BURLINGAME REAL ESTATE

CENTRAL ADDITION—
CENTRAL ADDITION—
CENTRAL ADDITION—
(Burlingame.)
On line of electric cars; 4 minutes' walk from Burlingame station; $30,000 grammar school adjoining; directly opposite SAN MATEO PARK; lots 50 feet front and more from $850 upward; stone sidewalks, macadamized streets, sewer and water pipes in. Terms: Only 1-5 cash, balance monthly; office on property; ask conductor to stop at Peninsula av., or if you go down on train go to San Mateo and see Frank S. Grummon, 310 2d av.

SEND FOR MAPS AND PRICE LIST.

BALDWIN & HOWELL, 318-324 Kearny st.
FRANK S. GRUMMON, San Mateo, Cal.

FAMOUS BURLINGAME.
Our noted millionaires and men of leisure long ago discovered the attractions of this beautiful spot and here they dwell. All early purchasers of this beautiful property are being offered handsome profits by belated home seekers. The S. P. company say that the Bay Shore "cutoff" will be completed in 60 days. Now is the time to buy. Great big lots, 50 feet front, some 200 feet in depth. Prices range from $500 to $7,000; one-fifth cash, balance $10 per month. Streets graded; sewer and water mains laid; electric cars go every half hour. Get cars at 5th and Market or any point on Mission st. or by S. P. trains, 3d and Townsend sts. Office at station, where a local agent will be pleased to show you the property.
LYON & HOAG,
636 Market st. at Montgomery.

FOR sale or lease—In desirable part of Burlingame district, house of 5 bedrooms and 2 baths; also servants' room and bath; inclosed patio with fountain; living room 30 feet long; barn for 3 horses; will sell to responsible parties on very easy terms, or will lease for not less than 1 year. Apply to F. J. RODGERS & CO., 116 California st., or opposite Burlingame station.

WHY not own a country home only a stone's throw from the city; no fog, climate superb; 4 to 8 room homes, beautifully situated; easy terms; lots $525 up; 10 per cent down, balance $10 month; map with price and information on application.
ALBERT A. MEYER,
Real Estate and Insurance,
Burlingame av. near San Mateo drive.

WILL sell best 2 corner lots, 50x120, situated at Easton addition No. 2; price reasonable; easy payments. Box 2086, Call office.

PALO ALTO REAL ESTATE

PALO ALTO REAL ESTATE.
Quarter acre lot in our South Palo Alto tract; beautiful trees; climate superb; unsurpassed educational advantages; high ground; streetcars, sidewalks, street improvements; good water; 50 minutes from S. F.; 40 trains a day; price $350 to $650; no taxes; small payment down, balance monthly; buy now; only a few lots left; send for catalogue.
C. M. WOOSTER COMPANY, 702 Market st.

FOR sale—8 room house; 2 baths; large stable; fruit of all kinds; lot 90x200 ft.; central location. C. L. PLACE, 113 The Circle.

For sale—Attractive 7 room house in choice location on corner; fireplace; furnace. C. L. PLACE, 113 The Circle.

FOR sale—Choice bungalow; new; in central location. C. L. PLACE, 113 The Circle.

MENLO PARK REAL ESTATE

THE COLEMAN TRACT
In Beautiful Menlo.
Covered with large oaks and other trees
Will be on the market on Monday, Sept. 2.
A strictly residence subdivision.
No trading of any kind permitted.
Will have street work and perfect system sewerage and water.
Ideal home sites only 40 minutes by Bay Shore Cut Off from San Francisco.
No lot less than 100x200 ft.
Prices from $800 up.
INNES, McWILLIAMS & CO.,
887 Golden Gate av., S. F. Phone Market 3278.
CHICK, SITTIG & CO.,
Key Route Terminal, Berkeley. Phone Berk. 3903

SAN BRUNO REAL ESTATE

SAN BRUNO PARK—$6,000 will buy a nice property, consisting of lot 50x200 feet; 2 story house and stable, recently built within; framing, coal yard and feed business well started; full equipment of horses and wagons; good bargain; owner sells, being unable to work after accident met with; half of the price can be left on mortgage if desired at reasonable interest. For further particulars apply to N. BELTRAMO, San Bruno Park.

HALFMOON BAY REAL ESTATE

FREE——EXCURSION DAILY——FREE
$150—Large lots on the railroad line; depot and ocean boulevard; highest elevation; grandest location; easy terms. Call for free transportation tickets.
POTTER-STOLL CO., 604 Mission st.

VENICE beach lots; excursions daily. JORDAN & LITTLEPAGE, 1443 Fillmore; ph. West 35.

PLACER COUNTY REAL ESTATE

RESIDENCES and farms at all prices for sale. Lists from W. J. McCANN, East Auburn, Cal.

SANTA CRUZ REAL ESTATE

HOMES, investments, lots, ranches, seaside resorts. EMBERT M. BROWN, Santa Cruz, Cal.

