CITY REAL ESTATE.

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

8 story and basement; size 20x102.2; 89th st., near Drive; electric lights; parquet floors throughout, 11 rooms, 2 tiled baths; in wonderful condition; possession October 1; $6,000 cash required.
COUGHLAN & GLIBBY, INC., Cor. B'way, 299 W. 72d st. Col. 441.

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

A BARGAIN.
Will sell my two family dwelling in Washington Heights, near Broadway subway station; very low and good terms; possession. Address A. B. N., 414 E. 175th st.

ONE family house, overlooking park; 10 rooms, two baths; electricity; three story, basement, brownstone front; residential section Washington Heights; price $16,000. Open to offer. Easy terms. Open for inspection day and night. J. S. MAXWELL, 3422 Broadway, New York City.

ONE and two family houses on Washington Heights in residential section; 10 rooms and three baths; electric light; first class condition; possession October 1. Price $15,000. Cash required $5,000; easy terms. J. S. MAXWELL, 3422 Broadway, New York city.

Borough of Bronx—Sale or Rent.

A beautiful 3 family frame house, parquet floors, all modern improvements, tiled baths; plot 50x100; garage for 2 cars; price $24,000; rent monthly $300; no agent. 1727 Popham av., Bronx.

Borough of Brooklyn—Sale or Rent.

BROWNSTONE HOUSE,
12 rooms and 2 baths, for two families; 2 instantaneous hot water systems; Park Slope, Brooklyn, block and half from subways, 10 minutes to Battery Park, N. Y.; immediate possession; price $13,500; terms $5,000 cash; instalment mortgage. Tel. 9072 Prospect.

BENSONHURST, CHOICEST CORNER RESIDENCE,
11 room frame; hot water heat; block subway; splendid double garage space; excellent for doctor or easily converted for more families; reasonable offers; immediate possession. OWNER, 84 Bay 25th st., Brooklyn.

BENSONHURST CORNER RESIDENCE,
11 room frame; hot water heat; block subway; splendid double garage space; excellent for doctor or easily convert for more families; reasonable offers; immediate possession. OWNER, 84 Bay 25th st.

FOR SALE—Plot of land, 250 feet x 100 feet, with building thereon, 200 feet x 75 feet; suitable for either factory or storage purposes. For particulars apply on premises, 539 Columbia st., Brooklyn, N. Y. (tel. Henry 1261), or at 237 77th st., Brooklyn, N. Y. (tel. Shore Road 7727).

FOR SALE—For garage, warehouse or machine shop, one story concrete block building, 100x100; steam heating, electric lights; special concrete floor laid to sustain great weight; adjacent to Bush Terminal; two blocks from waterfront; price $55,000. Call G. C. RUSHMORE, Sunset 5000.

MAGNIFICENT STUCCO RESIDENCE,
high class Brooklyn suburb; practically brand new; every fine modern feature; 11 rooms, 2 baths, 2 car garage, wonderful porches; easily worth $40,000; owner will sacrifice, returning Europe; cash, $5,000 or more; easiest terms. Open for inspection day and night. J. S. MAXWELL, 3422 Broadway, New York city.

ONE and two family houses on Washington Heights in residential section; 10 rooms and three baths; electric light; first class condition; possession October 1. Price $15,000. Cash required $5,000; easy terms. J. S. MAXWELL, 3422 Broadway, New York city.

Borough of Queens—Sale or Rent.

AT ELMHURST—Attractive, new, frame and stucco home, 7 rooms and bath, built by days' work, on corner plot, connected with sewer; in exclusive section, with fine old shade trees; convenient to all transportation; house has enclosed porch, living room with open fireplace; built in bookcases, hall, kitchen, pantry, and a sunny dining room on first floor; three large chambers with large closets and tiled bath; large room and attic on third floor; heated by steam (American radiator system); lighted by electricity; laundry in cellar; an unusual plan, not duplicated anywhere; inspection invited; price $14,500, $5,000 cash. JOHN A. RAPELYE, owner and builder, Broadway and Maurice av., Elmhurst.

FOR SALE—Unusually attractive all year home; new Colonial brick dwelling, with garage; first floor has large living room, dining room, kitchen; extra toilet and laundry in basement; second floor, 3 bedrooms, tiled bath; interior finished throughout in white enamel woodwork and mahogany finished doors; parquet floors throughout; hot water heat, gas, electricity, sewer, &c.; restricted section; no assessments; 5 minutes' walk to large park and bathing; one block express station, 15 minutes Grand Central; 3 cent fare; $3,000 cash required, balance on terms. For plan and photo call, write or phone J. S. WITHERS, 52 Vanderbilt av., New York, room 1314. Phone Vanderbilt 9484.

