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White Colonial house on fine corner plot; extra large living room and dining room, with open fireplaces and black marble mantles. 5 master bedrooms, 3 servants' bedrooms, 4 baths. Entire house panelled. Unusual fixtures. 2 car garage. A real bargain.

WATERFRONT BARGAIN AT MANHASSET
For Sale—A genuine old, but modernized white Colonial home of 12 rooms, 3 baths, steam heat; beautifully located on a knoll, surrounded by perfect lawns and magnificent shade trees. Garage 2 cars; actual waterfront, with dock; land about 3 acres. Bargain price of $40,000, on very liberal terms.

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A GREAT NECK perfect, small estate of 2½ acres, with century old shade trees, shrubs and lawns that beggar description. The house is in perfect condition; 8 bedrooms, 4 baths. 2 car garage, with quarters above; greenhouse. A sand bathing beach and boat anchorage in connection with property. Must be sold at once.

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A gentleman's estate and dairy farm of 125 acres in heart of Adirondack Mountains, on main State road, 7 miles south of Elizabethtown. New and perfect Colonial house of 10 rooms, 3 baths, beautifully furnished. Garage, 3 cars; cows, chickens, &c. Trout stream and swimming on premises. **Sale or rent furnished.**

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On Great South Bay,
WITH MANSION, STABLES, ETC.
To be sold to settle Estate.
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About 3 acres of ground, one-half mile from the railroad station; handsome trees, shrubbery, beautiful flowers, fruit, strawberries, asparagus, vegetables, all kinds of berries, all in highest state of cultivation. House of 8 rooms, 2 baths, hot water heat; sleeping and breakfast porches; stable, garage, outbuildings; everything like new; immediate possession. Price $22,000.
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No. 5—Handsome new Dutch Colonial Residence, 5 bedrooms, 3 baths, sleeping and breakfast porch; 2-car garage; near golf and yacht clubs. Handsomely landscaped, restricted section. Terms reasonable. Immediate occupancy. Open for inspection. Apply
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Overlooking the Bay and Sound, 18 acres, with Colonial dwelling, having 8 master's bedrooms, sleeping porch and 3 bathrooms. Servants' rooms in extension. Fully furnished. Garage, stable, cottage, &c. Best water supply. Very high ground. Magnificent views. A thoroughly well appointed country home. Contiguous to golf club. Price $125,000. Easy terms. Would rent to desirable tenant at $6,000. Full particulars, HOWELL J. LOMAX, 542 Fifth Avenue, New York. Vanderbilt 6285, or Huntington, L. I., 52-M.

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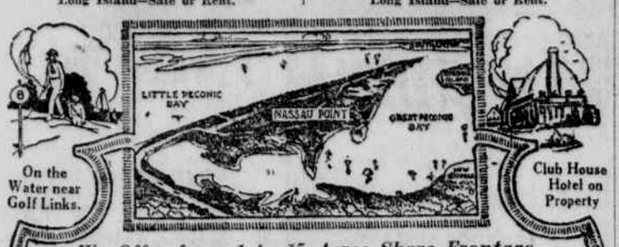
REAL ESTATE—OUT OF CITY. Long Island—Sale or Rent.



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A BEAUTIFUL HOME COLONY of about 260 acres, beginning at 16th Street, and extending for a mile along both sides of Broadway, surrounding the Broadway station of the Long Island Railroad; only seven miles, or twenty minutes, by motor from the Queensboro Bridge.

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Magnificent 5-room bungalow, select section, near bay, also convenient for commuting, $1,000 cash; price $4,800
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Brand new 6-room bungalow, every modern improvement, including garage, open fireplace, tile bath, cash $1,500; price $5,500
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Two of the sweetest bungalows on the South Shore, every modern improvement, exceptionally large plot, very select section, within 5 minutes of depot, $1,500 cash, balance easy payments; price $8,200

