. Common brick remains at $25 a thousand, wholesale, with the usual charges for handling backage and 15 per cent. for delivery. Sheet metal is extremely scarce and hard to obtain. Nails are being sold on the ration plan, like sugar in war days.

Freight car shortage is almost entirely responsible for famine conditions in the present building material market for wood lath. Oklahoma pinaster plaster boards One line and most of the departments in the lumber market. There were only few barge loads of brick at the docks on Saturday morning. The famine in building sand was partially broken last week when eight scow loads of sand were brought from Cow Bay, but the demand was so overwhelming that the meagre supply was quickly absorbed. There is note that the situation regarding the brick supply probably will be changed from a mill problem to an overhauling problem in the Hudson River this week.

In the lime department prices which were dependable for the spring market two weeks ago are now quoted about 30 per cent. above the former on finishing and common lime and about $1.25 on hydrate finishing lime, in cloth and paper bags. The cause for this advance in price is ascribed mainly to high cost of cooperage, due to car shortage, which has prevented the barrel companies from obtaining raw materials for heads and staves. In the Buffalo territory one gypsum company has actually been forced to close its plant because it has been unable to get cars, although its storerooms are filled with material wanted in New York.

Some Late Quotations.

The new quotations on fireproofing material run as follows: Under 2,000 square feet: 2 inches, $115.86; 3 inches, $185.39; 4 inches, $208.40; 6 inches, $277.99; 8 inches, $370.50. Over 2,000 square feet, split furring: 2 inches, $105.20; 3 inches, $168.40; 4 inches, $189.50; 6 inches, $252.60; 8 inches, $336.80. For 8x12x12 enclosure wall tile, including header-backer for backing brick walls, the price for quantities under 2,000 square feet is $416.96, and for quantities over 2,000, $379.

In the West price advances on cement occurred amounting to ten and twenty cents a barrel. In some cases manufacturers are unable to accept business very far into the future on account of heavy orders for road repairs and equipment this spring. In this respect the cement interests and the steel interests are similar. There is a common feeling in the building material market that the demand for steel and cement outside of the building industry has developed so greatly, especially with reference to railroad requirements this year, as to make some of the firms indifferent as to whether the building market develops or not.

Complaint is being made by general contractors regarding the heavy cost of making estimates for jobs that do not proceed. This accounts in a large measure for too indifference of many contractors to figure building operations. There is a movement on foot to request the architects to call in a practical builder for guidance as to present cost of material and shipping conditions before requesting general estimates on new work.

The principal hope for averting a runaway building material price market this spring rests upon early peace in the warring labor unions, so that building material manufacturers may know what the 1920 building material requirements may be before it is too late.

ART SALES.

ON EXHIBITION
To-Day (Monday)
CONTENTS
OF THE RESIDENCE OF
Mrs. Bennett I. King
On the Premises
12 East 50th St.
Among the Magnificent Furnishings are one Louis XV. and two Louis XVI. Mounted Tables by Sormani of Paris; an Exhibition Upright Steinway Piano, Cimino Wood Case, Pearl Inlaid and with Hand Painted Panels; Odd Tapestry Chairs, French Andirons, Objets d'Art, all the Beautiful Table China—Copeland, Crown Derby, etc. Bedroom and Living Room Furniture; Large Collection of Sterling Silver and Linens; Oriental Rugs and a number of Paintings, among which are examples by Ridgway Knight, Rondel, Seignac, James M. Hart, Couland, David Col, etc.
SALE TO TAKE PLACE
Tomorrow (Tuesday) at 11 o'clock, and Wednesday, Mar. 24th, at 2:30 P. M.
Catalogue mailed upon request.
Sale Under Direction of James P. Silo & Son, Auctioneers, of
SILO'S
Fifth Ave.
Art Galleries,
40 East 45th St.
S. W. Cor. Vanderbilt Ave.

