

SUBURBAN REAL ESTATE.

Connecticut-Sale or Let. Owner Will Sacrifice His Home. Located at Greenwich, convenient to street car, train and village; one-half acre of ground; nine-room house. A real bargain for quick buyer.

Write, Call or Phone for My List of Greenwich Properties. Opposite R. R. Sta., GREENWICH, CONN. Telephone 458.

Westchester-Sale or Let.

VALLEY VIEW FARM Famous Road House and Tea Room. Also Gentleman's Farm Estate. Beautiful road house, recently remodeled (building dating to Revolutionary times) also artist's studio building and 8-room annex; every modern equipment and convenience for high-class tea room; famous artificial ponds; teahouse throughout the country; 18 acres of land. Also, on opposite side of road, a Revolutionary farmhouse remodeled into a charming country home, containing 10 rooms and 3 baths; river runs through property, can be dammed for fine lake within 100 feet of New York City. All of the above property for sale at big discount for quick buyer. GEORGE HOWE, 527 Fifth Av., N. Y. Specialist in Suburban & Country Properties.

Excellent Opportunity at PELHAM

New Dutch Colonial Residence. Contains living room, dining room, parlor, 2 baths on second; 2 rooms, bath on third. Every convenience. Garage. Attractive 1/2 acre plot. Price reduced to \$20,000 for immediate sale. Apply 5-3309. Phone Pelham 197.

Fish & Marvin

627 5th Av., New York. Telephone Murray Hill 62.

PELHAM MANOR

Unusual Opportunity. Most attractive Colonial residence. Situated on beautiful shady plot, contains 2 spacious rooms, 2 baths, sun porch, steam heat (controlled thermostat); convenient to station and schools; tremendous bargain for quick sale. \$17,500. Immediately appointment phone Pelham 1052.

GEORGE HOWE, 527 Fifth Av., N. Y.

Specialist in Suburban & Country Properties.

MOUNT VERNON

Attractive Small Home. Situated on a plot with frontage of 60 feet. Clapboard construction, contains 6 rooms, tiled bath, fireplace, electricity and hot water heat. Garage. Price \$12,500. Apply V-7455. Phone Hillcrest 3294.

Fish & Marvin

627 5th Av., New York. Telephone Murray Hill 62.

A DUTCH COLONIAL

Park in New Rochelle's choicest Park, one large plot, with magnificent trees. 8 large rooms, 2 baths, hot water heat, every improvement. The price is right.

Ms. Edmund W. BODINE

479 Main St., New Rochelle, N. Y. Phone 845.

READ THIS!

I am a builder; I built a house at Pelham Heights, five minutes' walk to station, and it is now necessary for me to sell it at once; the first story is solid brick, with stucco above; 7 rooms, sun porch, 3 baths, tile floors, extra radiators; hot water heat with extra radiators; oak floors; plot is 7x314; ready to talk business with any reasonable buyer. Call Florence E. Co., Hillcrest 1062.

NEW ROCHELLE

Beautiful brick on hollow tile dwelling, 8 rooms, 2 baths, sun porch, large porch. Plot 100x170; fine location on Palisades; garage. ASKING PRICE \$35,000.

WINTERS-GOOD REALTY CO.

9 North Ave., Tel. 2764 New Rochelle, N. Y. or 280 Madison Ave., N. Y. Vanderbilt 10770

D. E. Burger

251 Huguenot St., New Rochelle, N. Y. Tel. 1551

NEW YORK STATE-SALE OR LET.

DISTINCTIVE BARGAIN

On the Palisades, gentleman's high class country estate; forty acres; numerous outbuildings; high class environment; wonderful views; mortgage \$25,000; quick sale \$10,000.

Hugh J. McGinley, Nyack, N. Y.

Specialist in High Class Estates Everywhere.

HEALTH

Mountains, Sullivan Co., furnished 7-room cottages, lawn, arbor, 23 months, yearly. Apis. \$15 per month. MILK, Long Eddy, N. Y.

Connecticut-Sale or Let.

GREENWICH

TWO ACRES-\$10,000. On North Street with barn, suitable for remodeling as Colonial residence; very exceptional and exclusive offering; superb neighborhood; high elevation; 200 feet frontage. Apply at once!

GEORGE HOWE, 527 Fifth Av., N. Y.

Specialist in Suburban & Country Properties.

AUCTION AT WILTON, CONN.

