

REAL ESTATE—OUT OF CITY.

In Greenwich, Conn., and vicinity

I KNOW GREENWICH, CONN., and representing the choicest properties... The following are representative selections from my list:

LAURENCE TIMMONS

Opposite R. R. Station, GREENWICH, CONN. Phone 466 Greenwich.

RIVERSIDE, CONN.

AN ESTATE OF 13 ACRES, 13 rooms, 4 baths, beautifully furnished. For sale or rent for \$25,000.

GREENWICH, CONN.

Several attractive small houses for sale, ranging from \$3,500 to \$25,000.

GREENWICH, CONN.

A complete list of attractive houses to rent for the season.

GREENWICH, CONN.

ON THE WATER. Attractive house to rent furnished by the year.

CATTLE RANCH.

Eastern Connecticut, 1,500 acres; 3 houses, 5 barns and extensive outbuildings.

SOUND BEACH, CONN.

Furnished houses on beach to let or for sale.

RIDGEWOOD, N. J.

Ideal Small Home. Six rooms and bath, hot water heat, open fireplace.

CALIFORNIA BUNGALOW

Flaunting porch, well planned interior, 4 rooms, bath, big living room.

WILLIAM A. LAMBERT, Architect

Nutley, N. J. Woodworth Bldg., N. Y. Phone 814. Phone 6854 Rutherford.

LYNDHURST - RUTHERFORD

BUNGALOW & SEMI. 5 and 6 rooms, carefully planned, well constructed.

NICHOLSON COMPANY

LYNDHURST, N. J., AT STATION. Tel. 173.

FURNISHED COTTAGES

Sea Bright, Rumson Road, Monmouth Beach and all along the Jersey Coast.

EDWARD PANNAK

Sea Bright, N. J. Phone 63 Sea Bright.

A Flawless Title

If the title to your real estate is insured, no one doubts its validity.

NORTH JERSEY TITLE INSURANCE CO.

HACKENSACK, N. J.

NEW HOUSES.

Just completed, ready for occupancy, 20 mins. from Hudson Terminal.

REAL ESTATE—OUT OF CITY.

FOR RENT FURNISHED FOR THE SEASON

No. 1-D—Located one mile Greenwich station, two acres of ground.

No. 2-H—Located one and a half miles from Greenwich station, twenty acres of land.

No. 3-B—Located one and a half miles from Greenwich station, on high ground.

No. 4-M—Located about one mile from Greenwich station, stone house overlooking the Sound.

No. 5-J R—Located one mile from Greenwich station, one-half acre of land.

No. 6-V—Located about two and one-half miles from Greenwich station, choice location.

Consult Me About Properties in Greenwich, Conn., and Vicinity.

FOR SALE AT GREENWICH

No. 1-A—Located one mile from Greenwich station in select neighborhood.

No. 2-L—Located two and a half miles from Greenwich station on high ground.

No. 3-H—Located one and a half miles from Greenwich station, on high ground.

No. 4-M—Located near the Country Club, a very handsome estate of 10 acres.

No. 5-B—Located about two and a half miles from Greenwich station, one of the choicest estates in Greenwich.

No. 6-V—Located about two and one-half miles from Greenwich station, choice location.

Consult Me About Properties in Greenwich, Conn., and Vicinity.

WRITE, CALL OR PHONE FOR MY LIST.

LAURENCE TIMMONS

Opposite R. R. Station, GREENWICH, CONN. Phone 466 Greenwich.

NEW JERSEY—SALE OR RENT.

"Long Hill"

An Exclusive Country Estate at MADISON, N. J.

"Long Hill," just out of Madison, comprises 22 acres, on an elevation commanding an unobstructed outlook.

Price, including furniture, \$150,000. For further particulars or inspection write or call on

Joseph V. Keating,

Real Estate Broker, 100 Lackawanna, N. J.

CRANFORD, N. J.

16 Miles from New York on C. R. R. of N. J. BUNGALOW. Stucco, 6 rooms, bath, gas, electric, hardwood trim.

DWELLING

6 rooms, steam heat, tile bath, hardwood trim, glass enclosed sun porch.

Other residences from \$3,500 to \$10,000.

CRANFORD TRUST CO.

CRANFORD, N. J.

PLAINFIELD BARGAIN

ATTRACTIVE MODERN HOME. 10 rooms, large living room, sun parlor, 4 fireplaces.

9-ROOM FRAME HOUSE

Porch, electric light, city water, plot 10x12 1/2.

PICTURESQUE GREAT NOTCH

Montclair Section. For sale on easy terms. LIBERAL DISCOUNT.

MAPLEWOOD, N. J.

On D. & W. R. R. Beautiful new Colonial residence; excellent location.

