How I Bought My Suburban Home

Happy Owner Ended His Search on Finding Community and Dwelling That Provide Every Feature That Seemed Essential to a Country Home.

After visiting any number of places I made up my mind that this was the kind of ideal I had of a place in the country and until I found it I lived in an apartment in New York city, and I must say I never thought it would be so nearly actually realized as it is to-day. First, I said to myself I must have accessibility—I want something as nearly like jumping on a trolley car and being at my office without changing in a few minutes as I had in town. Second, it must be a clean trip and not more than one-half hour out. I did not want a ferry and I wanted to be sufficiently near the station to walk to my house morning and evening. Third, I wanted a restricted neighborhood—ron bound—before I invested my hard earned cash in a home. Fourth, I wanted wholesome entertainment near by, so that we would not be dependent on city amusements for an evening's recreation.

And I found it—my ideal—thirteen minutes from Seventh avenue and Thirty-third street, at Forest Hills Gardens, L. I., where I purchased a plot 50x100 feet, for $8,750. On this I was able to make a 5 per cent. cash payment and then about $38 a month until my house was completed. Then I paid 10 per cent of the cost of the house and lot combined but until then only the monthly installments.

The Sage Foundation Homes Company built the house for me and also financed the whole proposition for me in the following way: In my case I planned and built a semi-detached house of brick with a tile roof of the best construction in Colonial style with nine rooms and four baths in each house. The cost completed of the two houses was $25,000, or $12,500 each, financed as is shown in the accompanying table:

Estimated annual carrying charges on	
plot and house at	$12,500
Cash payment, 10 per cent	1,250
Balance	$11,250
First mortgage at $6,250, with interest at 5½ per cent	$343.75
Second mortgage for $5,000, payable in 117 equal monthly installments of $37.65 which includes interest at 6 per cent	678.88
Approximate real estate taxes	140.00
Approximate water taxes	15.00
Fire insurance	8.00
Maintenance charge	8.00
Average per year	$1,194.65
Average per month	99.50

First Mortgage—Interest only and not principal is paid.
Second Mortgage—Both interest and principal are paid in full in 117 months.

About $40 a month goes to pay off the second mortgage, leaving an actual rent of $60 a month. I have rented the other side of the house for $1,500 a year unfurnished, or $125 a month, which shows a profit of $65 a month on an investment of $1,250.

My houses are two minutes walk from the station, and the same distance from the Forest Hills Inn, where I can entertain my friends and be entertained myself with concerts, dancing, &c., all under the most agreeable auspices and amid artistic surroundings. The property is carefully restricted for residential purposes and I know my investment to be a safe one. The houses are real houses, each built like a fort with every comfort. Spencer boilers, steam vapor vacuum heat, dumbwaiter, French casement doors, all oak floors, set in mirrors in the main bedrooms, large enclosed porch, open fireplace, built in bathtubs, showers, &c. I never had a single occasion to recall the builders after the houses were turned over to me. They were perfect in every way. I can only advise any one who is contemplating living out of town to pay the Gardens a visit. There is nothing equal to it around New York.

R. J. T.

WEST END AVE. TENANTRY.

The leasing last week of the last apartment in 224 West End avenue has demonstrated that apartments of ten rooms can be rented in the West End avenue section, above 100th street, providing the type of building is attractive.

The block on 105th street from Broadway to West End avenue, has attracted prominent financiers and business men. The rentals compare favorably with those in the sections further down town. The property is owned by Lawrence C. Phipps and is under the management of L. J. Phillips & Co., and could have been filled sooner were it not that the owner desired tenants in keeping with the character of the building.

BROKERS RENT NEW OFFICE.

McDowell & McMahon have leased quarters in the new building at 1438 St. Nicholas avenue, corner of 182d street, from Ennis & Sinnott for ten years.

URGING OWNERS TO FARM.

Leonia Dwellers Receive Seeds and Gardening Book From Realty Co.

Residents of Leonia Heights, N. J., are being encouraged to turn farmers and in a small way help the Government's food problem by the Leonia Heights Land Company, which is sending out seeds of various kinds, also a "War Garden Booklet," giving detail information of how to plant and care for a garden, with the suggestion that the recipient plant and produce as much as possible on his plot, and that if more is needed the company will furnish all the additional ground desired without charge.

