REAL ESTATE—Out of City.
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Larchmont on the Sound

Choice Shore Fronts

Exclusively Offered

A most magnificent estate comprising several acres of fine water front on open Sound. Pretentious mansion containing 12 master chambers and 7 baths. Servants' quarters in accordance. Spacious suites and living rooms, billiard hall. Large open fireplaces, hot water heat, extensive deep water pier, bathing beach. Wonderful lawns, fine specimen shade trees, in variety, shrubs in abundance. Tennis and squash courts, greenhouses. Outbuildings include large garage, complete chauffeur's and gardener's accommodations. Without question the finest water front estate between New Rochelle and Rye. Offered exclusively through this office on quick sale at a sacrifice of value.

At beautiful Byram Shore

A unique water front estate on the open Sound with unobstructed and extensive views. Massive grey stone mansion containing 7 master chambers, ample baths and servants' quarters. Garage for 6 cars. Fine beach, artistically terraced lawns, gardens, shade trees and shrubbery. Owner, leaving the country, must sell. Circumstances offer an opportunity to purchase far below value.

Overlooking harbor at New Rochelle

A most modern and attractive, substantially constructed home, stucco with heavy tile roof, containing 14 rooms, 3 baths, sleeping porch. Open fireplace, hot water heat, porches screened in glass for summer and winter. Grounds beautifully landscaped with shrubbery, plants, &c. Garage. Bathing and boathouse privileges. A genuine opportunity to purchase below value an ideal, all year round, water front residence in the most exclusive section. **Price reduced to $40,000.**

COMPLETE LISTING OF SUMMER RENTALS ALONG THE SHORE

Specialist in exclusive Water Front Properties along the Sound for past 18 years.

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Telephone 274 Larchmont, N. Y.

BARGAINS

Hollow tile and stucco dwelling, 9 rooms, 2 baths; oak flooring, open and inclosed porches, laundry in basement; 2 car garage; everything up to date; hedges and shrubbery.

7 Commonwealth Ave.
Chester Hill Park, Mount Vernon

9 rooms, 3 baths; corner plot, 119x115; open fireplaces; inclosed and open porches; rooms very light and spacious. Up to date in all details.

352 Pelhamdale Ave.,
PELHAM HEIGHTS, N. Y.

Can be seen on premises Sunday 9-6.
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PEDERSEN 509 WILLIS AV., BRONX
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High class property in restricted residential park. Frame house, 13 rooms, 3 baths, 1 lavatory; lot 105x175 ft. Large garage with chauffeur's quarters. New heating plant, 8 fireplaces. Fine shade and fruit trees. Parquet floors and hardwood trim on first floor. Electric light and gas. Brick driveway. Fine large billiard room on ground floor. Apply to owner on premises or own agent.
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Brick Colonial house, 15 rooms, 4 baths, sleeping porch; garage, 2 cars; furnished or unfurnished; $4,000 a year, for 12 or 15 months.

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LARGE COUNTRY HOUSE
Exclusive Fishing Privileges

For rent June 1st to October 1st, fully furnished; ice, milk, cream included. Very beautiful estate of 2,500 acres, elevation about 1,100 feet, and 200 acres of private lakes, furnishing the best bass fishing in the country. Modern house, 8 master bedrooms, 2 sleeping porches, 14 servants' rooms, 9 bathrooms. Garage for 12 cars. Boats, &c. Equal to any of the Adirondack camps, yet only 1½ hours by rail and 2½ hours by motor from New York City.
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At a sacrifice, located on State road, at Marlborough. 8 miles north of Newburgh; 22 room hotel, steam heated throughout; 2 story store house; large 2 story barn; 2 story fine house; 2 story business building; 8 room residence; 2 story garage and gasoline station; all buildings newly painted and in perfect condition; rents from buildings outside hotel around $1,600; hotel is furnished in excellent condition; linen, silver; typewriter, two desks, two safes, cases of soap, sugar, matches, canned goods, 10,000 cigars, best brands; 21 tons of coal in cellar; owner desires to retire; this is a money maker and must be seen to be appreciated. Price if sold at once $25,000.
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Charming, modern house on mountainside, overlooking lake; 2 acres; very attractive. A great bargain at $6,500.
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Over 500 fruit trees,
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FARM & BOARDING HOUSE COMBINED 88 acres; 35 acres under high cultivation, 15 acres pasture, 8 acres woods; large stream through farm; 10-year-old orchard, 150 choice bearing trees; brand new 10-room house, 9 ft. ceilings, good cellar; barn, wagon house, granary, hennery, boggery, 1 horse, 1 cow, 40 chickens; all farming tools; 5 minutes' walk school, church, store; mile station; price $5,000, $2,000 cash.
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Phone 2960 John. Plainfield.