ELMHURST—Semi-detached, Colonial duplex houses, exclusive design, 7 rooms and bath, parquet floors, electric lights, American radiator heating system, splendid location; ready for occupancy October 15; $10,000, $3,000 cash. JOHN A. RAPELYE, owner and builder, Broadway and Maurice av., Elmhurst.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

A LITTLE GEM—NORTH SHORE.
New 8 room house, plot 60x100, on beautiful hill; 160 ft. above Long Island Sound; amidst beautiful country homes; station adjoining property; 26 minutes from Pennsylvania Station; 56 electric trains daily; bathing, boating, fishing within few minutes' walk; easy terms. J. CLARENCE DAVIES, 32 Nassau st. John 1171.

A beautiful 7 room house, 2 car garage, on Merrick road, 200 feet east of Ocean-side av., Rockville Centre; living room, 23x26; large stone fireplace, dining room, library, kitchen, laundry, pantry on first floor; 3 large bedrooms and bath on second floor; price $15,000, terms to suit. Open Sunday for inspection, No. 1 Woods av. Phone Rockville Centre 485.

AT FLORAL PARK—HALF HOUR OUT.
Bungalow, 5 good rooms and bath, all improvements, including gas, parquet floors; decorated throughout; plot 100x190, with new car garage; 4 blocks to station; electric trains; $8,000. A. H. GOLDSMITH, P. O. Building. Phone 239 Floral Park, L. I.

BARGAIN—New bungalow on ocean front; will be sold for cost of materials. Y., 619 Sun-Herald, Herald sq.

HAYSIDE, L. I.—Modern 7 room Colonial house; fine condition; immediate possession. Owner, 2940 Lafayette.

NINE rooms, steam heated, modern, 30 minutes from city. Premises, 11 Story place, Arverne, or phone Lenox 3907.

FORT WASHINGTON, 35 minutes Penna. Sta.; beautiful residence, 5 minutes station, Manasset and Hempstead bays and Sound, golf course, eight rooms, electric light, gas, hot water heat and instantaneous heater; large porches; hardwood trim, newly decorated; 100 by 100; fine shade, fruit trees, berries, tennis court; attractive driveway entrance, large garage, electric light, lathed and plastered, room above. Price $11,500, easy terms, or rent $100. BURROUGH, No. 4 Bogart av., Port Washington, L. I.

SPRINGFIELD, L. I.—Houses and lots, bargains. SCHABERORN, opposite station. Telephone Springfield 1817.

WHAT ARE YOU GOING TO DO OCT. 1? Homes, all sections and prices; avail yourself of our "Homes Within the Hour" service. J. CLARENCE DAVIES, 32 Nassau st. John 1171.

NEW house and garage; 8 rooms, parquet floors; one block from monument at Hillside and Bergen avs.; sun parlor, awning, screens; up to date; at 98 Clinton st., Jamaica; price $13,500; terms to suit. E. TILLMANN.

8 room bungalow, rent, furnished, winter months, Brightwaters, $75; electric light heating plant; storm doors and windows; excellent furnishings; near station. Apply local agents, Brightwaters, Bay Shore, L. I., or box 170.

$5,000 CASH, balance as rent, will buy a modern eight room home, parquet floors, open fireplace, large living room and sun parlor, tiled bath, four large bedrooms, situated in the best residential section of Westbury on a one acre plot beautifully landscaped; 2 car garage; immediate possession. HARRY CHANDLER, Butler st., Westbury, L. I.

$3,500 cash buys new house, 6 rooms and bath; balance, $6,500, easy payments. Immediate occupancy. Apply CARLTON KAPP, owner, on premises, Saturday afternoon and Sunday; Murray and Railroad av., Port Washington, L. I.

Westchester—Sale or Rent.

A COSEY HOME IN SCARSDALE that can be bought right. Choice neighborhood, beautiful surroundings, flowers and shrubbery. Nine rooms, two tiled baths; all improvements; solarium, modern equipment throughout. Garage. Near station, 35 minutes from G. C. T. Circumstances necessitate immediate sale. About $5,000 cash, balance easy terms. Owner, phone Vandbilt 9744 or White Plains 2387 and will meet train Saturday-Sunday, all week.

AT Harrison, N. Y., about 40 minutes out.—House, 12 rooms, all improvements; 2 baths; barn for 2 cars; about 4½ acres, garden, shade and fruit trees; near street cars and train; price $35,000; reasonable terms. G. S. PURDY, Stamford, Conn.

CHARMING home, 10 rooms, 2 baths, hot water system, large corner plot, hollow tile, two car garage; convenient location; White Plains; $16,000; liberal terms. Mr. TRUE, 507 5th av.

COLONIAL bungalow at Larchmont, N. Y.; 7 rooms and bath; garage; plot 60x125; immediate possession. OWNER, telephone 171 Larchmont.

FOR SALE.—Two family house; choice corner; steam heat, gas and electricity. Price $12,000; $4,000 cash. B. C. HARVEY, Mount Vernon, N. Y.

REAL ESTATE—OUT OF CITY.

Westchester—Sale or Rent.