TWO ESTATES AT AUCTION.

Arthur C. Sheridan will offer at auction on April 6 on the premises the Ceer place, known as "Maywill," on Talmadge Hill road, near Gracie street, New Caanan, Conn. It consists of a fourteen room Colonial dwelling with fifteen acres.

On April 27 Mr. Sheridan will offer the estate of the late Major Charles Curtis MacConnell at Morristown, N. J., which consists of a sixteen room Colonial residence and six acres in Kahdena Park, an exclusive residential part of Morristown. Mr. Sheridan will donate the auctioneer's commission from the sale to Company D of the Rainbow Division, in France, of which his younger brother, Philip Henry Sheridan, is a member.

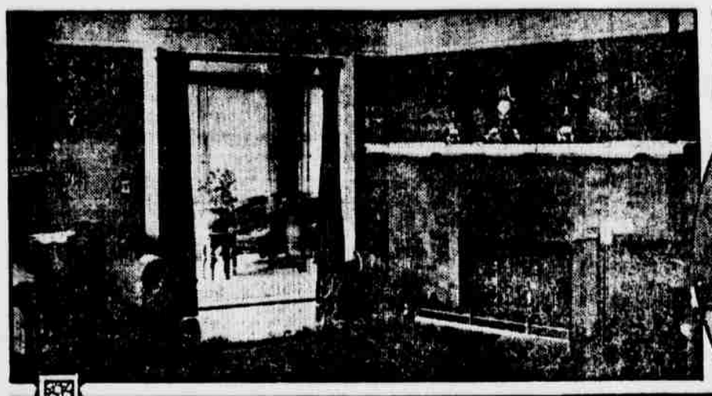
$422,000 BRONX AWARDS.

The report of the Commissioners of Appraisal covering land condemned by the Bronx River Parkway Commission along the Bronx River from Kensico to the Hartsdale line shows awards aggregating $422,000 to fifty-three property owners in White Plains and vicinity. The largest award was $86,150 to Gustav and Elizabeth Stilligebauer.

NEW BRONX BUILDINGS.

CRESTON AVENUE, southeast corner 179th street, one story brick garage, lot 18.8; Louise Rostenberg, 1472 Washington avenue, owner; Max Krendel, 1212 Prospect avenue, architect; cost, $1,200.

VALENTINE AVENUE, east side, 100.74 feet north 183d street, two five story brick tenements, 50x93 each; John A. Fatella, 82 Park Hill avenue, Yonkers, owner; William A. Fatella, 553 East 187th street, architect; total cost, $180,000.



NEW JERSEY REAL ESTATE FOR RENT.

MONTCLAIR

The Leading Suburb of New York City
FOR RENTAL—UNFURNISHED

MODERN HOUSE, 10 rooms, 2 baths; solarium $1200
MOUNTAINSIDE RESIDENCE, 12 rooms, 3 baths; garage $1800
HILLSIDE RESIDENCE, 11 rooms, 3 baths; large plot $2400
COLONIAL RESIDENCE, 12 rooms, 4 baths; billiard room; garage $3000
HANDSOME RESIDENCE, 12 rooms, 4 baths, solarium; large grounds; gardens; garage $3500
NEW HOUSE, 14 rooms, 5 baths; handsomely finished; large billiard room $5000
HANDSOME MOUNTAIN RESIDENCE, 15 rooms, 5 baths; palm room; silk and tapestry decorations; garage for 4 cars $7500

REMEMBER—We are BROKERS, not OWNERS and we have no property of our own to offer you.

F. M. CRAWLEY & BROS.
Offices Cor. Lackawanna Terminal Montclair, N. J.

NEW JERSEY REAL ESTATE FOR SALE. NEW JERSEY REAL ESTATE FOR SALE

Prospect Hill
SUMMIT, N. J.
Villa plots in a natural park

On the crest of the Orange Mountains, less than one hour from New York on fast, comfortable D., L. & W. trains. The fine clear air of Summit makes it a most healthful and attractive location for all year round home. Baltusrol and Canoe Brook Golf Links only a few min. by motor. For Spring occupancy we can offer on 1½ acres of land a very attractive English Country house with 3 bedrooms, 3 baths, large living rooms, and garage for two cars. Stucco, half-timber, and brick construction.

