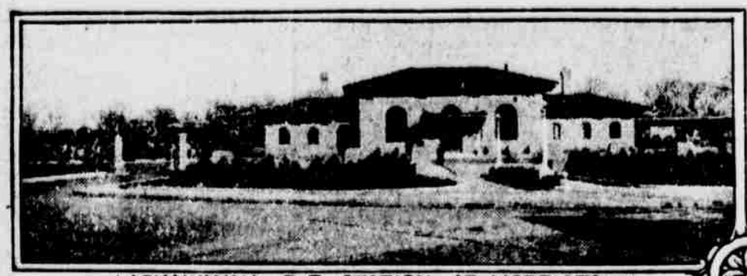
PROGRESSIVE MORRISTOWN PROUD OF ITS SPLENDID NEW BUILDINGS



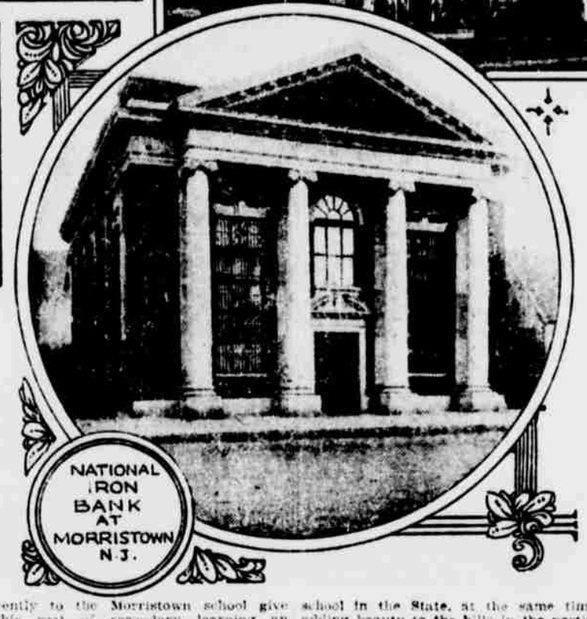
LACKAWANNA R.R. STATION AT MORRISTOWN.

MORRISTOWN SCHOOL FOR BOYS.

MEMORIAL HOSPITAL

NEW POST OFFICE.

PARK THEATRE



MORRISTOWN is chiefly noted for beautiful country houses on fine estates situated in this picturesque hill country of north central New Jersey. But this town—one of the oldest in the State—has a progressive communal spirit which in the past year has found expression in an extraordinary increase in its public and semi-public buildings. No community in the country, it is asserted, has seen so many noteworthy additions of this sort.

Pride is taken by the citizens in the new station which the Lackawanna Railroad has erected near the centre of Morristown. The policy of the Lackawanna under the Truesdale regime has been to beautify its property in every way and a number of beautiful stations along its various lines have been the result. The latest and most beautiful is that which has just been completed at Morristown.

The new Park Theatre building is a fine addition to architecture in Morristown and at the same time gives the citizens a resort of high class amusement of their own. Another new building which adds dignity to the business section is the National Iron Bank building, a stately brick and marble structure of Colonial design, while the new Memorial Hospital is regarded as one of the finest structures of its kind in the state.

Another addition in the post office, which was occupied for the first time late last month by the local postal authorities. It is a brick structure with white marble facings, designed along armorial lines. The new buildings added recently to the Morristown school give this seat of secondary learning an equipment second to no preparatory school in the State, at the same time adding beauty to the hills in the northern section of the town.

TAXPAYERS' BUREAU AT ALBANY CERTAIN

L. D. Woodworth of Rochester to Look After Interests of Real Estate.

Taxpayers throughout the State need fear no more harmful legislation at Albany, for at a meeting yesterday at Utica of the executive committee of the Real Estate Association of the State of New York it was definitely decided to establish a permanent taxpayers' bureau at the State capital where proposed legislation affecting real estate will be scanned carefully. If it is found to be inimical to real estate interests taxpayers' organizations in every part of the State will be asked to oppose it and action will be taken in time to avert even the threat of harm.

