

REAL ESTATE—OUT OF CITY.

Westchester—Sale or Rent. Westchester—Sale or Rent.

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Massachusetts—Sale or Rent. Massachusetts—Sale or Rent. Massachusetts—Sale or Rent. Massachusetts—Sale or Rent.

WESTCHESTER AND LONG ISLAND PROPERTIES

Fish & Marvin

MAIN OFFICE: 527 FIFTH AVE., NEW YORK
BRANCH OFFICES THROUGHOUT TERRITORY.

Park Hill
New Colonial Residence. Frame and white clapboard construction, green roof and shutters. Situated on a corner plot 100x100; fine shade trees and shrubs. House contains 8 rooms, tiled bath, enclosed solarium, heated every modern improvement, open fireplace, parquet floors, steam heat, gas, electric light. In restricted residential section, within 8 minutes' walk of station, school and trolley. Price \$15,000; easy terms. Apply X-577, Phone Yonkers 2238.

White Plains
Artistic frame residence, slate roof, located on attractive corner plot; fine shade trees and shrubs. House contains 10 large rooms, 3 baths, spacious porch, steam heat, gas, electricity, every improvement. Garage for 2 cars. Immediate possession. Price recently lowered to \$21,000. Apply W-378, Phone White Plains 548.

New Rochelle
In White Plains. We are offering a beautiful new residence. We do not attempt to describe it. Inspect the house and you will find it worth more than is being asked for it, but alertness is necessary to obtain it. Can be seen by appointment. Apply N-1082, 11-12 North Ave., New Rochelle. Phone New Rochelle 140. Open Sundays.

Small Country Estates
UNUSUALLY ATTRACTIVE AND AT PRICES GREATLY REDUCED.
Overlooking the Hudson, 2 acres with numerous shade trees; elevation of 100 feet, extensive views. Brick residence, contains 10 rooms, 2 baths, all improvements. Garage. Price \$22,000; easy terms. Apply O-254.

On a ridge, north of Briarcliff. Frontage on State road, 10 acres, wonderful variety of large trees; excellent view. Very desirable Colonial farmhouse of 9 apartments, rooms, outbuildings. Apply O-169, Phone White Plains 574.

Westchester Estates, Farms and Residences

CHAPPAQUA.
Colonial Residence—Bargain — Attractive modern home, 7 rooms and bath; open fireplace; sleeping porch; 4 acres. Wonderful view; fruit trees. Convenient to station and schools. Price \$12,500. Easy terms. Phone Chappaqua 21 for Sunday inspection.

HASTINGS-ON-HUDSON, RIVERVIEW MANOR.
Rare Opportunity for Small Family—Semi-bungalow on large plot, five rooms and bath, stone garage, garden, exquisite views of the Hudson River; restricted. Ten minutes from station. Price \$13,000. Phone Dobbs Ferry 277 on Sunday.

NYE.
Dutch Colonial Residence—4 acres. Decided bargain, high ground, Sound view, built four years. Four master rooms, tiled bath, maid's room and bath. Parquet floors; five minutes from trolley. Two-car garage. Asking \$27,500. Phone Nye 530 for Sunday appointment.

SOUTH YONKERS.
Fine Mansion—Plot 100x100—Twelve rooms, steam heat, few minutes' walk to station. Would make fine 3-family house. Phone Yonkers 529 for Sunday appointment. Price \$18,500.

LARCHMONT.
3-Room House—\$8,500—Plot 50x100, fine shade trees, only 6 minutes from station. All improvements. Winter's coal already in. On Sunday phone Larchmont 22.

SMALL ESTATE—\$4,800.
4 1/2 Acres of Land—Variety of fruit, fine views. House 7 rooms, adapted for remodeling or excellent for week-ends. Artesian well. In the hills, Westchester, only an hour from New York.

PELHAM HEIGHTS.
English Colonial—Eight rooms, two baths, every modern appointment, finest construction, large plot, abundance of shrubbery; one-car garage. Phone 424,000. Phone Pelham 1505 on Sunday.

527 Fifth Ave. **GEORGE HOWE** New York
SPECIALIST IN SUBURBAN AND COUNTRY PROPERTIES

THE BOULDERS

Lowell Highlands, Lowell, Mass.

An Inter City Trust Development
Where Promise Is Performance

Copyright, 1921

THE BOULDERS is Lowell's smartest and most highly developed suburb. It is fast becoming one of the finest and most wisely restricted tracts in New England.

There are large, deep lots, on wide terraced boulevards. These choice home sites are offered to selected home seekers. Lowell Heights is extremely restricted in area, and this is the last important residence development possible within the city limits.

