QUEENS REAL ESTATE FOR SALE. | QUEENS REAL ESTATE FOR SALE.

Actual Photograph of Two of the Houses.

Would You Pay $9,500 For a $15,000 Home?

Or Would You Buy Improved Lots at 50% of Their Actual Cost? IF SO—ACT QUICK

We Have Three Houses

8 & 9 Rooms & Bath. Modern in every respect and exceptionally well built.

Now available at

Bellaire Park, Bellaire Station,

Boro of Queens, New York City

These houses could not be reproduced to-day, in so highly improved, accessible and valuable a locality, for much less than $15,000.

These houses will shortly be in the midst of many new and beautiful residences soon to be erected by **James F. Meehan, the well-known builder,** and undoubtedly one of the largest builders to enter Queens Borough. Mr. Meehan will erect One Hundred modern detached houses in Bellaire Park, and the three houses we now offer will be in the midst of this beautiful residential colony.

Mr. Meehan is a successful builder of wide experience, and the fact that he has selected Bellaire Park for approximately a million dollar building operation should eliminate all doubt of the future importance of Bellaire Park. It is destined soon to be a "Meehan Home" development that all New York will be talking about.

To those who are not familiar with the history of Bellaire Park, we wish to state that over One Hundred Thousand Dollars has been expended on street improvements and that twice this amount would now be required to duplicate this work. These improvements include sewers, sidewalks, curbs, an elaborate system of underground conduits for electric lights and telephones, lateral connections with individual plots being made. These improvements are in good condition and mean a saving of $200 per lot to every purchaser and a considerably larger saving in plottage by reason of Private Driveway in Rear.

Beautiful Bellaire Park

Private driveways are in the rear of several hundred lots. They afford a saving in garage driveway construction and in plottage, and mean added value and conveniences without reducing the size of the lots.

We Offer for the Next 30 Days

all the remaining lots not sold to Mr. Meehan and other builders at exceptionally low prices.

Upon request we will send you full details of these Houses now offered for sale and immediate occupancy, as well as the many new Houses to be erected, together with a few facts why Bellaire Park lots offer the best investment on the market to-day.

Call, Write or Phone.

Bellaire Park

Main Office:

188 Montague Street, Brooklyn.

Telephone Main 8797

Office at Bellaire Park, Bellaire Station, L. I.

Bellaire is 25 minutes from Flatbush Ave. or Penna. Station. The third station beyond Jamaica on Long Island Electric subway system. Connects directly with the Subway system of New York and Brooklyn. The commutation is $7.10 per month, or about 10c a trip.

Write for Booklet "S"

Sage Foundation Homes Co.

Forest Hills Gardens

15 MINUTES FROM PENN. STATION

A place for those who appreciate Artistic Surroundings.

A choice of houses and plots for sale.

47 West 34th St. New York

Forest Hills Long Island

Own Your Home

Jackson Heights

A Community of Garden Apartments

4-5 & 6 Rooms Offered for Sale on the

Collective Ownership Plan

If you are paying from $1,000 to $2,000 annually for Rent you should pay us a visit.

20 min. via Queensboro Subway from Grand Central Station (Corona Line)

Office at 25th St.

BUILDERS ATTENTION!

Sacrifice—149 lots on improved Streets—Residential Section—$37,500 buys them all if sold by February 1st. T. J. SMITH, 607 Sanford Ave., Flushing, L. I.

JAMAICA, HILLCREST. Home Sites 60x100, near golf grounds, tennis courts; trolley near by; "L" or railroad station 12 minutes. STARKE, 664 Dawson St., Bronx.

REAL ESTATE—WASHINGTON, D. C. FOR SALE OR RENT.

In Washington, D.C.

FOR RENT OR FOR SALE

BUSINESS PROPERTIES
INVESTMENT PROPERTIES

THE F. H. SMITH COMPANY

Established 1873.
Fifteenth Street, N.W.
Washington, D. C.

REAL ESTATE FOR SALE.

