

REAL ESTATE—OUT OF CITY.

New Jersey—Sale or Rent.

Jersey Coast Properties FOR SALE

RED BANK (Fairhaven) ALLENHURST Cottages, corner property, 200x150, 2 blocks from ocean, large living rooms, billiard room, seven master's and five servants' bedrooms, 4 bathrooms, etc.

DEAL BEACH SPRING LAKE Beautiful home, attractive surroundings, overlooking ocean; large living room, open fireplace, steam heat, shrubbery and flowers, vegetable garden; tennis court, gardener's cottage. Garage, 2 cars. Price \$100,000.

FOR RENT

DEAL ALLENHURST SPRING LAKE Cottage facing ocean; large living room; seven master's bedrooms on second floor; 4 baths; 3 maid's bedrooms and bath on third floor. Garage for two cars. Excellent location. Rental \$5,000.

JOHN D. MINER, 522 FIFTH AVENUE, NEW YORK CITY

LARGE CORNER RESIDENCE IDEAL FOR DOCTOR OR INSTITUTION

Best location in Newark, N. J., at Clinton Avenue and Lincoln Park. The Estate of William B. Guild. Sixteen large rooms and two baths. All improvements.

The price is its actual value. Paige & Breckenridge 845 Broad St., Newark, N. J. Phone Market 8404.

All "the Oranges" OWN An Easy House-Keeping Apartment in "Highland Hall"

HEALTHIEST SUBURB IN AMERICA \$13,500—charming, Colonial brick, 7 rooms, 2 baths, instantaneous water heater, oak floors, best fixtures, sun porch, sleeping porch, full length copper screens. Possession June 1.

Frank H. Taylor BECK CO. Offices in South Wing of Lackawanna Station.

18% Net Bayonne, N. J. BUSINESS BUILDING

The investment of \$50,000 in the brick and concrete building of a large business building with elevator, size 41x153, handsome brick and terra cotta, in city of 100,000 half hour from downtown New York will yield over 18 per cent.

Newly Furnished Cottage South Shrewsbury River

4 Master Rooms, 4 Maid's Rooms, 5 Baths; Rental Price \$3200. Other Cottages From \$1500 Up WILLIAM H. HINTELMANN, Phone 410 Rumson, Rumson, N. J.

FOR SALE, TWENTY ACRES, Over ten thousand feet road frontage, high woodland overlooking valley, electric light, telephone, no buildings; suitable for bungalows, near Murray Hill, on the Delaware and Lackawanna and Western Railroad. Price \$5,000. Free and clear.

JOHN L. ROGERS, 176 West 89th St., N. Y. C.

FARMS! FARMS! FARMS! MANY GOOD ONES—\$7,500 to \$50,000.

8,500 WILL BUY 2 room house, 6 bedrooms; beautifully situated on 4 1/2 acs., near North Amherst Park station, furnished or unfurnished; hot water heat; round for garage. H. H. M. 283 Astor Park Trust Co. Bldg., Asbury Park, N. J.

\$13,500 Buy Exceptional Bungalow

2 room house, 6 bedrooms; beautifully situated on 4 1/2 acs., near North Amherst Park station, furnished or unfurnished; hot water heat; round for garage. H. H. M. 283 Astor Park Trust Co. Bldg., Asbury Park, N. J.

PROFITABLE FARM

2 room house, 6 bedrooms; beautifully situated on 4 1/2 acs., near North Amherst Park station, furnished or unfurnished; hot water heat; round for garage. H. H. M. 283 Astor Park Trust Co. Bldg., Asbury Park, N. J.