REAL ESTATE WANTED

WANTED.
To buy about 20 acres land near the city, with railroad facilities (spur track), also water facilities, if possible. Submit full particulars by letter to
H. S. WHITE MACHINERY CO.,
9th and Bryant sts., San Francisco, Cal.

A LOT from $500 to $700 on small monthly payments; sewered and water; will build house; give exact location and particulars. Address box 3134, Call office.

PROPERTY WANTED

WANTED—Lot with an east or west front, near the panhandle of the park; for a cash customer. EDWARDS, CHRISTENSEN & GOODWIN, 55 Geary st.

I CAN sell your ranch. Write to me. GEO. W. AUSTIN, 1018 Broadway, Oakland, Cal.

REAL ESTATE TO EXCHANGE

REAL ESTATE FOR EXCHANGE.

Alameda Co.; $12,000; 9 acres, within 10 minutes' walk of Hayward; 5 room cottage; fine improvements; about 100 apricot trees; $8,000 will handle it; suitable for subdivision; will trade for 7 room dwelling near car line. (R167)

Contra Costa Co.; $6,500; 30 acres near Oakley, on county road; good house and other improvements; 900 apricot trees, 5 years old; accommodations for 4,000 pigeons; piped water; trade for Oakland property. (R225)

Napa Co.; $1,500; 41 acres, near Napa Soda springs; on county road; 2 creeks cross land; old buildings; will trade for S. F. property. (R288)

I can trade your property. Write me about it. See other S. F. papers for additional list. GEO. W. AUSTIN, 1018 Broadway, Oakland.

EXCHANGE.

Oakland, Berkeley and San Francisco Property to Exchange for Ranches.

Ranches to Exchange for Oakland or Berkeley Property.

List Your Property With Me.

J. H. EDSON,
ROOMS 18 and 19, 1008 BROADWAY,
OAKLAND.

TO exchange for a building of 3 flats in San Francisco; 20½ acres full bearing orchard 6 miles from San Jose; 6 room house, barn, windmill, tank, shed, etc.; 2 wells and 16 horsepower gas engine for irrigating; all in fine condition; this place is fully equipped and is one of the best paying orchards in Santa Clara county; no mortgage. Addres box 3139, Call office.

$6,000—For sale, mountain stock, fruit and hay ranch of 225 acres in Santa Clara county; house and barn; fenced across and hog tight; plenty wood and water; will exchange for property in San Jose or San Francisco. 1489 Dolores st., San Francisco.

TO exchange for small ranch—Lot 305x150; 25 minutes to 12th and Broadway. Box 1386, Call office, Oakland.

TO LEASE

12TH st., 132-134—Will lease for term of 4 years; fine location for wholesale or light manufacturing; plate glass front; cheap rent. Apply Argonaut Manufacturing Co., 531 McAllister st.

LIGHT corner lofts ready for occupancy, NW. cor. Battery and Sacramento sts. Apply GABRIEL-MEYERFELDER, Printers, 2066 Market st.

14,500 square feet loft; reinforced concrete class A building; light three sides; front and rear entrance; freight and passenger elevator service free; 5 and 10 years lease. Apply F. W. BRAUN, 303 Market st.

40x108—CLAY nr. Kearny, opp. hall justice; 2 frontages. Owner, 1777 Page, long lease.

SAN MATEO REAL ESTATE

——$180 CASH——
——BALANCE——
——IN EASY——
——MONTHLY——
——INSTALLMENTS——
BEAUTIFUL HAYWARD PARK
——IN SAN MATEO——
——ONLY A SHORT WALK——
——FROM THE DEPOT——
We have just placed 3 new blocks on the market, having sold all the lots in the first two subdivisions. You should not fail to get one of these superb lots. The streets are graded, sewered and macadamized, and artificial stone sidewalks are laid in front of all lots. The magnificent hotel, The Peninsular, which is nearly completed, is located in the center of Hayward park. All of the surroundings are of the best. We can refer you to 50 purchasers, many of whom live in San Francisco, who will tell you that there is no better place to put your money in than Hayward park. Remember, we are selling 50 foot lots with all street work done for $900 each. Terms only $180 cash, and the balance in monthly installments.
Don't fail to see Hayward park at San Mateo. Our branch office is there on 2d av. near B st., one-half block from the depot. Send for illustrated booklet.
FRANK S. GRUMMON,
San Mateo.
BALDWIN & HOWELL,
318-324 Kearny st.

HAYWARD PARK—
HAYWARD PARK—
HAYWARD PARK—
(San Mateo.)
A strictly high class, suburban residence property; adjoins the PENINSULA HOTEL, the Del Monte of San Mateo; $250,000 being spent on this hostelry; a permanent basis for realty values; this property is portion of the private grounds of Alvinza Hayward; beautiful trees and shrubs cover the tract; lots 50 feet and more from $900 upward; streets macadamized; stone sidewalks laid; sewer and water pipes to each lot. TERMS: ONLY 1-5 CASH—BALANCE MONTHLY.
Look at everything on the Peninsula and then see HAYWARD PARK. Only 5 minutes' walk from San Mateo depot; electric cars or S. P. train; 25 minutes from San Francisco via Bay Shore cutoff.