GENTLEMAN'S ESTATE

Unusual opportunity. High, views, sites, buildings, orchards, fish, game, waterfalls. State roads. County seat at 4 mi., 2 R. R's 5 mi., N. Y. 85 mi. Stock, implements 50 acres—all $27,500. Great p[illegible]ities. Terms. Write EXECUTOR [illegible]ittern, N. Y.

TEXAS OIL FIELDS—One-sixth interest in 330 acres; oil wells adjoining; $1,250, all cash; to settle an estate. J. B. SWEERY, Patchogue, L. I.

BRONX REAL ESTATE FOR SALE.

LOOK THIS OVER

Five story apartment house, 20 families, 4 and 5 rooms, steam heat, rent over $9,000. Price only $49,500.

J. CLARENCE DAVIES
149th St. & 3d Ave.

BRONX GARAGES

Built to Suit Any Requirement.

J. CLARENCE DAVIES,
149th Street and 3d Avenue.
Tel. 3462 Melrose.

BROKERS, Note!—Offer wanted, cash or trade. Sedgwick av., north corner 165th; seven lots; near "L" station. TREACY, 217 Broadway.

REAL ESTATE WANTED.

Real Estate Wanted New York City

Four story residence, furnished, West Side, BETWEEN 70TH AND 86TH ST. Less than $30,000. Oct. 1st.

Room 801 10 E. 43d St.

WANTED—About 25,000 square feet for manufacturing purposes; sale occupancy. Brooklyn preferred. Address Advertiser, Box 7, Station E, Brooklyn, N. Y.

OLD established real estate firm specializing in homes within the hour, all sections, desires a cooperative connection with one live broker in each town. Reciprocal and profitable advantages guaranteed. Only active, recognized brokers of good standing need apply. Box H. M., 192 Sun.

Westchester County, Branch Manager—Wanted by a corporation doing a general Real Estate business 29 years established; opportunity for the right party; correspondence invited; strictly confidential. Address H. N., 192, Sun.

OWNERS SHOULD SEND FULL PARTICULARS OF PROPERTY FOR SALE TO M. MORGENTHAU, Jr., CO., 296 BROADWAY, PHONE CORTLANDT 2846.

OFFICE ROOM wanted, about 4,000 square feet. Phone to Japanese Consul-General, Cortlandt 814, City Investment Building.

REAL ESTATE FOR SALE. | REAL ESTATE FOR SALE.

OFFICE BUILDINGS

FROM THE BATTERY TO FULTON STREET

With Possession May 1st, 1920.

A 7-story office building, containing 41,000 sq. ft.
With excellent light, close to the Custom House and Produce Exchange. Can be purchased for $650,000, with about $200,000 cash.

A 6-story office building, containing 30,000 sq. ft.
This building has 5,000 square feet on a floor, excellent light, is in good condition, and close to Fulton Street. Can be purchased for $325,000, with $125,000 cash.

A 12-story office building, containing 48,000 sq. ft.
With excellent light, 2 elevators, fireproof construction, and an excellent view of the Harbor. Can be purchased for $550,000, with $175,000 cash.

A 4-story office building, containing 5,000 sq. ft.
This building has two frontages, is close to the financial section of Broadway, and can be purchased for about $195,000, with $50,000 cash.

LOFT AND MERCANTILE BUILDINGS FULTON STREET TO CANAL STREET

5-story building, containing 3,000 sq. ft.
South of Fulton Street. This building has a hoist. Can be purchased for $15,000, with a small amount of cash.

10,000 square feet of factory space for lease.
On two floors. Excellent light, two elevators. Possession April 1st, 1920. Near Broome Street.

6-story and basement bldg., containing 11,400 sq. ft.
Sprinkler system, elevator and good light. Can be purchased for $12,000, with $18,000 cash.

Store & basement, containing 11,000 sq. ft.
High ceilings, good light. Near Broome Street.

