

APARTMENTS.

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APARTMENTS—UNFURNISHED.

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TO FATHERS

INSTEAD of paying rent and getting nowhere, why not use your rent money to buy a garden apartment home at Jackson Heights? Costs you no more than the rent you are paying in town for an apartment you will never own, and you have all the advantages of apartment ownership and country life for the family. Become one of the many substantial men who are now residents in this attractive, unique, fast growing suburb, only 22 minutes from 42nd Street. Splendid golf course, tennis courts and clubhouse.

TO MOTHERS

STOP worrying about increased rentals; use the rent money to buy a beautiful new garden apartment home at Jackson Heights, where about 1,000 families live in delightful apartments with every conceivable convenience, from sun parlors to garages, and located away from the noise, dirt and summer heat of the city, in a charming countryside. This is a highly restricted, 100% American Community; your neighbors are people you will be glad to know. The healthy, happy home you've dreamed of is waiting for you here. All the more pleasurable social activities, a community garden, amateur theatricals, etc. Always something interesting to do. No dull moments!

TO THE CHILDREN

YOU have a right to play like father and mother did—instead of in congested dangerous city streets. At Jackson Heights there are hundreds of nice boys and girls to play with, and your playmates and you have private, safe playgrounds with swings and slides, a skating pond in winter, tennis or baseball in summer, games and all sorts of fine fun. Coax mother and father to take you to Jackson Heights, if only to see what's there, and to have one day of real, out-door fun.

Jackson Heights

22 MINUTES FROM 42nd STREET

Garden Apartment Homes

On Tenant-Ownership Plan—Liberal Terms

Social and Business References Required

Visit Jackson Heights To-day—Take Subway to Grand Central, transfer to QUEENSBORO SUBWAY (Corona Line) to 25th St. (Jackson Heights) Station—Office Opposite Station

The Queensboro Corporation *Manhattan Office* 50 E. 42nd St.
Call, phone or write for illustrated copy of Jackson Heights News—FREE

100% Co-operative Ownership "MONT CENIS"

54 Morningside Drive, S. W. Cor. 116th St.
RESIDENCE of Pres. NICHOLAS MURRAY BUTLER directly opposite, also the grounds of COLUMBIA UNIVERSITY, adjoining which is BARNARD COLLEGE, TEACHERS COLLEGE, HORACE MANN SCHOOL, LINCOLN INSTITUTE and CATHEDRAL OF ST. JOHN THE DIVINE.

ON an investment of \$425 to \$450 per room you will enjoy permanent occupancy of an apartment in this high-class elevator building, and also become an owner of one of the choicest properties in New York. Superbly located on the crest of Cathedral Heights, overlooking Morningside and Central Parks. Combination of Country and City Life. Subway, Surface, Elevated and Bus lines most accessible.

Six Room Suites \$2600
Seven Room Suites \$3000
Eight Room Suites \$3600

Representative on Premises
Spotts & Starr, Inc.
Co-Operative Dept.

Times Building Tel. Bryant 4000

APARTMENTS—UNFURNISHED.

Above 14th St. to 20th St. (inclusive). East River to North River.

Hotel WEYLIN

Unfurnished Suites
Immediate or Fall Occupancy
1 Room, Bath, to 6 Rooms, 4 Baths
Unexcelled Apartments, Service, Cuisine, Location

DISTINGUISHED CLIENTELE
REDUCED RENTALS
Furnished Suites on Lease or Transiently
Madison Avenue
AT FIFTY-FOURTH STREET

Above 59th St.—5th Av. to North River.

BENNINGTON CORNER

817 WEST END AVE.
S. W. Corner 100th St.
Highest Class Elevator Apartment
8 ROOMS. ASKING \$3,500
12TH FLOOR
Phone Schuyler 1042

LASANNO COURT
307 WEST 79TH ST.
Det. West Side Ave. & Riverside Drive
TWO APARTMENTS OF
6 ROOMS, 9TH FLOOR
SOUTHERN EXPOSURE
ALSO
8 ROOMS, 5TH FLOOR
Apply to Sup't on premises.
Phone Schuyler 5048 or to BOOTH, Agent. Ph. Audubon 4360

Above 59th St.—5th Av. to North River.

