CITY REAL ESTATE.

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

Private Dwelling for Sale
$14,500
Three story and basement, 18x100, in West 90s, near Central Park West. Mortgage $10,000, 5½%, 3 years. Possession October 1.
E. C. H. VOGLER
Amsterdam Av., Corner 82d St.
Telephone Schuyler—9141.

125th St. & Amsterdam Ave. Corner
$3,000 cash required; 5 story walk-up, stores and apartments; present rent $67 a room only; bargain.
FRANK L. FISHER CO., 50 East 42d St.

Borough of Manhattan—Miscellaneous.

A GREAT SACRIFICE!
129 East 109th St.—Five story flats and stores and basement stores. Flats have five rooms and bath. Mortgage $13,500 at 5½%, 5 years. Price $19,500. Worth $25,000 to an investor. ALSO
321 modern and old buildings all over the city; sacrifice prices.
WALTER M. SMITH, 17 West 42d St.

IF YOU NEED anything to build a house with drop in and see us; largest stock of second hand building material in the city at much under new prices; all good sound stock, too; if you don't know us ask for particulars. SOUTHARD, 15th st., 9th av., New York city (Pioneer House Wreckers).

PRIVATE HOUSE OPPORTUNITIES, in the 5th and Park av. section. Revised edition of Our Little Booklet, giving specific bargains, sent on request. DOUGLAS L. ELLIMAN & CO., 414 Madison av.

Borough of Bronx—Sale or Rent.

Near Concourse
2495 CRESTON AVE.
9-room house and garage, 2 blocks from Kingsbridge Road Station (Jerome Ave. subway, 6th and 9th Ave. "L."). Plot 50x100; electric lights, parquet floor.
Agent on premises daily, 1-5, or Alexander Selkin, 882 Prospect Ave.

FOR SALE—3 story, 2 family house, in perfect condition; convenient section of Bronx; will appeal to discriminating buyer who does not wish to spend large sums in repairing and redecorating. Write B. A., box 68, room 1201, 220 West 42d.

FOR SALE—Two family frame house, 11 rooms, all improvements; excellent condition lot 72x100; upper Bronx; $15,000; $5,000 cash. SMITH, 1814 Barnes av., Bronx.

11 AND 14 ROOM DWELLINGS.
Willett av., northeast corner of East 216th st., $8,000 and $15,000; large plot of land; take Lexington av. subway to 219th st. station. DAVID STEWART, 1 East 42d st.

Borough of Brooklyn—Sale or Rent.

Beautiful St. Mark's Av.
Handsome Private Residence.
FOR SALE ON
ONE OF THE CHOICE BLOCKS
AN UNUSUAL OPPORTUNITY
Vacant—Immediate Possession.
House contains 11 rooms, 2 fine bathrooms, independent tiled shower, tiled kitchen, 2 large storerooms, one bathroom, laundry and butler's pantry situated in extension. Up stairs dining room, open fireplace and built-in library in foyer; electricity, imported lighting fixtures, several parquet floors, handsome trim.
Price $17,500—Part Mortgage.
Keys and Full Particulars.
GHEGAN & LEVINE,
KINGSTON AV., COR. BERGEN ST.

HOME SEEKER'S OPPORTUNITY
One family brick, 4 rooms and bath for sale. Price $4,100; cash $1,000; balance easy terms. Apply to Sloane Agency, Inc. 887 Manhattan Ave., Brooklyn, N. Y.

NEAR PROSPECT PARK; GREAT BARGAIN; OWNER LEAVING CITY; TWO STORY, BASEMENT, TWO FAMILY LIMESTONE, 13 ROOMS, 2 BATHS; PARQUET THROUGHOUT; ELECTRICITY; STEAM HEAT; INSTANTANEOUS WATER HEATERS; GAS RANGES; NEWLY DECORATED THROUGHOUT; HALL AND STAIR CARPETS; AWNING; NEW BRONZE WIRE WINDOW AND DOOR SCREENS; IMMEDIATE OCCUPANCY; PERFECT CONDITION; $20,000.
R. G. BALMANNO,
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MAIN 8521.

ONE family house, stucco on brick; eight rooms; parquet floors; every improvement; $7,300; cash required, $3,500, as owner going West. 6505 17th av., Brooklyn, one block from Sea Beach subway.

SIX family brick house, rents $1,416, for sale, $12,000; $5,000 cash. Tel. 3350 Richmond Hill. 1246 Jamaica av.

