Residential Development of Manhattan Beach Has Equalled Expectations of Austin Corbin

Corbin Place, showing character of Public and Private improvements at Manhattan Beach

Bathing scene at Manhattan Beach during recent hot weather

Coleridge street indicates that Home builders have been active here

The late Austin Corbin was one of the ablest business men of his time. In his earliest days he was a real estate man, placing mortgages on Western farms and selling the loans to Eastern investors. In 1869 he established a banking firm in this city. His business foresight was proverbial and never was he known to have regretted his investments. His business ability gave him control of the Long Island Railroad, and it was while president of this company that he purchased the Manhattan Beach property, at the time nothing more than sand dunes with a wonderful marine outlook. His place at the head of the Long Island system placed him in a position to know which way the "cat would jump." In other words, as president of the Long Island road he had a better opportunity of knowing the transit needs of New York and what would likely be the direction of future development than others.

There could be no greater assurance of the future value of Manhattan Beach than the fact that Mr. Corbin had thought well of the property, because he was one of the greatest investment experts in the field at the time. He considered Manhattan Beach one of the best investments he had ever made, and years after when it was a great resort he told friends that the future of Manhattan Beach was one of wonderful possibilities. Even in its early days as a summering place he expressed the view that the property would eventually be the site of one of the finest home communities to be found along the coast.

It was his original plan to develop it along the lines of Tuxedo, with the added attraction of the wide Atlantic Ocean on one side and New York city, only a short trip away on the Long Island Railroad, which was the only transit to the property at that time, on the other side. Something swayed him from this plan and the property was developed as a summer seashore place. Its wonderful location at the edge of the sea and so close to New York won it the patronage of the best people in the country. Just before the hotel was removed Admiral and Mrs. Dewey summered there. So did Col. Watterson, Senator Platt and a number of other well-known personages.

The opinion is strong among Mr. Corbin's friends that he would have carried out his original plans had he lived, because he considered the hotel development a temporary one.

It is a question if he could have done better in developing the property along residential lines than those who followed in his footsteps. Manhattan Beach Estates and its subsidiaries, which took over the property from the Corbin estate, appreciated the wisdom of the old railroad man, banker and investment expert, that the proper development of these ocean front acres was along residential lines that would attract the best people.

The photographic reproductions on this page tell the story of the aims and accomplishments of Manhattan Beach better than anything else. They record the desire of the owners to make this property one of the best residential places to be found in the country. Considerable thought was given to every detail of the development, and there is hardly a community on which more money has been spent in such a short time than Manhattan Beach. The building of the esplanade alone was an undertaking which assured the permanency of the high character of the property. Streets and boulevards were laid through the acres, with parked centres under which were placed the sewers and gas mains and other subsurface improvements.

Roads have been macadamed and sidewalks of the finest material laid in front of every one of the lots in the property. Everything was aimed for character, and that is the reason about 150 homes have been built there in the short period of eight years. Some of these homes cost $50,000, others as reasonable as $4,500. Such improvements indicate that the builders of these fine houses were satisfied that the future of Manhattan Beach, as Mr. Corbin said, was "one of wonderful possibilities." They are also protected by a series of restrictions which will prevent the decline of values through a lowering of the high standard of improvements or the social position of those who live there.

The market for Manhattan Beach property can be judged by the sales records up to the entrance of this country in the war. The 400 improved lots remaining unsold must be disposed of before the elapse of a certain day which is not far off, under the terms of an old agreement that the property held by the subsidiary companies should be disposed of this year. It is this agreement which has forced the 400 lots on the auction block because there is no other way to market the property within so short time except by public sale, which means that the property will go for whatever the public will bid for it.

