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Just this side of Long Beach—45 minutes from New York and Brooklyn
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4 Substantial Homes.
Remarkably good values

NO. 1—REAL FINE HOME, 10 rooms, 2 baths, gas, electricity, hot water heat, a wonderful porch; 2-car garage; handsome plot, 75x150; shrubbery, trees, garden, etc. A real choice location. PRICE $19,000.

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MUST BE SOLD
Fine Colonial Home,

Restricted Section, Choice Location.

FIRST FLOOR—Hall, living room, open fireplace, glass enclosed sun parlor, dining room, kitchen. Maid's room, bath and laundry.

SECOND FLOOR—Four master bedrooms, two tiled baths, shower, linen room; hot water heat, gas and electricity; white and mahogany trim, hardwood floors. Plot 75 x150; shrubs, shade trees. Two car garage

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Located at Hartsdale Station, adjoining beautiful Bronx Parkway, choice plots available to home seekers or investment builder, minimum frontage 75 feet. Search the suburbs and you will find nothing surpassing in beauty, desirability or price.

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Ten acre estate, with remodeled Colonial frame farm house, 12 rooms, every modern improvement. Two car garage; farmer's cottage and farm outbuildings. Extensive gardens. Shade trees and orchard. This property is located in one of the most desirable residential sections of Westchester county. Phone Scarsdale 385 or Rector 494.

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Southern Colonial house, furnished or unfurnished, 9 rooms, 3 baths; double garage. North corner Walworth and Greenacres Aves., Hartsdale, N. Y. 1-3 of an acre, corner property; near tennis court and Scarsdale Golf Club; 3 minutes' walk to station; adjoining Bronx Parkway reservation. Phone White Plains 2726-J, or Vanderbilt 8080.

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LARCHMONT-ON-THE-SOUND
37 *Minutes from Grand Central.*
Admittedly the most beautiful and convenient place to live in Westchester County. Building sites from $1,000 up—buy now at present prices before new price list goes into effect June 15th. Write us for booklet.

EXCEPTIONAL OPPORTUNITY.

Charming new Colonial home on one-half acre, 10 rooms, 3 baths, hot water heat, living room 18x31; large garage; 8 minute walk from school, station and stores. Bargain for quick buyer. Terms.

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In the heart of the Country Club Section of Westchester County
40 Minutes from Grand Central
IMPROVED BUILDING PLOTS
Situated in a beautiful Park
Superb views of the River
Homes Complete for $25,000
Offering the freedom of the country with the conveniences of town

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Building Plots
AT PELHAM, N. Y.
Will SOON be at a premium.
To Close Out Quickly the balance of our holdings these remaining lots will be sold at prices and on terms most advantageous to REAL Buyers.
(There are homes in Pelhamwood that, in points of architectural beauty and elegance, cannot be surpassed anywhere.)
Make it a point soon to choose YOUR location.
Most accessible home community.
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Scarborough—Briarcliff Country
Modern Brick House
(1915)

8 acres, garden, shade and fruit trees. Panoramic river view. Brick residence, 6 bedrooms, 4 baths, 3 servants' rooms and bath, vapor heat, vacuum cleaning system and other modern equipment. Garage, 3 cars, with apartment, gardener's cottage. Perfectly appointed place at low figure.

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NEW ROCHELLE, N. Y.
SUTTON MANOR.
Modern stucco house overlooking Sound; 14 rooms, 4 tile baths, with shower; large sleeping porches. Plot 75x180. Steam heat. Beach privileges.
ROCHELLE PARK.
12 room modern home, 3 baths, sleeping porches, vacuum heating system. Plot 100x225.
For particulars write or phone
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Fish & Marvin
WESTCHESTER COUNTY PROPERTIES
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BRANCH OFFICES THROUGHOUT TERRITORY.

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TO BE SOLD AT COST. Solid brick residence, with slate roof, contains 9 rooms, 2 baths. Hardwood floors and trim, all improvements. Garage. Plot 75x155. 3 blocks from station. Price $23,500. Apply S-3170. Phone Pelham 1997.