Our architect and building organization are at the services of those desiring to build.

Maplewood, N. J., at D., L. & W. Station Phone S. O. 555 — DALZELL, BROWN & COMPANY, Sales Agent. — 29 West 34th St. New York City. Phone Greeley 2860

We have on display at our New York showrooms plans and photographs of many attractive houses costing from $7,000 to $35,000. Your inspection of them is invited.

FIELD STONE BUNGALOW
ON HALF ACRE PLOT

In park with beautiful shade trees; exceptional view and surroundings; good roads; running water; outdoor sports; modern house, six rooms, attic; large stone fireplace, adequate heating; all improvements; suitable for all year occupancy; high location in Ramapo; near station; 45 minutes from city on main line; $6,500; reasonable terms to responsible buyer. Address KUERZI, Liberty St.

ANY TERMS
TO RESPONSIBLE BUYER.
An artistic new home, just complete on the highest point and in the very best residential section (Lincoln Park) of New Jersey's attractive community
CRANFORD
House contains 7 rooms and bath and every known modern improvement and on beautiful plot. Price $7500.
Mrs. L. Y. Barrow, 70 Warren St., N. Y. or on premises, Lincoln Ave., Cranford, N. J.

CONNECTICUT REAL ESTATE.

A BARGAIN ON FISHING LAKE
85 ACRES, 12 ROOM HOUSE.
Farm House having several bed rooms, Hennery, piggery and other outbuildings. BRYAN L. KENNELLY, 156 Broadway.

NEW JERSEY REAL ESTATE FOR RENT.

FOR RENT AT PLAINFIELD, N. J.
Eleven room house, all improvements, beautiful sun parlor, open fireplaces; 8 acres of ground, composed of asparagus beds, strawberries and fruit of every description; garage, etc. The house is new and handsomely finished throughout. In an ideal location. Ten minutes from C. R. R. N. J. Station and five minutes from the Plainfield Country Club. Rent $1,500 per annum. Apply to FRANK LINKE, 227 West Front St., Plainfield, N. J. Phone 157 Plainfield.

NEW YORK REAL ESTATE FOR SALE.

Overlooking Delaware River
New York Side, Between Shohola and Lackawaxen.
Farm of 156 Acres
100 Acres Fertile Land.
Balance Heavily Timbered.
Good Boating, Fishing, Hunting
Attractive 10 room residence, all improvements; own water supply; also 7 room cottage, carriage house (suitable for garage), stable, large chicken house, ice house, smoke house, etc.; all in fine condition.
At Half Value—Terms Arranged
For further particulars apply to owner, A. R. DROESCHER, 70 Warren St., N. Y.

LONG ISLAND REAL ESTATE FOR SALE LONG ISLAND REAL ESTATE FOR SALE

Why Pay Rent
When you can buy this handsome
COLONIAL COTTAGE
For $6,900 on Easy Terms?
A RARE BARGAIN
House contains 8 Rooms and Bath, Steam Heat, brick fireplace, Dining and Sleeping Porch. Beautifully Situated on Large Wooded Plot, near Station, Stores, Schools and Churches; Bathing Pavilion and other attractions of beautiful
Brightwaters
Paysmore, L. I.
T. B. ACKERSON CO.
1 West 34th Street
New York City
Phone Greeley 3905

REAL ESTATE FOR SALE—FLORIDA. REAL ESTATE FOR SALE—FLORIDA

FLORIDA—Commercial Grape-Fruit Groves, in the RIGHT LOCATION and PROPERLY CARED FOR, will produce LARGE PROFITS. LAKELAND HIGHLANDS has the RIGHT LOCATION, and the Groves are CARED FOR SCIENTIFICALLY by EXPERTS. LAKELAND HIGHLANDS was selected by Soil Experts as the BEST CITRUS LAND in Florida, on account of its High Altitude, its water influence of 5 large lakes and clay sub-soil.

