REAL ESTATE NEWS, NOTES AND GOSSIP

Trading Covers Wide Field, With Dwelling Properties Still in Ascendency.

Stebbins Realty and Construction Company, Inc., sold 17 West Twentieth st., a five story building, 37x92, to builders, who will increase its height to six stories. The broker was Joseph Wilson. The Stebbins Company also bought from Fannie F. Boulton of Findon Sussex, England, 128 West Twenty-third st., a five story business building, 25x100. With this purchase the company owns 122 to 128 West Twenty-third st., forming a plot 100x100; also 119 to 123 West Twenty-second st., abutting. Ogden & Clarkson were the brokers.

To Rebuild Heights Apartment.

Reconstruction of the Algonac Court, a six story apartment, 85x100, at the northeast corner of Audubon av. and 173d st. into an apartment hotel, is to result from a sale of the property by Jules Nehring, Inc., for the Novel Realty Company, Herman H. Feldstein president, to the Aga Realty Company of Mount Vernon, N. Y.

Remodelling Contract Awarded.

The general contract for the erection of ten additional stories to the northwest corner of Thirty-fourth st. and Fifth av., known as the Columbia Trust Building, has been awarded to the Clough-Bourne Corporation, of 101 Park av., from plans by McKim, Mead & White, and Maximilian Zipkes, associate architects. The work will start on May 1, and it is expected that the building will be completed for occupancy February 1, 1921.

Tea Room Lease in Fulton Street.

Constantine N. Scourby, restaurateur, leased for twenty-one years from Julius Herrick, the store at 147 Fulton st. through to 22 Ann st. for a confectionery store and tea room. The approximate rental is said to be $500,000. The brokers were Sharp & Co. and Mr. Sparks and Mr. Moore. Abraham J. Herrick, attorney, represented Mr. Herrick and Max Abrens, represented Mr. Scourby.

Tenants Buy Rhinecliff.

Harris & Maurice Mandelbaum & Fisher & Irving L. Lewine have resold Rhinecliff Court, an eleven story elevator apartment house at the south corner of Riverside Drive and 156th street. The purchasers are the tenants of the building, who will take title under a co-operative plan arranged by Maxwell Hall Elliot of the law firm of Elliot & Robeson. Messrs. Elsman, Lee, Corn & Lewine represented the sellers, and Mr. Elliot the purchasers in the transaction, which was negotiated by William S. Baker as broker.

Other Apartments Sold.

Henry Brady sold for William D. Utley the ten family apartment, 27.65x100, at 68 West Ninety-third st., to Theresa Gildea.

Dr. Frank C. Cassey of Montgomery, Ala., bought the five story apartment, 25x100, at 207 West 135th st., from Francis P. O'Connor, through Fitz Howell.

Robert Levers sold for Mrs. Theresa Soloman to M. Goodman, 25 Arden st., a five story apartment, 30x100. George V. W. Pelz represented the purchaser.

Kurz & Uren sold for Thomas O'Brien, 437 Pleasant av., near 123d st., a six story apartment, 50x100, with seven suites on a floor.

Scott & Martin sold for Raymond Rubin the five story apartment, 52.6x100, at 1707 University av.; also for the Emigrant Industrial Savings Bank to various clients, the following properties: 283 East 139th st., a four story double apartment, 25x100; 113 East 108th st., a four story double apartment, 25x100; 227 East 111th st., a five story double apartment, 25x100, and resold 283 East 139th st. and 183 East 108th st.

Charles R. Faruolo sold the six story tenement, 25.3x100, at 2041 1st av., for the estate of Louisa M. Gebhard, represented by Scott, Gerard & Bowers.

Charles P. Noyes Comvany sold for the Roosevelt Hospital the double tenement at 1957-1959 1st av., 37.6x100, to G. Batista Gauzza.

R. Telfair Smith sold 214 West 11th st., corner Waverley place, to C. L. Hier. The property has recently been altered into a three family house.

A. D. Rockwell, Jr., resold for Morris Byk to the Emilian Real Estate Corporation the four story flat, 18.9x99.11, at 63 West 130th st.

J. Anthony Minott sold for William Rankin 227 West 142d st., a five story flat, 25x100.

Pease & Elliman have sold for R. B. Chace the six story elevator apartment house at 56 Fort Washington avenue, 102x108 feet, at the northeast corner of 161st street. The buyer is the Waina Realty Company.

Other Business Buildings Sold.

Joseph P. Day sold for P. L. Lynch 122-124 Warren st., two four story lofts, 46x90.8x irregular, to Anthony Krayer and H. Warne, tenants. The property was to have been sold by Mr. Day at auction on April 13.