250 West 75th St.
Bet. B'way & West End Ave.
New Fireproof Bldg.
Open for Inspection
4 & 5 LARGE ROOMS
ONE AND TWO BATHS
COZY BREAKFAST ROOMS.
Rents \$2400 upward
Representative on premises, M. H. ROTHSCHILD, owner Tel. Columbus 4246

117 W. 79th St.
Elegant 8-room Apartment
Moderate rent
Immediate possession
BEAUTIFUL PARK STREET
Apply Superintendent



171 West 57th St.,

OPPOSITE CARNEGIE HALL

A new apartment house of the most modern type situated in the exclusive Central Park residential section. A location second to none. Unexcelled transit facilities.

Ready for Occupancy September, 1922.

APARTMENTS OF

6 & 7 Rooms, 3 Baths
Rental \$5,000 and upwards

Large light rooms, unusual closet space, and every modern appointment.

Warren & Wetmore, Architects

Sydney C. McCall, Renting Agent, on premises
Tel. Circle 3544

OR YOUR OWN BROKER.

RENTING
OFFICE
OPEN
TO-DAY

The COPLEY

Studio Co-operative Apartments

59th Street
Overlooking and facing Central Park

NEW fireproof 21 story building with unobstructed view of Park.

Several apartments for sale, \$15,000 and up.

Apartments of 3 rooms and bath, 6 rooms and 2 baths, or larger combinations of rooms arranged to suit.

Goodwin & Goodwin

148 West 57th Street
Telephone Circle 6095

67 Park Ave.

HOUSEKEEPING APARTMENTS N. E. CORNER 88TH STREET
OPEN FOR INSPECTION OCCUPANCY JULY 1, 1922

2 ROOMS

Living Room, Chamber, Kitchenette and Bath

3 ROOMS

Living Room, Chamber, Bath, Dining Alcove and Kitchen

4 ROOMS

Living Room, 2 Master Chambers, 2 Baths, Dining Alcove and Kitchen

SPECIAL PHYSICIANS' APARTMENTS. PRIVATE ENTRANCES
Maid Service. Rents \$2000 to \$5000 Wood Burning Catering Service. Fireplaces.
PEASE & ELLIMAN APPLY **SHRODER & KOPPEL**
346 Madison Ave. Renting Agent, Murray Hill 6200. or 347 Madison Avenue, Murray Hill 2610. or Your Own Broker.

Above 59th St.—5th Av. to East River.

THE PAULDING

1349 Lexington Ave.,
S. E. Corner 50th St.

A new fireproof Apartment House now ready for occupancy

Every modern convenience has been installed for the comfort of tenants.

SUITES OF 5 and 6 ROOMS
RHINELANDER REAL ESTATE CO.
31 Nassau St. RENTING AGENT ON PREMISES Phone Rector 4371

Above 59th St.—5th Av. to North River.

THE EL HORADO
302 Central Park West
CORNER 81ST STREET
AN APARTMENT RESIDENCE WITH HOTEL CONVENIENCES. RESTAURANT ON ROOF. Excellent Building, Well Supervised.
2 & 3 Rooms
Rent, including Maid & Porter Service \$1100 upwards
One corner apartment, with southern exposure, overlooking Central Park and the beautiful reservoir.
APPLY ON PREMISES OR **SHARP & COMPANY**
2480 Broadway at 95th St.

Above 59th St.—5th Av. to North River.

630 WEST END AVE.
Bet. 90th & 91st St. Immediate possession. Now being completely renovated; every modern improvement being installed. 3 1/2 stories and basement; private dwelling. 12 rooms, 2 baths, price \$45,000; terms to be arranged; brokers preferred. **REISMAN**, 27 Cedar St. Phone John 4718.

Above 59th St.—5th Av. to North River.

High Class Fireproof Apartments At Very Reasonable Rentals
TERRACE COURT
202 Riverside Drive
S. E. Cor. 93d St.
9 Rooms & 2 Baths
10 Rooms & 3 Baths
Apply on premises or **ROBERT P. ZOBEL**
145 West 45th Street.

Above 59th St.—5th Av. to North River.

