Chelsea Wants Transverse Highway From Steamship Row to Broadway

To relieve the trucking situation along the Chelsea waterfront and to improve road traffic in Twenty-third street a great highway is to be urged built diagonally across the city, connecting the Chelsea docks, just south of Twenty-third street, with Broadway at Forty-second street. Such a highway is essential to the progress and business needs not only of the Chelsea district but the entire city, according to Chelsea business men. The cost of the proposed street has not been estimated, but it was said that the expense would not be so large, since the roadway would pass, for most of the way, through property which is comparatively cheap.

Benjamin Moore, head of the Moore estate, which owns more of Chelsea than any other interest, and who was recently elected president of the Chelsea Neighborhood Association, said that the building of the highway should not be delayed, as business which had located on the West side in the vicinity of the piers, the landing places of ocean steamships, should be provided with an outlet.

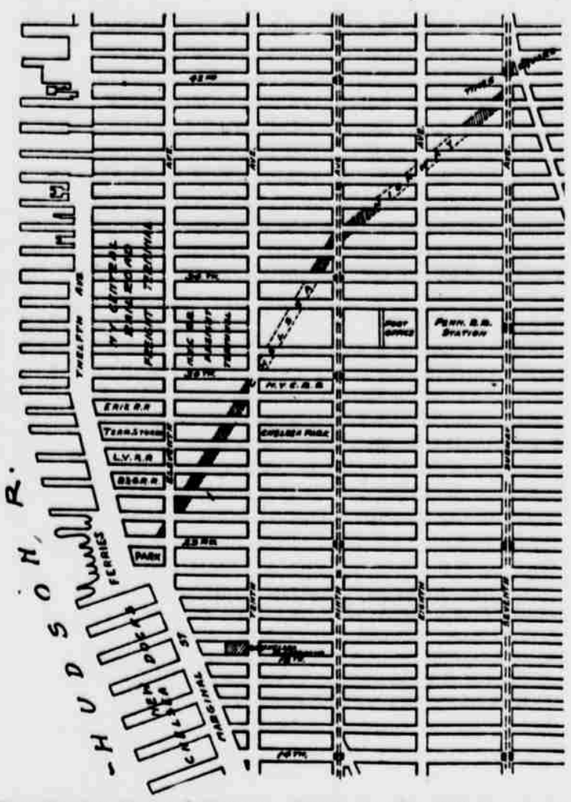
"The Chelsea highway at its northern end would offer to the city a new avenue for business development upon the opening of the new Broadway and Seventh avenue subways," Mr. Moore said. "The new street would be near the Metropolitan Opera House and the New York Central and Pennsylvania terminals, which it would skirt at the intersection of Thirty-sixth street and Ninth avenue. The southerly part of the highway would be a manufacturing artery for the large industrial plants which are massing in this section of the central mercantile district.

"New York city lacks a systematic scheme whereby such transverse streets as Broadway shall be laid out. This has been tried in the southern part of the city with great success, but in the central part there has been much discussion but no accomplishment. The city needs such streets to relieve the congestion of its north and south avenues.

"Paris realized the need for these transverse streets, and as a result every year various sections of that city bid against one another for the privilege of having the new street.

"Commercially and industrially the future of the westerly part of Chelsea is assured. The Chelsea docks, Manhattan's most valuable waterfront, bringing $1,780,000 yearly in revenue, two-thirds of the income from all the Manhattan frontage, offer unequalled facilities.

"The Moore estate sees a great future for Chelsea and will do its share in shaping that future."



Map Showing Diagonal Highway Which the City Will Be Asked to Build.

HOMES FOR MANY FAMILIES.

Brooklyn Builders Continue to Rush Dwelling Building.

There was no letup last week in the rush of Brooklyn builders to file plans for small dwellings and tenements. Up to Friday 152 structures, whose cost was estimated at $984,500, were put on record. Of the 152 operations 127 are small dwellings, six are tenements and nineteen miscellaneous structures.

