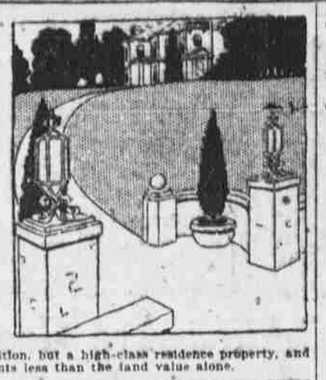
At Montclair, N. J.



Handsome Mountainside residence situated in one of the most exclusive residential sections.

House contains 14 rooms, 4 bathrooms; gas, furnace heat, all modern improvements, electricity, parquet floors, and numerous open fireplaces.

The site overlooks New York City and commands a view unequalled in extent and character.

The grounds comprise over three acres, laid out in lawns and garden, with a wealth of choice shrubbery.

Garage on the premises with accommodations for 3 cars, besides chauffeurs' quarters.

This is not a speculative proposition, but a high-class residence property, and is offered for $40,000, which represents less than the land value alone.

IDEAL HOME.
Summer or All Year Use.

Beautifully situated on river, near seashore. Easy commuting. Ready for immediate occupancy. Most beautiful location, New Jersey, on Shrewsbury River, Red Bank. Unobstructed view down river to ocean; 200 feet water front, beach, pier, &c. House in fine condition; 11 rooms, 7 bedrooms, bath, steam heat, gas, electricity; completely, tastefully furnished, new furniture, rugs, &c. Garage for two cars. 2¼ acres, fruit trees, berries, &c. $27,000; easy terms.

ALL YEAR COLONIAL RESIDENCE.

Half hour from New York. Beautiful stucco home, 12 rooms, 3 baths. Commanding wonderful view of harbor and ocean. Exclusive neighborhood. Short distance to bathing beach, Country Club and links. Electricity, gas, hot water heating. Garage, stable, tool house. Two acres of flowers, fruit and vegetable garden. Tastefully furnished in rare old mahogany, Oriental rugs, &c.

Homes within the Hour

Own Your Own Home

WITHIN THE HOUR

Now—May Time, Moving Time, is just the time to find that Suburban home you have so long wanted.

Housing conditions in the city are still far below normal, with no relief in sight—except in the Suburbs.

You need not be told of the great physical advantages to be derived from country residences. Think, then, of the relief from high rents and inadequate quarters. Think of solving these problems by locating in the beautiful suburban communities, many of them well within an hour's ride of the city. Here the healthful, congenial atmosphere of the country is brought almost to your office. Then remember, any outlay is an investment instead of an expense.

OWNING YOUR HOME IS A MARK OF PROSPERITY AND PROGRESS

J. Clarence Davies has a thorough and efficient Suburban Service, embracing all communities "Within the Hour" of New York. We can help you systematize your search for a home. Among our many listings there is surely one home that will just meet your every requirement.

VISIT OUR BOOTH AT GRAND CENTRAL PALACE WEEK OF MAY 1ST TO 8TH

Let us show you a list of Homes Within the Hour—every offering thoroughly inspected by experienced men who know reality values and approved for location, construction, price and terms.

CORNER HOUSE
Jamaica, L. I.

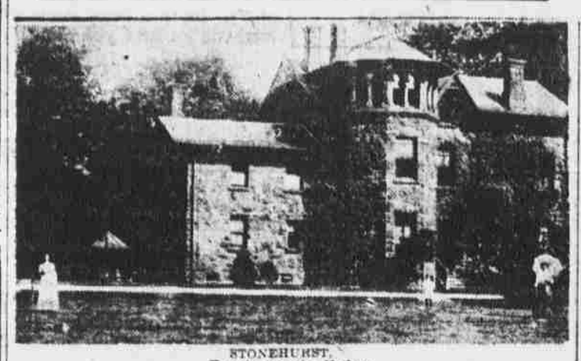
Attractive Roomy Convenient

Staunch frame and shingle construction, plot 100x115—double terrace. Shade trees, lawn, shrubbery. Ten rooms, 4 master's bedrooms, 3 baths, large sun parlor and deck upstairs. Interior quartered oak and chestnut trim. Gas, electricity, steam heat. All modern improvements. Near Union Hall St. station, L. I. R. R.

