HOME HUNTING JOURNEYS TO THE SUBURBS

abortage, felt most keenly early in the fall, was the discovery that homes hereofore used only in the summer season were practical for all year occupancy. Thousands of city folk, caught "aparttless" in the summer resort sections, re made up their minds to stay there all winter. Indeed there is no alternative for them unless it may be hotel life during the winter. This coming winter therefore will undoubtedly teach a lesson of the utility of suburban waterfront homes for winter occupancy which will not soon be forgotten; at least not until the apartment shortage has passed

Its present acute stage. In its series of home hunting trips THE SUN has described one such sumresort home built for all year use and the remarkable part of it was that It attracted more attention than some of the inland suburban housing propositions which had been similarly described. This week the readers of the home

unting series are asked to consider another waterfront frame house of seven ms and bath on a plot 150x133 cost-\$8,000, including the land. It should said at the outset that this house built before the great rise in price aterials set in. Hence its apparent

house is near the station on the n line of one of the greatest come run to the Pennsylvania station in nhattan requires one hour and fifteen bilinutes. The run to the Fiatbush ave-nue station in Brooklyn is one hour and five minutes. The house was built by firm of developers who gained an en-ciable ceputation through their prior op-erations in Flatbush. South Midwood, Fiske Terrace and Maplewood, N. J., and her of other recently developed

Location Has Many Advantages.

This company, recognizing the advan-tages of location of the house described in this article, gradually assembled fome of the old estates there and has developed them into a residential com-munity of 1,200 acres within the con-fines of which may be found a chain of five surjungfed lakes mighty one trees

Observations conducted by the Weather Bureau show conclusively that the number of clear days in this shore section during the year averages 72 more than in New York city, 90 more than in Nantucket and 129 more than in the western part of New York State. The climate is equable, the air filled with tonic properties of the pine, balsam and the ocean breezes. The ground is porous and dry and the water pure and cold.

Among the conveniences the most cesential are the numerous churches, schools and numerous stores. The public improvements, such as water mains, roads, sidewalks, telephone and electric light service, are mostly completed. It is almost unnecessary to enumerate the facilities for out of door life which the colony affords, but no exclusive shore section offers greater opportunities along this line. For winter, there is the coun-

stion offers greater opportunities along is line. For winter, there is the coun-club life and affairs at the Casino,

HUNTS POINT SALE

Continued from fifth page.

solid filled or open piers 1,000 feet

The bulkheading is in two section

having an overall length of about 1,710

feet, to the west about 1,950 feet. Be-

tween these two bulkheads He the

beadlands of Hunt's Point, with a front-

age of approximately 1,000 feet reserved by the city of New York for use

as a public park. The property lies

just west of the mouth of the Bronx

River, to which a low tide channel of ten feet depth has been dredged as far back as Westchester avenue. The roadstead in front of the property

is of vast extent, as the holding is lo-cated just east of the easterly end of Riker's Island and opposite Flushing Bay, with deep water for a width of three-quarters of a mile in front of the

easterly bulkhead and one-half mile front of the westerly bulkhead.

Rail Connections Excellent.

The Oak Point yard of the New Haven

Railroad is about one-half mile from the property and rail connection to the prop-erty can be made also from the Poca-houtas branch of the New York Central

Railroad, which terminates at Port Mor-

its Harlem division. Rail connections to

York Connecting Railway via the arch over the river a short distance to the southwest, thence over the Long Island

Railroad to the Sixty-fifth street yard, Brooklyn. This connecting railway, linking as it does the entire Pennsyl-

vania system with the New York, New Haven and Hartford Railroad, makes this

Haven and Hartford Hallroad, makes this a strategic point for freight traffic with every part of the country. Lighterage from the Sixty-fifth street yard to Greenwille, N. J., provides connection to all trunk roads. The new Barge Canal will

trunk roads. The new Barge Canal will be of especial benofit to the property. All the lots which are being sold by the Bronx Terminal Corporation lying between this property and Oak Point avenue are to be disposed of subject to an easement reserved in favor of the waterfront plots for the construction, operation and maintenance of any rallroad or rallroads which may hereafter be built for the purpose of connecting such waterfront property or any part thereof with the tracks of the New York, New Haven and Hartford Railroad Company, New York Central Railroad Company, New York Connecting Railroad Company or any other railroads.

road Company or any other railroads.