Edward Edwards will build ten two story brick dwellings on Eighty-first street, east of Fifth avenue, to cost $45,000. Seven similar dwellings will be built on Essex street, south of Pitkin avenue, by the Homesdale Construction Company at a cost of $24,500. On Miller avenue, south of Livonia avenue, the Sheridan Construction Company will erect four two story brick dwellings at a cost of $15,000. David Gelfand will build ten two story frame dwellings on Milford street, north of Hegeman avenue, at a cost of $30,000. Eight two story frame dwellings, to cost $44,000, will be built by the Maynard Construction Company at Avenue M and East Fifth street, and Roth & Morgan will erect twenty-one two story frame dwellings on Seventy-seventh street, west of Fifteenth avenue, at a cost of $63,000.

The southeast corner of Flatbush avenue and Clarendon road is to be the site of three three story brick buildings with stores. The L. A. & S. Building Corporation will erect them at a cost of $82,000. The Midwood Associates will erect two similar dwellings on Flatbush avenue, north of Albemarle road, at a cost of $40,000. A six story thirty-four family brick tenement will be built on Ross street, east of Lee avenue, by Aaron Segal at a cost of $80,000. A four story brick apartment to cost $60,000 will be erected by the Julian Construction Company on Ditmas avenue, east of East Twenty-second street, and four four story brick apartments, to cost $140,000, will be built by the Conrad Construction Company on Sterling street, east of Bedford avenue.

W. H. Whitney will erect a $40,000 five story brick factory on Norman avenue between Russell and North Henry streets on a plot 48x125 feet, and the Congregation Thora Ancha Chessed will build a one story brick synagogue on the east side of Douglass street, south of Pitkin avenue, at a cost of $55,000.

SUBURBAN BUILDING WORK OF SMALL GROUP OF MEN

Continued from Fourteenth Page.

bring out all the natural advantages of the land and has built dwellings in keeping with the country.

Mr. Bugg has followed the axiom that to give a man his money's worth is good business and it is good business also to guard a man from buying a place which would be a hardship for him to pay for.

Mr. Bugg has 1,000 acres in northern New Jersey which he will put on the market within the next few years. It is estimated that he has built and sold close to 500 dwellings in the comparatively few years in which he has been in the developing business.

Samuel Elchen is the "Father of Long Island," or at least most of it, for in the twenty years he has been subdividing large tracts and building homes he has missed mighty few places. There are more than 3,200 happy families scattered over the entire commuting area on Long Island who have been helped to comfortable homes by one or another of Mr. Elchen's companies. In spite of this record Mr. Elchen is probably the least known of all local developers. He never gives advice to others, never tells of his own accomplishments and never boasts of what he is going to do. "When I have made a success of this business," he will say, "I will tell you how to do it. But I have not been successful yet."

Every day, in season and out, he is at his office working for that success which means thousands more of homes. As head of his companies he makes frequent personal visits to his many properties, and his chauffeur will tell you that he has covered 30,000 miles in the last year going about to see that his people are satisfied and that the properties are being kept up to a high standard.

When you see an advertisement of Baldwin Harbor, that is Mr. Elchen. But it is only one of the large sections he has under development. Beechhurst on the North Shore is another of his properties, and Bayside Park is still another. To name all of his developments would be to name almost every place on Long Island. Some of the principal ones are at Jamaica, Huntington and Northport. In these various sections Mr. Elchen has provided homes of about every grade and price to be found on the island. He has built little bungalows for as little as $1,000 with their lots, and he has built splendid villas costing as high as $20,000.

Since 1896 Mr. Elchen estimates he has spent $10,000,000 in development work, building and the like. Associated with him are Orville B. Ackerley, an authority on Long Island values and titles, and Stephen Yates.