Leo Day Woodworth, of Rochester, former president of the State association, will be in charge of the taxpayers' bureau. It will not be a part of his business to start legislation, his duties being largely those of a censor. He will be the first representative owners throughout the State have had at Albany, and he is to be sent there to organize the bureau by every taxpayers' organization in the State, joined under the leadership of the Real Estate Associations of the State of New York.

Alfred Wagg of Malvern, L. I., president of the association, presided at yesterday's executive committee meeting, at which were present Fenton M. Parke of Buffalo, John Falling of Albany, George Horton of Brooklyn, George Brown of Watertown, Mr. Woodworth, M. Morgenthau, Jr., of New York, Edward Doyle of Staten Island, Aurine Prall of Staten Island, Earl Clarke of Utica and James Frank of Woodmere.

William P. Rae, president of the Brooklyn Board of Real Estate Brokers, was elected to the executive committee, as were Mr. Brown of Watertown, Mr. Prall of Staten Island and S. Carlisle Goodrich. The best financial condition and the largest membership in its history were shown in reports to the committee.

It was decided to hold the next convention of the association on September 13, 14 and 15, at Utica. C. W. Hill of Utica was appointed chairman of the convention committee and Mrs. Fred Wertman head of a ladies committee. The Hotel Utica will be the headquarters. A special meeting of the State association has been called for December 12 at Utica.

BIG FLATS FOR BROOKLYN.

Builders Turning to Construction of Multifamily Houses.

Brooklyn builders contained last week to file plans for multifamily structures hundred and four projects were filed with the Building Department, to cost $881,150. Of these, twenty are tenements to cost $478,000, sixty-two are small dwellings to cost $276,000 and twenty-two buildings of a miscellaneous character to cost $127,150.

Ten three story tenements to cost $200,000 will be built by the Parkside Avenue Holding Company on the south side of Sixtieth street, east of Seventh avenue. McDonald Mayer will erect two four story tenements on the southeast corner of Seventy-seventh street and Seventeenth avenue at a cost of $65,000. At the northwest corner of Jamaica avenue and Vermont street the Realty Construction Company will invest $20,000 in a four story apartment with stores. On Forty-third street east of Eighth avenue the Farragut Home Building Association will put up a four story tenement to cost $16,000. A six story tenement with stores is to be built on the north side of York street west of Hudson avenue by Lawrence Zeno at a cost of $40,000. The southeast corner of Sterling place and Utica avenue has been taken as a site for two four story tenements with stores to be built by the Novelty Building Company at a cost of $55,000. Eight two and a half story frame dwellings will be built by John P. Churio on the west side of West Eleventh street, north of Avenue R at a cost of $32,000. The Sigmund Realty Company will build eleven two story frame dwellings, to cost $38,500. Six will be on the west side of East Eighth street and five on the east side of East Seventh street, south of Avenue P.

A five story concrete factory to cost $10,000 will be built by the National Aniline Chemical Company on the north side of Rodney street west of Wythe avenue.

A two story brick riding academy and stable to occupy a plot 168 by 167 is to be built on the southeast corner of Malbone street and Franklin avenue by Adolph Vogt at a cost of $50,000.

SITE FOR BAY RIDGE HOUSES.

Saul C. Lavine has sold a plot 51x100 on the east side of Bay Ridge place, 110 feet south of Bay Ridge avenue, to the Jesser Realty Construction Corporation as a site for two family houses with double garages.

FIRE PREVENTION BUREAU OVERRULED

Board of Appeals Exercises Authority in Favor of Property Owner.

An order of the Fire Prevention Bureau in the Fire Department was overruled last week by the Board of Appeals in favor of a property owner. It is the first time that an owner has been able to evade what he thought an unfair order without costly court action, and it is the first time that the Board of Appeals created by the Lockwood-Ellenbogen bill to be the supreme authority in fire building matters, has exercised those powers in connection with the Fire Prevention Bureau. It was a typical case such as made the Lockwood-Ellenbogen bill necessary, and its result shows the excellent working of the new law.