Lloyd Winthrop Company sold to the Cooper Square Company 27 East 10th st., a seven story loft building, 24.10x94.9, renting for $12,000. The Winthrop Company will manage the property.

Porter & Co. sold for the estate of Emanuel Walter to Joseph Black the four story building, with stores, at 114 West 125th st.

Pease & Elliman have sold for G. B. Marshall the five story 20 foot building at 709 Lexington avenue, between Fifty-seventh and Fifty-eighth streets, to a buyer who will use it for his business.

Increased Demand for Dwellings.

The five story residence opposite St. Patrick's Cathedral, which John Pierce built for himself at 1 East Fifty-first st. on a lot 27.6x100 and later lost through foreclosure to the Metropolitan Life Insurance Company, has been purchased by a well known New Yorker for occupancy. It is assessed at $200,000.

Pease & Elliman sold for Mrs. Jessica D. Catherwood and George D. Davis of Philadelphia, represented by Hunt, Hill & Betts, attorneys, the five story twenty foot dwelling at 123 East Fifty-sixth st., between Park and Lexington avs., now occupied by Herbert N. Harriman.

Otterbourg, Steindler & Houston bought through L. P. Dowdney from the estate of Elizabeth Ward Edson, the five story dwelling at 313 East Seventy-fourth st., 25x76.

Pease & Elliman sold for Jane M. Feigl the four story 20 foot dwelling at 141 East Thirty-sixth st.

Douglas L. Elliman & Co. sold for the estate of Dr. John Vanderpoel, Anson B. Moran executor, a four story dwelling, 20x100, at 56 West Fifty-second st.

Scott & Martin sold for the Emigrant Industrial Savings Bank 186 East Ninety-third st., a three story dwelling, 15.6x100.

Douglas L. Elliman & Co. sold for Mrs. Richard Limberg a three story dwelling, 17.4x46, at 14 Henderson place, between Eighty-sixth and Eighty-seventh sts. and East End av., to Miss Mary F. Watkins.

Worthington Whitehouse, Inc., sold for estate of Henry Dormitzer 27 East Seventy-fourth st., a four story dwelling, 25x102.2. This is the first transfer of the property in forty-seven years.

Frederick Zittel & Sons sold for Mrs. S. G. Cone 254 West 105th street, a five story house, 15x100, to a client of Coughlan & Clisby.

The estate of Maria A. del Rio sold the four story residence, 28.4x92.6, at 47 West Ninth st.

Wm. A. White & Sons sold a four story dwelling, 20x102.2, at 24 East Seventy-sixth st., to Redd L. Carr.

Johnston de Forest purchased, the Ogden estate dwelling at 11 East Ninth st., a four story house, 25x92.

Mrs. Elizabeth A. Harrison sold her residence, 12.6x102.2, at 150 East Seventy-eighth street.

Ladies' Christian Union sold the three story dwelling, 20x100.10, at 153 East Sixty-second street, between Lexington and Third avenues.

A client of William B. May & Co. bought the Phelps residence, a thirty-three foot house, at 30 East Seventy-fifth street.

C. I. Stevens purchased the Mary Willets dwelling at 144 East Thirty-seventh street, and K. J. Whipple bought the Sumner R. Stone house at 106 East Thirty-seventh street.

REAL ESTATE AT AUCTION.

JOSEPH P. DAY, Real Estate, Auctioneer, 37 Liberty st., N. Y. Phone Cort.—141.

JERE JOHNSON, JR., CO., Auctioneers, 192 Montague st., Brooklyn, N. Y.

CITY REAL ESTATE.

SALESMAN WANTED.
WE HAVE AN OPENING FOR A SALESMAN OF REAL ABILITY WHO CAN VISUALIZE THE GREAT BIG POSSIBILITIES THAT THE REAL ESTATE FIELD OFFERS; ONLY A MAN OF THE HIGHEST CHARACTER AND INITIATIVE NEED APPLY. LIBERAL COMMISSION WILL BE PAID AND EVERY CO-OPERATION, OFFICE, ADVERTISING, &C., WILL BE GIVEN. CALL 11 TO 12 A.M., 2 TO 4 P.M. ONLY.
J. CLARENCE DAVIES,
"HOMES within the HOUR,"
32 NASSAU ST.
JOHN 6094.

HESS *Business Property*

LIST YOUR COUNTRY ESTATES WITH
BRYAN L. KENNELLY, Inc.
COUNTRY ESTATE DEPT.
156 BROADWAY, NEW YORK CITY.

From Battery to 14th St., Inclusive.

SIX story semi-fireproof loft building, lower east side; 25x90; mortgage $22,000, 10½ years; cash $8,000; many other east side bargains for sale. T. KRIDOFF, 132 Nassau st., room 513.