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MONMOUTH BEACH, N. J. Overlooking Ocean and Shrewsbury River

Three Attractive Summer Homes—SALE OR RENT

- 1. BEAUTIFUL, WELL-FURNISHED, spacious, modern summer home with 12 acres, complete garage with stable and chauffeur's accommodations in perfect condition. For sale at \$35,000 or rent furnished.
2. OCEAN-FRONT HOME, magnificently furnished, spacious, modern house, large plot; all latest improvements. Large concrete garage; chauffeur's quarters. Boat house on Shrewsbury River. Sale price, \$35,000. Will rent for season.
3. VERY ATTRACTIVE BUNGALOW, one minute from Ocean; 10 rooms, 2 baths—every improvement; tennis court, large garden, nearly one acre. Price \$14,000 or would rent furnished for the summer.

The prices asked are exceedingly low as the Executors are anxious to settle the Estate. These houses can be seen at any time.

SMALL ESTATES AT SUMMIT, N. J.

Best Offer \$60,000 for substantial cut stone mansion with tiled roof, four baths, hot water heat, excellent finish, hardware and fixtures; very convenient, stable-garage, with man's quarters. Four acres, splendid garden, fruit, berries, grapes. Station 10 minutes.

UNUSUAL OPPORTUNITY FOR NEW YORKER BEAUTIFUL ATTRACTIVE HOME for sale in best residential section of Elizabeth, N. J. Only 4 1/2 miles from New York by Pennsylvania or Central R. R. of New Jersey. 100 train daily. No better train service. Only 5 minutes' ride from railroad station; 200 feet from West Jersey Street and convenient to Union transfer line for Newark and Plainfield, New Jersey. MODERN 10-ROOM HOUSE; beautiful, attractive, built with all improvements, bath, butler's pantry, maid's room, simple closet, room, bathroom, etc. Beautiful floor of the BEST SELECTED FINE COMB GRAY FLOORING; a beautiful Colonial 12 room dwelling of most artistic design, the best of heating, plumbing, lighting equipment, handsome and substantial finish and fittings; broad rolling lawns, garden, orchard, tennis court, with its adequate outbuildings, a country home worth owning.

On Lake Hopatcong Building Lots and Bungalows at Pre-War Prices

Also Camp Sites and Bungalow Sites for Rent. For full particulars Address, HUDSON MAXIM Landing P. O., New Jersey

FOR SALE, SEABRIGHT, N. J.

THREE STORY RESIDENCE CONTAINING ABOUT TWELVE ROOMS AND TWO BATHS. FRONTAGE OF 150 FEET ON ATLANTIC OCEAN. 1500 FEET DEEP HOUSE FURNISHED WITH LARGE FINE GARAGE. ALSO THIRTY-ONE IMMEDIATE POSSESSION. WRITE FOR FURTHER PARTICULARS.

WILL SACRIFICE Charming Modern Dwelling

An offering for clients, who has been compelled through change in business to leave for foreign parts. House contains 2 large master bedrooms, 2 bedrooms, 2 baths, every improvement, large plot of ground, square to house. For photographs and details see.

LEO BUGG 40 West 52d St. Tel. Mad. No. 9860.

SEABRIGHT, N. J. NEAR THE RUMSON ROAD.

Walking distance to the ocean, clubs and station. 14 rooms; thoroughly modern, completely furnished house; five master bedrooms, 4 servants' rooms; 2 baths; large living room; open fireplace; large piazza; garage for 3 cars; electric light, etc. Price \$25,000. For plans and full particulars apply to.

FOR SALE AT A BARGAIN North Shrewsbury River front property.

Walking distance to the ocean, clubs and station. 14 rooms; thoroughly modern, completely furnished house; five master bedrooms, 4 servants' rooms; 2 baths; large living room; open fireplace; large piazza; garage for 3 cars; electric light, etc. Price \$25,000. For plans and full particulars apply to.

CALIFORNIA BUNGALOW

White stucco, green slate roof, 6 rooms and bath, big living room with open fireplace, oak floors, gas and electric light, modern plumbing and steam heat; very attractive and completely equipped; large plot of ground and fruit trees. Price \$25,000. Send for photo, etc.

