

REAL ESTATE—OUT OF CITY. Long Island—Sale or Rent. Beautiful Nassau Point on Peconic Bay. This ideally located property, situated on a peninsula dividing Little and Great Peconic Bays on the North Shore of Long Island, is now being purchased and improved by business and professional men of highest standing.

Don't Say You Cannot Afford to Buy a Home. If you are paying \$100 or more rent a month you will find real economy as well as satisfaction in owning your own home.

OWNER OFFERS FOR SALE CHOICE WATERFRONT PLOTS. 1 1/4 to 1 1/2 Acres Each AT CRYDER'S POINT WHITESTONE, LONG ISLAND. BEST RESIDENTIAL WATER FRONT PROPERTY IN NEW YORK CITY.

REAL ESTATE—OUT OF CITY. WESTCHESTER—Sale or Rent. WESTCHESTER HOMES. SCARSDALE. PELHAM. NEW ROCHELLE. TARRYTOWN ESTATE. LARCHMONT. TARRYTOWN.

BEAUTIFUL BALDWIN FREEPORT AND SOUTH SHORE. Exceptionally fine six room cottage, hot water heat, sun parlor, with fine flooring. Plot 50x100, 12 minutes from depot.

By Executor's Order to Settle the Estate Splendid Water Front Estate On Long Island Sound. Consisting of a most desirable all-year residence with all improvements. 2 1/2 acres of splendid lawn, large shade trees and garden fruit; garage and greenhouses.

WOULD YOU like to have a 60-ACRE million dollar waterfront PARK as a PLAYGROUND for your children? Buy a home in Arleigh. The New Home Colony. Fifteen Minutes from Grand Central Subway Station.

Fieldston. An ideal all-year-round home appealing to the most discriminating and exacting taste. The prices of building sites have not been increased materially in Fieldston over a long period.

IDEAL HOME FOR SALE. Ideal home on Long Island; 22 minutes from Penn. Station; almost 10 acres of land; 10 rooms, 2 baths, storeroom, hot water heat, gas and electric.

LONG BEACH 14 Room House For Sale at Sacrifice. Ready For Immediate Occupancy. House only three years old; plot covering entire block front, 15 lots, including tennis court and fountain on grounds.

SCARSDALE. Completed residences in the Edgemont Estates, immediately at Scarsdale station on the Harlem Division of the N. Y. Central, 36 minutes from Grand Central, ranging in price from \$13,500 to \$24,000.

The Knolls, Mount Vernon, N. Y. Magnificent Country Home on the edge of the City. Property of the late James A. Bailey. For Sale in Order to Close the Estate's Holdings.

Douglaston, L. I. Are you looking for an artistic home combining city and country? Built by owner on novel lines, inside and out.

LONG ISLAND NEAR PIPING ROCK CLUB. 12 acre estate; attractive residence, 5 master bedrooms, 5 baths, 2 servants' rooms, high elevation; nice grounds; excellent location; asking \$95,000.

LONG ISLAND North Shore. Substantial Modern House, in perfect order; hardwood trim; open fireplaces; timbered ceilings; hot water heat; two baths; stable and garage with living quarters.

ARDSLEY TOWERS. Ardley-on-Hudson, N. Y. Will Be Sacrificed For Immediate Sale. This magnificent dwelling, built of cut stone and brick with tile roof, is available with large stable, carriage house and four acres of land.

Fish & Marvin. 427 Fifth Avenue New York. Telephone: Murray Hill 6526. A HOME AT Gedney Farm. In this charming setting among the rolling hills of Westchester are many opportunities to buy a home already built at an attractive price.

HESSEL'S. WONDERFUL VALUE AT BAYSIDE. 12 room house; large plot of ten lots; trees, fruit, shrubs and flowers; garage; sewer connections; high class neighborhood; price \$17,000; terms: Call and inspect. Mathot, 5th St., near Lawrence Boulevard, Bayside, or apply West 34th Street, New York.