SATURDAY, OCT. 28th, AT 2 P. M. To settle Estate of Samuel Lockwood, 136 acres, New England type house of 14 rooms; farm's cottage; 6 rooms, two barns 20x30 feet, 20x30 feet, 10x20 feet, 10x20 feet, 30 acre woodland. Extensive sound drainage system. All over \$13,000.00, with \$40,000.00; more than half may be paid on mortgage at 6 per cent. Wm. H. FIBBLE, Auctioneer, Phone 1570 Norwalk, Conn.

REAL ESTATE

E. B. LOCKWOOD, Tel. 216 Sound Reach.

E. P. HATCH INC.

Real Estate, Tel. 1923 Greenwich, N. Y.

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Westchester-Sale or Let.

GREENWICH FOR SALE. \$22,000—Attractive frame house, 9 rooms, 2 baths, 3 acres. Garage with room and bath. Five minutes' walk to station. No. 2008. \$25,000—Stone and stucco, 10 rooms, 3 baths. Garage. About 1 1/2 acres. Excellent vicinity. No. 2227. \$30,000—Reduced from \$37,000. Stucco. Central 11 rooms, 2 baths. Garage with living quarters. 1/2 acre. No. 1962. \$45,000—Modern frame house on 10 acres. Perfect surroundings. 10 rooms, 3 baths. Garage with room. Lawn and garden. No. 1906. OFFICE OPEN SUNDAYS

LADD & NICHOLS

Greenwich, Conn. Inc. Tel. 1317.

GREENWICH

Colonial Residence With Five Acres at Great Reduction. Spacious yet compact; recently reconstructed inside and out; perfect condition; large living room with huge fireplace, eight bedrooms and three baths; steam heat; garage; excellent neighborhood; near station and village; fine trees, lawn and garden; only \$27,000. Local office on Post Road, opposite 'The Maples,' Sunday phone Greenwich 1122. Every day, GEORGE HOWE, 527 Fifth Av., N. Y. Specialist in Suburban & Country Properties.

GREENWICH

\$22,000. New Colonial home, 1 1/2 acres of land. Fine trees, 2 1/2 acres on tide-water. 10 rooms, 2 baths. Easy terms. No. A1739. Office Open Sundays.

LADD & NICHOLS

Greenwich, Conn. Inc. Tel. 1317.

FOR SALE AT GREENWICH

\$70—Stone and stucco house, 10 rooms, 2 baths, 2 cars; room and bath. Newly decorated. Convenient and restricted neighborhood. View of Long Island Sound. Price \$40,000.

E. P. HATCH, INC.

Greenwich, Conn. Real Estate. PICKWICK INN BUILDING. Tel. Greenwich 1022-1023. Open Sunday.

AT NEW CANAAN

Magnificent sight, sound views; 10 room house, 2 baths, electric light. Barn, Artesian well. 8 acres ground. Owner leaving town. Call for particulars. R. B. MORSE, REAL ESTATE. Tel. 180. New Canaan, Conn.

NEW JERSEY-SALE OR LET.

MOUNTAIN STATION

Ridgewood Road—Handsome new residence, 2 houses, 10 rooms, 2 baths, 2 cars, 2nd floor; 2 bedrooms and bath on third floor; 2-car garage; nicely finished; large trees. PRICE \$28,000. Hillside Place near Montrose Ave.—An unusually attractive home, large plot, fronting 2 streets; 2-car garage; 5 bedrooms, 2 baths. PRICE \$21,000. Irving Terrace—Home, 4 bedrooms, bath, extra lavatory and toilet, new cupboards, gas, electricity, water and sewer connections; large porch; beautiful view; 100 feet front on 2nd street. MOST EXCEPTIONAL VALUE AT \$18,000. Six rooms and bath, plot 20x150. \$9,000.

Charles R. Piper

Owner and Builder. 140 Montrose Ave. South Orange, N. J.

SUMMIT, N. J.

And the hill Country near by. CROWNING OAK RIDGE. Within Eight Minutes' Walk of SUMMIT STATION. Beautifully situated 3 room home, with 2 baths, extra lavatory and toilet, new cupboards, gas, electricity, water and sewer connections; large porch; beautiful view; 100 feet front on 2nd street. MOST EXCEPTIONAL VALUE AT \$18,000. Six rooms and bath, plot 20x150. \$9,000.

EUGENE JOBS-H.F. BECK & CO.

Realtors, Opp. Sta., Summit, N. J.

Montclair, N. J.

Owner must leave town, will accept \$22,700 for his handsome Mountainide residence. Refused \$40,000 a few months ago. Has 11 rooms, 3 baths, solarium, sleeping porch, hardwood floors; exceptionally handsome trim; plot 100x200; 2-car garage. Any reasonable terms. For inspection contact:

SIMPSON-MERRITT CO.

