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A choice apartment containing 8 rooms, 2 bathrooms; large open porch; fine section; handsomely furnished; month..... $200
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Attractive colonial residence, with 11 rooms, solarium, four bathrooms, 7 bedrooms; situated amid choicest surroundings, and commanding beautiful views..... $35,000
Mountainside residence, on plot 200 feet front; contains 12 rooms, 3 baths, solarium; handsome interior; large grounds, double garage, with chauffeur's quarters..... $50,000

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Offices opposite Lackawanna Terminal, Montclair, N. J.

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Price $7,500 to $20,000

Balance monthly, less than rent, buys beautiful new suburban homes, ready for occupancy, plots 50x100 and 80x100, 30 minutes from New York, commutation 9 to 11 cents; 6, 7, 8, 9, 11 speakers rooms, breakfast room, sleeping porch, sun parlor, Colonial open fireplace, tiled bathrooms; finished with hardwood trim, mahogany doors, white enameled woodwork, parquet floors, extra plugs for floor lamps, steam heat, up to date electric light fixtures, large porch, sewers, gas and electricity; near schools, churches, stores, country clubs, social clubs, tennis courts and an 18-hole golf course.

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ABOUT 100 acres, in New Jersey, quarter mile from New York State line, 28 miles from New York city, one mile from railroad station; 1,200 ft. road frontage; 60 acres virgin growth timber, 40 acres orchards and fields; outbuildings only remaining on the premises; owner now residing in California, will sacrifice, for $20,000; free and clear; might consider exchanging for equity in California property. Principals only. THOMAS J. O'REILLY, 54 Chambers st.

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AT Westwood—Eight room house, all improvements, near station; plot 100x150; apples, pears, cherries, grapes, hollyhocks, asparagus beds, strawberries, currant bushes &c.; an ideal home, values at $8,000; sell to close estate $7,500, half cash; possession April 1; also 12 room house, all improvements, bargain. Address OWNER, room 1007, 1170 Broadway, New York.

AN opportunity for homeseeker; finest part Forest Hill section. Newark; 100x132; house Pompeiian brick and shingle; large garage; real bargain value $30,000; yours for $20,000; terms; possession. OWNER, R. MOORE, 115 Broadway. Telephone Rector 4779.

AT Snyder's Commuter's suburban home, three acres, shade, fruit, select surroundings; 10 rooms, bath, steam heat, electricity, open fireplaces, stable-garage; express depot 10 minutes. PRICE OFFERED. Ridgewood, N. J.

ATTRACTIVE new house, six rooms; all improvements; large plot; hills Northern New Jersey; 42 minutes; only $9,900; easy terms. ASAHEL CHAPIN, 15 Wall st.

A TREE and clear farm, near Plainfield; 68 acres; $17,000. Room 6, 11 East 14th.

BEAUTIFUL Edgewood farm of 10 acres; five miles from Flemington, one-half mile from Stanton station; eight room house, all improvements, wide piazza, with wonderful view; small barn, good chicken house, garage; all kinds of fruit; price $7,000. Also adjoining farm of 42 acres, in high state of cultivation; good Colonial house, usual outbuildings; price $5,000; will sell together or separate. L. A. VAN ZANDT, Cape Haven, N. J.

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COLONIAL HOUSE, eight inch hollow tile; two tiled baths; open fireplaces; sun parlors; perfect in every detail; corner property; price, $14,000; easy commuting, West Shore, H. H. ARTHUR, 12 John st., New York.

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Ridgewood, N. J.—For Sale—Price $8,000; eight rooms and bath; steam heat; all improvements; open fireplace; lot 50 by 108. THE FRED'K C. SMITH CO. Office opposite station.

ESTABLISHED boarding house for sale; residential section; all year business; rooms beautifully furnished; sunshine, running water, electric light, heat, baths; hardwood floors; accomodates 30 guests. Box 162, Asbury Park Press office.

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FARM FOR SALE, 2½ miles west of Princeton, suitable for gentleman's country place, 150 acres, Penn loam, 30 acres in meadow, with brook, macadam; fast line trolley; price $25,000. Address R. L. SMOCK, 508 5th av., Asbury Park, N. J.