Joseph P. Day said yesterday that he could give no better advice to those who have their eyes on the future than to buy at the Manhattan Beach auction sale. "The late Austin Corbin picked out this place to develop as a Tuxedo by the sea, which speaks for the worth of the property," said Mr. Day. "The title is fully insured and lack of real estate knowledge is no disadvantage. It is the best opportunity which the market has to offer and the person who fails to secure a bit of Manhattan Beach will have deprived himself or herself of a chance to reap a big financial return in the near future. Peace always will bring a boom market for realty."

BROKER VALUABLE SERVANT.

Economist Demands Same Standards for Him at for Physician.

Dr. Richard T. Ely of the University of Wisconsin regards the real estate man as a valuable servant of society. He calls attention to the fact that the functions of the realty brokers is not as well protected from unscrupulous traders as they should be, and expresses the view that the brokers should be given the power to protect themselves from such traders. Dr. Ely said:

"In order that the real estatemen as a license class may become the valuable servants of society which their peculiar knowledge and natural gifts generally fit them to be it is indispensable that they be given the power to control those of their own number who persist in taking the exploiter's view of their business. Time was when a man was qualified to practice medicine as he pleased and where he pleased. At the present time we should hardly believe a country to be civilized which did not have standards and require a license of some kind for allowing a man to practice medicine. The same is true of the legal profession. We all know the reason for this. We are unable ourselves to pass sound judgment upon the qualifications of physicians, and more and more are we inclined to insist on moral as well as intellectual standards. Is the mechanic or preacher who buys a piece of land of a real estate man any more able to exercise sound judgment as to what he is getting for his money than when he goes to his physician for medical advice? And if so, should we not treat both physician and real estate man alike in requiring each to live up to a high standard of professional conduct, and should we not enforce that requirement by a system of licensing if need be?"

DOWNTOWN TENEMENT DEAL.

Charles R. Faruolo has sold for Arthur D. Weekes 288 Chrystie street, a six story apartment, on lot 25x75.

PARTS WITH BRONX DWELLING.

Alexander Selkin and David Mintz have sold for Ida Brantman 658 Manida street, a three story brick two family house, on lot 15x67.

BUYS BELLEVILLE HOUSE.

Louis Schlesinger has sold house 5 on the Lloyd tract, Van Housen place, Belleville, N. J., for John Lloyd, to Ernest W. Losser. The house contains seven rooms and bath.

BUYS FLUSHING DWELLING.

Mr. and Mrs. William Powers of Elmhurst have bought the dwelling at 175 Cypress avenue, Flushing, through J. Albert Schmitz from the estate of Anna P. Hill. The house contains eight rooms and bath.

MURRAY HILL DWELLING SALE.

Pease & Elliman have sold for the estate of Charles E. Rhinelander the modern four story and basement dwelling on lot 17x98.9 at 123 East Thirty-eighth street to a client for occupancy.

ANOTHER 29TH ST. HOUSE TO GO

Pease & Elliman and E. A. Turner have sold for the Misses Mary F. and Josephine Willis their dwelling at 39 East Twenty-ninth street. It is a three story and basement house, on lot 21.5x98.9, just east of the Hotel Martha Washington. The buyer will extensively remodel the premises. This sale was a cash transaction.

BUYS MORNINGSIDE FLAT.

I. Lester Wood has bought for cash the seven story elevator apartment house, on plot 50x100, at 357 and 359 West 118th street, between Morningside and Manhattan avenues. The property is subject to a first mortgage of $70,000, held by the Albany Savings Bank. The apartment returns an annual rental of over $12,000.

CALL FOR BROOKLYN HOUSES.

The Bulkley & Horton Company has sold the three story and basement dwelling at 1320 Dean street, between New York and Brooklyn avenues, on lot 20x109 for L. H. Losee to a client for occupancy.

Charles E. Rickerson has sold 902 Union street, a three story and basement brownstone dwelling, for C. L. Livingston.

LEAVES N. Y. FOR JERSEY.

S. S. Walstrum-Gordon & Forman have sold for Mrs. Emma Crosaley her cottage at 53 South Irving street, Ridgewood, N. J., to Charles A. Hull of Manhattan.

