FARM PROPERTY.

New York.

FARM, 130 acres, on State road, 48 miles out, mile town; 10 rom house, improvements, barn, silo, icehouse filled, other buildings; 1,000 peach, 100 apple trees, full bearing; 34 acres wheat, 20 hay, 30 corn, 10 oats, 20 pasture; brook; 3 horses, 24 milking cows, 6 cans milk daily; bull, 50 pigs, 3 sows, 50 chickens, tractor, gang ploughs, thresher, drill and manure spreader, wagons, harness, machinery; $22,000, half cash. L. R., 325 76th st., Brooklyn, N. Y.

171 acres, dairy farm, on State road, near Newburgh, N. Y., with good buildings and cosey home; all modern improvements; only $6,000 cash and $4,500 mortgage; have to sell at once, leaving for Europe. H. L. WOEHLER, Rock Tavern, N. Y.

New Jersey.

FORTY-FOUR acre stocked chicken and truck farm; 10 minutes to depot and markets; 500 Leghorn pullets; chicken houses and equipment for 1,000 head; all feed now grown for year's use; good 8 room house; 2,000 cabbage, 1,000 tomato plants, one half acre sweet corn, 20 acres corn; cash $4,500, on mortgage $2,500. Box 465 Flemington, N. J.

OPPORTUNITY—145 acres, 18 cows, horses, hogs, poultry, machinery, 50 tons hay, 20 acres corn, 11 room house, large barns; limestone soil. Big list others. SAMMIS & ROGERS, Somerville, N. J.

POULTRY PLANT with stock; nearly 400 hens and pullets, incubators, brooders, geese, pigs, wagons, tools, brooder house for 1,000, laying houses for 1,200; 5 acres; 200 peach, some apples, crops; 6 room semi-bungalow; city gas; price $6,000, $2,000 cash. Write for details, also illustrated farm catalogue, BRAY & MacGEORGE, Vineland, N. J., or 1077 Drexel Building, Philadelphia, Pa.

SNAP—72 ACRES, stock, crops, implements; best located farm for price for commuter anywhere within 40 miles New York; splendid macadam roads; 8 room house, barns. List of others. SAMMIS & ROGERS, Somerville, N. J.

TWO acres, three room house; garage; 30 miles New York; price $1,500; $300 down. PAUL WILLIAMS, 71 West 23d st., 9-11 A. M.

148 acre grain and cattle farm, $3,850. This big general farm nicely situated, fine valley view; house of 7 rooms, well papered, painted; barn for cattle, horses, hennery, barrack; about 80 acres tillable land, fine piece timber, running water. Will include 2 horses, 4 cows, 3 hogs, 50 poultry, 12 tons hay, 200 bushels oats, 100 bushels rye, 13 acres corn, potatoes, thresher, gas engine, wagons, machinery and other tools; immediate possession. Address HARRY CHRISTINE, Washington, N. J.

$6,000 annual income; fully stocked 80 acre farm, with going ice business; 3 ice ponds, 2 ice houses; together with motors, machinery, horses, wagons, 11 head registered Guernseys; 11 room heated house, bath, toilet, gas; all crops; $10,000 cash, balance on time that will pay itself out. Box 465 Flemington, N. J.

70 acre farm, new house and barn, $10,000; in sunny southern Jersey, America's richest farming section; 12 acre farm, $2,700. FRANK H. RATHMAN, Vineland, N. J.

Maryland.

FINEST Maryland farms; fertile, well improved; excellent climate, magnificent scenery, perfect roads; catalogue on request. POTTS & GRIFFIN, Realtors, Frederick, Md.

Florida.

BARGAIN—Valuable ten acres Upper Florida, Everglades prairie, Palm Beach county; elevation 21 feet; wonderful black soil for sugar cane; cool nights; healthful climate. OWNER, Box 178 University of Chicago.

Massachusetts.

BONNIE Berkshire Hills—House 12 rooms, 5 acres land, carriage house, large barn; 2 story garage; cuts five tons hay; apple trees. O-649 Sun-Herald, Herald square.

FOR Sale—600 acre farm, with master's house and tenant house, mammoth barns and other outbuildings, large orchard, spring water piped to all buildings; price $20,000; make us an offer. CORNELL FARM AGENCY, Great Barrington, Mass.

Connecticut.

IN the Berkshires—496 acres; large house; 3 barns, other buildings; lake site; commercial spring; sugar bush; permanent or summer home; ideal children's camp or sanitarium; elevation 1,800 feet; priced for quick sale; terms. KAUTZMAN, 26 Columbus av.

Miscellaneous.

FARMS for sale; catalogue free. E. A. STROUT FARM AGENCY, 150 Nassau st.

SUBURBAN HOMES TO LET AND FOR SALE.

ATTRACTIVELY furnished 12 room modern house; garage; near station; 25 miles West Shore; $2,000. EVELYN COLLINS, Congers, N. Y.

FOREST HILLS—Furnished; immediate occupancy; family in California; 7 rooms, large living room; 12,500 ft. tennis court; will lease until June or July 1. Telephone Boulevard 6553 or Stuyvesant 3211.

KINGSTON—Beautiful mansion, 25 rooms; barns, acres; price $10,000. FELLMAN, 1451 Broadway.

LARGE OCEAN FRONT COTTAGE, LONG BRANCH, 18 ROOMS, 2 BATHS, STEAM HEAT; NEXT TO PANNACI HOTEL; RENT FURNISHED FOR WINTER $300 A MONTH. H., 614 SUN-HERALD, 280 B'WAY.

PEARL RIVER, N. Y., within the hour, on the Erie Railroad.—Eight room house, in A1 condition; bath and all modern improvements; 2 car garage, chicken house, 2 acres with bearing fruit trees; $9,000, on easy terms. Address CHARLES BELL, Pearl River, N. Y.

TO Let—Furnished house, 8 bedrooms, 3 bathrooms; steam heat; garage; Huntington Bay. H. EDGEWATER, Huntington, L. I.

SUBURBAN HOMES WANTED.

FURNISHED house wanted, Douglaston or Douglas Manor, two months or longer. N., 105 Sun-Herald, Herald square.

MODERN 6 or 7 room house and garage, in residential section, near station and trolley, for refined couple and child; lease for 3 years. Address, stating full particulars, TENANT, 810 Broad st., Newark, N. J.

TO LEASE, WITH OPTION OF PURCHASE, UNFURNISHED HOUSE, MODERN IMPROVEMENTS, WITH ACREAGE; IMMEDIATE POSSESSION; NORTHERN NEW JERSEY PREFERRED. N., 133 SUN-HERALD, HERALD SQUARE.

WANTED—New York or Connecticut, within commuting distance; convenient to railroad station; house, 8 to 10 rooms, modern improvements; in good order; with small acreage; state price, terms and full particulars. Address P., 29 Sun-Herald, Herald square.

WANTED—To buy all year home, 8 or 9 rooms, improvements, garage, ¼ to 4 acres, good road, within 80 miles of New York. Particulars, FRANK W. PAAR, 390 Hancock st., Brooklyn, N. Y.

WANT to rent 5 rooms and garage, Long Island, commuting distance; state particulars. N., 124 Sun-Herald, Herald square.

WANT to buy house, 9 rooms, direct from owner; one hour city. N., 107 Sun-Herald, Herald sq.

SUMMER RESIDENCES TO LET.

HUDSON RIVER CAMP SITES.—Beautiful location, river frontage, woods, good fishing, boating and bathing; easy terms. Send for particulars to N. D. RAND, Wilmington, Del.

SEVEN room cottage, well furnished, Peconic Bay; fishing, boating, bathing; until October 15. R. F. D. 77. H. E. RAYNOR, Southampton, L. I.

SUMMER RESIDENCES WANTED.

WANTED—Furnished small cottage or bungalow at seashore, September 18 to October 18. C., 971 Sun-Herald, Fulton st.

REAL ESTATE TO EXCHANGE.

WEST 125th st.; five story free and clear; take back long mortgage; may consider country place part payment.

Small business building downtown, Washington square; equity $10,000; will consider exchange for private house, lots and cash or small farm.

Two 25 ft. tenements; rents over $8,500; would consider exchange private house that can be altered, or Astoria property.