FOR SALE—Large grounds, splendid trees; old fashioned residence, 13 rooms, bathroom, laundry, extra toilet, steam, gas, water; on hilltop; two blocks from railroad and trolley; near golf club; $16,500; easy terms; Englewood, Hudson av. station, N. J. CONVERSE, owner, on premises.

FOR sale or rent—A cottage in hills Northern Jersey; quiet, restful; scenery; brooks, shade, flowers; suitable for artist, author or composer; good terms. Box 253, Hillsdale, N. J.

FOR Sale—Eight room house; steam heat, electricity, modern improvements; Grant School section; lot 50x140; price $7,000. Address OWNER, 612 Maple st., Westfield, N. J.

FINE house, ½ acre, all improvements, OWNER 61 Brookside av., Ridgewood, N. J.

FARM for sale, between six and seven acres; abundance of fruit and berries; excellent land; eight room house, all improvements; two room bungalow, barn, workshop, shed, two hen houses; city water in house, barn and bungalow; fine neighborhood, one mile from station and trolley; will sell at reasonable price, but not sacrifice, on account of removal from town. B. F. S., 865 Clinton av., Plainfield, New Jersey.

FOR sale in New Jersey, eight miles from Hoboken ferry, 20 acres of land, hotel and picnic grounds; bowling alleys, pool table, dancing pavilion, ball grounds, sweet water lake, icehouse, stable, sheds, savings, electric light and city water; also grounds suitable for factory sites. Inquire R. LEIVE, Paterson and Moonachie avs., Carlstadt, N. J. Passaic cars pass door.

FARM for rent, 140 acres, 10 room house, buildings, machinery, windmill, winter grain. A. L. CANFIELD, Somerville, N. J.

GENTLEMAN'S Colonial home, 14 rooms, ½ acre; improvements; stores, churches, lodges, schools, 20 minutes by express, West Shore R. R.; high, dry; four fine lots, main street; continuous line lots by acre. Owner, BANDHOLTZ, Dumont, N. J.

GRANT PARISH offers Colonial Homestead; unique; delightful location; near sea; entire block grounds; $10,000. Office, Asbury, N. J.

HOUSE, 10 large rooms and bath, all improvements; oak floors, steam heat; just decorated inside and out; perfect condition; large porches; lot 50x150; shade; five minutes' walk Ridgewood depot; $9,000. OWNER, 39 North Pleasant av., Ridgewood, N. J. Phone 1460.

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LITTLE FALLS, 10 miles out, near station, six room bungalow, modern improvements, hardwood floors; fine condition; garage; price $6,000. BODEN'S, 26 Cortlandt st.

MONTCLAIR, N. J.—$22,500, complete remodelled, comfortable house; most select neighborhood of south side; 12 rooms, electric lights, 3 baths, hot air furnace with thermostat, hardwood floors, &c.; on lot 50x125; possession June or July 1; no brokers need apply. Address GODEN BROWER, Jr., 261 Broadway, N. Y. City.

MATAWAN, N. J.
Frame residence, fine location main street; suitable for physician; 11 rooms; possession April 1; sale or rent. R. W. HORNER, 16 Exchange place, N. Y.

NEWARK.—Corner plot, 155x85; house, eight rooms and bath, electricity, gas and steam heat, hardwood floors; five garages, with electric light; first class residential section, overlooking park, one block from trolley line; can be bought whole or three parts. JAMES G. BRIERLEY, 3 Elwood av., Newark, N. J.

NEW house, very best construction, large living room, fireplace, dining room, pantry, kitchen, laundry, four bedrooms and bath, steam heat, oak floors; lot 50x120; five minutes' walk depot; $8,500. Apply 39 North Pleasant av., Ridgewood, N. J. Phone 1460.

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RUTHERFORD, N. J., 9½ miles New York.—Corner house; hall, living room, dining room, pantries, kitchen on first floor; four bedrooms, bath, second floor; finished room, open attic, third floor; gas, electric, steam; double floors; hardwood trim; oak staircase; nearly decorated and painted; street improvements; five minutes station; large grounds; immediate possession; ONLY $8,500; terms arranged. VAN WINKLE CO., opposite station, Rutherford.