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THIS choice small estate of about 6½ acres, having over 400 feet frontage on the west shore of Oyster Bay and lying less than two miles north of Oyster Bay Village, can be purchased at a bargain. Modern residence, hardwood floors, throughout, 8 master's bedrooms, 3 baths, separate servants' quarters with 3 bedrooms and bath; house has all modern improvements. One garage for three cars, with 4 rooms and bath on second floor. One small garage for one car. Present owner acquired the property in satisfaction of a claim against former owner and will sacrifice in order to "cash in."
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Must Be Sold at Once; Waterfront Rights; Thirty Minutes From City.
This exceptionally attractive suburban home of Italian Renaissance architecture is situated on a commanding site in Sutton Manor, New Rochelle, overlooking Long Island Sound and surrounded by fine estates. It has rights to bathing beach, boat house and private dock. It is practically new and represents the last word in the builder's art. The grounds, about one acre, are beautifully planted and landscaped. House contains eleven rooms and three baths, vacuum cleaning system; fine fireproof garage for two cars. In every way this is a wonderfully attractive property, but changes in the owner's plans have determined him to sell at once at a sacrifice. For Sunday inspection telephone Pelham 1093.
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On a Ridge in The RYE SECTION
Charming old farmhouse, remodelled and transformed into a gem of domestic architecture, in a perfect setting of trees. 14 rooms, 4 baths, 2 verandas. All modern improvements. 3 car garage, with apartment for chauffeur. 20 acres of excellent land, with apple orchard, vegetable garden and brook. Exceptional bargain. Inspection by appointment.
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Two Excellent Homes
$22,000
New Rochelle—Ideal year round home; brick and stucco; private bathing beach and boat house; 8 rooms, 3 baths; hot water heat; garage; very large living room; 4 master bedrooms; no finer location; surrounded by beautiful and expensive homes; plot 75x135x175; price $22,000; $5,000 cash. Sold subject to a lease till next May at $225 per month.
$11,000
In one of New Rochelle's beautiful shaded parks; seven rooms and bath; modern throughout; pre-war built and in excellent shape; fine garden, chicken house; easy walking distance to stations, shore and country clubs; easy terms.
Many other attractive offerings in Westchester to suit your price.
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This splendid residence of 11 large rooms and 3 baths is offered at a bargain price of $31,500. Located in the very best section of this beautiful park on very high ground. A charming home for a family desiring an environment of refinement.
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5 ACRES
Adjoining golf club; high location, fine view; beautiful flower and vegetable gardens, fine shade and fruit trees; remodelled house, 8 rooms and bath, electric lights, large porch; near station. Price $24,000. 40 minutes out.
OWNER, BOX 315 HERALD, 16TH ST.

REAL ESTATE—OUT OF CITY. Westchester—Sale or Rent.

WESTCHESTER, SOUTHERN CONNECTICUT
LONG ISLAND PROPERTIES
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Colonial cottage, built 3 years ago, contains 8 rooms, 2 baths, hot water heat, every improvement. Plot 75x160; conveniently located in residential section. Price $20,000. Apply H-639.

Gentleman's home of true Colonial design, perfectly constructed, 8 rooms, 3 baths; space for 3 additional rooms; every convenience. Plot 150x119. In most exclusive neighborhood. Excellent view of Sound. Price $45,000; terms. Apply H-671.

Lawrence Park West. Artistic stone residence, recently constructed, located on high ground amid beautiful trees, overlooking Lawrence Park Country Club. House contains 12 rooms, 3 baths; attractively arranged and modern in every way. Garage. Price $70,000. Apply H-400. Phone Bronxville 3100.

Rye

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Comprising 2 acres, frontage on State Road, fine old shade trees and garden. Extensive inland and water views. 50 minutes from Grand Central; express service; 1½ miles from station. Old Revolutionary house, in splendid condition, contains 10 spacious rooms. Price lowered to $10,500. Apply O-1150. Phone Ossining 874.

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AN EXCEPTIONAL OPPORTUNITY
This remarkably attractive property contains about 22 acres of land, commanding magnificent views of the Hudson River. The land is laid out in a most charming fashion; winding macadam roads, fine old trees. Rare shrubs, beautiful gardens, a charming brook, a small lake and well kept lawns all present a picture of exquisite beauty.
The main residence, of English country house design, is of stone construction, exceptionally solid and substantial throughout. The main floor contains a large entrance hall and unusually large and well appointed living room, dining room, drawing room, library and sun parlor. Butler's pantry, kitchen and servants' quarters are ample and up to date. There are eight master's bedrooms, six servants' bedrooms, three master's baths and one servants' bath on upper floors.
Outbuildings consist of a charming lodge house at the entrance gate, several excellent barns and stable buildings, large garage and ice house.
Riparian rights on the Hudson River are included. It is situated within forty-five minutes of Grand Central Station. Property will be sold at tremendous discount from its real value.
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A NEW HOUSE, delightfully situated on the hillside among fine old trees. Convenient to schools, stores and station. 8 rooms, 3 baths. Garage. Plot 100x100.
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O'CONNOR Real Estate Agency.
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NEW ROCHELLE, N. Y.

