REAL ESTATE FOR SALE
CITY

2016 SPRUCE STREET

A very attractive double house; 44 ft. front, 120 ft. deep to Cypress st. All in the most perfect and up-to-date condition.

1st Floor: Reception room hall, living room, library, dining room, pantry, kitchen, servants' dining room, laundry.

2d Floor: Four large master's bedrooms and two baths, four servants' rooms and bath.

3d Floor: Three bedrooms, two baths, sewing room and store-room.

MEARS & BROWN
202 South 15th Street

SALE

VALUABLE CENTRAL CORNER

TO SETTLE DECENDENT'S ESTATE

WILL ACCEPT REASONABLE CASH PAYMENT

A 925, Ledger Office

NORTHWEST SECTION

$4100—3000 block Hambrey st., 7 rooms, porch, electric lights, laundry, Dutch hall; sample house open; key at office.
57th above Somerset—8 rooms, hot-water heat; occupied by owner; fine condition.
2552 N. 29th—7 rooms, porch, electric lights, Dutch hall.
2919 Marston st.—7 rooms, porch, hot-water heat, electric lights; occupied by owner.
2742 N. 25th st.—7 rooms, porch, hot-water heat, electric lights; occupied by owner.
2712-2714 Fletcher st.; lot 36x130; includes 2 dwellings

WALTER V. ASHBY
2640 N. 29th st.
Member Phila. Real Estate Board

GROUND

Ground for Every Purpose

BENJ. GINSBURG
1101 Pennsylvania Bldg.

N.W.Cor. 15th & Chestnut Sts.

Phones Spruce 929—930

REAL ESTATE NOTICE
In the Orphans' Court of Philadelphia County.
April Term, 1883. No. 609.
Estate of John J. Joyce, deceased.
In re petition for leave to sell premises situate on east side of Broad st., containing 106 ft. in front on Broad st., from Hainbridge to Kenilworth st., and extending of that width in depth eastward about 89 ft.
Notice is hereby given that the undersigned has been appointed master by the court in the above matter, and that a meeting will be held at his office, 503 Chestnut st., Philadelphia, on Friday, May 7, at 3:30 p. m., at which time bids for the above premises will be received. Bids to be accompanied by certified check for $5000 as deposit.
CHARLES J. BIDDLE,
Master.

VALUABLE PROPERTY

CENTRALLY LOCATED
FACING
PARKWAY
TWO FRONTS
1614 CHERRY
J. W. RANKIN
20TH AND ERIE AVE.
TIOGA 6761

NORTH BROAD ST.
LIST YOURS WITH US.
HOWARD R. WILSON & CO.
REALTORS
2122 GERMANTOWN AVE.

BEAUTIFUL new homes with garage and inclosed porches, 500 Ormes st. (at B st. and N. E. Boulevard); sample house open afternoons and Sundays. BENNER, 440 W. Wyoming ave.

257 N. 13TH ST., store and dwg. to rear st.
160 N. 11th st., store and dwg.; bus. loc.
1810 N. 10th st., 10 rooms and 2 baths.
1441 N. 6th st., 13 rooms.
1812 Hutchinson st., 6 rooms.
1418 Master st., 15 rooms, corner
Wm. Sadler's Sons 1526 Columbia Ave

APARTMENT HOUSE—Immediate possession, 2036 Diamond, 3 five-room apartments, hardwood floors, hot water heat, electric lights, $1000 annual profit on investment; $64,500, quick settlement. 1535 N. 33d st. Park 481 A or Diamond 0096 W.

FACTORY—For sale for about 90 cents per square ft., 6-story brick factory building facing 3 streets; plenty of light, good power plant and elevator; about 35,000 sq. ft. building. Can be seen any time at 1035-41 N. Front st. Philadelphia.

323 N. 19TH ST.

Three story, 17x77, 11 rooms; $5000 possession or settlement; central location, near Parkway. WORRELL & CO., 555 N. 17th.

BARGAIN 1515 N. 10th st.; large, 4 story, semidetached, lot 24x134 to Hutchinson st.; 18 rooms, 2 baths, shed, storage room; price $6750; first mortgage $3300; will finance and give possession. Henry Bourbonnais, 315 Real Estate Trust Bldg. Walnut 2375.

2346 NORTH 21ST STREET

Three story, 10 rooms and bath, wide main street, priced for a quick sale at $4500; easy terms; ideal home or good rooming house proposition. Caspar S. Co., 6239 Haverford av.