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$8,000 Easy Terms COLONIAL HOME 8 ROOMS; Tiled Bath; Plot 100x100 ft.

EASY COMMUTATION TO NEW YORK; permanent home; everything modern; electric light, steam heat, panelled walls, parquet floors; select neighborhood; water sports, golf, country club, schools, &c. Send for photo; fine living room, with huge open fireplace. You can buy this charming place with a little cash down and the money you pay now as rent. Investigate. GEORGE C. BLACKWELL, Sherman Square Hotel, Broadway and 71st st., New York city. Tel. 8100—Columbus.

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With 125 feet river front; wonderful views by day and night of New York and the river; house of light colored brick and limestone; is the most substantial and modern in the neighborhood, which is high class; interior, selected oak and mahogany; eight bedrooms, two baths, every improvement; large plot of ground, garage to match house. For photographs and details, see

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Country house of highest type; garage, stable and farm buildings in perfect condition. Can be bought for less than $50,000.

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SUBSTANTIALLY built home, in good condition; seven large rooms, modern bath, electricity, steam; large porch; large plot; $11,500, half cash. Address P. O. box 354, Hackensack, N. J.

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SADDLE RIVER, grain feed mill, four living rooms, lake, four acres, fruit; $2,500; photographs. HOVER, 212 Broadway, New York.

TWO BUILDINGS FOR SALE, one 75x140 feet, other 40x130 feet, both frame construction, with corrugated siding and paper roof. GENERAL MOTORS CORPORATION, Bloomfield av. and Grove st., Bloomfield, N. J. 'Phone Bloomfield 1-00.

TENAFLY, N. J., and neighboring towns, desirable properties. K. R. C. Smith Realty.

UPPER MONTCLAIR, N. J.—$8,000, frame house, slate roof, nine rooms, bath, pantry and large storeroom, hot air furnace, electric light; very convenient to railroad station; lot 60x110. Apply by mail, D. T. WARDEN, 404 Upper Mountain av., Montclair, N. J.

VALLEY View Farm one of the best. The Grant Parish Farm Agency, Asbury Park, N. J.

$15,000.—Modern house, eight rooms, three baths, garage, lot 83x150; also other choice properties. JOHN D. MUNTHER, 16 Sloan st. (telephone 345), South Orange, N. J.

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A business man of large affairs and broad experience in agriculture and kindred lines, in talking with me recently, made the following statement: "From my practical experience and investigations in various parts of this country I am convinced that more money can be made in Florida, on the capital invested, than in any other State in the Union." This man is now in Florida investigating the possibilities of the citrus-fruit industry.

The growing of commercial grapefruit and oranges is one of the largest and most profitable industries of Florida. If you are interested in learning more of the practical side of citrus-fruit culture, you will be interested in knowing how the industry is being conducted at

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The ownership of a grove at Lakeland Highlands does not require personal attention or experience. The Grove-Owners' Co-operative Association will give your grove perpetual scientific care at actual cost. The Florida Citrus Exchange, a co-operative marketing organization, will pick, pack and market your fruit at actual cost; you are relieved of all details. Your interests are fully protected at all times and your investment steadily increases in value.

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A ten-acre grapefruit or orange grove costs $4,950, on terms to suit purchaser. A conservative estimate of $5,00 per tree profit shows an income of $2,120 per year, or equivalent to 42% on $50,000. The income begins after the fifth year, during which period your grove doubles in market value. A grove of this size will give you an independent income and the opportunity to improve your health and living conditions. For details

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There are pitfalls as well as opportunities; get dependable information before you locate or invest; Florida's great agricultural Journal tells straight facts; answers questions on soils, crops, &c.; describes towns and sections (illustrated); and inspection department investigates land or property anywhere and makes unbiased authentic report; better be safe than sorry; send $1 today for six months' trial subscription; worth many times that to any one interested in Florida. THE FLORIDA GROWER, TAMPA, FLA.

FLORIDA GROVES, We are the owners of Lakeland Highlands, Polk county, Florida, one of the largest and finest grove developments in the State. For interesting information regarding citrus fruit groves and profits write for book No. 2A. W. F. HALLAM & CO., Tribune Building, New York.