WATER ST., corner Fulton, 100x115. For information see broker.

Above 14th st. to 59th st. (Inclusive), East River to North River.

FOR SALE—125 and 127 5th av., five story business building, 22x100; bargain; easy terms. Inquire W. R. PRICE, Inc., 127 5th av.

FIVE story house, cheap; brings in nice income. 445 West 47th.

6TH AV., 455, with connecting lot on 25th st. Information see broker.

19TH ST., near 6th av.—25x92, block, 3 story and basement front and rear dwelling; possession; can be bought for less than $12,000; rooms easily altered for business. MERCER, 206 West 23d st.

19TH ST., 5th and 6th Avs.—Three story, basement, brownstone dwelling, 11 rooms, bath, furnace, less than $14,000; terms; possession. MERCER, 206 West 23d st.

Above 59th St.—5th Av. to East River.

FOR SALE
16 East 78th St.
Four story and basement, private residence, just thoroughly modernized. Immediate possession, might consider leasing. Caretaker on premises.
L. J. Phillips & Co.
148 W. 72 St. Telephone 1833 Columbus

First House from
5th Ave. in Sixties
American Basement, Elevator
PELL & TIBBITS
542 FIFTH AVE., NEW YORK

HOUSE for sale, big bargain; 114th st., between Madison and Park avs.; lot 25x100; eight six room apartments; two stores and two basement stores; present rents guaranteed $4,356; could easily be increased to $5,000; expense $1,400; income $2,950; price $23,000, cash $7,000, balance on mortgage. Inquire INTNER & COHEN, 126 Broome st.

Above 59th St.—5th Av. to North River.

FOR SALE
PRIVATE DWELLINGS
between
West End Avenue and Riverside Drive.
87TH ST.
2 stories and basement, 18x100.
Price $26,000.
84TH ST.
2 story and basement, 20x102; parquet flooring, electric lighting, 3 baths, A1 condition. Possession in 30 days.
Price $32,500.
BUILDERS TAKE NOTICE!
82D ST.
4 story and basement, 21x101; equal to a corner. If altered into small suites will produce rental of $20,000.
88TH ST.
4 STORY AND BASEMENT.
Very Fine Block. Elegant House.
BIG BARGAIN.
S. L. PAKAS
21 PARK ROW. Tel. Barclay 9755.

HERE IT IS!!!
IMMEDIATE POSSESSION.
HIGH CLASS RESIDENCE.
LOT WIDTH 23, DEPTH 102.
Very desirable location, 72d st., near Riverside Drive; 4 story basement, 15 beautifully decorated, spacious rooms, 3 bathrooms; electricity, &c.; appraised at $85,000; make offer; easy terms; long mortgage if desired; for sale only. Particulars ERNEST TRIBELHORN, 308 WEST 97th st.

ATTENTION!—Vicinity West End av. and 71st st., seven story modern elevator apartment house; 524125; price $156,000; would cost $205,000 to reproduce; easy terms. ERNEST TRIBELHORN, 308 West 97th st.

DWELLING, 25 feet front, near West End av., 10th st.; 12 rooms, 3 baths, modern; asking $35,000. DUROSS, 156 Broadway.

Washington Heights, Above 125th St. West of 8th Av.

FIFTEEN family flat, 238 West 144th st.; $32,500; easy terms. R. B. FRANKLIN, 5th floor, 55 Madison av.

Borough of Manhattan—Miscellaneous.

24 Family Elevator Apartment House
167th st. near Columbus av., 6 story walk-up apts. West 106th st., 3-4 story and store building, Lexington av., 57th-61th sts.
For rent, unfurnished, private house, 57th st., near Madison av.; 21 year lease.
For sale, 3 private houses, 16 rooms, on Prospect place; also 8th st., Brooklyn.
Two private houses, Madison av., bet. 122d and 126th sts., New York city.
CHAS. SCHULER, 7 E 42D ST., N. Y.

BIG SACRIFICE
Estate must sell 2 modern elevator apartment houses, exclusive neighborhood, 7, 8, 9 room apartments. Rentals $40,000. 23 leases expiring October 1st, 1920. Splendid opportunity for high class investment. For particulars write to E. A., Executor, 3325 Broadway.

DUPLEX studio apartment, six rooms, two baths; open fire; elevator building; ready October 1. DOUGLAS L. ELLIMAN & CO., 414 Madison av. Murray Hill 5600.

CITY REAL ESTATE.

Borough of Queens—Sale or Rent.

Borough of Manhattan—Miscellaneous.

FOR SALE—Two family house, garage; $12,000; owner wants 3 year lease on upper floor at $600 yearly. R. H. FRECK, care of Couch & Dean, 140 Broadway. Bryant 6296.

