

CITY REAL ESTATE

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REAL ESTATE—OUT OF CITY.

You Save \$600 a Year By Owning Your Own Apartment

Usual Renting Plan

An up-to-date five-room apartment will cost, to rent, not less than \$125 per month, or \$1,500 per annum.

Table comparing monthly and yearly costs of renting vs. owning an apartment.

Total amount paid in 10 years \$15,000. Average monthly, \$125. As tenant you save nothing—Only a collection of rent receipts.

Our Plan of Ownership

An initial payment of \$2,500 and monthly payments thereafter for seven years will give you Ownership of a new 5-room Garden Apartment.

Table showing monthly and yearly estimated payments for ownership.

Total amount paid in 10 years \$15,628. \$6,500 of this amount is saved and credited to ownership of a paid-up share in the building.

JACKSON HEIGHTS GARDEN APARTMENTS

READY FOR OCCUPANCY Sunshine In Every Room 4, 5 and 6 Every Room an Outside Room ROOMS

The Queensboro Corporation

MANHATTAN OFFICE: 50 East 42nd St., Cor. Madison Ave. Telephone Murray Hill 7057. JACKSON HEIGHTS OFFICE: Opp. 25th St. Subway Station. Telephone Newton 2361.

YOUR OPPORTUNITY Given \$2000 Away As Described Below 4 Modern 4 Colonial Houses 4 All Must Be Sold Sunday



Four beautiful detached, white shingled Colonial houses on Oakmere Drive, containing living room, with open fireplace and porch, central hall, sunny dining room, butler's pantry and kitchen, with broom closets, etc.

These houses were built under the supervision of a capable architect. In order to get purchasers on the ground early, we are going to give the first purchaser of the house adjoining the above photograph a reduction of \$2,000.

ROSS, Real Estate Agents, 551 Nostrand Ave., Brooklyn. Tel. Lafayette 68.

GEORGE HOWE Westchester Estates, Farms and Residences

BEAUTIFUL 8-ACRE ESTATE A Real Bargain. On high elevation, with wonderful views, fine gardens, slow creek and a variety of fruit. New Colonial house, stone and frame, contains 9 rooms and 2 baths, extra large living room, modern improvements. Fieldstone garage and outbuildings. Owner must sell at once. Sunday appointment, phone Chappaqua 21.

PELHAM Charming Colonial House. Owner has decided to sell this very attractive home—about 1/2 acre, 10 rooms and bath, sun porch, large plot. This is a genuine bargain for \$17,000—nothing like it in Pelham. Sunday appointment, phone Pelham 1093.

WHITE PLAINS Beautiful Small Estate. Three acres of splendid ground on hilltop, entirely surrounded by fine estates. Stucco house with 10 rooms and 3 baths, two car garages, hot water heat. Ideal all year home.

George Howe 527 Fifth Ave. N.Y. Specialist in Suburban and Country Properties. BRANCH OFFICES THROUGHOUT THE SUBURBS

VOTE FOR FARLEY

Organization for Your Election Day Trip. Local offices open all day. Everything that is worth while in Westchester, Greenwich and Southern Connecticut. Many owners have offered big concessions for Fall "Clean up." Buy now for Spring occupancy. Many choice exclusive listings.

White Plains office, Phone White Plains 1160. Arden office, Phone White Plains 2377. Bronxville office, Phone Bronxville 1454. Pelham office, Phone Pelham 1056. New Rochelle office, Phone New Rochelle 4207. Tarrytown office, Phone Tarrytown 590. Scarborough office, Phone Scarborough 1540. Nepperhan Heights office, Phone Yonkers 4721. Bryn Mawr office, Phone Yonkers 1418. Larchmont office, Phone Larchmont 64. Greenwich office, Phone Greenwich 1800.

Choice Corner Plot ASTORIA LONG ISLAND CITY.

125 feet on Broadway 150 feet on 13th Ave. Very Desirable Location 15 Minutes from Manhattan East Facing Section Ready for Improvement

The Schaefer Co., Owner, 142 East 59th St., Manhattan. FULL COMMISSION TO BROKERS.