Adelstein & Avrutine, builders, have a buildings at 82 to 86 Rutgers slip, to which the Fire Prevention Bureau ordered the installation of automatic sprinklers. Under the old law there would have been nothing for the owners to do but comply or institute a court action, since the law said that the Fire Prevention Bureau could order changes after promulgating rules covering the case. Since October 1, however, the making of rules has been taken from the Fire Prevention Bureau and placed in the Board of Standards and Appeals, of which the Fire Commissioner is a member.

The builders appealed from the order, declaring that there was nothing in the Fire Prevention Bureau rulings to cover their case, and to this they were subjected by the Board of Appeals consisting of seven members of the Board of Standards and Appeals, not including the Fire Commissioner. Commissioner Adamson was much upset by the action of the board because their action nullified many orders made by the Fire Prevention Bureau, and even is likely to make unlawful certain measures he is now enforcing.

In an attempt to have the Board of Appeals reverse their ruling, he made an appeal, but failed to get the number of votes in the board necessary for a reversal. The Commissioner based his appeal on new evidence, which he believed would change the views of the Board of Appeals, but it did not.

ROBERT FULTON LEASED.

New West 71st Street Hotel Taken by Company for 21 Years.

The fourteen story building being erected by Bing & Bing at 228 to 236 West Seventy-first street, 200 feet west of Broadway, has been leased for twenty-one years to the Seventy-first Street Hotel Company, of which J. Wade McIlrath is president and J. Frank Conwell treasurer. The structure will be called the Hotel Robert Fulton and will contain 300 outside rooms and 200 outside bathrooms.

The dining room will occupy the southern side of the ground floor. A large, imposing lobby will face on Seventy-first street. On the lobby floor will be writing rooms for ladies and gentlemen and coat room.

The Robert Fulton will be elaborately furnished, and in this respect as well as in construction, operation and appointments will compare favorably with New York's largest and finest hotels.

Mr. McIlrath, president of the leasing company, will be the manager of the new hotel, assisted by J. F. Conwell. Mr. McIlrath has been in the hotel business for more than twenty years and is also president and treasurer of the Fairfax Hotel Company, which operates the Hotel St. Andrew. Up to within a few months ago he was manager and one of the proprietors of the Hotel Hargrave.

The J. J. Fleming Company were the brokers in the transaction.

NEWTOWN CREEK TUNNEL.

Congestion on Land and Water Urge Its Construction.

The building of a tunnel for pedestrian and vehicular traffic under Newtown Creek connecting Long Island City and Greenpoint is being urged by the Queens Chamber of Commerce and other organizations in this section as the only solution of a troublesome problem which for time will affect the development of these sections. Bridges are not satisfactory, since they do not permit a free movement of either land or waterway traffic. With the increase in shipping on the creek from 31,000,000 in 1913 to 60,000,000 tons last year, and on which the city spent $2,000,000 for a new bridge, land traffic is cross-cut.

By the time the first connection on each side of the span has been formed there is congestion in the creek.

Labor, not being able to get living accommodations in Long Island City, is forcing them to Greenpoint and other nearby sections of Brooklyn. Because of the delays at the creek and the time consumed in getting from factories in Long Island City to their homes in Greenpoint and Brooklyn labor is unsatisfied and may decide. Long Island City manufacturers recognize the danger and are trying through the Queens Chamber of Commerce that builders come to their section and build flats for their workmen.

OLD TO GIVE WAY TO NEW.

Broadway Apartment to Be Replaced by Taller Structure.

The six story St. James Court at the southeast corner of Broadway and Ninety-second street, built nearly twenty years ago by Jacob Axelrod, is to be razed to make way for a larger house. Schwartz & Gross have completed plans for a fourteen story brick, limestone and terra cotta apartment, 100x67, to replace the St. James. It will be erected by J. C. & M. G. Mayer at a cost of $200,000.

TO MAKE OVER FARMHOUSE.