Rye
DESIRABLE MODERN HOME for sale, near Apawamis Club. Residence of Colonial design, contains 8 well arranged rooms, 3 baths; every convenience. Plot 75x125, in exclusive residential section; 5 minutes' walk to station. Price $34,000. Apply S-43. Phone Rye 212.

New Rochelle
FOREST HEIGHTS SECTION. Owner of one of the most attractive homes has authorized us to sell his property at once, reducing price from $32,000 to $25,000. Substantially built Colonial residence contains 9 spacious, well arranged rooms, 3 tiled baths, sun parlor, sleeping porch, all modern conveniences. Heated garage. Large plot with gardens. Must be seen to appreciate this real bargain. Apply N-1030, 11-13 North Ave., New Rochelle. Phone New Rochelle 140.

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UNUSUALLY ATTRACTIVE frame dwelling, situated on plot 150 feet square, with frontage on State road. Fine old shade trees; excellent view; boating and fishing privileges. Price $16,000—a bargain. Terms $5,000 cash, balance may be paid as rent. Apply O-831.

BETWEEN BRIARCLIFF MANOR AND CHAPPAQUA. 19 acres, in very desirable neighborhood; 1½ miles from station. Old farm house, adaptable for remodeling; contains 8 spacious rooms. New garage with quarters; 2 barns. Price $12,000; terms. $2,000 cash. For Sunday appointment phone Bedford Village 16.

Scarsdale
REAL COUNTRY HOME OF BRICK-STUCCO AND HALF TIMBER CONSTRUCTION. Admirably located on 1 acre of landscaped grounds. House, modern in every detail, contains large living room, dining room, 4 spacious master rooms, 2 baths, 2 maids' rooms, bath; enclosed breakfast and sleeping porches. Garage for 3 cars, with quarters. Excellent section and surroundings. Apply C-98. Phone Scarsdale 610.

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SMALL ESTATE
One Acre—Located in Bronxville, on hill-top, commanding magnificent views. House contains 9 rooms, 3 baths, all modern appointments. Eight minutes' walk from station and school. There is a garage for two cars with quarters. Hot water heat. Owner must sell—terms can be arranged to suit purchaser. Sunday phone Bronxville 3257.

PELHAM HEIGHTS
Brick Colonial—New England type, large plot, 8 spacious rooms, 2 baths. Steam heat, details and appointments very best. Near schools and station. Reduced for quick sale, best bargain in Pelham. Sunday phone Pelham 1093.

NEW ROCHELLE—
Wykagyl Bargain—New house, 8 rooms, 3 baths, hardwood floors throughout, hot water heat. Heated garage; copper screens, electric fixtures. Built by owner forced to sell. Lot 100x200. Wonderful opportunity. Asking price $29,000. Sunday phone New Rochelle 3650.

SCARSDALE
Tremendous Bargain—Ten acres. Forced to close estate immediately. Beautiful old estate with magnificent trees, shrubs of every description, overlooking river, exclusive surroundings, Colonial house and outbuildings. Five minutes from station. Will sell whole or acre building sites—open to offer.

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3-Acre Lake—In the hills near express station, one hour from N. Y. ½ land tillable, balance woodland. Old farm house, 4 rooms, garage, etc. Lake stocked with fish, deep enough for boating and bathing. Exceptionally low price, $15,000.

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Tremendous Bargain—Unique stucco cottage, 7 rooms and bath, splendidly built, well planned, modern, magnificent view of the Hudson River. Restricted. Twelve minutes from station. $11,500; terms to suit. Sunday phone Dobbs Ferry 277.

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Fieldston Office Open Every Day
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Rare opportunity to secure a new eight-room Elizabethan English residence of distinction is offered now to just one person. The price is $17,500. The plot may be selected by the buyer at a cost of from $4,800 upward. No more cash is required to select your own plot and build this beautiful house than would be necessary for the purchase of the average medium size residence. Investigate and see Fieldston today.

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At Mount Vernon:—Exceptionally well-built house with slate roof, 9 rooms, bath; one-car garage, nice plot; now offered at $16,000.