TWO family, stone front, all improvements; $12,500; also stores, apartments vacant lots. West End subway to Fort Hamilton Parkway. McDOUGALL ESTATE, 1035 44th st.

TWO family house, Borough Park, 15 rooms, double garage, immediate possession; 5719 14th av., Brooklyn; phone Main 4446.

TWO family, with double garage; just completed. Builder on premises, 54th st., between 9th and Fort Hamilton avs.

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$14,500 At **Richmond Hill.**
Do you want an exceptional one family corner house at a remarkably low price?
Naturally you answer yes. Well, I have it—a complete house, containing every improvement, unusually large rooms throughout and roomy porch, enclosed with French casement windows. Dining room, entrance hall, conservatory, spacious kitchen, pantries, &c., together with a large and handsome, not to say unique, living room on first floor. Four large bedrooms, tiled bathroom, built-in bathtub and shower bath on second floor. All doors and windows metal weather stripped.
Concrete garage, shade trees, asphalt street and sewers and many other improvements.
Inquire Mr. EGAN, 10701 116th st., Richmond Hill, one block south of Liberty av. Take Fulton st. "L" from Brooklyn Bridge marked "LEFFERTS AV." to Greenwood av. station. Walk one block south.

COMPLETELY FURNISHED HOME.
A beautiful new house at Hollis, L. I., 30 minutes from Wall st., containing 10 rooms, 3 baths, steam, electric, gas, parquet floors, all modern improvements, large plot of ground, furnishings all new and up to date; owner compelled to leave country. Will sacrifice for $25,000; reasonable terms. B. H. SWEET, 324 Fulton st., Jamaica, L. I.

BROOKLYN MANOR—Nine room house, large plot, all improvements, garage; 18 minutes Pennsylvania Station; will sell right. ARROW C. HANKINS, telephone Richmond Hill 1178.

EIGHT room house; lot 40x100; shade trees, steam heat; ideal location; one block Queens Boulevard; immediate possession; $7,500. Two family brick houses, five and six rooms, $7,500; all convenient to L. I. R. R., elevated and street car lines. O. ROOKER, 917 Emerald st., Richmond Hill, L. I. Phone Richmond Hill 231W.

FOR SALE—House, 11 rooms, baths, sun parlor, sleeping porch, open fireplace, hot water, heat, all the latest improvements; plot 75x82; convenient for one or two families. Phone Newtown 923 M, SJOGREN, Ditmars av., East Elmhurst.

FLUSHING (Parsons av.).—Eight large rooms, sleeping porch; garage; corner plot; beautiful old trees; $13,000; $5,000 cash. KERWIN. Phone Circle 6646.

JAMAICA HOUSE, 10 ROOMS, in the hill section; plot 40x100; steam heat, parquet floors; near model school; needs decorating; sacrifice $10,500, part cash. HENRY PRICE, 5 Herriman av., Jamaica, L. I. Tel. 1273 Jamaica.

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AT FLORAL PARK.
30 Minutes by Electric Trains.
New, well built; seven rooms and tile bath; all improvements, including gas, fireplace, parquet floors; corner plot, 60x100; desirable section; four blocks to station; $10,500. Also a six room and bath, extra toilet; all improvements, including gas, all decorated, parquet floors; two blocks to station; $6,250.
A. H. GOLDSMITH, Phone 239, Floral Park.

A modern, up-to-date hotel; 20 rooms, completely furnished, near Jamaica, L. I. TROOP REALTY COMPANY, 44 Court st., Brooklyn, N. Y. Telephone Main 6360.

BARGAIN.—New two family brick house, latest improvements; electric light, two separate heating plants, back and front porches; newly decorated; price $12,000; cash $5,000. 43 53d st., Corona, L. I.

BUNGALOW, seven rooms, 60x125; all improvements; garage and fruit trees; $11,000; telephone appointments kept by auto.
FRED. C. WARE,
217 S. Ocean av., Freeport, L. I. Tel. 549R.

FOR SALE—Poultry farm, situated on Long Island, 21 miles from New York, on main macadam road; one acre of ground, 2,000 hennery, 3,000 brooder, 4,800 Candee incubator, fruit and grapes; house 9 rooms and bath, all improvements, electric lights in coops and barns as well as house; established trade at door; price $16,000, half cash; will leave with the place a choice breeding pen of 500 Leghorns, 500 chicks, prize pen of Barred Rocks, horse, cow, &c. ALFRED R. SCOTT, Rockville Centre Poultry Farm, Rockville Centre, L. I.