Fifty ft. tenement house, east side; rents over $9,000; would consider exchange for Philadelphia property; principals only. RAPHAEL COMPANY, 43 West 125th st.

WONDERFUL opportunity for reliable builder to secure a number of improved plots in exceptional residential community; large quantity of material on premises; will take liberal second mortgage. A. B., 127 Sun-Herald.

WHAT am I offered in exchange for Grand Concourse Boulevard lots? Honest equity; $7,000. WALTER M. SMITH, 17 West 42d.

An advertisement in the Lost and Found columns of THE SUN AND NEW YORK HERALD offers a real possibility of recovering your lost property.

REAL ESTATE WANTED.

AM IN THE MARKET FOR TENEMENTS. BROKERS PROTECTED. R. B. ITTELSON, 160 BROADWAY.

AMER REALTY CO., 299 Broadway, buys choice Manhattan and Bronx properties.

BRONX, Manhattan and suburban properties wanted, buyers waiting. For quick results address SISCA & PALLADINO, 446 E. 116th.

City or Westchester county Property wanted, lots and houses. Sale or lease. DOMATO PICIULO, 507 5th av.

CITY OR COUNTRY PROPERTY FOR CASH. SEND PARTICULARS H. E. SCHWARTZ, 154 NASSAU ST.

DWELLING, upper West Side, lease. Write Miss NEWELL, 128 West 13th.

HAVE buyers waiting to purchase moderate price farms of from 3 to 10 acres anywhere within 25 to 100 miles from New York city. POWELL, 180 Montague st., Brooklyn, N. Y.

HAVE cash buyers for East Side tenement property that can be altered; east of 3d av. and south of 14th st. Principals only. RAPHAEL COMPANY, 43 West 125th st.

HAVE client for West Side dwelling. Send full details to D. KEMPNER & SON, 522 5th av.

HAVE $5,000 to $10,000 cash to purchase private house, apartment or business property, Manhattan. Suite 1129, 52 Broadway.

HOUSES wanted, Bronx; quick cash customers; give particulars immediately. EDWARD POLAK, INC., 587 Tremont av.

MODERN one family private house, about 8 rooms; must be in good condition; within half hour's commuting distance, Bronx or Westchester; quick cash buyer. Particulars to GEORGE SAUER, 85th st. and 3d av., Yorkville Bank Building.

OWNERS, we have clients waiting to buy private and investment property. Send particulars at once to PETERSEN-PEEBLES, INC., 145 West 45th, suite 908.

PRIVATE house wanted to buy, between 70th and 80th sts. Send particulars D. KEMPNER & SON, 522 5th av. Murray Hill 2637.

STILL hunting happy home, Harlem, West Side. McGLOW, 339 North Bayway, Elizabeth.

SMALL farm or country place, Westchester, within hour of city; give lowest cash price. Answer by letter only, 50 West 67th, Apt. 2C.

WE will purchase for cash any property, any location; private flats, tenements, vacant lots, or will consider property with defective titles or under foreclosure; quick action if prices are right. WALTER M. SMITH, 17 West 42d st., New York.

WANT to buy farm, 25-30 acres, fair buildings, New York State; main road; limit 5 miles to railroad depot; must be bargain; full particulars. HUNTER, 160 Chauncey st., B'lyn, N. Y.

WANTED—Between 52d and 58th sts., 6th to 8th av., Manhattan, a private house, suitable for light manufacturing and living purposes. Answer, giving full particulars, B. J. SFORZA, 6000 14th av., Brooklyn.

WANTED—To rent, with option of buying, four or five room house, with some ground, near city. Address room 45, 406 E. 149th st., Bronx.

WANTED—House and large plot, with water frontage or view of water; not over $30,000. Box T. U., 68 Sun-Herald, Herald square.

WANTED on Long Island, not over 40 minutes out; 7 to 10 rooms; in restricted neighborhood; state price, terms, &c. Box T. U., 67 Sun-Herald, Herald square.

WANTED—Private house for rent with privilege of buying; location 80th-183d st., West Side, 10 to 14 rooms. WILLIAM BURNS, 550 W. 157th.

WANTED—New Jersey, gentleman's farm, 10 to 25 acres; near river or lake; for cash. C., 1009 Sun-Herald, Fulton st.

FACTORIES FOR SALE OR RENT.

ELIZABETH, N. J.—One story brick, 60x70, cement floor, Grove, near Williamson st.; rent reasonable. Address DURLACH, 181 Water st., N. Y. C.

IMMEDIATE POSSESSION—30,000 sq. ft., four story modern factory; light four sides; steam heated; sprinkled; electric elevator; good labor and shipping location.
C. H. READE,
1021 Grand St., Hoboken, N. J.
Phone Hoboken 2048.

JAMAICA FACTORY PLOT, 175X350, corner, 175 feet on Jamaica av., 175 feet on L. I. R. R.; paved streets, all improvements, unrestricted; spur track can be had; price $20,000, half cash.
E. A. L'ECLUSE,
25 East 40th st., city. Tel. Vanderbilt 3556.

BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive.

BROOME ST., corner Mercer st.—Store with mezzanine, 2,000 sq. feet, large basement; immediate possession. F. J. GUILFOYLE & CO., 165 Broadway. Cortlandt 7475.

FINEST LOFT SPACE
BROAD STREET
14,000 sq. ft. on four floors, corner building, flooded with light, full sprinkler system, elevator, steam heat; long lease, moderate rent. Particulars from CHARLES P. GILLEN & CO., 828 Broad st., Newark, N. J.

SELL SECURITIES BY PHONE.
Telephone stock sales office in financial district for rent; office is equipped with 15 telephones, with individual enclosures for each salesman; other portion of office equipment modern and complete; low rent; ready for business. Phone Tuesday Murray Hill 4997.

SMALL loft or office on second floor; also very light basement, prominent corner downtown; will let separately or together. Call 2 West Broadway, one flight up.

TWO upper lofts, northwest corner Bleecker and Charles; 3,000 sq. ft. Apply GANGOIS, 91 Charles st.

Above 14th St. to 59th St. (Inclusive). East River to North River.

A.—Mailing and telephone privilege, best Times square address, $5 monthly. BRYANT BUSINESS EXCHANGE, 206 W. 42d st.

BEAUTIFUL office for rent, for chiropodist. 735 5th av. JOHLMAIN.

DESIRABLE offices, also skylight studio room. Superintendent, 118 East 28th st.

FRONT space for offices or high class business window display. 267 Madison av.

LIGHT office in Grand Central zone, about 800 square feet, on ground floor, at less than $4 per square foot. 150 East 41st st.

OFFICE for rent; beautiful mahogany furnished suite, corner of building, all light, consisting of about 400 feet; unlimited telephone service; superb location for any first class business. Call room 503, 5 Columbus Circle, or phone Columbus 167.

OFFICES and show rooms, 41 W. 21st; reasonable rent. SHARUM, 170 Broadway.

SPACE FOR RENT
in millinery shop for ladies' blouses or lingerie; 3 doors from 5th av.; on street in prominent shopping district. Phone Murray Hill 498.

SHOP to let, in West 50s, 10x10 foot doorways, suitable for stores or manufacturing purposes; 1,200 square feet; will divide to suit. KLINE, 425 West 54th.

SMALL office, suitable for physician; 5th av. in 50s. N., 177 Sun-Herald, Herald square.

STORE lease for sale, Broadway and 42d st.; 10 years practically rent free. SELLS, 1035 Equitable Building.

TO SUBLET, one year or less, desirable office space, ground floor front, in Grand Central business section; large show window, good light; professional or financial concern preferred. Inquire on premises, 27 East 40th st.

TEA room and apartments, near 42d st. H., 690 6th av., Manhattan.

5TH AV., 100.—Twelfth floor; attractive offices; reasonable; immediate occupancy.

24 WEST 40TH ST.,
off 5th av.
Ground floor store, also parlor store; possession at once; rents on application. FREDERICK FOX & CO., INC., 14 West 40th st. Phone 540 Vanderbilt.