HOMES IN WESTCHESTER, all sections and prices; see us first. J. CLARENCE DAVIES (Homes Within the Hour), 51 East 42d. Murray Hill 2044.

H. W. SULLIVAN, specialist in Westchester real estate, 590 South Broadway, Yonkers.

IMMEDIATE occupancy.—For sale, South Yonkers, new stucco house, 7 rooms; new 6 room semi-bungalow. ALBERT LOCKWOOD, owner, 45 Warburton av., Yonkers.

JAS. D. McCANN, 11 North av., New Rochelle. Homes—New Rochelle, Larchmont, Pelham.

LOOK THIS OVER—ACT QUICKLY.
White Plains: owner must sell beautiful home account of business changes. Heart of picturesque community among refined homes. Eight rooms, modern in every respect; tiled baths, large piazza, garage. Flowers and foliage; nice plot, high elevation. Price $12,500; worth $15,000. J. CLARENCE DAVIES, 51 E. 42d st. Vandbit 9744.

LARCHMONT.
A real home, 9 rooms, 3 baths, 3 car garage; finest construction and in perfect condition; corner plot, 275 ft. frontage; view of Sound; owner, moving to Europe, will sacrifice for immediate sale. M. C. HULL. Telephone Larchmont 128 R.

MOUNT VERNON.—Attractive residence at 339 South 5th av., consisting of 9 rooms, 2 baths and all modern conveniences; lawn, fenced garden and room for garage; 10 minutes' walk from station; in desirable neighborhood, price $11,500; no agents. Telephone 1298M. H. J. HARDER.

STILL THERE ARE OPPORTUNITIES.—Inspect this modern nearly new nine room residence in best section Mount Vernon. Take train Sunday to Columbus av. station from G. C. Terminal and walk to 338 Summit av. $9,000 cash will make you owner of this beautiful home. Open all day Sunday for inspection. Owner, room 409, 51 E. 42d st. Phone Murray Hill 9044.

WHITE PLAINS—Exceptional attractive new home, 9 rooms, large living room, with open fireplace, 4 light, sunny bedrooms, 3 with hot and cold water; tiled bath; sanitary kitchen; hot water heat; all latest improvements; 2 car concrete garage; high, healthy ground, half acre, corner; trees, shrubbery; coal, wood; telephone in; near golf, tennis, country clubs; all requirements of a desirable year round home; price $23,500; terms. DAVIES, 1 Nutgrove st., White Plains. Phone 470W, 487 Broadway, New York, or your own broker.

WHAT ARE YOU GOING TO DO OCT. 1ST? Homes, all sections and prices; avail yourself of our "Homes Within the Hour" service. J. CLARENCE DAVIES, 51 East 42d. Murray Hill 9044.

YONKERS.—Fine home, 10 rooms, parquet floors, electric light, hot water heat; glass porch; private garage in year; plot 50x100; owner leaving town; $5,000 cash needed. 778 N. B'way. Tel. 3017.

New York State—Sale or Rent.

FARMS, homes, houses and lots; anything in real estate, I have it. BLAUVELT AGENCY, Spring Valley, N. Y.

Connecticut—Sale or Rent.
A. M. BOLES,
Real Estate, Sound Beach. Tel. 548

FALLS VILLAGE, CONN.
For sale, 6 room cottage, living room, with large open fireplace; fine view; only $6,000; a delightful little house all ready to move into.
GEORGE F. ARCHER,
Real Estate,
10 East 43d st. Tel. Vanderbilt 5084.

GREENWICH, CONN. — Charming river front; new house, 10 rooms, 3 baths; just completed; garage 1½ acres; near shops and station; sale $27,500. LADD & NICHOLS, 15 East 54th st. Telephone Plaza 1125.

LADD & NICHOLS,
Tel. 1138, Greenwich, Conn.

SHARON, CONN.
14 acres, with woodland, cascades, all residence and barn, apple orchard, &c.; excellent view; just the property for an artist; price $10,000; far less assessed valuation.
GEORGE F. ARCHER,
Real Estate,
10 East 43d st. Tel. Vanderbilt 5084.

New Jersey—Sale or Rent.

A DELIGHTFUL ALL YEAR HOME.
Stunning 11 room perfectly equipped house for sale; immediate possession; stands in over an acre of lovely garden on lake, with private dock; every city comfort and convenience; open fireplaces, billiard room, 2 car garage, 40 foot glass enclosed sun porch; steam heat, thermostatic control; 3 baths, 4 toilets; parquet floors, hardwood trim; canoeing, swimming, fishing, skating, &c.; clubs and schools; at Mountain Lakes, N. J.; easy commuting D., L. & W.; $22,500; terms. H. HEMMING, 1476 Broadway, Phones Bryant 7835, or residence, 235 Boonton.

AT RIDGEWOOD (N. J.).
A modern Colonial home of hollow tile and stucco construction, tile roof, 3 baths, oak floors, every improvement, garage; highest and best section; plot 150x200; photographs and particulars either office.
S. S. WALSTRUM-GORDON & FORMAN,
Ridgewood, N. J. Tel. 555.
120 Broadway, New York. Rector 7718.