FREEPORT—10 rooms and bath, hot water heat, electric light, gas; all improvements; fine location; corner plot, 150x160; large garage; price $13,000, cash $5,000. GEORGE E. WHEELER, 15 Railroad av., Freeport, Long Island; opposite station. Open Sundays. Phone 438.

FOR Sale—Modern house, all improvements, elegantly furnished, on plot 60x150 feet; location Sea Cliff, L. I.; bargain; all for $12,500. WILLIAM A. SCHROEDER, 8 Washington place.

FURNISHED HOUSES
North Shore Section Long Island.
PELL & TIBBITS, 542 5th Av., New York.
GREAT NECK.
We have a select list of furnished dwellings for summer rental $1,200 to $12,000.
HARRIE A. BAXTER, 489 Fifth Av.
Phone Gt. Neck 418 and 263 W.

HEMPSTEAD, LONG ISLAND.
Hollow tile house, 15 rooms, 4 baths; furnished or unfurnished; splendid condition; practically new; two acres. Also two car garage. Price $60,000.
LOUIS CARREAU, 796 6th Av. (45th). Bryant 3697.

HOTEL, 38 bedrooms, large dining room, kitchen, porch, pavilion, &c., on plot 100x100, adjoining railroad depot and boat landing. WILLIAM BRUNNER, 98 Stand Railroad, Rockaway Beach, N. Y.

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.

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

SPRINGFIELD, L. I.—Houses and lots; bargains. SCHABEHORN, opposite station. Tel. Springfield 1817.

Westchester—Sale or Rent.

BUSINESS corner to lease to responsible party; 14 rooms; large veranda; about ½ acre ground; on State road, between four cities; suitable for restaurant or other business. JOHN RICHMAN, Tuckahoe, N. Y.

Burke Stone BRONXVILLE PELHAM LARCHMONT
Crestwood 50x100 feet, 20 minutes out Harlem R. R. Easy terms. OFFENBACH, 2046 5th av., near 135th st.

CHAUNCEY B. GRIFFEN & CO.,
Westchester's Leading Realty Experts,
16 East 41st st. Murray Hill—9828.

FOR Sale—Eleven room modern house; steam heat; large lot; old shade; garage. 'Phone New Rochelle 3180-W.

REAL ESTATE—OUT OF CITY.

New Jersey—Sale or Rent.

RENT TOO HIGH? READ THIS

We offer at less than cost today a very attractive pretty Colonial Country suburban home in a beautiful strictly residential section, near New York. The desires of the former owner and his neighbors as to personality of buyer will be respected. The house itself is in perfect condition, of modern Colonial design, and contains 12 very large rooms and 3 tiled baths, handsomely fitted. There is also a completely equipped 2-car garage, corresponding to the house in architecture. The ploy consists of almost an acre with 200 ft. street frontage. Unusual care and taste have been used in landscaping the grounds, which are beautifully shaded and will contain many shrubs and flowers as well as water garden. The elevation is about 700 ft. The railroad station is within easy walk. Commuting facilities to the city are of the best. Title can be had on payment of $6,000, and the balance of $16,500 may remain on mortgage at convenient terms. Complete details can be obtained from Attorney, P. O. Box 748, City Hall Station, New York City.

Long Island—Sale or Rent.

Every house built in
Arleigh
has been sold before completion
46 Sold!
If you want a house this spring you must act quickly.
Price now $10,500 to $12,500.
After May first, $11,000 to $13,000.
Six and seven rooms, with heated garage and private driveway. Colonial brick, parquet floors, white enamel trim, hot water heat, tiled bath and kitchen.
Take Queensboro Subway train from Grand Central Subway Station direct to the property, one block from Ditmars Avenue Station.
By motor, from Queensboro Bridge follow left branch of Elevated road to Ditmars Ave. Station.
Send for photographs, floor plans and particulars. Brokers protected.
Rickert-Brown Realty Co.
Tel.MurrayHill 1190.52VanderbiltAv

Exceptional Bargain
Beautiful home, having 8 large rooms, bath, laundry and pantry, all improvements, gas and electric light, 10 foot porch, screens, 2 car garage; plot 70x162; nice lawn, shrubbery, spruce and pine trees; price $10,500, $4,000 cash. BEHR, 21A Railroad av., Phone 1228 Freeport, L. I.