42D ST. DISTRICT.
Suite of offices, consisting of reception room and three private offices, overlooking 42d st., to let, and will sell furniture to party taking lease; location ideal, and especially adapted to stock selling organization; immediate occupancy if desired. Write, giving phone number, B. X., box 223 Sun-Herald, Herald square.

57TH ST., 10 West.—Fine floors for refined business, studios; steam heat, electricity.

46TH ST., 47 West.—Showroom and offices. DONOVAN. Cortlandt 4533.

52D ST., 339 West.—Automobile district; bright, roomy store, suit any business; reasonable rent. Apply premises or LUDIN REALTY, 261 West 34th st.

57TH ST., West, near 8th av.—Stores, 15x50, suitable any business; moderate rent; term lease. Apply MOOR, 301 West 57th st.

Above 59th St.—5th Av. to East River.

PRIVATE office, suitable any business; first floor, front; electric lights free and heat; $35. 2010 5th av., at 125th st.

Above 59th St.—5th Av. to North River.

THREE room apartment, suitable for dentist or other business; ground floor. Inquire janitor, 186 West 80th st.

Borough of Manhattan—Miscellaneous.

AN established milliner wishes to rent space in shop; a good business section. P., 19 Sun-Herald, Herald square.

OFFICES, LOFTS, WAREHOUSES, SHOWROOMS, all sections. J. CLARENCE DAVIES, 32 Nassau st., John 1171; 51 East 42d st., Vanderbilt 432.

BUSINESS PLACES TO LET.

Borough of Manhattan—Miscellaneous.

STORES, LOFTS, BUILDINGS.
Send for complete list.
AMES & COMPANY, 26 WEST 31ST.

Borough of Bronx.

TO lease, Bronx, large hall in two story, corner, for dance hall, or will rent for weddings, balls, &c., or suitable light manufacturing, southeast corner Freeman st. and Stebbins av., one block subway station. LOPARD, Phone 2484 Intervale.

Borough of Brooklyn.

PART of large optical store; suitable cameras, kodaks, field glasses, Thermos bottles, fine cutlery, &c. 326 Livingston, Brooklyn.

TO Lease—Large factory, 70,000 square feet, centre of labor market and shipping facilities, handy to Williamsburg Bridge. ARTHUR B. GRITMAN, 212 Broadway, Brooklyn.

6,500 SQ. FT. $20,000.
Downtown business corner building, near bridges and ferries and terminal; fine light; possession soon; brokers paid. ELLIOTT, owner, 154 Nassau. Beekman 2685.

Long Island.

STORE TO LET.
Occupied by jeweler for 10 years; can be used for any purpose; located on main st. of Glen Cove. Inquire GEORGE BREUER, 166 Glen st., Glen Cove, L. I.

BUSINESS PLACES WANTED.

GARAGE, small, with living quarters above, for private use; will pay liberal rent. C., 1002 Sun-Herald, Fulton st.

WANTED—To lease for term of from 5 to 20 years building to be used for factory and warehouse, containing from 40,000 to 50,000 feet of floor space, preferably all on one floor; site to contain about the same amount of yard space; must have railroad siding or be so located that siding can be run into property; prefer location in Jersey City, Harrison or Newark; will consider purchase. Give full details as to location and construction of building. Y., 785 Sun-Herald, Herald square.

WANTED—Ground floor store in produce district for butter business; preferably one with cooler space already installed; will need about 2,000 square feet. H., 640 Sun-Herald, 280 Broadway.

WANTED—An old building or service station, neighborhood of 42d st. to 70th st., West Side. Telephone Circle 2476.

25 square feet showroom space; will share with party where phone and stenographer can be of service. P., 33 Sun-Herald, Herald Sq.

HOUSES TO LET, FURNISHED.

FURNISHED modern dwelling, 8 rooms, bath, steam heat, gas, double garage; acre plot; parquet floors, beautifully furnished; $150 per month until May 15; near station; restricted location. Box 37, Westbury.

GREENWICH, CONN.
For rent, furnished house, 12 rooms, 3 baths, garage, every modern convenience. Phone 948 party R Greenwich or write Box D. S., 10 Union Square.

72D ST., 253 West, between Broadway and West End; lease, furniture and good will; big bargain. Tel. housekeeper, Columbus 5687 for appointment.

HOUSES TO LET, UNFURNISHED.

5TH AV.—Dwelling in the 60s, for rent; 3 to 5 years' lease; now vacant; 25 ft. wide, with extension; 4 story and basement. LADD & NICHOLS, 15 E. 54th st. Phone Plaza 1125.

Borough of Bronx.

FOR RENT—10 room house, parquet floors throughout; electric light, all improvements, large porches; beautiful garden and lawns; ground 155x55; refined section, excellent location. Take Jerome av. subway to Kingsbridge road. 2664 Kingsbridge terrace, corner Kingsbridge road.

HOUSES WANTED-UNFURNISHED

HOUSE with garage; large plot; good locality; city or within 20 miles; will pay up to $200 month. Phone Riverside 736 until 2:30 Sunday. C., 1001 Sun-Herald, Fulton st.

PRIVATE party wants house within easy commuting distance; 4 or 5 master bedrooms; prepared to pay long period rent in advance; bonus given any one who obtains lease. N., 85 Sun-Herald, Herald square.

WANTED to lease private house, 18-20 rooms, between 60th and 100th sts.; near subway. C., 968 Sun-Herald, Fulton st.

APARTMENTS—FURNISHED.

A home, 7 well furnished outside rooms, 6th floor, elevator; complete housekeeping vicinity West End 96th subway; $250; unfurnished $200; concession responsible tenant; no agents. Address REFINEMENT, 852 Columbus av.

APARTMENT RENTING SPECIALIST.
First class furnished apartments; bargains; long and short leases; avoid hunting. Telephone Cathedral 5825.

APARTMENT—Three most attractively furnished very large rooms for gentleman; highest credentials necessary; maid service. 2597 Harlem.

APARTMENTS OF QUALITY.
East. West Side. Long, short leases.
APARTMENT RENTING CO.,
178 West 72d st. Phone Columbus 1277.

APARTMENT HUNTING UNNECESSARY.
Exclusive listings. Consult Mrs. Dingleman, Renting Specialist, 129 W. 72d. Col. 836.

APARTMENT, MODERN BUILDING.
Two, four master bedrooms, spacious and beautifully furnished. Agent, 502 Park av.

ATTRACTIVE apartments, 7 rooms, 2 baths, $4,500. Superintendent, 158 West 58th st.

BROADWAY, 2,731, near 103d subway—Six medium sized, nicely furnished rooms fronting Broadway, 5th North; no infants or dogs, $155; also furnished 4 room apartment, $130; hours, 10 to 5.

CONTENTS and lease of luxuriously furnished two room kitchenette apartment; used since June; entire second floor; $2,500; sale or rent. Mrs. DUTTER, Schuyler 7992.

ENTIRE floor in private house, newly furnished, suite of living room, bedroom and private bath, with maid service and meals served in apartment. 257 West 85th st.

FOR SALE—LEASE, FURNITURE.
one year rent, $2,500, 8 exceptionally large rooms, 2 baths; furniture includes electric piano, fine Oriental rugs and carpets, old Dutch inlaid hall clock, library finely bound books, old Colonial dining room set, some handsome silver, china, glassware; price $5,000; without books, silver, china, glassware and personal effects, $3,500. Apply to Superintendent, 1730 Broadway.

FOR rent, mahogany furnished apartment, sun parlor; one block to lake, 15 minutes down town; sublet your N. Y. apartment, which will pay both rent and living in Chicago; 9 months or more. ERNEST C. JOHNSON, First National Bank Bldg., Chicago.

FIRST CONSULT US.
5TH—PARK AVENUE SECTION.
"IN THE BETTER HOUSES"
2 to 15 rooms, simplex, duplex.
WOOLLEY, WATKINS & JORDAN.
665 Fifth Ave., (53d) Plaza-375.

FOR gentleman, absolutely high class furnished apartment, four large outside rooms; immaculate, efficient service; near Broadway subway; $160 monthly. Tel. 4850 Academy.

FURNISHED or unfurnished apartments of 2 and 3 rooms with private baths for gentlemen only; Park av., below 40th st.; new all modern improvements. Telephone Murray Hill 4597.