CITY REAL ESTATE

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NO PROFITING AT HOWARD BEACH

1914 Prices Now Quoted for Choicest Building Lots BUY A HOMESITE NOW and Build Nest Spring and Fall

Howard Beach is on Jamaica Bay, Borough of Queens, New York City—30 minutes from Penn. Station, Manhattan; 20 minutes from Flatbush av., Brooklyn; 3 miles of water frontage; constant train service; city improvements and protection.

Call, write or phone. Howard Estates Development Co., 51 Chambers St., New York. Phone North 3556. Local Office opp. Howard Beach Station. Open All Day—Every Day.

A FEW LEFT

6-7-8 Room New Colonial Houses ALL MODERN IMPROVEMENTS. STREETS FULLY IMPROVED. \$11,500 to \$14,500. \$200 CASH. ABOUT \$60 PER MONTH WILL PAY CARRYING CHARGES.

Operators Associates, Inc. PARSONS AV. & HYACINTH PLACE FLUSHING, NEW YORK CITY.

Great House Bargain

I will sacrifice beautiful home and garage, large plot, side boulevard, near station, half hour Manhattan, steam heat, electricity, quarry, artistic decorations, fine surroundings, the bath, the kitchen, fireplace, etc. etc. etc. Call for particulars.

Phone Owner, Hollis 6515. Borough of Richmond—Sale or Rent.

EXTRAORDINARY OPPORTUNITY

In the settlement of an estate FOUR ATTRACTIVE HOMES Substantially constructed under perfect conditions. For sale from Oct. 31 to Nov. 7 at

LESS THAN APPRAISED VALUE \$8,000, \$9,000, \$9,500, \$13,000. Moderate Terms. All within 1,000 feet of the sea, adjacent desirable land available. Healthful and picturesque environment and high class hotels on properties at.

FRANK BRIGHTON, 25 Broad St., New York. OR AGENT at Terra Marina Hotel on the properties.

A Home in Westmoreland



On the hills of the North Shore, 100 feet above Long Island Sound, between Douglass Manor and Great Neck; 10 beautiful Colonial cottages, 6, 7 and 8 rooms, 1 and 2 1/2 baths with built in tubs; polished oak floors, white enamel trim, open fireplace, glass inclosed porch, steam heat and electric fixtures; large plots, beautifully planted; plenty of room for flower and vegetable gardens, trees and hedges; charming parklike surroundings; two golf and country clubs close by. MOTOR OUT TODAY, half hour from Queensboro Bridge, 15 minutes to Penn. Station from Penn. Station to Little Neck Station, 20 minutes by express. Best week day trains, 10:20, 1:22, 4:31, 7:30, 4:31 and 5:03, Sunday, 22 minutes after each hour. RICKETTS-BROWN REALTY CO., 22 Vanderbilt av. Telephone Vanderbilt 6484.

BARGAINS AT FAR ROCKAWAY

14 HANDSOME NEW HOMES ENGLISH TYPE—INDIVIDUAL DESIGNS All white Cement Stucco—Built as houses were 10 years ago—PRE-WAR PRICES. Decorated to suit. 7 AND 8 ROOMS IN ATTRACTIVE ELECTRIC LIGHT AND GAS, HARDWOOD FLOORS, ONE AND TWO BATHS AND SHOWERS, ALL TILED. BEAUTIFULLY BUILT-IN SUN-SCREENED FIRE-PLACE, FLARE OPEN PORCH AND GARAGE. Sewer connection; no assessments. Worth \$17,500 to \$18,000. Will sell the first six houses to quick buyers for \$14,500 and \$15,000. Substantial amount may remain on mortgage. Brokers Protected. M. C. VAN DINE CO., Inc., Builders and Owners, Main Office, Fulton St., Hollis, N. Y. Phone Hollis 4264. Branch Office, Cedar Av., Far Rockaway, Phone 423 Far Rockaway.