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Beautiful home in perfect condition throughout; having 7 rooms, bath and pantry; all modern improvements; nice plot; sidewalk, lawn and shrubbery; price $6,600; terms arranged; 7 blocks to station; electric service. MRS. C. V. HACKETT, 27 Catharine st., Hempstead, L. I.

Owner Forced to Sell
Beautiful semi-bungalow, having 6 rooms, bath, laundry, pantry and reception hall; all modern improvements; steam heat; plot 50x129; nice lawn, fruit and shrubbery; chicken house; price $6,000, $2,300 cash. BOX 114, Freeport, L. I.

BAYSHORE BARGAIN
Splendid, well built country home, two car garage, on beautiful large corner plot, located in Brightwaters; exclusive all year round colony. Price $8,000. Terms. Immediate possession. MANTILLA, 186 Montague st., B'klyn. Main 6704. Bayshore 29W.

A NEW HOUSE,
Northport, L. I.
New shingled bungalow, eight rooms and bath; open fireplace, electric lights, range, heater, laundry tubs; all improvements; large plot about two acres; price $5,850; easy payments. C. E. ROBERTSON.

Distinctive Home Now Ready.
SOUTHOLD 22 MINUTES PENN.STA. REALTY TRUST 217 B'WAY

DELIGHTFUL home, six room, bungalow type; beautiful surroundings; every improvement; at electric station; only 40 minutes from Broadway; seek no further; $8,500; terms. M. N., 350 Sun-Herald, Herald square.

EIGHT room bungalow, just built, all improvement, garage; $12,000; telephone appointments kept by auto.
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217 S. Ocean av., Freeport, L. I. Tel. 549 R.

FOR SALE—Poultry farm, situated on Long Island, 21 miles from New York, on main macadam road; one acre of ground, 2,000 hennery, 3,000 brooder, 4,800 Candee incubator, fruit and grapes; house 9 rooms and bath, all improvements, electric lights in coops and barns as well as house; established trade at door; price $16,000, half cash; will leave with the place a choice breeding pen of 500 Leghorns, 500 chicks, prize pen of Barred Rocks, horse, cow, &c. ALFRED R. SCOTT, Rockville Centre Poultry Farm, Rockville Centre, L. I.

FREEPORT—10 rooms and bath, hot water heat, electric light, gas; all improvements; fine location; corner plot, 150x160; large garage; price $13,000, cash $5,000. GEORGE E. WHEELER, 15 Railroad av., Freeport, Long Island; opposite station. Open Sundays. Phone 438.

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We have a select list of furnished dwellings for summer rental $1,200 to $12,000.
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HEMPSTEAD, LONG ISLAND.
Hollow tile house, 15 rooms, 4 baths; furnished or unfurnished; splendid condition; practically new; two acres. Also two car garage. Price $60,000.
LOUIS CARREAU, 796 6th Av. (45th). Bryant 3697.

HOTEL, 38 bedrooms, large dining room, kitchen, porch, pavilion, &c., on plot 100x100, adjoining railroad depot and boat landing. WILLIAM BRUNNER, 98 Stand Railroad, Rockaway Beach, N. Y.

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Westchester—Sale or Rent.

BUSINESS corner to lease to responsible party; 14 rooms; large veranda; about ½ acre ground; on State road, between four cities; suitable for restaurant or other business. JOHN RICHMAN, Tuckahoe, N. Y.

Burke Stone BRONXVILLE PELHAM LARCHMONT
Crestwood 50x100 feet, 20 minutes out Harlem R. R. Easy terms. OFFENBACH, 2046 5th av., near 135th st.

CHAUNCEY B. GRIFFEN & CO.,
Westchester's Leading Realty Experts,
16 East 41st st. Murray Hill—9828.

FOR Sale—Eleven room modern house; steam heat; large lot; old shade; garage. 'Phone New Rochelle 3180-W.

Westchester—Sale or Rent.

Immediate Occupancy
2 Residences in Edgemont Estate directly at Scarsdale Station.
1.—Spacious living and dining rooms; ample service portions; semi-enclosed porch; 4 bedrooms, 2 baths. Plot 75 ft. frontage, extending through to Bronx Parkway; 4 minutes to station. Walks, shrubbery and splendid landscaping.
2.—Colonial centre hall house, large living room, dining room, 3 baths; steam heated garage. Large corner plot, 144 ft. frontage; easy access of station.
ATTRACTIVE TERMS
Open for inspection Saturday and Sunday; weekdays by appointment.
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For persons looking for low priced dwelling houses we have to submit the following:
$12,000 New Colonial dwelling.
7,000 11 rooms; fine river views.
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4,500 Nearly new, 6 rooms and bath.
12,000 See this dandy place.
7,500 Frame cottage, hardwood trimmed.
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14,000 100x100; two family house.
THOMAS S. BURKE,
Flagg Building, Getty Square; Also S. B'way, at Valentine Lane, Yonkers.
Phone 5060 Yonkers.