SEND FOR ILLUSTRATED PAMPHLET AND MAPS OF HAYWARD PARK.

BALDWIN & HOWELL, 318-324 Kearny st.
Frank S. Grummon, San Mateo, Cal.

BRIGHTON BEACH REAL ESTATE

BRIGHTON BEACH.
A seaside suburb par excellence; 5 miles from S. P.; liberal inducements to active agents. Call at 20 5th st. nr. Market 3-5 p. m.

FOR fine residence lots at Brighton Beach, on the new Ocean Shore R. R., call or write H. A. MACDONALD & CO., 2235 Mission st.

SAUSALITO REAL ESTATE

SAUSALITO.
On the hill at South Sausalito, 4 lots aggregating 60x220 and fronting on 3d and 4th sts.; price $2,500; on easy terms.
CHICK, SITTIG & CO., INC.
2025 Shattuck av., Berkeley, Cal.
Telephone Berkeley 3903.

MONTARA REAL ESTATE

MONTARA—The largest and most picturesque townsite on the new Ocean Shore R. R. Villa site lots, garden land, acre tracts, for sale. Easy terms. The company makes all improvements. Lots $200. Free excursion daily. Salesman wanted. Montara offices, Van Ness theater building.

FARALLON CITY REAL ESTATE

FARALLON CITY is beach property, 10 miles north of Halfmoon bay, on the new Ocean Shore road; 30 minutes' ride from the city hall; prices low; terms easy; returns certain; excursions daily. Office at 251 Van Ness av.

ALAMEDA REAL ESTATE

JAS. GILLESPIE,
REAL ESTATE AND RENTAL AGENT,
1733 LINCOLN AV.,
GRAND STATION.
TEL. ALAMEDA 1142.
$1,400—2 flats with separate entrances; lot 25x108; 2 blocks from Grand station; renting at $26.50 a month; speak quick if you want this.
$5,000—3 flats of 4-5-6 rooms; large lot; renting at $72 per month.
$4,000—House of 6 rooms, being on the sunny corner; lot 45x108; just finished.
$2,200—Cottage, 4 rooms; lot 50x100; Pacific av. near Grand station.
$1,500—Cottage, 4 rooms; lot 45x100; near Park st. station; must be sold.
$500—Corner lot, 33x100; near High station.
$400—Lot 25x150, near Bay station.
$3,500—Corner lot, 70x130, at Grand station. This is business property and will soon double in value.
$1,600—Lot 50x108; near Union and Central av. This is a snap. If you are looking for a home or a lot to build on come and see me. I will suit you.
JAS. GILLESPIE.
Open Sundays and Evenings.

OAK PARK TRACT
OAK PARK TRACT
is the center of the choicest residence section in Alameda. We are now offering the property at prices which will double after electrizing the steam roads.
A new, 2 story, 6 room shingle house on lot 50x147 in the center of the most aristocratic neighborhood; hardwood floors, beautiful combination fixtures; well kept grounds; garage, etc.; all in excellent taste; built for owner, who must leave immediately. This is the best bargain and most attractive place listed the past year. Only $5,500.
Also a 9 room house on Grand street near Alameda av. Entirely renovated. Lot 40x138. $5,500.
Investors or speculators, N. B. We have the best corner on Encinal av. opposite Morton station; unusual opportunity for stores and apartments; 141x144. It's a bargain.
The most prominent corner on Webster st.; 60x150; together with fine improvements, $10,000.
LEWIS & SHAW,
1504 Park st., Alameda.

$14,500—Special; beautiful residence of 9 rooms on sunny side of Central av.; hardwood floors, finished in natural wood, 2 baths, furnace, cement basement; lot 75x150; one of Alameda's finest homes in her finest neighborhood.
$6,000—Beautiful residence of 7 rooms on northwest corner of Clinton av., in one of our finest neighborhoods; modern in all respects; lot 50x150; this is certainly a bargain.
$3,750—Prettiest 5 room cottage in the city; on a northwest corner; centrally located.
$3,250—New artistic cottage of 5 rooms; large lot, fine neighborhood, conveniently located; $500 down, rest as rent.
Lots in all parts of the city. Write us for information.
HAMMOND & HAMMOND,
1422 Park st., Alameda.

CHAS. E. WEHN,
NOTARY PUBLIC
REAL ESTATE AND INSURANCE
$2,500 snap. See this at once; well built cottage 5 rooms and bath; well planned; large, comfortable rooms; in perfect condition; corner lot; handy to station.
$3,250—Swell bungalow of 5 rooms and bath.
$3,150—New bungalow; 5 rooms and bath; terms.
$4,000—New, modern cottage; 5 rooms and bath.
$4,000—New, modern, 2 story house; 7 rooms and bath. This will suit.
$5,000—Sacrifice sale, as owner is leaving town; 9 room cottage; well built; on corner lot; near station and car.
Lots for sale from $450 up.
See me for bargains.
CHAS. E. WEHN,
1128 Lincoln av., By Station.