PALATIAL COUNTRY RESIDENCE

On the Sound, one of the finest views for miles. Bathing, boating, etc. Fine residence, old trees and shrubbery, garage with chauffeurs quarters. About an acre with riparian rights. 35 minutes from Penn. Station. Trains hourly. Very Desirable for All Year Home F. R. Wood & Co. 128 West 72d St. Established 1895. Tel. Col. 6245

A COUNTRY HOME OF EXCEPTIONAL CHARM

On the North Shore of Long Island, one hour from town; nearly 3 acres of land attractively laid out in extensive lawn, blue stone roadway, rose gardens and ornamental shrubs. The house is almost new and exceptionally well built, contains 12 rooms, 3 baths, hot water heating plant, open fireplace, etc., and is in perfect condition; there is a 2 car garage, large garden with straw, berry and asparagus beds, dwarf fruit trees and berries of all varieties, and tennis court. The location is one of the finest on the North Shore; very high land commanding magnificent water views and is very convenient to bathing beach and golf clubs. It would cost \$75,000 to duplicate this property today; can be purchased for \$20,000 on reasonable terms.

ALONG THE SOUTH SHORE

Furnished Houses to Rent For Winter or Year DESIRABLE PROPERTIES FOR SALE JEREMIAH ROBBINS, Babylon, L. I. Tel. 23 Babylon.

ATTRACTION

Colonial Farmhouse at Glen Cove. Perfectly remodelled. 4 bedrooms, 2 baths, 3 servants' rooms and bath. Garage with quarters. Gardens, pond, fine trees. 5 acres. Price \$85,000. LADD & NICHOLS, 15 East 54th St. Plaza 1123.

UNUSUAL OPPORTUNITY NORTH SHORE ESTATE

300 acres, 45 miles out; very substantial house, built only a few years, 15 rooms, 4 baths, open fireplace, very large bedrooms and living rooms; situated on a good elevation overlooking the Sound; fine trees, shrubbery, woods, about 22 acres of cleared ground; farm barns, cottages; good neighborhood with pleasant surroundings. House would cost over \$75,000 to duplicate. Will consider an offer of \$100,000, one-half cash, in order to settle the estate. Address G. 100 Herald, Herald sq.

WANTED

High class water front estate, with up to date residence, in Great Neck or Sands Point. Replies by owners only will be considered confidentially. Address X. W., 803 Herald, Downtown.

ALL Year Suburban Homes at Bay Shore and Brightwaters, C. E. BROWNE, Bay Shore, L. I.

"North Shore of Long Island" BRANTON C. BELL, Bay Shore, L. I.

DOUGLAS MANOR

The ideal suburban home on the North Shore, bathing, boating, 22 minutes from Penn. Station, all improvements, and phone. J. HART WELCH, Douglass Manor, Phone Bayville 811.

NORTH SHORE REAL ESTATE, 172 CLYDE, WASHINGTON & CO., 25 East 60th St., New York.

LONG ISLAND NORTH SHORE

GREAT NECK—Near station and golf club; hollow tile, stucco; hot water heat; large grounds; beautiful shade; three enclosed porches; six bedrooms; three baths; can be bought either furnished or unfurnished. A home of complete appointments and perfect architecture.

ROSLYN—One half acre, on main st., five minutes' walk from station; old Colonial house, 11 rooms, delightfully remodelled and modernized, with steam heat, tiled floors; 2 1/2 baths and 5 lavatories; 2 car garage; fruit, shrubbery; perfect location; large water garden; opposite historic park; bargain at \$17,500. Great Neck, L. I., Office Open Sunday, Telephone 585.

HARVEY CRAW 122 Fifth Ave.—Vanderbilt 4645

Motor Out To-day to Plandome Estates

2 Minutes from Station. Plandome, North Shore, L. I. Thirty minutes by Electric Express Trains from Penn. Station, New York.

Two Beautiful Dutch Colonial Houses Just Completed

Ready for Immediate Occupancy Near Golf and Country Clubs. 5 min. from Bay; high elevation. Open for Inspection August Janssen, 34 West 30th St., Longacre 4924, Sunday Great Neck 429-J

BAY WIDE Ideal Location

Very attractive Moorish brick pebble residence, solid brick wall, contains 12 rooms, 5 baths, sleeping porch, open fireplace, 2 car garage, tiled floors, 150, artistically landscaped. Trees, various shrubs and garden. An extensive view of New York Harbor. For immediate sale can be purchased considerably less than actual value.

Fish & Marvin 107 Fifth Ave., New York. Telephone: Murray Hill 6326.