NEW ROCHELLE
New semi-bungalow, wide clapboard siding, 7 rooms and 2 baths, living room, open fireplace, interior white and mahogany, hot water heat, electricity; terms; immediate possession **$12,000**
Near station, 10 rooms and bath, electricity, hot water heat, garage, glass enclosed veranda **$15,500**
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PELHAM
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.
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Office: Boston Post Road. Residence: 997 Prospect Ave.
PELHAM MANOR
Telephone Pelham 1717.

AT SCARSDALE
For sale or to let, furnished for five months, beginning May, beautiful Murray Hill section, Scarsdale, 17 miles from New York, English thatched tile and stucco house and garage; 12 rooms, 3 baths, 3 fireplaces, sleeping and dining porches. Apply
MRS. GEO. A. JUST,
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AT MT. VERNON, N. Y.
BEAUTIFUL MODERN COLONIAL HOMES, $23,500 AND $29,000.
You would be pleased with either of them; both in delightful locations.
N. E. Vail and Co., Inc.
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Telephones 1664 & 1665 Mt. Vernon.

A choice plot of Westchester county acreage, high in elevation, low in price; within 10 minutes of Mount Vernon railroad station; opposite well known golf links; adjoining fully developed property, where very expensive houses now are, others building; easy of subdivision; all city improvements available; purchasers must have $25,000 cash.
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REAL ESTATE
Chas. Field Griffen & Co.,
11 East 42d St. Murray Hill 6441.

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.

FOR SALE AT WHITE PLAINS.
Seven room house, bath, all improvements; plot 50x100; high ground; possession thirty days; $4,500.
Genuine bargain at North White Plains; 16 room semi-detached house; 3 rooms and bath, all improvements on each side; plot 50x100; five minutes' walk from station; practically new house; could not be duplicated to-day for less than $12,000; price $8,500. I. & A. G. WRIGHT, 'Phone 563 White Plains.

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HOME in New Rochelle, on lot 200x300; 15 rooms, 3 baths, open fireplaces, every modern improvement; large garage; 3 minutes from Boston-Westchester Station; shown by appointment only. ROBERT S. WOOD, room 4844 Grand Central Terminal. Vanderbilt 7436.

HOUSE, 6 rooms and bath, $5,500; all improvements; $900 down, balance easy; 60x100.
BROWN & BROWN, Harrison, N. Y.

PELHAM REAL ESTATE W. H. MILLS, Pelham, N. Y.

SCARSDALE.—Two Colonial houses, ready for immediate occupancy; four and six bedrooms, two and three baths; all improvements; large plots, splendidly landscaped; offered for sale at attractive prices.
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SEVEN room house, large yard, near station and school, $4,000; two family house, 12 rooms, large yard, near North Pelham. G. H. COCKS, 333 Mayflower av., New Rochelle. Phone 112W.

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J. F. McKEAN, 542 5th Av.

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$1,600; 20 acre farm, house, barns, fruit; $600 down, balance terms; 40 acre farm, near Hudson River; house, barns, fruit, $3,500, part down. LOUIS JAEGER, 170 Shaw av., Woodhaven, L. I.

New Jersey—Sale or Rent.

EXTRAORDINARY HOME OPPORTUNITY; 20 minutes to Manhattan; two family detached, six and eight rooms; gas, electric, steam heat, all modern improvements; price $12,000, terms arranged; rental $1,500 yearly; also two family brick, 11 rooms, all improvements, $11,000. FRANKLIN MARONEY, 200 Broadway, Manhattan.

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

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GREAT OPPORTUNITY ON LAKE HOPATCONG.
BUILDING LOTS AND BUNGALOWS AT PRE-WAR PRICES.
Am sixty-seven years old and want to retire from active business; therefore I will sell all building lots in Maxim Park at pre-war prices, and also will build half the present cost of building suitable bungalows on all lots purchased within the next ninety days, in other words—I will make a reduction in the purchase price of twenty-five per cent. below pre-war prices to offset the extra cost of building on all lots purchased. Remember that this offer applies only to lots purchased within the next ninety days. For full particulars address HUDSON MAXIM, Landing P. O., New Jersey.