A COMFORTABLE HOME

Pleasing outlook adjoining New York University grounds. Exclusive neighborhood surrounded by high class dwellings. Convenient to subway and surface lines. Corner plot 50x100. Frame house, 7 rooms and bath. Gas, steam heat, well finished interior. This home can be attractively remodelled into a fine residence at small expense. Terms.

PRICE, $15,000



STONEHURST.
Fronting on the Hudson.

A brownstone mansion of 16 rooms at Englewood, in a restricted community. Frontage of 300 feet on Hudson River; depth from 235 feet to 417 feet. Grounds planted with rose bushes shrubbery, shade trees. House finished in hardwood. Seven fireplaces of carved marble and stone, equipped for gas. Combination stable and garage. A truly beautiful property, within easy commuting distance. Can be bought at reasonable figure.

ON GRYMES HILL.

One of the most attractive private residences on Staten Island. Parklike grounds. Elevation 300 feet. Magnificent view, overlooking New York Harbor. 10 minutes to ferry, near country club and links. Seven acres of shade and fruit trees and fine gardens. Substantial frame dwelling. Hot water heat, electricity, gas; all modern improvements. Open fireplaces, parquet floors. Large garage, with living quarters. The grounds provide space for at least two additional houses, without detracting from property.

A PALATIAL DWELLING.

Corner home at Edgemere, L. I. Three minutes from Ocean View station. 14 rooms; brick foundation, stucco and tile, finished in mission. Plot 80x100. Four adjoining plots, 40 foot lawn. Green tile roof. House fronts on ocean. Three baths, gas, electricity, hot water heat. Here is a roomy house of simple and beautiful construction. Investigate.

ATTRACTIVE FRAME DWELLING

On Fort Hamilton Parkway, Brooklyn, two blocks from 4th av. subway station. House, 48x40, 16 rooms. Gas, electricity, hot water heat; all modern improvements. Parquet and hardwood floors. Convenience to the city makes this property doubly desirable.

IN THE HILLS OF NORTHERN NEW JERSEY.

Fourteen room house, almost two acres on Main Road, $20,000; 38 minutes by rail, five minutes' walk to station. All conveniences of New York apartment. House could not be built today for $30,000. Garage for two cars.

AN ESTATE AT BREWSTER,
Putnam County.

About 500 acres of land, 200 tillable, balance pasture and woodland. 100 apple, 60 pear trees. Beautiful lake of 120 acres, adjoining. 400 feet elevation. Five houses. Master's house, 18 rooms. Overseer's house, 9 rooms. Two laborers houses, five rooms each. Tenant house, 7 rooms. Three large barns, with stable room for 65 head of cattle. Commercial ice houses.

J. CLARENCE DAVIES

Suburban Department
John 1171

Downtown Office
32 Nassau Street

BERESFORD PARK
Palisade, N. J.

HIGHLY restricted and exclusive neighborhood; fine lawn, fruit and shade trees; 11 rooms, 3 baths; plot 100x160; garage and stable alone cost $3,000 to build; hardwood throughout; all improvements, steam heat, large veranda, 3 fireplaces; 3 minutes to ferry. Exceptional bargain, $22,000.

J. CLARENCE DAVIES,
"Homes Within the Hour"
32 Nassau Street John 1171

Madison, N. J.

WELL constructed frame dwelling; plot 60x260; 7 rooms and attic; 48 minutes walk from D., L. & W. Station; open fireplaces, gas, electricity, hot air heat; all modern improvements. A real bargain at $8,000.

J. CLARENCE DAVIES,
"Homes within the Hour."
32 Nassau St. John 1171.

Ossining, N. Y.

FIVE ACRES of hilltop; unobstructed 40 mile view of New York city and Hudson River; adjoining Albany Post Road; 15 minutes' walk from station in village; new concrete road; has all city improvements; modern house, with all conveniences, 10 rooms and bath, with outbuildings, including garage; can be developed; high class surroundings. Price, $30,000.