CANAL STREET TO 14TH STREET

Warehouse, containing 106,000 sq. ft.
Excellent carrying capacity, good elevators. Close to Spring Street. Can be leased at 30c. per square foot.

9-story building, containing 12,500 sq. ft. on a floor.
Near 14th St. & B'way. With excellent light, sprinkler system, two frontages, and an excellent location for retail business. Can be purchased for $350,000, with a small amount of cash.

PEASE & ELLIMAN
Downtown Office
55 Liberty Street Tel. Rector 6640

BRONX REAL ESTATE FOR SALE. | BRONX REAL ESTATE FOR SALE.

For the Man Who Prefers Comfort to a 5c. Fare.

A HOME AT

CITY ISLAND

GIVES YOU

—a beautiful spot to live in, not too crowded—with light, air and elbow room.

—with all the advantages of the **WATER FRONT,** with fairly good transit **NOW** and **REAL RAPID TRANSIT COMING BEFORE THE END OF THE YEAR,** with the completion of the Lexington Ave. Subway, connecting with a bus line through City Island. **NOW** Lots may still be bought at $500 up. When transit improvements are completed prices are bound to go **UP** over night.

To reach the property NOW take Bronx Park Subway to 177th St. Station, bus to City Island, or N. Y., N. H. & H. R. R. from 3d Av. & 129th St. elevated station to City Island Station and take bus.

Property Office Open Every Day.

Write for Booklet.

Joseph P. Day
Sales Agent
67 Liberty St., N. Y.
'Phone 744—Cort.

CONNECTICUT REAL ESTATE FOR SALE | CONNECTICUT REAL ESTATE FOR SALE

GREENWICH, CONN.

A Group of Houses of Moderate Size FOR SALE

Handsome Colonial house containing 5 bedrooms, 3 baths, 3 servants' rooms and bath. 6 acres. Fine grounds and gardens. Garage with chauffeur's apartment. Modern in detail. $35,000.00. No. 2222.

Fine house of stucco construction. 2½ acres. Shaded lawn. Gardens. Garage. Tennis court. Best of surroundings. 5 bedrooms, 2 baths, 2 servants' rooms and bath. $27,500.00. No. 1915.

Charming house on one of the best residential streets. 4 bedrooms, 2 baths, 3 servants' rooms and bath. Garage. 1½ acres of land. Fine lawns. A purchase of unusual interest. $45,000.00. No. 178.

Redecoration alone is needed to make this fine old residence equal to its stately surroundings. Constructionally in excellent condition. Plumbing modern. A rare opportunity. 8 bedrooms, 3 baths, 3 servants' rooms and bath. Garage. Gardens. Orchard. 3 acres. $50,000.00. No. 1458.

Delightful cottage of stucco construction. ¾ acre. Lawns and gardens. 3 bedrooms, 2 baths, 2 servants' rooms and bath. $30,000.00. No. 1933.

Bungalow artistically planned to conform to the rugged contour of its location. 3 bedrooms, 2 baths, servants' room and bath. Garage. 2 acres. $30,000.00. No 1977.

Next Sunday a few major estates for sale and rent will be presented.

For Complete Details and Instructions Apply to

LADD & NICHOLS

Greenwich, Conn. Telephone 1717

REAL ESTATE FOR SALE—FLORIDA.

Sunshine and Flowers All the Year 'Round

Sunshine and flowers, ideal climate, delightful surroundings, together with unusual commercial advantages, are a few of the many attractions of

Lakeland Highlands

FLORIDA

In the sunny hills of Polk County 300 feet above sea level. Beautiful Lakes, Bathing, Fishing, Golfing, Hunting, Motoring, Country Club.

HEALTH AND PROSPERITY

You can improve your health and living conditions and become financially independent by owning a commercial grove at Lakeland Highlands, one of the largest and finest grove developments and most beautiful places in Florida. A ten-acre grapefruit grove, costing $4,950, on terms to suit purchaser, assures an income upwards of $2,500 per year and the opportunity to really enjoy life.