DEHLS & STEIN, Owners

237 South St., Newark, N. J. Phone Market 4604.

BLOOMFIELD, N. J. NEW HOUSE.

Finest location in town; modern in every detail; 7 rooms, tiled bath, nice enclosure.

Suburban Home—Paterson, N. J.

Five brick residence in suburb of Paterson, containing 10 spacious rooms and bathroom.

ALLENHURST, DEAL & ASBURY PARK

ALBERT ROBBINS, INC. MAIN OFFICE, ASBURY PARK. Phone 184.

Summit, N. J. Properties of all kinds.

H. H. MOORE Real Estate Homes.

Spring Lake beach, N. J.

SPRINGFIELD, N. J. Properties for Sale.

Ask BUNNELL, 104 Millers, 208.

REAL ESTATE—OUT OF CITY.

MONTCLAIR

An attractive suburban residence facing one of Montclair's most popular thoroughfares and occupying a lot 215 feet front.

For further particulars or inspection of this property consult the undersigned, the exclusive agents for the sale of this property.

SIMPSON-MERRITT CO.

MONTECLAIR, Opposite D., L. & W. R. R. PHONES 4040 & 4041

FOR RENTAL

Month—Unfurnished, 11 rooms, 2 bathrooms. Immediate possession.

Ann—New Colonial residence, 11 rooms, 3 bathrooms; steam heat.

Ann—Modern mountain side residence, 11 rooms, 3 bathrooms; steam heat.

Ann—Handsome mountain side residence, living, dining and reception rooms in mahogany; sun room, kitchen and paneled tiled. Residence maintained in perfect order.

FOR SALE—Special

Colonial residence, living room, solarium, dining and billiard rooms on first floor; 3 bedrooms, 3 bathrooms on second floor.

Ann—Residence, fully furnished, 11 rooms, 3 bathrooms; steam heat.

Ann—Handsome mountain side residence, living, dining and reception rooms in mahogany; sun room, kitchen and paneled tiled.

When You Get the "Crawley Service" You Get the Best

F. M. CRAWLEY & BROS.

Opposite Lackawanna Terminal. Montclair, N. J.

Summit and the N. J. Hill Country Nearby

Very Colonial 7 room cottage, 2 tiled baths, steam heat, open fire, gas kitchen, Ac. Plot 10x100.

Superb 20 acre country place, spacious, modern, fully equipped dwelling.

Charming 11 room brick Colonial home, 3 baths, hot water heat, 5 open fires, very modern comfort.

Send for Illustrated Folder

EUGENE JOBS H. F. BECK CO.

Real Estate Brokers. Lackawanna Station. SUMMIT, NEW JERSEY

Modern Hotel

(Select and Exclusive) AT A SACRIFICE PRIVATE 91 GUEST ROOMS BATHS

Ocean front. Rate \$7 to \$10 day. Most elegant, stuccoed, newly built hotel on the Jersey coast.

Other residences from \$3,500 to \$10,000. Apartments, exclusive section, from \$40,000 to \$200,000.

CRANFORD TRUST CO.

ROSENBERG AGENCY

307 SEWELL AVENUE, ASBURY PARK, N. J. PHONE ASBURY 1609.

MONTCLAIR

\$15,000 Handsome Colonial, built 5 years; 8 rooms, 2 baths, spacious living room, palm room, sleeping porch, exclusive section.

\$40,000 Having moved will sacrifice his stucco-on-hillside residence 100 ft. ocean front, 14 acres; 150 ft. front; 10 rooms, 3 baths, electric, gas, hot water heat, central heating, mahogany; 2 car fireproof garage; most select location; very liberal terms.

MURDOCH COMPANY,

Real Estate Brokers, Opp. Lackawanna, Montclair, Ph. 4616.

MONTCLAIR

The owner of this property must sell because of personal family reasons. Residence contains 12 rooms, 3 baths, spacious living room, large master bedroom, convenient to every thing, chauffeur's quarters.

RUTHERFORD, N. J.

9 MILES TO N. Y.—LOW COMMUTATION. Modern 8 1/2 2 family house, 14 rooms, 3 baths, 2 car garage; plot steam and hot water heat; good location.

Spring Lake—Sea Girt

C. H. Richmond, Astor Court Building, 18 West 34th, New York. Attractive Summer Homes.

WEST END, LONG BRANCH

On Cedar ave. plot 10x23 1/2; 11 rooms, 3 baths, hot water heat, electric, gas, central heating, mahogany; 2 car garage; beautiful grounds; worth \$40,000.

UNUSUAL VALUE!

FIRST STOP ON RUTHERFORD MAIN LINE, ERIE. New 8 room house, large lot, 19 mts. est., 2 mts. trolley; 2 baths, 2 glass enclosed porches; very modern improvements; Price \$12,000 on your own terms.