L. W. McGLAUFLIN,
REAL ESTATE AND INSURANCE,
Citizens' Bank Building,
2407 SANTA CLARA AVENUE
Phone Alameda 1659 Alameda, Cal.
HERE IS A SPECIAL BARGAIN; A SNAP FOR SOME ONE:
$4,000 buys a model, 7 room house in absolutely perfect condition inside and out; everything modern; price includes all furniture, carpets, rugs, draperies; a beautiful upright piano, Cable & Sons makers; a completely equipped home; buyer can move right in; owner obliged to move away for business reasons; this is your chance; don't miss it.
SEE McGLAUFLIN.

L. W. McGLAUFLIN,
REAL ESTATE AND INSURANCE,
Citizens' Bank Building,
2407 SANTA CLARA AVENUE
Phone Alameda 1659 Alameda, Cal.
GET IN THE PROCESSION
ALAMEDA IS NOW IN THE LEAD
The Southern Pacific has applied to our council for a franchise for electric "feeders" to connect with the South Shore and Horse Shoe route, thus insuring IN THE VERY NEAR FUTURE the most modern, up to date electric railroad service in the world.
I have Some Rare Bargains in Lots. Dwellings and Business Investment Properties.
SEE McGLAUFLIN.

NEW 5 room bungalow, lot 35x140, situated in the finest part of Alameda; $3,600; $500 down, easy terms.
One of the finest 8 room 2 story homes, one of the finest; situated in the fashionable part of Alameda 1 block from Chestnut st. station; $3,500.
An elegant 16 room corner home on one of the finest avenues in Alameda, $16,500.
We have some bargains in some lots ranging from $500 up.
MILLER & BANTA,
1424 Park st., Alameda.

C. V. HUGHES CO.,
1419 Park st., Alameda.
$3,150—$500 cash buys a new cottage 5 rooms, bath complete; balance monthly $35.
$2,900—Modern 2 story home containing 7 rooms and bath; fruit trees, barn, large yard; $1,000 cash buys it.
$1,250—Large lot facing 3 streets; 135 feet frontage; suitable for 5 small cottages; mortgage $500 can remain; cash $750.
We have new cottages and homes.

ALAMEDA REAL ESTATE—Continued.

THE MASTICK PARK TRACT
THE MASTICK PARK TRACT
THE MASTICK PARK TRACT
MR. HOMESEEKER: It will pay you to read this BEFORE SELECTING YOUR HOME.

YOU owe it to yourself to inspect the beautiful MASTICK PARK TRACT property in ALAMEDA—THE HOME CITY.

SEE the cozy homes already built and building. SEE the choice lots still awaiting the home builder.

SAVE 20 PER CENT.
10 per cent discount for cash.
10 per cent additional if you build.

OR SAVE 10 PER CENT
By buying lot on easy terms and BUILDING.

OR buy your lot on easy terms, and when ready to build you have your homesite.

OR we will FURNISH LOT and MONEY to build and deed you the property for an initial cash payment amounting to ONE-FOURTH of house and lot and monthly payments amounting to 1 PER CENT of cost of house and lot. YOU SAVE ALL BUILDING PROFIT. You have the option of making larger monthly payments.

BY buying in the MASTICK PARK TRACT you have the advantage of both city and country. WE DO NOT PROMISE RAPID TRANSPORTATION—IT IS HERE—74 trains daily to San Francisco. Fare $3 per month. Time, 28 minutes. 1 MINUTE'S WALK from tract to MASTICK STATION, 6 MINUTES' WALK TO ENCINAL STATION with 35 daily trains to San Francisco.

NO PROMISE OF STREET WORK, SIDEWALKS, WATER AND SEWER—THEY ARE IN.

We do promise 20 to 23 minutes' time from Mastick station to San Francisco as soon as the S. P. changes its present suburban steam system to electric.
Two million dollar car equipment already ordered.

We do promise less than 5 minutes' time from Mastick to 14th and Franklin sts. Oakland, when above change takes place.

Figure yourself how desirable and valuable the Mastick Park tract property must become.

IT is worth something to you to know you can reach home in 30 minutes from the ferry depot. THAT you can calculate within 3 minutes of your time of reaching home.

That the Mastick Park tract is the only desirable suburban residence district within 7 miles and 28 minutes of the San Francisco ferry depot and within 7 minutes of Oakland.

THAT your family has an abundance of fresh air and sunshine!

THAT you can raise your own vegetables and small fruits and keep a cow and chickens if you want to.

THAT the soil is a rich, sandy loam—no adobe—workable at all seasons of the year!

THAT you can make 8 per cent interest per year on the cost of your lot from what you can raise on the rear of it!

THAT this property is bankable, steadily increasing in value, making good interest on your investment.

THAT Alameda banks are advertising to loan money on Alameda property.

THAT the Mastick Park tract property is to Alameda and Oakland what the Santa Fe tracts were to Oakland and Berkeley. Buy now before advance in price.