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LAKE front, garden and citrus land, $100 per acre; seven years' time. C. PUTNEY, Avon Park, South Florida.

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BEAUTIFUL Estate of 10 acres, house in perfect condition and with all modern improvements. Five master rooms and four baths. Beautiful grounds. Gardener's cottage, garage, stable with living quarters above. Pictures and floor plans can be seen at this office. No. 477.

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ONE hundred and fifty foot waterfront on the Sound. An attractive small house with 4 master bedrooms and 2 baths; 3 servants' rooms and bath. Garage. Ideal location. Price, very reasonable. No. 547.

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COLONIAL house, thoroughly renovated and in excellent condition. 6 master rooms and 4 baths. Four servants' rooms and bath. Garage with living quarters.

Three acres of ground—fine trees. Within 3 minutes of station. No. 55.

Syosset, Long Island

AN attractive colonial house, all improvements, with 2½ acres beautifully planted and in perfect condition. Four master bedrooms and two bathrooms; two servants' rooms and bath.

Garage with chauffeur's room. No. 572.

Bay Shore, Long Island

ESTATE of eight acres, within 100 yards of Great South Bay, a fine old mansion. Gardener's cottage, stable, garage, beautiful grounds, together with two acres on Inlet with boathouse and dock basin. An astonishingly low figure will buy this place. Pictures can be seen at this office. No. 12.

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Albert B. Ashforth, Inc.
12 East 44th Street,
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Telephone Murray Hill 1100

Florida—Sale or Rent.

Is This Your Idea of Florida?

A little piece of land near the water, a boat, a garden, some strawberry plants and perhaps a few chickens; a vine covered cottage among your own orange and grape fruit trees; fish and oysters in abundance; plenty of quail and game; a simple, natural, wholesome life in the open the year round; home, health and contentment; all this is within your reach at modest outlay in this beautiful land of sunshine and roses; we are on the Gulf and a navigable river, also on the Dixie highway, and we are only two hours by auto, jitney from Tampa and St. Petersburg, and only eight miles from Tarpon Springs; here we have the freedom, comfort and economy of country life, yet are within easy access of the big cities and resort centres; our community is new and prices have not gone skyhigh; living expenses are moderate; over 100 Northern families already here; they like it; perhaps you will. May we send complete information? BOARD OF TRADE, box 198, New Port Richey, Florida.

LAKE MARY, attractive furnished bungalow; linen, piano, five acres, 1,000 feet lake frontage; 175 orange, grapefruit trees; $2,000; photographs. HOVER, 212 Broadway, New York.

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BEAUTIFUL COUNTRY ESTATE
14-ROOM HOUSE

Completely furnished; garage; tennis court; running spring water, steam heat, 85 acres of land, partly under cultivation; located at Delaware Water Gap, Pa., but secluded from noise and traffic; worth investigation; price $15,000; if built today house alone would cost $25,000; an exceptional bargain. Write for particulars and terms to

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ONE of the most complete and attractive country estates in the close-in suburban section of Philadelphia; 200 acres; lawns, floral gardens, woods, meadows, with streams and lake and fertile farm lands; English type stone mansion house, having seven living rooms, 24 sleeping rooms, eight bath rooms; garage for 12 cars, coach house, farm manager's residence, large modern farm barns, machinery houses and cottages for nine families; in perfect condition in every detail; can offer you this fine proposition for an exceptionally reasonable price. For further details and arrangements for personal inspection communicate with H. J. DAGER, Sole Agent, Angbler, Pa.

FOR SALE—Bryn Mawr Park, bungalow, with all modern improvements; nicely situated; convenient to station. If interested call OWNER, Yonkers—1569.

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SUBURBAN HOMES WANTED.

REAL ESTATE WANTED.—I am looking for a suburban home and am more interested in comfort and congenial surroundings than price; want immediate possession or May 1; send photo. Address J. H. FROHLICH, 153 Lexington av.

WANTED to rent a house for one year, with buying option; within 40 mile radius of New York; property must be well located, on an elevation; good neighborhood, with from two to three acres of land; having about five bedrooms, two baths and servants' quarters, three bedrooms, one bath; garage for two or three cars; only reasonable prices considered; no brokers. Write full description to J. QUINTELLA, 314 West 105th st., New York.