$40,000—Handsome residence, containing 11 rooms, sleeping porch and 3 baths, together with wide porches overlooking a well shaded plot of about two acres, all of which is most attractively landscaped. The land faces on three streets. There is a steam heated garage and tool house, with room for three cars, together with living quarters above. Possession can be obtained in 90 days, perhaps sooner.

$10,000—New house, having 7 rooms, tiled bath, hot water heat; garage; plot 90 feet front.

$6,700—9 rooms, 1 bath, hot water heat; corner plot location.

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AT PLAINFIELD, N. J.

Beautiful Colonial residence, most select locality, 8 rooms, 2 baths, sleeping porch, sun porch, hot water heat, open fireplace. Lot 118x190. Near depot and trolley. Price $22,000.

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$12,500—Modern 2 family house, containing all impts. Three lots and 2 car garage. Fine residential section near center of town. Good investment.

$37,000—One of Plainfield's finest homes; exclusive location. Modern stucco dwelling, tile roof; 13 rooms, 5 baths, servants' quarters and 2 car garage attached. Beautiful grounds. Tennis Court. Exceptional value.

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Just completed for May 1st. Occupancy 3 fine, new Colonial houses, 8 rooms, 2 tile baths,
$10,000—$15,000—$16,000.
Large lots; finest location in city.
307 Park Ave. Phone Plainfield 3.

A HOME DISTINCTIVE—Exclusive section; perfectly planned Colonial, tapestry brick, on landscape setting, 185x210. Vegetable, flower garden, garage. Living room, fireplace, reception room, sun parlor, guest washroom, scientifically arranged kitchen; 4 sleeping rooms, sleeping porch, 2 exceptional tiled baths. Rooms for 2 servants. The home of an architect at $30,000.
FEW COMPARISONS—The equivalent of this new, attractive, substantially built Colonial home. Living room, dining room, sun parlor, all gas kitchen, 4 sleeping rooms, tiled bath, also shower and washroom; steam heat, hardwood floors and trim; on terrace 75x150; graded, walked and shrubs. A sound investment at $11,500. Terms arranged.

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Cozy semi-bungalow, 6 rooms, sun porch, tile bath; steam heat, hardwood floors; high elevation. $10,500.
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Modern 2 family houses, $8,000 to $21,000. A number to select from in desirous and convenient locations. For further particulars see
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On high ground, with unusually fine shade trees; 10 minutes to station or trolley; modern Colonial plan house, with 7 large, bright rooms, 2 baths on second floor. Sun parlor and sleeping porch. Excellent condition. $16,500.
Half brick Colonial house, high ground; convenient to station and two trolley lines to Newark. Occupied only 9 months. 4 bedrooms and 2 unusually fine tiled baths on 2nd floor. Maid's room and bath. Garage. $18,500.