Spuyten Duyvil and Riverdale, Above Harlem River.

COUNTRY estate, "Knollwood," at Riverdale, N. Y., about 2 acres; residence 9 bedrooms, all conveniences, tiled baths; garage, greenhouses, tennis courts; year round home in a beautiful community, north side Riverdale Road (253rd st.), just east of Fieldston Road, opposite Riverdale Country School; look for my sign; bargain, possession at once; caretaker. Photos and facts see P. E. STURGIS, 14 Wall st. Rector 8575.

Borough of Bronx—Sale or Rent.

NEAR CO COLLEGE
1089 CRESTON AVE.
9 room house and garage, 2 blocks from Kingsbridge Road Station (Jerome ave. subway, 4th & 9th Ave. Els); plot 50x100; electric lights, parquet floors.
AGENT ON PREMISES DAILY 1-5.
ALEXANDER SELKIN,
882 Prospect Ave.

BUILD home, $2,000 up; lots $500; terms; near city line subways, L., trolleys. ARTHUR BELDEN, 215 West 125th.

IMMEDIATE POSSESSION—Nine family stucco houses FOR SALE, $7,750; six rooms and bath and one extra toilet; one block from Baychester av. station, Bronx; seen at any time; agent on premises. GEORGE W. DAVIS, 3428 Edson av., Bronx. Telephone Olinville 2052.

Borough of Brooklyn—Sale or Rent.

Move Into This New Two Family House
REDUCE YOUR RENT
INCREASE YOUR INCOME
In the Eastern Parkway Section of Brooklyn, on Sullivan Street, between Rogers and Nostrand Avenues, near Prospect Park, and one block from New Interboro Subway Station—11 Rooms, 2 baths, double garage, glass enclosed porch, etc. For Sale on reasonable terms.
Call or Write for Full Details.
REALTY ASSOCIATES
162 Remsen Street, Brooklyn

New Ideas Embodied in
Our 2-Family Houses
Containing lower apartment of 8 large rooms and bath, and upper apartment of 6 large rooms and bath, with all modern improvements; nicely decorated.
Beautiful Sun Parlor, Sleeping Porch—Garages for 2 Cars
Block from Prospect Park Entrance. Inspection Invited Daily and Sunday
Wm. M. Calder, Builder
HOUSES LOCATED ON
16th St., Bet. 10th & 11th Aves.
Office—Sherman St. & 11th Ave.
PHONE SOUTH 5266.

$6,800 TO $8,000
Two thousand cash, balance like rent; six rooms and bath, hardwood floors, steam heat, glass enclosed porch, screens, driveway, decorated; ready to occupy; East 67th st., av. M, Brooklyn.
Tel. 5436 Main. Rufus H. Brown

SEA GATE, CONEY ISLAND
Handsome detached stucco residence, nine rooms, bath, parquet floors, electric lights, hardwood trim; garage; choice location; immediate possession; A-1 condition; plot 50x100. Further particulars on application to LEO LEWIS, 2975 West 29th st., Coney Island. Phone Coney Island 1149.

POSSESSION MAY 1ST.
Bishop built home, 10 rooms, 3 baths, hot water heat, parquet, electric.
48 MIDWOOD ST., FLATBUSH.
Block from Prospect Park, house worth $22,000; price $19,000; reasonable terms. Owner, 151 Midwood st. Phone 23413 Flatbush.

AT Bensonhurst—A one family eight room white stucco house and garage; lot 25x100; parquet floors, electricity, owner on premises. Take West End train to 79th st. 1814 75th st., Brooklyn.

BROOKLYN MANOR—Cottage, seven rooms, all improvements; plot 60x125; price $7,600; 16 minutes Penn Station; act quickly. ARROW C. HANKINS. Phone Richmond Hill 1178.

BROOKLYN MANOR—Nine room house, large plot; all improvements; garage; 16 minutes Penn Station; will sell right. ARROW C. HANKINS. Phone Richmond Hill 1178.

STUDIO apartment, three story and basement brown stone; arranged for two families; few blocks to subway, walking distance to Pratt Hall, Brooklyn; $8,750, half cash. B. B., 173 Sun-Herald, Brooklyn.

2 family stone front, all improvements; $12,500. Also stores with apartments; vacant lots. West End subway to Fort Hamilton Parkway. McDOUGALL ESTATE, 1033 44th st.

Borough of Queens—Sale or Rent.

IMMEDIATE OCCUPANCY
at Garden City Estates, a stucco, half timber English type house of 7 rooms and 3 baths, on a plot 80x100; could not be duplicated within 25% of the present price. For information apply to C. A. NICHOLLS, 185 Madison av., New York. Telephone Vanderbilt 8373.