OWNER MUST SELL. Located near Jefferson on the North Shore, overlooking the Harbor. Beautiful stucco house containing 7 rooms, bath, electric light, hot water heat, on a large plot of land overlooking the harbor; garage, bath and other out-buildings, all in excellent condition; good boating, bathing and fishing; building costs not to be duplicated today for \$125,000; will sell for \$100,000 cash and 5,000 reducible mortgage. Call and see photographs. ESTERLIN 24723, Room 502, 47 West 34th St.

QUOGUE, LONG ISLAND. Forced to change plans for summer, will sublet House, four months from June 1st, on Main Street, 5 min. from beach. Large plot of land; house has 5 master bedrooms, four servants' rooms, also living connecting, and bath, 3 ing room, dining room, den, butler's pantry and large kitchen. Fine porch, electric light, garage. Price \$800.

ARDLEY TOWERS. Ardley-on-Hudson, N. Y. Will Be Sacrificed For Immediate Sale. This magnificent dwelling, built of cut stone and brick with tile roof, is available with large stable, carriage house and four acres of land.

LARCHMONT NEW ROCHELLE THE PELHAMS. NEW HOLLOW TILE STUCCO, tapestry brick and tile; Spanish the roof; copper leaders; broad brick terrace, entire front and sides; nine rooms, three baths; large open fireplace, sun parlor, master room, dressing room, bath and sleeping porch, en suite; large guest room and sleeping porch; latest improvements in heat and light; maid's quarters off of kitchen; 1/2 acre of ground in lawn, drives and walks; trees of rare beauty. Exclusive park section; convenient to schools, clubs, Sound and station. A home of refinement. Immediate possession. Price—\$33,000.

NEW HOUSES. 5 Rooms and Bath. Best, electricity, beautifully decorated, white enameled woodwork with mahogany doors. Large plot, 2,500 sq. ft. Fruit trees, flowers and shrubs. Free walk to station, trolley, churches, stores, public and parochial schools. Price \$5,500. CASH REQUIRED \$2,000. W. H. SCHAEFER, Opp. Station, Springfield, L. I. Telephone Lauriston 1217.

GREAT NECK FOR SALE 53 ACRE ESTATE. Send for particulars, map, etc. I. G. WOLF, Phone Penn. 6917.

Only Two Fine Places Left. 1. Hill top estate, 5 acres. Large house and garage. All conveniences. Private beach rights. \$20,000. 2. Tower Hill house and about 2 acres, 10 rooms, 2 baths, electric light and water. \$15,000.

ARDSLEY TOWERS. Ardley-on-Hudson, N. Y. Will Be Sacrificed For Immediate Sale. This magnificent dwelling, built of cut stone and brick with tile roof, is available with large stable, carriage house and four acres of land.

LARCHMONT NEW ROCHELLE THE PELHAMS. NEW HOLLOW TILE STUCCO, tapestry brick and tile; Spanish the roof; copper leaders; broad brick terrace, entire front and sides; nine rooms, three baths; large open fireplace, sun parlor, master room, dressing room, bath and sleeping porch, en suite; large guest room and sleeping porch; latest improvements in heat and light; maid's quarters off of kitchen; 1/2 acre of ground in lawn, drives and walks; trees of rare beauty. Exclusive park section; convenient to schools, clubs, Sound and station. A home of refinement. Immediate possession. Price—\$33,000.

NORTH SHORE HOMES, BUILDING PLOTS, ACREAGE AND ESTATES. ALL PRICES. 200 Broadway, N. Y. Cort. 3202. Or Jackson Ave. and Little Neck Road, Little Neck, L. I. Bayside 186.

ALONG THE SOUTH SHORE ATTRACTIVE PROPERTIES. FOR SALE OR FOR RENT. BABYLON and vicinity WEST ISLIP. Exclusive offerings: large water front estates, with commodious houses, spacious grounds; furnished homes to rent for seasons. JEREMIAH ROBBINS, Babylon, L. I. Tel. 22 Babylon.

SHOREHAM AGENCY, 500 Madison Ave. Little Neck Hills. Easy housekeeping homes now under construction. Delivery on or before October 1. Seven rooms, bath, extra lavatory and toilet, gas, electric light, water, etc. Plans and particulars can be seen in our office. 220 Broadway, N. Y. Cort. 3202.