NEWARK HOUSE SALE.

Arthur D. Crane has purchased for investment through the office of Louis Schlesinger the one family frame dwelling, containing seven rooms and bath, on lot 25x100, at 36 South Eighth street, Newark, N. J. Mr. Crane will make alterations and repairs to the premises and will resell the property when completed. The property was sold for the Lloyd estate.

$100,000 PLANT FOR QUEENS.

The Petterson-Sargeant Company of Cleveland, Ohio, manufacturers of paints and varnishes, has filed plans for a four story brick warehouse, 226x180 feet, to be erected on the east side of Van Dam street 242 feet north of Borden avenue, Long Island City. The building will cost $100,000. Four hundred men will be employed when it is completed. Ballinger & Perrout of 1328 Broadway, this city, are the architects.

Factory Properties FOR SALE

NOTE—I make a specialty of handling factory properties throughout the United States. If in the market for a factory, send me your requirements. If you have one to sell, send for my selling plan.

Waterfront Refining & Mfg. Plant—Barren Island, N. Y.
KNOWN AS THE PROPERTY OF THE NEW YORK SANITARY UTILIZATION CO. A bulkheaded tract of about eleven acres, fronting 1,040 ft. on Rockaway Inlet, Jamaica Bay, improved with a group of 27 one and two story steel and concrete buildings, including laboratory and experimental rooms, machine shops, boiler and rigger shop, tank storage, living quarters, dock and power house. PARTICULARLY ADAPTED FOR CHEMICAL CONCERNS, OIL INDUSTRIES, STORAGE, MUNITION WORK OR GAS PLANT.

In Bush Terminal Section, Brooklyn, N. Y.
36-44 41ST STREET, ADJOINING TERMINAL BUILDINGS, WITH RAILROAD SIDING. A 3 story and basement brick, steel and concrete building, 60x100, with concrete floors, containing 20,000 SQ. FT. OF FLOOR SPACE. Large elevator; PRIVATE RAILROAD SIDING CONNECTING WITH BUSH TERMINAL R. R. Building wired for both light and power. PLOT, 100x100.

N. Y. Waterfront Factory Property, Opposite 92d St. Ferry.
WITHIN FREE LIGHTERAGE LIMITS. 42,000 sq. ft. FLOOR SPACE; 2½ ACRE PLOT. 225 ft. IMPROVED FRONTAGE on still water of Pot Cove, free from usual East River currents. 1 story building, 280x100 ft., extension 25x100 ft. POWER PLANT, 200 H. P. BOILERS, 175 H. P. ENGINE, 5 large traveling cranes; over 30 ft. of water at bulkhead line.

Bronx Factory—Willow Ave. Block front bet. 132d & 133d Sts.
A plot of ground 210x100, improved with a 2 story brick mill constructed building 60x210; in excellent condition; containing 25,000 SQUARE FEET. LARGE FIREPROOF SHED, PARTLY ROOFED; electric light and steam heat; LARGE ELEVATOR. EXCELLENT NATURAL LIGHT; good labor market. PLANT PARTICULARLY ADAPTED FOR HEAVY WORK.

Empire Metal Products Corp. Plant—Irvington, N. Y.
65,000 square feet. Equipped manufacturing plant. Three story brick, steel and concrete building, 70x243; private siding from New York Central R. R. Main Line. 150 H. P. boilers. 75 H. P. Corliss engine. Equipped with shafting, steam heat and elevator. 10x12 ft. 2 Acre Plot.

Wilson El-Bart Plant, Baltimore, Md.
A plot of about 3.43 acres improved with 3, 5 and 6 story brick bldgs., all directly connected. CONTAINING 80,000 SQ. FT. of floor space. TWO LARGE ELEVATORS. FULLY SPRINKLED. CONCRETE FLOORS. LOW INSURANCE RATE. Within 2 blocks of freight house. Excellent condition and good market. ARTESIAN WELLS. An ideal manufacturing property.