SEASHORE PROPERTY

For Sale—Finely constructed house in Seaside, Oregon, near the beach, all improvements, hotel or large family; could not be built for less than \$25,000. Price unfurnished \$12,000. Can be bought with furniture. Pictures and particulars on request. Box 553, Seaside, Or.

NEAR SPRING LAKE

New Cottage of 7 rooms, 2 baths, Newly and Comfortably Furnished. 2 blocks from ocean. \$12,000 for season.

GLEN RIDGE

Recently overhauled and in good repair. Well located, 10 rooms, 2 baths, electric light, all improvements; two car garage. Tel. 1045-220; 823-0000.

REAL ESTATE—OUT OF CITY.

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MADISON, NEW JERSEY

30 Miles from New York, Lackawanna Railroad, 60 Trains Daily, One Hour Out. MADISON is purely a residential town of 6,000 people. Every possible city convenience. Noted for its fine estates, its dry mountain air.

A few of the properties offered for sale: 10 acre estate, beautiful residence, in excellent locality, back from the road on broad lawns, surrounded by state old trees. Dwelling is modern in every respect, contains 10 rooms. Barn for 3 cars. Modern chicken houses, 60 apple trees, cherries, pears, etc. Vegetable garden. Less than \$100,000. Liberal terms.

ONE acre property, adjoining best estate, 10 acre estate, 100 ft. frontage, 10 rooms, garden planted, fruit trees, berries, shade trees, 15 minutes walk to station. Possession June 1. Price \$18,000.

ONE acre property, 100 ft. frontage, 10 rooms, garden planted, fruit trees, berries, shade trees, 15 minutes walk to station. Possession June 1. Price \$18,000.

JOSEPH V. KEATING (Real Estate Broker), Madison, N. J.

MORRISTOWN, N. J. Sale or Rent

A handsome stone house in parklike ground of 7 acres, 10 minutes from station, 5 master's bedrooms, 4 servants' bedrooms, 4 baths, steam heat, electric light, stable, garage. Fine vegetable garden, large trees. 3 acres in the best residential section, desirable all year home, 6 bedrooms, 3 baths, electric light, steam heat, stable, garage, vegetable garden, convenient to school. Price only \$20,000.

PEACE & ELLMAN 340 Madison Avenue, N. Y. Telephone 6200 Murray Hill

Gentleman's All Year Home Colonial Design Mansion,

15 rooms, 2 baths, every city improvement, including hardwood floors throughout. Two car heated garage, also large barn, 10 1/2 acres of fully developed land, including private lake and waterfall.

LOCATION - - - ENGLEWOOD, N. J. PRICE, \$40,000. Terms arranged if desired. L. S. Weber, Liberty Road. Tel. Englewood 1416, Morningside 5390.

Suburban Country Home High in the Jersey Hills

\$35,000 CASH SECURES TITLE, BALANCE ON MORTGAGE. 2 CAR GARAGE WITH PROPERTY. open fireplace, 6 large bedrooms, 2 tiled baths, sleeping porch; all handsomely finished in parquet floors; white enamel and chestnut trim; very convenient location; several country clubs near by; 900 feet elevation; pure artesian water.

Write or phone CURTIS SMITH, 442 Sterling Pl., Brooklyn, N. Y. Tel. 9887 Prospect.

On the Edge of the Bluff ACROSS 42nd ST. FERRY

Wonderful views by day and night of New York and the river; house of light colored brick and limestone; most substantial and modern in the neighborhood, which is high class; interior, selected oak and mahogany; 8 bedrooms, 2 baths, every improvement; large plot of ground; square to house. For photographs and details see.