FOR rent—Regular 5 rooms, bath; convenient location; period furniture; $75 monthly. N., 135 Sun-Herald, Herald Sq.

FURNISHED APARTMENTS.
CLARK REALTY, 347 Madison av. Van. 1450.

HANDSOMELY DECORATED
AND
MAGNIFICENTLY FURNISHED
apartment consisting of 10 large rooms, 4 baths and private laundry; entire floor, 50x100. Can be seen to-day. Telephone Rhinelander 7720.

JUST above 80s, between 5th and Madison avs., $650 per month; year lease; attractive large seven room apartment, large living room, 22x21 feet; three bedrooms, two baths, kitchen, servant's room; comfortably furnished, in warmly heated, high class apartment house, to desirable Christian family. P., 13 Sun-Herald, Herald square.

LEXINGTON AV. and 56th St.—Handsomely furnished apartment, three large rooms, bath and kitchenette. Apply Studio, 660 Madison av.

Magnificently furnished corner apartment, 8 large rooms and 3 baths, in the Osborne, 205 West 57th st., corner 7th av. Possession at once, or October 1. Apply Manager, on premises. Telephone Circle 5420.

MADISON AV., 1219 (88th st.).—Six rooms, sublet October 1; $2,150. Seen 1 to 6.

MADISON AV., 980.—Sublet year, October, 2 rooms and bath; references. SMITH.

APARTMENTS—FURNISHED.

OWNER going South, will lease artistic, comfortable furniture, complete for housekeeping, of seven rooms; can be had six months or year; some linen and tableware; October to May, $500 cash; year, $800, opportunity. C., 974 Sun-Herald, Fulton st.

PARK AV.—8 rooms, 3 baths; rare furniture, fine linens, sterling silver; dishes may be purchased less than cost owing to owner living abroad; immediate occupancy; old lease, no profiteering; unusual offer; principals only. P., 14 Sun-Herald, Herald Sq.

PARK AV. and Nineties.—Furnished apartment, nine rooms, one master's, one maid's bath; beautiful southern exposure; October 1, for one year, $300 per month. Telephone Chelsea 75907.

PRIVATE family will rent four room housekeeping apartment, $125 month; Chelsea district; consider only those with highest references. N., 134 Sun-Herald, Herald square.

PARK AV., 815 (corner 75th).—Apartments to let, 7 and 8 rooms; very beautifully furnished. Agent on premises.

RIVERSIDE DRIVE, near 150th st.—Elegantly furnished high class apt., 11th floor; 3 master bedrooms, 2 baths; extra maid's quarters and bath; baby grand player piano, Oriental rugs, period furniture; corner apt., view of river from all rooms; completely furnished for 1 year from Oct. 1; $6,000; could not be duplicated. J. CLARENCE DAVIES, 51 E. 42d; Vanderbilt 9744.

STUDIO apartment, 2 large rooms; telephone; kitchen privileges; seen by appointment. WALLACE, 6 E. 14th st. Stuy. 3882.

SPACIOUS one room and bath, private house, with elevator; furnished or unfurnished; $1,800-$1,500. 267 Madison av.

THREE beautiful, large, outside rooms, sitting room, 2 bedrooms, 2 baths; exceptionally large closet space; splendidly furnished in blue and gold; $3,600. HOTEL ST. JAMES, 109 West 45th st.

TWO beautiful, large outside rooms, consisting of sitting room, bedroom and bath; splendidly furnished; $2,000. Other 2 room suites, $1,700 up. HOTEL ST. JAMES 109 West 45th st.

THREE room studio apartment; exclusive neighborhood; modern, convenient; private phone; year's lease to buyer of exquisite furnishings; bargain, leaving city. Col. 1690.

WEST END AVE., near 83d st.—Owner must sacrifice lease and luxurious furnishings that cost $20,000 last year; 7 rooms, 3 baths, extra maid's quarters, period furniture, Oriental rugs, baby grand piano, Victrola, pool table, etc.; quick action necessary. J. CLARENCE DAVIES, 51 E. 42d. Vanderbilt 9744.

WEST 45th St.—Suites 2 and 3 rooms and bath; highest grade hotel service; also large studio, 2 bedrooms and bath; formerly used by the late Carroll Beckwith. HOTEL SCHUYLER, 1181 Bryant.

WEST END AV., 265—Attractively furnished suite of three rooms and bath (non-housekeeping).

WEST END, 757.—Two rooms, bath, kitchenette; entire second floor; private family.

WEST END AV., 410 (79th).—Seven rooms; [illegible], mahogany furniture; $275 month.

Yonkers — Furnished apartment "Zalderk Leighton"; 5 minutes from Van Cortlandt subway station; 5 rooms and bath; overlooking terrace; 3 exposures; exclusive neighborhood; elevator service; rent $75 a month. Tel. 374 Yonkers. FLAGG.

50TH (corner Lexington av., 163).—Apartment hotel, exclusively for women; corner suite, 2 rooms, bath; beautifully furnished; $30 weekly up. Hotel Rutledge.

52 WEST 56TH.
Large handsomely furnished room; grand piano; private bath; $25 by week. Seen Sundays, 2 P. M. until 9; during week after 10 A. M.

53D ST.—Well furnished 6 room housekeeping; 2 master's rooms, 1 bath. LADD & NICHOLS, 15 E. 54th st. Phone Plaza 1125.

54TH st., at Broadway, Hotel Albemarle.—Suite of parlor, bedroom and bath, $150 per month; 2 bedrooms, large parlor and bath; suitable for professional use; moderate rental; also room and bath.

54TH ST., 21 West—Bachelor's apartment, two rooms and bath, $1,800 up; select neighborhood; ready Oct. 1; can be seen Sunday, 11 to 5.

57TH ST., West (near 7th av.).—Two rooms and bath apartment, furnished in good taste, electricity included; $110; references essential. C., 976 Sun-Herald, Fulton st.

57TH ST., 27 West.—Exquisitely furnished apartments; open fireplaces, elevator. Phone Plaza 5484.

57TH, 322 West—Rooms; electric, shower, phone; men. JARNAGINE, Apt. 1-E.

59TH ST., 38 West.—Overlooking park; 2 and 3 rooms, kitchenette.

60TH ST., 18 East.—Single, double rooms; any size suites. JACINTO HOTEL.

64TH, 1 WEST (Harperley Hall).—4 rooms, bath and kitchenette, with refrigeration; furnished or unfurnished. Phone Columbus 8500.

72D ST., 20 West—Two rooms, kitchenette, bath, from September 1; also one room, kitchenette and bath. Seen afternoons.

73D, 126 West (Hotel Nobleton).—Several beautifully furnished two room suites, with bath; moderate weekly and monthly rates; $115 monthly up; $30 weekly up.

74TH, 25 W.—Superbly furnished 1 and 2 room non-housekeeping apartments.

80'S (Corner West End Av.).—Southern exposure; beautifully, completely furnished apartment, 2d floor, including Steinway Baby Grand piano; 4 rooms, bath, kitchen; all outside rooms; can be leased 1 year; rent $375 monthly. G. MONTAGUE MABIE, agent, 512 5th av. Tel. 8026 Vanderbilt.

80TH, 101 West.—Luxuriously furnished, 8 rooms, 2 baths, linen and silver if desired, for one year, starting October 15; references. Call SYLVA, after Labor Day.

82D ST., 15 West.—Handsomely furnished entire floor; non-housekeeping apartment; lease.

87TH ST., 10 West.—Handsomely furnished floor, suitable 3 gentlemen; heat, electric; references.

90S (near Central Park West).—Very well furnished apartment 7 rooms; year's lease; $2,800. Further particulars, REAL ESTATE MANAGEMENT CO., B'way, 99th st. River 1300.

93D ST., S. W. CORNER MADISON AV.
Newly decorated apartment, 1 room and bath, $70 up; 2 rooms, bath, $100 up; hotel service, extraordinary value; block from park; restaurant. Hotel Ashton. Tel. Lenox 272.

93D ST (corner Madison av.)—Apartments, beautifully furnished corner suite, 2 rooms, bath; $70 per room, bath, up. Hotel Ashton.