NOW ON EXHIBITION IN
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James P. Silo & Son, Auctioneers.
EXTRAORDINARY SALE OF
Italian Antiques
WE HAVE BEEN INSTRUCTED TO SELL AT UNRESTRICTED PUBLIC SALE
A very interesting Collection of Italian Art, consigned to us by a well-known Dealer and Connoisseur of Florence, Italy.
THE SALE WILL TAKE PLACE
at Our Galleries, Thursday, Friday & Saturday,
March 25th, 26th & 27th at 2:30 P. M.
ON EXHIBITION TODAY
And following days until date of Sale
Owing to the delay in the arrival of this Collection we have been unable to illustrate in the Catalogue many objects of Art offered in this sale and we wish, therefore, to mention a beautiful set of Chairs and Arm-chairs in Genoese Red Velvet with Embroidery and applique—another Set of Fine Needlework Arm-chairs, a Beautiful Italian Tapestry Sofa, Two Very Rare XVI. Century Ligurian Cupid Cabinets, Two Original Florentine XVI. Century Stuccos, Several Pieces of Fine Carvings, Paintings, Brocades and also Eight Tapestry Panels.
Forming one of the Largest and Most Interesting Collections of Italian Antiques ever offered at a Public Sale in this Country.

RESORTS.

Atlantic City.

HOTEL CHELSEA
Occupying entire block of ocean front in the fashionable Chelsea section. 350 bedchambers with private baths (fresh and sea water). High class orchestra, cafe, grill, &c. French chefs. Golf privileges. Autos meet trains. Booklet. Open all year.
J. B. THOMPSON & CO.

The Breakers
OCEAN FRONT FIREPROOF
Unusually attractive during Winter and Early Spring Seasons. Luxurious cabins and restful sun parlors. Charming afternoon musicales with complimentary tea service, and evening concerts. A palatial residence for those seeking rest and recreation. Sea water in all baths.
AMERICAN and EUROPEAN PLAN

ROYAL PALACE
HOTEL and COTTAGES
on the Beach, ATLANTIC CITY, N. J.
CONVENIENT TO ALL AMUSEMENTS
Sea Baths. Diet Kitchen. Orchestra
Capacity 600. Open all the Year
C. L. Hamstein, Pres.
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ATLANTIC CITY, N. J.
An American Plan Hotel of Distinction and Real Comfort
FIREPROOF GARAGE.
CAPACITY 600. Walter J. Buzby

HOTEL ST. CHARLES
On the Ocean Front. Atlantic City, N. J.
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WORLD'S GREATEST HOTEL EXC.

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HOTEL LUCERNE, 201 West 79th St.
HOTEL WILLARD, 76th st. & West End av.

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INSTRUCTION, COLLEGES, SCHOOLS.

PRATT SCHOOL, 62 West 45th Street. Secretarial training; individual instruction. Day, evening.
Spanish Carefully taught. Prunera Studios, 130 Broadway; 144 West 54 St.
WANTED—Pupils to complete a class in French conversation at Hotel Endicott. L., 46 Columbus av.
$50 $150 week through Prof. Behrer's Hairdress, Manicure, Beauty School, 119 West 42d. Circular explains.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

$3,350,000
FOR
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for loans on centrally located Manhattan properties.
(Assignments accepted)
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LIST YOUR COUNTRY ESTATES WITH
BRYAN L. KENNELLY, Inc.
COUNTRY ESTATE DEPT.
156 BROADWAY, NEW YORK CITY.

WILKES RAY INC., Real Estate & Ins. 970 Lex. Ave., at 71st St.

Above 14th St. to 59th St. (Inclusive), East River to North River.
FOR SALE, CHEAP.
16TH ST., NEAR 5TH AV.
Five story house, suitable for business; steam heat; possession May 1, 1920.
DUROSS CO., 155 WEST 14TH ST.

21ST, 41 West.—Better story office building, rents $1,400; best locality; only $12,000; price $40,000. SHARUM, 170 B'way.