GROVE EXPERIENCE UNNECESSARY

THE LAKELAND HIGHLANDS CO-OPERATIVE ASSOCIATION assumes every detail of grove-care and marketing of fruit, at a saving of fully 50%. Under this plan THE NON-RESIDENT CAN OWN A GROVE "at a distance," with all worry and responsibility of personal supervision eliminated.
The climate at Lakeland Highlands is delightful the year round; absolutely pure water; no mosquitoes or malaria; a high, rolling country. A beautiful Country Club, the Finest and Most Picturesque 18-Hole Golf Course in the State; over 500 fresh water lakes; over 300 miles of Asphalt Roads, provide ample enjoyment for golfing, fishing and motoring.

THE COST OF A TEN ACRE GROVE

planted to Budded Trees, all fenced and fronting a 30-foot road, is only $3,850, ON EASY TERMS. Should show a profit after the fifth year of $2,420 or better.

W. T. HALLAM & CO., OWNERS, LAKELAND, FLORIDA.
NEW YORK OFFICE, 225 FIFTH AVENUE. Tel. Madison Square 6229.
CONNECTICUT OFFICE, W. T. BOWMAN, 2 SEABRIGHT AV., BRIDGEPORT
Write or 'Phone for Illustrated Booklet.

LONG ISLAND REAL ESTATE FOR SALE LONG ISLAND REAL ESTATE FOR SALE

FOR SALE
My Home at Mineola

It has 9 rooms and is entirely new; the decorators now working in it. A living room 24x13 with an open fireplace; a den; a beam ceiling in the dining room; a centre hall. A kitchen with a combination coal and gas range, stationary tubs, folding ironing board. Four large bedrooms, large tile bathroom. An attic over the entire house. Three spacious porches. Hardwood floors; electric light; hot water heat; in fact, all improvements. House is delightfully situated on plot 50x140 and has never been lived in, having been built when costs were much lower. About 12 minutes from station and a few minutes from trolley, in a growing Long Island suburban village. Excellent train service. The man that buys this house can easily make $1,000 in the next two or three years. I will sell for a small payment down—balance above first mortgage can be paid like rent. For further particulars address R. T. CHILDS, 47 West 34th St., N. Y.

FOR SALE
The Wren Residence
ROCKAWAY PARK, L. I.

Beautiful brick built home and garage on ocean front. Best and exclusive section.

12 rooms, 6 baths. Salt and fresh water showers, dressing rooms. Complete with every modern improvement. Cost $70,000.

Will sell at sacrifice to close the estate.

Write for booklet — Joseph Day, Agent. — 31 Nassau St., N. Y. City.

BOROUGH OF BROOKLYN—FOR SALE.

$200 DOWN SECURES

an attractive house, tapestry brick, 7 rooms, parquet floors, tiled bath and vestibule, street asphalted; sewer installed; balance $30 a month, which includes interest charges on mortgage; within 7 minutes' walk of two subway stations, that at 18th av. on the Sea Beach, and the 71st st. station on the New Utrecht av. extension of the up Broadway subway, now running to 42d st., Manhattan. Price $4,650. H., box 44 Sun office.

PRICE WAS $7,000.
18 $5,250.
885 LEWIS AVE., near Halsey St.
2 stories and basement brownstone, extra well built, 20 ft. front, 8 rooms and bath; $500 cash, balance $40 monthly to pay principal and interest. Open for inspection Sunday P. M. Submit offers.
ROBERT WHEELAN.
'Phone 6480 Main. 162 Remsen St.

PRICE WAS $7,500.
18 $6,250.
884A MONROE ST., near Lewis Ave.
2½ story and basement brownstone; 10 rooms and bath; parquet floors; electric light; beautifully decorated, house in perfect condition; $500 cash, balance easy. Open for inspection Sunday P. M. Submit offers.
ROBERT WHEELAN.
'Phone 6480 Main. 162 Remsen St.

WESTCHESTER REAL ESTATE. WESTCHESTER REAL ESTATE.

FIRST ANNUAL CLEARANCE SALE
Of Foreclosed Property

The financial institutions of Westchester County have pooled their real estate holdings TAKEN IN FORECLOSURE into one gigantic sale which will continue for the balance of MARCH ONLY. Perhaps you will find in our illustrated booklet, which will be sent on request, just the sort of property you are looking for as a home or investment.