When Nutley, the attractive New Jersey residential town, is mentioned, one cannot but think of William A. Lambert, the man who for more than a quarter of a century has been adding to and beautifying Nutley. Mr. Lambert is the president of the Nutley Realty Company, which has since its incorporation in 1902 built hundreds of homes for city folks who wanted to live in the country. Before the formation of the Nutley Realty Company he was identified with the development of Nutley. He has lived practically his whole life in that town, coming there from England in 1871. Besides a developer, Mr. Lambert is an architect. In practising his profession he was able to study conditions in the entire suburban field, and he concluded that there was no section which had the appeal of Nutley.

His first step as an out and out developer was taken in 1892. So many persons expressed to him a desire to live in the country that he decided to turn builder while still a designer.

At that time Stone, the well known bareback circus rider, had a farm in Nutley. Stone had neither the time nor the inclination to hold the place and was glad to receive a bid for it from Mr. Lambert. He built houses which with the sites sold at an average of $6,000 each. They just filled the popular demand and Mr. Lambert soon had to find another tract on which to continue developing. He then bought the Nutley property of the Courtlandt Parker family of Newark and subdivided that and covered it with pleasing homes which found ready buyers. When Mr. Lambert took up the business of developing Nutley was just a little country town with no trolley, water system, electric lights or other improvements. It had a population of about 1,000. Through the operations of Mr. Lambert and his company Nutley now has a population of close to 9,000 persons. Nutley's real estate is now assessed at $7,935,580. Mr. Lambert has built 5,000 homes in Nutley in the last twenty-five years. They represent an investment of $3,000,000.

If you have lived on the South Shore of Long Island there is no need to introduce Cadman H. Frederick, but if you have not you may be told that he is president of the Long Island Realty Company, a young man who with an initial capital of $13 has built more homes in Merrick, Bellmore and Freeport than any other man. Mr. Frederick came to New York from Barbados when a boy. When he finished his voyage he had a total capital of $13.

A stranger in a great city, larger even than the city he had dreamed New York was, $13 was not enough to put one beyond want until a job could be secured. With such a small capital young Frederick could not afford to be particular, and took the first job that came his way, which was in a real estate office. He worked for a time with William H. Moffett, and then decided that suburban development was a good business, and with a small amount he had saved he bought land in the wilds of Merrick. His financial backing was limited, so he had to confine his operations to the building of inexpensive homes. He built cheaper than any other and had no trouble in selling his houses. They ranged in cost from $1,800 to $4,500. He has put up about 300 dwellings in the few years he has been operating and has developed section after section. It is estimated that he has added about 2,000 to the population of that part of Long Island.

New Home of Underwood Co. at Vesey and Greenwich Streets

REALTY MEN PLAN MANY REFORMS

Convention Maps Out Campaign—Legislature to Be Watched—Lower Taxes Promised.

Real estate men from practically every city and town in the State brought the annual convention of the Real Estate Association of the State of New York to a close last night at the Hotel Nassau at Long Beach in a burst of enthusiasm, when Gov. Whitman told them of the great betterments he expects to institute in matters affecting real estate and taxes if he is returned to Albany as Governor. It was by far the largest and most successful convention of real estate men ever held in this State and marked the beginning of an aggressive campaign by all the realty interests of the State to obtain reforms demanded for many years and an accounting to the realty interests on the measures introduced at Albany.

By far the most important feature of the convention was the decision to form a taxpayers' bureau at Albany to look into the merits of all legislation proposed. Through this bureau it is hoped to prevent the passing of any bills which will affect real estate adversely. The bureau is to be non-partisan and is to propose no legislation on its own account.

Taxation took up a large part of the attention of the convention and from the talks the members obtained a good notion of some of the great changes which will be necessary in the present tax system before real estate can expect to be relieved from some of its burdens.

J. E. Zoller told the convention that the method of assessing corporations in this State must be changed entirely if foreign corporations are to pay their just taxes and New York State corporations be assessed equally. He said indirect taxes might be omitted if all corporations doing business in this State were taxed on their incomes instead of the value of their property in the State.

That New York State is getting nearer to a proper assessment of its corporations was the gist of the talk by Martin Saxe. He, too, tried to show the real estate men that by giving corporations sufficiently high valuations the State Tax Department was doing its share to better conditions in real estate.