Property to Be Sold on Easy Terms

The terms of sale are especially easy. Each lot must be sold, no matter how little it may bring. The 986 lots to be sold are located just back of the Bronx Terminal section, between Ryawa and Oak Point avenues on the south and parth. Falls street on the west and

north, Falls street on the west and Kane street on the east. They lie within a short distance from the subway lines and the thickly populated sections of the Hunt's Point and Longwood avenue dis-

Island are available over the New

ERECTED BEFORE The WAR THIS SEVEN ROOM, HOUSE
CAN BE PURCHASED TODAY for
\$ 8,000, WHICH INCLUDES
THE COST OF THE LOT

fines of which may be found a chain of five spring-fed lakes, mighty oak trees, a famous belt of native pines and a feally magnificent shore frontage of unsuilled sandy beaches. The adjoining estates are still held intact, which together with the beneficial and liberal restrictions insures the permanency of a select residential section free from the possibilities of detrimental encroach-Kitchen Well Equipped.

The kitchen is large and is equipped with a water back range and laundry tubs. The pantry space is ample and some of the houses have a maid's room

this line. For winter, there is the country club life and affairs at the Casino, skating and iceboating. Deep water fishing and duck shooting are the prime sports of the spring, summer and fall coasons.

The development company has other houses to offer which cost from \$5,100 to \$5,900, and the price depends largely on the size of the plot. The house shown above is finished in shingles and clapboards. Others are partly finished with

are included in this sale.

"This sale," said Mr. Day, "is especially satisfactory to me, as it offers to the buying public the opportunity to purchase practically every class of vacant lot at its own price."

680 WEST END AVENUE SOLD

Mark Rafalsky & Co. have sold for the 690 West End Avenue Corporation, Anthony Campagna, president, the twelve story apartment house at the northeast

corner of West End avenue and Ninety-third street. The building is on a plot 129x100, and contains fifty-nine apart-

ments of five, six and seven rooms. It

was erected by the seiling company two years ago. They are just completing the erection of an apartment house at the

north corner of Riverside Drive and 146th street, which was entirely rented from the plans. The buyer is a client of Messrs. Stod-

dard & Mark, and the seller was repre-sented by W. B. Symmes, Jr., of Messra Davis, Symmes & Schreiber.

488-500 MULBERRY ST. SOLD.

Louis Schlesinger, Inc., sold for the National Metal Stamping & Manufacturing Company to the National Sponge & Chamois Company of New York several one, two and three story brick factory buildings, plot 200x400, at 488-500 Mulberry street, northeast corner of Murray street. The sellers were represented by their president, Harold J. Pach of Washington, D. C.

The fifth instalment of

the real estate fiction story

entitled "The Curious Call-

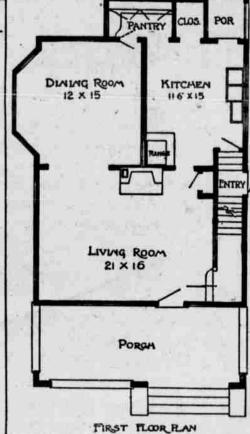
ing of Anson Fairchild,"

which has been running seri-

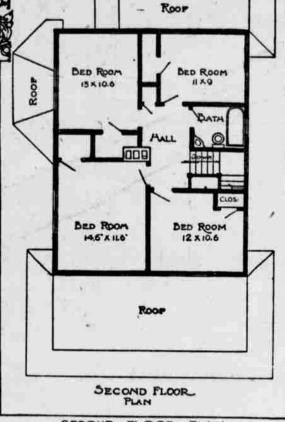
ally in this section, will ap-

pear next Sunday, Nov. 9.

Washington, D. C.



ARRANGEMENT OF FIRST FLOOR



SECOND FLOOR PLAN

CONNECTICUT REAL ESTATE.

CONNECTICUT REAL ESTATE.

Gentleman's Estate

Residence, 14 rooms, 3 tiled baths, 4 Residence, 14 rooms, 3 tiled baths, 4 master bedrooms; sun parlor with fountain; mahogany trimmed dining room; delightful grounds. Spacious plazzas, brook, garage, stable. A 30 acre property on State road; \$30,000. One mile to R. R. Station.