MOUNTAIN LAKES NEW JERSEY
TWENTY MODERN HOMES
for year round living; ready for occupancy now; $9,500, easy terms, buys a 7 room 10 room house with 3 baths, garage and 2-3 acres. Many prices, sizes and designs. Easy commutation to N. Y. City; 900 ft. elevation. A little cash and your rent buys one. Call for details and plans at Mountain Lakes, Inc., 170 Broadway, N. Y. C. Tel. 1521 Cort.

Plainfield (The Home Town)
CORNER house, twin two-family, 8 and 6 rooms, separate baths, furnaces, glass enclosed porch and roof garden. Sacrifice, with garage, $9,000. Other two-families, 14 rooms, with 8 feet garage space, plots about 40x90 feet. Price $7,500. Bank mortgage, $4,500, 5 years. Terms, $1,500 to $2,500 cash; possession of house on signing contract. Call Saturday and Sunday, 1263 Arlington av., Plainfield, all day, or call 3 to 6 afternoons at 200 Broadway, Manhattan. Franklin Maroney.

FOR SALE OR RENT
PARK AVE., ELBERON, N. J.
Attractive summer home, 15 rooms, 3 baths; good location; nice grounds; garage; electric light, city water. Apply
Owner, GRUMMON.
Phone Long Branch 895.

BUNGALOWS for sale, newly constructed, all improvements; river front, ocean view; six rooms and bath; reasonable terms. J. WALTER BUTCHER, Avon-by-the-Sea, N. J.

FOR Sale—Suburb of Newark; CORNER HOUSE, 12 finished rooms; lot 100x113; all improvements; three toilets, two baths; would make fine one family home or good investment as three family apartment, with sufficient ground on which to build another apartment; price $25,000. Address O. X., box 617 Sun-Herald.

FOR SALE—Plainfield, N. J. Old-fashioned 10 room house, modern improvements, lot 100x200; garage; 12 minutes from station, $7,500 on easy terms, for immediate possession. Telephone Plainfield 647R.

FOR Sale—Eleven room house and garage, all improvements; three minutes from school and station; suitable for two families. Mrs. N. A. FULLER, Dumont, N. J.

RUTHERFORD REALTY BARGAINS.
EDW. S. BROWN, Shafer Bldg., Rutherford.

MORRISTOWN Section—Six room bungalow, three large porches; barn, garage, poultry house, fruit, stream, shade, large garden; on Boulevard and trolley; five minutes to depot; adults; May to November. Box 135, Morris Plains, N. J.

PRETTY, comfortable, Colonial home, corner plot, half acre, northern Jersey, 13 rooms, foyer hall, bath, improvements; West Shore R. R., 14 miles, 20 minutes, excellent train service, near school, strictly residential neighborhood; owner, BANDHOLTZ, Dumont, N. J.

SPRING LAKE—FURNISHED.
Near New Monmouth Hotel, on lake; handsomely furnished 14 room cottage; every convenience; rent $2,200; owner on premises Sunday. O'SULLIVAN, 107 Monmouth av. 2754 Academy.

New York State—Sale or Rent.

SPRING VALLEY, N. Y.
For sale—Double house, 10 rooms, for boarders or for two families; all improvements; barn, chicken house; on Central av. State road; 67x300 foot lot. Seen by appointment, Saturday or Sunday afternoons. Answer Box 168, Nyack, N. Y.

Jersey City, Hoboken, Hudson Co.

EXTRA Chance, Jersey City Heights (15 minutes to Cortlandt st.).—Avoid rent profiteering; possession on closing title; two family detached, four and five rooms; separate baths and furnaces; price $6,800; mortgage $4,000; rent $780 yearly; terms; call afternoons. FRANKLIN MARONEY, 200 Broadway, Manhattan.

JERSEY CITY.—Three story brick factory, 6,250 square feet; adjacent to P. R. R. and new vehicular tunnel; $15,000. O. ROOKER, 917 Emerald st., Richmond Hill, L. I. Richmond Hill 231W.

SACRIFICE quick, Jersey City Heights; possession now! Location Jersey City Heights, near Boulevard; semi-detached, two private dwellings, seven rooms; 17 feet driveway; plot 50x100; newly painted and decorated; gas, electric, all improvements; fine residential section; 20 minutes to Broadway; one house tents $70; $65 monthly, carries all charges; price $14,500; bank mortgage $8,000; terms. FRANKLIN MARONEY, 200 Broadway, Manhattan.

