

WASHINGTON, D. C., SATURDAY, MARCH 21, 1908.

STONE & FAIRFAX, 1342 New York Ave. | STONE & FAIRFAX, 1342 New York Ave.

Surpassing Values in Real Estate.

We've picked the best on our lists to offer you today—just like a merchant selects his best to offer on certain occasions. You can put your money in these houses with full assurance you're getting more than your money's worth.

\$25,000—A handsome Massachusetts avenue residence. Center hall, rooms on either side. Lot 40 by 101. First floor—Drawing room, library, music room, dining room, pantry and kitchen. Second floor—Four bedrooms, two elegant tiled bathrooms. Third floor—Four bedrooms and modern bathroom. Large attic; a first-class hot-water heating system; electric lights; beautiful decorations; handsome mantels; southern exposure. This property is free of incumbrance. The owners' reason for disposing of it is that it is now too large for them. They would consider taking other property as part payment. They might consider exchanging this property free and clear for the equity in a well-constructed, well-located apartment house.

\$16,000—A very handsome residence, finished within the past year, near New Hampshire ave. and Q st., on a lettered street, facing south; built by the owner for his home; modern in arrangement; first-class construction; handsome front. First floor—Parlor, library, dining room, pantry and kitchen. Second floor—Four bedrooms and beautiful tiled bath. Third floor—Three bedrooms and tiled bath. Hot-water heat; attractive mantels; servants' stairway; laundry; electric lighting; lot 20 by 100 to an alley. One of the few modern houses offered for sale in this high-class section.

\$16,000—Large Income. Renting for \$155. Modern building; steam heat; centrally located.

\$14,000—Gilt-edged Investments. A 7th st. investment. Renting over \$100 a month. A corner property on this prominent thoroughfare can be bought at this remarkably low figure. It sounds unreasonable that you can get a property on this excellent business street—a corner at that—which will bring such a large interest, yet it is to be found here. A wide frontage on both streets. Investigate this offer at once.

\$13,000—New House; Ready for occupancy; choicest location; lowest price. A beautiful residence, just completed, on 16th st.; unquestionably the most desirable home ever offered in the northwest for the price; every modern convenience; four rooms deep; three bathrooms; hot-water heat; servants' stairway, laundry, double rear porches, electric lights; finished throughout in hardwood; expensive decorations, artistic mantels and chandeliers; lot 20 by 110; public alley; wide parking; a treat to see it. Only \$13,000.

\$12,000—Reduced from \$16,000. Handsome dwelling and brick stable. Fashionable section. Fronting on 2 avenues. West of 20th, north of Q, south of S. First floor—Parlor, library, dining room, pantry and kitchen. 2d and 3d floors—7 sleeping rooms, very large tiled bathroom; sanitary plumbing. This is a separate built house, erected by one of the most reliable builders in this city; very handsome front. Many open fireplaces. This property adjoins one of the handsomest and most expensive residences in the city. Practically a corner. Open on three sides. A bright, sunny southern exposure. Would take a small property as part payment.

\$12,000—A Wide House—A modern house. Best residence section, near Mass. ave. and 22d st.; a stone's throw from mansions; facing south; 27 feet front; 12 rooms, three baths; steam heat; \$12,000. This is less than cost of improvements.

\$11,000—Near New Hampshire ave. and Q st. Handsome residence and large brick stable at a sacrifice. Cost originally \$16,000. Entire front of stone; all large rooms and many closets; location one of the choicest in Washington. The owner, a non-resident, must realize quickly from this property in order to meet payments coming due on other holdings. A splendid opportunity to secure a bargain in this choice location.

\$10,500—Investigate this. An exceptional opportunity. A handsome new residence, with a frontage on an avenue and a street—2 fronts. West of 20th, north of Q st. Modern plan—parlor, reception hall, dining room, pantry and kitchen on first floor; 7 rooms on 2d and 3d floors; magnificent bath. Hot-water heat; dry cellar; laundry. Consider the choice location, the splendid arrangement, the low price.