Forty Dollars Per Acro.

residence, property adjoins a gentle-man's estate having fine residence and extensive lawns; excellent opportunits for investment; location near Chapin

G. F. ARCHER

Stamford and Greenwich Real Estate-Sale-Rent

STAMPORD SAVINGS BANK BLOG TO STAMPORD SAVINGS BANK BLOG TO SAVINGS BANK

COUNTRY ESTATES

Kenneth Ives & Co.,

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FOR RENT OR FOR SALE BUSINESS PROPERTIES INVESTMENT PROPERTIES

THE F. H. SMITH COMPANY

Established 1873 815 Fiffeenth Street, N. W., Washington, D. C.

BEGINS.TO-MORROW tricts. They are about equally divided in number on the east and west sides of Hunt's Point avenue and occupy both sides of Oak Point avenue. The streets and avenues of which these 986 lots have their frontage are as follows: Hunt's Point, Oak Point, Fast Bay Vision and Promote Print, Oak Point, Print, Oak Point, Oak Point East Bay, Viele and Ryawa svenues, Faile street, Bryant avenue, Longfellow avenue, Whittler, Bacon, Sacrahong, Farragut, Falconer and Preble streets. The blocks of frontage facing directly in the Joseph Rodman Drake Park, at Hunt's Point and Oak Point avenues, are included in this sails.

Large Berkshire Farm

800 acre farm property; 8 room farm house: 80 to 70 acres of woodland; 50 or 60 large apple trees; brook passes through the property, and dam could be constructed forming a small pond; good bare, suitable for 24 cows and many tons of hay; excellent site for new residence, property, additions, and

10 E. 43d St. Tel. Vanderbilt 5054

T Past 424 54 Morray Hill—6031
FOR RENT—Ideal for New York commuter, 8 rooms and bath, all improvements overlooks Westport Harbor; garage for care; rent, 460. A. B. GREEN, Westport. Conn.

Tuxedo Park

Country place of \$ acres, at Tuxedo Park, new fireproof stone residence of Tudor architecture, \$ master bedrooms, \$ haths, large hall, drawing room, library, den, dining room, pantry, kitchen, laundry, children's room, servants' hall, \$ servants' bedrooms and bath, hot water heat, electricity, etc.; stable and garage with quarters, beautiful gardens, superb lake and mountain scenery; one hour and a half by motor. Price, \$66,000, which is very low.

Kenneth Ives & Co.,

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At Gleabrook, Ct.-Nice 2 room house, bath, hot water heat, gas, electricity, city water, garage, Piot 102x156, Fruit, garden, &c. Price \$1500.
Near Stamford on high bill, Home 7 rooms

Near Stamford on high hill-House 7 rooms, bath, heated; electricity. Plot 90x249-Garage, Price \$5500.

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On State Road-Five males from Stamford; 8 acres House, 10 rooms, bath, steam heat, electricity. Barn. Garage-Price \$5000.

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Of six rooms and bath in New York, just completed on a plot of 40x100; 45 minutes from City Hall in a most highly restricted residen-tial section. Right at the ocean and yet close to the business part

tal section. Right at the ocean and yet close to the business part of the city.

Living room and dining room, 3 bedrooms, tile kitchen, and tile bathroom on the first floor, but well elevated above the ground. Large cellar with steam heating plant, store rooms, laundry and toilet. Parquet floors, electric light, large closets.

All street improvements are in and paid for. The surroundings are ideal. The people who live here are good substantial folks, and the price is unusually attractive at \$5,500. First mortgage \$4,500, balance on easy terms, if you want a real home that is not toe costly to maintain, call, write or phone Mr. C. A. Holden, 15 Maiden Lane, Cort. \$478.

BARGAINS 361 Van Brunt St.

Frame, 8-story store and dwelling, 1-story extension with store; no va-Rental \$780 Per Year. Price \$7,500. 1839 East 12th St.

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Eastern Parkway at Express Station. Six times rent; bargain; terms, Elilott, Jr., 15. Nassau street, N. Y. Phone Beekman 2514

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Five story American basement, fully furnished in the \$0s. near Park Ave.: 17
rooms and 4 baths: elevator; possession.

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55 Laberty St.

Orange County, M. X.

-BIG BARGAINS-

and loft buildin about \$39,000. Asking \$300,000. Want offer. Very good terms. Vicinity of Herald Square, 13 story store and loft building. Rents \$62,000. Price \$550,000.