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Greens Farms, Conn.
Directly on the water, with a wonderful view; coolest spot on Long Island Sound; 1½ acres, with a modern house. All condition, containing four master bedrooms, two baths, two servants' rooms; garage and chauffeur's room; rent for the season, $1,500.
Chas. Field Griffen & Co.,
11 East 42d St. Murray Hill 6441.
Founded 1875.

CATTLE RANCH,
Eastern Connecticut, 1,500 acres, three houses, five barns and extra other buildings; State road runs through the property. For particulars write H. A. DARLING, Chaplin, Conn.

STAMFORD.—For sale, 10 rooms, two baths, all improvements; shade trees; with or without large garage; beach privileges; liberal terms. McKEOWN, 19 East 33d. Murray Hill 6283.

Miscellaneous—Sale or Rent.
OIL ROYALTY FOR SALE.
One half royalty on 160 acres producing lease in the Electra field. Wire or write E. W. BARR, box 504, Electra, Tex.

SHAWNEE, Oklahoma, a growing city; a good place to live. Write for information, Board of Commerce, Shawnee, Okla.

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DAIRY FARM
203 acres; up to date equipment; on State road; 48 miles from New York; 4 miles from Lake Mahopac; 2 houses; improvements; all outbuildings new or renovated. Apply
MRS. GEO. A. JUST,
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E.A.Strout Farm Bargains in 33 States. Catalogue free. 156 Nassau St., N.Y.

FARMS! FARMS! FARMS!
MANY GOOD ONES—$7,500 to $30,000. Pictures and details; state price limit. SLOCUM FARM AGENCY, 141 Broadway. Selected Farms in N. Y., N. J. and Conn.

FOR SALE—Thirty-six acres, good farm and pasture land; large spring; no buildings. JULIA WEINMANN, Lower Preakness, N. J.

FARMS, every description; some wonderful bargains. TRIBELHORN, 303 West 97th st., Riverside 7330.

FACTORIES FOR SALE OR RENT.

FOR SALE
Modern Fireproof Factory
With **R. R. Siding** on Jackson Avenue, Long Island City, at Bridge Plaza. **82,000 Sq. Ft., 6 Story Concrete Brick and Steel Building. 69,000 Sq. Ft.** of additional land.
Attractive Terms can be arranged.
67 Liberty St., N. Y. City. Joseph P. Day Sales Agent. Phone 744 Cortlandt

REAL ESTATE—OUT OF CITY.

New Jersey—Sale or Rent.
GREAT OPPORTUNITY ON LAKE HOPATCONG.
BUILDING LOTS AND BUNGALOWS AT PRE-WAR PRICES.
Am sixty-seven years old and want to retire from active business; therefore I will sell all building lots in Maxim Park at pre-war prices, and also will build half the present cost of building suitable bungalows on all lots purchased within the next ninety days. In other words—I will make a reduction in the purchase price of twenty-five per cent. below pre-war prices to offset the extra cost of building on all lots purchased. Remember that this offer applies only to lots purchased within the next ninety days. For full particulars address HUDSON MAXIM, Landing P. O., New Jersey.

MOUNTAIN LAKES NEW JERSEY
TWENTY MODERN HOMES
for year round living; ready for occupancy now; $9,500, easy terms, buys a 7 room 10 room house with 3 baths, garage and 2-3 acres. Many prices, sizes and designs. Easy commutation to N. Y. City; 900 ft. elevation. A little cash and your rent buys one. Call for details and plans at Mountain Lakes, Inc., 170 Broadway, N. Y. C. Tel. 1521 Cort.

Plainfield (The Home Town)
CORNER house, twin two-family, 8 and 6 rooms, separate baths, furnaces, glass enclosed porch and roof garden. Sacrifice, with garage, $9,000. Other two-families, 14 rooms, with 8 feet garage space, plots about 40x90 feet. Price $7,500. Bank mortgage, $4,500, 5 years. Terms, $1,500 to $2,500 cash; possession of house on signing contract. Call Saturday and Sunday, 1263 Arlington av., Plainfield, all day, or call 3 to 6 afternoons at 200 Broadway, Manhattan. Franklin Maroney.

FOR SALE OR RENT
PARK AVE., ELBERON, N. J.
Attractive summer home, 15 rooms, 3 baths; good location; nice grounds; garage; electric light, city water. Apply
Owner, GRUMMON.
Phone Long Branch 895.