J. CLARENCE DAVIES,
"Homes within the Hour."
32 Nassau St. John 1171.

Mt. Vernon,
A REAL HOME.

Wonderfully built, could not be duplicated to-day at any price; plot 40x160; 9 rooms and bath; hardwood throughout; all improvements; block from station; immediate possession; must be seen to be appreciated. Cash required only $5,000; price $15,000.

J. CLARENCE DAVIES,
"Homes within the Hour."
32 Nassau St. John 1171.

FLATBUSH

REFINED HOME; elite section; highly restricted, Prospect Park South; plot 50x150; new house recently completed, ready for occupancy; 12 rooms, 3 baths, steam heat, ivory enamel finish, open fireplaces; fine shade trees and lawn; spacious piazza; one block from Church Ave. Station. Price, $30,000, $15,000 cash.

J. CLARENCE DAVIES,
"Homes within the Hour."
32 Nassau St. John 1171.

Dumont, N. J.

COLONIAL Style House; plot 75x225; beautiful fruit and shade trees; all city improvements; 14 rooms and bath; hardwood and white enamel trim; modern equipment throughout; garage; 10 minutes from station; 3 minutes to school; a real home with a fine view and picturesque surroundings. A bargain at $12,000.

J. CLARENCE DAVIES,
"Homes within the Hour."
32 Nassau St. John 1171.

Mamaroneck

THOROUGHLY BUILT and REMODELED HOUSE.

Nine large rooms, bath, many closets, all conveniences; most desirable neighborhood, near station; plot 100x200; big garage, garden, fruits, &c. Price $13,000, half cash.

J. CLARENCE DAVIES,
"Homes Within the Hour,"
32 Nassau Street.
John 1171.

Woodcliff Heights, N. J.

HEALTHIEST location on the coast; 23 acres, of which 6 are woodland; apple, cherry, peach, plum and pear trees; fine water and beautiful country; 10 room house, 25x40; 5 open fireplaces and hot air furnace; good roads; convenient to school and country club. Price, $14,000.

J. CLARENCE DAVIES,
"Homes Within the Hour"
32 Nassau Street John 1171

CITY REAL ESTATE. | CITY REAL ESTATE. | CITY REAL ESTATE. | CITY REAL ESTATE. | CITY REAL ESTATE. | CITY REAL ESTATE. | CITY REAL ESTATE. | CITY REAL ESTATE.

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

APARTMENTS FOR SALE

CO-OPERATIVE PLAN

NEW BUILDINGS

Just being completed by Paterno Bros.

225 West 71st Street
Immediately West of Broadway
3 Rooms, Foyer & Bath
4 " " " "
5 " " " 2 baths

884 West End Avenue
N. W. Cor. 103rd Street
6 Rooms, Foyer & 2 Baths
7 " " " 3 "
Ample Closets—Early possession

For particulars and details
Apply on premises, or

EARL E. & CALHOUN

212 West 72nd. Tel. 5116 Columbus

DWELLINGS FOR SALE

We Have Bargains in One and Two Family Houses in All Sections.

$2,000 Cash and Up Required.

GEO. W. SASSE

2006, 8TH AVE. (133th). 2447 CATH.

Read the Real Estate Advertisements in The Sun and New York Herald every day.

THE LANGHAM

73rd St.—Central Park West—*74th St.*

ONE OF NEW YORK'S FINEST APARTMENT HOUSES

A Few Choice Suites Remaining
9-10 & 11 Rooms
For Sale on Co-operative Plan

POSSESSION ON OCT. 1, 1920

For particulars apply to
L. J. Phillips & Co., 148 West 72d St.
TELEPHONE COL. 1833

COUNTRY HOME IN HEART OF CITY

Commodious, modern house, overlooking the beautiful grounds of Mr. Schwab, with extensive and unobstructed view of Hudson River—not far from 72d St. Subway Express Station. Price reasonable.

S. Osgood Pell & Co.
Tel. 5619 Vanderbilt.
17 W. 44th St., N. Y.

RIVERSIDE DRIVE

Below 80th St.,
Beautiful Dwelling,
4 story and basement,
12 rooms—2 baths.
Must be sold at a sacrifice.
IMMEDIATE POSSESSION.
ARTHUR CUTLER & CO.,
61 Park Row.
Telephone 2750 Beekman.