Washington Brewery Co. Property, Washington, D. C.
Entire square block of 14 lots bounded by 4th, 5th, E and F Sts., N.E., Washington, D. C.; improved with BREWERY BUILDINGS, BOTTLING WORKS, STABLE, DWELLINGS AND OFFICE. Brick buildings, containing 60,700 SQ. FT., completely equipped. Machinery and equipment still in place. Large power plant; steam heat and electric light.

Equipped Machine Shop & Factory—Plattsburgh, N. Y.
45,000 sq. ft. of floor space consisting of a 3 story brick building 30x208, in good condition, and a 1 story bldg. 184x51, foundry type of construction, and a 2 story bldg. 40x123. EQUIPPED WITH STEAM HEAT, ELECTRIC LIGHT AND SPRINKLER SYSTEM. Complete shafting equipment. 2 acres of land. 150 H. P. Water Power Rights. R. R. siding near by. COMPLETELY EQUIPPED WITH LATHES, DRILLS, MILLING MACHINES AND A FULL LINE OF MACHINE SHOP AND FOUNDRY EQUIPMENT. 4 TON PER HOUR CUPOLA.

Edison Storage Battery Co. Plant—Glen Ridge, N. J.
Plot of ground 168x543, extending from Bloomfield Ave. to Belleville Ave., improved with a series of brick and frame buildings of 1 and 2 story construction containing 26,017 SQUARE FEET. POWER PLANT. EXCELLENT LABOR.

Champion Wagon Co. Plant—Owego, N. Y.
A completely equipped woodworking plant containing 75,000 sq. ft. of floor space. Erie & D., L. & W. R. R. siding; ¼ mile distant from Lehigh Valley R. R. freight station. Good labor condition. Six acres. Bldgs. of one story construction. Main bldgs. 200x40. Large Power Plant. Excellent labor. Plant can be purchased as a going concern if desired.

Equipped Boat Building Plant—Stamford, Conn.
Stamford Motor Co. plant situated on the Stamford Harbor, ¼ mile from Stamford R. R. Station. Consisting of a 2 story brick machine shop and a 1 story boat building with floors containing 20,000 sq. ft. floor space, with 204 ft. OF IMPROVED FRONTAGE ON STAMFORD HARBOR. EXCELLENTLY EQUIPPED MACHINE SHOP. Ready for immediate operation. LESS THAN ONE HOUR FROM GRAND CENTRAL STATION.

WRITE FOR CIRCULARS ON ANY PROPERTY ADVERTISED.

31 Nassau St., N. Y. City. Joseph P. Day Agent. Phone 744 Cort.

TO LET FOR BUSINESS PURPOSES.

Broadway Building 35,000 SQ. FT.
FOR RENT.
POSSESSION FEBRUARY 1, 1919.
RENT $9,000 NET.

Two-street frontage; high ceilings, heavy carrying capacity; splendid shipping facilities. Subway entrance in block; lease for twenty-one years offered and improvements to suit responsible tenant on percentage basis.

Mr. Tenant, if your lease is expiring next February "consider now and don't repent."

Have sub-tenant for 10,000 feet if desired.

NOTE—A scarcity of space now exists, no new construction under way and practically none permitted, with situation becoming more acute. This building is offered at less than it rented for twenty years ago.

Chas. F. Noyes Co., Specialists in Rental of Business Properties. 92 William St. Telephone John—2000.

70,000 Sq. Feet
Possession February 1
Six stores and basement, two elevators, frontage on two streets. South of 14th Street.
Wm. A. White & Sons
46 Cedar Street
TEL. 5700 JOHN

At St. Nicholas Ave. and 180th St.
Desirable Corner Store
FOR HIGH CLASS BUSINESS.
Best Section of Washington Heights
J. E. Whitaker, 2108 Broadway, at 74th St.