Wykagyl" Park

A Beautiful Tract of 350 Acres Extending from New Rochelle to Larchmont "Garden Spot of Westchester" Adjoining Wykagyl Country Club On the Ridge at New Rochelle. 35 Min. from N. Y. City. Artistic Plots for Sale. Many Homes in course of construction in prices \$125 to Thirty-eight Thousand Dollars. Booklet and other information on request. Office open daily and Sunday Wykagyl Holding Co. North and Paline Aves. New Rochelle, N. Y. Phone 3757 New Rochelle.

Unfurnished Rentals at BRONXVILLE

8 rooms, bath. Near station. \$100 per month for year. 12 rooms, 2 baths. Garage. Large plot. \$250 per month. 9 rooms, 3 baths. Garage. Large plot. \$250 per month. 10 rooms, 2 baths. Very large plot. \$250 per month. 9 rooms, 2 baths. Garage. \$300 per month. Phone Bronxville 100.

10 Acre Water Front Italian Villa Type

Only 20 miles from New York at a beautiful point on the Sound; grounds appropriately landscaped with big trees, rare evergreens, formal and informal gardens, impressive vista of the water. House of individual design and of superior construction. 5 master bedrooms, 5 baths, ample servants' quarters, 5 car garage, with apartment, electric light and other particulars for

2 ACRE GEM

This complete small estate, just listed in the net, very in improvements and environment. Large living room, music room, library, five master sleeping rooms, sleeping porch, two servants' rooms, three baths, steam heat, electric light, 2 car garage, with three rooms and bath. All kinds of fruit and shade. Price only \$40,000.

Move into this fine residence, now vacant AT NEW ROCHELLE

Ten rooms, two baths, sleeping porch and breakfast porch, tile floors; gas, electricity. Large plot; best location; convenient to depot. PRICE \$40,000. Apply to O'CONNOR REAL ESTATE AGENCY 240 & 251 Huguenot St., New Rochelle, N. Y. TELEPHONE 504 AND 133.

Three Westchester Farm Bargains

40 ACRES and picturesque old house, \$50,000. 60 ACRES and farm house; barn for dozen head; \$10,000. 140 ACRES; modern dairy barn for 10 head; concrete silo; artesian well; rock land; commanding the ridge. ROCKWOOD, 50 Union Square, New York City, Phone Stuyvesant 21.

Would You Sell Your Memories

of childhood in a real house with a real attic and real open fires, real porches and real lawns. No! Then Give Your Children These Delights In Bronxville, N. Y., which is a suburb of lovely homes, a builder's model built for himself and a friend or two, a fine type of substantial Colonial house, ten rooms and three baths, sunny breakfast porch, open fireplace, steam heat, large porches, etc. They are scattered among old trees, on rolling ground with a brook at the foot. Six minutes walk from school, station and the social life of the Hotel Gramatan. Three now available. Your water coat assured. We Want Good Neighbors! And to get them we are willing to make reasonable terms. No! you discuss with us this opportunity for a permanent home of charm and dignity! BROOKSIDE HOMES, INC., 105 West 40th Street, Telephone 3274 Bryant.

THE LAWRENCE PARK PROPERTIES, BRONXVILLE, N. Y.

Offer the three essentials for out-of-town living—conspicuous beauty, desirable neighbors. For information or booklet address THE LAWRENCE PARK PROPERTIES, Bronxville, New York.

Quaker Ridge Section

Forty minutes by motor from the heart of New York city is this ideal Country Estate, equally attractive for summer or winter occupancy. A charming residence, having five bedrooms, 3 1/2 baths, dining room, eight master chambers, billiard room, sun porch, tennis courts, garage with apartments and other outbuildings; situated on eight acres of high ground; lawn, garden, shrubs and woodlands. Cool for winter in cellar. For rent furnished or for sale. Mrs. Edmund W. Bodine, 472 MAIN ST., NEW ROCHELLE, N.Y. Tel. New Rochelle 448.

For Sale \$20,000

Four Acres. Beautiful Trees. Fruit. Tennis Court. Comfortable Home. 14 Rooms, 2 Baths. Hot water heat. George B. Coran 10 East Forty-third Street, New York.

Along the Sound"

Chas. Field Griffin & Co. 11 EAST 42D ST. MURRAY HILL 9441.