The problem to license all real estate brokers was advocated, but little headway was made. So also a proposal was made to compel the enforcement of the Sunday closing law even to the extent of making it unlawful to buy and sell real estate on Sunday. Many up-State members were greatly in favor of this, but local real estate men said it would mean the ruination of their business.

For the benefit of up-State communities the men who formed the height and zoning restrictions told of their work and urged other communities to turn their attention to such matters before their cities and towns are forced to make restrictions to conserve the values and health of their real estate and people.

For the first time increasing the rates of real estate brokerage was agitated at the convention. The high cost of living and of doing business started the discussion, which soon developed into a sectional matter. Up-State brokers were inclined to favor the proposal, but were vigorously opposed by local men, who declared that if any attempt were made to obtain more than 1 per cent. on local sales owners would not deal with brokers, but would act for themselves. The matter, however, was referred to the executive committee for further consideration.

One of the most interesting announcements of the convention was that one Manhattan and one Brooklyn title company have agreed to lend money hereafter on titles recorded under the Torrens system.

WHERE POPULATION IS GOING.

Registration Figures Indicate Direction of the Tide.

Walter I. Willis, secretary of the Queens Chamber of Commerce, has made an interesting analysis of the registration figures of this year, compared with those of the last Presidential election of 1912. He said:

"The increase in the number of registered voters over the number at the Presidential election in 1912 is a good index of the growth of the various boroughs of the city. The number of registered voters in the city this year is 738,812, which is an increase of 73,526 over 1912. The increase in the number of registered voters in the Borough of Queens alone was 12,560, which is 38 per cent. of the total increase of the city.

"That Queens is growing in population and voting strength at a faster rate than any of the other boroughs can be best shown by the following table of registration figures:

	1916.	1912.	Increase.
Queens	71,347	58,787	12,560
Bronx	100,074	83,580	16,494
Brooklyn	269,911	259,655	10,256
Richmond	17,266	16,712	550
Manhattan	280,214	286,552	
Total	738,812	705,286	33,526

BUSINESS SPACE LEASED.

Many Changes to Be Made in Trade Sections.

Ames & Co. have rented the five story and basement building at 115 Park Row to Max Schwartzberg & Co., retail jewelry, for a term of years. This building is now occupied by the Horton Ice Cream Company, which has been in the premises for about fifty years. Ames & Co. also leased with Jesse T. Meeker a store at 144 East Thirty-fourth street, adjoining Madison avenue, to the Hammerstein Millinery Company; with the F. R. Wood, W. H. Dolson Company the store at 4 West Twenty-eighth street to A. Cotromano for restaurant purposes, and the third loft at 226 to 232 West Twenty-sixth street to the Fraad Talking Machine Company.

The Cross & Brown Company has leased 6,000 feet of space in the fifth loft of 434-438 Broadway to the Leatherware Company of America; 16 West Third street, third loft to Sardi Company, and in Circle Building, space to Harry B. Jones.

Morris Rose has leased to Jacob Freedman the upper part of the building at 145 West Forty-fourth street for a term of years. After extensive alterations are completed the lessee will open a Hungarian restaurant. Lewis L. Rosenthal was associated as broker.

Thomas J. O'Reilly has leased a loft at the southwest corner of Broadway and 110th street to Hessle and Anna W. Blackwood, and the store at 604 West 110th street to Natius Auto Renting Company.

Pease & Elliman have leased to the Crown Hat Manufacturing Company a loft at 598 Broadway, 23 feet wide and running through 200 feet to Crosby street.

The M. Rosenthal Company has leased to N. Dvorkin for a long term of years 10,000 square feet at 22-28 West Twenty-first street.

$60,000 COUNTRY CLUB.

The Sunningdale Country Club of Mount Vernon, which recently purchased forty acres on Underhill road, between Scarsdale and Ardsley, is about to start the construction of its new home. Robert D. Kohn, architect, has completed plans for a one and a half-story clubhouse, 40 feet wide and 200 long. The improvements as planned will cost about $60,000.