FACTORY or Garage Plot, 75x100, 37th St., near 9th Ave.; unrestricted; inducements for tenant to erect one story building on lease. DIMICK ESTATE, 120 B'way.

OFFICES, $25 to $50; 30-story building. 110 W. 40th st., room 1203.

CORNER OFFICE, 12 windows, overlooking Bryant Park. 110 W. 40th st., room 1203.

SALE OR RENT.
FACTORIES EVERYWHERE. 20-24 Clinton St. Robert A. Stoutenburgh, Newark, N. J.

EXPECTS 28 POINTS JUMP IN TAX RATE

Preliminary Budget Figures, Doyle Says, Indicate Big Increase.

A general increase of 28 points over last year's tax rate may be expected, according to Edward P. Doyle, chairman of the budget committee of the Real Estate Board of New York, who has been examining the preliminary budget estimates made by city and borough departments. These estimates show a large increase over those of 1919. In a statement issued yesterday Mr. Doyle said:

"Salaries have been raised, new functions of government have been established, and the cost of all materials used by the city has largely increased.

"If the increases are sustained, and they probably will be, the budget of 1919 for the ordinary expenses of government will reach $245,000,000.

"The Comptroller and the subway officials have made various estimates of the deficit in operation and maintenance charges of these lines, the estimates running from $6,000,000 to $16,000,000.

"There also will be the regular increase in the cost of debt service and very likely a larger amount necessary to cover the item of unpaid taxes. Then there must be a greater State tax than last year. In all a budget of at least $268,000,000 may be expected and a consequent general increase in the tax rate of 28 points.

"This would bring the rate, in the borough of Richmond at least, to 2.74, or about, if not over, the constitutional limit of 2 per cent., exclusive of the debt service.

"The wisdom of the effort made last winter by Lawrence McGuire, president of the Real Estate Board, and by Robert E. Dowling is clearly apparent. They asked the Legislature to fix a limit of 2 per cent., including the debt service, as the amount real estate could be taxed, and that a tax of 2½ mills be placed on personal property, with no exemptions, and with some satisfactory system of listing. A tax of 30 per cent. on the average gross earnings of any kind of property is almost confiscatory and should never be imposed except as a war measure. Real estate must be relieved. There should not only be great economies effected by the abolition of unnecessary city departments, and the consolidation of departments doing similar work, but $30,000,000,000 of personal property should be taxed. A 2½ mill tax on personal property would bring in $75,000,000.

"The Comptroller last year made an excellent suggestion both as to a system of listing and as to the method of raising taxes.

"He proposed that a personal tax be first levied and collected and then the balance of the budget, after deducting the surplus revenue of the general fund, be levied on real estate."

TAX SALE LAWS SHOULD BE CHANGED

Frank Bailey Points Out Injustice of Procedure—Claims It Permits Abuses

By FRANK BAILEY,
Vice-President Title Guarantee and Trust Company.

The penalties attending non-payment of taxes are receiving considerable attention at the present time. Taxes have never been pleasant to pay, and taxes unpaid of necessity must be still more unpleasant, for the city must be supported.

The tax sale situation in Greater New York and Nassau counties is very different, and very much to the detriment of Nassau county, I think.

In New York county from time to time at irregular intervals the city sells property for taxes, or rather it sells a first mortgage on the property for the amount of the taxes due. The buyer obtains a first mortgage for three years at the rate of interest bid by him. This, in theory, is the situation; fair to the owner, for he has three years in which to pay the taxes. The buyer of the small liens at the tax sale, usually in conjunction with a member of the bar, sends no notice of interest when it is due, which is something which the law does not require, and then starts foreclosure of the tax lien thirty days after the interest is due, and adds to the amount of the taxes and interest the costs allowed the attorney foreclosing. These costs are very liberal from the layman's standpoint, and more liberal than they should be, and the costs amount often to much more than the tax. If the law was amended compelling notice to some one party interested in the property at an expense of say not over $5 the bar might be deprived of an income at the expense of the unfortunate who could not pay his taxes, but the unfortunate would be very much better off.

