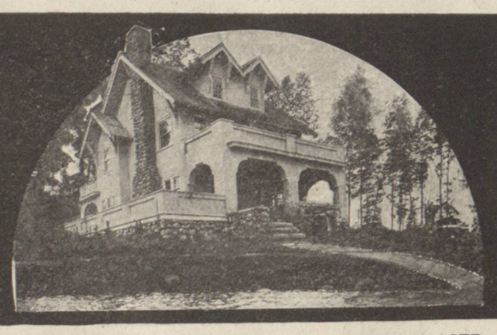
SUBURBAN HOME DEVELOPMENT



SACRIFICE $8,400—TERMS TO SUIT PURCHASER
BEAUTIFUL HOME ON THE WATER.

Plot 128 by 230 feet. Private Dock.
Best of commutation to the city.

A property that charms the eye; has every city convenience; country advantage; grounds; 128 by 230 ft.; most select neighborhood, cultured, congenial people. House has large living room, with open fireplace; spacious reception hall, dining room, butler's pantry, kitchen on first floor; six bedrooms, two baths; storage room; electric light, parquet floors, beamed ceilings; walls beautifully panelled in hardwoods. Convenient to country club, golf; ideal outdoor and water sports. Send for photograph

R. F. BARNES, 170 BROADWAY, N. Y. Tel. 1521 Cort.

PARK HILL NORTH

A Charming stretch of Nature's own Fairyland—
in the heart of Westchester's scenic beauty.

PARK HILL NORTH

is in the southern section of Yonkers—less than an hour from the farthest extremity of Manhattan—all night car service.

Home builders will find in these lots all their ideals of a perfect home site at a price that represents the chance of a lifetime!

Restricted neighborhood—wonderful surroundings. **VISIT PARK HILL NORTH**

THOS. S. BURKE, Radford Building, Getty Square
'Phone 5060 Yonkers, **OR**
Park Hill on Hudson, Inc., No. 2 Rector St., New York City. Phone 9969 Rector.

Why MOUNTAIN LAKES RESIDENTIAL PARK

IN THE MOUNTAINS ON THE LAKES
IS THE MOST DESIRABLE PLACE TO LIVE.

This exclusive mountain colony is situated high in the Healthy Hills of Northern New Jersey. 800 ft. elevation. Its wise restrictions guarantee every protection, city conveniences and country advantage to your family.

PRICE $7,500. EASY TERMS.
This English Home Has 12 Rooms, 3 Baths. Plot 100 by 195 Ft.
One of Many Types Ready to Live In Now.

Best of commutation on Lackawanna R. R., 49 min. to N. Y. City. Modern homes, with every convenience, on plots 100x150 feet, $6,000. Larger homes, with plots of one acre or more, priced up to $25,000. Unusually easy terms. Thirty homes open for inspection, ready to live in now, or will build from your plans at 25 to 40% lower than prevailing prices elsewhere.

Two beautiful lakes, country club, golf, schools, churches. Ideal boating, bathing, fishing. Photographs and full particulars from

MOUNTAIN LAKES, INC., 170 B'WAY. Tel. 1521 Cort.

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Until You See the Homes on **BOULEVARD TERRACE**

The most superb location on the Palisades, directly on the Cliffs above the Hudson, where I have built and sold over 200 homes during the past 4 years and am now beginning the construction of 150 more. **VISIT**

WOODCLIFF-ON-HUDSON

Opposite 86th Street

To desirable families I make most reasonable terms—so reasonable, in fact, as to make paying rent in the city seem foolish.

Houses are built of Natco hollow tile, stucco finish; Ludiwici Celadon Tile roof; have six to fourteen rooms; room for garage; modern improvements; hot water heat, gas and electricity; tiled bathrooms, porcelain fixtures, shower; parquet floor, hardwood trim, stone foundation, cement cellar, large attics, etc.; streets fully improved; assessments paid.

See for yourself this beautiful and flourishing community. It will be time well spent, even if you do not buy.