On Broadway in vicinity of 95th Street. Big future. Fireproof apart-ment house. Rents \$31,000, very low. Price \$255,000. Very good terms.

Near Riverside Drive, in vicinity of 116th Street. 8 story fireproof spartment house. Rents \$34,000. Price \$250,000.

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A number of great bargains in small apartment houses and tax-payers in Manhattan and the Bronx. Also a number of desirable exchanges. What do you want? What have you got for sale or exchange? It will pay you to investigate.

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New 7 to 12 room dwellings, \$11,000 to \$15,000, with every up-to-date convenience; several choice building sites.
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RESIDENCES OF VARIOUS SIZES, AS REGARDS PLOTS AND HOUSES, AND IN THE BEST SECTIONS OF THE

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JOHN	D. MI	ENTITE	TR. A	POTIT.
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MONTCLAIR — Very attractive stucce residence \$12,500 Contains center hall, large living room, open fireplace, dining room, pantries, kitchen, 6 bedrooms, 2 baths, steam heat, sas, electricity, hardwood floors, garage, large shade trees.

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TELEPHONE ME NOW—New 7 room rough Home, sleeping porch, tile bath, TELEPHONE ME NOW—New 7 room Craftsman Home, sleeping porch, tile bath, open fireplace, parquet floors, beamed celing, steam heat, gas, electricity, all improvements; near station, schools, churches; superior neighborhood; 12 minutes from N. Y. City; 8c commutation; \$1.806 cash; balance on terms. JOHN A. BALDWIN, Ridgefield Park, N. J. Tel Hackensack \$78.

FOR SALE—ONE OF THE quaintest Colonial houses in New Jersey. Eight Colonial houses in New Jersey. Eight come, attic and bath; all improvements Garage, chicken coop; old trees; open fireplaces and old fashioned garden; forty-five minutes from New York, WORRALL F. MOUNTAIN, 155 North Arlington Ave., East Orange, N. J.

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If you contemplate moving there's no more or more convenient suburban location than "The Oranges" modern houses every description for sale all prices. FRANK H. TATIOR (Note first name), opp. Brick Church station, East Orange, N. J. Church station. East Orange, N. J.

LARGE twelve room house, three baths, with stable, garage and four room cottage, on large corner plot in most beautiful part of Summit, one-half mile to station, must sacrifice immediately on terms to suit purchaser; further particulars on application, Call Barclay 5251, or write T. W. PRICE, 100 New England Ave., Summit, N. J.

A HOME in healthful hills Northern New Jersey, 42 minutes Manhattan. Seven rooms, tiled bathroom, every improvement; sieeping porch; delightful location. Low price, easiest terms. ASAHEL CHAPIN, 15 Wall St.

HOUSE, six rooms, bath, plot 50-125.

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PARMS FOR SALE. 114-Acre Grain and Potato Farm

11-2-ACTC Orall and rotato rarm 5 room residence, 1½ story house, 1 wells, one 103 feet grand water supply, 5 out buildings, very good condition; had 15 acre in rye, 12 cats, 8 corn, 5 buckwheat, romainder hay; sold 28 tons last year besides feeding the stock; 200 bearing fruit reca 179 young two year old trees; pair horses, 4 head cattle, pigs, chickens and farming implements, 81 complete for \$4,500. One mile from school, village and church. Taxes \$60. Buildings insured for \$4,200. Terms \$2,000 down, balance on mortgage. Come and see same; big burgain. HALLENBECK, GREENDALE, N. Y.

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Fine stucco house, lawns, trees and Garage. Located no one of the hotel-known sections of Green-wich. 214 acres. Attractiv. No. 1238 Greenwich-Connecticut

Greenwich-Connecticut One of the finest above freproperties available in Greenwith Exceptionally long frentage rective on Long Island Southouse and outbuildings, large sup-to-date. Price attractive.

Greenwich-Connecticut

60 acre estate. Finest hem-lock forest anywhere in vicinity. I fine brooks. Small lake. Spacious residence. Ex-cellent outbuildings. A most cellent outbuildings. A most unusual property, Selling price attractive. No. 1336 Glen Cove-Long Island

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Oyster Bay-Long Island One of the finest old manalous of the North Shore. Situated near the water on commanding hill-side. Fine old trees shading well kept lawns. A very interesting perchase.