In Nassau county, however, the situation is quite different. There the taxes are collected not in one place but in various places. For instance, sometimes it is necessary to obtain separate bills for the village, school and town and county taxes. These taxes are collected by collectors who receive a fee for collection, and the longer the tax is delayed the larger the fee. There is no efficient map of the county and the unsophisticated, and even those who are intelligent, find it very difficult to pay their taxes in this county. A woman who has bought a lot in any of the outlying parts of Nassau will strive with great difficulty to obtain her tax bill, as the taxes are not due at any specified time, but in accordance with the resolution of the Board of Supervisors.

If these taxes remain unpaid for two years the property is advertised for sale, with a brief description, in various Nassau county papers. The owner of the property, if it be vacant, has a year in which to redeem from that sale. If he does not redeem the title becomes absolute and the holder of the deed from the County Treasurer can exact as much as he wishes from the owner of the lot. Thus frequently a $6 tax will become a $100 claim. I settled a $20 claim the other day for $250. The owner receives no notice of this tax or the tax sale or the fact that the deed is to be delivered excepting through the so-called constructive notice of newspaper advertising in Nassau county.

This law has been upheld by the courts, but is most unjust and most unfair. The distinction, therefore, between the tax sales in Nassau county and New York city is that a man cannot lose his property in New York city without receiving legal and fair notice by personal service, whereas in Nassau county if he fails to pay a tax for one year and has paid every other year he can lose his property without knowing it. This is an intolerable condition and could be easily corrected by proper legislation.

TAX SALE IN NASSAU.

Will Not Abandon Sale of Unpaid Levies—New York Has.

Treasurer Luyster of Nassau county has not yet decided to abandon his plan to hold a tax sale there next autumn, even though Comptroller Craig of New York has adjourned the delinquent tax sale in the adjoining county of Queens as a result of many taxpayers being in the war with its resultant hardship on incomes and personal finances. Queens was to have had a tax sale in the autumn the same as Nassau plans to have.

Property owners and real estate operators are wondering why Nassau county finds it so imperative to hold a tax sale when the city of New York can afford to hold its tax sales in abeyance because of the war.

More small property owners will be hard hit by the Nassau county tax sale than by any tax sale the city of New York could hold in Queens or any other of its boroughs. Postponement has been made on the sale of three thousand parcels in Queens. The question asked in Nassau is: Why should the county treasurer of Nassau county worry if New York does not?

31 SEASHORE BUNGALOWS.

M. L. Springer has completed details for the erection of thirty-one bungalows on the west side of Beach Fifty-eighth street, 180 feet north of Ocean avenue, in the Edgewater Park section of Rockaway Beach. Each will be a one story frame structure, costing $950.

EAST 51ST ST. HOUSE LEASED.

Douglas L. Elliman & Co. have leased 45 East Fifty-first street, a five story American basement dwelling on lot 21x102.2, unfurnished, for a term for Julian A. Ripley to Mrs. Lounsberry Perry.

SPECIAL OFFERINGS IN HOMES

BROOKLYN REAL ESTATE FOR SALE.

THESE HOUSES MUST BE SOLD
Open for inspection this (Sunday) afternoon.

TWO FAMILY BARGAIN No. 803 Stuyvesant Av., near Halsey St., Brooklyn. It is a splendid house, with brownstone front, in first class condition; 8 rooms and bath in lower part and 4 rooms and bath in upper part; only $750 cash required and the remainder in $50 monthly instalments, covering principal and interest.

WAR WORKERS Your chance for a home in the busiest war industry section, at 1157 Fifty-first St., Brooklyn. 2-family brick, 11 rooms, 2 baths, steam heat, parquet floors, etc. Only $6,500, very easy terms. Handy to Fifteeth st. station, West End line or Broadway subway; 5 cent fare; 18 minutes to New York.