101ST, 215 W.—Eight rooms, three baths; handsomely furnished; all sunny; one year rental. Apt. 8A, Riverside 6,000.

104TH ST., West.—6 rooms and bath, elevator apartment; all modern conveniences; near elevated, subway. Phone Academy 3163.

108 WEST 58TH.—DECORATOR'S APARTMENTS, NEW, 2 ROOMS, BATH; $40 UP; SERVICE.

152D ST., 545 West.—Two large rooms and bath; also four rooms, no kitchen; private house; references.

178TH, 718 W.—Beautiful 3 and 4 room apartments to lease in neighborhood, $110-$125. Wadsworth 2856.

184TH ST. (2312 Grand av.), University Heights; completely well furnished dining room, kitchenette, bedroom, adjoining bath; all large light rooms; private house; all improvements; three blocks 6th av. "L." Jerome subway. $70 per month. Fordham 6169.

202 Madison av.—2 rooms, kitchenette and bath; artistically furnished; second floor; restaurant in building. Call mornings, Murray Hill 1229. ELLA M. O'KANE.

480 CENTRAL PARK WEST.—5 room apartment, pleasant, clean, tastefully furnished, old mahogany, good pictures. Tel. Chelsea 9945.

502 West 122d St.—Account leaving city will give up sunny four room elevator apartment to tenant purchasing furniture; rent and furniture reasonable. Apartment 62.

Borough of Bronx.

APARTMENT, five large, beautiful, sunny rooms, four wardrobes, every improvement; fine location; sublet, furnished, $125; unfurnished, $100; block Melrose station; 15 minutes Grand Central; subway, elevated. STAPLER, 3207 Park av.

REFINED couple for exceptionally large bedroom, housekeeping privileges; half block from Prospect av. subway station. Telephone Melrose 4656, apt. 19, bet. 9 and 11 A. M.

Borough of Brooklyn.

FIVE well furnished rooms; modern apartment; $100 month; Fordham University Heights section. A. B., 103 Herald.

FURNISHED apartment, upper floor, private house; select section in Brooklyn; all improvements; two adults. Bushwick 6197.

SIX rooms, complete, near Prospect Park, $100; lease. Phone Shore Road 1087.

Chicago.

FOR RENT—Mahogany furnished apart., sun parlor, 1 block to lake, 15 minutes downtown; sublet your N. Y. apart., which will pay both rent and living in Chicago 9 months or more. ERNEST C. JOHNSON, First National Bank Building, Chicago.

APARTMENTS—UNFURNISHED.

From Battery to 14th St., Inclusive.

GREENWICH VILLAGE Section, 150 Waverley Place—Private house, 5 rooms, bath, gas, electric light, open grates; $85. Owner.

WASHINGTON SQUARE—Five room apartment, $4,000; new fireproof house, elevator and hall service; business and social references required. See superintendent on premises. Van Voorst apartment, 123 Waverley place.

11TH, 25 East.—Unusually attractive apartments; immediate possession.

APARTMENTS—UNFURNISHED.

Above 59th St.—5th Av. to East River.

ONE room and bath on corner, $1,200 to $1,500; elevator building. DOUGLAS L. ELLIMAN & CO., 15 East 49th st. Tel. Plaza—9200.

NATIONAL STORAGE, 146 West 90th st.—Storage $6 per month; vanload, motor vans moving; moderate rates. 1702 Riverside.

PARK AV., 815.—Doctor's suites, one and three rooms. Agent on premises.

849 Central Park West.—Seven rooms and bath, high class, all improvements; $1,800 until October 1, $2,400 thereafetr; ground floor apartment, suitable for professional people; will divide if necessary.

Above 14th St. to 59th St. (Inclusive). East River to North River.

GRAMERCY PARK section, at 126 East 19th st., on "The Block Beautiful," six rooms and two baths; elevator; exceptional light and air; alterations completed October 1. $5,000. C. S. RINDSFOOS, 30 East 42d st.

LEXINGTON AV., 647 (near 54th st.)—No elevator; 4 rooms and bath; real kitchens; all improvements; $1,200 to $1,700; references required. Apply on premises.

LEXINGTON AV., 515.—Six beautiful rooms, all improvements; elevator, electricity, parquet floors.

TWO beautiful rooms, very large; sitting room, bedroom and bath; two exceptionally large closets; private hall; all outside rooms; three exposures; sunshine from sunrise to sunset; $1,800 per year. HOTEL ST. JAMES, 109 West 45th st.

22D ST., West (Chelsea section).—Three room, bath apartment in private house; no other tenants. Write L. L., box 20, 125 East 34th st.

39TH, 253 West.—Subway around corner; six rooms, tiled bath, steam, hot water, electric light, $110, $120; possession.

46TH ST., 47 West.—2 rooms, bath, kitchenette; new building. DONOVAN. Cortlandt 4536.

55TH ST., 18 West.—Handsome apartments, near Hotel Gotham; open fireplaces, elevator; aristocratic environments; reasonable. Phone Plaza 5484.

57TH ST., 359 WEST.—Two rooms, bath and foyer; steam, hot water, electricity; cosey modern apartment. Apply premises, or J. K. MOORS, 301 West 57th st. Tel. Col. 8888.

145 East 49th st. (apt. 3B).—One of the most attractive four large room apartments, from October 1, on lease. Seen between 4 and 5 on and after Monday.

516 MADISON AV.—ENTIRE FLOORS, 2 LARGE ROOMS, KITCHENETTE, BATH, $1,500, $2,100.

Above 59th St.—5th Av. to East River.

EAST 60'S—Upper floor, 7 rooms, 3 baths, well appointed; $800 monthly. Plaza 374.

IN one of the finest buildings on Park av., 9 large rooms, 3 baths, $8,000 season. Plaza 375.

MADISON AV. and 60th St. — Two large rooms and bath. Apply Studio, 660 Madison av.

PARK AVENUE—Upper floor, 7 rooms, 2 baths, all outside rooms, $6,000 season. Plaza 374.

5TH AV., 2010 (at 125th).—3 rooms, kitchenette, with private bath, electric lights, heat; opposite park; lease $85.

74TH, 104 EAST (NEAR PARK AV.).
Two rooms and bath and kitchenette to lease from October 1. E. FRANKLIN, 838 1st av. Vanderbilt 4295.

Above 59th St.—5th Av. to North River.

AMSTERDAM AV., 1495. — Several five rooms and bath, modernized, up to date, all light, large rooms, facing park, $75; references required; inspection 10 to 4 o'clock, only.

ARTIST STUDIO (ELEGANCE).
87th, 116 West.—North light, two rooms, bath, kitchenette; intensely modern; $1,800.

APARTMENT, 5 rooms, ground floor, front, suitable as office for doctor or dentist. Superintendent, 206 W. 95th st.

CENTRAL PARK WEST, 236-237.—Modern high class apartments, 2-3-4 rooms, all conveniences; agent on premises.

ELEGANT duplex apartment, 10 rooms, 3 baths, in the 90th, on the West side. For particulars FRED ZITTEL & SONS, B'way at 79th st. Phone 9700 Schuyler.

DUPLEX APARTMENT FOR SALE.
86th st., near West End av.; studio 24x32 and six other rooms with two baths; price $35,000; immediate possession.
WM. A. WHITE & SONS,
46 Cedar St. Telephone 5700 John.

NEAR BROADWAY,
204 WEST 109TH ST.
Four and five large outside sunny rooms; electric light, hardwood floors; owner's management; rent $66 to $83.

PARLOR floor, newly decorated, $2,200 year, long lease; doctor, dentist or business. 218 West 78th, just off Broadway.

SIX, seven and eight room apartments for rent, modern corner building with elevator; excellent location; most rooms face street; prices $1,800 to $2,600. Apply superintendent, 100 West 121st st., or CARSTEIN & LINNEKIN, INC., 221 4th av. Telephone Stuyvesant 7780.

TWO rooms, kitchen and bath, third floor; $125 month; lease from October 1. Apply M. H. GAILLARD & CO., 2,209 Broadway.

WEST END AV., 346.—Attractive apartment, very large living room, bedroom, kitchenette, bath.

68TH ST., 14 West.—2-3 rooms, elevator; $150 to $260 per month.