HOWARD BEACH TO CELEBRATE.

Closing of Casino to Be Marked by Harvest Festivities.

The Howard Beach Casino will close the season on November 1 with an old fashioned barn dance. The interior of the building will be decorated with fall leaves and harvest products, and the exterior with multicolored electric bulbs and Japanese lanterns.

Improvements continue to be made on the estates in the form of macadam roads, bulkheads and jetties and the planting of shrubs and trees. Twelve all year homes have recently been completed by the development company and as many more are now being planned for construction next spring.

Dr. William H. Forbes of Poughkeepsie is building a home for his own use at the corner of Deer and Flynn streets near the waterfront. The house is of Colonial design and will cost $4,000.

It is the plan of the Howard Beach Estates to enlarge the casino next year, as the past season has indicated that the building is not large enough to meet the social demands of the rapidly growing colony.

REALTY INVESTIGATORS.

The Tenants Record, Inc., has been formed by a group of men identified with New York real estate for the purpose of furnishing information to owners, brokers and agents on the financial and moral responsibility of applicants for leases. The company promises a twenty-four hour certified report service.

WOMAN CAPTURES INTRUDER.

Husband, an Invalid, Hurt Trying to Catch Another.

Mrs. Ida Ronenberg of 2603 Briggs avenue, The Bronx, was awakened yesterday before daybreak by noises in her room. She saw two men; she grabbed them, but one got away. Her husband, an invalid, tried to pursue the fugitive, but fell at the top of the stairs, rolled to the bottom and cut his head badly.

Mrs. Ronenberg dragged her prisoner downstairs, where she threw him down and sat on him until Policeman Parkinson came to arrest him. The prisoner, who said he was Joseph Gilmore, 3878 Third avenue, pleaded guilty before Magistrate Ten Eyck in West Farms court and was held for the Grand Jury.

TRADE POSSIBILITIES.

W. S. Kies to Tell Queens Business Men of Business Future.

William S. Kies of the National City Bank and the American International Corporation will address the members of the Chamber of Commerce of the Borough of Queens at their October meeting next Friday on the subject of "Trade Developments of the Future."

Mr. Kies's activity in the organization of the Foreign Trade Department of the National City Bank and as vice-president of the American International Corporation permits him to present first hand information regarding enterprises of great constructive importance to United States Commerce.

ANOTHER WEST END HOTEL.

Fourteen Stories to Go Up at Ninety-sixth Street Corner.

The two houses at the southeast corner of West End avenue and Ninety-sixth street, bought at various times in the last three years by the Alvin Holding Company, are to be removed to make way for a fourteen story apartment hotel, which will cost $260,000. The two properties, which are known as 736 and 738 West End avenue, have a frontage of 42.8 feet on the avenue and 96.6 on the street. A. Lobo has drawn the plans.

REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION.

Absolute Supreme Court Partition Sale
HON. A. F. H. SEEGER, Referee.
Next Saturday, October 28th
AT 2:30 P. M. AT COUNTY COURTHOUSE, WHITE PLAINS, N. Y.
About 141 Acres, with Farm Buildings,
E. S. of Saw Mill River Road, on Nepperhan Av.,
CHAUNCEY, WESTCHESTER COUNTY, N. Y.
Property is situated in a high-class locality near Greater New York and adjoins the St. Andrews Golf Club. Suitable for country estate, golf links, school, &c. Opposite Chauncey Station of N. Y. C. R. R. (Putnam Division).
65% May Remain on Mortgage at 5%
IF WARRANTED BY AMOUNT OF BID.
ANTHONY & ANTHONY, Attys. for Plffs., 37 Montgomery St., Newburgh, N. Y.
STITT & PHILLIPS, 113 Fulton St., N. Y. City. CLIFFORD C. ROBERTS, Esq., 27 Cedar St., N. Y. City. MOTT & McCREADY, 51 Warburton Av., Yonkers, N. Y. } Attys. for Defendants.
31 Nassau St., N. Y. City. Joseph Day Auctioneer 'Phone 744—Cort.