Attractive Price and Terms

6 story modern 25 foot elevator apartment, 2 families, 8 rooms each; in the 60's near Riverside Drive; all leases expire October, 1920; opportunity for co-operative proposition at small individual cost.
HARRY FRIEDMAN, 5 Beekman St.

Garage for Lease
21 YEARS
in Eighties, near Broadway
5 story, 75 x 100
E. C. H. Vogler
Amsterdam Ave. and 82d St.

72D ST., 254 WEST

POSSESSION 60 DAYS.
4 story high stoop, 2 story ex.
14 rooms, 6 baths.
Two houses 19x112 next, for sale.
THERASSON—EXECUTOR, 60 B'way.
Room 85, Phone 3136 Rector.

Immediate Possession.

Private dwelling, 122d and 7th av., three story, basement, stone, 13 rooms, 2 baths; hardwood finish; price $16,000.
SHAW & CO., 1 West 125th St.

WEST SIDE DWELLING BARGAINS

$21,000	In the 80s, near Central Park West; three story high stoop. Possession 30 days. Cheapest house in this section.
$25,000	Near 72d st. subway; four story, 18x55x100, with extension. Possession October 1. A real opportunity.
$28,000	Near 86th st.; modern three story, 20x55x190. Opportunity for physician.
$28,500	In the 80s; four story high stoop, 19x55x100; bath, extension. Possession.
$30,000	Near Riverside Drive and subway station; recently remodelled; modern in every detail. Possession June 1.
$32,500	An American basement, 20x55x100; bath extension; immediate possession; 2 baths; near 86th st. subway and elevated stations.
$37,500	Near Broadway and 79th st.; a 19 ft. American basement, 3 baths; beautiful rear. Possession June 1.
$45,000	Near Riverside Drive; American basement, 19x55x100; excellent condition; 3 baths. Possession and terms.
$65,000	Near Riverside Drive, south of 92d st.; lot 30x100; semi-detached; steam heat; built to order. Strictly private house block, one block from subway station. Must be sold, and a reasonable amount of cash required. Possession June 1. Private garage could be erected on plot.
$69,000	Near Central Park West and 86th st.; five story modern; modern basement, four story extension; just listed. Immediate action necessary.

SLAWSON & HOBBS
162 West 72d Street Tel. 7240 Columbus

Adjoining Lincoln Square
162 WEST 65TH ST.

Four-story high stoop residence.
12 rooms, 2 baths.
Possession obtainable.
Suitable for business alteration.
Price $25,000. Easy terms.
ROBERT P. ZOBEL
35 West 39th St.

PRIVATE HOUSE FOR SALE AT A BARGAIN.

West End Av. Corner in the 80s. Immediate possession. Terms to suit.
F. R. Wood & Co. Established 1899.
128 West 72d St. Tel. Col. 6245.

5 Story
American Basement
Residence,
near West End Ave.
Asking $35,000.
With terms and possession.
DERSCHUCK & CO. 180 Broadway.

Private House for Sale—West 113 St., 264, bet. 7th & 8th Aves.

Choice private house block; convenient to all transit; size 18x100; 3 story and basement, high stoop, ten (10) rooms and two baths, with large 3 story brick extension; suitable for doctor or private family; savings bank first mortgage, $8,000, 5 years. Inquire HARRY GOODSTEIN, 261 Broadway.

Riverside Drive Residence

May be purchased at an attractive figure. Four story and basement; 15 rooms and three baths; eighteen feet wide; steam heat; electric light; parquet floors; A-1 condition.
Wood, Dolson Co., Inc.
B'way cor. 80th St. Schuyler 1100

REAL ESTATE FOR SALE.

Exceptional opportunity; MUST SELL five story modern apartment, two five, one six room apartments on floor. For particulars, 1860 Trinity av. Telephone 2767 Intervale.

76TH ST., NEAR WEST END AV.

Four story high stoop bay window front, bathroom extension dwelling; will sell at great bargain. GEO. A. BOWMAN, 115 West 42d st.