70TH ST., 225 West.—Doctor's office, three rooms and extension; private entrance; references exchanged. Cathedral 7988.

72D, 53 West.—Studio, on seventh floor of modern elevator building, consisting of reception room, breakfast room, bedroom, bath and large studio room, with north skylight; all outside rooms.

79TH ST., 121 West—Superior apartments, 1 and 2 rooms with bath, $900 to $1,900; studios, $1,800 and $1,900; doctor's suite or offices for two doctors, $2,000. Inquire premises, or FREDERICK ZITTEL & SONS, 79th st. and Broadway.

81ST, 29 WEST.—FACING PARK; LUXURIOUS APARTMENTS, 2, 3, 4 ROOMS; PRIVATE GARAGE.

81ST, 29 WEST. — LARGE, LUXURIOUS APARTMENT, SUITABLE DOCTOR OR DENTIST; PRIVATE GARAGE.

85TH ST., 128 West.—Duplex apartment, 4 rooms, kitchenette and bath, private entrance and garden, very attractive, suitable physician or residence; rent $2,400. Call Sunday and Monday, 10 to 4.

85TH ST., 128 West.—1-2-3 room apartments; very attractive, large rooms, kitchenettes and baths; entire floors. Call Sunday and Monday, 10 to 4.

85TH ST., 128 W.—One, 2 and 3 room apartments, kitchenette and bath; one duplex 4 room apartment with private entrance and garden; open fireplaces; very attractive; ready for occupancy. Phone 3238 Columbus.

88TH, 174 West.—Exceptional, large living room, 2 bedrooms, kitchenette, bath, 4 large closets; private house, Christian family; light furnished; lease two adults $130 month; reference. Tel. Schuyler 3570.

86TH ST., 331 WEST.—2-3 ROOMS, BATH; $100-$225 MONTH.

87TH, 116 West.—Two rooms, bath; intensely modern; kitchenette privilege; $1,000 up.

93D, 137 West.—Two rooms, bath, kitchenette; gas, electricity; maid service; $1,000.

104TH ST., 305 West (near Riverside Drive).—Suitable for PHYSICIAN. Telephone 3394 Academy.

104TH, 308 West.—Attractive 5 rooms, bath; two extra hand basins, seven closets; rent $200 month. Academy 5067.

107TH, 324 West. (At Drive).—Four very large rooms, kitchenette, bath.

310 W. 100th.—Complete floor, kitchenette, all improvements; panelled walls; beautiful view of Hudson; $175 month; lease; inspect.

Washington Heights, Above 125th St., West of 8th Av.

RIVERSIDE DRIVE, 835 (west of 158th st.)—New elevator apartment building, now being completed; 4, 5 and 6 rooms. Apply agent, on premises.

Miscellaneous.

SEND for our booklet on cooperative owner at 180 Sterling place, Brooklyn. R. A., 162 Remsen st., Brooklyn, N. Y., tel. Main 6480.

Borough of Bronx.

EIGHT rooms, two baths; ready for occupancy; stone constructed; duplex; Kingsbridge section, restricted; steam heat, hot water continually, rooms inlaid, hardwood finish, every possible improvement; five minutes from subway; investigate; rent $160. C., 1004 Sun-Herald, Fulton st.

WEST Bronx, two blocks from subway, five rooms, bath; all improvements; two family house; 3 adults; Christians; $75; references. N., 165 Sun-Herald, Herald square.

Borough of Brooklyn.

BROOKLYN HEIGHTS.
High class apartments, maid service; one room and bath, $45; 3 rooms, $75; 4 rooms, $125. LAUDY, 101 Montague st. Phone 584 Main.

THE HARRIET, 67 HANCOCK ST.
Phone 7745 Decatur. Now ready for occupancy, 10 new 2 and 3 room apartments, with bath and kitchenette; all latest improvements; leases; most secluded part of Brooklyn; first two apartments for professional parties. Apply Superintendent on premises. Owner's phone 447 Williamsburg.

TWO large connecting rooms and kitchen; three bay windows, open fireplace, parquet, electricity; select residential neighborhood. Bedford 5312.

APARTMENTS—UNFURNISHED.

Borough of Queens.

A few four and five room apartments, for immediate occupancy, are being offered on the tenant-ownership plan in the Hicks-Stryker Apartment Building, Woodside, L. I.; 18 minutes from Grand Central Station on subway; up to date buildings; small cash payments, balance monthly. Take subway at Grand Central Station to Woodside, or phone New[illegible] 499 or Newtown 2361 for appointment.

TO let—First floor, 2 family stucco house, furnished; lease $45 per month. OWNER, 337 Beach 65th st., Arverne, L. I.

Westchester.

FOUR room corner apartment for rent; new corner building; four large outside elegantly furnished rooms with tile baths and shower, private porch, steam heat and hot water supply, gas and electricity; fine decorations and fixtures; residential section; four minutes' walk to two railroad depots, trolley, subway and shopping district; rent $70; cannot be equalled in New York for $100; immediate possession. Apply Dr. Bauman, 117 West 2d st., Mt. Vernon, N. Y. 'Phone Mt. Vernon 2467.

THREE rooms in private home, located in Mount Vernon; fine location; working couple preferred; reference required. For particulars, N., 67 Sun-Herald, Herald Sq.

Long Island.

FOREST HILLS GARDENS, L. I.
Two splendid elevator buildings, 165 apartments; selection of 2, 3 or 4 room apartments, one or two baths, still available, $1,320 to $1,980. Apply GARDENS APARTMENT, by station; 15 minutes from Penn. station, N. Y. C.; nearest and finest suburb, neighbors of character. Phone Boulevard 6545 or Schuyler 8309. GUYON L. C. EARLE, Agent, 260 West 86th st., New York.

APARTMENTS WANTED.

Furnished.

AN EXCLUSIVE CLIENTELE.
List apartments with Mrs. Dingleman, Renting Specialist, 129 W. 72d. Columbus 836.

FIVE or six rooms and bath wanted in good location; will pay $200 to $250 monthly. M. B., 37 Sun-Herald.

REFINED couple, two infants, want small, light, comfortable apartment, October 1; permanent; $50 unfurnished or eight months furnished. P., 12 Sun-Herald, Herald square.

WANTED by bachelor, furnished apartment, living room, bedroom, kitchenette and bath, by one who has always lived in own home and has taken great pride in the upkeep of same; state location and rental. M., 107 Sun-Herald, Herald square.

WANTED—Furnished apartment, Park av. section, nine or ten rooms, three baths, for one year from October 1. H., 645 Sun-Herald, 280 Broadway.

WE can rent your apartment; clients now on our books waiting for desirable furnished apartments; send particulars. REAL ESTATE MANAGEMENT CO., Broadway, 99th st. River 1300.

YOUNG Christian couple, returning from Europe October 5, desire four rooms with bath (large, sunny bedroom); garage desired, but not essential; preferably in Bay Ridge section, Brooklyn; no children. Y., 787 Sun-Herald, Herald square.

3 or 4 rooms, excluding heat; not over $100 month; in Flushing or Manhattan. Tel. 445 Great Neck.

Unfurnished.

A DESIRABLE TENANT.
Housing service of technical engineering concern has received several applications from responsible employees (couples and with 1 child), for small houses or apartments, in New Jersey, Oranges, or along Lackawanna; rentals $50 to $75; refined Christian tenants. T. D., 241 Sun-Herald, Herald square.

EIGHT or nine rooms, two or three baths; rental not to exceed $3,500. Tel. Franklin 358 Tuesday. Room 216, 43 Leonard st.

LIST YOUR APTS. and HOUSES with us, sale or rent; tenants waiting. J. CLARENCE DAVIES, 51 East 42d. Vandbit 9744.

MODERN 5 room apartment desired; refined location anywhere Greater New York; rent not over $100. Apartment 125, Hotel Standish Arms, Brooklyn. 'Phone Main 4290.

WANTED—3 rooms and bath near subway or L in Brooklyn; $20 to $25. CARUS SOMERS, 203 West st., N. Y.

WANTED—5-6 room apartment, adult Christian family. B., 1413 Sun-Herald, Harlem.