SALE
2704 Thompson; conveniences; 8 rooms.
1925 Harlan (29th and Master); 9 rooms.
212 Ingersoll; nice, 6 rooms, conveniences.
2209 Cecil; 7 rooms, nice home.
EMERSON CONRAD 53 N. 16th st.

BEAUTIFUL new homes with garage and inclosed porches, 5000 Ormes st. (at B st. and N. E. Boulevard); sample house open afternoons and Sundays. BENNER, 440 W. Wyoming ave.

2213 WALNUT ST.—Lot 20x125 feet; 13 rooms and 2 bathrooms, electric light, hot-water heat.
JOHN B. MAGEE
Real Estate Trust Building

7800 BLOCK N. 24TH ST.—Dandy 2-story 7-room twin house, electric lights, newly painted; immediate possession; price right.
THOMAS
2315 W. Lehigh ave.

SUITABLE FOR PHYSICIAN
CENTRAL DWELLING
with every modern convenience
17 rooms, 2 baths.
Mears & Brown, 202 S. 15th st.

APARTMENT house, 2019-21-23 Green st., about 45 rooms and 12 baths, hot-water heat, fire-escapes; lot 60x100. J. Edward Lutz, 246 N. 17th st. Member Philadelphia Real Estate Board.

2316 SPRUCE ST.—Four-story brownstone residence, 13 rooms, 2 baths; price $10,000; easy terms; possession.
Estate of DAVID W. HESS, 904 Walnut st.

DESIRABLE 2 story, 6 rms., all conv.; immediate poss.; 2756 N. Garnet st. This is a chance to own your own home. Don't miss this.
JAMES J. HAGAN, 912 Christian st.

1816 S. BROAD ST.—Lot 18x80; brownstone front, 12 rooms, 2 baths, laundry; newly done up; right price to quick buyer. See
JAMES J. HAGAN, 912 Christian st.

2700 BLOCK Hemberger st.; fine little 6-room home; excellent location; $3800. R. Frick, Judson and Indiana ave. Member Philadelphia Real Estate Board.

FIVE 4-room houses, white plumbing, all conveniences; convenient location; bargain. R. G. Frick, Judson and Indiana ave. Member Philadelphia Real Estate Board.

CORNER store and dwelling; hot-water heat, southern exposure. 807 N. 15th st.

REAL ESTATE FOR SALE
CITY

Building Lots, Factory Sites, Etc.

FACTORIES, BUILDING SITES
Ground with siding
MARONEY & DILLON
Locust 2018 Flanders Building.

ONE DESIRABLE LOT, with railroad frontage, northeast corner N. P. R. R. and Indiana st. 32,500 square feet; suitable for stoneyard, coalyard, storage or ice plant.
J. H. RHOADS, 135 S. 5th st.

35 LOTS Godfrey ave., E. of 20th, ripe for improvement; garage privileges; sewer and water in; also 3 lots, Camac N. of Somerville, Logan; also 3 lots, Lycoming and H. price right. Craighead, 1702 N. Sydenham.

48TH AND MARKET STS.
Lot 130x214 to Ludlow st.
Suitable for garage or factory
CHARLES H. BUCKLEY
30 S. 40th st.

7 BLOCKS north of City Hall, right in the automobile belt, 20,000 sq. feet; less than $3 per foot. Worrell & Co., 555 N. 17th.

SITES. Railroad—Penna. and Reading; $2000 per acre and up, according to loc.; inquire for terms. Dieterich, 737 Walnut.

Business Properties and Stores

DANDY LOCATION, between Broad st. and Germantown ave., in the center of North Philadelphia business district; southwest corner Venango and Watts sts.; $25,000 for quick sale.
FRED J. SCHAEFER, 929 Chestnut st.

814 GREEN ST.—Three-story building, with store, 70 ft. deep through to 813-815-817 Brandywine st.; will sell as an entirety; suitable for manufacturing or warehouse. Jos. P. Robison, Box 2, Collegeville, Pa.

A RARE OPPORTUNITY

Six store properties adjoining the principal Frankford L. Station. A. 729, Ledger Office.

128 N. FRONT ST.—Four-story, commercial bldg. for sale cheap. F. X. DELANY, West End Bldg., or KOEHLER & CO., 1420 Chestnut st. Phone Locust 6793.

$30,000—Valuable business corner, 1901-03-05 Ridge ave.; excellent location for any business. ALFONSO J. MINNICK, 19th above Ridge ave. Bell phone Poplar 4203.

401 TO 415 APPLETREE ST.—Printing establishment; will sell below assessment. KOEHLER & CO., 1420 Chestnut st., Locust 6793, or F. X. DELANY, West End Bldg.