CO-OPERATIVE

Applications will be received for purchase of apartments in twelve story building located at
West End Avenue
Near 86th Street
References must be furnished with application.
JOHN M. THOMPSON,
217 Broadway.

25 Ft. American Basement

West 79th Street, between Amsterdam and Columbus. Sold with possession. Reasonably priced.
WILLIAM B. MAY
717 5th Avenue.

For Sale—4 Story & Basement Beautiful Dwelling, 25x102.2

Electric Lights, 5 Baths, Hardwood Floors.
Below West 86th St.
Can be had at a great bargain.
F. R. Wood & Co. Established 1899.
128 West 72d St. Tel. Col. 6245.

48 East 64th Street

Beautiful street; 4 story, 3 room, deep dwelling. Rare opportunity for physician or private family to secure a bargain on easy terms, with immediate possession. Caretaker on premises or
MAURICE WERTHEIM,
405 Lexington Av. Phone 83 Murray Hill.

$6,000 Cash; West Nineties.

Five story double flat, not heated; rental $3,240; price $27,000; five year mortgage.
John Peters, 210 East 14th St.

BARGAIN

Would you consider purchasing fou story, high stoop dwelling for $4,000 cash Above $15,000 at 5%. Address IMMEDIATE, 130 Sun-Herald, Fulton st.

TO CLEAN UP TRADE

will sacrifice 81 foot five story double apartment, 112th st., near 8th av.; rental near $6,000; price $41,500; easy terms. GEO. A. BOWMAN, 115 West 42d st.

$3,000 CASH

Buys four story and basement dwelling, private house block. Balance easy terms. Must sell this week. Particulars from OPPORTUNITY, 183 Sun-Herald, Fulton st.

RIVERSIDE, CORNER

200th st., 60x100, modern mansion, apartment site, reconstruction. ATLAS, 15 Broadway.

BARGAINS IN Private Dwellings

Now is your chance; in the fall you pay more.

126th St., West—High class brown stone, 11 rooms, two baths, parquet floors, steam, electric. $18,000.

121st St., West—Three story brown stone, 11 rooms; all modern improvements. $15,000.

122d St. (Between Lenox and 7th Avs.), —11 rooms, all modern. $15,500.

123d St., West (Near 7th Av.)—Elegant three story brown stone, 11 rooms, all modern. $12,500.

124th St.—High class brown stone, 11 rooms, all modern. Near two subways and Grand Central. $15,000.
CHARLES METZGER, 28 East 126th St.

5 STORY AMERICAN BASEMENT
FOR SALE
ON PARK BLOCK.
Up to date, all improvements.
Only $32,000. Open to offer.
F. R. Wood & Co. ESTABLISHED 1899
128 West 72d St. Tel. Col. 6245.

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

BARGAINS FOR QUICK INVESTORS

Broadway, near 125th st., 6 story walkup; rental guaranteed, $12,500; price $75,000.
Cathedral Parkway, 6 story elevator; rents $16,554; liberal mortgages, $115,000; cash $15,000 required.
West 172d st., 5 story, 43.4x95; rental over $11,000; price $60,000.
East 97th st., 5½ story, 25x100; rental $2,800; price $19,000.
331 East 75th st., 25x100, 4 story, double; price $17,000; only $2,500 required.
We have about 200 other properties, private flats, lofts and old buildings for alterations, as well as Bronx lots, separately or in blocks; also Norwood, N. J., lots. AT GREAT BARGAINS for quick buyers.
WALTER M. SMITH,
17 West 42nd St., N. Y.

Dwelling, $3,500 Cash

West 128th st.—3 story, high stoop; electric light; price $13,000; possession October 1. GEO. A. BOWMAN, 115 West 42d st.

Borough of Manhattan—Miscellaneous.

BARGAINS

in private dwellings. Harlem and Yorkville. CHARLES METZGER, 28 East 126th st.

DWELLINGS 3 story, 20 ft.; $20,000. 4 story, elec. light; $31,000. Amer. basement; $30,000. WM. R. WARE, 2255 Broadway.