Every modern convenience is here offered you. These improvements are made absolutely without cost to the investor. PURCHASERS MAY BUILD OR NOT AS THEY WISH. When you come to live at THE BOULDERS, you can be neighborly, because

PELHAMWOOD

A charming, delightful community of beautiful homes
Easy all year living and commuting
We now have available in most desirable sections
A NUMBER OF SPLENDID BUILDING SITES
that are especially low priced NOW in order to build the new home building and the housing program. No time like the present to make the RIGHT selection of location.

Joseph Lambden & Son, Inc.
56 Lawton Street —Tel. 302— New Rochelle, N. Y.

Golfers, Attention!
A Wonderful Opportunity

For a Golf Club. Here is 110 acres of rolling land, free from rock, surrounding the Godfrey Farm Hotel at White Plains, N. Y. Proclaimed by Walter Travis to be "exceptionally adaptable," capable of laying out an 18-hole golf course at very moderate price. AND—a clubhouse in the rough—the former Casino which Chester Patterson, architect, says can be easily altered into an exceptional clubhouse at small cost; small cash payment, long term.

Get Detailed Information From
Prince & Ripley Inc.
437 Fifth Avenue Tel. Murray Hill 555 New York City

YONKERS at \$16,500
Overlooking the Hudson and Palisades. We have one of the best built seven room houses in the Yonkers section. Put together for his own occupancy. Beauty and stability all throughout. Better see it to-day.
WILL MAKE TERMS.

PELHAM MANOR at \$19,000
In this beautiful section, near the Golf and Country Clubs and the Long Island Sound, with every facility the business man or his family could desire. This beautiful new stone and stucco dwelling.

THOS. S. BURKE
51 East 42d St. Vand. 1078
Yonkers Office Open Sunday 505 So. Broadway. Phone Yonkers 060.
Pelham Office Open Sunday 1315 Pelhamdale Av. Phone 4743.

Fieldston

Riverdale-on-the-Hudson
New York City's Ideal Home Place
West of Van Cortlandt Park
Just Uptown

For Ardent Home-Lovers
Desiring Ideal Conditions
Convenient for Parents
Admirable for Children
Homes of Unusual Character
Rural Life—No Disadvantages

Get a refreshing and complete view of scenery, 35 minutes from 42d Street, by visiting Fieldston 70-DAY!

George Howe 527 Fifth Ave.
Specialist in Suburban and Country Properties.
Fieldston Office Open Every Day.

NEW ROCHELLE
3 Special Offerings.

NO. 1.—SUPERIOR HOME, stone and frame construction, 10 rooms, 3 tiled baths, 2 sleeping porches; about 2 acres, handsome grounds, trees and shrubbery; 2 car garage, with men's quarters. Price \$75,000.

NO. 2.—A VERY EXCELLENT home, near water, 10 rooms, 3 baths; all modern comforts and conveniences; 14 acres; tennis court; 2 car garage; shade and shrubbery. Price \$30,000.

NO. 3.—A PRETTY HOME on a beautiful street; near water, 10 rooms, tiled bath; large porch; handsome grounds, shade, lawn and garden. Price \$22,000.

O'CONNOR Real Estate Agency
249 and 251 Huguenot Street, Telephone 284 and 133. NEW ROCHELLE, N. Y.

IT WILL PAY YOU TO READ THIS CAREFULLY

\$1,750 SECURES TITLE TO THIS SERVANTLESS HOUSE, balance of \$1,500 on easy term mortgage, which can be paid off in a few years as you now pay rent. Permanent home; everything modern and ready for occupancy at above price; no extra steam heat, parquet floors, beautifully decorated inside and out. Located strictly residential neighborhood. Water sports, golf, country club, schools, churches, markets. Nearly 1,000 feet elevation; no mosquitoes. Big living room, with huge open fireplace. No servants needed; electrically equipped throughout, including electric range, vacuum cleaner, washer, electric lights and base plugs. Balance, after initial payment, can be paid up with less money than you will waste in rent the next few years. Invest. P. D. WOODRUFF, Suite 1113, 70 Broadway, N. Y. C. Tel. 1522 Cortlandt.

INVESTIGATE—THIS—NOW

3,000 SQUARES TITLE AND OCCUPANCY. Balance, \$9,500, on Easy Term Mortgage. 10 BIG ROOMS, 2 TILED BATHS. GARAGE. Plot 100 x street frontage by 120 ft. deep. Bathing, boating, fishing, 800 ft. elevation. Less than 1 hr. on the train from N. Y. city, on best commuting R. R. In Jersey's finest, most convenient suburban residential section.