AT Pompton Lakes, lake front plot, with water rights on private lake; 50x150 feet or more; mountainous surroundings; elevation 30 feet; commuting distance; 36 miles out, one mile from railroad station. M., 197 Sun-Herald, Herald sq.

ALL year suburban homes, nearby Jersey towns; prices $4,500 to $12,000, according to location, amount land and improvements. WASS, 25 West 42d st., Manhattan.

CRAFTSMAN HOUSE; just completed; reception hall, 18x20; rubble fireplace; sun porch, dining room and kitchen; 3 bedrooms, bath and sleeping porch; all improvements; steam heat; surrounded by handsome homes; 4 minutes to station, Fanwood, on Central R. R. N. J.; $10,000; terms to desirable people. Phone owner, H. T. E. BEARDSLEY, 51 Liberty st., N. Y.

COUNTRY gentleman's house, 20 acres, 40 minutes from New York, 5 from station, 2 houses, all improvements, barn, 60x80; hennery, 14x150; piggery and brood pens, 14x80; granary, brooder, well and smokehouse; all kinds of fruit in abundance; just bearing. ERNEST MEISNER, 20 West 98th st., N. Y., basement.

COLONIAL house, 9 rooms, 2 baths; best residential section, from Oct. 15 to June 1; half hour from New York; garage; $175 per month; references required. Phone 2552M. A. H., 313 West Jersey st., Elizabeth, N. J.

CHATHAM.—8 room house, every improvement; 5 minutes to station; rent $60 per month, with option to buy. W. TAYLOR, Essex av., Metuchen, N. J.

DESIRABLE one family house, choice residential section Paterson, N. J.; 5 rooms and bath; laundry tubs, hot and cold water, steam heat; gas, &c.; lot 28x100; fine garden; $6,500. G. M. HOWELL, 50 Church st., New York.

ENGLEWOOD!—$21,000; estate will sell at great sacrifice fine old house, recently remodelled; 11 rooms and 3 baths; all improvements; large barn and outbuildings; 3 minutes from train and trolley; immediate possession.
H. WEATHERBY & CO., ENGLEWOOD, N.J.

EIGHT rooms, all improvements, plot 50x125; price $8,000, $2,500 down. WARING, box 125, Rochelle Park, N. J.

FOR SALE—Ridgewood, N. J.—Excellent home on best residential street; beautifully developed corner plot 175 feet front by 135 feet; house seven years old; best material and workmanship throughout; unusually artistic plan; all rooms have exposure on three sides; seven rooms, two baths, sleeping porch, large downstairs porch; steam heat, gas, electricity; everything in excellent condition; occupancy October 1; price $20,000; $12,000 cash. L. CHATAIN, 56 Beaver st., New York. Phone Ridgewood 1563.

FOR SALE—Bargain, if taken at once, $7,500, $2,500 cash, balance $50 monthly, 6 room house, comparatively new, only 3 years old; all improvements; newly decorated and painted; on finest residential street in Red Bank; immediate possession. Can be seen by appointment. Address B. SHAYNE, Red Bank, N. J.

FOR RENT—Six room furnished house; improvements. $50. Telephone Spring 8456, Ext. 219, 9 to 10 A. M.

GLEN ROCK AND RIDGEWOOD, N. J.

A FEW REAL BARGAINS.

Attractive prices for attractive homes of 6 to 9 rooms, all improvements, large plots, near station; terms arranged; $9,000 and up. SMITH-SINGER COMPANY, Ridgewood, N.J.

HANDSOME frame residence; brick filled; 14 rooms, 2 baths; all choice hardwood; 4 open fireplaces; acre of ground; corner; $22,500; terms to desirable people; would cost $45,000 to duplicate; 4 minutes to Fanwood Station, Central R. R. N. J. Phone owner, H. T. E. BEARDSLEY, 51 Liberty st., N. Y.

HOMES IN NEW JERSEY—All sections and prices; see us first. J. CLARENCE DAVIES, "Homes Within the Hour." 32 Nassau st. John 1171.

MADISON, N. J.—13 room house, lot 100x200; 2 car garage; could be made a rooming or boarding house; price $11,000; $3,000 cash, balance mortgages. 61 Park av. Phone Madison 414.

PLAINFIELD, N. J.—Select neighborhood; pre-war price, owner leaving town, modern brick, stucco, 8 rooms, tile bath, open fire, all improvements; garage; walking distance to station; immediate possession. Inquire room 2210, 55 Liberty st. Phone Rector 1459 or 348J Plainfield.

PORTAUPECK—ON-THE-SHREWSBURY.
Lots and plots on easy terms.
EMPIRE TRUST CO., Trustee,
120 Broadway, New York.

PROPERTIES in Morristown and vicinity. EUGENE V. WELSH, Morristown, N. J.