CHOICE PLACES For Sale or Rent, ALONG THE SOUND, Rye, Narragansett, Larchmont, Greenwich, Stamford, Sound Beach, etc. W. E. DAY, 809 5th Av., New York.

WESTCHESTER, SOUTHERN CONNECTICUT, LONG ISLAND PROPERTIES

FISH & MARVIN

MAIN OFFICE: 527 FIFTH AVE., NEW YORK. TELEPHONE MURRAY HILL 6530

New Rochelle

Attractive frame dwelling, 7 rooms, bath, improvements. Good size plot, in choice location. Price \$10,000. Apply N-323. Phone New Rochelle 140.

White Plains

Country Estate—80 acres in excellent neighborhood, commanding an extensive view. Frame residence, 15 rooms, 3 baths, open fireplace. Follow the garage with living quarters. Farm house, bath, poultry house, etc. Swimming pool, tennis court, orchards and various fruits. Must be sold at an exceptionally low figure to close the estate. Phone White Plains 548.

Attractive Farm

Between Rye and White Plains—Beautifully remodelled Colonial farm house, 12 rooms, 4 baths, modern in every detail. Garage with living quarters. 29 acres. Price \$70,000. Owner would divide and sell 6 acres with buildings for \$55,000. Apply 8-776. Phone Rye 150.

Scarsdale

Fronting on Bronx Parkway—Well-a 5 minute walk to station. Plot 100x130; nicely planted. Colonial residence, stucco construction, 8 rooms, 3 baths, every improvement. Once occupied for 6 months, completely renovated. Price \$35,000. Apply C-769.

Mount Vernon

Attractive Dwelling—Stucco construction, contains 8 rooms, bath, all modern improvements. Garage for 2 cars. Plot 45x130. Within 10 minutes' walk of station. Price \$18,000. Apply V-770. Phone Mount Vernon 3204.

Near Briarcliff

22 acres of high ridge land, frontage on State Road. Old farm house, 9 rooms, 2 baths, extra shower, walk to station. Price \$12,000, easy terms. Apply O-18. Phone Ossining 574.

Scarsdale

FOUR MOST ALLURING ESTATES No. 1—4 Acres—On the hill, substantial home-like house, beautiful setting among trees, apple orchards, rare shrubs, gardens, etc. 12 rooms, 3 baths, modern appointments. Large garage. Price \$60,000—suitable terms.

Scarsdale

No. 2—An English design in the most exclusive section, stone and stucco construction, a model of beauty and comfort with every known modern convenience; set in among old trees; 3 1/2 acres, 12 rooms, 3 baths, large porch, etc. Large garage with quarters. Price \$75,000.

Scarsdale

No. 3—A 3-Acre Gem on a high plateau in lower Scarsdale; white stucco house of latest construction; charming overlay of living rooms, 6 master bedrooms, 3 bathrooms, 3 master baths, 2 car garage with quarters. Beautiful grounds. Price \$75,000.

Scarsdale

No. 4—A New Colonial something new, even ahead of the times; a commanding location, extensive views, superior construction; 10 master bedrooms, 3 master baths, 3 servants' rooms and bath; chauffeur's right rent. Price \$85,000.

SEND FOR FULL DETAILS. Prince & Ripley, 437 Fifth Ave. Tel. Murray Hill 555

NEW ROCHELLE

MUST BE SOLD FINE Colonial home, near station and schools; large living room, open fireplace, sun porch, dining room, butler's pantry and kitchen; second floor, four bedrooms, tiled bath, linen room; large plot, large room; hot water heat, gas and electricity; white and mahogany garage; plot \$15,000, open to reasonable offer. Houses for Sale Ranging in Prices From \$10,000 Upwards. Houses for Rent, Furnished and Unfurnished. SULLIVAN 30 North Av., Tel. 900. OFFICE OPEN SUNDAYS.

Edney Farm

Find out about Diamond-Built HOMES of quality. Selling Agents Prince & Ripley 437 5th Ave. Tel. Murray Hill 555

PELHAM MANOR

Handsome Colonial home, only three years old, on plot 120x160, in the best residential section of the Manor. Large living room, with fireplace, dining room, porch, four large master sleeping rooms, large sleeping porch, three baths, 1 car garage. Offered at a price which makes it a real value. Telephone Pelham 1190 for Sunday appointments.