CO-OPERATIVE METHODS

The ownership of a grove at Lakeland Highlands does not require personal attention or experience. The Grove-Owners Co-operative Association will give your grove perpetual scientific care at actual cost. The Florida Citrus Exchange, a co-operative marketing organization, will pick, pack and market your fruit at actual cost; you are relieved of all details. Your interests are fully protected at all times and your investment steadily increases in value. For further information

Write for Illustrated Book No. 2.

W. F. HALLAM & CO.

Tribune Bldg., 154 Nassau St., N. Y.
Telephone Beekman—6472.

Reference—Dun, Bradstreet, or any Polk County, Florida, Bank.

RESIDENCE FOR SALE, furnished or not; no triflers.

HARRY L. DECKER,
Punta Gorda, Florida.

WESTCHESTER REAL ESTATE.

OWNER FORCED TO SACRIFICE

Beautiful Colonial House, in Chester Hill Park, MT. VERNON, N. Y.
10 Rooms, 2 Baths. Perfectly Appointed. 2-Car Garage. Plot 100x200.
PRICE $23,500
Photo and Particulars on Request

N. E. Vail and Co. Inc.

Largest Westchester Realty Brokers
TELS. 1664 & 1665 MT. VERNON, N. Y.
1st Nat'l Bank Bldg., Mt. Vernon, N. Y.

NEW ROCHELLE

A Sacrifice.

Must be sold on account of death. Home in beautiful residential p'k, 10 rooms, 2 baths, foyer hall. Half acre. Price $20,000. Terms.

Many other bargains, $5,000 to $100,000.

Kolbe & Co.

57 Lawton St., NEW ROCHELLE, N. Y.
Office Phone 386. Night Ph. 2565 M.
Open Sundays.

At Rye Shore Front Estate

To Rent Furnished.

4 acres. Bathing beach. House contains 9 master's bedrooms, 4 baths, 5 servants' rooms and bath. Garage with living quarters. To rent furnished for a term of years, $7,000 a year. Apply

Kenneth Ives & Co.

7 East 42d St. Murray Hill 6037.

WESTCHESTER COUNTY.
Farm for sale. One hour out on main line New York Central. 10 minutes ride from station. B. D., Box 40, Sun.

REAL ESTATE MORTGAGES.

$600,000 AT 5%

For good mortgages. Will divide. DUROSS CO., 136 BROADWAY.

NEW YORK REAL ESTATE FOR SALE. | NEW YORK REAL ESTATE FOR SALE.

FOR SALE

The Following Camps at Upper Saranack Lake

Adirondack Mountains

PROPERTY OF MR. THOMAS BLAGDEN

They occupy a site unrivalled by any in these wonderful mountains for beauty of scenery and charm of surroundings, with accessibility and modern conveniences for comfortable living. One mile from Saranac Inn Station; 14 miles from Saranac Lake Village, with two golf courses.

"DEERWOOD"

including private deer park of 32 acres. The house, completely furnished, contains eight master bedrooms, five baths, four servants' rooms and bath. Hot water heat, electric light; boat house with launch and 3 guide boats; room above, furnished, 40x40 square feet; has its own spring water for all purposes. Price $150,000.

"CAMP OF THE WOODS"

The camp, completely furnished, consists of one main cottage, two smaller ones, three guests' tents, three servants' tents, all furnished. The main cottage consists of four master bedrooms, two servants' rooms, also living room, dining room, pantry, kitchen, storeroom, butler's room and two baths; also ice house. Price $75,000.

"THE CABIN"

Completely furnished. First floor has four bedrooms and two baths, also living room, dining room, kitchen and pantry. Second floor has three bedrooms and one bath. Hot and cold water. Price $30,000.

"SUNSET LODGE"

First floor contains four rooms—living room, bedroom, dining room, kitchen and pantry. Second floor, three bedrooms and bath. Also small private house; two completely furnished tents. Price $20,000.

FOR FULL PARTICULARS AND BOOKLET ADDRESS

WOOD, DOLSON & CO.