Opp. Lackawanna, Montclair (Ph. 4046).

FORCED TO SELL TO GET CASH

My beautiful home property, consisting of very attractive house, modern Colonial architecture, of 6 rooms and the bath and fine sleeping balcony, all improvements and 1-1/2 acre plot, fine lawn, flowers and trees. Easy commuting distance in heart of Jersey's most beautiful suburban community; near express station and trolley; \$1,800 cash takes it; balance of \$6,500 on easy terms, mortgages PERSONAL, Post Office Box 1197, City Hall Station, New York City.

THE BEST IN LAKEWOOD

ESTATES, FARMS, HOMES, HOTELS, COTTAGES, PLOTS, ACRES. SMOK AGENCY INC. 124 2nd St. LAKEWOOD, N. J.

Large Tract—Wonderful View

New Mountains—called richest town in America—150 acres, ideal for gentleman's estate, golf course, institutions; large farm buildings, 2 houses, unimproved; worth \$50,000; make offer; other business compels sacrifice; would divide, exchange, take town house as part payment. Address owners, H. N. BURNETT, 17 Broadway, New York.

PALISADE, N. J.

"Along the Palisades" REAL ESTATE. SCHALL, 1011 PALISADE AVE. & PALISADE JUNCTION.

Send for Illustrated Booklet.

AMERSON CO. WELL, Summit, N. J.

H. WEATHERS & CO., Englewood, N. Y.

Registered and Vicinity—Real Estate.

SUBURBAN REAL ESTATE.

New Jersey-Sale or Let. IF YOU WORK IN NEW YORK YOU SHOULD LIVE IN MONTCLAIR. IT'S THE LEADING SUBURB OF THE METROPOLIS. For Rental. COMPLETELY FURNISHED RESIDENCE IN Lackawanna district; 10 rooms, 2 bathrooms. \$225. HILLSIDE RESIDENCE (FURNISHED); 11 rooms, 3 bathrooms, choice location. Obtainable for winter \$300 or longer. UNFURNISHED NEW RESIDENCE, in Lackawanna district, with handsome garage. Possession at \$200 once.

For Sale. A WELL-BUILT AND WELL-LOCATED RESIDENCE containing living room, dining-room and solarium, kitchen, parlor, 6 bedrooms, 2 bathrooms. Lot 100x200 ft.; fruit trees, flower gardens, attractive shrubbery. \$25,000. A RESIDENCE IN THIS SELECT residential district, contains 11 rooms, 2 bathrooms, large veranda, surrounded by several acres of land, with handsome shade trees and garden; 3-car garage. \$35,000.

F. M. CRAWLEY & BROS.

Opp. Lackawanna Terminal. (Real Estate Brokers) Montclair, N. J.

New Jersey-Sale or Let.

FOR SALE

Hill Country of New Jersey

A choice, well-located residence situated in the exclusive residential district near Paterson, exceptionally well-constructed home. Living-Room, mahogany-finished, beam ceiling, paneled side-walls, built-in bookcases, leaded glass windows, base plugs. Reception-room, ivory-white. Dining-room, Flemish finish. 4 Bedrooms, 2 bathrooms, 3 rooms on third floor. Special Features: Plate-glass windows throughout. Special hardwoods. Electric and gas fixtures. Copper gutters and leaders. Slain roof. Torch (terrazzo) and glass for winter use. Awnings, shades, metal screens. Neighborhood established and protected. In proximity to social and golf clubs. A special price of \$45,000 is named. For detailed particulars and appointment, consult:

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CHOICE INDUSTRIAL SITES

In units of five to fifty acres, on deep water, within eight miles of Manhattan. Served by seven trunk line railroads. Storage facilities unrivaled. Railroad sidings easily obtainable. Directly connected with main highways to New York. An opportunity of unusual interest to those who are seeking industrial sites well located, with the most favorable transit facilities. Will sell or lease on long terms at very attractive figures. Address—Department of Public Improvements, City of Newark, N. J.

NEW JERSEY-SALE OR LET.

EAST ORANGE

APARTMENTS IMMEDIATE POSSESSION

Situated in one of the most select residential sections of East Orange, fireproof construction; elevator service; solarium; arched main entrance; community garage; separate maid's quarters. Conveniently situated to D. L. & W. Railroad and the Hudson Tubes; 25 minutes to Cortlandt St. and 45 minutes to 42nd St. Broadway. With a few remaining apartments of 3, 4 and 5 rooms with bath. IMMEDIATE POSSESSION.