MODERN 2 family 11 room brick, Christian neighborhood, $14,900; need $5,000 cash principals only. P. X., box 48, Sun-Herald.

READY FOR OCCUPANCY.
Eight new buildings with garage; all improvements; on 24th st., between State st. and Mitchell av., Flushing. Price $12,500. On premises or address P. O. Box 988, City Hall Station, New York city.

CITY REAL ESTATE.

Borough of Queens—Sale or Rent.

Exceptional Opportunity at
FOREST HILLS, L. I.
Modern stucco and brick residence, contains 9 rooms, 1 bath, all improvements. Plot 50x100. 3 minutes walk from station. Price $20,000.
CORD MEYER DEVELOPMENT COMPANY
Forest Hills, L. I.
Telephone Boulevard 6256

A Real Home at
FOREST HILLS, L. I.
Complete June 1st—Attractive frame residence, 8 minutes walk from station. Contains 7 rooms, 2 baths and sleeping porch. Interior enameled white wood trim, hardwood floors, tiled bathrooms; garage.
CORD MEYER DEVELOPMENT COMPANY
Forest Hills, L. I.
Telephone Boulevard 6256

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. CASH $2,000.
Office, 10711 100th st. See Representative Phone 5910 Richmond Hill.

IMMEDIATE POSSESSION
New Artistic Stucco Home
In a Highly Restricted Neighborhood.
Six large rooms and bath; beautifully decorated; all windows and doors metal weather stripped; porch enclosed with French casement windows; every modern improvement; and driveway. Price $7,950; cash required $2,850; balance mortgage. Inquire MR. McCORMACK, 10707 Greenwood av., Richmond Hill, or phone for appointment Richmond Hill 6092.

Great House Bargain
Beautiful house, large plot, wide boulevard; near station; half hour Manhattan; steam heat, open fireplace, tile baths, kitchen, parquetry; $2,500 cash, balance easy payments; foreclosed sight; save brokerage.
Owner, Telephone Hollis 6515

To Close Undivided Interest
142 JAMAICA LOTS
Will sacrifice at $225 each.
Level Grade—Cement Sidewalks.
WILLIAM P. RAE COMPANY
192 Montague St. Brooklyn.

Colonial House, Queens, L.I. Park
Corner, with driveway, 6 rooms and tile baths, steam heat, electric light, parquet floors, convenient to station. RUCK, Phone Broad 7210.

MALBA, L. I.—Residence constructed of hollow tile, 9 large rooms, 2 tile baths, 3 large porches, overlooking the Sound; over 200 feet of water front, Long Island Sound; location ideal; five minutes' walk to station; golf, tennis, bathing, boating adjoining; 23 minutes by Long Island electric to Pennsylvania station, New York city.
FULLER McCready CO.
60 Wilson av., Flushing, New York.

JAMAICA—Just completed, 8 large rooms, with 2 large open porches and garage; oak floors, Dutch ceilings; positively the finest residential section; parquet floors throughout, kitchen and bath tiles; strictly 1920 improvements; ready for occupancy; price $12,000; will accept second mortgage. C. PILLMAN, 98 Clinton av., Jamaica, L. I. Phone 4199 Jamaica.

Borough of Richmond—Sale or Rent.

ALMOST new, best quality material, ten large rooms, large hall, three baths, all improvements; 65 minutes from South ferry; express station; large barn and garage; full trees; over two acres; $18,500, quarter cash, balance monthly if desired; owner occupies. PIAZZA, Oakwood Heights, Staten Island.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

A beautiful Belle Harbor 14 room house, three baths, steam heat; hardwood floors, electric light; all modern accessories; corner plot, 80x100; newly decorated and painted outside; furnished; occupancy May 1; easy terms. Principal, suite 302-303, Temple Bar Building, Brooklyn. Telephone 3868 Main. 2203J Belle Harbor.

AN elegant country home in stately Hempstead; eight rooms; all modern improvements; plot 150x100, on two streets; garage for two cars; will sell for $10,250 quick buyer. Inquire Sunday at residence, 15 Willow av., Hempstead, L. I. Phone Hempstead 1726. H. L. ZITRIN.

BEAUTIFUL HOME, QUICK BARGAIN, AT HOLLIS.
Built when materials and labor were cheaper and better; all improvements; would cost to replace building more than $30,000; plot, half a block, 150x150; two blocks to L. I. R. R. or trolley; will sell before April 15 at less than cost to build; lot alone worth $15,000; cash $10,000, balance terms to suit; seen Saturday or Sunday afternoon. Telephone 6205W Hollis. Owner.