THAT the city of Alameda is the San Diego of the bay counties.

LIVING IN A CROWDED city is an unnatural existence. It may be all right for you, but unselfishness demands you should do all possible for the good wife and children.

YOU can do this by living in MASTICK PARK, and for less money than in San Francisco.

TERMS and prices place this most desirable residence property within the reach of the most moderate purse.

To reach property from San Francisco take ALAMEDA boat at ferry depot. ON ALAMEDA side take train to MASTICK station, walk 1 block north to tract, which fronts 1,080 feet on Pacific av. (70 feet wide), one of ALAMEDA'S most beautiful highways.

FOR further particulars call, or a postal will bring you a circular containing a map of ALAMEDA city and a plat of property, showing lots, prices, etc.

OFFICE OPEN DAILY.

C. C. ADAMS & CO., AGENTS,
813 PACIFIC AV., ALAMEDA, CAL.
Phone Alameda 2482.

ALAMEDA LAND CO., 1418 Park st., Alameda.

We have received imperative instructions to sell the following described properties this week. Several of these properties are being sold owing to death and removal, and positively must be disposed of. Here is an opportunity to secure exceptionally fine bargains.

Terms can be arranged on any of the following:

$2,500 will buy a large, 7 room house and bath; high basement; stable and shed; lot 25x150; terms $1,000 down, and balance can be arranged.

$3,150—Large, 7 room, 2 story house; lot 50x150; on the west side of one of our principal streets, surrounded by fine homes. This is a bargain.

$3,500—Elegant 5 room cottage on bungalow plan; in fine location; with large lot; near trains and schools.

$1,750—5 room cottage; lot 50x150; on easy terms; a snap.

$4,500 will buy a large, 6 room cottage; with an elegant corner lot 46x136; house alone cost $4,500 to build; must be seen to be appreciated; easy terms.

$5,000—Elegant, 8 room colonial home; large reception hall, with front and back parlors and dining room; alcove bedrooms; spacious grounds; lot 52x136; flowers and fine lawn; tea garden; cement sidewalks running around the house; originally cost to build $8,000; this property has to be sold immediately, owing to sickness; first come, first served; see this property.

$6,500—Lot 126x136, with spacious, 6 room cottage; on one of the finest corners in Alameda, permitting the erection of 3 other houses on the adjoining lots; can be bought on
EASY TERMS.

$6,500 will purchase an elegant, new, 8 room, 2 story house, with large lot; on Central av.; finished in the most improved style; with all modern conveniences.
EASY TERMS.

$6,500—9 room, 2 story house on Central av.; lot 60x150; large stable; to be also sacrificed owing to the departure of the owners for the east.
Any of the above can be bought on EASY TERMS.

See the ALAMEDA LAND CO. before purchasing.

ALAMEDA LAND CO.,
1418 Park st., Alameda.

INSURANCE. NOTARY. HOME-BUILDERS.

$325—Lot 33:42x100; $50 cash, bal. $10 per mo.
$500—Choice corner lot; $50 cash, bal. $10 per mo.
$700—Lot 33:4x135 in a fine location.
$1,850—5 room cottage; lot 36x135; easy terms.
H. G. MEHRTENS,
1600 7th st., Alameda.

F. R. NEVILLE,
REAL ESTATE, NOTARY, INSURANCE.
HOUSES, COTTAGES, FLATS
For Sale, To Let and To Lease.
Lots at $50 to $500, Cash Down.
1511 WEBSTER ST.
ALAMEDA.

FOR sale—2 houses, both new, near Willow station, Alameda; a 5 room cottage and a 6 room house, on easy terms; 1904 and 1908 Mulberry st., Alameda. Will be at 1904 Monday, September 9, from 10 a. m. to 3:30 p. m. Come Address 18 Byington av., San Francisco, Cal.

BERKELEY REAL ESTATE

WE SELL THE EARTH.
JUSTER & BAIRD, 2177 Shattuck av.
$4,500
Fine 2 story 6 room house almost new; lawn, garden, street work complete, including sidewalks; only 1 block from Telegraph av. A bargain.
$4,800
In North Berkeley; beautiful new 6 room house elegantly situated overlooking bay; fine lawn, garden; large storage shed; lot 40x135. Must be seen to be appreciated.
$5,200
In Parkside; 2 elegant lots making 100 feet of frontage; have been offering these lots separately for $3,000 each; must be sold; if you do not want the whole make us an offer.
JUSTER & BAIRD, 2177 Shattuck av.
Phone Berkeley 1547.

NOW this is 12 per cent income on your investment, a fine bargain; a pair of well located, ideal, sunny, 6 room flats; 2 separate homes are offered for $5,500; the rents do it now. See GEORGE W. MENEFEE, builder, 3011 Shattuck av., Berkeley.

BERKELEY REAL ESTATE—Con.

REED REALTY COMPANY,
2075-77 University Av.