The Parson Mfg. Merrill Company and Charles H. Crandall have sold for Henry P. Howard to Mrs. Joseph E. Gibbs thirty acres on the High Ridge road between North Stamford and New Canaan, Conn. The purchaser will remodel the old farmhouse for her occupancy.

BUYS BERGEN CO. ESTATE.

S. S. Walstrum-Garden & Forman have sold the country home of the late Dr. Edmund P. Hanks, comprising ninety-eight acres, midway between Ridgewood and Westwood, N. J., Sears R. Kebe of Manhattan is the purchaser and will occupy the premises.

ANOTHER BUNGALOW COLONY.

Meister Builders and Richard P. Woodward have sold to the Bache Realty Company the Erastus Wiman homestead on the Boulevard, Great Kills, Staten Island, consisting of a house and five acres, which will be subdivided into bungalow sites.

DEAL FOR RYE DWELLING.

Lewis B. Preston has sold for Harrison S. Graves his property of about four acres with a residence, on Locust avenue, adjoining the Apawamis Golf Club, at Rye, to Joseph Shattuck, who will occupy it as his residence.

REALTY MARKET NEWS AND COMMENT

Spanish Church Adds to West Fourteenth St. Holdings---New Studio for Washington Square.

The Church of Our Lady of Guadaloupe has bought the dwelling at 231 West Fourteenth street from the Gelsenheimer estate. The church owns the three adjoining structures on the east including a small church and a building occupied by Our Lady of Peace, the whole abutting the convent of Jesus and Mary. The property just acquired will be used temporarily by priests attached to the church, but eventually the entire plot will be developed with a fine church.

The dwelling next to the one purchased by the church, No. 233, was sold yesterday by the Durses Company for Mme. Pauline to the Cirici Medicine Company, which the brokers report will be altered at a cost of $10,000 for occupancy by the new owners.

NEW STUDIO FLAT PLANNED.

Pope & Bro. have sold for Cesare Rossetti 77 Washington place, a four story old Colonial house, on lot 25x97. The property has been bought by a corporation which intends to alter the house and other houses around Washington Square into studio apartments of two rooms and bath. All the Colonial features will be preserved. The alterations will cost about $12,000. The house will bring in a rental of about $5,000 a year. One of the features of the building will be the wall bed, which is greatly in use in Chicago and California and known as the two in one. These beds set into a closet behind a door.

PATERNOS BUYING SITE.

WEST END AVENUE—John G. Morrison has sold 315 West End avenue, a three story dwelling on lot 20x100, located 40.11 feet south of 105th street. The buyer is reported as the Colod Real Estate Company, represented by Davis, Symmes & Schreiber, who also act for Joseph Paterno, who is to build on the 100x115 corner of 104th street, separated by forty feet from the site just sold.

WEST SEVENTY-SIXTH STREET—Jacob Axelrod has resold 24 West Seventy-sixth street, a four story dwelling on lot 25x102.2, near Central Park West. The property was recently taken in part payment for the new apartment house at the northeast corner of Broadway and Eighty-eighth street.

BUYING IN BROOKLYN.

The Ogden & Clarkson Corporation has sold for the estate of J. W. Hamersley 93, 95 and 97 Degraw street.

E. S. Fisher has sold a plot 40x100 on East Twenty-fourth street near Avenue Q to John H. Fogarty, who will improve with a bungalow; also 1571 East Fourteenth street, a dwelling, for Cornelius M. Myers.

E. T. Newman has sold the six family brick flat on lot 25x100 at 167 Fifteenth street, between Fourth and Fifth avenues, for Marguerite Deyo to A. P. Smith.

NEWARK FACTORY SALES.

Louis Schlesinger has sold for the American Cuticle Company the four story and basement brick building at the northeast corner of Jelliff avenue and Bigelow street, on a plot 156x165, to the Empire Bottling Works, manufacturers and bottlers of grocery specialties.