TRUCK AND FRUIT FARM FOR SALE

Finest in North Jersey; contains 20 acres, all under the highest state of cultivation. 20 acres of which is in black soil, raising onions and celery. Fine apple orchard of 125 assorted bearing trees. Large old fashioned stone house, containing 10 rooms and bath; large barn, will hold 10 head of cattle, and various other outbuildings, all in excellent shape. Located on a State asphalt road, 20 miles from New York. 12 miles from Newark and 4 miles from Paterson. Most of the crops can be sold right on the premises. See BENJ. R. SAUER, Jr. for price and terms, 147 Ellison St., Paterson, N. J.

CHATHAM A loch means a lot

100 acre dairy farm in Wallingford, Conn. on the N. Y., N. H. & H. Railroad, 12 miles north of New Haven. Property contains farm house, barns, stables, etc. ALL UP TO DATE IMPROVEMENTS, INCLUDING RUNNING WATER, SEWERAGE, LIGHT, etc. PROPERTY IS 2 1/2 MILES FROM RAILROAD STATION. ASKING PRICE \$25,000.

GENTLEMAN'S COUNTRY SEAT

On high ridge—miles of view. NEAR STAMFORD, CONN. This estate, comprising 64 broad acres, is owned by nature with everything that could wish, besides what has been added most lavishly—springs, no expense—apple and peach orchards, grape vines, berries and native flora in abundance.

HISTORIC WATER WITH RESTORED BUILDING SITES \$400 up.

On the center front or on the hills. Private beach, large boat basin, depot on property. FURNISHED COTTAGES TO LET OR FOR SALE In exclusive Montclair Hills Club or on WATER WITH DEVELOPMENT CO. A. E. DUNNETT, Sales Agent. Water With, N. J.

FOR SALE ON THE SHREWSBURY RIVER

A magnificent modern estate, 14 acres of land, woods, lawns, garden, hot-house, detached cottage, stable, garage, beautiful dwelling, all in good order, 1,500 feet frontage on 1/2 acre of wooded deep water and basin for boats. Owner going abroad.

MONTCLAIR 10 room residence, 2 bath, gas and electric light; plot 100x175; 3 car garage; 200 ft. frontage on private road on South Mountain.

G. F. ARCHER 10 E. 43D ST. TEL. VANDERBILT 5094

REAL ESTATE—OUT OF CITY.

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MONTCLAIR FOR SALE—FURNISHED, IF DESIRED

Fireproof residence, hollow-tile, with steel reinforcements throughout; 16 rooms, 6 bathrooms; tiled kitchen and pantries; servants' dining-room with tiled floor; breakfast-room; owner's private office. Exquisite fixtures and decorations. Paneled Old English dining-room. Electrically-equipped laundry. Steam-clothes-dryer. Incinerator plant. GARAGE (fireproof) 4 cars. Chauffeurs' accommodations, neat and complete; 5 rooms and bathroom; three-house conservatory. GROUNDS richly ornamented by landscape architect; granary, formal and vegetable gardens, rocky. We are authorized by the Administrator of this Estate to dispose of the property with or without furniture, furnishings, etc., at a price representing less than one-half of the original cost. Shown by appointment.

\$55,000 HANDSOME RESIDENCE ON THE HILLSIDE

Built as private house for owner; 12 rooms and 4 bathrooms; steam-heat; brass plumbing; brick, fireproof construction throughout. Brick garage for three cars. Large plot in lawn, gardens, etc. Convenient to station, churches and schools. For permit, apply to

F. M. CRAWLEY & BROS., Real Estate Brokers, Opp. Lackawanna Terminal, Montclair, N. J.

RUTHERFORD, N. J. EXCEPTIONAL VALUES—PRE-WAR PRICES.

\$6,850 7 room house, gas, electric, hot air heat; good residential section; handy to D. L. & W. and Erie. \$7,000 Nice 7 room house, gas, electric, hot air heat; good section, near depot. \$7,500 Nice 7 room house, gas, electric, hot air heat; good section, near station and trolley. \$8,500 8 room house, gas, electric, hot air heat; good section, near station and trolley. \$9,500 9 room house on one of best residential streets; steam, gas, electric, open fireplace; large plot ground.