4 OR 5 rooms, modern apartment, west side, above 72d, $1,300 to $1,800; describe fully. V., 891 Sun-Herald, Fulton st.

An advertisement in the Lost and Found columns of THE SUN AND NEW YORK HERALD offers a real possibility of recovering your lost property.

FURNISHED ROOMS TO LET.

East Side.

LEXINGTON AV., 790.—Private family; nicely furnished room for gentleman. Plaza 2417.

NEWLY decorated and furnished room in private family; strictly first class. Phone Mad. Sq. 5281.

9TH, 16 East.—Room and bath, private apt., women only, $90. 2955 Stuyvesant.

50TH (corner Lexington av., 163).—Exclusively for women; $9 weekly and up; room with use of bath, $11 weekly up; room with private bath, $18 weekly up; cosey, sunny, comfortable. Hotel Rutledge.

30TH, 143 East.—Parlor, with one or two connecting rooms optional. CUNNEEN.

48TH, 138 East.—Bed, sitting room, adjoining bath; all conveniences; reference. DRISCOLL.

58TH ST., 304 East.—Large, light, attractive room; running water, bath; strictly clean and private; must be seen to be appreciated. OTTERBERG.

60TH, 18 E.—Room, adjoining bath, $40; also two rooms.

67TH ST., 166 East—Large front room; suitable teacher or business woman. Apt. 2.

80TH, 111 E.—Large room, scrupulously clean; bath; hot water; electricity; kitchenette.

82D, 118 E.—Attractive single and double rooms; near bath. 4943 Lenox.

120TH, 326 E.—Large room; also small room, bath. Harlem 6865.

162D, 270 East (Morris av.).—Two front rooms; gentlemen; breakfast; couple. DAVIES.

West Side.

AN UNUSUAL OPPORTUNITY FOR BUSINESS MAN TO SECURE HOME IN PRIVATE FAMILY; PARLOR AND BEDROOM, HANDSOMELY FURNISHED; FIVE MINUTES' WALK TO BOSTON AND WESTCHESTER AND NEW HAVEN R. R. EXPRESS STATIONS, MOUNT VERNON. FURTHER PARTICULARS PHONE MOUNT VERNON 3140.

BACHELOR, American, desires one or two rooms and bath, preferably with board, west side, below 110th st.; no objection to private family. H., 641 Sun-Herald, 280 Broadway.

BEAUTIFUL furnished room in private family; no other roomers; high class building. Phone 7146 Morningside.

BANK ST., 15.—Newly designed rooms; block from subway.

CENTRAL PARK WEST, 468.—Attractive, light, adjoining bath; telephone; suitable for two; beautiful suite; overlooking park. THOR.

CLAREMONT AV., 160 (Apt. 5-A).—High class, elegant refined home, business man, $15. Call Sunday, week days, evenings.

CENTRAL PARK W. (Near Circle).—Large room, private family; $14. Col. 5648.

EDGECOMBE AV., 363.—Room for refined business woman; immaculately clean; private bath; piano; very reasonable; references. BENAS.

ELEGANT two room suite, light, modern; private entrance; Victrola. Academy 1120.

FRONT room to rent; college student preferred; credentials necessary; location 501 W. 122d. Write B., 1418 Sun-Herald, Harlem.

FORT WASHINGTON AV. (25), corner 160th, apt. 45—Attractive, modern, comfortable; reference.

LARGE 2 room suite; light, excellently furnished; bath adjoining; location West 80s; private family; for bachelor only; references required. Phone mornings, Schuyler 3851.

LARGE front room, dressing room included; excellent location; 1 or 2 gentlemen; private house, with every convenience; B'way subway, 103d st. Riverside 5010.

MANHATTAN AV., 512 (121st st.), apt. 8.—Three furnished attractive bright front rooms, conveniences; best references exchanged.

MANHATTAN AV., 123.—Large, homelike front room, private house, for 2 gentlemen or business couple; $20 weekly.

NORTHERN AV., 100 (cor. 181st st.).—Southeast exposure; view of Hudson; top floor; elevator; modern; newly furnished; single, $10; for 2, $12; 2 connecting, $16. Apt. 64.

RIVERSIDE DRIVE (near 127th st.).—Ready October, two very desirable connecting rooms, private lavatory and toilet, three clothes closets, near bath room; light, airy apartment; private family; $20 week; breakfast optional; references. B., 1419 Sun-Herald, Harlem.

WEST END AV., 841 (corner 101st).—Attractive room, facing street; running water; $10.50; gentleman.

WEST END, 915.—Handsome front room; running water, closets, electricity, gas; Christians.

WEST END AV., 265.—Attractively furnished, large private room and bath.

WEST END AV., 296.
BOARD OPTIONAL.

FURNISHED ROOMS TO LET.

West Side.

5TH AV., 2110 (129th st.).—Two large rooms, entire floor, private house; electricity; housekeeping.

12TH, 34 W.—Large room, alcove; private bath, electricity, steam heat.

15TH ST., 236 West.—Front parlor and bedroom, en suite; electricity, steam, telephone, piano, bath, kitchen; suitable professional lady or couple; call evenings, Sunday. BRODY.

26TH, 28 West.—Four room suite; two baths; $160; also single suite, $80; maid service.

34TH ST., 215 W.—Housekeeping rooms, $25; studio; elevator, phone; bath. SCOTT.

39TH, 36 W.—Single, adjoining bath; electricity, steam heat; immediate occupancy; $50.

48TH, 104 W.—Alcove room, private house; gentlemen only; permanent, with reference.

54TH, 53 West.—Attractive, comfortable room for gentleman; running water, electricity, telephone; breakfast if desired; references.

56TH, 342 W.—Two newly decorated adjoining bedrooms, private bath, $50 per month each; gentlemen only; elevator. BAIRD.

65TH ST., 33 West—2 and 3 rooms, bath, phones; housekeeping; reasonable rents.

68TH ST., 300 W.—Light, airy front room with bath; reasonable. McTAGUE.

69TH, 143 West.—Two nicely furnished light rooms, refined surroundings; large closets; one or two gentlemen. Columbus 9558.

71ST, 37 W.—Select house; first class accommodations for refined parties; large, attractive rooms, tiled private baths, electricity.

71ST ST., 346 West—Beautiful room, with or without piano. SKINNER.

2D and Broadway.—Large corner room, newly decorated, attractively furnished, adjoining bath; no other lodgers; environment exceptional for business couple or two gentlemen. Phone Columbus 9156.

73D, 251 West.—Parlor, suitable doctor; also small room; all modern conveniences; references.

75TH, 155 West—Large, small rooms with, without bath; gentlemen.

75TH ST., 44 W.—Large front room, dressing room, bath; private house; gentlemen.

76TH ST., 143 West.—Large room, electric light, bathroom adjoining; private house.

78TH, 256 W.—Proper house for proper people; proper prices; electricity, steam, running water. Call 12 to 4.

79TH—Business man may locate pleasantly, private family, block subway. Schuyler 4934.

80TH ST., W.—Front parlor, two bedrooms; suitable for 2 or 3 gentlemen; reference required. Schuyler 8673.

82D, 114 W.—Hall room, well furnished; private residence; gentlemen; references; $6.

84TH, 250 West, corner B'way—Attractive room for two gentlemen and single. HAWKINS.

84TH, 141 W.—Parlor and 2 bedrooms, well furnished; board or kitchen privileges. Tel. Schuyler 5986, DAUPHINE.

86TH, 204 W.—BACHELOR SUITE, 2 SINGLE ROOMS AND BATH. Mrs. COATES.

87TH ST., 342 WEST.—Newly renovated, nicely furnished rooms, en suite or single; private bath; electricity; references exchanged. Schuyler 9532.

89TH ST., 44 West.—Large, front, bath, kitchenette, electricity, phone; $20.

92D ST., 290 West.—Two connecting, cheerful front rooms, one single room; elevator; homelike and quiet. McKEEVER.

92D, 75 West—Connecting rooms; hot, cold water; references.

94TH, 122 W.—Neatly furnished room, 1, 2 gentlemen. Tel. River 9264. TURNEY.

95TH, 36 W.—Large, small rooms; convenient bath; phone; private house; references.