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On Mountainside, beautifully located 9 room house; built by present owner for himself in 1910. 3 bathrooms. Lot 100x219, with beautiful shade trees and shrubbery. $25,000.
We can offer you the full choice of the market and invite your inquiries.
The J. CHARLES O'BRIEN CO.
Opp. So. Orange Depot. Established 1890

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New Colonial house, 6 rooms, bath, sun porch. Plot 70x125. 5 minutes to Lackawanna station, schools, stores, golf club. April possession. Buy now and arrange details of fixtures, decorations, &c.
A. V. & L. V. OAKES
At Lackawanna Station,
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EAST ORANGE, N. J.
Beautiful contemporary property; strictly modern home of 7 rooms and bath, breakfast room, sleeping porch; very desirable neighborhood. Lot 80x119. Price $12,900. Cash required $3,000. Possession May 1st.
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$150 Month—Residence of 10 rooms, 2 bathrooms; Lackawanna district.

$175 Month—Apartment, 7 rooms and bathroom; central location.

$250 Month—Hillside residence, 10 rooms, 3 bathrooms; 2-car garage; large plot.

$350 Month—Elizabethan residence on Mountainside, 12 rooms, 3 bathrooms; attractive grounds; garage.

FOR SALE

$22,500—Attractive residence of finest construction; well located; contains 10 rooms, 3 bathrooms, solarium; convenient to station and schools.

$45,000—Handsome residence, in exclusive residential section; contains living room, solarium, dining room, butlery and kitchen, 7 bedrooms, 3 bathrooms and large sleeping porch; artistic interior finish; half-acre of grounds in lawns and gardens; double-garage; near golf club and station.

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$2,500 CASH AND $7,000 On Easy Terms Takes Title. 7 ROOMS, Tiled Bath. Plot 100x180 ft.

EASY COMMUTATION TO NEW YORK. Permanent home, everything modern and ready for occupancy, at above price; no extras; steam heat, parquet floors; beautifully decorated inside and out. Select, 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. Many fine old oaks and birches supply abundant shade. No servants needed; electrically equipped throughout, including electric range, 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. Investigate. M. J. BOUCHER, Suite 1312, 170 Broadway, N. Y. C. Tel. 1522 Cort.

$1200 CASH
Convenient Terms

Located in an exclusive residential community, this handsome home contains large living room, with fireplace and built-in bookcases, and opens on large porch. Paneled dining room and reception hall finished in ivory, with polished oak floors. Beautiful light kitchen, equipped with model gas range and other conveniences. Separate refrigerator room. Second floor has 4 large bedrooms and 2 tiled baths, extra dressing room, with lavatory, and glass enclosed sleeping porch. Large closet space. 35 minutes from Manhattan, via two routes, any hour, day or night. For further particulars address W. J. LOCKWOOD, 50 UNION SQUARE, NEW YORK CITY.

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FOR RENT
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HILL TOP HOUSE Contains 8 rooms, bath and laundry; large porch and sleeping porch; modern plumbing and steam heat; gas and electricity; oak floors throughout; artistically decorated; near railroad station and trolley; magnificent views; corner plot, 95x165; ornamental hedges, shrubbery, shade and fruit trees, grape arbor, &c. Reduced from $12,500 to $9,750; terms arranged.
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Plainfield

An exceptional opportunity to purchase attractive home in choice residential section. House contains 14 rooms and 5 baths, with every modern convenience. Grounds beautifully laid out with flower, fruit and vegetable gardens and handsome shade trees. Garage for 3 cars and chauffeur's quarters. At price this property is a genuine bargain.

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A real good looking English Residence, designed by a prominent architect, with its living room and bedrooms so arranged as to get the maximum of sunlight and air. The reception hall has real warmth. 3 bedrooms; steam system. Large, developed grounds with flowers, shade trees. Two car garage. The price is very low and safe.
PRICE $28,000.
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Complete list, all sizes and prices. Let us know your wants.
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Owner moving will sacrifice home overlooking lake; 10 room house, 3 baths, enclosed porches, garage.