Feist & Feist have sold the factory formerly owned by Loeb Bros., for dressers and dyers, to May Knee of New York city. The property is at 26-32 Kipp street and 25-31 Rose street, being the north and south of Kipp street and Rose street. The property has a frontage on Kipp street of twenty-three feet and on Rose street of 100 feet.

BUSINESS SPACE LEASED.

The Charles F. Noyes Company has leased part of the third floor of the Frankel Building, 45 John street, to Charles H. Harris and adjoining in the Holland Building to the General Accident and Liability Insurance Company.

Spear & Co. have rented at 41 West Twenty-fifth street the second floor to Charles Rineberg and the third floor to Niedelman & Hoffman, completing the renting of the building.

The Durses Company has leased the store at 153 West Fourteenth street to the Acme Supply Company.

The Ogden & Clarkson Corporation has leased offices at the southeast corner of Fifth avenue and Fifty-third street with Albert H. Adler to Ed. H. & B. H. Weinberg; also store and basement at 43 East Twentieth street to Karl Hershon and the second floor in the same building to Friedman & Hagerman; at 29 East Tenth street the second floor left to Warres & Oxman.

NEW TENANT FOR EQUITABLE.

William P. Bonbright & Co. have leased for a term of years quarters in the Equitable Building. They will occupy the northeast corner of the main floor together with the basement, mezzanine and part of the second floor. A private elevator system will be installed. A new entrance will be made on the Nassau street side and one in the main corridor. The lessees expect to take possession about March. The new main floor of the Equitable Building is now occupied by the Liberty National Bank, the Empire Trust Company and the Federal Reserve Bank.

BANKER RENTS AT CEDARHURST.

John F. Scott has rented for M. Keller his house on Mistletoe way, Cedarhurst, L. I., for a term of years to W. Redmond Cross of Redmond & Co.

BROKERS IN HARLEM DEAL.

Porter & Co. negotiated the recently recorded sale of the dwelling at 22 West 126th street for the Wells Holding Company to the Haskin Estate.

BOSTONIAN RENTS HERE.

The three story and basement dwelling at 71 West Eleventh street has been leased by Edward R. Tolfree of Boston for a term of years.

GREENWICH PLAYERS' OFFICES.

The Greenwich Village Players have leased the store at 1 Sheridan Square for use as executive offices.

MOVIE ACTRESS SELLS HOUSE.

Arthur L. Lyon, Jr., has sold the Brightwaters house of Miss Ann Stewart, the motion picture actress, for her last spring. The house is stucco, with red tile roof, contains eleven rooms and two baths. It is on Windsor avenue, North. Mr. Lyon paid $11,000 for the property. Miss Stewart bought the house only two months ago and then moved to Brooklyn. Mr. Lyon has been the occupant ever since Miss Stewart vacated.

OLD COLLECT POND HISTORIC PLACE

Ice Rink in Colonial Days—Fulton Learned Steamboating There.

The $12,000,000 court house which has been a source of trouble to New York city taxpayers for several years if erected a century ago on the site which has been selected for it would cover a peninsula between Collect Pond and Tea Water Spring. A history of the pond and the territory thereabouts is printed on the back of the 1917 calendar of the Title Guarantee and Trust Company.

As has been the custom of the Title company, the calendar is ornamented by a painting of historic value. This year's calendar illustration, a painting by John Ward Dunsmore, shows the pond in 1753 under ice with a number of well known New Yorkers chatting around a fire at the edge of the ice. In a gorgeous sled sits Chief Justice James De Lancey, who at that time was one of the most influential men in New York.

The time which the painting represents was called the "Golden Age of New York's Colonial history," since "Great Britain was at peace with all the world and her colony was extending its trade, encouraging the arts and sciences and cultivating its lands."

"Collect Pond was named from Kalck Hoeck, a hill overlooking the pond to the west and at that time a barrier to any further northerly extension of Broadway. It contained vast deposits of oyster shells left there by the Indians for this hill had been the site of the Indian village Wormos. The white sleigh gave the name of Kalck or Chalk, but like many other Dutch names this was too much for the English tongue and after the English took possession of the island it became corrupted into Collect. The Dutch themselves always referred to the pond as the versch water or fresh water.