Broadway, Cor. 80th St., New York City
SOLE REPRESENTATIVES.

WESTCHESTER REAL ESTATE. | WESTCHESTER REAL ESTATE.

At Scarsdale

HOME OF THE LATE FENIMORE COOPER

One of the Oldest and Most Unique Estates in Westchester County.

COMMANDING extensive views of Long Island Sound. Studded with stately shade trees, sloping lawns, woodland, pond and brook, winding roads and paths. The land comprises over 57 acres. This is one of the few opportunities to purchase an historical estate near New York, with exceptional environs.

For further particulars

L. P. & H. V. C. **FISH**

527 FIFTH AVENUE
Cor. 44th St., N. Y.
Vanderbilt 7070
Agents for Owners

GEDNEY FARM

A suburban community of attractive homes, beautifully situated in the high, healthful Westchester Hills, at the very gateway of White Plains.

City water, sewers, gas, electricity and macadam roads. Here will be found the glorious all year outdoor life. Golf and Country Club on property, also the popular Gedney Farm Hotel. Convenient distance to Long Island Sound. 38 minutes from 42d Street by excellent express service.

BUILDING PLOTS

Are now offered on very reasonable terms. Every assistance given to Home Builders.

WOOD, DOLSON CO. INC

SALES AGENTS,
Broadway & 80th St.
REPRESENTATIVE ON PREMISES

NEAR GEDNEY FARM

A 12 Acre Estate Bargain.

In finest and most accessible section of Westchester County, two miles from White Plains station, high elevation; intensively developed with gardens, small fruit trees, some woodland and a running stream; modern colonial home of 12 rooms, four baths, garage and gardener's cottage, offered below actual cost; ask for further details.

Prince & Ripley.

437 Fifth Ave. Tel. Murray Hill—555, White Plains—2370

PELHAM

Extra Fine Value in Heights.

A fine substantial house on corner plot of ¼ acres, nicely wooded, near station; home contains 11 rooms, two baths, all modern improvements, one car garage; price $18,000; this is a genuine bargain.

Prince & Ripley.

437 Fifth Ave. Tel. Murray Hill—555, Pelham—1103.

SCARSDALE

House near station, containing 8 rooms, 2 baths; situated on large plot. Possession May 1st. Price $22,000. Terms. All improvements.

HOWARD SEITER CO.

Specialists in WESTCHESTER HOMES
7 E. 42nd St.,
Room 611. Vanderbilt 8194

PELHAM MANOR

A BEAUTIFUL BUNGALOW of the Early English Type; Stucco with Chestnut Trim. Very substantially built with 7 ROOMS, AND BATH, Gas, Electricity, and Hot Water Heat.

Large open fireplace, screens, storm house, shrubs and fruit trees; Garage.

Convenient to Trolley and Trains.

PLOT 75 x 165. PRICE $25,000.

Burke Stone Inc

PELHAM, N. Y. Phone 1073.

Fieldston

Riverdale-on-the-Hudson.
New York City's most accessible suburbs.
GEORGE BOWE, 527 Fifth Avenue, N. Y.
Fieldston Office
Waldo Avenue at West 244th Street.

MR. HOME BUILDER.

You can buy a fine building site, 100x125 and deeper, with beautiful surroundings, eight minutes' walk from Larchmont station, 19 miles from 42d st., for 25 cents a sq. foot, on reasonable terms, with mortgage subordinated to building loan. Full particulars. HOWELL C. PERRIN, 7 East 42d st. Tel. Murray Hill—312 or Larchmont 299.

I WANT to sell my suburban home. Business takes me away permanently. Express service; quick, convenient and easy commuting to Grand Central Depot. The price is less than it has cost me to date—$22,500. Terms reasonable. C. D., Room 507, 242 Fifth Ave.

COUNTRY ESTATES AND HOMES
Sale or Rent.
Kenneth Ives & Co.,
7 East 42d St. Murray Hill—6037
Prince & Ripley COUNTRY HOMES, 437 5th Ave., N. Y.