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Fine Home, restricted park, 8 rooms, tiled bath, open fireplace, hot water heat, gas and electricity, hardwood floors and trim; plot 66x125, garden, shade and fruit trees; two car garage. Asking $15,000. Open to an offer. Possession.
Homes for Sale to Suit All Purses.
Furnished and Unfurnished Houses.
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OFFICE OPEN SUNDAYS

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✓ Magnificent home with commanding view in beautiful park. Splendid living room with large stone fireplace, sun parlor, dining room and excellent kitchen. Master bedroom same size as living room, with private bath, two other good rooms connecting bath. Maid's room, bath and sewing room on third floor; room on third floor. Grounds 100x145; 2 car "built-in" garage. Price $34,000.
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Successors to
ALLABOUGH & SON
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We have an excellent assortment of
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Be your own Country Home Landlord by purchasing a most modern and complete apartment—(easiest housekeeping).
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Hutchinson Boulevard & East Lincoln Ave.
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Restricted residential location
Near two railroad stations.
Quick run and easy commuting to New York
EACH apartment will have 4 rooms, tiled bath, porch and all modern conveniences.
YOU can secure an apartment by the payment of $1,500 or more and pro rata payments thereafter (same as rent) and own your apartment.
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Tenant whose business calls him out of town will sublease desirable home, large living rooms, billiard room; 2d floor, 3 large rooms, sewing room, dressing room and 2 baths; 3d floor, 3 rooms. Garage for 3 cars, with chauffeur's quarters. Delightful grounds over an acre in extent and beautifully laid out.
Rent $250 per month.
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Telephone New Rochelle 848.

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AT NEW ROCHELLE,
Fine 12 room house, 3 baths, electricity, large veranda; 2 acre plot, garden; 2 car garage; fruit, beautiful trees, shrubbery.
COMMANDING VIEW OF SOUND.
Unusual opportunity—$250 per month.
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Telephones 594 & 133.

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MOUNT KISCO—12 acres; 10 room residence, fireplace, breakfast porch, 2 baths. Fruit, peaches, apples, plums, pears, asparagus beds, strawberry beds. Elevated setting back from the road, with fine views.
KATONAH—A real farm of 150 acres, on State road; large brook; farmhouse; outbuildings. Bargain at $150 per acre. ALSO many larger and smaller places. Send your requirements.
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PHONE 1516 WHITE PLAINS, N. Y.

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OWNER WILL SELL OR EXCHANGE for New York City property his three single family houses. Just completed. A seven, an eight and a nine room, with 2 and 3 baths and garage and every conceivable improvement. Splendidly located at Pelham, 3 blocks from station.
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An Historical Home of Charm and Distinction
Old Colonial residence of the Wharton Family, made famous as "The Locusts," scene of many thrilling incidents of the Revolutionary War, in J. Fenimore Cooper's celebrated story, "THE SPY"—A two-story stone structure, beautifully situated among the romantic hills of Westchester County, at ELMSFORD, N. Y.

Built in 1774 and *recently remodeled and equipped with every modern convenience for comfort without destroying its quaintness or charm* and still retaining the principal features of the rugged interior architecture of the time, including the *massive stone fireplace* and *beamed ceiling* of the *thirty-feet-high living-room* with *mezzanine-opening from the second floor* and upper tier of leaded-glass, North-Light windows, etc., etc.

House contains *nine sizable rooms*—one 16x30—*with two baths, complete kitchen and butler's pantry,* and has a new *two-car garage on grounds, all steam heated* and *electric lighted.* There are *43 acres of land,* mostly rich meadow *suitable for building sites* and having a *¾-mile frontage on Saw-Mill-River Road* and an equal shore-frontage on Saw Mill River.

Owner *will consider dividing property* in several parcels, one to include this desirable residential property described.

THOMAS HEALY
Broadway and 66th Street, N. Y.
Telephone Columbus 9900

Westchester Estates, Farms and Residences

ALONG THE SOUND.
Charming Country Home in beautiful restricted section. 2 acres of artistically landscaped grounds. House twelve rooms, two baths; large garage, chauffeur's quarters; wonderful old trees. Riparian rights. Price $25,000. Phone Larchmont 22 for Sunday appointment.

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Eight Rooms and Bath, all improvements. 200 ft. front, beautifully landscaped, fruit trees and shrubbery; garage. Six minutes' walk to station. Price $15,000. Terms. Phone Yonkers 529 for Sunday appointment.

60 ACRES—$10,000.
Bargain Near Ossining. 60 acres rolling land (more than 30 acres tillable). All kinds of fruit; brooks. Farmhouse, 8 rooms, adapted for remodelling; barn and chicken coops. Offered at exceptionally low price for immediate sale.

SCARSDALE.
English Villa—2 Acres. Ten rooms, 3 baths, two maids' rooms, bath; decorated in exquisite taste. Breakfast room, sleeping porch; oak floors. Two-car garage. Near excellent school and station. Furnished or unfurnished. Easy terms. For Sunday appointment, phone Dobbs Ferry 277.

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English Colonial House—Charming surroundings, four minutes' walk to station. Seven large rooms, two tiled baths, sun parlor, dining porch, hardwood floors; steam heat. Only $17,500. Terms arranged. Phone Pelham 1093 for Sunday inspection.

RYE.
Genuine Bargain—Charming Dutch Colonial house, 6 rooms and bath. Large plot, $1,000 worth of flowers and shrubs. House built years ago; near trolley station and clubs. Asking price $11,500. Phone Rye 330 for Sunday appointment.

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