REAL ESTATE. | REAL ESTATE.

Estate in Liquidation FOR SALE
EIGHT STORY FIREPROOF LOFT BUILDING ON PROMINENT CORNER OF LOWER WEST SIDE, FULLY LEASED TO RESPONSIBLE TENANTS, IS OFFERED AT PRICE THAT NETS NEARLY 9% ON EQUITY. PREMISES SUBJECT TO FIRST MORTGAGE HELD BY SAVINGS BANK. ADDRESS DIRECTLY OR THROUGH BROKER. ROOM 2601, 61 BROADWAY.

HOUSES FOR SALE—BROOKLYN.

Easy Housekeeping Homes
Only 2 left of 33 finished. Prices based on actual cost—a cost far below present prices for building construction. A rare opportunity. Act at once.
Eastern Parkway Heights, just east of Prospect Park, Crown Street, between Bedford and Rogers Avs. Convenient to 6 car lines, Brighton Beach "L" and 3 subways now nearing completion. Both sides of Crown St. attractively developed.
Beautiful, well planned homes.
Deep Lots, 20 ft. x 120 ft. Driveway in Rear of Property. Garage Space for 2 Cars.
Easy terms if desired. Title guaranteed free by Title Guarantee & Trust Co.
Take Ocean Av. or Rogers Av. cars to Crown Street.
REALTY ASSOCIATES (Owners) 155 Crown Street, Brooklyn
Telephone Bedford 8918

WESTCHESTER REAL ESTATE FOR SALE.

This Bungalow on Mahopac Point, Lake Mahopac
For Sale at Cost on Easy Terms.
Permanent Water Rights and Boat Mooring WITHIN COMMUTING DISTANCE. Photographs of Interiors and View of Property by Mail.
Mahopac Point Corporation
Dept. S., 40 West 324 St. 'Phone 9860—Madison Square.

TO LET FOR BUSINESS PURPOSES.

CLUB OPPORTUNITY.
Four Upper Floors of Two Buildings, adjoining Columbus Circle, 50x75 ft., exceptional convenient location, reasonable alterations to adapt buildings for club purposes, exceptional opportunity as it offers a high class restaurant and cafe without the care and expenses of maintaining the same. For full particulars apply J. K. MOORS, 361 W. 125th St., Co. 1525.

FURNISHED APARTMENTS WANTED.

WANTED—FOR FOUR MONTHS FROM NOVEMBER FIRST, SMALL FURNISHED APARTMENT WITH TWO BEDROOMS, BETWEEN 48TH AND 52ND STREETS AND 5TH AND PARK AVENUES. ADDRESS O. C. R., NO. 2 EAST 55TH STREET.

APARTMENTS TO LET—FURNISHED.

32 EAST 60TH ST., 2 rooms and bath, convenient and accessible location, service. Breakfast if desired. Apply Chas. E. Williams, 500 5th Ave. Phone Bryant 7557 or Janitor on premises.

ESTABLISHED JULY 1847.
BRYAN L. KENNELLY
Real Estate Broker, Appraiser & Auctioneer
186 Broadway Telephone 1247 Cortlandt

NEED additional capital to develop 30 acres with modern buildings; property has tide water frontage, exceptional location for hotel proposition, located on express station, 22 minutes by Long Island R. R. T-88, 151 Sun.

AN OFFERING to quick buyer at less than half value, 23 acres, meadow land with water frontage, in New York city. Great opportunity for manufacturing plant. H. C., 129 Sun.

BRONX REAL ESTATE FOR SALE.

CITY ISLAND HOMES
READY TO MOVE INTO
$4,000 to $15,000
Small initial payment, balance like rent.
Beautiful homes with every modern improvement, well built, up to the minute in every respect. Swept by the healthy salt air from all sides, immediately adjoining Pelham Bay Park, with golf, tennis and all the sports of the open.
CITY ISLAND
is in the Borough of the Bronx
TO REACH PROPERTY
Take Bronx Park Subway to 177th Street Station, Bus to City Island or N. Y. N. H. & H. R. R. from 42d Avenue and 129th Street Elevated Station to City Island.
Property Office, 500 City Island Av.
Write for booklet D.
Joseph Day Sales Agt. 31 Nassau Street, New York City.