Wykagyl

New Rochelle

Choicest all year round location in Westchester County, adjoining Wykagyl Golf and Country Club. Thirty-five minutes by electric trains from Grand Central Station.

Ten attractive Residences, of newest design, now under construction and ready for occupancy May 15th to June 15th, on good sized plots, among wooded hills, valleys, lakes and brooks. Price, $20,000 to $25,000. Terms to suit.

We also have attractive Home Sites and will build to suit your requirements.

Write for booklet and other information to

Wykagyl Holding Company, Inc.,
512 Fifth Avenue.

Chas. Field Griffen & Co.,
Official Sales Agents.
11 East 42d St. Murray Hill—6441.
Established 1875

Fish & Marvin

527 FIFTH AVENUE
REAL ESTATE
Specialists in
Westchester County
Southern Connecticut
North Shore Long Island

BRANCH OFFICES:

Bronxville,	Rye,
Scarsdale,	Pelham,
Mt. Vernon,	Larchmont,
Great Neck,	New Rochelle,

Yonkers

---

5 ACRE WATER FRONT

ONE of the finest locations on Long Island Sound, deep water at high and low tide, ample space for mooring, boathouse and dock. TWO excellent building sites on the property. Neighborhood well established with residences of the highest class. With some expense considerable more land can be reclaimed. Only 40 minutes from Grand Central Station.

For Immediate Action, Price $35,000.

JAMES D. McCANN

McCANN BUILDING
11 and 13 North Av. Tels. 780 & 781.
NEW ROCHELLE, N. Y.

RIVERVIEW MANOR

A Colonial Type with River View.

On large plot, many old trees, fine gardens, house of excellent construction, contains 8 rooms, bath; running water in all bedrooms; large sun parlor, sleeping porch; steam heat, gas and electricity; one car garage; an excellent bargain at $16,000.

Prince & Ripley.

437 Fifth Ave. Tel. Murray Hill—555, Dobbs Ferry—34.

NEW-ROCHELLE

Nice country home, 7 rooms and bath, steam heat, gas, electric light, lot 100x100; 5 minutes from station, school; fine neighborhood; price $8,500.

SEE **DRUMMOND**

NEW YORK OFFICE, 17 West 42d St.
New Rochelle Office, 228 Huguenot St.
Telephone 3242.

Four Acres

Beautiful old trees, shrubs, fruit, tennis court. House contains 14 rooms, three baths, hot water heat, electric light. Price $20,000.

George B. Corsa

10 East Forty-third Street, New York.

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

SUMMIT N.J.

The Attractive Hill Top City

For many years Summit has been famous for the remarkable clearness of air. A city of splendid homes for the literary man, the successful man of business, the professional man—for the man of wealth and the man of moderate means. The transit facilities of Summit are unsurpassed. There are eighty trains a day, on the Lackawanna R. R., many of which make Summit the first stop.

Summit is in fact an ideal all-the-year residence community. Further information regarding desirable Homes, Country Estates, acreage can be secured from following list of real estate brokers:

E. C. HOLMES AGENCY
EUGENE JOBS—H. F. BECK CO.
ROBERT J. MURPHY
EUGENE C. PIERSON
AMBROSE POWELL
SECURITY LAND CO.
SUMMIT HOME LAND CO.

SUMMIT, N. J.

NO OTHER SUBURB OF NEW YORK CITY EQUALS

MONTCLAIR

in point of attractiveness, healthfulness or convenience, three of the most essential requirements in the selection of a residence. As long as you *must* pay for the privilege of LIVING, why not get the BEST for your money. We offer the following properties, and we guarantee the prices to be REASONABLE and not inflated.

$13,500 for a residence of 10 rooms, 2 baths, in choice section. Lot 70 ft. front. Garage.

$22,000 modern residence, Lackawanna district. 11 room, 3 baths; steam heat. Garage.

$25,000 hillside residence amid finest surroundings; 12 rooms, 3 baths; electricity; steam heat; large veranda, 2-car Garage. Half acre grounds in lawns and gardens.