BEALTIFUL COLONIAL, hollow tile stucco; 7 rooms, 3 baths, hardwood floors, fireplace; modern 2 car garage; large corner plot; fine location; $25,000; terms. J. ALBERT JOHNTRA, 51 Broadway.

BELLE HARBOR residence for sale; 10 rooms, two baths; garage; A1 condition; inspection Sunday. A. FEHSKENS. Phone Fordham 650.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

ROCKVILLE CENTRE.
10 rooms and bath, hot water heat, parquet floors, electricity, gas; plot 230x140; garage. Price $12,000. Cash $5,000.
8 rooms and bath, hot water heat, electricity, gas, parquet floors, glass enclosed porch; garage for two cars, fine shrubbery; plot 70x100. Price $9,500. Cash $3,500.
7 rooms and bath, steam heat, parquet floors, gas, electricity; garage, fruit trees; good location; plot 62½x220. Price $9,500. Cash $6,000.
15 room house and 6 room bungalow, all improvements, hot water heat; all outbuildings; 1,100 feet on road, front private lake; 10 acres, all kinds of fruit; gentleman's estate. Price $25,000. Cash $15,000.
7 rooms, all improvements, 7 minutes from depot; garage, fruit trees; plot 150x300. Price $12,000. Cash $6,000.
"IF IT'S FOR SALE"
"WE HAVE IT."
HENNINGS.
Open Sundays. Office Opp. Station. Auto Service. Phone 634-R.

FOR SALE—HEMPSTEAD.
New six room bungalow, 30x32; open fireplace, electricity; gas, tile bath, hardwood floors, steam heat; plot 50x125; cash $3,000, mortgage $4,250; large eight room house, electricity, oak floors, tile bath; garage for two cars; large plot, 75x150; $3,500 cash, price $8,250; two acres, large shade trees, 120; all kinds fruit trees, grape vines; nine room house, all improvements; large garage with five rooms and five room new bungalow; all improvements; cash $9,500, mortgage $10,000. Can be seen by appointment. CHAS. KURTH, East Fulton st., Hempstead. Telephone 196M.

BUILDERS SACRIFICE
Beautiful semi-bungalow, having six rooms, bath, laundry, pantry, reception hall, all improvements, steam heat; plot 60x129; nice lawn, fruit and shrubbery, chicken house; $6,250, $2,250 cash, balance on mortgage. Box 326, Roosevelt, L. I. Phone 1055J, Freeport.

COMMUTERS' ESTATE, five acres; 11 rooms, sun parlor, billiard room, three car garage; thoroughly modern; $25,000; improvements worth $20,000; adjoining land $1,000 per acre. BOWEN, 346 Fulton st., Brooklyn.

COLONIAL HOUSE, nine rooms; two car garage; oak floors and trim; all improvements; (4x165) near station; $20,500; other L. I. properties. MOTT CO., 367 Fulton st., Brooklyn. Phone Main 4067.

Listing Home Now Ready.

MAL-STA 22 MINUTES PENN. STA. REALTY TRUST 217 B'WAY.
FREEPORT.
Seven and bath, gas, electric, steam heat, plot 60x100; $6,500, cash $2,500. H. J. McCORD, 35 Railroad Ave., Freeport; opposite station. Phone 978. Open Sundays.

FOR rent, to private family, from about June 1 to Sept. 1, seven bedroom house; good residential section of Far Rockaway, L. I.; $2,000. Phone Saturday, 1223 Far Rockaway.

FOREST HILLS GARDEN—Stucco house, 8 rooms, 2 baths, enclosed porch, double garage; early delivery; $35,000; terms. Telephone Boulevard 4849.

I. G. WOLF, 1270 B'way, N. Y. Exceptional bargains on the North Shore.

LONG BEACH—15 room house; garage, for sale, exchange or to let.
LOUIS GREEN, 292 5th av.

RARE OPPORTUNITY.—Building with living apartment; space for 30 sewing machines and cutting room; 45 minutes from city; $10,000; liberal terms. V. ZAVATT, 112 West 29th st., eighth floor. Chelsea 3805.

ROCKVILLE CENTRE Homes & Home Sites
E.W. Hennings, opp. Sta. Specialists. If it's for sale we have it.

SPRINGFIELD, L. I.—Houses and lots; bargains. SCHAREHORN, opp. station. Tel. Springfield 1917.

VILLAGE FARM FOR SALE.
Nine rooms and bath, steam heat, gas, parquet floors, sun parlor, plot 161x292; 2 machine garage, with running water; chicken house; this is the biggest bargain on Long Island; time consents must be sold, and possession can be given May 1; price, $9,750; cash required, $4,750. GEORGE E. WHEELER, 45 Railroad ave., Freeport, L. I. Phone 458. Opposite station; open Sunday.