TIOGA—Store and dwg.; good business location; financed; bargain. Franklin H. Spitzer & Co., 1506 Venango st.

IMMED. poss.; cor. Sydenham and Tioga; modern; newly renovated; vacant; make offer. F. H. Spitzer & Co., 1506 Venango.

TWO-STORY store and dwg.; possession; good business neighborhood; 2951 N. 5th st. Ed Abrams, Walnut 5240.

322 MARKET — Poss. Aug. 1. BARBER-HARTMAN CO., Commonwealth Bldg.

311 MARKET—5-story bldg., 17x136. George W. Miller, Inc., 1001 Chestnut. Wal. 6669.

112 N. 3D—4-story bldg.; early poss. Geo. W. Miller, Inc., 1001 Chestnut. Wal. 6669.

Factories

BRICK FACTORY BUILDING, 45x48 feet, with steam power, 6-rm. dwelling with all conveniences attached; also garage for 8 machines, new and in A-1 condition, located in one of the most prosperous suburban towns; price, $12,000, half cash. See owner's representative, 1726 N. 8th st. May 5.

TWO-STORY brick factory, 3000 square feet; steam heat, electric light and power, together with a 2-story brick dwelling, 6 rooms and bath; possession in 90 days; price $10,000. J. L. Stevenson & Son, 822 Land Title Bldg.

IMMEDIATE POSSESSION
Two-story factory building, about 11,000 sq. ft., with side lot; steam heated, electric light, elevator, all conveniences; northeast section. P 928, Ledger Office.

FACTORIES AND WAREHOUSES
5000 to 200,000 SQ. FT.
POSSESSION; RAILROAD
DIETERICH
737 WALNUT

25,000 SQ. FT., northeast section, 4-story bldgs.; central power plant; possession according to space req. Dieterich, 737 Walnut.

2814 TO 2822 N. 4TH ST.—3 firs. and base. power plant; possession November; 10,000 square feet. DIETERICH, 737 Walnut.

Factories, Manufacturing Floors

65,000 Sq. Ft. of Floors

65,000 feet of land, with railroad siding. 30th & Master; possession, easy terms.
WORRELL & CO., 555 N. 17TH

FACTORY site in Manayunk mill district, between Reading and Pennsylvania R. R., approximately 225 front by 140 depth. Apply G. & J. F. Bowker, 4371 Main st., Manayunk.

10,000 SQ. FT., N. E. section; light on all sides, elec. elevator; immediate possession. J. L. Stevenson & Son, 822 Land Title Bldg.

INDUSTRIAL PLANTS, warehouses, vacant land, railroad and water frontage.
J. L. STEVENSON & SON, 822 Land Title.

Stores and Dwellings

Store and 10-Room Dwelling
1123 COLUMBIA AVE.

All conveniences; immediate possession

800-801 FIRTH STREET

Two-story store and dwelling, each 6 rooms; price reasonable. WILLIAM L. CRAVEN'S SONS, 2019 Columbia ave.

1207 GIRARD AVE. Store and Dwelling
Harry G. C. Williams 522 Walnut st.

EXTRA
1927 Germantown ave.—Store and dwelling, hot-water heat, elec.; up to date; a bargain. KRESSER, 2201 N. 7th st.

FOR SALE—Hardware store and property, stock and fixtures; N. E. section; doing good bus. Ira F. Thomas, 2315 W. Lehigh.

COLUMBIA AVE., corner store and dwg.; in best business square. 1227 W. Columbia.

$21,000—N. E. cor. Front and Vine, 4 story.
THOS. F. TWIBILL, 4016 Spruce

WEST PHILADELPHIA

5838 ALTER ST.—Eight rooms; modern; immediate possession. Greenwell & Dornan, 422 S. 52d st.

6234 SPRUCE ST., 9 rooms, tile bathroom, inclosed porch; all modern, A-1 condition; price $9200.

$2750—1500 block S. 47th st.; $2350, 4600 block Paschall ave.
Phone Woodland, 5057 J.

OGDEN ST., 5100 block, 2 houses, 6 rooms and bath; excellent condition. E. H. Dackey, 1335 Arch st.

FINE corner house, 4 large bedrooms and bath on second floor; immediate possession; $5800. H. S. MILLER, 1482 N. 52d st.

5427 MEDIA ST.—$6000; 6 rooms and bath, electric, hot-water heat; immediate possession. H. S. MILLER, 1482 N. 52d st.

231 S. 55TH ST.—Immediate possession; electric light, hot-water heat, hardwood floors, fine porch; price $7000. Empire Trust Co.