The banks are selling out at cost, which represents only a fraction of present values.

EXCEPTIONAL EASY TERMS.

These properties are located in Yonkers, Mt. Vernon, New Rochelle, Larchmont, Pelham, Tarrytown, White Plains, Irvington, Pleasantville and other places.

GRIFFEN, PRINCE & RIPLEY,
18 East 41st Street,
OR YOUR OWN BROKER.

NEW JERSEY REAL ESTATE FOR SALE. NEW JERSEY REAL ESTATE FOR SALE.

Cultivate a Garden and Raise Poultry
in the extra hour of daylight
AT LONG BRANCH NEW JERSEY

Fresh vegetables at Farmers Market and cheap sea food. Very fertile soil. Nearest point on Jersey coast to New York. Commutation fares low as 35 cents a day on C. R. R. of N. J., Penn. R. R. and Sandy Hook route. Country life with all city conveniences. Cottages with grounds for gardens from $300 up for summer or year around. Big lots from $300 up, on easy terms. For information, write Mayor John W. Flock, Long Branch, N. J.

WESTCHESTER REAL ESTATE. WESTCHESTER REAL ESTATE.

WHY NOT
Fieldston

242d St. & Broadway
Riverdale-on-Hudson

YOU cannot find a more picturesque, healthful, accessible location for YOUR HOME than Fieldston, which offers every convenience of the city and has four well known schools.
The cost of building is not as much as is generally believed. We will be glad to assist you with estimates and architectural suggestions. Let us send you an illustrated brochure describing the property.
Ask for brochure A
DELAFIELD ESTATE
11 Pine St., New York

PELHAMWOOD
AT
PELHAM, N. Y.
28 Minutes from Grand Central.
Best Train Service to and from Grand Central.
Very Choice Building Plots at War Time Prices
You Can Save Money By Buying NOW.
JOS. LAMBDEN & SON INC.
54 Lawton st. Tel. 302—New Rochelle, and 51 East 42d st. Tel. 8455—Murray Hill, N. Y.

WYKAGYL PARK
NEW ROCHELLE

New home in finest section of New Rochelle, year old, excellent construction and fine situation. Large hall, living room, sun parlor, panelled dining room, with breakfast porch, butler's pantry and kitchen; 4 master bedrooms, 2 with sleeping porches; 2 baths, 2 servants' rooms and bath; hardwood floors, house furnished (cathedral gray); hot water heating plant, garage for 2 cars, gas, sewer and electric light. Now occupied by owner. For sale only.
SHIELDS BROTHERS
10 East 40th St., N. Y.
PHONE MURRAY HILL 8770

FOR SALE
Gentleman's Country Home
AT BEDFORD HILLS

1 mile from station; 10 acres of high land, containing excellent roads, bordered by evergreen trees and attractive shrubbery. Unobstructed views for 25 miles. Other fine estates in close proximity.
Modern house, with 5 masters' bedrooms, two baths and ample accommodations for servants. Garage with living quarters and various outbuildings.
Property must be sold and will be sacrificed for immediate purchase.
For particulars apply your own broker or JOHN F. MEEAN, 542 Fifth Av., N. Y. City.

REAL ESTATE FOR SALE—QUEENS.

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

The historic Alexander Hamilton estate on the shore of the Hudson River at Irvington, adjoining Ardsley-on-Hudson, main line New York Central R. R., 21 miles by electric trains from Grand Central Terminal, and less than one hour by motor over perfect roads through the famous scenery of this region. Largest shore-front estate between Irvington and New York, 65 acres, in farm lands and beautiful grounds. Large brick residence, considered to be the finest example of Colonial architecture in this part of the country, and equipped with all modern improvements; set in park of magnificent trees, lawns, gardens, shrubbery and private drives. Complete set of farm buildings, creamery, greenhouses, etc. Dock for yachts and motor boats. Near golf club and private schools. Superb views of river and country. Will be sold at bargain figure. Wonderful opportunity for quick cash buyer.
Kenneth Ives & Co.
7 East 42 St. Murray Hill 6087.