HOUSES TO LIVE IN

$8,000—7 rooms, Benvenue st. near College; lot 50x150. 394
$6,850—7 rooms, brand new, in Berry-Bangs; terms. 347
$6,000—7 rooms, south frontage; splendid neighborhood. 395
$5,500—6 rooms, just being completed; south frontage, near College st. 398
$750 cash—A new bungalow, close in to transportation; east of Shattuck st.; $3,500.
There's a big, long list of others in the office.

LOTS TO BUILD ON

$3,150—60x155; one of the most prominent view points in all Claremont; right at the station. 534
$2,250—50x124, facing south on Webster st., just west of College.
$2,250—50x118; on Colby, at the head of the street. 619
$2,100—50x130, on Benvenue st., facing west; north of Webster st.
$2,000—52x134, on the west side of Grove st. near Dwight; a snap. 697
$1,750—50x130 on Regent st., facing west; in Fairview.
$1,500—39x96; Webster st. near College, facing south.
$900 each—37½x126; 2 lots facing south on Addison st.; everything done; a rare bargain.

If these don't show you what you want, tell us your plans. We'll find property to suit.
Phone Berkeley 107.

$7,500—$1,500 cash, balance $50 per month; 2 large new houses, 1 with 50 foot lot and furnace, in Claremont district, 3 blocks from Key Route station.
$6,500—$1,300 cash, balance $45 per month; another house, similar to above, in the same location, but slightly smaller; double floors, paneled walls, tinting and electric fixtures to suit; lawns and cement walks; it will pay you to investigate.
$4,250—$2,000 cash, balance $25 per month; 6 room house on Regent between Oregon and Russell; this is exceptional value for a house in such a neighborhood.
$5,800—$2,800 cash, balance at 6 per cent; another 7 room house in Regent st.; snap.
The owner of a 40 lot on Stuart st. will sell lot to a prospective builder for $1,500 cash and will build on lot according to buyer's plans, taking total payment for house on a monthly installment plan; we will cheerfully furnish details; ask us.

$2,800—Cash $1,000, balance on terms; the cheapest 45 foot lot in the Berry Bangs tract.
$38 per front foot for a lot on Claremont av., facing the gates of the park; easy terms.
$37.50 per front foot for a lot on Prince just around the corner from Claremont.
THE WARREN CHENEY CO.,
FIRST NATIONAL BANK BUILDING,
2082 CENTER ST., BERKELEY.

$1,800—Buy one or more lots on Alcatraz av. and only 1 block east of station; splendid business property, with good future; 40x105.
$1,000—Lot in the McGee tract and far below surrounding values; a snap; 50x130.
One of the best lots in Claremont park sue $700 less than adjacent property; permanent marine and hill view; 50x240. This cannot be beat.
$1,200 down and you obtain possession of a pretty 5 room cottage, situated on northeast corner and having good view; occupied by owner and built 1 year ago for a home; attractive hall, good size rooms, dining room finished with best of paneled and hardwood materials; well arranged kitchen with convenient pantry and cooler; front lawn and garden; rear yard; cement walks; $3,050; $1,200 cash, balance on easy terms; same as rent.
$2,700 down and you obtain possession of a new 6 room house that is just completed and located in a district that is steadily increasing in value; close to car line; lot 50x135; $4,200.
$8,500—House of 9 large rooms at NE. corner and 3 blocks east of local trains; in good neighborhood and has splendid view; every room sunny; 4 stationary washstands; front and rear stairway of solid walnut, with hand carved posts; high basement and extra good foundation; stable and windmill; lot 70x134; a bargain and on easy terms.
E. L. CORYELL,
Key Route Terminus.
Key Route Terminus.
2109 University av. Phone Berkeley 660

BIRDSALL & CRAIG,
2185-87 SHATTUCK AV.
$4,200—New Queen Anne cottage of 6 rooms in 65th st., 3 minutes from streetcars and local trains; lot 40x120; easy terms.
$4,500—Ward st. near Ellsworth; 5 room cottage; high basement; flowers and shrubbery; lot 50x135; $1,750 mortgage can stand.
$6,250—New 8 room house in Stuart st. near Telegraph av.; hall and dining room paneled and beam ceilings; large sun deck; hardwood floors; very inviting; easy terms.
$10,500—Piedmont av. near Parker st.; new 7 room house; artistically and substantially constructed; lot 50x135; terms cash.
$12,500—SW. corner Piedmont and Derby; new house of 9 rooms and conservatory. This is delightful from every point of view; come and let us show it to you.

General agents for the following residence tracts: Rockridge Park, Oaklawn, Woodlawn, Vernon Park, Brookside and Hillside Terrace, Bay View Terrace and Roselawn.
Suburban office corner College and Claremont avs. Open Sundays. Let us show you some money making lots in above tracts. Easy terms.
BIRDSALL & CRAIG,
2185-87 SHATTUCK AV.
BERKELEY.