EXCEPTIONAL VALUES
527 West 110th
3 Rooms, \$1,500
7 Rooms, \$2,600
2 Master Bathing, Fireproof, Newly finished. Cathedral 4353, 2 Room Doctor Suite, Private entrance.
MODERN ELEVATOR APARTMENTS
332 Riverside Drive, 105th St.
2 and 3 Rooms with bath.
Apply to Superintendent or **SIAMSON & HORNS**
162 West 75th St. Tel. Col. 7240.

Wood, Dolson Co., Inc

Broadway, Cor. 80th St.
Tel. 1100 Schuyler
APARTMENTS TO LEASE
NEW CENTURY
401 West End Ave., Cor. 70th St.
10 rooms, 2 baths, corner apartment; southern exposure.
Rent \$5,000.
STRATFORD-AVON
210 Riverside Drive, Cor. 83d St.
Twelve-story fireproof building; all modern conveniences.
10 Rooms and 3 Baths. Rents \$5,000.
CHEPSTOW
215 West 101st, Cor. Apartment.
8 rooms, 2 baths. Rent \$2,500.
143d and Broadway.
5 and 6 Rooms.
All outside. Rents \$1,500 to \$1,700.

Washington Heights, Above 125th St. West of 8th Av.

SELECT APARTMENTS
Best Sections Washington Heights
High Class Elevator Apartments
720 W. 170th ST. Corner of New Building; View of Hudson River.
Rentals Greatly Reduced.
3-4 ROOMS, \$30 UP.
326 AUDUBON AVE.
3-4 ROOMS, \$70 UP.
600 WEST 178th ST.
3 ROOMS, \$100
804 WEST 180th ST.
6 ROOMS, \$120.
610 WEST 152d ST.
6 ROOMS, \$100.
129 WADSWORTH AV.
7 ROOMS, \$150.

HIGH CLASS WALKUPS
ALL IMPROVEMENTS
79 HAVEN AVE.
3 ROOMS, \$95.
106 HAVEN AVE.
3 ROOMS, \$70.
196 SEAMAN AVE.
(NEAR 51ST ST.)
3 ROOMS, \$55.
550 WEST 172d ST.
3 ROOMS, \$70.
516 WEST 175th ST.
3 ROOMS, \$50 UP.
839 WEST 179th ST.
4 ROOMS, \$30.
Well kept, conveniently located buildings. Immediate occupancy. Unexcelled service. Apply Superintendents on premises or **CHARLES S. KOHLER, Inc.** 142d St. Nicholas Av. (at 181st St.)

Ready for Occupancy

NEW 4 HOUSES
Extra Large Rooms

WITH 5 LARGE CLOSETS Occupying the same amount of space as five rooms in any other building, containing the most modern improvements. Ideal location, three short blocks west of Dyckman St. Subway Station and one block east of Broadway.

Moderate Rents
11-15-17-19 Vermilyea Av.
Renting Agent on Premises, or **JULES NEHRING**
615 West 181st St.

New Buildings

High Grade Apartments Non-Elevator Moderate Rents
3-4-5 Rooms

EXCEPTIONALLY LARGE AND LIGHT AND SPACIOUS CLOSETS. IDEALLY ARRANGED AND APPOINTED. SPLIT BATHS. VERY MODERN FINISHES. LATEST IMPROVEMENTS.

96 Wadsworth Ave.
30 Fairview Ave.
NEAR 193D & ST. NICHOLAS AVE. AND 191ST ST. SUBWAY STATION. Representative on premises or **NEHRING BROTHERS**
St. Nicholas Ave., corner 182nd. Wadsworth 4116.

JUST COMPLETED

64 West 192nd St.
Between University and Grand Aves.
3-4-5 Rooms
Three minutes' walk to Jerome and Lexington Av. subway to Kingsbridge or Fordham Road station, 6th or 8th Av. "L".
Reasonable rent. Agent on premises.

Apartments Co-Operative

In Selected Districts

Apartment ownership in any of the buildings listed here is a most desirable investment. These buildings are of the highest type and assure the purchaser of a permanent abode at very low cost.

Apartments in the following buildings may be purchased now at very attractive prices.

876 Park Avenue 115 East 82d St.
101 East 74th St. 140 W. 58th St.
4 to 15 Rooms \$8,800 to \$72,000

Total cost to occupy, including interest on investment.
\$800 to \$7,200

These apartments would rent for from
\$2,000 to \$12,000

Per Annum
Possession October 1st, 1922

PEASE & ELLIMAN

340 Madison Avenue, N.Y. - Tel. Murray Hill 6200

APARTMENTS—UNFURNISHED. APARTMENTS—UNFURNISHED.