UNFURNISHED APARTMENTS TO LET.

1125 LEXINGTON AVE.
CORNER 78TH ST.
ELEVATOR, ALL OUTSIDE ROOMS AND BEAUTY WOODS
5-ROOMS-$900
6-ROOMS-$1080
VERY CONVENIENT AND DESIRABLE LOCATION
LONG REALTY COMPANY
NEAR CITY BUSINESS
68 BROAD STREET, NEW YORK

Small Apartments
1, 2, 3 Rooms Bath
Every Modern Improvement with Full Club Service.
414-416 Madison Ave.
13 East 65th St.
Rooms $720 to $2,080.
Douglas L. Elliman & Co.
414 Madison, 45th to Murray Hill 5100

2 ROOMS AND BATH AND KITCHENETTE, $52.50 to $80.
Furnished, $20 extra
WOOLSEY
111 East 110th St.
Satisfactory references absolutely indispensable. Rentting Agent on Premises. Apartments can be seen evenings.
BING & BING, 149 West 40th St.

Doctor's Suite
2 Rooms & Tile Bath
Moderate Rent.
Apply 465 W. 157th St. or Wm. M. Roestel, Tele. Fordham 3424.

UNFURNISHED APTS. TO LET—BRONX.

Doctor's Apartment
7 Rooms, 2 Baths
Hall service—all improvements. Moderate Rent.
Apply 465 W. 157th St., or WM. M. ROESTEL Tele. Fordham 3424.

MANHATTAN REAL ESTATE FOR SALE.

ATTENTION!
Wine & Liquor Houses.
Specially constructed Building for heavy storage. Size 75x115, six story and basement. Can be purchased at reasonable price above first mortgage of $110,000, held by trust company. Particulars and permit for inspection from DUROSS CO. 155 WEST 14TH ST.

NEW JERSEY REAL ESTATE FOR SALE | NEW JERSEY REAL ESTATE FOR SALE

Beautiful All-Year Home. Overlooking Water
Wooded Place 100 by 186 Feet.
Ready for Occupancy Now---Price $7,500, Easy Terms
$5,000 May Remain on Mortgage. Balance $2,500. Terms Arranged to Suit.
NEAR EX. STATION. 49 MIN. ON LACKAWANNA R. R.

9 ROOMS, 3 BATHS
Porte cochere, huge return veranda, back porch, open terrace and sleeping porch. Living room, with huge open fireplace. Octagonal dining room; butler's pantry, kitchen on first floor. Six large bedchambers, 3 baths.
An unusually well built house, with every modern convenience; laundry, extra toilet, electric light. "Perfect" heating plant, parquet floors, beamed ceilings, panelled in hardwoods. Established social centre; every convenience; schools, churches, select social organizations and country club, tennis, fishing, bathing, boating, water sports in summer; skating, toboganning, ice boating, hockey in winter; delightful walks and drives around the lakes; best of outdoor recreations. Highest, healthiest altitude within commuting distance of New York.
FOR FURTHER PARTICULARS AND ACTUAL PHOTOGRAPHS CALL, PHONE OR WRITE.
F. B. WELLS, Telephone 1521 Cortlandt **170 Broadway, N. Y. C.**

AT SPECIAL SALE
"RIDGE CREST"
20-Room House | Two Acres Grounds | At Half Actual Value
TO CLOSE IMMEDIATE SALE
A moderate cash payment buys it; balance can be arranged to remain on first mortgage, guaranteed Title.
This palatial home is 115 feet in width and is new and most modern; beautifully situated on hill crest, commanding superb views for miles of hills, lakes, valleys and grounds of other fine country places. House will be decorated to suit.
There are 20 rooms and 7 perfectly appointed modern bathrooms. The magnificent living room, with its imposing open fireplace is a feature of this house. Sun parlors and the spacious dining room open out on either side of it. There are five beautiful fireplaces, the walls are in hardwood, oak floors, electric light, cedar clothes closet, every modern convenience.
This place is most conveniently situated for commuting to New York city. Good train service, express station near by; every country advantage and city convenience; golf, country club, all water sports.
This is a most unusual property in every respect, offered at a bargain to effect quick sale.
GEO. R. PEARE. 640 Riverside Drive. Tel. 6900 Audubon. New York City.