HOMES AT PELHAMWOOD. Are in great demand! We are offering at No raise in prices A limited number of choicely located BUILDING PLOTS. In this very active market—money can be saved and made by purchasing your building site now.

AN INSTITUTION. Can have the benefit of sacrifice at less than \$10,000 an acre, land worth \$30,000. There are 40 acres, on a high ridge, with wooded hillside, gas and electric, large dining room, with extensive view of first class condition; 1/2 acre; lawn, rare shrubs, trees and garden. 5 minutes to Sound; near schools and station. Garage, 2 cars. Easy terms. \$25,000. SPECIAL OFFERINGS IN LOTS, BEST LOCATIONS, AT MODERATE PRICES. Attractive Furnished Summer Rentals. McCANN BUILDING, 11 and 12 North St., NEW ROCHELLE, N. Y.

Wonderful Value at Bayside. Twelve room house, large plot of 10 lots, trees, fruit, shrubs and flowers; garage; sewer connections; high class neighborhood; price \$17,000; terms: call and inspect. MATHOT, 5th St., near Lawrence Boulevard, Bayside, or apply West 34th St., New York, 2270, or Bayside 955.

PORT WASHINGTON, L. I. Small cottage, eight rooms and bath, all modern improvements. Plot 60x120, 10 minutes to station. Price \$9,000; terms: call and inspect. I. G. WOLF, 1270 Broadway, Phone Penn. 6944.

Beautiful Flushing. Scattered through the town the Halleran Agency has 60 or more single and two family houses from \$4,000 to \$12,000. Liberal terms. Possession 30 days. Hop on the trolley and take a look. 63 Broadway, FLUSHING, L. I.

LONG BEACH HOME BUNGALOWS LEWIS H. MAY CO., 18 West 19th St., Tel. Watkins 2125. Post Office Building, Tel. Long Beach 215. ALL THE YEAR HOTEL. Fully furnished, 23 bedrooms, 5 baths, two extra lavatories, steam heat, electric lights; four acres ground adjoining city club; 100 rooms; terms to suit. Apply HENRY & GIBSON, Corland Hotel Block, Bay Shore, N. Y. Tel. 60.

ROBERT E. FARLEY ORGANIZATION. 12 East 44th St., N. Y. City. MULLALLY. HOMES & ESTATES. IN WESTCHESTER COUNTY. WE HAVE A COMPLETE LIST. Really offered. CLARENCE G. MARTENS, 1110 BROADWAY, TEL. BRYANT 919.

Long Beach. Bungalow, all improvements, for rent reasonable. Call any time. From station. WALKER & FARRELL.

Edgemere, Long Island. Buy Direct From Builder. JUST BEING COMPLETED, SEVEN ROOM HOUSES, IN FINEST LUMBER, MODERN IMPROVEMENTS, INCLUDING SUN PARLOR, RUBBER-FRANK CONSTRUCTION CO., BEACH 57th STREET.

Beautiful Flushing. Scattered through the town the Halleran Agency has 60 or more single and two family houses from \$4,000 to \$12,000. Liberal terms. Possession 30 days. Hop on the trolley and take a look. 63 Broadway, FLUSHING, L. I.

LONG BEACH HOME BUNGALOWS LEWIS H. MAY CO., 18 West 19th St., Tel. Watkins 2125. Post Office Building, Tel. Long Beach 215. ALL THE YEAR HOTEL. Fully furnished, 23 bedrooms, 5 baths, two extra lavatories, steam heat, electric lights; four acres ground adjoining city club; 100 rooms; terms to suit. Apply HENRY & GIBSON, Corland Hotel Block, Bay Shore, N. Y. Tel. 60.

ROBERT E. FARLEY ORGANIZATION. 12 East 44th St., N. Y. City. MULLALLY. HOMES & ESTATES. IN WESTCHESTER COUNTY. WE HAVE A COMPLETE LIST. Really offered. CLARENCE G. MARTENS, 1110 BROADWAY, TEL. BRYANT 919.