\$10,500—Does this appeal to you? If there is anything to be desired that this house does not have we would like to know what it is. In the first place, it is offered \$4,000 below value, less than cost of construction of house; to say nothing of the lot, which is a valuable one. Location just what you want—one of the most select squares west of 18th; south front. Splendid arrangement. First floor—Parlor, very large reception hall, large dining room, pantry and kitchen. Second floor—4 bedrooms and large storage room, as large as many bedrooms; large tiled bath. Third floor—3 large bedrooms and tiled bath. Large attic—Two finished rooms, heated. Cellar under entire house, about 85 feet long; two (2) stairways, many handsome mantels; hot-water heat. Lot 20x120; public alley.

\$10,000—A Fine Large Property at a sacrifice. 14 rooms; 2-story brick stable; house heated by a first-class hot-water heating plant; situated on the side of an alley, with a bright southern exposure; near Iowa Circle. The price asked is very much less than the house itself could be built for, to say nothing of the lot.

\$10,000—Attractive Investment in small houses. Renting for \$106 a month. White tenants. One of the best renting sections in the city. Always rented because there are not enough houses with low rents in this section to fill the demand. Shrewd investors will find harvest in these.

\$9,750—Downtown Investment. Rent, \$95. Near 14th and L. Steam heat. Always rented. Trust, \$5,000, at 5%.

\$9,500—Mass. Ave. Near Sheridan Circle. A very low figure for such a fine residence; nearly new; 10 rooms and tiled bath; hot-water heat; a fine lot. You will never have a chance again to buy such an elegant house in this high-class locality for such a low price. Investigate this exceptional opportunity today.

\$9,000—Must be sold to settle an estate. Near 1st and Pa. ave. N.W. Renting for \$50 a month. An excellent business stand and dwelling. Near Capitol and other government buildings. Now occupied by tenant who conducts a saloon business. An excellent investment. Also has good speculative value. Lot 20x88.6 to alley.

\$8,750—Unusual offer. \$12,000 value. A modern residence; 38 feet front; 12 rooms. Two baths; hot-water heat; beautiful mantels; hardwood finish; west of 18th near Conn. ave.; within 200 feet of a foreign legation.

\$8,750—You'll like this house. The location is so good, the house so modern, so bright and cheerful; on a lettered street west of 18th between P and T; we offer for \$8,750, just about \$2,000 below the true value; present owner took it in part payment for a large apartment; 10 rooms, 4 on first floor; hot-water heat; 2 baths; cabinet mantels; open fireplaces; nice rear lot; now occupied by an army officer; one of few houses in this section with upstairs kitchen.

\$8,500—Near Sheridan Circle. A fine residence at a sacrifice. 11 rooms; three (3) baths. Hot-water heat. \$500 down; balance on easy payments.

\$8,250—Northwest Corner store and dwelling. Rent, \$83. An elegant brick corner store property. Near 20th and Pa. ave. n.w. Substantially built; three stories, cellar, nine rooms and bath. A magnificent large storeroom, occupied by tenant doing an extensive business. This is a grand corner. Lot 22.9 x84 to wide paved alley. As a gilt-edged investment or a business corner for one's own use it is without equal. Can give possession.

\$8,000—A Snap in a Central Location. Renting for \$57.30 a month. A corner near 14th and Q. Lot 30x120, to paved alley. Improved by three substantial houses bringing in a steady income. In this location a corner lot should be worth nearly the price asked, regardless of the income, which is a good one.

\$7,850—A Very Cheap house on 20th st. between O and P sts. A 10-room brick dwelling is offered for \$7,850. This is very much less than the owner paid for it. He is quite anxious to make a quick sale, and will give some one a bargain. This location is one of the very choicest in the northwest, near many of the handsomest residences; convenient to cars.

\$7,750—Superbly located. Near 18th and Columbia road. Semi-detached. The price of property is governed to a large extent by its location. This residence would be well worth \$7,750 in a much less desirable vicinity, to say nothing of the greater value of having it located in this choice section of Washington Heights, 10 rooms and bath. Hot-water heat. Modern in every respect. Worth considerably more.