RUTHERFORD, N. J.—Houses for sale, easy terms. Write for list. VAN WINKLE CO., opposite station, Rutherford, N. J.

REAL ESTATE—OUT OF CITY.

New Jersey—Sale or Rent.

READY TO MOVE IN.
House, 6 rooms and bath, gas and electric, steam heat; pantry; hardwood trim, oak floors; gas range; large garage; corner plot; 5 minutes to railroad and 10 minutes to trolley; price $8,500. ELIAS PRETCH, Rochelle Park, N. J.

RUTHERFORD.—An exceptional bargain; 7 rooms and tiled bath, steam heat, hardwood floors, open fireplace, sleeping porch, large garage; complete in every detail; ready for occupancy; no reasonable offer refused; terms to suit. G. R. POOLER, 19 Hasbrouck place. Phone Rutherford 765W.

SELL; one family frame house, all improvements, 50x100. 45 Lincoln av., Grantwood.

WHAT ARE YOU GOING TO DO OCT. 1? Homes all sections and prices; avail yourself of our "Homes Within the Hour" service. J. CLARENCE DAVIES, 32 Nassau st. John 1171.

$13,500 BUYS my 9 room, 2 bath, white stucco house, corner plot, 150x122, NORTHERN JERSEY, within one hour on D., L. & W. OWNER, 47 W. 34th st., room 1122. Phone Fitzroy 5673.

Jersey City, Hoboken, Hudson Co.

FOR Sale—9 rooms and bath on the Lincoln Highway, suitable for 2 families; 15 minutes from New York; immediate occupancy. For particulars write JOHN T. TILT, 273 New York av., Jersey City, N. J.

Miscellaneous—Sale or Rent.

BARGAIN—4,000 acres of virgin timber land for sale. See GHAS. J. H. HAMILTON, 115 W. 135th st. P. 2265MR.

BEFORE you buy or sell a farm or acreage consult POWELL, 180 Montague st., Brooklyn, N. Y.

SUBURBAN HOMES TO LET AND FOR SALE.

FOR rent in New Rochelle, conveniently located, comfortably furnished house, nine rooms, two bathrooms, small garage, October 15 to May 15; $275 monthly; no agents. A., 171 Sun-Herald, Herald sq.

MODERN house in Mount Vernon, 11 rooms; residential section, near depot, furnished or unfurnished, to let at reasonable rent. Telephone owner, week days, Vanderbilt 4931; Sundays, Mount Vernon 3053.

REAL ESTATE WANTED.

WANTED—A small house in New Jersey. Call Schuyler 5990.

FACTORIES FOR SALE OR RENT.

FOR bargains in commercial water front properties see JOSEPH T. MULLIGAN, 55 Liberty st.

BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive.

BROOME ST., corner Mercer St.—Fine light store with large basement; immediate possession. F. J. GUILFOYLE & CO., 165 Broadway. Cortlandt 7475.

OFFICES to let—Church st., corner Cedar; three light, airy floors; all improvements; will let all or any part to suitable tenant. Inquire DAVIS & WEISS, 455 Fulton st., Brooklyn. Tel. 1384.

ROSE ST., 55, near Chambers.—Store and basement, fine location any business. TIANNEBY, 23 Duane st. 1488 Worth.

TOP loft, exceptional light, heat, modern building offices or manufacturing. 144 West 18th st. Telephone Watkins 5995.

Above 14th St. to 59th St. (Inclusive).—East River to North River.

BROADWAY, corner 38th.—Private offices, completely furnished; telephone service; plate glass windows; facing street; reasonable. STEINGUT, 1393 Broadway. Phone Fitz Roy 2450.

DESK room in handsomely furnished suite, B'way, 38th st.; reasonable rent. STEINGUT, 1393 B'way. Phone Fitz Roy 2450.

DENTIST'S office, plumbing installed; immediate possession. 120 E. 40th st.

EXCELLENT offices, 727 7th av., block above Times sq., $780-$2,400; elevator, electric light, heat included in rent. JOSEPH OATMAN, 1556 Broadway.

LOFT, 50x200, third floor, 627-641 W. 43d st.; elevator, light on all sides, A. C. & D. C. currents, sprinkler system. For full particulars write or phone MR. ALLEN, 607 W. 43d st.; phone Longacre 298.

OFFICES and showrooms, 41 West 21st; reasonable rent. SHARUM, 170 B'way.

1400 sq. ft. office space, 47th st., near 5th av., $5,000 per year; 10 year lease; light and airy, with skylight; immediate possession; partitions and furniture also for sale; phone service; 3 trunk lines; act quick. J. CLARENCE DAVIES, 51 East 42d. Vanderbilt 433.

2200 SQ. FT. OFFICE SPACE, light on three sides, near 5th av. and 43d st., $5 sq. ft.; 5 year lease; immediate possession; modern office building; telephone service, six trunk lines. J. CLARENCE DAVIES, 51 East 42d. Vandbit. 433.