MILTON D. STRAUSS Opposite Station, Rutherford, N. J.

WATERFRONT PROPERTY

A real country home in the hill section of New Jersey, with over 100 ft. of actual beach directly on the water. Property with many trees, flowers and shrubs. 3 baths and 13 rooms. 3 1/2 acres, is beautifully decorated. 2 car garage including large garage, 5 min. walk to R. R. Sta.; 5 min. on train to N. Y. C. Exclusive, purely residential neighborhood in healthiest section of the city. \$5,000 cash secures title; balance on easy terms. For details see G. B. BLACKWELL, Sherman St. Hotel, Broadway and 1st St., N. Y. C. Tel. 8400 Col.

RIDGEWOOD, NEW JERSEY

Five houses just completed; ready for occupancy; best construction and most modern fixtures; oak floors throughout; two tiled baths. Large plot. All improvements. Seven minutes from station. Fireproof garage under porch.

\$19,500 Up. Inspection Invited Full particulars at RIDGEWOOD CORPORATION, New York Office, 277 Broadway, Room 1005. Owners and Builders, Ridgewood, N. J.

WALLINGFORD, CONN.

100 ACRE DAIRY FARM IN WALLINGFORD, ON THE N. Y., N. H. & H. RAILROAD, 12 MILES NORTH OF NEW HAVEN. PROPERTY CONTAINS FARM HOUSE, BARN, STABLES, ETC. ALL UP TO DATE IMPROVEMENTS, INCLUDING RUNNING WATER, SEWERAGE, LIGHT, ETC. PROPERTY IS 2 1/2 MILES FROM RAILROAD STATION. ASKING PRICE \$25,000.

ESTATE FOR SALE

One thousand dollars per acre, within commuting distance from New York City. 200 acre estate in Wallingford, Conn. Most beautiful place in the State. Boarding place, lots of big trees and fruit trees, one acre in wood, good building sites; rural delivery, stores, good schools. Old, interesting small house and big art studio, and other buildings gone in with the site. Most beautiful place for nature lover, suitable for a grand estate. WALTER R. GLEASON, 107 Ave. C, Winsted, Conn.

BUILT IN 1756 Gentleman farmer's house at Tokeneke, Conn., Sound

5 master's bedrooms, 2 bath, 2 servants' rooms, modern improvements. 4 minutes from station. Immediate possession. Price \$21,000. MISS LEWIS, 17 West 47th St., N. Y.

SHARON, CONN. Desirable modern residence for rent

fully furnished for the season beautiful garden. Rental \$1,500. Address: B 605 Arbuckle Building, Brooklyn.

DANBURY ACRES

Profitable farm; delightful home; 800 foot elevation; wonderful views; lake, woods, mountains; superior house; many attractive features; several outbuildings; excellent soil; fruit orchard; sacrifice \$15,500. Buildings, Abner S. Osgood & Co., Tel. 2610 Vanderbilt, 15 E. 44th St., N. Y.

SOUND BEACH REAL COMPLETE HOME.

Large, half acre, high, near Sound. 12 rooms, 2 baths, 2 servants' rooms, 2 tiled baths, windows three stories high, all modern conveniences, price \$12,500. Quick Sale—Sacrifice 15,000. S. Osgood & Co., Tel. 2610 Vanderbilt, 15 E. 44th St., N. Y.

STAMFORD, CONN. 30 ACRES, HOUSE & BARN. \$250 PER ACRE.

Harry A. Ballard, 28 PARK ROW, STAMFORD, CONN.

STAMFORD—DARIEN

An unusually attractive bungalow consisting of five rooms, 2 1/2 bathrooms and bath, large porch, and an open porch on the main floor. Ideal for a family. Address: 200 West 42nd St., N. Y. Tel. 2610 Vanderbilt, 15 E. 44th St., N. Y.