\$7,500—A Columbia Heights bargain—will buy a \$12,000 house. There was formerly a loan of \$8,200 on it. It is situated on one of the choicest squares between 13th and 14th sts.; a well-planned house; four rooms deep; eight bedrooms, three bath rooms; hot-water heat; servants' stairway; beautiful cabinet mantels; electric gas lighting; open fireplaces; lot containing about 2,500 square feet, and a public alley in the rear. The price is so low that we do not give the number, as we do not wish to depreciate the adjoining property. Apply for particulars.

\$6,300—A Good House in a superior location. Near 18th and Park road. A low price; many have paid more for less desirable houses in this vicinity; a nearly new house; three stories; concrete cellar under entire house; 10 rooms, modern tiled bath; rear stairway; handsome decorations; cabinet mantels, etc.; thoroughly well constructed. See us at once if you want a bargain.

\$6,750—A builder wishing to engage in the erection of a large apartment house will dispose of a well-constructed 3-story, 10-room brick and stone dwelling at this low price; hot-water heat; tiled bath; finished throughout in first-class material; wide parking; lot 18x120; convenient to 2 car lines; west of 14th st.; select neighborhood and desirable in every respect. We will take pleasure in showing you this house, and should you purchase it you will secure one of the best bargains we have ever offered.

\$6,750—Decidedly the best house on the Heights under \$8,000; west of 16th st.; prettiest part of this lovely section. So well built. 18 feet wide, 10 rooms, hot-water heat. If you want something better than the average see this house.

\$6,000—Near New Belmont residence. A very attractive 3-story and cellar residence, 10 rooms and tiled bath; modern plumbing; 4 rooms deep on the first floor; concrete cellar under entire house. hot-water heat. Rooms are all unusually large and light; nice back yard to public alley; in excellent condition.

\$6,000—Exceptional Value on Capitol Hill. You will be delighted with this house. Let us show it to you. There are parlor, reception hall, dining room, pantry and kitchen on the first floor; 4 elegant bedrooms and modern bath on the second floor; concrete cellar under the entire house; an excellent furnace; rear stairway; lot 18x92; outlook on a reservation; just at the junction of a wide avenue. This is one of the prettiest spots on the Hill. Just off of East Capitol st. Don't delay looking at this property. It will sell quickly at this low price.

\$6,000—Convenient to the downtown section. Near 7th and M.n.w. Rent, \$47. At this low figure we offer two three-story brick dwellings of nine rooms and bath each, good yards, with room for stable, fronting on a through street. This is a snap for some one.

\$5,900—A Bargain on 18th st. A handsome brownstone and brick dwelling containing 10 rooms, can be purchased for \$5,900. This house was taken in exchange as part payment for an apartment house. The owner has reduced the price to this low figure. It will be snatched up quickly.

\$5,750—A Columbia Heights Bargain. Sold when completed for \$7,500; more valuable now than ever before. On account of payments coming due, the owner is forced to sell it. Facing south; three stories; handsome front; four rooms deep on the first floor; six lovely bedrooms; large tiled bath; hot-water heat; many handsome cabinet mantels; electric lightings; all rooms nicely papered. Good-sized back yard. Complete in every detail. The house alone would cost much more to build.

\$5,750 will buy a \$7,500 dwelling, 12 rooms, two baths; open on three sides; near 14th; trust coming due owner must sell; a handsome house.

\$5,750—Offered at a sacrifice price. Nearly \$3,000 below its true value. Located on a lettered street south of S, within two hundred feet of 16th st. Three stories and cellar. Eleven rooms and modern bath. Lot 18.9x130, to 30-ft. paved alley. Plenty of room for stable. This is one of the biggest bargains that has ever been offered in this fashionable residence section.

\$5,750—A Detached, 3-story brick, front porch, side light, side windows. This house was built by one of the most reliable, conscientious builders in the city, a man whose name is a guarantee of perfect construction. There are four rooms on each one of the 3 floors; hardwood trimmed; a splendid, dry cellar; Sexton range; large closets; attractive decorations and chandeliers; electric and gas light. We doubt if this house could be built for \$5,900, to say nothing of the lot, which is a well-proportioned one. A few steps from the cars. One of the most convenient sections of the Heights. Any one looking for a low-priced house, with plenty of room, would do well to inspect this one.