WATERFRONT, 7 acre plot at Cutler place (Good Ground), L. I.; the place for a summer home, duck or chicken farm; all tillable land; gives fine view of Peconic Bay, near Cutchogue; price for this, only $4,000; no agent. Apply to D. W. SMITH, 37 Sherman st., Brooklyn, N. Y.

WIDOW MUST SACRIFICE her beautiful country home at Freeport, L. I.; three blocks from depot; 13 rooms, all modern improvements; plot 175x150 feet. Price and terms. CHAS. E. WHITEHOUSE, Roosevelt, N. Y.

Westchester—Sale or Rent.

HOMES
SOUTH YONKERS ESPECIALLY.
Also Apartments For Sale Cheap.
J. Romaine Brown & Co.
498 So. Broadway, Yonkers, N. Y.

The BEST in WESTCHESTER.
HOMES · FARMS · ESTATES · ESTATES
ROBERT E. FARLEY ORGANIZATION
32 East 44th St. Murray Hill 7720

New Stucco Houses for Sale
Prices $27,000 to $30,000.
Plot 75x100
Restricted Sections of Chester Hill.
Edwin W. Fiske Realty Co.,
14 DEPOT PLACE,
MOUNT VERNON, N. Y.

For Sale in Mt. Vernon, N. Y.
HOUSES RANGING IN PRICE FROM $5,000 TO $75,000. BUILDING SITES.
TELEPHONE 2594.
Edwin W. Fiske Realty Co.
14 DEPOT PLACE.

ATTRACTIVE stone cottage, large chauffeur's house and garage, seven acres land and fine garden; four master bedrooms, three baths, two maids' rooms; for rent in Rye for $4,500 from now until October 1; some furniture needed; tenant can furnish this. Write, call or telephone CHAS. S. FAULKNER, real estate broker, Rye, N. Y.

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

A splendid 12 room house, formerly doctor's residence, on color 140x100; hardwood trim and floors, electricity, hot water heat, slate roof; near Harlem and New Haven stations, in fine section of Mount Vernon; immediate possession. Owner, MAGDA, 1246 Longfellow av., Bronx. Tel. Intervale 3199.

COUNTRY estate, "Knollwood," at Riverdale, N. Y.; about two acres; residence 9 bedrooms, all conveniences, tiled baths; garage, greenhouses, tennis courts; year round home in a beautiful community, north side Riverdale road (253d st.), just east of Fieldston road; opposite Riverdale Country School; look for my sign; bargain; possession at once; caretaker. Photos and facts see P. E. STURGIS, 14 Wall st. Rector 8575.

COLONIAL home, 8 rooms, 3 baths, sun parlor, beautiful fixtures and decorations, ivory and mahogany finish, screens; large plot; immediate possession; opposite golf club; 20 minutes to Penn. Station or Brooklyn; price $17,500. A. I. KINGSLEY, 17 West 34th st. Tel. Greeley 6896.

CHAUNCEY B. GRIFFEN & CO.,
Westchester's Leading Realty Experts.
18 East 41st st. Murray Hill 9326.

EXCEPTIONAL Opportunity—Beautiful house, fine location; 11 rooms, two baths; corner plot, 148x140; five minutes to station; every modern improvement; sun parlor, large porches, &c.; $18,000. BROWN-BROWN, Depot square, Harrison, N. Y. Telephone Park 710.

HOUSES sold and new of every description and price, in Mount Vernon, Pelham and New Rochelle; transportation facilities unexcelled. Call immediately. LAMBERT & LAWRENCE, N. Y., Westchester and Boston Railway Station, PELHAMWOOD, Pelham, N. Y.

NEW ROCHELLE—An unusual offer; Colonial dwelling, 6 rooms and bath, just one year old, on plot 50x200, with every modern improvement; very best location; immediate possession. DRUMMOND, 17 West 42d st. Telephone Murray Hill 7323.

NEW seven room house, with large stone porch; garage; two acres; near Scarsdale. Telephone Harlem 8080, extension 18.

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REAL modern home, overlooking Hudson; possession May 1; sacrifice. WILLIAM GAUL, owner, 15 Phillipse place, Yonkers. 'Phone 3704.

THIRTY minutes from New York; 12 room house, tile baths, sun parlor; garage; complete and up to date; reasonable; owner leaving town. H. E. COE, Pelham, N. Y. 'Phone 2153J.

Westchester and Suburban Connecticut Properties
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1½ acres of land on main road, a short distance west of Scarsdale station. Write to P. O. Box 267, Scarsdale, N. Y.