A. B. STEWART, 168 Broadway, N. Y. City.
Suite 1312. Phone 1470 Cortlandt.

A Bargain
IN PELHAM MANOR
Shingle Residence, \$16,000

10 minutes from station. Near schools and trolleys. Good construction and condition. Large living room, library and dining room; 4 bedrooms, 1 bath, 24 floor; 2 rooms, 1 bath, 3d floor. Hot water heat. 100x100, in section of fine homes. Can be purchased with small cash payment.

Richmond & Loughman
200 W. 72d St. Tel. Columbus 8120.
300 Main St., New Rochelle, Tel. 2234.

NEW ROCHELLE
FOR SALE OR LEASE
in the
Hudson River Section
Westchester County
Only 40 minutes from Grand Central.

Delightful country estate, large frame residence, all modern equipment. Beautiful spacious grounds. Large garage, separate quarters for chauffeur, superintendent and gardener. Fruit vegetables, greenhouse, poultry, dairy. Convenient to excellent private schools and finest country clubs.

Asking price \$150,000.

Kenneth Ives & Co.
17 East 42nd Street
Murray Hill 6037.

Can you equal it?

3,000 SQUARES TITLE AND OCCUPANCY. Balance, \$9,500, on Easy Term Mortgage. 10 BIG ROOMS, 2 TILED BATHS. GARAGE. Plot 100 x street frontage by 120 ft. deep. Bathing, boating, fishing, 800 ft. elevation. Less than 1 hr. on the train from N. Y. city, on best commuting R. R. In Jersey's finest, most convenient suburban residential section.

A. B. STEWART, 168 Broadway, N. Y. City.
Suite 1312. Phone 1470 Cortlandt.

I WILL SACRIFICE

my attractive 7 room house, 2 baths, hot water heat, garage; located on the crest of a rocky hillside, comprising nearly 1/2 acre of ground, exceptional flowers, shrubs and trees. If my home at a greatly reduced price interests you, write or call on my broker.

MRS. EDMUND W. BODINE
472 Main St. New Rochelle, N. Y.
Tel. New Rochelle 848.

Larchmont Gardens

37 Minutes from Grand Central.
CHARMING MODERN HOME
A new residence, 6 rooms and tiled bath, on plot 125x125. Apple orchard and beautiful outlook. Brook. Only 5 minutes to fine school. Price only \$9,500 on terms similar to rent.

BUILDING SITES FOR SALE
Plots 50x125 for \$1,000 up.
Low Tax Rates.
Splendid Schools.
Distinctive Homes.

Call at local office, Phone Larchmont 22 or write for illustrated booklet.

George Howe 527 Fifth Ave. N.Y.
Specialist in Suburban and Country Properties.

Whereupon clients having been apparently entirely exhausted, Fred Holland Chamberlin dug out a new record for land sales in May. June is making May look like a winter month.

Today over 70 per cent of the property is sold. Incidentally, many people are realizing that an Inter City Trust development is a quick asset. This is your opportunity; the clock hand is fast nearing its goal.

The coupon is for your convenience. Send it in to-day.

BARGAINS FOR SALE

MOUNT KISCO—12 acres, 10 room residence; fireplace; 2 bathrooms; 2 baths; fruit, peaches, apples, plums, pears, asparagus beds, strawberry beds; elevated, setting back from the road, with fine view. FARM AND COUNTRY ESTATE at a bargain to settle an estate; on State road; one mile to station; splendid neighborhood; 150 acres; lake; stone residence, with 12 rooms, 2 baths, hot water heat; tennis house; 2000 sq. ft. house, stables; brook on property. ALSO many larger and smaller places. Send your requirements.

REED-CLARK (Old & Reliable)
WHITE PLAINS, N. Y. PHONE 1516.

HOUSES AT YONKERS
On the Hudson; 30 minutes from 42d Street; charming cottages; trees, shrubs, flowers; overlooks river; near station; reduction to \$14,000, only \$3,500 cash required. Residences, grounds, 1/2 acre, gardens, garage, \$22,000 to \$30,000; some bargains.

BELLOWS & WARREN,
Getty Square, Yonkers.

A \$10 BILL
and \$3 per week will buy you a beautiful building plot at Bryn Mawr, 60x100, or larger, with improvements and assistance to build; close to city and station. Thirty of these lots have been sold here within the last month. They are BARGAINS. Come and look them over. **ROBERT E. FARLEY ORGANIZATION, 12 E. 44th St. Murray Hill 7720.**

NEW ROCHELLE
Must Be Sold Before July 1st.

Fine home, 9 rooms, tiled bath, open fireplace, hot water heat, gas and electricity, oak floors and trim. Broad, open spacious piazzas, plot 50x150, garden, shade trees and shrubs. Five minutes from station. Price \$13,500. Open to offer. Immediate possession.