411 LEXINGTON AV., opposing corner of 54th st., 18 feet wide, three story and basement; possession May 1; can be occupied right; terms to suit. PEASE & ELLIMAN, 145 Madison av. 'Phone 8100 Murray Hill.

Above 59th St.—5th Av. to East River.
ATTENTION!—Three story business building suitable for factory; thirty day office; lot 45x100; price $30,000; $6,000 required.
LEON S. ALTMAYER, 62 East 86th.

BARGAIN!—East 91st, five story tenement, 20 families; low rents; $1,800; price $19,000. DONNER, 1249 Broadway, Pennsylvania 2487.

264 East 80th, 30x102.2, four story and basement apartment building; possession immediately; price $50,000. PEASE & ELLIMAN, 246 Madison av. 'Phone Murray Hill 6200.

Above 59th St.—5th Av. to North River.
FOR SALE.
Five story American basement dwelling with three story extension, at 244 West 102d st., between Broadway and West End av., every modern improvement, 3 bathrooms; plot, 20x100. Price $37,000. Specially adaptable for doctor, dentist, studio, private dwelling or purposes of remodelling near express station. Inquire at premises Monday or Tuesday, or 'phone 2194 Cortlandt. 149 Broadway, room 1201.

WEST 96TH ST.
PRIVATE DWELLING FOR SALE.
BROWNSTONE FRONT.
20x100; 12 ROOMS, 3 BATHS.
EXCELLENT CONDITION.
GEORGE C. PONTER, INC., 143 BWAY.

WEST SEVENTIES—30 feet this story house, 16 rooms and 3 baths, parlor floor, west numbers; $27,000; possession May 1; $7,000 cash required.
FRANK L. FISHER CO., 50 E. 42d St.

Washington Heights. Above 125th St. West of 8th Av.
ATTENTION!
Desirable situated corner, 100x100, 6 story elevator apartment house. OLD RENTS $30,000; can be $36,000 October. PRICE $[illegible]. We also have other desirable property for sale, which can be had cheap on favorable terms.
H. T. WOOD, 220 Broadway.

392 Audubon Ave. (184th & 185th Sts.)
Two story and basement brick dwelling; all modern improvements; fine order; partly furnished; owner will give possession in fifteen days if wanted. Cash required. $[illegible] balance, mortgage.

BROADWAY—Modern six story elevator apartments rent-value $18,000; no money; price $81,000. DONNER, 1249 Broadway, Pennsylvania 2487.

THREE story dwelling for sale; 30 feet wide; 9 rooms; 2 baths; 2 stories; 2 to 6. J. BENKE, 4417 Ft. Wadsworth av., New York. Tel. Julian 1268.

Borough of Bronx—Sale or Rent.
HOME SEEKERS OPPORTUNITY
3
story 8 room house, first floor; 2 blocks from Kingsbridge road station (express); elevator, parlor floor, garage.
BIG BARGAIN in Close Estate, reduce at 1931 Cruger ave., or Alexander avenue 44. Phone[illegible]

Borough of Queens—Sale or Rent.
FACTORY BUILDING.
East N. Y. av. and Watkins st.
Brick, 4 story and basement, corner 25,000 square feet; suitable for R. R., good transportation; price $[illegible]. DAVID JOYCE, 175 Fulton st., Brooklyn.

Borough of Queens—Sale or Rent.
Great House Bargain
Beautiful modern brick dwelling, 10 rooms, hot water system, hard-finish Manhattan; steam heat, electric irons, parquetry floors, fireplaces, tile bath, artistic decorations, sacrifice, with furniture, foreclosure price $[illegible] cash, balance easy payments. Liberal discount.
Owner, Telephone Hollis 6515

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

FOR SALE, 72 North Beach, 86th st., Rockaway Beach, modern 12 room house, partly furnished, facing water.

HOUSES or building plots for sale anywhere in Flushing. JOHN W. PARIS & SON, INC., 141 West 56th st., New York.

