

REAL ESTATE—OUT OF CITY.

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George Howe Westchester Estates, Farms and Residences. A REAL BARGAIN. 11 Acre Estate—\$20,000. Beautiful colonial residence, 12 rooms, bath, gas, all improvements.

The Knolls, Mount Vernon, N.Y. Magnificent Country Home on the Edge of the City. Property of the late James A. Bailey. For Sale in Order to Close the Estate's Holdings.

HOUSES ARE CHEAP. But they are substantial. A little money spent outside, a bath or two added will give you a home worth double your investment.

"LIVE LONGER AND BETTER" Among the foothills of the Adirondack Mountains, within a comparatively short distance of the Delaware and Hudson Railroad and the charmingly located town of Corinth, N. Y.

BARGAIN PELHAM FIELD STONE HOUSE. For Sale—House, 12 rooms, 3 baths, exceptional shower, 5 fireplaces, parquet floors, plate glass windows, screens, awnings, shades, electric light and gas.

THE PELHAMS—NEW ROCHELLE—LARCHMONT. Great Opportunity for Investment or Use as Private Home. Attractive frame dwelling, 12 rooms, bath, gas, all several open fireplaces.

LAD & NICHOLS. 18 East 54th Street, N. Y. Greenw. Plaza 1125. Rye Tel. 880.

W. E. WEIR. 15 Second Street—3 Doors South of Broadway. Troy, N. Y.

IMMEDIATE OCCUPANCY HIGH CLASS DEVELOPMENT SOUNDVIEW CIRCLE WHITE PLAINS, N. Y. Two under construction and ready for occupancy Oct. 1.

LUDLOW PARK Hawthorne & Franklin Avenues, Yonkers, New York. Attractive new homes ready about October 1st.

FOR SALE AT TARRYTOWN-ON-HUDSON. 7 room house, all improvements; restricted neighborhood; seven minutes to station.

HINCKEL BREWERY CO., ALBANY, N. Y. Offers Its Extensive Property About 369 feet on Myrtle Ave., 227 feet on Swan St., 325 feet on Park Ave., Albany.

NEW ROCHELLE. FINE HOME, restricted park; five minutes to station, schools and shopping.

3 Acre Waterfront. Deep Water on Long Island Sound. Located on exclusive point, 18 miles from New York.

NEW ROCHELLE. One of the prettiest Colonial homes, on plot 50x125, nicely shrubbed.

BRONXVILLE. Fine Home—on half acre. We have just been authorized to reduce the price of this attractive home from \$15,000 to \$12,500.

SULLIVAN. 20 North Ave., Tel. 900. OFFICE OPEN SUNDAYS.

SCARSDALE. A Ward-Carpenter Built Home. In the Greenacres section, convenient to station; quarter acre plot; perfect construction and individual design.

WHITE PLAINS, N. Y. 9 rooms and bath, \$2,500. 8 rooms and bath, \$2,000. 7 rooms and bath, \$1,800.

Gentleman's Estate for Sale. Pleasantly located 25 miles from Albany, on D. & H. R. R.

LARCHMONT. \$17,500. One of those nice looking Colonial homes, clapboard, stone shutters, French doors, cement walk and porch.

PELHAM HEIGHTS. In this restricted residential section the owner is offering his new home, with large living room, four master sleeping rooms, sleeping porch, tiled shower, two servants' rooms, three baths, hot water heat, gas and electric light.

R. Franklin Hull. 5 Court St., White Plains, N. Y. Phone 309-384.

DAIRY FARM. SACRIFICED TO THIS HOME. Commercial farm, cost \$175,000 to create; to settle estate will sell for \$120,000.

ALLABOUGH & SON. 26 North Av. Tel. 690 & 921 New Rochelle.

NEW ROCHELLE. Circumstances permit the sale of this property at a bargain price. 100x150, in residential park. Large living room, with fireplace; four master sleeping rooms, two servants' rooms, three baths, hot water heat, gas and electric light.

NEW ROCHELLE. Brick & Stucco. New House, 9 large rooms, 3 baths, 4 master's and 2 servants' chambers, sleeping porch, vapor heat, 2 car garage, finest residential section, near golf club and station. Price for quiet section \$23,500. There is a mortgage of \$11,000 and terms can be had. For full details see prospectus.

H. J. McGinley, Nyack, N. Y. "The Leading Agency in Rockland County."

ASHFORTH & CO., 501 5th Av. MURRAY HILL 142.

IN NEW ROCHELLE BEAUTIFUL LOCATION. New brick and stucco house; Colonial center hall with extra large living and dining rooms; fine porch; 4 bedrooms; 2 baths, extra lavatory; sleeping porch; hardwood flooring; vapor heat; 2 car garage. \$22,000.

NEW ROCHELLE. A beautiful picture country site. 50 level, rolling acres in fine residential section; 4-6 mile frontage on three unincorporated lots; old 12 room house. Ideal for investment or home. \$15,000.

DO YOU PAY TAXES. On Bergen real estate? Protect your title against any possible future litigation by insurance. We specialize in the above county, have expert knowledge and every facility for the examination and insurance of real estate values. Write phone for booklet.

A HOME FOR YOU AT BEAUFORT COLLEGE HEIGHTS. Six room, 7 room and 8 room houses, each with garage, ideal location, wonderful view, all improvements and conveniences.

Yonkers-On-Hudson. High class, new 9 room house, 3 baths; quarter acre land; all modern improvements; electric, gas, hot water, and central heating; also new vacant.

LAKE MAHOPAC. For Sale, California bungalow on high ground, 6 rooms and bath; electric light; modern water rights; few minutes' walk from station. \$12,000.

PLAINFIELD, N. J. Washington Park; select residential section; beautiful mountain view; 14 room house with 2 baths; bathroom; stable; garage; greenhouse; barn; poultry house; lawn; tennis court; swimming pool; and berry bushes. \$40,000.