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Overlooking upper Manhattan, with superb views up and down river; only few minutes from heart of city, yet with restfulness of Adirondack home. Beautiful grounds, swimming pool, tennis, launch. Finely built modern stone house. Immediate possession. Substantial reduction to effect immediate sale or lease.
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I am offering for Sale my Handsome Estate located in the heart of the New Jersey Commuting Zone at

ESSEX FELLS, N. J.

It consists of a modern frame-and-stone residence containing Living Room, Dining Room, Library, Music Room, Butlery, Kitchen, Servants' Dining Room, 10 Bedrooms, 5 Bathrooms, large verandaas commanding extensive views. Within 5 minutes walk of 18-hole golf course; the same distance from Erie Station at Essex Fells and only 15 minutes auto ride from Lackawanna Station at Montclair. The grounds comprising nearly nine acres, with a total street frontage of over 1,300 feet are laid out in beautiful lawns and gardens with a wealth of handsome shade threes and shrubbery; large apple orchard in full bearing; also grape and small fruit in abundance. 3 car garage with complete chauffeurs' quarters. Separate gardener's cottage, poultry houses, vegetable gardens. I will sell this property at a price which is less than the value of the improvements alone.

Interested parties may obtain full particulars by consulting my brokers.

F. M. CRAWLEY & BROS.
Plaza Building,
Montclair, N. J.

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Gentleman's Suburban Home
Best Residential Section of Summit

Plot 110x168, beautifully shaded; all kinds of shrubbery and flowers. Well kept lawn, bordered by handsome privet hedge. Hollow tile and stucco house with ten rooms and two baths, extra toilet and lavatory. Enclosed sleeping porch and sun parlor. All floors of cement foundation. Two car garage, corresponding with architecture of residence. This is the time to procure a really comfortable and modern home at a decided bargain. Terms can be arranged with a satisfactory purchaser.
ROBERT H. JONES
120 Broadway Tel. Rector 8716

CHOICE SUMMER HOMES at DEAL BEACH, N. J.

For sale, 12 rooms, completely furnished, 4 baths; 2-car garage, chauffeur apartments with kitchen and bath; fine corner plot, 100x150; best residential section; will bring $3,000 rent for season; owner needs cash; will sacrifice for $12,000. If you want a real bargain let us show you this property.

We also have several other properties at very attractive prices.
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MONTCLAIR
PRIZE WINNER

Most admired Dutch Colonial residence of Brick and frame, with tiled roof, large living room, breakfast porch; scientifically equipped tiled kitchen, 6 master sleeping rooms and 3 tiled baths. Separate servants' quarters and bath. Palm room, sleeping porch. 2 car heated garage. The property more than measures up to its description.
PRICE $40,000.
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TEN MODERN HOMES for year round living; ready for occupancy now; $7,750 on easy terms buys a 6 room house with 1 bath and 1-5 acre; $13,750 an 11 room House with 3 baths, garage & ½ acre. Many prices, sizes & designs; easy commutation to N.Y.C.; 900 ft. elev. A little cash & your rent buys one. Call for details at Mountain Lakes, Inc., 170 B'way, N. Y. C. Tel. 1521 Cort.

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For rent, in hill section, attractive house, 10 rooms, 3 baths; garage for 2 cars, chauffeur's quarters. Beautiful grounds. Also other listings to rent and for sale in fine locations.
CORNELIA H. ANDERSON,
360 Main St. Phone 2737.

MONTCLAIR, N. J.

Colonial residence; highly restricted neighborhood; 9 rooms, 2 baths, sleeping porch, sun parlor, large living room, open fireplace, hardwood floors; all decorations left to purchaser; price only $14,000.
Thos. F. Roche, opp. Lackawanna, Montclair.

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the Queen City of New Jersey

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FINEST COMMUTING SERVICE.
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89 TRAINS DAILY.

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If you desire more information about this city, residential or industrial sites, address Secretary of the Chamber of Commerce, Plainfield, N. J.

STOP PAYING RENT, BEGIN MAY 1st.