At Scarsdale:—Fine substantial home with ½ acre of ground; plenty of trees and shrubbery; 10 rooms, 3 baths; all up-to-date improvements; price $20,000.

At Pelham:—In the "Heights"; five minutes from station; plot 75x135, with fine trees; 7 room house of excellent construction, 3 baths, steam heat; garage, copper leaders and gutters; inclosed sun porch, hardwood floors; price $22,000.

At White Plains:—In the most desirable section; an excellent Colonial house on plot 75x150, finely developed, 9 rooms, 2 baths; garage; asking $25,000; want offer.

At Ardsley-on-Hudson:—A solid brick house in the Park, near golf club; ½ acre; 12 rooms, 3 baths; hot water heat; garage; offered at a special price.

At Gedney Farm:—Adjoining the new Gedney Farm Golf Club, a spacious Colonial house of 10 rooms, 3 baths, in perfect condition, with every modern improvement; owner going abroad next month, must sell at once; wants offer

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Westchester County Realtors
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Modern Brick House
(1917)
with water view

3 acres of trees and shrubs. Architecturally perfect tapestry brick house, 5 bedrooms, 4 tiled baths, 3 servants' rooms and bath, spacious living room, solarium. Brick garage for 2 cars, with quarters. A real bargain.

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Sale or Rent

An exceptionally attractive stucco and shingle home, containing 4 master bedrooms, 2 baths, 2 servants' rooms and bath, with garage, on a plot of ground 75x125. Asking price $24,000. Rent $225 per month.

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Exceptional Opportunity.

June 15th to September 15th—modern house, 6 master bedrooms, 2 baths, 2 servants' rooms and bath, large sleeping porch. Two car garage, chauffeur's room, 5 acres. Wonderful Hudson River view. Between Sleepy Hollow Country Club and Briarcliff Lodge.

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FOR RENT— Furnished and unfurnished houses. I have a confidential listing of a number of private homes for summer rental.
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Must be Rented
For summer, beautiful home, Most Exclusive Section
9 ROOMS, 3 BATHS
2 car garage, Chauffeur's quarters. Large plot. Beautiful shrubs and gardens.
For further particulars
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If so, COME AT ONCE and investigate this beautiful little 6 room house, with city running water, electric lights; available; ½ acre garden land; very convenient to churches, stores, bus lines, station, village of 1,500 inhabitants; high elevation; most ideal property ever offered at $2,750, $1,000 cash, balance on very easy terms.
PARADIES
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246 acres, highly cultivated; very productive; frontage on beautiful lake; new, modern barns, silos, pure spring water by gravity to all buildings; 4,000 chickens. Main house, 15 rooms, 3 baths. Also 4 tenant houses, in perfect condition, surrounded by maple shade trees and gardens. 50 miles from N. Y., 2 miles from large village in Orange County, N. Y.
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Ideal summer or cosy all year home, seven room house, newly painted and decorated. One and a half acres. All kinds of fruit. 3 miles Goshen, 1 mile State road; 60 miles New York; $2,700, half cash. Act quickly. Owner, L. W. M. RICHCREEK, Chester, N. Y. Phone 119 Chester.

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THE QUEEN CITY OF NEW JERSEY
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Write Section Builder Dept. Advance

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Not a "Development"
according to the common conception of that term as applied to an area newly opened up for home-building purposes

But an Ideal Residence Colony
of over 500 picturesque acres in a wonderfully desirable, accessible and popular location, the finest country club section in the vicinity of New York City; also convenient to the Sound shore and all its attractions.

BEAUTIFUL HOME SITES
of extraordinary topographical variety with improvements of an altogether unusual character. For sale in restricted divisions, none of less than 2 acres. Delightful environment and superb views.

Maps and particulars on request. Also appointments for inspection.

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1½ ACRES IDEAL GROUNDS

Tennis court, magnificent trees, rare shrubbery; 3 car garage with man's room; chicken house, &c.