SULLIVAN
Tel. 900. 20 North Ave.
OFFICE OPEN SUNDAYS.

MONTCLAIR
Your Opportunity

The owner of this property has moved to Pennsylvania and we are authorized to sell his most attractive residence at a reduction of \$7,000. Centre hall, very attractive large living room with open fireplace and built-in bookcase, dining room, parlor, kitchen, sun parlor, 6 bedrooms, 2 baths, every modern improvement. 2 car garage with chauffeur's quarters; large grounds, convenient schools, station, stores, etc. Wonderful play area for family with young children. Price \$21,000.

H. S. CONNOLLY & CO.,
Opp. Lackawanna Station, Montclair.

HOUSE BARGAIN

Beautiful home, aristocratic Parkhill section, Yonkers; highest elevation in Westchester; large plot; large trees, winding road; superb scenery; steam heat, electricity, parquet, artistic decorations; open fireplace, tiled bath, sun parlor, quarry-tiled veranda, porcelain plumbing fixtures. Small payment, balance \$60 monthly.

PHONE YONKERS 3923

FOR SALE—MIGHT RENT
at beautiful Colonial Heights, artistic, new 7 rooms house, designed to solve housekeeping problems without maid; garage, large plot; all improvements; see before deciding. Information, photo, L. H. TARKER, 154 Nassau St. Phone Beckman 4500.

CHOICE NEW ROCHELLE HOMES.
HENNICKS REALTY CO.
SUCCESSORS TO ALABASTER & SON,
26 North Ave., New Rochelle,
Tels. 690 and 971.

Industrial Sites

Large acreage, 30 miles up Hudson, Tide Water Frontage, West Shore R. R. (N. Y. Central line) booming near GEORGE M. LILLY, Trustee, Haverstraw, N. Y.

Rockland County Farms
Country houses; river front; state wants. ROCKLAND FARM AGENCY, Piedmont Av., South Nyack. Phone Nyack 628-M.

New Jersey—Sale or Rent.

SHORT HILLS, N. J.
Real Properties of every description for sale or rent.

FREDERICK P. CRAIG,
Tel. 488. Short Hills, N. J.

RUTHERFORD, N. J. Nearly new house, 6 rooms, bath, gas, electricity, gas and coal ranges, furnace, double floor, storm windows, porch and window screens; \$1,000.

D. B. BROWN, 7 Depot Square.

MONTCLAIR

We offer at a very great bargain a most substantial dwelling, containing 14 rooms, 4 bathrooms, living room in Cresskill walnut, Tiffany lighting fixtures, grass cloth decorations, plate glass windows, steam system, etc. Large grounds, built-in chauffeur and big shade trees. Garage. Formerly held at \$50,000. Price \$35,000.

FRANK HUGHES COMPANY
At Lackawanna Ter., Montclair, N. J.

IMMEDIATE POSSESSION.
9-ROOM FRAME HOUSE
at a price one-third less than would cost to build the house alone—unusually well built; slate roof, large porch, electric light, city water. Plot 100x115, terraced.

PICTURESQUE GREAT NOTCH
Montclair Section
MUST SELL—ASKING \$10,000.
Liberal discount for all cash.

WOULD RENT?
For particulars, C. L. WRIGHT, Owner, 11 E. 42d St., N. Y. Murray Hill 5919.

MOUNTAIN LAKES—Homes for sale, new and used; only agent with complete listing; prices on every house for sale at Mountain Lakes; many attractive bargains; some ready to move into now. Curtis Smith, Boulder, Mountain Lakes, N. J. Tel. 123 Boulder.

Summit, N. J. Properties of all descriptions.
AMROSE POWELL, Phone 589.

Englewood and vicinity—Real Estate.
B. WEAVER & CO., Englewood, N. J.

FOR OTHER NEW JERSEY ADS SEE NEXT PAGE.

ALONG THE SOUND
CHOICE ESTATES
WM. F. DAY,
560 Fifth Ave. N. Y.

BARGAIN
12 ROOM HOUSE
8 baths, 2 car garage; beautifully located on high ground; large lawn; old trees. Inquire W. H. F., 1100 Courtlandt St., Folsie Hill, N. Y.

Burke Stone
Pelham, Bronx, Yonkers, Larchmont, Scarsdale.

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D. B. BROWN, 7 Depot Square.

FRED HOLLAND CHAMBERLIN, General Manager

Realty Service Corporation

GENERAL AGENT

TENTH FLOOR, LITTLE BUILDING BOSTON

319-320 HILDRETH BUILDING LOWELL, MASS.

DON'T WOBBLE ACT NOW

This ad. written and placed by Leonard Etherington, Boston.