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A REAL HOME
As nearly perfectly equipped as possible. Mahogany and hardwood trim. Completely decorated. Ready for immediate occupancy; 14 rooms, 3 complete baths. Extra lavatories, wash basins, etc. Billiard room. Sleeping porch. Large garage. Plot over ½ acre. Conveniently located. Best section. Will be sold at once. Only good for discriminating buyer who can appreciate a real home.
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TEL. VANDERBILT 7203.
Apply personally to E. Nelson Ehrhart, Manager of White Plains Office, 22 Orawaupum Street, White Plains. Tel. White Plains 2724.

FINE STUCCO HOME
Containing 8 rooms and 3 baths (2 tiled), reception hall; vacuum vapor heater, electricity, &c.; stucco garage; plot 50x150; an exceptionally desirable home at a price that is reasonable.
Present price $15,000.
PHONE FOR APPOINTMENT NOW!
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Phones 2660-2661.

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All the Pelhams and nothing but the Pelhams.
I still have some good places at pre-war prices, also desirable homes for rent for summer months.
G. L. BEECROFT
Office: Boston Post Road. Residence: 997 Prospect Ave.
PELHAM MANOR
Telephone Pelham 1717.

A REAL HOME
Best residential section Mount Vernon. English type architecture, ten fine rooms, two baths, excellent condition, completely equipped; electric washer, instantaneous water heater, screens, awnings; spacious porch, large plot of land with tennis court; an ideal home. Price $25,000.
Cooley Realty Company
Mount Vernon, N. Y. Phone 3400-01.

WHITE PLAINS.
For sale—New, modern home, nearing completion; nine rooms, tiled bath, hot water heat, gas, electricity, hardwood floors, tiled vestibule and entrance; 2 car garage; house located on healthy, high elevation; ¼ acre, corner; residential neighborhood, convenient schools, church, station, stores. Cash required $7,000 balance easy mortgage terms. For appointment to inspect property apply owner, WM. DAVIES, 431 Broadway. Tel. Canal 4323.

COMPLETE LIST OF
FURNISHED HOMES
For summer months in Mount Vernon and the Pelhams.
COOLEY REALTY COMPANY,
Mount Vernon, N. Y. Phone 3400-01.

Rockland County—Sale or Rent.

NEW house, all improvements, 19 miles on West Shore Railroad; easy terms.
C. W. CARSON, Tappan, N. Y.

New York State—Sale or Rent.

TO LET—A well located furnished house in Greenwich, Washington county, N. Y., for summer; rent $2,500 for the season; immediate possession, with option to buy unfurnished at $15,000 to settle an estate. Late owners occupied the premises for fifty years; never leased, never offered for sale; corner lot, 225x165; desirable central location on small park in residential quarter in town of 2,500 inhabitants; 2½ story, well built, brick house, fully furnished, ten rooms, two bathrooms, two halls, piazza 20x10, new range and boiler, separate hot water heater for bathrooms, furnace, electricity, two fireplaces, fair view in all directions, fine lawn with 25 full grown elm, maple and buttonwood trees; all rooms now being painted and papered throughout; house and barn newly painted outside; barn accommodates two horses and an automobile; the public schools, six churches, some within a thousand feet on one side; bank, post office and markets within the same distance in another direction; extensive water powers range the Battenkill for ten miles up and down to its mouth on the Hudson, four miles away; some undeveloped and could be acquired; others are fully developed, supporting going manufacturing establishments in textile lines and other industries along the river, entirely separate from the residence quarter, which retains its character as essentially a progressive residence town of historic interest. State roads to Saratoga, Lake George, Salem, Cambridge and Manchester, 36 miles north of Albany by D. & H. R. R. in the rolling country, a plateau, good elevation, wholesome air, embargo agreeable, town interesting, laws just. Address ABRIE R. KENYON, 121 West 52d st., New York, or JOHN S. SEYMOUR, Equitable Building, 120 Broadway, New York.

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Private Dwelling De Luxe
27 Tremont Place, Orange, N. J.; 85x187; 11 rooms, 2 baths; every modern improvement; will appeal to those desirous of securing an exceptionally fine home in an exclusive location; priced $12,000; terms to suit; immediate possession. Write or call. Owner, Room 108, 16 Cortlandt St., New York. Phone 4302 Cortlandt.

PLAINFIELD, N. J.
A home for you and the children, and possession at once; 12 rooms, all improvements; quiet, shaded avenue; acre plot, with trees, shrubs, flowers; beauty, fresh air and safety for the little ones; convenient to trolley, station and schools. Price $14,000. Owner, room 702, 141 Broadway.

ATTRACTIVE RESIDENCE, nine rooms, two baths, all improvements; garage; corner lot, 75x145; $11,000. C. S. HOFFMAN, River Edge