RIDGEWOOD COMPANY

74 South Munn Ave., East Orange, N. J. Phone for appointment, Orange 686-6209. Or apply to Supt. on premises.

Montclair

Nine room frame residence on North Fuller road at, near station, can be purchased for \$9,500; plot 50x150; in convenient and desirable neighborhood. Key at our office.

SIMPSON-MERRITT CO.

Opp. Lackawanna, Montclair (Ph. 4046).

REAL ESTATE—Other States.

MASSACHUSETTS—SALÉ OR LET.

SELL HALF VALUE

Exchange City Income—Own Mortgage. DELIGHTFUL BEAKSHIRE ESTATE. 100 acres, 1,800 ft. elevated, grand view, cultured community, fertile fields, beautiful woods, beautiful building. Basement 2 bedrooms, 2 baths, 15 rooms, 2 bathrooms, large garage; 2 cottages, apple farm building. Furniture, tools, equipment, etc. Details, plans, pictures shown here. Write to: E. H. FECK, care of OSGOOD PELL & CO., 17 WEST 44TH ST., NEW YORK.

Florida—Sale or Let.

FOR SALE—BELOW VALUE.

MIAMI

Four Beautiful Homes. Access Bay and River. Corner 100x100, suitable building apartments. Beach Plot, 100x50, Ocean to Bay.

Palm Beach

2 attractive cottages. Furniture, dishes, bed linen, etc. Lots 70x75, Garages.

ST. LUCIE

Superb Estate, 10 Acres, all fronting both St. Lucie and Indian Rivers. Highly developed, cultured tropical fruits. Home (furnished), 12 rooms, 5 baths, servant quarters; large boat house, dock; 2 cottages, garage, poultry and summer house. Unsurpassed fishing, shooting, boating, bathing.

Sacrifice \$53,000. Land worth double.

E. H. FECK, care of OSGOOD PELL & CO., 17 WEST 44TH ST., NEW YORK.

Miscellaneous—Sale or Let.

IDEAL Seven large, beautifully decorated BRICK houses, large sun porch, tile bath and all the up to date improvements; on extra large plot; tax exempt; 24 minutes out; price \$1,000; need \$1,500 cash and \$50 monthly; it will pay you to invest; no brokers. Write only to S. J. BOURGOIN, 114 Nassau St., Room 312.

FARM PROPERTY.

New York State—Sale or Let. 102 Acres, with Season's Crops, 4 Cattle, Horses, Poultry, Hogs, vehicles, tools, machinery, etc.; you would like this prosperous, beautiful district; handy railroad town; 90 acres machine worked fields; spring water pasture; about 500 cords stovewood; orchard, acre berries, good 8 room 1 1/2 bath house. Other interests demand sale; \$2,800 takes all, part cash, quick action. Start at \$1,000. A. S. DODDLETT, 220 So. Jackson st., Watkins, N. Y.

A Great Bargain

17 Miles from New York City. Field stone and shingle residence, built to last, 12 rooms, 2 baths, steam system; house in perfect condition. 2 car garage; 1/2 acre, excellent price \$18,000. Replacement value \$40,000; will sell for \$10,000.

FRANK HUGHES COMPANY

At Lackawanna Ter. Tel. 5000 Montclair.

SHORT HILLS, N. J.

Building Plots, 1/2 acre and larger, with improvements at prices lower than in neighboring communities. Several desirable Houses, Sale or Rent.

FREDERICK P. CRAIG

Short-Hills, N. J. Telephone 458.

Rutherford's Biggest Bargain

A gentleman's home at a moderate price. Widow will dispose of her wonderful country home, 10 rooms and bath, modern trim, double hardwood floors; large plot; garage; plenty shrubs, fruit and flowers; ideal for country life; only \$10,000; easy terms; worth \$12,500. Will be furnished if desired. Apply L. S. MCHOLEY, 150 W. 42nd St. (Sole Agent), Larchmont, N. Y. (At Station; always open).

PLAINFIELD

THE QUEEN CITY OF NEW JERSEY. USE A SUBURBAN HOME. 2072 3rd St. PLAINFIELD, N. J.

CHAS. R. REEVE, MILLBURG, N. J.

Hours from 87,000 to \$150,000. Maplewood—Short Hills—Summit.

RUTHERFORD, EDY, S. BROWN.

Real Estate, Shafer Bldg., Rut.

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