RUTHERFORD Homes, \$11,500

Investigate now. 11 rooms, bath, lavatory, large living room, 2 fireplaces, hot water heat, gas, kitchen, electric, parquet floor; plot 7x12 1/2.

REAL ESTATE—OUT OF CITY.

Bernardsville, N. J.

One mile from station; short distance to country club. Attractive, fully developed grounds; residence part stone, suitable for all year home; 13 bedrooms, six baths, handsome reception rooms; completely furnished; numerous grounds cared for by owner. Rent season \$4,000.

PEASE & ELLIMAN

Country Department. 340 Madison Ave. Tel. Murray Hill 6200

COUNTRY-SUBURBAN HOME BARGAIN

Because the purchaser for whom it was finished cannot complete the financial part of his contract, this very attractive, strictly residential type of suburban home, located in a beautiful, strictly residential section, near New York, specially built for comfortable year-round occupancy, can be bought for 1/4 less than cost to-day.

Complete details and pictures can be obtained from GEO. C. BLACKWELL, Sherman Sq. Hotel, 71st and Broadway, N. Y. City. Tel. 8400 Columbus.

PLAINFIELD, N. J.

An Advanced and Progressive Residential Suburb of New York. Many Beautiful Homes, Churches of Every Denomination, Schools Unsurpassed, Golf and Social Clubs.

DESIRABLE PROPERTIES FOR SALE

\$7,500 to \$100,000. J. G. McLAUGHLIN & BRO. Real Estate Brokers. 149 North Avenue, Plainfield, N. J. Telephone 401. New York Office, 34 Nassau St. Tel. John 2960.

FOR LAKELWOOD, N. J. FOR SALE

2 1/2 STORY FRAME STUCCO HOUSE. Fronting on Two Streets—Just Being Completed. OVERLOOKING BEAUTIFUL LAKE CARASALJO.

Plot 50 by 175 feet. Reception Hall, Open Fireplace, Dining-room, Breakfast Room, Four Master Bedrooms, Bath, Maid's Room, Kitchen, Laundry Tubs, Hot and Cold Water, Furnace. NINE MINUTES' WALK TO POST OFFICE.

SMOCK AGENCY

Lakewood, New Jersey.

AT LYNDHURST, N. J.

"The Ideal Commuter's Town." "Own a Home of Your Own." Cottage, 6 rooms, bath, steam, electric, etc.; spacious grounds; only \$4,800; \$200 down; 10% cash; improvements; 1/2 acre ground, barn, hen houses.

ONLY \$3,750—CASH \$800

Numerous others. Consult Louis W. SHAFFER, 725 Main St., Hackensack, N. J.

BOGUE LYNDHURST, N. J. BANK BUILDING

MONTCLAIR

On the mountain top, with wonderful views; home of 5 rooms, bath; large lot, \$15,000.

Modern single in popular section; convenient station, stores and schools; large living room, dining room, 2 bedrooms, 2 baths, sleeping porch, garage.

HACKENSACK, N. J.

7 rooms, bath, electricity, hot water heat, slate roof, excellent location; \$7,500; 10% cash; improvements; 1/2 acre ground, barn, hen houses.

ONLY \$3,750—CASH \$800

Numerous others. Consult Louis W. SHAFFER, 725 Main St., Hackensack, N. J.

FREE Illustrated booklet, Homes for Sale.

We are not brokers. COMMUTER, 1416 Broadway, New York City.

ROUSES and lots on the Palisades, LEEO J. MONTONDO, Palisade Junction, Palisades, N. Y. Phone CHiffade 577.

FLORIDA

THE GROWING OF THE TEMPLE ORANGE. It is a very profitable, sound, commercial business. It is being developed by the Temple Terrace, Inc. and the groves will be planted and cared for by the Buckley Nurseries of Tampa, Florida.

Payments are spread over six years, and five to ten acres will return a good income for life. Let us outline it to you. Write for booklet No. 2.

IT IS THE HIGHEST CLASS CITRUS DEVELOPMENT IN FLORIDA—NONE LIKE IT, NONE TO COMPETE WITH IT.

The orange itself is the peer of them all in beauty and delicious flavor and brings the highest price.

REAL ESTATE WANTED

Five acres, upland, with modern residence, containing five master bedrooms, three baths, improvements, garage for two cars, in 40 miles of New York; water front preferred, but would consider inland, with large acreage, if the price is right and require landscaping. Price about \$12,000.

CLIENT WANTS

Five acres, upland, with modern residence, containing five master bedrooms, three baths, improvements, garage for two cars, in 40 miles of New York; water front preferred, but would consider inland, with large acreage, if the price is right and require landscaping. Price about \$12,000.

WANTED

English basement house, in good condition. (East Side preferred) good neighborhood. Must have 10 bedrooms, 4 master baths, at least 4 servants' bedrooms; grand dining room; lot not to exceed \$12,000; principals only please full particulars. Indianapolis 2769.