NEW six room cottage, plot 60x100, Hollis, restricted neighborhood; tiled kitchen and bath; steam heat; immediate possession; $9,000; $2,500 cash, balance easy. L. KINGSLEY, 47 West 34th st. Greeley-4996.

SEVEN room stucco house, all improvements, 211 26 av., Astoria, Washington av. subway station; garage, $7,000; premises suitable for repair shop, immediate possession.

Westchester—Sale or Rent.

KEEP Your Eagle Eye on This for One Moment
Beautiful Colonial House, in Chester Hill Park, MT. VERNON, N. Y.
9 rooms, 2 baths, tapestry brick open fireplaces, white enamel and mahogany trim; perfectly appointed; 2-car garage; plot 100x100.
PRICE $23,500.
Other Choice Residences and Investment Properties in MT. VERNON, NEW ROCHELLE AND THE PELHAMS.
N. E. Vail & Co. Inc.
Largest Westchester Realty Brokers
Tels. 1664 & 1665 Mt. Vernon, N. Y.
1st Nat. Bank Bldg., Mt. Vernon, N. Y.

THE BEST IN WESTCHESTER
ESTATES FARMS COUNTRY HOMES
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ROBERT E. FARLEY ORGANIZATION
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At Croton-on-Hudson, 11 room Colonial house and 53½ acres overlooking the Hudson River; beautiful views. Steam heat, bath, City water. Good barn. Eight hundred fruit trees. Immediate possession. $30,000.
Address W. J. Lockwood, 50 Union Square, New York. Telephone Stuyvesant 27.

FOR A Home or Building Site COME TO MOUNT VERNON, N. Y.
Edwin W. Fiske Realty Co.
14 DEPOT PLACE

"ALONG THE SOUND"
REAL ESTATE
Chas. Field Griffen & Co.,
11 East 42d St. Murray Hill 6141.

BARGAIN—Fine, modern residence, 30 minutes Grand Central, beautiful river view. WILLIAM GAUL, 15 Lincoln Terrace. Phone Yonkers.

FOR SALE.
Choice residence, 6 Willow Drive, New Rochelle, N. Y.; house of 14 rooms and 5 baths; garage for 3 cars; ground about one acre, with great many fruit and shade trees and shrubs. For particulars apply OWNER, 95 Madison av., fourth floor. Telephone, Madison square 3942.

REAL ESTATE—OUT OF CITY.

Westchester—Sale or Rent.

CRESTWOOD
$300
50 foot lots; 20 minutes out; convenient terms; Harlem R. R. Offenbach, 2036 5th Av.

New Jersey—Sale or Rent.

A HIGH RENT SOLUTION.
Must sell within the next twenty days fine home property, consisting of pretty house, seven rooms, big tiled bath; all improvements and fine half acre plot; near commuting distance; in heart of Jersey's most beautiful suburban community; near express station. Only $4,500 on easy terms; less than your present rent per month secures title. Permanent mortgage $3,000. Ready to move into. Worth $14,000 to build today. BUILDER, P. O. Box 378, City Hall Station, New York City.

In Montclair, N. J.
Mountain av., corner in an aristocratic neighborhood; handsome large one family frame; electric, parquet; 80x140; price $14,500; free and clear; terms arranged.
M. S. Rourke,
929 Cortelyou road, Brooklyn.

ENGLEWOOD HOUSES FOR SALE. REAL ESTATE.
H. Weatherby & Co., Englewood, N. J.

FOR SALE AT HACKENSACK, N. J., 70 MODERN SUBURBAN ROOM HOUSE, GOOD REPAIR, PLOT 135 FEET FRONT, BEST PART OF TOWN, LARGE SHADE TREES. APPLY L. F. CLARENDON, 78 GOLD ST., N. Y. PHONE 710 BEEKMAN.

FOR SALE—High class elevator apartment house, 54 families, 9 ROOM FLATS, GOOD REPAIR, PLOT 125