"The pond was one of the favorite skating places of the town folk and had an area of about six acres and was so deep that popularly it was supposed to be bottomless. It was fed by inexhaustible springs with outlets to both rivers. It was these springs that made trouble in the foundations of the Criminal Courts Building and again in the building of the subway through Centre street.

"There are many interesting stories connected with the old Collect Pond. One is that Fulton and Livingston gained their earliest knowledge of steam navigation from an 18 foot boat operated on Collect Pond by John Fitch. The story is told by John Hutchings, who helped navigate the boat during its various experimental trips around the pond.

"It is a definitely fixed fact that Fulton and Livingston were passengers on the boat on various occasions. This was in the autumn of 1796. Evidently Mr. Fitch failed to interest capital in his boat, for, with a portion of its machinery, it was finally cut and left to decay on the muddy shore of the Collect Pond and was carried away piece by piece by the children of the neighborhood for fuel. This was six years before Robert Fulton made a trial of his boat upon the River Seine in Paris and ten years prior to his operating his boat Clermont in New York.

"One of the largest springs in connection with Collect Pond was known as the Tea Water Spring. The water was supposed to be the best in New York for the purpose of making tea, and ladies came from miles around to secure water for this purpose. It was fitted with a pump and was preserved long after the pond itself was filled up.

One of Fieldston's Show Places---New Home of F. O. Zenke, at Riverdale

WOULD INCREASE BROKERAGE.

Cost of Doing Business To-day Justifies Higher Rates.

It costs more to conduct a real estate business to-day than ever before. Everything has gone up but brokers' commission rates, according to A. Frank Warren of Rochester. Methods of doing business have changed. A few years ago, Mr. Warren said, a prospective buyer might be given a parcel of property to look at at his own convenience, but not any more. It is necessary now to send a salesman with the prospect, and in suburban sections it is necessary to maintain automobiles to take clients about.

"Because of the amount of money required to maintain an organization and perform good real estate service brokers must receive more commission," Mr. Warren says. "The real estate man to-day is recognized as a very important man in the country and I consider he is underpaid for the service rendered in city and especially in suburbs.

"Owners would be willing to pay for increased effort on the part of the real estate broker. The broker could afford to give special service if he was to receive more brokerage. I believe the time is here for brokers to increase rates.

"Some real estate brokers feel that they would lose business if they attempted to charge more. Let me say that up to about three years ago the brokers selling farms in this State were charging anywhere from 1½ to 2½ per cent. The Farm Brokers Association of the State of New York was formed, and by cooperation the rate of brokerage was increased to a per cent."

Mr. Warren delivered an address on this subject at the recent convention of the Real Estate Association of the State of New York. His ideas were well received.

WESTCHESTER A BUSY PLACE.

More Property Sold Than Ever Before—95 Per Cent. Rented.

Selling in Westchester has been remarkably good in the last six months, according to Chauncey B. Griffen of Griffen, Prince & Ripley. Many fine properties have been sold, and what is more, every section of the county has shared in the trading. The unusual buying can be attributed to several causes, Mr. Griffen said.

"Every year there seems to be an increasing desire on the part of city folks to live in the suburbs, to establish permanent homes in sections which provide all the attractions of country life yet are within easy travelling distance of the business centres of New York. Many men who have benefited by business prosperity do not care to leave all their money in their businesses and have purchased homes. Then business in New York has gradually moved uptown, which makes it most convenient to commute to the different sections of Westchester from the Grand Central Terminal.

"Renting has been most unusual; almost every section is 95 per cent. rented. This, of course has a good influence on the selling market and is an inducement to holders of vacant property to hold and sell as an investment.

"The demand for new houses at Bronxville, Scarsdale and White Plains along the Harlem division has exceeded the supply, and to-day these places are having what might truly be termed a building boom. The popular houses sells for from $14,000 to $17,000.