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

STORES to Let.—Southwest corner Amsterdam av., 104th st. Apply premises or 220 Broadway, Room 908.

Borough of Brooklyn.

TO LET—Brooklyn loft, fireproof building; 4,800 square feet, 60 cents per square foot. Telephone Ashland 7426.

VERY desirable offices for doctors or dentists (in heart of Brooklyn, opp. Academy of Music), first floor; building just remodelled; steam heat, electric light. Apply 33 Lafayette av., Brooklyn.

Miscellaneous.

OFFICES, LOFTS, WAREHOUSES, SHOWROOMS, all sections. J. CLARENCE DAVIES, 32 Nassau st., John 1171; 51 East 42d st., Vanderbilt 433.

BUSINESS PLACES WANTED.

WANTED to Sublet—Small private office, furnished, with service; south of Canal st. K., 634 Sun-Herald, 280 B'way.

HOUSES TO LET, FURNISHED.

LUXURIOUSLY and artistically furnished house, between Riverside and West End av.; 14 rooms, 3 baths, 2 pianos; can be seen by appointment; immediate possession; rental $8,000 yearly; highest credentials are required. Phone Schuyler 8707.

APARTMENTS—FURNISHED.

APARTMENT 57, 601 W. 176th st.—To rent, 5 large sunny corner rooms, foyer hall, attractively furnished; piano; large closets, elevator; $160 monthly; 3 or 9 months from October 1; adults only. Communicate Box 642, Southampton, N. Y.

A.—In heart of artistic centre, near Carnegie Hall; large room, bath; suitable music studio; $100 month; also others. CENTRAL RENTING AGENTS, 113 West 57th st.

A.—Greenwich Village, 2 rooms, bath, kitchenette; large sleeping porch; exclusive house. CENTRAL RENTING AGENTS, 113 W. 57th.

A.—Seven rooms, 3 baths, elevator, fully furnished; 70s; seen all day. CENTRAL RENTING AGENTS, 113 W. 72d.

ATTRACTIVE four room apartment, complete; electricity, phone; modern. Academy 4416. 215 W. 105d st.

BOARD OPTIONAL.
If you are suffering from rent and board profiteers, why not try Staten Island, 1 hour from Times square. J. G. PATTERSON, Phone Tompkinsville 2297. Ocean Villa Farm, Arrochar, Staten Island.

FOR rent—High class bachelor apartments, 3 rooms and bath, in Plaza Hotel Annex, 22 W. 59th st., overlooking Central Park; furnished and unfurnished. Apply S. M. PALMER, Hotel Plaza.

FURNISHED, seven rooms, 2 baths; ground floor; month to month; $125; references. See superintendent, 889 St. Nicholas av.

MADISON, southeast corner 77th st.—Eight rooms, two baths; desirable location; can be seen at any time. Phone Rhinelander 8152.

MADISON AV., 1219 (88th st.).—Six rooms, sublet October 1; $2,150. Seen 1 to 6.

PARK AV., 815—7 and 8 rooms, furnished apartments. Agent on premises.

RIVERSIDE DRIVE (112th St.)—7 very attractive rooms, furnished, for rent for one year at $300. Telephone Cathedral 2595.

TWO beautiful rooms; southern exposure; gas, kitchenette, electricity; immediate occupancy; suitable small family or bachelors. 157 West 72d.

WEST END, 757.—Entire second floor, 2 rooms, bath, kitchenette; private family.

5TH-6TH, on 37th.—Furnished, bedroom, living room, bath, kitchenette, closet; private; phone, steam, electricity; $125 per month; no bargaining. Phone Greeley 3316, 10 A. M. until noon and 6 P. M. until 8 P. M. References; immediate possession.

5TH AV.-PARK AVENUE.
"IN THE BETTER HOUSES."
WOOLLEY, WATKINS & JORDAN,
665 5th av. Plaza 374.

50TH (corner Lexington av., 165).—Apartment hotel, exclusively for women; corner suite, 2 rooms, bath; beautifully furnished; $35 weekly up. Hotel Rutledge.

52D ST., 47 West.—Two rooms, bath, kitchenette, furnished. Phone Circle 2296.

APARTMENTS—FURNISHED.

55TH ST. (corner Broadway).—Handsomely furnished front apartment, 3 outside rooms, living room 24 feet; $325; lease. Mrs. HOLCOMBE, 1730 B'way. Telephone 2131 Circle.

56TH ST. AND PARK AV.
Three rooms, living room, bed room, large kitchen, bath and shower; Knabe grand piano; linen, silver, &c.; private telephone; lease from October 15 for three months, $250 per month. Phone Plaza 6051.

67TH (Madison av.).—Very attractively furnished apartment, two large sunny rooms, bath. Kitchenette arrangements; all night elevator service. 9394 Rhinelander.

66TH ST., East.—Seven rooms in refined taste; two master's bedrooms, maid's room, three baths; immediate occupancy; personal. Telephone Rhinelander 2100.