We offer at less than cost to-day a very attractive, pretty Colonial Country suburban home in a beautiful strictly residential section, near New York, where the desires of the neighbors as to personality of buyer will be respected. This house itself is in perfect condition, beautifully decorated throughout, of modern Colonial design and containing 7 large rooms, a tiled bathroom and open attic. The plot consists of half an acre of land, with 100 ft. street frontage. Unusual care and taste have been used in landscaping the grounds, which are beautifully shaded and contain many shrubs and flowers. The elevation is about 700 ft. The railroad station is within easy walk. Commuting facilities to the city are the best. Title can be had on payment of $2,000 and the balance of $7,500 may reman on mortgage at convenient terms. There are no extras to buy. It is ready to move into now. Complete details can be obtained from SUBURBAN, P. O. Box 748, City Hall Station, New York City.

MONTCLAIR

$9,000—Modern residence, 8 rooms, bath, steam, electricity; convenient to Lackawanna Terminal.

$9,500—Owner, leaving town, will sacrifice centrally located residence, 11 rooms, bath, hot air heat, gas; submit offer.

$11,000—New Colonial residence on good sized plot, 6 rooms, bath, steam, electricity, large living room, spacious sun porch.

$12,000—Colonial house, built two years; 6 rooms, bath, steam, electricity; garage; convenient to Watchung Station.

$12,500—Choice modern residence in excellent location; large plot; extra large living room, dining room, butlery, kitchen, 4 bedrooms, bath, steam, electricity, oak floors, all interior finish in old ivory, copper leaders and gutters.

$13,000—A real bargain for a modern residence, 7 rooms, bath, sun porch, steam, electricity; 2 car garage.

$13,500—Tapestry brick residence; delightfully located; very convenient; large living room, dining room, kitchen, breakfast alcove, sun porch, 4 bedrooms, tiled bath with built-in tub, double oak floors, all interior finish old ivory.

$15,500—Beautiful modern residence in select location; large plot with fine shade; large living room, dining room, tiled kitchen, breakfast nook, 4 bedrooms, 2 baths, sun porch, oak all interior finish in old ivory.

$18,000—Handsome new Colonial residence on the south side, 8 rooms, 2 baths, large living room, spacious sun porch, all modern appointments.

$19,000—On one of Montclair's most beautiful avenues; very convenient; charming Colonial residence, large living room, dining room, butlery, kitchen, palm room, 4 bedrooms, 3 tiled baths; large plot.

$25,000—Charming Colonial residence; convenient express station; large plot with fine shade; center hall, extra large living room, dining room, butlery, kitchen, 5 bedrooms, 3 baths, sun porch, sleeping porch, all latest appointments.

$40,000—In most delightful location on the south side; convenient Lackawanna Terminal; about 6 years old; in immaculate condition; center hall, large living room, dining room, sun porch, breakfast room, tiled kitchen, 6 bedrooms, 4 baths; exterior of tapestry brick, copper leaders and gutters, tiled roof; 2 car garage; extensive grounds, beautifully landscaped.

Murdoch-Fairchild Co
Real Estate Brokers
Opp. Lackawanna, Montclair (ph. 4616)

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ONE HOUR FROM NEW YORK—Among hills; 28 acres; splendid view; near Country Clubs; 12 acres residential park, remainder farm land; extensive lawns, drives, shrubbery, trees, formal gardens, brook; 12 room house, 3 baths, servants' quarters; 10 stall stable, 6 room cottage, 3 car garage, farm buildings. Perfect GEM for Sportsman, Bachelor, Private Club, Family with children. Great sacrifice to quick buyer. Address
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Rumson Road, Seabright, Monmouth Beach, Water Witch
Cottages for Rent at Prices Ranging from $600 Up.
All of the better class properties listed.
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Attractive home, 9 rooms and bath; fine double garage; select location; all improvements; beautiful shade; all kinds of fruit trees, grapes and berries; corner plot, 150x250; near trolley and railroad; 30 minutes from N. Y. City; bargain; rare opportunity to secure an established home; make offer. T. A. CRANMER, 37 Lenox ave., Maywood, N. J.