Westchester County Property
FOR SALE OR FOR RENT
FURNISHED OR UNFURNISHED
SOUND—HUDSON—HILLS
Pelham, Larchmont, Mamaroneck, Rye, New Rochelle, Greenwich, Belle Haven, Stamford, Norwalk, Hastings, Dobbs Ferry, Ardsley, Irvington, Tarrytown, Scarborough, Bronxville, Scarsdale, Hartsdale, White Plains, Chappaqua, Mt. Kisco, Bedford, Briarcliff Manor
Fish & Marvin 527 5th Av.

WESTCHESTER & BRONX
Title & Mortgage Guaranty Co.
REAL ESTATE TITLE INSURANCE.
Money to Loan on Bond and Mortgage.
160 Main St., White Plains, N. Y.
176 Broadway, New York City.

REAL ESTATE FOR SALE—QUEENS.

LITTLE NECK HILLS
BOROUGH OF QUEENS
In the rolling hills of the North Shore; elevation 250 feet; adjacent to Golf and Yacht Clubs. Home plots from $900 up. One of two new houses now ready, 7 rooms, bath, 2 toilets, $7,500. Very easy terms.
North Shore Office, Jackson Avenue, Little Neck, L. I. Tel. Bayside 1587
J. H. Keen, Inc., 220 Broadway, N. Y. City. Tel. Cortlandt 7900.

NEW JERSEY REAL ESTATE FOR SALE.

CO. MUTER'S FARM
Beautifully located 22 acre farm, all under cultivation; barn, outbuildings, large poultry houses; running brook. 10 room house with bath, steam heat, electricity, hot and cold water; one hour from New York.
THE STATE TRUST COMPANY
Plainfield (Agents) New Jersey

CALIFORNIA BUNGALOW
New; 6 rooms and tiled bath, large living room with fieldstone fireplace, Craftsman finish; steam heat; large plot; restricted neighborhood, Nutley, N. J.; 35 minutes out; $8,150; easy terms; unusual value, superior construction. AV. A. LAMBERT, Owner, 233 Broadway, N. Y. Phone 4581 Barclay.

CRANFORD This Week Easy Terms BARGAIN
5 Room Bungalow, modern impts., $2,500
6 Room Bungalow, Plot, 50x200, $2,300
7 Room hollow tile stucco, 75x100, $4,200
Sower, steam heat, gas, electricity, near station; commutation 10 cts.; 5 lots $125 each. Shaheen, 264 Lincoln Av., Cranford, N. J.

UNUSUAL house, unusual location, overlooking Ramapo Mountains; furnished, every improvement; five master's bedrooms, glazed sleeping porch, solarium, garage; easy commuting and motoring; reasonable summer terms. JENNINGS, Cragmere, Mahwah, New Jersey.

WHY PAY RENT
when you can buy beautiful new home for what you pay landlord? Seven large rooms, closets, bath, steam heat, electric lights, open fireplace, hardwood floors, lot 50x150; monthly payments pay interest, taxes principal. BUILDER, Box 72 East Orange, N. J.

CHARMING house of 8 rooms and bath, delightfully situated, 40 minutes from New York; all improvements; good schools, high class community, frequent train service, price moderate, on easy terms. BELL, Room 410, No. 1 Union Sq., N. Y. City. Stuyvesant 3324.

GET A LITTLE START
If the others; come right out; ask to see 7 room house; all improvements; lot 36x140; private family must let it go; $2,500. "Withrow," Brick Church Station, East Orange, N. J.

PERTH AMBOY, N. J.—228 Cortland Street, 6 lots, street improved, 3 houses, first class. Stores rent $1,800 yearly; $10,000 cash and remainder in mortgages. Apply J. B., 24 Liberty St., Newark, N. J.

HUDSON RIVER VIEW; modern brick and stone residence, garage, lawn, garden; 30 minutes Times Square; owner will sell less than cost on account present conditions. Archibald Foss, 308 Madison Ave.

COLONIAL residence, 10 rooms, vapor heat, fruits, garage, plot 60x230, Englewood; $8,500 terms. GEORGE V. RAYNOR, 1270 Broadway.

FOR SALE OR RENT.