72D, 166 W.—Apartments of 4 rooms, consisting of large living rooms, bedroom, dining room, tiled kitchen, with ice refrigeration; particularly fine bathroom, with above shower; if two bedrooms required dining room can be furnished as an extra bedroom; apartments are sumptuously furnished; rentals $550-400 monthly; maid service supplied if desired. Apply superintendent, on premises. Tel. Columbus 7640.

72D, 166 W.—Apartments of 3 rooms, consisting of bedroom, combination living and dining room, tiled kitchen, ice refrigeration and large bathroom with alcove shower; apartments are sumptuously furnished; rental $200 to $275 monthly; maid service supplied if desired. Apply to superintendent, on premises. Tel. Columbus 7640.

72D ST., 20 West.—Two rooms, kitchenette, bath, from September 1; also one room, kitchenette and bath. Seen afternoons.

73D, 126 West (Hotel Nobleton).—Several beautifully furnished two room suites, with bath; moderate weekly and monthly rates; $125 monthly up; $35 weekly up.

73D ST., W.—Two medium sized rooms; convenient to bath; gentlemen. Columbus 8746.

75TH, 327 West.—Elegant two rooms, bath, entire floor; high class house.

80TH, 102 WEST.
Unusually high class and extra large 1 and 2 rooms, with bath, attractively furnished; complete hotel service; restaurant in building; ideal location.

91ST ST., NEAR CENTRAL PARK WEST.
This is not a sublet, commercially furnished. Owner's apartment; 7 rooms; real home; year's lease; $2,800. REAL ESTATE MANAGEMENT COMPANY, 99th St. and Broadway. Riverside 1300.

92D ST., 206 West.—Six rooms, two baths; yearly lease. Rector 4734.

93D ST., E. W. CORNER MADISON AV.
Newly decorated apartment, 1 room and bath, $75 up; 2 rooms, bath, $110 up; hotel service; extraordinary value; block from park; restaurant. Hotel Ashton. Tel. Lenox 272.

93D ST. (corner Madison av.).—Apartments, beautifully furnished corner suite, 2 rooms, bath; $75 per room, bath, up. Hotel Ashton.

93D ST., 172 East—One and two rooms, kitchenette, bath; newly decorated; private.

97TH, 308 W.—Eight rooms, well furnished; Chickering grand piano; $325; immediate.

111TH, 532 West, near Broadway.—Four room apartment, outside; sun flooded; artistic; by appointment. Cathedral 6250, apartment 24.

118TH ST., 425 West—Partly furnishing furniture can rent 5-7 rooms complete; missing any furnishings; dishes; linen; $600 yearly. Apt. 34.

142D ST. WEST AND CONVENT AV.
Four rooms and bath, including kitchen, $150 per month, in beautifully furnished private residence; references exchanged. Telephone 3044 Audubon.

200 CENTRAL PARK SOUTH (OVERLOOKING CENTRAL PARK)—THREE EXCEPTIONALLY LARGE ROOMS, BATH AND MAID SERVICE. APPLY TO SUPT. PHONE CIRCLE 5248.

200 Madison av.—Two rooms and bath; restaurant in building. Telephone 3852 Murray Hill.

Borough of Brooklyn.

FURNISHED apartment; tenant leaving city will sublet or assign to right party for 1 year from October 1; expensively furnished; highest grade modern elevator apartment, 6 outside rooms and 2 baths; unobstructed, best section; 20 minutes subway downtown New York; $250 monthly. Room 760, Woolworth Bldg. Phone 7278—Barclay.

TWO rooms, adjoining, partly furnished, 3 windows, electric, gas, bath; private family; front. 262½ Saratoga av., near Fulton, Brooklyn.

APARTMENTS — UNFURNISHED.

From Battery to 14th St., Inclusive.

GREENWICH VILLAGE.
Studio apartment in remodelled private house, 3 and 4 rooms, 1 and 2 baths; uninterrupted north lights; steam heat and all improvements.
WILLIAMS-DEXTER CO., INC.,
80 Grove st. Spring 5218.

GREENWICH VILLAGE (Grove-Chambers), 84 and 86 Grove st.—Large 2 and 3 rooms, bath and kitchenette elevator apartment; new building. Spring 772. MELTZER & RILEY, 5 Sheridan square.

LOVELY, homelike apartment, 3 rooms, 2 open fireplaces, bath and kitchen; Washington square section; price $7,350, cooperative plan; annual upkeep $960; investigation will prove exceptional opportunity. JOS. BARLOW, room 525, 507 5th av.

WASHINGTON SQUARE.—Six room apartment, $5,500; new fireproof house; elevator and hall service; business and social references required. See superintendent on premises, Van Voorst Apartments, 123 Waverley place.

Above 14th St. to 59th St. (Inclusive).—East River to North Rivers.

ATTRACTIVE apartment 7 rooms, 2 baths; rent $4,500. Superintendent, 158 W. 58th.