WANTED

Two to five acre, remaining good view, vicinity White Plains. Residence containing three bedrooms, bath, fireplace and all modern improvements. Garage for two cars. Price \$20,000 to \$25,000.

WANTED

FOR RENT OR RENT Country Residence, Fine Estates, tenacious Farms, Choice Farms, etc. Write for details of same. GEORGE B. CORSA, 10 East Forty-third Street.

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REAL ESTATE—OUT OF CITY.

Virginia Farms and Homes.

Free Catalogue of Splendid Bargains. R. B. CHAFFIN & CO., Inc., Richmond, Va.

REAL ESTATE—EUROPE.

BONA FIDE OPPORTUNITY. \$500,000 Property for Sale, \$50,000. Income paying. Cash Required, \$35,000.

Located on one of the principal streets of Berlin, Germany containing picture theatre (250 seats) and offices. Two floors now rented to Treasury Department.

Total floor space 10,000 sq. ft. Plot about 13,000 sq. ft. Yearly taxes under \$100. Wonderful profit in increase in Realty Value and Exchange.

G. D. Cooper Sufferin, N. Y.

Telephone Sufferin 445.

FARM PROPERTY.

A Fine Farm

Beautiful situation, within four miles of Peekskill, only short distance from Lake Mohawk; comprises 61 acres of fine farmland, in good condition, 10 room house, steam heat, hardwood floors throughout.

Large, well equipped garage, concrete floor, concrete porch, large, new barn, concrete floor, garage, ice house, three chicken houses (totaling 75 feet in length), 90 foot arched well, price \$25,000. Terms to suit. Address W. H. O'BRIEN, 5 Beekman St., New York.

Dutchess County Farm For Sale

300 acres, 200 tillable and very productive, balance woods and pasture. Finest water system. Lake with dam and waterwheel power. Modern farm buildings. Accommodations for 60 head. House 12 rooms, 2 baths, hot water heat, electric light, garage, 8 rooms and bath. Farm in excellent condition.

George B. Corsa

10 East Forty-third Street, New York.

Farms, Rockland County

18 acres, 2 acres wood, balance cultivated land; plenty of fruit trees, all bearing; also 5 acre young orchard planted, some trees bearing; 2 acres planted with grapes, peaches and berries, house, some improvements, 5 rooms and bath, hot water heat, electric light, telephone, 2 story barn stable for cows and horses, modern garage, hen houses, brooder house, corn crib, chicken house, 100 foot well, all buildings in first class condition. Write or phone Nyack 62854.

Farms! Wonderful Bargains!

12 acres, good buildings, \$1,500; 19 acres, good buildings, \$1,800; 20 acres, stock and tools, \$3,500; 81 acre, good buildings, \$4,500; 50 acres, good building, \$1,000; 100 acre, good building, \$1,200. Close to Henry Ford's new plant COHNELL FARM AGENCY, Proctor Building, Troy, N. Y.

Free Illustrated Catalog Farm Bargains, Just Out.

\$700 cash buy equipped fruit and poultry farms near Atlantic City; prices only \$1,200, and described fully on page 10. On page 20 you will find lists of 30 acre farms, all general farm near Philadelphia, with 7 car barn, 10 horse stalls, all machinery included, at low price of \$7,900. On page 25 you will find 198 acres with good buildings, 120 horse stalls, more than 100 acres of farm, which is but \$2,000, easy terms. This catalog contains detailed description of farms in the States, and your free copy.

NEW JERSEY FARM AGENCY,

154 E. Nassau St., New York, N. Y.

Massachusetts.

FARM, 40 acres, 10 room house, good barn and apple orchard. Price \$5,500. Farm terms.

FARM, 50 acres; 14 room house with 8 bedrooms and bath, electric lights; near New York, 10 horse stalls, all machinery included, at low price of \$7,900. On page 25 you will find 198 acres with good buildings, 120 horse stalls, more than 100 acres of farm, which is but \$2,000, easy terms. This catalog contains detailed description of farms in the States, and your free copy.

STOCK FARM, 185 acres. Will keep 75 head. One of the best farms in the Berkshires. Dwelling, large barn, all in first class condition. Dwelling has seven bedrooms and bath. Excellent business proposition. Price \$20,000, or with custom, \$25,000. Further particulars regarding any of this property, write to:

Wheeler & Taylor, Great Barrington, Mass.

Miscellaneous.

\$1,000 Secures 104 Acres Near New York, With herons, wagons, modern machinery, household furniture, \$1,800; 90 acres tillable, pasture, woodland; 100 peaches, other fruit, 2 story house, 2 barns, etc. Owner makes \$100,000 per year. Easy terms. Details Page