"Inquiries for properties along the Sound were never better, and from present indications many sales will be made at New Rochelle, Larchmont, Rye and Greenwich for spring occupancy.

"An active field has been the Hudson River district. In this section Ardsley on the Hudson seems to be the leader. Sales of plots in Ardsley Park surrounding the Ardsley golf course have aggregated $135,000, and it is safe to say that $150,000 is going into the construction of country homes in that section."

MAY BE END OF GARDEN.

Future of Madison Square Arena to Be Decided This Week.

The future of Madison Square Garden, New York's famous amusement centre, will be decided next Friday at noon, when the property will be sold by Bryan L. Kennelly in pursuance of a court order which has been issued because the New York Life Insurance Company wants $2,500,000, the amount of a mortgage it holds on the property. The present owners, who bought the Garden from the Madison Square Garden Company, a group of public spirited men who built it a quarter of a century ago, were unable to pay the interest due the insurance company and a foreclosure suit followed.

Since the court has ordered the auction sale of the Garden interest has centred in the future of the well known property. If the insurance company gets it it is likely that, because of the past financial difficulties of the Garden, the big amphitheatre may be removed and the block subdivided into building sites.

The loss of the Garden would be a serious blow to big sporting and social events in New York, since there is no building equal in size which can be used for such purposes.

Inquiries from out of town as to the terms and conditions of the sale would lead to the belief that the ownership of the Garden may go to an outside buyer.

IMPROVEMENTS FOR BRONX.

Raymond A. C. Smith, Commissioner of the Department of Docks and Ferries, will address the members of The Bronx Board of Trade at the next meeting, to be held in the board rooms, 137th street, Third and Lincoln avenues, on the evening of December 27. Commissioner Smith's address will be on "Improvements for Bronx Waterways."

UNFURNISHED APARTMENTS TO LET.

Strathmore House
Riverside Drive
At 116th Street
SOUTHEAST CORNER
9 Rooms, 3 Baths, $2,500
12 Rooms, 3 Baths, $3,500
Large sunny rooms with best light and air and splendid view of river. Near Subway Station.
DECORATIONS TO SUIT.
Apply to Owner on Premises.
Telephone Morningside 488.

2 ROOMS, BATH AND KITCHENETTE, $57.50 to $72.50.
Furnished, $20 extra
WOOLSEY
141 East 44th St.
Satisfactory tenancy absolutely guaranteed.
Renting Agent on Premises.
Apartments can be seen evenings.
BING & BING, 119 West 40th St.

NEW JERSEY REAL ESTATE FOR SALE

A 'STOLEN' INVESTMENT
never happens when you own guaranteed mortgages. Full protection, regular and paid dividends and no failure to obtain your money. Mortgages and Bonds for Investment.
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BOROUGH OF BROOKLYN—FOR SALE

Easy Housekeeping Homes
Another group of the popular markable houses in new ready. The 33 completed last summer are all sold.
Eastern Parkway Heights, just east of Prospect Park Circle, Street, between Bedford and Rogers Ave. Convenient to all lines. Brighton Beach and subways now running. Both sides of Crown St. are 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 car or transfer to Crown St. and Rogers Ave. and get off at door.
REALTY ASSOCIATES (Owners)
Show House, 162 Crown Street.
Telephone Bedford 4078.

LONG ISLAND REAL ESTATE FOR SALE

Forest Hills Gardens
"A Forward Movement in Suburban Development."
15 Minutes from Penn Station.
Houses and Villa Plots For Sale.
SAGE FOUNDATION HOMES COMPANY
47 W. 34th St., or Forest Hills, L. I.
Send for Booklet 2.

MODERN COTTAGE

FOR LOW COST HOMES LOOK AND HOME BUILDERS BOOKLET CAN BE SEEN ON CORNER WEST 125TH.

REAL ESTATE FOR SALE—BRONX

Investors—Attention
We have some choice properties that can be attractive prices. Call and
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Kew Gardens
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FURNISHED COTTAGES FOR RENT