96TH, 64 W.—Desirable 1, 2 rooms, private bath, electricity, kitchenette; references.

102D ST., 305 W.—Christian American family desires two gentlemen; refined home; beautiful, large front room, twin beds; exquisitely furnished; southern exposure; references given, required.

102D, 235 W.—Pleasing, homelike B'way suite, bath, phone, elevator; gentlemen. ALLEN.

103D, 90 W.—Parlor and 2 bedrooms, furnished; all conveniences; suitable for 2-3 business gentlemen. Apartment 1.

103D (2,088 B'way).—Front; gentlemen; bath adjoining; electricity; home. Academy 4449. WINSLOW.

104TH, 140 W.—Beautiful large front, back rooms; private phone, elevator. EGERTON.

104TH, 308 W.—Doctor office; American basement house; high class. Academy 5067.

107TH, 245 W.—Two front room suit, Southern exposure; every convenience; gentlemen only. SOLLY.

NEW FREIGHT RATES AND BUILDING COSTS

Lumber Will Be Advanced But Slightly, Big Manufacturers Say.

The increase in railroad freight rates authorized by the Interstate Commerce Commission will add slightly to the value of lumber to the consumer and the home builder, according to the National Lumber Manufacturers Association of Chicago. The increase varies for different regions and it is estimated that it will average approximately 33 1-3 per cent. so far as lumber is concerned. That means the addition of one-third to the cost of transportation, but since such expense is but a relatively small part of the total value of lumber which goes into a house it is not to be expected that it will materially affect the building of homes.

Lumber weighs anywhere from 2,000 to 3,500 pounds per thousand feet, according to the kind of wood and its degree of dryness. Much of the yellow pine coming into Chicago, the association says, takes a rate of 32½ cents a hundred pounds, so, in the case of lumber weighing, say, 2,800 pounds a thousand feet the transportation cost amounts to $9.10 a thousand. Douglas fir shipped from the Pacific Northwest to Chicago is hauled by the railroads at a charge of 60 cents a hundred pounds, so that the freight charges on a thousand feet of Douglas fir weighing, say, 2,500 pounds would amount to $15. An increase of 33 1-3 per cent. in the freight rate means adding about $3 to the cost of transporting yellow pine from the South to Chicago and $5 to the cost of Douglas fir from Oregon and Washington points to Chicago.

The figures given apply to Chicago only, but they are illustrative in a general way of conditions in all sections of the country. The man who is going to build himself a home and who may use a total of twenty thousand feet of lumber in its construction is not going to let the increase in the value of lumber due to the advance in the cost of transportation deter him from carrying out his purpose. The added investment on twenty thousand feet of lumber would mean to the man in Chicago [illegible] yellow pine but $60. On a house costing $5,000 to build the increase of $60 amounts to 1.2 per cent.

Lumbermen generally do not believe that the home building movement of the country will lag by reason of the slight increase in the investment due to the coming advance in the cost of hauling building materials. Railroad economists insist that the higher revenues granted will improve the efficiency of the railroads to such an extent as to assist in minimizing transportation costs by cutting out the waste of delays, insufficient and poor equipment, and losses incident to poor service.

BUILDING AT GREENWICH.

Five distinctive residences of English Colonial type are to be erected this Fall in the exclusive Putnam Manor section of Greenwich, Conn., by the Greenwich Land and Development Company, Thomas N. Cooke, president. They will complete the development on either side of Park avenue and Park place north of the Boston Post Road near "Put's Hill." The company has recently laid out a triangular park in the Manor and has equipped it with settees for the use of pedestrians.

Several types of Colonial residences have been built in the Manor this year. Among the owners are Mrs. Franklin Hutton, formerly Mrs. Edwin B. Close of New York; Oliver B. Ellsworth, Preslie Guthrie, James E. Quan, William F. Bickel; Henry H. Sutphin, Harry W. Hubbard, Walter M. Anderson and A. L. Richardson.

DETACHED HOUSE ZONES BENEFICIAL

By EDWARD M. BASSETT.

One of the good features of the zoning law is that localities may apply to the Board of Estimate to be put in a more suitable district. It would have been unwise to try to fix irrevocably the status of every spot in the city. As the city grows changes must take place, but the zoning law is designed to help these changes bring about increased desirability and value instead of injury.

For instance, C districts on the area map permit a new building covering approximately 75 per cent. of the lot and accordingly are adapted for apartment houses, D districts permit 60 per cent. and are therefore adapted to one and two family block houses, E districts permit 30 per cent. and are therefore adapted to detached private houses. It sometimes happens that a locality of detached homes located in a C or D district would find it a great advantage to be placed in an E district so that its detached house character would become permanent.

The home owners of such localities in a C district are prompted to consider making an application for such a change because they want to preserve the private home character of their street or neighborhood by preventing apartment houses from being erected on a few remaining vacant lots or preventing some owner of a dilapidated private house from tearing it down and erecting an apartment house in its place. If such a locality is in a D zone the property owners may desire to prevent block houses for one or two families here and there through their street or neighborhood.

How to Change Your District.

The question then arises how shall the home owners in such a locality go to work to effect a change to an E district, for it has been found that the 30 per cent. requirement of E districts brings about the erection of one family detached houses. The owners should first carefully consider the boundaries of the locality which they desire to be changed to an E zone. It should not take in a small fraction of a block, because the Board of Estimate properly does not create exceedingly small districts. The proposed locality should at least take in either a block or both sides of a street between intersecting streets. It is preferable to have it take in a large number of blocks.

The locality should already have its character well fixed as a detached house district. If it is already shot through with apartment houses or block houses it is not fair to force the owners of contiguous land into an E district, as it might lessen the value of their property if it could not be used for block houses or apartment houses. After the property owners have held a number of local meetings and decided on the boundaries of the locality a petition to the Board of Estimate should be prepared asking that the locality (which should be described) should be changed on the area map from a C (or D) district to an E district. Owners of at least 50 per cent. frontage in the described locality should sign this petition, and it is better if 70 per cent. or more can be obtained.

URGE MORE PUBLIC WORKS IN QUEENS

Realty Operators Want Preliminary Surveys Started for Home Building.

Real estate operators in Queens have impressed upon the officials of that borough the necessity of pushing the work preliminary to the installation of public improvements that will be necessary before homes can be erected. The Topographical bureau at the express direction of Borough President Connolly is completing maps and final sections affecting large areas, one of the most important of which is a final map laying down the lines of Amstel Boulevard, between Far Rockaway Boulevard and Beach Seventy-second street, Rockaway Beach.

This street is needed for the trunk sewer that will eventually sewer nearly all of Rockaway Beach, and will carry a great deal of sewage of Far Rockaway. The original plan for the sewer at Rockaway Beach was to carry the trunk line along the boulevard, but because it would make this street useless for traffic during part of the season, the property owners were much opposed to tearing up their one and only thoroughfare. Therefore, President Connolly decided to place the sewer in Amstel Boulevard, and in a new street in the Hammels section, called Hammels avenue, and through Beach Channel Drive.

The proceeding to acquire title to this street has just been adopted by the local board of the Newtown district, as well as the proceeding to acquire title to Beach Channel Drive. A new street is being laid out by the Topographical Bureau connecting up this avenue with Beach Channel Drive. The date has been set for the public hearing on this map on April 9. It is expected that the proceeding will be advanced so that a request for preliminary authorization for the sewer can be made to the Board of Estimate and Apportionment within two months.

Another important map just completed provides for extending Rodman street in Corona from 118th street to the Flushing river. The original map carried Rodman street as far east as 118th street, which is a distance of about 575 feet from the Flushing river. Rodman street will be used later for a trunk sewer to drain a large portion of the Elmhurst and Whitepost section. It is necessary to extend this street to the bulkhead line in order to provide an outlet.

Queens Builders Organize.

For the purpose of getting in closer touch with the materials markets a number of builders in Queens have organized the North Shore Builders Association, with George Barndon of Bayside president. The organization has grown until it now embraces a large proportion of builders in the northern part of that rapidly growing borough. There is no intent to use the association as an anti-labor club, according to its officers. An interchange of information and ideas among the members is the main reasons for its formation, they declare.