BRYANT PARK STUDIO BUILDING,
(Cafe des Beaux Arts),
40th st. and 6th av.
STUDIO APARTMENTS consisting of large, spacious studio with one or more rooms and bath; strictly high-class; available October 1.
L. K. SCHWARTZ CO., Agents,
110 W. 40th st. Tel. Bryant 4968.

2 AND 3 ROOMS
baths, steam, electricity; new building; 330-332 West 58th st.
IMMEDIATE POSSESSION.
Also 3 rooms, bath, all conveniences, 329 West 57th st.; rents $1,200-$2,400. Apply Superintendent, 330-332 West 58th st.

16 EAST 54TH ST.
New, modern, elevator building; last apartment; two rooms and bath; $2,000; no agents or bachelors. Superintendent on premises.

16TH, 108 W.—Desirable apartment, 6 light rooms, entirely renovated; bath, electricity, telephone; partly furnished, piano, &c.; place insured; 16 months' lease, $175 monthly.

31 WEST 47TH ST.,
Off 5th Ave.
BACHELOR APARTMENT.
Two large rooms and bath; foyer hall; living room 23x20; large closets; facing street; rent $2,500.
FREDERICK FOX & CO., Inc.,
14 West 40th street.

48TH ST., 61 West.—Two rooms, bath apartments, all improvements, to lease $100 and $110. Apply superintendent.

318T ST., 19-21 West.
Two rooms and bath to
six rooms and three baths.
Under new management.
To be thoroughly renovated.
Decorated to suit.
$1,200 and up. Service.

Above 59th St.—5th Av. to East River.

MADISON AV., 1219 (88th St.).—8 rooms; sublease two years; $2,800 year.

PARK AV., 815.—3 rooms and bath. Agent on premises.

58TH ST., 22 East.—Elevator apartments, 3, 4, 5 rooms; lease.

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

ELABORATELY appointed 2 and 3 room, modern, elevator apartments; open fireplaces, parquet floors; exclusive clientele only; owner's management. RADFORD CHAMBERS, 131 West 74th.

EXCEPTIONAL APARTMENTS.
159 West 85th.—One-two rooms, bath, kitchenette, modern. Also four-five room; doctor's apartments.

FOR rent—High class bachelor apartments, 3 rooms and bath, in the Plaza Hotel Annex, 22 W. 59th st., overlooking Central Park; furnished and unfurnished. Apply S. M. PALMER, Hotel Plaza.

PETER STUYVESANT, 2 West 86th st.
1, 2, 3 rooms; $1,000 to $2,700.

RIVERSIDE DRIVE, 362.—High class apartments, 120x100, 4 apartments on floor, 10 rooms, 3 baths, $6,000; 8 rooms, 2 baths, $3,000. Agent.

RIVERSIDE DRIVE, 450.—Choice duplex apartments, 7 rooms, bath, $2,400; front apartment, 7 rooms, 2 baths, $3,000. Agent.

RIVERSIDE DRIVE, 112 (near 86th).—8, 9 light rooms; elevator. ERNEST TRIBELHORN.

60TH, 18 West.—Three rooms, roof garden, kitchenette; near park; $2,500.

80TH, 102 WEST.
Unusually high class and extra large one and two rooms with bath, attractive, unfurnished; complete hotel service restaurant in building; ideal location.

81ST, 29 W. (facing park).—Luxurious apartments, 2, 3, 4 rooms; doctor's apartments.

86TH, 124 W.—One large front room, bath, from October 1, $80.

85TH ST., near West End av.—5 rooms, 2 master bedrooms. NATHAN BERG, Spring 8852.

APARTMENTS—UNFURNISHED.

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

90TH ST., 312 West—Elegant apartment, newly completed in owner's residence; 5 rooms and bath; more room available. Phone Riverside 7138.

96TH ST., 104 West—Three beautiful rooms, housekeeping; $160-$200. IRVING T. SMITH, tel. Cortlandt 532.

97TH ST., 209 W.—Five room apartment, ground floor; suitable as office for doctor or dentist. Superintendent.

104TH ST., 305 West (near Riverside Drive). Exquisite modern parlor floor; attractive.

107TH ST., 322 West.—One, two and three rooms, bath and kitchenette. Apply on premises.

111TH ST., 501 W.—Elevator, corner apartment, 5 rooms, bath, overlooking Cathedral grounds; all light; $125. Agent.

124TH, 530 West.—Five large, light room, front, modern, $65; two year lease; security; small family.

127 Riverside Drive.—Two room apartment and bath, $2400, including maid service, telephone and electric; restaurant in building.

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

RIVERSIDE DRIVE, 835 (north of 158th st.).—New elevator apartment building now being completed; 4 and 5 rooms. Apply agent on premises.

SIX rooms and bath, $80 to $125 per month; 7-8 rooms, 2 baths, $150 to $175 per month; all conveniences; large outside rooms; elevator; river view; 45 minutes to 42d st. 389 South