$30,000 Handsome Colonial residence, hillside section; 11 rooms, 3 baths, solarium, 2 sleeping porches. Handsome views. Interior phone system. Double Garage. Shade trees.

NOTE—RELIABLE INFORMATION about MONTCLAIR Real Estate may be had by consulting

F. M. CRAWLEY & BROS.

REAL ESTATE BROKERS (Not Speculators)
Offices opposite Lackawanna Terminal, Montclair, N. J.

Maplewood, N. J.

$10,000 Charming shingle cottage; large living room, stone fireplace; oak floors; plot 50x138; restricted neighborhood; 6 minutes from station; 3 years old; perfect condition.

$12,000 Pretty stucco house, reception hall, living room with fire place; dining room, pantry, kitchen, 3 bedrooms and bath; bedroom and attic, 3rd; oak floors; beamed ceiling, sunporch with stone fire place.

$17,000 Colonial Home, 8 rooms, 3 baths; sun porch, oak floors throughout; beautifully finished; plot 180x140; large trees; an unfortunate circumstance places this property on the market; beautiful new furnishings and draperies may be had at cost.

Every property advertised has been personally inspected.

Properties in
SOUTH ORANGE
SHORT HILLS
SUMMIT

MAPLEWOOD OFFICE

FRED L. DALZELL CO.

Maplewood, N. J.
N. Y. Office—
200 5th Avenue.

READY FOR OCCUPANCY; $5,000, EASY TERMS

FOR THIS BEAUTIFUL JERSEY HOME. BALANCE OF $5,000 ON MORTGAGE.

Easy Commutation to New York City, Express Service.

Ten big rooms, two tiled baths, two fine sleeping porches, big open fireplace, wide concrete verandas; beautifully finished throughout; parquet floors, hardwood trimmed; fine tree-covered grounds and lawn; exclusive residential neighborhood; 6 minutes from railroad station; high in the mountains; overlooking beautiful lake, and near golf and country clubs, schools, churches and markets. PLOT 100 FT. x 200 FT. Write or phone.

CURTIS SMITH, 442 Sterling Pl., Brooklyn, N. Y. Tel. 0887 Prospect.

SUMMIT, N. J.

In the Hills 50 minutes from Broadway Via Lackawanna Railroad

$9500 Well located substantial 9 room dwelling; gas kitchen; hot air heat, 2 open fires, small garage. Splendid plot 100x200. Forest shade trees.

$1000 an acre for 20 ACRES in City of Summit. 7 room dwelling, barn, shed. Over 1,400 feet macadamed street frontage with water, electricity, telephone and fire protection. Exceptionally desirable for country home or development.

$24,000 Choicely situated gentleman's home on valuable nicely landscaped and shaded plot. Twelve rooms, three baths, extra toilets and lavatories, many open fireplaces, hot water, hot air heating, gas, electricity, water, sewer, pantry, basement, laundry, large porch partially glassed and screened; large stable—garage. Reasonable terms.

OTHER ATTRACTIVE HOMES FOR SALE AT $10,000—$13,000—$15,000 and up to $500,000
Shown weekdays only by appointment.

EUGENE JOBS—H. F. BECK CO.

Office in South Wing of Lackawanna Station.
SUMMIT, N. J.

CONNECTICUT REAL ESTATE.

8½ Acre Estate | **At Stamford Conn.**

Beautiful, High, Aristocratic Location

MANSION, 22 rooms, 6 baths, appointments perfect; large porches, sun parlors, &c. The grounds are delightful—fine old trees, pretty shrubbery, gardens, vineyards and orchards. Garage for six cars, horses, &c. Chauffeur's apartment above. There are Greenhouses, Tennis Court, Gardener's Cottage and other utility buildings. The house is so arranged that relatives or friends who purchase could live as in entire separate establishments or homes.