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This owner must sell his Dutch Colonial home, comparatively new, situated on one of the best plots in the finest residential sections. Extra large living room, sun porch, 4 master bedrooms, 2 tiled baths, sleeping porch, 2 servants' rooms and bath, metal weather stripping, copper screens, instantaneous hot water heater; garage. Offered at a price much below similar properties. Our local office on the Shore Road, Pelham, will arrange inspection to-day. Telephone Pelham 1160.

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On high elevation, surrounded by beautiful old shade trees, this well designed stucco home with living room, music room, dining room and kitchen, 3 master bedrooms, tiled bath; built-in garage. Plot 75x100 feet. Offered at attractive price of $18,000, $5,000 cash. Owner will consider any reasonable offer. Inspect through our Larchmont office. Telephone Larchmont 500.

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Solid construction, this home 10 years old; built on 150 foot plot with magnificent trees, is offered as the ideal home at bargain price. Large living room, dining room and kitchen, 4 master sleeping rooms, tiled bath, servant's room and bath, hardwood floors; garage. If you will make an inspection you will appreciate this remarkable purchase. Our White Plains office will arrange for inspection to-day. Telephone White Plains 2456.

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250 acres of ideal, cultivated land, with good brooks and springs, 9 room house, large cattle barn and other outbuildings. Exceptional lake view, convenient to station, schools and churches Owner will sell at attractive figure on reasonable terms. This is an opportunity to purchase a real bargain and one which will readily enhance in value. Call our New York office for full details.

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Building and Mortgage Loans arranged on easy terms
Exceptional Opportunity to Secure a Home
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45 Minutes From Broadway

Located in Bergen County's most beautiful Home section; 75 acres, 60 acres adapted for building development. There are many attractions, boating, bathing and fishing in lake, brook and river. Two dwellings, 6 and 12 rooms, with improvements and a number of fine outbuildings, suitable for alteration into dwellings; convenient three stations, ten minutes' walk, express station; fine old drives. City water, electricity available. Many things may be done with this beautiful property and you could not lose a dollar if you tried. It is directly in the march of progress and the metropolitan zone. Write me for free particulars. William F. Moles, owner, 636 South Broadway, Yonkers. Phone Yonkers 520.

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Owner built house that proves too large; 20 minutes to Times Square; new 11 rooms, 2 tiled baths, shower, reception hall; hot water supply, gas, electric, parquet floors, chestnut trim. Room for garage. Bring Friend Wife with you to look it over. Price reduced to $17,000 for quick sale.

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ESTATES FARMS COUNTRY HOMES — HOTELS COTTAGES PLOTS ACREAGE
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Doctor's opportunity at Summit, N. J.; old established doctor's location. For particulars write
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Reduction of $5,000
Makes this beautiful residence, having 10 rooms, 3 baths, wonderful big living room and porch, with steam system, a decidedly remarkable buy. House has beautiful setting on half an acre of grounds. 2 car heated garage. A home and neighborhood in which you would be really proud to live.
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$7,500. Choice location, 8 rooms, well constructed home, hot water heat, oak floors, tiled bath; front and back stairway; beautiful shade; shrubbery; flowers. Plot 50x150. Furnished and unfurnished apartments to rent.
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$9,300 asked for perfectly well built, new 6 room, tiled bath, Dutch Colonial; hot water heat, beamed ceiling, hardwood floors and trim, one panel doors, glass knobs, built-in bookcase, beautiful shrubbery, flowers and hedge; large 2 car garage; corner plot.
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12 rooms, 3 baths, large sleeping porch. Exceptionally well built house, 1st story brick. Lot 145x164. On Mountainside, $27,000.

We can offer a wide variety of high class residence properties and building plots at all prices. Let us help you.

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Opp. Station Established 1890 South Orange, N. J.

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Honorable Service Assured From Any of These Members of The
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THIS CUT WAS TAKEN FROM AN ACTUAL PHOTOGRAPH OF THE HOUSE ITSELF.