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Over 100 acres of fine farm innd. Residence and farm buildings in good condition. A very interesting purchase for the Gentleman Farmer. Will consider division. Price very attractive. No. 295

We can advise you of the relative advantages of each section.

For Further Particulars Apply to

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NEW JERSEY REAL ESTATE FOR SALE | NEW JERSEY REÂL ESTATE FOR SALE.

AN OPPORTUNITY TO GET A FINE HOME CHEAP

My family, which was a large one, has reduced itself to my wife, myself and the servants. I have bought a smaller property in my immediate vicinity which meets my present requirements and desire to sell my large home. To do so quickly, I am offering it at a fraction of its real value to someone of culture and refinement who would be acceptable to my neighbors and myself. The grounds, which include an excellent tennis court were beautifully landscaped by a prominent architect several years ago and elaborately planted with flowers and shrubs. Fine trees abound. The house is a gem. in absolutely perfect condition from cellar to attic. The purchaser could move in on 24 hours' notice and avoid the many annoyances and expense incident to occupying a new house. The first floor consists of a huge veranda facing east, a paneled living room 35 ft. long with immense inglenook fireplace, a spacious dining room, a tiled breakfast room, 2 butler's pantries and kitchen. Five master bedrooms, one 15x30 ft., with open fireplace, and two very large tiled bathrooms comprise the second floor. The third floor has a pool and billiard room, extensive servants' quarters and servants' bath. The location is ideal, within 5 mlnutes' walk of the express station, with fine commuting service to New York City. The neighborhood is exclusively residential and occupied by an unusually fine class of people. Elevation over 900 feet. All city conveniences for comfortable living in the country prevail. I will sell for \$18,000 complete, \$19,000 of which can remain on first mortgage, and easy terms can be arranged for the balance. Complete details, including plans and several pictures, can be obtained from the writer by addressing P. O. Box 378, City Hall Station, New York City.

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FOR RENTAL \$2,500 Well located mountainside residence; 11 rooms, 2 bathrooms; garage; immediate possession.

\$4,000 Handsome 14 room mountain-side residence, equipped with 4 bathrooms; garage for 3 cars; possession at once. \$6,500 Choice residence, 15 rooms, 5 bathrooms; perfect condition; possession Nov. 10.

\$15,000 To settle an estate; a charm-rooms; plot 100 fc. \$20,000 Handsome residence, 10 \$20,000 Handsome residence, 10 heat; near Lackawanua Terminal; easy terms; possession Nov. 15. terms; possession Nov. 15,
\$29,500 Colonial residence on Mounrooms; garage for 2 cars; plot 100 ft. x
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\$27,500 A stone and frame residence,
room 33 ft. long; stoam heat; garage for
2 cars; beautiful grounds; shrubbury.
Location, "Essex Fells." a thoroughly
established residential neighborhood; easy
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\$35,000 Mountain residence overlookstart of the property of th

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CLUETT BUILDING

19 to 23 West 18th Street 22 to 28 West 19th Street, Between 5th and 6th Aves. Fireproof and sprinklered building; extra high ceilings; splendid

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TO LEASE FOR 21 YEARS low net rental, 45,000 square feet, near 50th Street and Tenth Avenue. Possession 35,009 square feet, February 1, 1920, balance September 1, 1920; slight alteration can produce 55,000 square feet, suitable for warshouse or factory. Brokers protected, Charles B. Van Vaien, Inc., 95 William St. FACTORIES FOR SALE OR RENT.

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Apply THE FRANK A. MUNSEY CO.

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WALDORF BUNGALOW CO. Office on Premises.

Also a number of other business buildings, large and small. What do you want?

Vicinity of Broadway and 103rd Street, 3 story fireproof apartment house, Rents \$40,000. Price \$300,000.

Large Broadway corner apart-ment house. Rents \$51,000, Price \$350,000,

H. T. WOOD 220 BROADWAY

Advise us as to your requirements, size, location and price and when possession is dealred and we will be pleased to submit for your consideration a complete list of dwellings for sale. Possession of many desirable offerings can be had at once, next apring or October, 1970. We advise purchasing at present prices.

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\$12,000 (Term loase) residence sit-uate in the Mountain colony; 14 rooms, 4 bathrooms, it ing room, 40 ft. long, malogany dining room and library; sun room 36 ft. long.