$2,500—New 5 room cottage with bath, pantry, laundry, reception hall, electric lighting and fuel gas; lot 32x120; convenient to stations and car lines. Terms, $500 cash, balance $25 monthly.
$3,000—New high basement cottage, with bath, pantry, laundry, etc.; lot 30x100; street work and walks complete; convenient to S. P. station and car line; south frontage. Terms, $500 down and $25 monthly.
$3,250—Fine, new 5 room, high basement cottage; bath, pantry, laundry, combination fixtures, brick mantel; lot 35x90; street work and walks complete; fine situation; convenient to stations S. P. and Key Route; south frontage. Terms, $750 cash, balance $25 monthly.
$4,000—Beautiful 6 room, high basement cottage; bath, pantry, laundry, reception hall; combination fixtures; lot 40x100 (more ground if desired); street work and walks done; conveniently located; south frontage. Terms, $1,000 cash, balance monthly.
O. A. RUDOLPH,
Lorin Station, South Berkeley.
Open Sundays.

GOOD HOMES IN ALL PARTS OF BERKELEY ON REASONABLE TERMS.
We have an extensive list—come and examine them.
$2,500—New 4 room modern cottage, containing bath, electric lights and fuel gas; easy terms.
$3,500—Good 15 room house, 4 blocks from station and 2 blocks from street cars; good location for boarding house; lot 50x135; $1,500 cash.
$3,700—High basement cottage containing 6 large rooms; house is in fine condition; lot 75x90.
$6,250—7 room 2 story house; modern in every way; situated north of the university on Virginia st., No. 2308; a fine home; come and examine it for yourself.
H. D. IRWIN, Agent,
3264 Adeline st. near Alcatraz av., South Berkeley, Cal.

$8,600—Beautiful 8 room Hillegass av. house; will exchange for San Jose property.
$5,250—Marine view home, 7 rooms, in North Berkeley; good investment; large lot, near university.
W. J. MORTIMER & CO.,
2117 Center st.,
Berkeley, Cal.
Phones Berkeley 804 and 3136.
Associates—W. G. May, H. P. Mackie, A. L. Goodfriend, A. W. Bailey, B. W. Badger, W. B. Knapp, T. P. Mortimer.

$12,000—The best buy in Berkeley today; an elegant 8 room house and large attic; very finely furnished throughout; all furniture in harmony with a new $600 piano; all rooms very large; double parlors alone are 40 feet long; very large hall; dining room 16x18; kitchen the same; a fine 2 story barn; room for 10 tons of hay, 4 horses, buggies, etc.; the lot is 50x125; located on University av., No. 1617; the cheapest lot in this whole street is $100 per front foot; investigate this. Apply to owner, South Berkeley postoffice.

$5,800—East of Telegraph av. near Dwight way; 5 minutes to university and Key Route trains; 7 room home, modern in every respect, in an excellent locality; this is a bargain; terms, too. P. O. box 306, Berkeley.

FOR sale very reasonable—A fine home in Claremont park near hotel; house of 9 rooms; cement cellar; fine paneling; furnace; large lot; finely laid out, with cement walks; fine view; terms if desired. Inquire of owner, 0611 Tremont st., South Berkeley.

NORTH BERKELEY BARGAIN—Artistic house of 8 rooms; has never been occupied; very convenient to trains; lot 42x135; in excellent locality. This is a snap. Price $4,600, cash $1,500. P. O. box 306, Berkeley.

OWNER MUST SELL—Leaving town; a pretty 7 room bungalow; oak floors and new; garden, lawn and lots of sunshine; 3 blocks of Key Route trains. Write P. O. box 222, Berkeley, for terms, etc.

BARGAIN in flats—Owner needing money will sell at great bargain 5 and 6 room flats near Key Route station; rented steadily $70 a month. Write box 333, Berkeley, for particulars. No agents.

FOR sale—My new 7 room house; attic, bath, porches, beamed ceilings and hardwood floors, large closets; Benvenue av.; $7,250; $1,500 cash. P. O. box 222, Berkeley.

FOR sale—$4,700; $2,650 cash; a 7 room house in North Berkeley; new and picturesque. Inquire at 2339 College av., Berkeley, or address P. O. box 93, Berkeley.

BARGAIN—7 room house; modern; large lot; east front; best value in town. Call and see owner, 2638 Dana st. bet. Derby and Carlton.

BERKELEY REAL ESTATE—Con.

FERRIER-BROCK COMPANY, INC.,
Berkeley, Cal.
$500 CASH AND BALANCE TO SUIT.
A new 5 room, west front and well arranged house on Josepoine st., in neighborhood of many new and attractive homes; price $3,750; see us immediately about this bargain.

FURNISHED AND UNFURNISHED HOUSES FOR RENT.
FERRIER-BROCK COMPANY, INC.,
2121 Shattuck av., Berkeley, Cal.
"At the Key Route Terminus."

$4,600—$2,000 cash; new 7 room house, built for a home and no expense spared in building; 4 fine bedrooms; fine big porch built of brick; extra fine fixtures; everything fine; 40 foot lot and only 3 blocks from this station; investigate; this is worth $5,000; sickness cause of selling. W. C. MORAN & CO., cor. Adeline and Alcatraz, South Berkeley.