$3,500 SECURES TITLE AND OCCUPANCY

8 VERY LARGE ROOMS, 2 TILED BATHS, HUGE OPEN FIREPLACE, A 2 CAR GARAGE AND SHADED PLOT 110 FT. ON THE STREET BY 182 FT. DEEP, WITHIN 100 FT. OF THE WATER'S EDGE IN ONE OF THE MOST ATTRACTIVE OF N. Y. CITY'S LARGER SUBURBS. WIDE VERANDAS AND BEAUTIFUL DECORATIVE WORK ADD TO THE MANY ATTRACTIONS OF THIS BEAUTIFUL COLONIAL HOME. FOR FULL DETAILS TEL. M. J. BOUCHER, 170 BROADWAY, N. Y. C. TEL. 1321 CORT. EASY TERMS. MORTGAGES TOTAL $12,250.

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FOR RENTAL, UNFURNISHED.
$250 Month—Choice located residence in Lackawanna district. 11 rooms, 3 bathrooms, billiard room. Garage. Possession at once or on October 1st.
$385 Month—Attractive Hillside residence, Elizabethan design. 12 rooms, 3 bathrooms. Large grounds; garage. Immediate possession.

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$25,000 —Well located residence, modern in style and containing living room, dining room, central hall, kitchen and pantry; 8 bedrooms, 3 bathrooms, solarium; several fireplaces. Attractive interior finish. Plot 100x175. 2-car garage. An ideal home, amid select surroundings.

NOTE—THE ABOVE PROPERTIES ARE IN RESTRICTED SECTIONS, AND ARE OFFERED AT REASONABLE AND NOT INFLATED VALUES.

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REAL ESTATE BROKERS,
Opposite Lackawanna Terminal Montclair, N. J.

SUMMIT, N.J.
And the hill Country near by
NO BETTER PLACE TO LIVE
Spacious Well Located Home

Occupying beautiful 3 acre plot, with large street frontage; desirable section. Well constructed 12 room dwelling, 3 baths, hot water heat, many open fires; electricity, gas; pantry; laundry; broad porches. Large stable-garage with living quarters; poultry houses; extensive productive gardens, fruit, berries, grapes. COST $45,000.

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WATERFRONT BUILDING LOTS AND HILLTOP LOTS
CAREFULLY RESTRICTED AND ON EASY TERMS.
ATTRACTIVE SEASHORE HOMES
A. E. DENNETT, Water Witch, N. J.

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SEASHORE COTTAGES
FOR SALE OR RENT.
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$7,500—$9,500—$12,500
SEABRIGHT, N. J.—Three fine properties, completely furnished, 12 to 20 rooms, 2 and 3 baths; sun parlors; large plots; adjoining high class estates; wonderful view ocean and Shrewsbury River; bonafide bargains; each house worth double. Apply premises Saturday to Monday or PHILADELPHIA GAS RANGE CO., 590 Broad st., Newark.

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"THE IDEAL HOME TOWN."
Choice building plots; high location; convenient to everything; all improvements; restricted; pre-war prices; easy terms. Send for "NUTLEY IN A NUTSHELL." NUTLEY REALTY CO., Woolworth Bldg., N. Y.

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EIGHT MODERN HOMES
for year round living; ready for occupancy now; $7,000 on easy terms buys a room house with 1 bath and 1-3 acre; $13,750 an 11 room house with 3 baths, garage & ½ acre. Many prices, sizes & designs. 500 commuters; 900 ft. elev. A little cash and your rent buys one. Call for details at Mountain Lakes, Inc., 170 Broadway, N. Y. C. Tel. 1321 Cort.

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In all the Jersey Hills; water rights on chain of pretty lakes; built for year round occupancy; landscaped grounds; 7 large rooms, tiled bath; beautiful and refined neighborhood; sale only; plot 100x220 ft.; steam heat, hardwood floors, electric light, open fireplaces, running water; easy commutation New York city; every convenience for comfortable living. Invest a little cash and what you now lose paying rent and own your own home. DON'T DELAY. Can be bought for $1,750, ready to move into, balance of $7,750, on easy term mortgages. M. A., Post Office box 378, City Hall Station, New York city.

SHORT HILLS, N. J.
HOMES COUNTRY ESTATES
FARMS BUILDING SITES
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