WANTED—Unfurnished (or furnished) house, not necessarily modern, if in adequate repair, until autumn, 1920; will lease for longer period if required; neither garage nor convenience to station essential; quiet, refined environment; no adjacent neighbors; Long Island district only, within 25 miles New York; gentleman and wife, no children; purpose, seclusion for composition. Address COMPOSER, 327 Herald, Fulton St.

WANTED on yearly lease or longer, unfurnished house, about 10 rooms; modern conveniences; within 45 minutes Grand Central or Penn Station; Yonkers vicinity preferred; state location, rent, distance station. DETAILS, 148 Herald Harlem.

WANTED—To rent at once, house, 5 or 6 rooms bath and all improvements, with about one acre of land; one hour from New York. H. A., 659 Herald, Herald Square.

WANTED—A house at Rye for rent, unfurnished, year round, not on water, walking distance to station; four master's rooms, two baths, servants' room and bath. P. O. box 575, Larchmont.

WANTED for rent—Five or six room house, with improvements; Christian adults; commuting distance; state particulars. D. D., 300 Herald Fulton st.

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LAKE GEORGE.—For booklet of furnished bungalows on lake near Bolton address LESTER V. STREET, Ballston Spa, N. Y.

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$7,500 Near Lakewood, N. J.; fine summer and winter home; lovely porches; nine room house, hot water heat, running water and all modern conveniences; garage; combination barn and playhouse, with fireplace; wagon house, well tower, icehouse, pig pens, chicken houses; located in beautiful grove; 10 acres fertile land, bordering on creek navigable for motor boats to ocean; beautiful roads; choice neighborhood; suitable for retired business man; terms reasonable.

5,000 Lake Grove, L. I.; charming eight room house; hot water heat, basement under entire building; workshop; large barn and cellar; 2 poultry houses, hen house, concrete dig pen, wagon sheds; 6 acres fertile land, beautiful lawn, fine shade trees, flowers, fruit, gardens; ¼ mile from Post Office, 31½ miles from Ronkonkoma Station. We are selling this property to close an estate for the ridiculously low price of $5,000 cash.

Franklin H. Brown,
41 Union Square, N. Y. Stuyvesant 2182.

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Dairy farm; money making from start; 240 acres, 2 horses, auto truck, machinery; hay for winter; 2 miles high school town; $1,000 worth pine timber, 800 maple sugar trees; 10 room house, barns; owner ill; everything, $10,000; $3,500 cash; worthy farms everywhere. BATSON FARM AGENCY, 489 5th Av., N. Y.

FOR SALE, one and two family houses, apartments; lots; $375 to $37,500, from East Orange to Far Rockaway; CLINTON TRADING CORPORATION, 186 Remsen st., Brooklyn.

COUNTRY estates, income farms, suburban residences; in all nearby sections; state your wants and particulars will be forwarded. ERNEST TRIBELHORN, 308 West 97th.

FARM PROPERTY.

170-Acre Farm, $5,000, with 3 Horses, 16 Cows and

5 heifers, 3 calves, poultry, harness, wagons, sulky and walking plows, hay loader, drill, binder, potato digger, long flat valuable implements; complete tools, quantity hay, grain, vegetables; ¾ mile to town, stores, schools, other advantages; near railroad; 100 acres productive tillage, 30 cow wire fenced pasture, large apple orchard, other choice fruit; 10 room house, large basement; stock barn, big horse barn; 60-ft. hay barn, two poultry houses, other buildings; owed owner to retire at once sells everything $5,000, easy terms, offering rare opportunity in "going" farm. Details page 26 Strout's Catalogue Farm Bargains 21 States; copy free. E. A. STROUT FARM AGENCY, 150F Nassau st., New York.

OWN YOUR OWN ORANGE GROVE IN Fruitland Park, Florida's finest lake-jewelled highland section, way above sea level; a few dollars a month will buy it; plant peaches, a quick money crop, with oranges, and the peaches may be made to pay not only for your land and orange grove, but yield a profit besides; we can produce you a better orange grove for less money than any one in the State and in Florida's greatest section; Fruitland Park is best; we can prove it. Write for a book of actual photographs the interesting story of a Fruitland Park farm and why peaches may pay for it. LAKE COUNTY LAND OWNERS' ASSOCIATION, 42 Palm av., Fruitland Park, Lake county, Florida.