CHAUNCEY B. GRIFFEN & CO.

18 E. 41st St. Tel. Murray Hill 9328.

HIGH CLASS DEVELOPMENT SHOWNVIEW CIRCLE, WHITE PLAINS, N. Y.

On a high hill, overlooking beautiful country. Within five minutes motor walk to Central Station and ten minutes walk to Elton Park. Electric light. 2 HOUSES READY FOR IMMEDIATE POSSESSION. These houses are all modern in every respect and contain 10 rooms and 2 1/2 baths, large plots, from \$22,000.00 and up. Additional land can be had with these houses if desired. Apply to your own broker or GILL REALTY CO., 807 FIFTH AVE., NEW YORK.

FOR RENT Unfurnished—At New Rochelle

Beautiful house, 10 rooms, 2 baths, hot water heat, gas, electricity. Garage. Plot about 1/2 acre. Convenient to everything; best location. RENT \$250 PER MONTH. Vacant now—ready to move into. O'CONNOR REAL ESTATE AGENCY 240 & 251 Huguenot St., New Rochelle, N. Y. Telephone 504 and 133.

SNAPPY COLONIAL HOUSE

Very choice section; 7 rooms, tiled bath, steam heat; extra modern throughout; beautiful view from every room; plot \$20,000. IMMEDIATE POSSESSION. Price \$35,000. WILLIAM E. MORRELL, Inc. at Dept. Station, White Plains, N.Y. Tel. 904. Open all day Tuesday.

White Plains

We have a very desirable 10 room house, all the modern improvements; desirably located; the owner is anxious to sell; open to view. WILLIAM E. MORRELL, Inc. at Dept. Station, White Plains, N.Y. Tel. 904. Open all day Tuesday.

Ashforth & Company,

801 5TH AV. MURRAY HILL 142.

HOMES AT PELHAMWOOD

We are offering at No raise in prices A limited number of choicely located BUILDING PLOTS In this very active market—money can be saved and made by purchasing your building site NOW. JOS. LAMBDEN & SON, Inc. 56 Lawton St., Tel. 308. New Rochelle, New York.

PELHAM

Immediate Occupancy Dutch Colonial clapboard dwelling, 7 rooms, bath, sun porch. Plot 100x110. White 1 1/2 minutes' walk of station. Price \$17,000. Apply 8-3150.

FOR SALE NEW ROCHELLE, N. Y.

FINE LOCATION, 7 ROOM HOUSE, Brookside Pl. Servants' Quarters, Third Floor. Near Trolley and Two Railroads. PRICE 14,500 DOLLARS. WHITE CHALLENGER CO., Inc., 220 BROADWAY, NEW YORK.

Special Price for Quick Action

Owner needs money; will sacrifice at \$20,000, artistic home, fine convenient section; plot 100x145; trees, shrubbery, garden; stucco and half timber house, 9 rooms, 2 baths, extra shower and toilet, hot water heat, electricity, gas, open fireplace, hardwood floors and trim. Garage with hot water heat, electric light. R. Franklin Hull 5 Court St., White Plains, N. Y. Tel. 2000-2661. Open all day Saturday and Election Day

Private Bathing Beach

privileges go with this one 8 room house in famous Larchmont Manor. All improvements; white enamel interior; storm window, excellent view from porch. Walk to station, schools, markets, etc. \$15,800; any terms; make offer.

Arthur S. Hawley

40 POST ROAD, LARCHMONT Telephone 425

Greenacres—Hartsdale

Immediate Possession. Reasonable Terms. Owner anxious to sell stucco dwelling, 9 rooms, 3 tiled baths, hot water heat, electricity, gas, hardwood floors. Large living room with open fireplace. Well shaded, shrubbery. Price \$27,500. GEORGE E. DOOLAN 185 Main St., New Rochelle, N.Y. 583. Open Sundays and Election Day.

AT HASTINGS-ON-HUDSON

To close estate. 22 acres with 2000 sq. ft. garage, suitable for subdivision; large house, stable, press-house and several cottages; price \$40,000. WM. B. WARE, Broadway & 51st St., N. Y.