Take West Shore Ferry at 42d or Cortlandt St., then Palisade car to office, 950 Broadway, corner of 31st St., Woodcliff, N. J., or cross 42d St. Ferry in your auto and drive north on the Boulevard 6 minutes.

JAMES THOMSON, OWNER AND BUILDER.

Telephone, Union 3045. Broadway and 31st St., and 330 33d St., Woodcliff, N. J. Come, Phone or Write.

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IS RESTING ON THE FIRM PILLARS OF

PROSPERITY AND REAL VALUE

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NEW ROCHELLE	"Wykagyl." "Beechmont." "Webster Ridge." "Park View."	LARCHMONT	"Woods of Larchmont."
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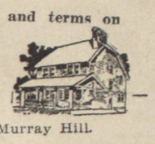
		PELHAM AND NEW ROCHELLE	"Pelhamwood."

All within 40 minutes' ride from Grand Central Terminal.

We represent all these properties and are prepared to quote the very lowest prices and terms on
ACREAGE, ACRE PLOTS, HALF ACRES AND SMALLER PLOTS

Arrangements can be made to finance the building of just your ideal style of a house.
Advise with us and secure reliable information.

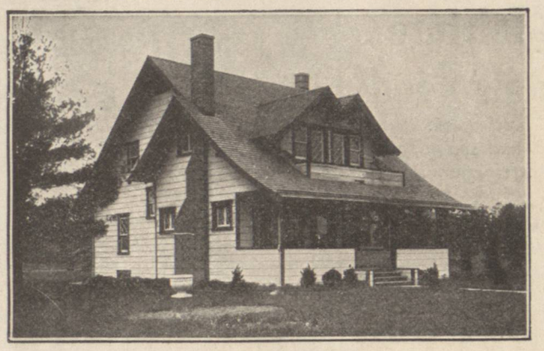


JOS. LAMBDEN & SON, INC.,

228 Huguenot St. Tel. 4300, New Rochelle, N. Y. — or — 51 East 42d St. Tel. 8455 Murray Hill, New York City.

PROSPERITY — REAL VALUE

"Just What You Want"



You'll say when you inspect this model, modern 8 room, easy housekeeping bungalow; built to last. Electric light, hot water heat, tiled bath, cement cellar. 100 x 174 plot, with fine shade trees. Located in the pines, with their invigorating climate, 20% sunnier than New York City (according to Government Reports). Golf Course close by.

Gives you threefold advantages—a splendid home, splendid investment and splendid health. Commutation 20c. a day. Price $6,800.00; terms, $500 down, balance like rent.

BRENTWOOD REALTY CO.,
1270 Broadway, New York City.

Special Sale of

Bungalow Building Plots and Water Front Home Sites

AT BEAUTIFUL

Brightwaters
Bay Shore, Long Island

During the Month of June.

This Sale Is Well Worth Your While.

Don't fail to get full particulars. Write, call or 'phone Greeley 3204

T. B. ACKERSON CO.
"Developers of Choice Properties and Builders of Houses of Merit."
1 WEST 34TH ST., NEW YORK

$1750 ON EASY TERMS

AND FIRST MORTGAGE OF $2,500 BUYS THIS
All Year-Round Home
with electric light, gas, city water, fine shade trees and shrubbery.
ONLY 42 MINUTES FROM BROADWAY
SHORE FRONT RIGHTS IN
Beautiful Sandy Beach
Boating, bathing, fishing. New $40,000 school house, good stores.
Let us tell you more about it.

LONG ISLAND ESTATES,
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Kew Gardens

Surrounding Kew Gardens Station.
15 MINUTES FROM HERALD SQUARE
Via Penn. L. I. Electric Express Service.

Just Completed **Many New Houses.** Prices $9,000 to $22,500. On Convenient Terms. Villa Plots of Exceptional Beauty.