\$5,700—Attention! Investors, Speculators or Home Buyers. Desirable houses at a sacrifice. Attractive 3-story, Roman-brick-front houses, brown-stone trimmings, on an avenue in the north-west section, south of T st.; \$5,700 each. The houses alone would cost at least \$6,000 to build. They have good-sized lots to alleys. The houses are modern in arrangement. Parlor, reception hall, dining room, pantry and kitchen on the first floor. There are six lovely bedrooms. Tiled bath, hot-water heat, handsome cabinet mantels, open fireplaces, tiled hearth. The houses have southern exposure and are convenient to several of the best car lines.

Parties looking to purchase property at a price much less than it is worth, either for a home or with a view of selling at an advantage, should investigate this property. They were placed with us for sale by attorneys for a syndicate. They must be closed out. See us at once.

\$5,750—Near St. Stephen's Catholic Church and near the Pa. ave. car line; a comparatively new three-story stone and brick; beautiful front; parlor, reception hall, dining room, pantry and kitchen on the first floor; large tiled bath, porcelain tub, nickel plumbing; many cabinet mantels; electric gas lighting; cement cellar; hot-water heat. Owner, giving up housekeeping, has reduced the price of this splendid home to this low figure.

\$5,750—You have been looking for a modern brick house with a large lot for a low price, and probably have not found one. On account of the owner leaving Washington, we offer for sale a three-story brick dwelling, well arranged, all large rooms, furnace heat, modern plumbing; lot 25 feet wide, 150 deep, to a 20-foot paved alley, for \$5,750, between 13th and 15th sts.; beautiful location; from the windows of this house you have a view over the city. Just the house for any one wishing to have a stable or plenty of ground for children to play and to raise flowers. A splendid opportunity to purchase a commodious property at a low price.

\$5,650—One of the most modern and most complete houses ever offered in Washington for the price; many persons have paid \$7,500 and \$9,000 for a house not so desirable. Handsome front, 3 stories, parlor, library, dining room and kitchen on the first floor; large tiled bath; many closets; house is finished throughout in hardwood; Beautiful decorations; hot-water heat; lot 18x100; select neighborhood, surrounded by attractive improvements.

\$5,650—Considering the location, this is probably the best value offered in Washington today. A house built to sell for \$7,500; the adjoining house, just like it, sold for that amount. This one was taken for a debt. The owner, a non-resident, not wishing to hold property, offers it for less than the amount it has cost him. On a lettered st., west of 14th st.; 9 rooms; hot-water heat; lot 18x110 to an alley. We believe you could borrow this amount on it.

\$5,500—Centrally located brick house and brick stable. West of 6th and south of R.n.w.; convenient to two car lines. A dandy little house for the money. Seven rooms and bath and cellar. An elegant two-story brick stable. Lot 17x105 to wide paved alley. Better value was never offered in this locality at the price. See us at once if you want something nice.

\$5,500—West of 9th st.; a most substantial 2-story, bay-window brick dwelling; 4 rooms on each floor; lot 18x92 to an alley. This house was built by a contractor for his home; it sold originally for \$6,500. Any one looking for a house a little better than many others should look into this one.

\$5,500—Modern Dwelling, conveniently located. An elegant house, thoroughly constructed, on P st. n.w. near the corner of 9th. Two stores, fine cellar, six rooms, bath, up-to-date plumbing; excellent furnace; two-story back porch. The lot is wide and deep to an alley. This is just the house for the merchant or business man.

\$5,350—House and Stable Capitol Hill; 4 rooms deep on two floors; lot 26x107, to 30-foot paved alley. New 2-story brick stable. Apply at once.

\$5,250—Secure this Bargain. A property formerly held at \$8,500. Very near the State, War and Navy Department; a 10-room brick dwelling; lot 21 by 125 with a two-story brick stable on the rear; one of the most remarkable bargains ever offered in this downtown section. See us at once about it. It will soon be sold.