Owing to other investments, owner will consider an offer of a figure much less than its value. Write or phone for an appointment to inspect

John A. Baldwin

Tel. 5047—John. 80 Maiden Lane, N. Y.

---

2 APARTMENTS

TO RENT
FOR THE SUMMER
COMPLETELY FURNISHED

Shippan Point, Stamford, Ct.

9 rooms, 2 baths, all improvements, large beautiful grounds, kept up by owner, near water. $2,000 each June 15 to Oct. 15

Other Choice Houses, shore and inland, to rent for season 1920.

Many home bargains—now is the time to pick them up.

LESLIE F. SMITH

442 Atlantic st. Tel. 2230—Stamford, Ct.

ARTHUR BELL

135 Atlantic St. Stamford, Conn.

Stamford and Greenwich

Real Estate—Sale—Rent

Furnished Country Homes

STAMFORD, SHIPPAN
SOUND BEACH & vicinity
$1000 TO $9000 FOR SEASON
BUNGALOWS $500 & UP.

Leslie F. Smith 442 Atlantic St. Tel. 2240, Stamford, Conn.

SPECIALIST IN SHOREFRONT AND COUNTRY PROPERTY

G. Harry Abbott

STAMFORD SAVINGS BANK BLDG. 1st FL.
STAMFORD, CONN.

BROOKLYN REAL ESTATE FOR SALE.

BROOKLYN REAL ESTATE BROKER. J. Dunbar Ross, 551 Nostrand Av., B'klyn.

TITLE GUARANTY

This booklet mentions several reasons why you should insure title to your real estate. Write for it.

We specialize in real estate titles in Bergen County.

NORTH JERSEY TITLE INSURANCE CO.
HACKENSACK, N. J.

SPRING LAKE BEACH, N. J.

Beautiful Summer Homes For Sale or Rent.

HORACE H. MOORE

Passaic and Third Aves. Tel. 68.

TWENTY-EIGHT acre farm and house, 10 rooms; located on N. Y. and Long Branch R. R., near town; good land; bargain. A. IVINS HAZLET, Monmouth Co., N. J.

ALL THE ORANGES

If you contemplate moving there's no finer or more convenient suburban location than "The Oranges"; modern houses every description for sale all prices. FRANK H. TAYLOR (Note first name), opp. Brick Church station, East Orange, N. J.

---

7 ROOM cottage, bath, gas, electric, steam; hardwood floors; best condition, $6,500. VAN WINKLE CO., Rutherford, N. J.

$15,000—Modern House, 8 rooms, 3 baths, garage, lot 83x150. Also other choice properties. JOHN D. MUNTHER, 16 Sloan St. (Tel. 343), South Orange, N. J.

HOMES from $8,750 to $11,250. RUTHERFORD & LITTLEFALLS. Stanley-Wheeler Co., 9 Clinton, Newark.

CHAS R. REEVE, MILLBURN, N. J. Homes from $7,500 to $150,000. Maplewood — Short Hills — Summit.

CARNEY & CO., 230 Columbia Ave., Grantwood, N. J. SPECIALISTS IN HOMES ON THE PALISADES

Hackensack Heights Fine Homes, $5,200 Up; $700 Down, $35 Monthly. Boundary Realty Co., 30 Church St., N. Y.

Valley View Farm; one of the best. The Grant Parish Farm Agcy., Asbury Park, N. J.

ENGLEWOOD, N. J. Homes for Sale. Birtwhistle & Livingston, 40 Dean Street.

RUTHERFORD REALTY BARGAINS. EDW. S. BROWN, Shafer Bldg., Rutherford

TENAFLY, N. J., and neighboring towns, desirable properties. K. B. C. Smith Realty.

HOUSES FOR SALE.

SPLENDID OPPORTUNITY for one desiring attractive home in residential city 40 miles from New York; 8 room house, 2 baths; plot 50x100; owner built six years ago for permanent home; business changes, however, necessitated sacrificing. Price $12,500. Box H. S., 116 Sun office.

For Other Real Estate Advertisements See Main Sheet.