BUNGALOWS for sale, newly constructed, all improvements; river front, ocean view; six rooms and bath; reasonable terms. J. WALTER BUTCHER, Avon-by-the-Sea, N. J.

FOR Sale—Suburb of Newark; CORNER HOUSE, 12 finished rooms; lot 100x113; all improvements; three toilets, two baths; would make fine one family home or good investment as three family apartment, with sufficient ground on which to build another apartment; price $25,000. Address O. X., box 617 Sun-Herald.

FOR SALE—Plainfield, N. J. Old-fashioned 10 room house, modern improvements, lot 100x200; garage; 12 minutes from station, $7,500 on easy terms, for immediate possession. Telephone Plainfield 647R.

FOR Sale—Eleven room house and garage, all improvements; three minutes from school and station; suitable for two families. Mrs. N. A. FULLER, Dumont, N. J.

RUTHERFORD REALTY BARGAINS.
EDW. S. BROWN, Shafer Bldg., Rutherford.

MORRISTOWN Section—Six room bungalow, three large porches; barn, garage, poultry house, fruit, stream, shade, large garden; on Boulevard and trolley; five minutes to depot; adults; May to November. Box 135, Morris Plains, N. J.

PRETTY, comfortable, Colonial home, corner plot, half acre, northern Jersey, 13 rooms, foyer hall, bath, improvements; West Shore R. R., 14 miles, 20 minutes, excellent train service, near school, strictly residential neighborhood; owner, BANDHOLTZ, Dumont, N. J.

SPRING LAKE—FURNISHED.
Near New Monmouth Hotel, on lake; handsomely furnished 14 room cottage; every convenience; rent $2,200; owner on premises Sunday. O'SULLIVAN, 107 Monmouth av. 2754 Academy.

New York State—Sale or Rent.

SPRING VALLEY, N. Y.
For sale—Double house, 10 rooms, for boarders or for two families; all improvements; barn, chicken house; on Central av. State road; 67x300 foot lot. Seen by appointment, Saturday or Sunday afternoons. Answer Box 168, Nyack, N. Y.

Jersey City, Hoboken, Hudson Co.

EXTRA Chance, Jersey City Heights (15 minutes to Cortlandt st.).—Avoid rent profiteering; possession on closing title; two family detached, four and five rooms; separate baths and furnaces; price $6,800; mortgage $4,000; rent $780 yearly; terms; call afternoons. FRANKLIN MARONEY, 200 Broadway, Manhattan.

JERSEY CITY.—Three story brick factory, 6,250 square feet; adjacent to P. R. R. and new vehicular tunnel; $15,000. O. ROOKER, 917 Emerald st., Richmond Hill, L. I. Richmond Hill 231W.

SACRIFICE quick, Jersey City Heights; possession now! Location Jersey City Heights, near Boulevard; semi-detached, two private dwellings, seven rooms; 17 feet driveway; plot 50x100; newly painted and decorated; gas, electric, all improvements; fine residential section; 20 minutes to Broadway; one house tents $70; $65 monthly, carries all charges; price $14,500; bank mortgage $8,000; terms. FRANKLIN MARONEY, 200 Broadway, Manhattan.

Connecticut—Sale or Rent.

Greens Farms, Conn.
Directly on the water, with a wonderful view; coolest spot on Long Island Sound; 1½ acres, with a modern house. All condition, containing four master bedrooms, two baths, two servants' rooms; garage and chauffeur's room; rent for the season, $1,500.
Chas. Field Griffen & Co.,
11 East 42d St. Murray Hill 6441.
Founded 1875.

CATTLE RANCH,
Eastern Connecticut, 1,500 acres, three houses, five barns and extra other buildings; State road runs through the property. For particulars write H. A. DARLING, Chaplin, Conn.

STAMFORD.—For sale, 10 rooms, two baths, all improvements; shade trees; with or without large garage; beach privileges; liberal terms. McKEOWN, 19 East 33d. Murray Hill 6283.

Miscellaneous—Sale or Rent.
OIL ROYALTY FOR SALE.
One half royalty on 160 acres producing lease in the Electra field. Wire or write E. W. BARR, box 504, Electra, Tex.

SHAWNEE, Oklahoma, a growing city; a good place to live. Write for information, Board of Commerce, Shawnee, Okla.

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FOR SALE—Thirty-six