MONTCLAIR—Rent or sale—Ideal all year home, opposite athletic club; 1 2-3 acres, house reinforced concrete, steam heated, living room 25x16, craftsman style, with large fireplace; six spacious bedrooms, three baths; four room apartment with bath over garage; separate concrete stable for pony or riding horse; grounds beautifully landscaped, highly cultivated fruit and vegetable garden; prospective purchaser may rent for year if desired; right terms and bargain price. Address owner, Mrs. E. M. HUBBELL, 39 Central Avenue, Montclair, N. J.

HASBROUCK, N. J.
FOR SALE OR RENT—Charming house of 8 rooms and bath, delightfully situated; 35 minutes from New York; all improvements; good schools; high class community; frequent train service; price moderate, on easy terms. BELL, Room 410, No. 1 Union Sq., N. Y. City. Stuyvesant 3324.

THE GRANT PARISH PROPERTIES.
Entire North Jersey Seacoast.
Special: Shrewsbury shore residence, sale rent. 302 Trust Building, Asbury Park, N. J.

REAL ESTATE—CITY.

The Home That Finances Itself!
Send for details of a certain two-family house that will give you a new idea of how to own a home.
Howard Goldsmith, 110 West 34th St.

20 ROOMS, baths, 4 story basement brick, West 29th St.; furniture, business; $3,400 needed.
FOUR story basement flat, brick, fully rented, West 28th St.; good income; $9,000 needed. George V. Raynor, 1270 Broadway.
PRIVATE 3 story basement brownstone, 16 rooms, bath, 127th St., near Madison Av.; $9,500 terms. GEORGE V. RAYNOR, 1270 Broadway.

WESTCHESTER REAL ESTATE

NEW SEMI-BUNGALOW
New Rochelle
6 rooms, tiled bath, gas, electricity, hot water heat, large living room, open fireplace; high elevation
BIG VALUE--LITTLE MONEY--PRICE $6,500
Furnished & Unfurnished HOUSES to rent from $50 to $300 per month
Doering & Vistinger, 45 North Ave., New Rochelle, N. Y.

WILL SELL FOR AMOUNT OF MORTGAGE $13,500
a large house, modern, in excellent condition, ready for occupancy; nine rooms, two baths and two servants' rooms and billiard room; near water, on plot 160x150, in excellent community; $1,500 cash will take it; photo and plans can be sent to you if you are interested in purchasing such a home. WEST, box 105 Sun office.

NEW YORK REAL ESTATE FOR SALE

138 ACRES, house, outbuildings, implements, abundant water, near Ithaca; $11,000. Terms. Owner going to Florida farm.
190 ACRES, 10 room house, outbuildings, variety fruits, 2 streams, Catskills, fine dairy farm. $6,000. Terms.
19 ACRES, 10 room house, outbuildings, implements, high elevation, Catskills; fine for boarders. $3,000, furnished. SOUTH & WEST LAND COMPANY, 1270 Broadway.

A Sacrifice!
Owner, moved to Chicago, will sell his semi-bungalow home on wooded acre lot overlooking the Hudson, near Dobbs Ferry, motoring distance and Country Club. Full map, details.
Howard Goldsmith, 110 West 34th St.

LONG ISLAND REAL ESTATE FOR SALE

PRIVATE 12 rooms, electricity, parquet floors, garage, lot 100x100; beautiful Richmond Hill; $15,000. Terms.
TWO FAMILY, 12 rooms, baths, plot 75x100, Richmond Hill. Good income; $8,500. Terms.
TWO 2 family with stores, brick, Jamaica. Income very good. $7,000 for quick sale. GEORGE V. RAYNOR, 1270 Broadway.

HANDSOME 5-ROOM BUNGALOW
All large, airy rooms, bath, hot water, electric light, heat, etc., stucco finish, veranda full width of house, fine shade trees, rustic benches, ¼ acre corner plot, good neighborhood; $500 cash, balance easy; $3,250. ALTMAN, box 178 Sun office.

Auction Sale, House, Farm
250 feet road front, estate of the late Geo. E. Glidden, Scituate, Conn., to be sold on premises Wednesday, March 27, 1918, 1:30 P. M. Sale positive, terms cash, mainly on mortgage. L. H. GILDERSLEEVE, 1 West 34th St., N. Y. City, or CHAS. COLLINS, Attorney, Northport, N. Y.