Information on request from JOHN J. BRITTON, Marbridge Building, Broadway & 34th St., N. Y. Telephone Greeley 5250. Representative at Kew Gardens office at Kew Gardens Station every day. Convenient trains leave Penn. Station, 33d St. and 7th Ave., via L. I. R. R. WEEK DAYS—8:17, 9:00, 10:00, 10:30, 11:05 A. M.; 12:00 noon, 12:30, 12:52, (1:14 Saturday only,) 1:32, 2:06, (2:45 Saturday only) 3:00, 3:45, 4:08, 4:25, 5:00, 5:12, 5:33 P. M., etc. SUNDAY—8:25, 9:05, 10:00, 10:40, 11:17, 11:36 A. M.; 12:35, 1:08, 1:56, 2:17, 3:05, 3:40, 4:06, 4:45, 5:25 P. M., etc. Return at frequent intervals.

A REAL ESTATE OPPORTUNITY WITHOUT PRECEDENT

The Banking Department State of New York.

For Builders, Investors and Prospective Homeseekers

The urgent motive of this sale is to hasten the process of liquidation involving two corporations.

The properties consist of choice building lots and two-family houses at Grantwood, Morsemere, Leonia, Ridgefield, Teaneck, Hudson Heights, Cliffside and Palisades Park, New Jersey, and are now priced at 50% of what was asked by the former owners. All are within a five cent fare zone and within 30 minutes of Manhattan.

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For data or information, address Benj. D. Haight, Special Deputy Supt. of Banks, care of Banking Dept., 61 Broadway, New York City.

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NEW JERSEY

HEALTH—REST and every variety of Outdoor Sport awaits you at this wonderful mountain lake.

A postcard or letter mailed to-day, giving us your name and address, will bring our booklet, which solves the Summer vacation problem for discriminating people of moderate means.

THE PROSPECT POINT LAND IMPROVEMENT CO.
Suite 1520-1522 Woolworth Bldg., N. Y. City.

BRONXVILLE

This beautiful home is ready for you at Sagamore, Bronxville. Twelve others, larger and smaller, will be ready October 1st, for sale or rent. Others at Ardsley-on-Hudson, Scarsdale and Rye. We can show you everything in Westchester County through our five local offices.

GRIFFEN, PRINCE AND RIPLEY, Inc.
18 EAST 41ST ST., N. Y. C.

Highest Elevation of Larchmont

$4,000 Home

THIS artistic home, or many others, built on reasonable priced plots, winding roads nicely wooded; improvements; near station. Convenient terms. Particulars

SELECT HOME COLONY
30 East 42d Street, Room 1423. Phone 7327 Murray Hill

Ready to Move Into Now
Homes at CITY ISLAND

Borough of the Bronx, New York City. City Island is a fine water front home park, beautifully wooded, with good roads, churches, schools, stores and city improvements. It is surrounded by L. I. Sound, Eastchester and Pelham Bays; adjoining the 1,750-acre playground, Pelham Bay Park. An ideal all year round home development, with every advantage of country and seashore. Boating, bathing, fishing.

THIS HOUSE, 8 Rooms and Bath, $8,000.

Write for Booklet and photographs or come yourself by the Harlem Division of the N. Y., N. H. and H. R. R. from the 129th st. (3d av.) elevated station.

City Island Homes, Inc.
31 Nassau St., New York.
Prop. Office, 500 City Island Av.

Joseph P. Day
Sales Agt.

NOT ONLY HOMES AT MINIMUM BUILDING COST
But—HOME SITES AT PRICES THAT ARE REMARKABLY LOW.

Little Neck Hills

BOROUGH OF QUEENS, NEW YORK CITY,

on the beautiful hills of the North Shore of Long Island, is acknowledged to be extraordinary value at $400 and $550 a lot.

Little Neck Hills has best of neighbors, School, City improvements and conveniences, and is only a short walk from Long Island Sound. Every advantage and sport of the country and seashore, and only

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Office on property, open every day.

Write for booklet, photos, &c.

THIS ALL YEAR ROUND HOME
$8,500 Small initial payment. Balance like rent.
Other homes, **$4,750 to $6,350,** ready for you to move into.
OR you can build from your own plans on a plot that cost only $400 to $550 a lot—prices that cannot be duplicated for all around value.

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