Above 59th St.—5th Av. to North River. Above 59th St.—5th Av. to North River.

180 Riverside Drive

North Corner 90th St.
The Finest Fireproof Apartment House on the Drive, with every modern improvement—five elevators.

20 Apartments to Be Sold on the Co-operative Plan.
58 Apartments to Be Rented on Lease

In Suites of
6, 7 & 8 Rooms
Each with 3 bathrooms

To be ready for occupancy on or before September 1, 1922

For plans and particulars see
Wood, Dolson Co. Inc.
Broadway & 80th St. Schuyler 1100

610 Cathedral Parkway

Near Riverside Drive
Schurtz & Gross, Architects.

New Fireproof Structure
3-4 and 5 ROOMS

Exceptionally large; possessing every modern improvement.
100 feet from Broadway Subway. Crosstown bus passes door.

Ready for Occupancy May 15th
For Particulars Apply to Renting Agent on Premises
610 W. 110TH ST. CORP., Owners

Washington Heights, Above 125th St. West of 8th Av. Washington Heights, Above 125th St. West of 8th Av.

3 and 4 Room Apartments

Overlooking Van Cortlandt Park
In the Beautiful Riverdale Section
Rents \$65 a Month and Upward

THE LENCRIF

West 259th Street, Just West of Broadway
New Clean Beautiful

Built-in Bath. Class Lined Refrigerators
All Latest Accessories. Closet Room in Abundance
White Tile and Enamel Kitchens. Hardwood and Parquet Floors
Noiseless Floors in Halls. Open Fireplaces in Entrance Halls.
Direct Telephone to Superintendent
Renting Agents on the Premises. Telephone Kingsbridge 1281
Executive Office: Room 709, 42 Broadway. Telephone Broad 4268

Washington Heights, Above 125th St. West of 8th Av. Borough of Bronx.

Convent Ave. (435), Cor. 149th St.
Possession Now.
One 9-Room Cor. Elevator Apt.
Apply on Premises, or **REISMAN**, 656 Broadway, Tel. 5132 Spring.

New Building

University Av. & 179th St.
CORNER APARTMENT HOUSE.
3-4-5 Rooms

Rents Exceptionally Reasonable
This building is of the advanced modern type and contains improvements not usually found in the average high-class apartment house. Convenient subways and 8th and 9th Av. Elevated.
Apply on premises or **BERLIN RENTING AGENCY**
2583 Broadway, cor. 162d St.

REASONABLE RENTAL

1706 Davidson Ave.
3 and 4 Rooms
NEW BLDG. EVERY IMPROVEMENT. All southern exposure.
One block south of 170th St.
One block east of Grand Concourse.
Jerome Ave. subway, 6th & 8th Av. "L" station. Agent on premises.

REASONABLE RENTAL

3 and 4 Rooms
New. Every modern improvement. 2-4 rooms suitable for doctor or dentist.
1755 Weeks Ave.
Between 174th & 175th Streets.
One block east of Grand Concourse.
Jerome Ave. subway at 170th St. Apply on premises.

SUMMER RESIDENCES TO LET.

SOUND BEACH
50 Minutes from N. Y.
Cottages on the water, all improvements, \$1,000 UP.
NEAR THE WATER, \$750 UP.
E. Benjamin Lockwood,
TEL. SOUND BEACH 216 & 200.

WESTPORT, CONN.
For Rent, Furnished (Summer Season)
Some Very Attractive Homes
HARRIET A. WAKEMAN

IMMEDIATE POSSESSION

8 ROOMS
Attractive Corner Apartment in Modern Elevator House
RENT \$2,400 Per Annum
Apply to Sup't on Premises
ST. GEORGE
1125 Lexington Ave., New York
Corner E. 74th Street.

An advertisement in the Lost and Found columns of THE NEW YORK HERALD offers a real possibility of recovering your lost property.

36 West 59th St.

From 2 to 5 Rooms & Bath
MODERN HOUSES, ELEVATOR, A.C.
RENTS \$2,000 UPWARDS.
Huberth & Huberth, 2 Columbia Circle
TEL. CIRCLE 5216.