COUNTRY HOME AND FRUIT FARM

400 peach trees, 50 apples, 100 pears, 50 cherry, grapes, raspberries, currants, asparagus; horse, cow, 250 chickens; tools, implements, wagon, carriage, harness; 10 acres, old shade; nine room house, two baths, set tubs; hot water heat; barn, modern poultry buildings; PRICE $8,000, $2,500 cash. BRAY & MACGEORGE, 1777 DREXEL BUILDING, PHILADELPHIA, PA., or Vineland, N. J. Send for illustrated catalogue.

FOR SALE—A Farm of 160 acres; price $30,000; 14 room house, large bank barn and other necessary outbuildings; land rolling, 675 feet above sea level, overlooking Green Spring Valley for 15 miles. Apply W. ROES, Woodlawn, Md.

$15,000 buys 3,000 fruit trees; good buildings; ideal location. $7,000 for village farm, 100 acres; improved house; good barns. Send for booklet. RURAL LIFE CO., Kinderhook, N. Y.

FARM manager, intelligent, hard worker, technical and long practical experience, desires farm at reasonable rental, suitable for boys camp. E. K., 394 Herald, Herald Square.

FARMS, FARMS, FARMS. Price $1,500 upward; catalogue free. GARDNER FARM AGENCY, Stroudsburg, Pa.

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ALL kinds of farms and country residences. E. TRIBELHORN, 308 West 97th.

SUBURBAN HOMES. TO LET AND FOR SALE.

SUMMER HOMES

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The medium-priced homes are gradually disappearing from the market and owners, on account of the activity of the market, are increasing prices as well as the amount of cash required.

Do not deceive yourself into believing that prices are going to decline. The time to buy is NOW.

We never offer a property until we know every selling point and detail concerning it.

Call at our office and save yourself endless time, worry and expense. LET US HELP YOU.

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WESTCHESTER GEM: NEW
Hollow tile, white stucco; eight large sunny rooms; artistic garage; fine wood modern improvements; beautiful lawn; shade trees. A real bargain at $15,000. Act quick.
Others all sections

LONG BEACH, L. I.
Bungalows, all year; six rooms, bath, gas, electric, open fireplaces; three spacious bedrooms; four blocks from station, between Atlantic Ocean and Channel; excellent boating, fishing, still water and ocean bathing; lots 50x100; price $3,000, $1,000 cash; balance like rent. Will all be sold this week.

FLUSHING, L. I.
Broadway—8 rooms, bath and shower; stucco, hollow tile; plot 50x100; house 24x50; garage; gas, electric; near station. Price $13,500, $7,000 cash.
Others, $9,000 up.

NEW ROCHELLE, N. Y.
Restricted private park; 9 rooms; plot 50x100; garage, 2 cars; gas, electric, hardwood finish. Price $13,000; easy terms.
Others up to $50,000.

ORANGE, N. J.
APARTMENT HOUSES.
2, with 3-6 room and bath modern apartments each; hardwood floors, steam heat, screen and awnings, complete. $35,000 each. Building and mortgage loan, $18,000. Income $1,680 each; expense $2,010.

MONTCLAIR, N. J.
Four years old; white clapboard exterior; 8 rooms, 2 baths, sun porch and sleeping porch. Modern throughout. Lot 50x150. Price $13,000. Possession May 1st.
Others $6,250 to $50,000.

GLEN RIDGE, N. J.
10 room and bath; stucco and frame; garage; plot 50x100; chestnut trim, steam heat, tiled bath sub, plastered ceiling in cellar; first class condition inside and out; beautiful location; 12 minutes to D., L. & W. Price $9,000, terms; possession.
Others $7,500 to $15,000.

BROOKLYN, N. Y.
Beautiful Prospect Park
Home of elegance and refinement in best park section; ten spacious, sunny rooms; last word in modern conveniences; garage; home to be proud of. Price $27,000 for quick sale.
Others all prices.

SUMMIT, N. J.
Excellent location; 8 room modern house; plot 100x250; hot water heat, hardwood floors; 10 minutes to D., L. & W. Price $18,000, mortgage $6,000.
Others $10,500 up.

SOUTH ORANGE
Modern 9 rooms and bath; plot 60x125; gas, electric, furnace heat; 3 minutes to D., L. & W. Price $9,500; terms arranged.
Others $6,500 to $50,000.

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Fireplaces. Ample servants' quarters; three-car garage with men's quarters.

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A very beautiful small estate of 7 acres, adjoining the Estate of Henry C. Frick.

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Large stables, beautiful wood, high land. Residence contains 15 rooms and 3 baths. Beach rights.

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THE NEW ATLANTIC CITY.
Bungalows to rent, furnished; near Boardwalk, beach and Nassau Hotel; $25 deposit will hold ideal location; attractive cottages for sale at Westbolne, six rooms and bath; take bus from station.
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A little home in Crestwood, 35 minutes out, new stucco home, nearly furnished, 8 rooms, 2 baths, steam heat, plot 50x100, rent from now until Oct. 1, at $125 per month. For inspection, 'phone Murray Hill—565.

RUTHERFORD, N. J.—Furnished eight room house, all improvements; excellent location; will lease $175 monthly; only 40 minutes from N. Y. For particulars telephone Vanderbilt—3021, except Sunday.

REAL ESTATE TO EXCHANGE.

WANTED
BUILDING on 4th av.; possession, 50,000 sq. ft., including store, February 1, 1925.
PLOT for manufacturer, 15,000 square feet, between 23d and 30th sts.
PLOT for garage, 7,500 square feet or more, between 42d and 207th sts., west side.
JOHN M. THOMPSON,
217 BROADWAY.

LONG ISLAND ESTATE.
45 acres all tillable, with residence; all improvements; barn and farmer's cottage; private lake; 1,200 feet frontage on Merrick road; one mile west of Babylon, L. I.; price $30,000; free and clear; will exchange for Manhattan income; will add cash. W. J. BOLLER, 50 East 42d st., New York city.

TO EXCHANGE—SUMMER HOUSE. Near Portland, Me. $10,000. Want all improved, $30,000 to $40,000. F. P., 464 Herald, Herald Square.

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GENTLEMAN'S country estate; one hour N. Y. express station; 30 acres; fruit, berries, &c.; modern house, partly furnished; garage and other buildings; full farm equipment; will consider good income property. MUNRO, Herald Brooklyn.

WILL exchange my home of 14 rooms, up to date and 10 city lots, for farm in New York State, preferably one with stock; give details; principals only. OWNER, 211 Herald, Herald square.

REAL ESTATE WANTED.

ANYWHERE and everywhere we buy, sell and exchange property; send full description; quick sale no charge; one motto. L. N. NICHOLSON CO., Lyndhurst, N. J.

ANYWHERE!—One, two and three family houses; cash bargain values, wanted. Address SIMON & PALLADINO, 446 East 150th.

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BANKING accommodations, discounts, loans on machinery, merchandise, sales, shipments, orders, rents, marketable collateral; acceptances, notes bought. KOEHLER, 51 Chambers st. 9 to 12 to 2.

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HUSTLER, 20 years' experience, realty value; will take charge repairs, desires position with responsible firm; reliable. O. B., 126 Herald, Fulton st.

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I have to invest from $10,000 to $250,000 to purchase private houses, lofts or apartment buildings in Manhattan, Washington Heights and the Bronx; quick action; send full particulars and details, rent, expirations and expenses. B. F., box 61 Herald Downtown.

I WANT to buy in Westchester or Northern Long Island, within an hour commuting time, one to three acres, with apple trees and comfortable house; moderate; give all particulars. G. BLANCHARD, 326 Broadway, New York.

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I buy property threatened with foreclosure anywhere. EDWARDS 7 West 45th st., New York.

UNLIMITED cash, quick action, for lofts, factories, tenements, flats, private houses, vicinity New York and vicinity. Full particulars J. P. ROIS, 17 West 18th st.

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(CONTINUED ON NEXT PAGE)