AN UNPARALLELED REAL ESTATE OPPORTUNITY
offered by
Banking Department, State of New York
Special sacrifice prices from now until November 1st to quickly close the business of two corporations. A large number of choice homesites in restricted sections at GRANTWOOD, MORS' ERE, LEONIA, RIDGEFIELD and TEANECK, NEW JERSEY. Bargain prices of about 50% of former prices, all within a five cent fare zone and thirty minutes of Manhattan.
Also at CASTLE HEIGHTS, NORTH WHITE PLAINS, N. Y., stucco, tile roof, modern, artistic bungalow, nearly new.
Liberal Terms. Titles Guaranteed. For information address
BENJ. D. HAIGHT
Special Deputy Supt. of Banks, care of Banking Dept.
61 BROADWAY NEW YORK CITY

NUTLEY
"The Ideal Home Town"
Situated in the foothills of the Orange Mountains, high and rolling with a dry, healthful climate. A high-class residential town, population 8,500, rapidly growing. Excellent schools, churches of all denominations, clubs, bank, telephone service, police and fire protection, sewers, gas, electric light, free mail delivery, county park, finest automobile roads.
32 Minutes from New York via Hudson Tubes and Erie R. R.
From Newark: Broad and Paterson Trolley Cars Every 5 Minutes. Fare 5c.
If you desire to BUY, BUILD or RENT a home see Nutley before you decide.
Our homes at Nutley range in price from $3,500 to $5,500, and embody every modern up-to-date design. The result of our 50 years' development can be seen in all parts of Nutley. When you invest in a home, invest with a company whose record grows with each year's achievement. Booklet mailed.
Houses Open Daily for Inspection.
NUTLEY REALTY COMPANY
William A. Lambert, Pres.
WOOLWORTH BUILDING, N. Y.
Phone and Hands
NUTLEY, N. J.
Office opposite West Nutley Station. Phone 411 Nutley.

GENTLEMAN'S 11 acre County Estate at Plainfield, N. J., must be sacrificed for $18,500.00; at least $10,000.00 cash; balance 3 to 5 years at 6 per cent.; large old house can easily be remodeled; fine drives; stately trees; outbuildings, gardener's cottage, etc.; less than 1 mile to station; 100 trains daily. Address OWNER, box 145 Sun office.

OUR NEW SERIES
North Jersey Title Insurance Co., HACKENSACK, N. J.
New York Phone Hackensack 60 Well St.

Tapestry Brick House
LAKE FRONT FARM

REAL ESTATE FOR SALE—QUEENS.

At Beautiful Bayside Park
THE MOST ATTRACTIVE HOME IN THE ENTIRE BOROUGH OF QUEENS. 10 ROOMS, 3 BATHS, ROOMY GARAGE, LAWN, 100x150, ENOUGH GROUND FOR TENNIS COURT, BEAUTIFULLY LOCATED, FEW BLOCKS FROM PRIVATE BATHING BEACH, CLUB HOUSE & ENGLISH GOLF LINKS, WATER SUPPLY, GAS, ELECTRIC LIGHT, STATION AND TROLLEY. THIS IS A FAMILY HOME AND WILL SACRIFICE TO QUICK BUYER ON TERMS OF $3,000 CASH AND BALANCE CAN BE ARRANGED AT 4½%. 10 FLATBUSH AVE. BROOKLYN.

OVERLOOKING OCEAN
ABSOLUTE BARGAIN
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