ON College av.; modern 8 room home; has hard floors, sun deck and furnace; conveniently arranged; artistic finish; everything up to date and substantially built; large lot, flowers and lawn; 5 minutes to Key Route cars, now running; convenient to Claremont hotel; price $6,800; good terms; owner going away. P. O. box 306, Berkeley.

ELMHURST REAL ESTATE

PHILIP REILLY,
Bay View av., Elmhurst.

ABOUT homes. You want one you can reach without wasting unnecessary time; Elmhurst is the coming place; look to it for home sites; it is not boomed; the streetcar still holds to the old 10c fare, while we are closer to Oakland than Berkeley or Alameda and to the city by main line trains. With the same consideration in street car service and fares property will greatly increase in value. Lots with street work complete; cottages on easy terms; business property paying 15 per cent. A special snap this week, a store and 5 rooms, $2,800.
PHILIP REILLY, opp. Elmhurst Power House.

ELMHURST
Fine lots in the Alvin tract; combine city and country life; tract only 40 minutes from San Francisco; lots only $125 each on $5 monthly payments; take boat which connects with train to Elmhurst; property right at station.
OSCAR HEYMAN & BROTHERS,
2380 Pine st.

FRUITVALE REAL ESTATE

VALLEY VIEW TRACT.

FRUITVALE.

Beautiful lots; fine mountain view; level; 1 block from school and car line; 200 feet elevation; 5c fare to Oakland, Alameda and Berkeley; city water, electric light, telephone and all conveniences. Price $250 to $300; no higher. Terms to suit.

WESTERN PACIFIC LAND CO.,
1240 Fruitvale av.
Automobile at Our Office.

HENRY BARKMEYER.
1206 Fruitvale av., Fruitvale.
$1,400—New cottage of 3 large rooms and hall; hard finished; lot 100x106; near foothills; 3 blocks from car line; terms $400 cash, balance $15 per month; interest 7 per cent. (445)
$1,700—Cottage of 4 rooms; pantry and closets; good well and pump; elegant garden; berries and fruit trees in bearing; lot 68x100 fronting on car line; high elevation. (457)
$2,100—Neat cottage of 4 rooms; also 2 room house in rear of lot; lot 75x168; all in bearing fruit trees and berries; city water; cement walks; terms $500 cash, balance $20 per month. (453)
$2,200—2 story house of 6 rooms and bath; porcelain tub; pantry and closets; fireplace; ½ block from electric car line and 3 blocks from local train; terms $500 cash, balance to suit. (460)
$2,500—Corner lot 106x200; new cottage of 3 rooms; hard finished; also small store on corner; barn and chicken houses; good well and pump; high elevation; this is a fine speculation and business opportunity. (445)
$4,500—Elegant country home; modern cottage of 7 rooms and bath; porcelain tub; pantry, closets, etc.; large front and back porch; 2 acres of fine land; 2 story barn; fine well, windmill and tank; shade and fruit trees and berries; terms $2,000 cash. (Elmhurst.) (389)
For further particulars apply to
HENRY BARKMEYER.
1206 Fruitvale av., Fruitvale.
Telephone Merritt 476.

H. A. PLEITNER, Fruitvale Station, Cal.
Phone Merritt 449.
$1,550—New house of 5 rooms, with lot 50x215, in upper Fruitvale, close to car line; price reduced for quick sale and easy terms.
$1,400—New cottage of 4 rooms and bath; fine lot; 3 blocks from local trains; $200 cash down, balance in installments.
$2,000—Modern cottage of 4 rooms and bath, hall, basement, etc.; extra fine lot and location, 2 blocks from Fruitvale station; part cash, balance on mortgage if desired.
$1,450—New cottage of 4 rooms and bath; lot 50x100! 3 blocks from local station; very convenient in every way; $300 cash down, balance $15 per month.
$1,500—New 4 room cottage, hall, bath; lot 50x120; only 1 block from streetcars; $200 cash down, balance on terms to suit.
$2,700—New and modern cottage of 5 rooms, hall, bath, basement; fine corner lot, 52x122; alleyway in rear; 3 blocks from Fruitvale local station; very easy terms.
$2,800—Brand new and modern cottage of 5 rooms, hall, bath, high basement, etc.; lot 43x137; chicken houses and yard; ½ block from Fruitvale av.; liberal terms.
$2,150—New and modern cottage of 4 rooms; up to date; corner lot 40x100; excellent view and close to new Fruitvale high school; easy terms.
$3,500—Modern 4 room cottage, bathroom, etc.; well, windmill and tank, chicken houses, etc., and 1 acre of land with 50 fruit trees in bearing; installments if desired.
H. A. PLEITNER, Fruitvale Station, Cal.

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Lots $100 Upwards, $10 Cash, $5 Monthly
THE LAST CALL
Lots $100 Upwards, $10 Cash, $5 Monthly
NO INTEREST NO TAXES
To the wage earner: