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a small Colonial home, with garage, of unusual charm, designed

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Many of you desire a country suburban home of your own. Business takes me West permanently. I want to sell mine. This letter will enable us to meet each other. The plot has 100 ft. of actual water front, with riparian rights, running in depth 222 ft. to Lake Drive. A beautiful lawn with splendid shading oaks and many flowers and shrubs runs to the water's edge. The house is five years old and in perfect condition. There are 4 bit rooms on the first floor. 4 fine bedrooms, 2 large bathrooms and sleeping porch on the second floor, and a pool and billiari room, 2 bedrooms, bath and store room on the third floor. Electric light, beat, water, parquet floors and all city conveniences are installed. Everything is up to date and modern. And it is only four minutes walk to the ft. R. Station, Express service. Quick, convenient, and easy commuting to heart of Manhattan, The price is less than it has cost me to date. A big garage supplied with water, light and beat, and a boat landing are included with the property.

\$11,500 on convenient terms over a two years period buys it. Title has been guaranteed. \$10,000 now on first mortage can remain indefinitely. Homes no better than mine in this vicinity have sold for \$30,000 within the last thirty days. Everything except the furniture included.

Sincerely yours,

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EXCELLENT plot. 109:200. 186th, near lid av.;

two family frame house and stable. 25 hopes;

Bo reasonable offer refused; reasonable terms.

CORNER, 187th, Park av. 502100, excavated;

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FOR SALE, 417 East 179th st., size 28x21,

frame building, seven rooms, two toilets,
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tan be seen by appointment; price \$7,500,

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TO CLOSE AN ESTATE.

Corner Property, 109, 100 feet; partly oved with one story building; suitable rage or munufacturing business; one bi

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Containing lower apartment of 8

large rooms and bath, and

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1 Family, 8 Rooms, all improve-ments, Stucco semi-detached,\$13,000, 2 One Family, new model; 8 Rooms, Stucco, all the latest im-provements, \$17,000, 2 One Family, new model, 8 Rooms, Stucco, all improvements, \$15,000

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Handsome detached stucco residence, nine rooms, bath, parquet floors, electric lights, hardwood trim; rarage; choice location; Immediate possession; A-1 condition; plot sex not. Further particulars on application to LEWIS, 29th West 2th st. Coney Jaiand, Phone Coney Island 110.

TEAL ESTATE BROOKLYN, N.Y.

Wedlern three story stucce and brick dwelling, ten rooms, two baths and sin paries ast word in all improvements; plot 100

hast word in all improvements; plot 100, 235; two car garage, price \$35,000; liberalong term first and second mortgages. Occupancy within sixty dars; must be seen to be appreciated. B. B., 222 Sun-Herald Brooklyn.

TWO family, with double garage, just complete; builder on premises; 54th st. betwee.

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Beautiful house, large plot; wide boule-ird; near station; half hour Manhattan;

Meam heat electric lights, parquetry, open freplace, the bath, artistic decoratinos, sive advances, save brokerage, foreclose nte \$2,200 cash, balance easy payments.

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The new houses now offered

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Houses of 7 and 9 rooms.

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Shuy acres; half mile frontage on beautiful

Owner recently died; sacrifice all for \$17,500, A. H. GOLDSMITH, 'Phone 239 Floral Park,

Ask your real estate friend to take you out in his car lo-day and show you the house mortheast corner of Shore road and Prosteet av. Port Washington; 14 rooms; beautiful he cation, every improvement, with 100 feet of shore front. Call ms on the 'phone and I will arrange to meet you there. G. E. KIRRY, owner, 2480 threappoint. Sof Manhattan av., Hrooklyn, N. Y.

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AMITTALLES, i. I. Heautiful one home, il rooms and bath, open frepl barn, chicken house; fine view of trees, shrubbery, flawers, garden; trees, shrubbery, 208 West 97th st.

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Il medern improvements; steam heat tricity; olgh ground, pleasant surcound rice \$10.000; Foscoston May 1, 1000LITTLE, Westworth Building.

DEAR MR. BUYER:

Garden

and equipment.

Decan Av. dwelling & guruge \$25,000 in & 2 balas, steam, electricity, parquet PARTRIDGE, 773 Flations Av., Bkyn.

Firage or minufacturing bosiness; one from subway sutton; possession; price i B. H. WEISKER, 9 East Fordiam road.

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An exceptional residence very convenient to Lackawanna express station and in a very much desired neighborhood. Residence contains living room—25 foot; dining room, heated enclosed sun parior, wash room, sleeping porch, 7 bedrooms, 3 bathrooms, all modern appointments garage.

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14 room residence; all improvements; with two car garage; fine landscaping, restricted section; surrounded by adstroyatic neigh-tors; one acre; special reduction in price to prompt buyer.

An unusual opportunity to secure a com-dious residence at a very reasonable price

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Near Hackensack,
Frame house, 11 rooms; three minutes from station and trolley, Restricted property, on Maywood Av., on lot garley feet, Price \$5,000; \$4,000 cash, halance mortgage, Located on high ground, Bathroom, Occupancy possibly before July list, Driveway for garage, Electric lights, \$130 extra, For particulars apply.

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Two Connecting Floors 7,000 feet each

An Opportunity for a tenant needing either 7,000 or 14,000 square feet.

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Apply to agent on premises.

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The First Floor With Large Display Window

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Six Story Building and Lot. for resident buyers, commercial represent-atives and professional men; all rooms face 7th av. or 31st st.; will rent single, in suites or entire floors; possession imme-diately or April 1. Agent on premises. DESK room fer rent, 8, F. MEAD, 138 West 30th st.

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Plot 65,000 sq. ft.

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Offices and Display Rooms, Light on Four Sides. 4,700 TO 8,100 SQUARE FEET PER FLOOR Completed About November 1, 1920.

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West 34th st. opposite the Waldorf, 1,000 square feet of light space; top floo vallable August 1

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East 91st St., between Madison and Park
Avs.; 200d condition; suitable for alteration
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CONVENIENT East Side, near Fifth av. and
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SUITIES of 1, 2 or more rooms with bath.

newly decorated, furnished or unfurnished, for monthly or yearly leasing American Plan Resinurant; five minutes from Well st., best residential section of Brooklyn, HOTEL TOURAINE, 23 Clinton stt., Brooklyn. ST. NICHOLAS AV., 158th St. — Elevator house, six rooms, completely furnished, piano, victrola; from April 15 to October 1. Phone Audubon 8418 for appointment.

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WEST 768 -Purmished or unfurnished apartment; one suitable for doctor. Particular Columbus 731s.

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Group of four buildings-all are of heavy construction and in good order. No repairs necessary. Very low insurance rates, Sleam head, Automatic sprinklers. Four elevators. Inside and outside R. R. ald-

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AT GARDEN CITY, L. I. th and trunk room on third floor, very improvement has, electric light, sain heat, hardwood floors; white amet finish on woodwork and one net managed floors. Will decorate please the purchaser. Also a nice of car garage. Plot 100x160. Price 4,000, cash only \$6,000. Call, write phone at once, as it will be sold mickly.

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We have been fortunate in listing several
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Colonial house; all improvements, including three tiled baths and garage; price \$21,000, BIRD, 141 East 16th at. Stnyvesant 4407. Westchester-Sale or Rent.

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PRACTICALLY new frame house: plot 40x100;
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Croton-on-Hudson (one hour from Grand Central), 11 room house and 53 acres. Heautiful Hudson River views. Steam heat, bath, city water. Good barn, 800 apple and pear trees. Immediate possesion. \$30,000, Address W. J. Lockwood, 50 Union Square, New York, Telephone Stuyvesint 27.

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WOODYCREST' Colonial Summer Home Exclusive: Lake Mahopuc, near station arge wooded plot, I rooms, 2 baths, sleep ing-porch, 23 fool living room, freplace Edw. Joyce, Lake Mahopac, N. Y NEW ROCHELLE, ENCEPTIONAL OPPORTUNITY, Colonial dwelling, 7 rooms, 2 baths, every modern improvement, field stone fireplace, eak floors, &c.; garage, Large corner plot, abundance of shrubs and shade trees, Ideal location in restricted park. A high class property at a moderate price. DRUMMOND, TELEPHONE MIRRAY

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DO YOU WANT A HOME promptly, with all improvements. In Patchogue, L. I. and vicinity? 14,200 to \$29,000. Terms, Karlein & Kirkpatrick, Patchogue, L. I. FLUSHING, L. I.—For Sale—House, seventeen rocals, three baths; in fine location; near train and troller; every modern improvement electric lights; hardwood floors throughout; hot water heat manageng trim; suitable for high class boarding hotse or dwelling for large families; half hour from Penn Station; garage for approintment 1682 Flushing.

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**Extra County, New York price \$3,000; also \$2,000, for east 24th St. Very stone and stucce house, Spanish tile roof, copper gutters and leaders, 10 rooms, sinepling porch, two baths, beamed cellings, \$2,000, for east 24th St. New York city.

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A Gentleman's Home and 16-Acre Estate.

The beautiful colonial house was creeted only four years ago: 16 rooms, 4 beautiful baths: its splendid constriction and perfection of detail would please the most discriminating. The site commands a wonderful yiew of the Hudson; fertile, productive land; a large measure garage and baras; farmer's cottage; 25 miles out via motor beulevard and convenient to two stations. It cost over \$100,000 at prewar construction prices and is going to be zold for \$50,000 because the owner cannot now use it, it is an opportunity for either an active or retred business man. Howard Goldbeath, 52 Park Row. Telephone 2306 Beckman. CENTRAL VALLEY, ORANGE COUNTY, N. Y.—Attractive cottage, seven large rooms, bath; electric light, water; garage; large grounds; sit minutes' walk to station; price \$6,500. For particulars telephone New Rochelle 2021; mornings S-11; evenings 6-9. Eighty acre country place near Suffern; high; on State auto road, one hour from Dyckman at, ferry; 8 room remodelled house in the midst of orchards; stream, woods, springs; place for lake; price \$15,000. ALFRED HALL, Suffern N. Y. THE 165 acre Caudiewood Hill farm, summer home of the late James G, Cannon, at Golden's Bridge, N. Y. GEO, P. UPHAM, Bronstylle, N. Y.

100 Acres, Terraced Groves, Springs, 100 MILES FROM GOTHAM. 23 Mile Vista, ½ Mile Elevation, (1 Room Cottage; Barn; Ice House, ASA F. SMITH, Temple Bar, Biklyn, N. Y.

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We have some big bargains for sale in
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can. Immediate possession.
Another beautiful property in Elberor
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CLUB HOUSE recent erection. Modern in every rect. Contains 24 rooms, equipped with
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\$12,000; 7 rooms, bath, sun and sleep| 135,500; 8 rooms, 3 baths, shower; but
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A home at Mountain Lakes, N. J., near sta-tion; attractive house, 12 rooms, 3 baths; two car heated garage, tennis court, large grounds; exceptional location, H. N. RAY-MOND, Mountain Lakes, or 111 Broadway. New York BEAUTIFUL new 0 room bome, 3 porches; positively every improvement; high ground; fine neighborhood; wonderful view, \$2,000 cash, balance easy terms; near schools, station, stores; half hour Manhattan. S couts commutation, two railreads. HENSCHEL, 142 Overpeck av., Bidgefield Park, N. J. Phones 940J. Hackensack, 5758 Rector. Hackensack, 5758 Rector, RARGAIN-112 acre farm, fully squipped modern 12 room house, electric light, steam heat, garage and outbuildings; immediate possession; price 255,009, including stock an machinery, HENRY BRIEN, Somerville, N.J.

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Homes from \$7,500 to \$150,000,
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down bdys a one family house, just getting
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