FOR HOME AND INCOME 57 Hancock, near Bedford Av., Brooklyn; 3 story and basement brownstone; lower part 7 rooms and bath; upper, 4 rooms and bath; first class condition throughout; $1,250 cash; $70 monthly pays principal and interest.

For Further Information Apply to
ROBERT WHEELAN
162 Remsen St., Bklyn. Phone Main 6480.

NEW JERSEY REAL ESTATE FOR SALE.

OWN YOUR OWN HOME
THE RENT YOU NOW PAY

$750 Cash Buys It. PRICE $7,500. Plot 100x105 ft.; ten big rooms, two tiled baths; wide verandas, beautiful grounds; in select settled neighborhood; near lakes, golf and country clubs, churches, schools; easy commutation; express service; ready for immediate occupancy; plenty of flowers and shade; 800 ft. elevation; splendid year round climate. CHARTIS SMITH, 442 Sterling Pl., Brooklyn. Tel. 9887 Prospect.

MONTCLAIR
$19,000. On south side; beautiful tapestry brick residence; good size plot; centre hall; large living room, dining room, butlery; tiled kitchen, 5 bedrooms, 3 tiled baths, sleeping porch; all interior woodwork finished ivory, oak floors throuout; copper leaders & gutters; construction of building and interior finish such as only found in very finest homes; most select location; convenient to Lackawanna. MURDOCH, opp. Lackawanna, Montclair.

NEGLECTED OPPORTUNITIES have ruined many. Why not consult us about insuring the title to your Bergen and Rockland real estate? The cost is trivial, the security is absolute. Write for booklet.
NORTH JERSEY TITLE INSURANCE CO.
HACKENSACK, N. J.
Send 25c for Bergen County Map.

WATER WITCH
HISTORIC WATER WITCH.
Choice building sites on the banks of the picturesque Shrewsbury River or on the famous Water Witch Hill for sale on easy terms; carefully restricted; large boat basin; free bathing beach; good fishing. Furnished cottages to let for season.
WATER WITCH DEVELOPMENT CO., A. E. Dennett, Sales Agent, Water Witch, N. J.

A NEW HOUSE, hills Northern New Jersey; 32 minutes out; 7 rooms, tiled bath, steam, sleeping porch; every improvement; convenient; new houses scarce. ASAHEL CHAPIN, 15 Wall St.

CRANFORD—Few beautiful, new, modern houses; best section; terms to suit purchaser. Inquire DROESCHER, owner, Cranford, N. J., or 79 Warren St., N. Y.

CITY REAL ESTATE.
HESS Business Property

REAL ESTATE FOR SALE—QUEENS.

Kew Gardens
Long Island
16 Minutes from the Heart of Manhattan
Now Ready
A few new houses of individual charm, intelligently planned, beautifully located.
The short trip to Kew Gardens, any afternoon or Sunday, should solve your housing problem.
Edgeworth Smith, *Sales Manager*
One West 34th St., N.Y.
Phone Greeley 5250
Office at Kew Gardens Station
Phone Richmond Hill 1713

NEW YORK REAL ESTATE FOR SALE.

Cosey Cottage
at
Stuyvesant-on-Hudson, N. Y.
Directly on the banks of the Hudson River. Delightful views from all rooms. 2 story, 14 rooms, all improvements. Enclosed in old world garden of ¼ of an acre. 4 minutes walk from station. Unusually accessible home complete with every comfort, including garage, gardener's cottage and chicken house.
Private Sales Department.
Joseph P. Day
31 Nassau Street, N. Y.

A GOLDEN OPPORTUNITY.
In the most beautiful section of Ulster County it is my privilege to offer for immediate sale one of the most attractive Gentleman's Country Homes in New York State. 90 acres garden land, 11 forest, 200 maple trees, 100 bearing apples, main residence 10 rooms, up to date running water, large barn, silo, granary, milk room, hennery, piggery, garage, all new buildings, live stock, 20 head high grade cows, 3 horses, 150 fowl, reaper, mowing machine, hay rake, hay tedder, cultivators, ploughs, rollers, 3 lumber wagons, 3 sets sleighs, grain drill, light and heavy harnesses, light and heavy wagons, milk wagon, complete set small tools, crops included; ¾ mile station, ½ mile boat landing, ½ mile of village Saugerties; 5,000 inhabitants, 3 banks, 7 churches, high school, up to date village, banks of river; price $16,000, one-half cash. EDWARD MORAN, Saugerties, Ulster County, New York.

2 FARMS
110 acre farm, 8 rooms, practically new house; furnace heat; barn poor condition; fine views; 200 fruit trees; 1¼ mile from three villages; raise 2 acres potatoes; 15 acres rye; 12 oats; 8 corn; $2,700 if taken this month; clear title guaranteed; 64-acre place one mile from Greendale Station; beautiful location, $2,800; come at once. LLOYD M. HALLENBECK, Greendale-on-the-Hudson, N. Y.

REAL ESTATE.
Fisk & Marvin Specialists in Westchester and Nearby Connecting Properties. Insurance. 527 5 AV.
CHAS. F. NOYES CO. Real Estate 92 William St. Tel. John 2000.

CITY REAL ESTATE FOR SALE.

Homes for Immediate Occupancy AT City Island
Borough of the Bronx.
Adjoining Pelham Bay Park Golf Links.
Artistic designs, with every modern comfort, including sleeping porch. Five to eight rooms, with big plots of land for garden and garage.
PRIVATE BATHING BEACH
on Long Island Sound, within a few feet of the property.
Prices $3,500 to $8,000. Terms to suit any purchaser.
Joseph P. Day
500 City Island Ave., City Island, N. Y. Tel. 120 City Island. Sales Agent: 31 Nassau St., New York City. Tel. 744 Cort.

LONG ILAND REAL ESTATE FOR SALE

Stucco and half timbered; Living Room, Dining Room, Kitchen, Butler's Pantry, seven Bedrooms and three Baths; corner plot, 90x146, in the Near In North Shore Hills; half hour from Pennsylvania Station by electric trains; can be bought at $14,500. House extra well built. More land adjoining can be purchased.
D. Wheeler 220 B'way, N. Y. 3262—Cort.
Little Neck Office, Jackson ave. and Little Neck Road. Tel. 2886-Bayside.

Shore Fronts-Farms-Homes
Along the North Shore.
L. B. GILDERSLEEVE, 1 West 34th St.

REAL ESTATE FOR SALE—QUEENS.

KEW GARDENS
Borough of Queens.
Five Minutes' Walk to Long Island R. R. Station
Seven-Room Stucco House on Lefferts Av. between St. John's St. and Queens Boulevard; all modern improvements, including steam heat, electric light, hardwood and parquet floors, ready for occupancy; must be seen to be appreciated; price $7,500. HEUDORF REALTY CO., INC., Lafayette St., New York City. Tel. Spring 7341.

WESTCHESTER REAL ESTATE.

BRONXVILLE,
New York's best and most convenient suburb, has 2 houses unsold out of 18 built in past year, which contain 4 well furnished baths, hardwood floor, white enamel trim, open fireplace, all gas kitchen, complete pantry, large plots with garage, short distance to station, stores, etc.
Will sell for $18,000 and $20,000.
Easy terms.
OLIVER M. OAKE,
Tel. 933. Bronxville, New York.

REAL ESTATE—NEW ENGLAND.

Beautiful Estates and Farms in the Berkshires; also Farms in five States; small catalogues. D. H. CORNELL CO., Great Barrington, Mass.