10 ACRE house, outbuildings, stock, implements, 2,000 pear trees, other fruit; $14,000. Terms.
10 ACRES, house, barn, stream, near Camp Upton, Riverhead; $3,000. SOUTH and WEST Land Company, 1270 Broadway.
NEW stucco house, every modern improvement, built for owner, near station in Freeport; for sale, owner going South. JOHN A. CLARKE, Woolworth Bldg., New York.

REAL ESTATE FOR SALE—QUEENS.

25 MINUTES FROM TIMES SQUARE
Fifteen room house, three baths, every improvement, large porches, garage, acre of land on best residential street in Flushing; price $25,000; savings bank mortgage of $12,000, due 1920; might consider part trade. E. OSBORNE SMITH, Jerome & Burnside Aves. Phone 1516 Fordham.

OWNER in need of $750 cash at once will sacrifice 5 room cottage, all improvements, tiled kitchen and bathroom, combination gas and electric fixtures, parquet floors, full cellar; price $3,800, worth $4,500; will give deed on first payment; balance easy terms within five years. [illegible] 151 W. 34th St., N. Y.

Houses for the Summer

SALE OR RENT

FOR RENT
Furnished Houses at
Bernardsville, N. J.
Attractive places at rentals ranging from $1,000 to $7,000.
Furnished places and unimproved land, of large or small acreage, with building sites, for sale.
POST & REESE,
2 Rector Street, N. Y. City.
Telephone Rector 3425.

STAMFORD, Glenbrook Section—For rent June 1st until Sept. 30th, gentleman's residence, recently built, attractively furnished, four master's bedrooms, three baths, three maids' rooms, sleeping porch, large living and dining rooms, also enclosed piazza, garden covering about one acre, cement garage accommodates three cars, abundant shade trees, about one mile from Sound; season's rental $2,000. Inspection by appointment only. Telephone Stamford 2042.

FURNISHED HOUSES
Complete information of all summer houses in the Huntington Section of North Shore offered for rent this season. Excellent golf, bathing and automobile roads. Rentals, $600 to $3,500 for season.
Desirable Country Homes For Sale.
Theodore S. Hall, 47 West 34th St., N. Y. C.

For Rent Furnished June to October
RIVERDALE-ON-HUDSON
City of New York.
Charmingly situated Property, consisting of 10 Acres, 25 Room House (can be converted easily for use as a large private Home, 1 mile or 5 minutes' motor drive from station, 20 minutes' motor drive from subway station, 5 minutes' walk to station on Hudson River).
Rent for 4 months, $5,000.
MRS. F. WIN, 501 6th Avenue, N. Y.

In the "Old Maple" Town OF WILTON, NEW HAMPSHIRE
On Southwest State highway, 1 mile from Peterboro, 116 miles from Boston, pleasant summer colony, [illegible] modern summer residence, [illegible] 10 rooms, bath, sleeping porch, hot water heat, large veranda, [illegible] garage, waterfall and [illegible] same estate; rent moderate. Owner, L. D. BAGLEY, [illegible] Rochester, N. Y.

$6,300
BUYS
A delightful Home, seven rooms, attractive in every way, splendid location, 150 feet elevation, 45 minutes' ride, [illegible] 1588 LEWIS, 500 7th Ave.

REAL ESTATE.

FOR SALE FOR OCCUPANCY
EXCELLENT 6 STORY BUILDING
25x75, STEAM HEAT, ELEVATOR
DOWN TOWN WEST SIDE CORNER
NEAR 7TH AVE. SUBWAY STATION.
WELL ADAPTED FOR CONCERN WANTING BUILDING FOR ITS OWN USE.
RULAND & WHITING-BENJAMIN CORPORATION
710 MADISON AVE. PLAZA 4961. 8 BEEKMAN ST. CORT 1152.

FARMS FOR SALE.

FARM in Connecticut Hills, [illegible] on property; near two lakes, 140 acres ready for cultivation, [illegible] acres timber oak, maple, white pine, poplars, raspberries, etc. [illegible] Colonial house, [illegible] fireplaces, this has been an ideal home for my family and a [illegible] hunting place for [illegible] profitable sheep farm and [illegible] must sell immediately. $12,000. GREENE, 10th floor, 115 Broadway, New York.