\$5,250—A splendid location. On Mass. ave. n.e. near 7th. Brick house; brick stable. A solid seven-room house. 40-foot front parking. The house alone, which is 20 feet wide, would be reasonable at the price, not to mention the stable, which is a particularly nice one.

\$5,000—The Best Home ever offered in Mount Pleasant for the money. Better value than many held at \$5,500. We offer a modern two-story dwelling, large rooms; very attractive kitchen, beautiful large tiled bathroom with porcelain tub; cellar under the entire house; finished throughout in hardwood. The mantels and decorations are much more attractive than usually found in a \$10,000 house; lot 20 by 115 to a wide alley; west of 13th street, a few steps from the 14th street car line; unquestionably the best home in Washington for the price; also a first-class investment. Call or telephone for number. We would be pleased to take you to see it any time that it would suit your convenience.

\$5,000—Reduced from \$6,500. Near 9th and M.n.w.; a nine-room bay-window brick dwelling; lot 25x100. The rent is low at \$35.50; should bring \$40. The price would be reasonable if the house contained but six rooms. This is one of the lowest-priced houses that has been offered for sale in this convenient, downtown section in years.

\$4,750—A Fine Residence near North Capitol st. Lot 25x100. An elegant home; three stories; cellar; nine rooms and modern bath. A new Kelsey generator has just been installed. House is in excellent condition; paper and woodwork are perfect. Always rented at \$32.50.

\$4,700—House and Stable; well located, near 9th and Q. A comfortable six-room, bay-window brick dwelling, with large two-story brick stable. There should be many who are eager for this opportunity to purchase a conveniently situated home, with a fine brick stable, at this moderate price.

\$4,500—A Bargain in a Store and Dwelling. Rents for \$35.50 all the time. Lot 32x95. Elegant store, cellar, 8 rooms and bath. West of 14th street. Surrounded by handsome residences, occupied for the most part by owners. Has no equal as an investment; or is adapted for one's own business usage.

\$4,250—A Mount Pleasant Investment. Rent, \$37.50. An unusually fine renting property in this pretty section of the city; just a step from the car line; 10 rooms and 2 baths; furnace heat; wide lot.

\$4,250—A sacrifice on Capitol Hill. More than \$2,000 below cost. An elegant piece of property; 10 rooms and bath; cellar; kitchen on the main floor. The owner paid \$6,500 for this house but a few years ago. Having immediate use for the money, she is willing to sacrifice in order to make a quick sale. This is a rare chance to pick up a bargain. The house is in a splendid location, near 4th and Pa. ave. s.e., overlooking a reservation.

\$4,200—A Bloomingdale Bargain. Reduced to this low figure in order to make an immediate sale. This is a house that will please you. Two stories, cellar and furnace; four rooms deep on a floor. The owner has recently put this property in excellent repair, but is anxious to dispose of it on account of the trust coming due. Investigate this offer.

\$4,000—Another near 14th. Cheap. You won't find at this price a much better constructed house in any section; six lovely rooms and modern bath; southern exposure; convenient to the best car line in the city; lot 18x80, to an alley. To see this house is to like it. Let us show it to you today.

\$3,850—Home or Investment. A corner dwelling, 15th st. n.w. Well rented to a select white tenant. 8 rooms and bath. Furnace heat. Be quick to secure this bargain. It will soon be sold.

\$3,600—A Good Investment Northeast. Renting for \$33. There is no better renting property than this in the city. It is never vacant. This is a well-built 10-room house near 12th and H.n.e. It is unequaled as a large interest producer.

\$3,600—Two Thousand Below Value. Near 25th and Pa. ave. Have you been waiting for a bargain? This is your chance. We are offering a three-story brick residence, nine rooms and bath, at a price that six-room houses are selling for in this locality; not a flat. The house should bring \$30 a month all the time; it has a good lot, too; over 20 ft. wide by a depth of 100; alley. See us at once if you want something cheap.

\$3,600—A Good Investment Northeast. Renting for \$33. There is no better renting property than this in the city. It is never vacant. This is a well-built 10-room house near 12th and H.n.e. It is unequaled as a large interest producer.

If it's a matter pertaining to Real Estate, consult us. We're best able to advise.

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