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PLAINFIELD

$11,500—Beautiful and well constructed, comfortable arranged, Dutch Colonial; living room, dining room, sun porch, kitchen, pantry, comfortable size, on 1st floor; four real master bedrooms, 2 baths, sleeping porch on 2nd floor; storage space on 3rd floor. Ready for occupancy now. Purchaser may select fixtures, decorations and shrubbery.

$13,500—Splendid home and location for particular people; 10 rooms, 2 tiled baths; beautiful rooms; 2 open fireplaces; plot 108x200.

J. J. SCHWARTZ, REALTOR
A. J. WILLIAMS, Associate Member.
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A Quaint Attractive Little Home

on a quaint, shady street, near a quaint little old fashioned town, completely equipped for year round living; less than one hour on the train to New York city; splendid commuting service; plot of one-half acre; completely decorated inside and out, and includes all the modern conveniences for comfortable living, including electric range, electric fixtures and shades, no extras; six handsome rooms, tiled bath, massive open fireplace; high in healthy hills; sacrifice for $1,750 to desirable party, allowing $6,000 in easy payment mortgages to remain on property; plot 100 feet by 180 feet; near country clubs, schools, churches, markets, in a refined, exclusive neighborhood; rights for bathing, boating and fishing on private owned lakes run with deed. RURAL, P. O. Box 378, City Hall Station, New York City.

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Ocean Front Building Sites
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3rd & PASSAIC, ~ SPRING LAKE

MAPLEWOOD, N. J.

Wyoming section, Millburn station (Lackawanna Railroad); seven room home, all improvements, open fireplace, glassed breakfast porch; large plot; $9,500.

MILLBURN
$10,500 buys well built, modern seven room home, open fireplace, sun parlor; plot 75x100.

SPRINGFIELD
$5,000 buys five room bungalow, all improvements; acre plot; poultry houses and fruit.

CHAS. R. REEVE
Realtor. Millburn, N. J.

UPPER MONTCLAIR

Beautiful thatch roofed modern home in the country. Nine rooms and bath, 2 lavatories, 3 fireplaces; living room 15x24; dining room 14x17; sun porch; best materials; large grounds, trees; eight minutes to station; $21,000.

Hilton C. Brewer
REAL ESTATE · INSURANCE
TRUST COMPANY BUILDING, GLEN RIDGE, N.J.

CRANFORD, N. J.

A bargain for $10,000, worth $12,000; 9 rooms and bath, all improvements, living room with open fireplace; hot water heat; large porch; plot 60x150; five minutes to station.

C. E. BLAKESLEE
"The Best in Cranford Properties."
25 North Av., east. Telephone 102.

GLEN RIDGE

$1,250 cash, Colonial style, 7 room house in course of construction; steam, electric, tile bath, fireplace; gas kitchen; oak floors, sun porch; room for driveway; near Lackawanna, Erie, school; $9,000.

BERNARD E. M'COY,
276 Glenwood Ave. Bloomfield, N. J.

MOUNTAIN STATION—SOUTH ORANGE

New 8 room brick and frame Colonial residence on large corner plot, 3 baths, hot water heat, parquet floors throughout; 2 car garage; beautifully situated; convenient to trains and trolley.
PRICE $23,500.
For further information apply
CHAS. R. PIPER
Owner and Builder,
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THE ORANGES Fine home, 11 rooms, steam, electricity, hardwood floors; newly decorated inside and out; 2 car garage; nearly 1½ acres; fine shade, shrubbery; convenient to transportation; owner, unable to occupy, asking $20,000; any reasonable offer considered.
EDWARD E. BRUEN CO.,
25 Washington Place, East Orange.

BLOOMFIELD

Attractive home, 14 rooms; lot 80x200; large rooms; select location; price $14,000; terms arranged; near to 2 stations. Owner, 331 Washington st., Newark, N. J.

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