5 HOUSES, hot-water heat, 8 rooms, lot 107 feet deep; can be resold at profit; owner will sacrifice. M 628, Ledger Office.

VACANT—5254 Walnut st.; 2-sty. porch dwg., 9 rms., elec., terms to suit. Empire Trust Co., 44th and Lancaster ave.

5312-14-16 MANTUA AVE.—Eight rooms, bath, heater, porch; $4200; new roofs, will finance. GRISCOM, 2100 Catharine.

S. 48TH ST., near Hazel ave.—Moderate-sized 3-sty. twin, 10 rms., 1 bath, laundry tubs, electric lights, hot-water heat, etc. CHAS. L. BROWN & CO., 217 S. Broad st.

1900 BLOCK, MONUMENT—Special bargain; 5 rooms and bath; good cond.; very reas. De Witt & Hambleton, 1215 Filbert, Rm. 620.

5841 LUDLOW ST.—Porch front, hot-water heat; modern garage in rear. Levin & Perlelbaum, 1005-06 Lincoln Bldg. Wal. 4561.

72D AND PASCHALL—8 rms., bath, porch front, newly pap. Smith, 1538 Pt. Breeze.

HOBART, bel. Media; 6 r. & b.; good location; near school. Crowley, 1237 N. 60th.

S. 52D ST., cor., 8 r., h.-w. heat; elec. light; 10x108; no agents. A 916, Led. Of.

REAL ESTATE FOR SALE
WEST PHILADELPHIA

NO. 69 HAMPDEN ROAD (69th and Chestnut) — Stone-and-stucco dwelling; large living room, fireplace, dining room; kitchen, outside shed; second floor, 3 large rooms, tile bath and shower; third floor, not plastered; stationary tubs in basement; lot 35x75; 14 minutes to City Hall by elevated; low tax rate; Springfield water; price includes new screens and shades; property 1 year old; cash required $4200; first and second mortgages have been placed by owner; price $11,250; can be seen any time. Owner, on premises, or
J. HOWARD MECKE, JR.
5205 Race st.

MITCHELL BUILT HOMES

4625 Chestnut st.; 3 story, 10 rooms and bath, hot-water heat, electric light; $10,000.
5300 block Cedar ave.; lot 15x125; price $7800.
125 S. 48th st.; 7 rooms, bath, all improvements; price $9000.
606 Marlyn road; 7 rooms and bath, up to date; immediate possession; price $8500.
JAS. N. MITCHELL 46TH AND MARKET

IMMEDIATE POSSESSION

831 S. Cecil, 7 rooms and bath, electricity, hot water, hardwood floors, white and mahogany; perfect condition; screens, awnings, porch swing, coal, etc., included; can be seen Sunday. H. U. DE WITT & HAMBLETON, 1215 Filbert st., Room 620.

THREE-FAMILY APARTMENT

Rent $3660 per annum; 5 rooms and bath each, 4 private garages in rear; reasonable terms.
JAMES D. WINCHELL,
17th and Sansom sts.

SPECULATORS

Five houses, 6623-25-27-29-35 Leeds st., 4 bedrooms and bath on 2d floor; $3100 each. H. S. MILLER, 1482 N. 52d st. Belmont 773.

NEW 2-story modern house, metal weather stripped, with 2-car garage, inclosed heated porch, parquetry floors throughout, tiled bath with shower; consider exchange for modern 3-story house or bungalow. Apply nights, 5816 Baltimore avenue.

$20,000—Near 49th and Spruce sts.; 3-story semidetached dwelling, 12 rooms, 2 baths, electric lights, hardwood floors; lot 26x150 ft.; splendid construction; excellent garage possibilities; estate being settled.

EUGENE L. TOWNSEND
S. E. COR. 49TH AND BALTIMORE AVE.

$4500—Already financed; immediate possession; 6 rooms and bath, shower, hardwood floors, electricity, inclosed porch, finished in white and mahogany; 6526 Allman st. (near Kingsessing ave.). Fuhrman, Empire Bldg., 13th and Walnut sts. Phone Walnut 406.

532 S. 59TH ST.

Modern main-street home; practically new; 3 bedrooms; inclosed porch; possession.
Lambert & McDermott 403 N. 63d

N. E. COR. 62d and Race sts.—Two-story store and dwelling; good opportunity for improvement; price low.
D. F. McCONNELL
Spruce 5725. 1207 Harrison Bldg.

5210-12 WALNUT ST.; ripe for improvement; make offer.
D. F. McCONNELL
Spruce 5725. 4 S. 15th st.

1114 S. 60th St. 4 bedrooms, end house, new vacant; modern, will finance; open Sunday 10 to 4.
Lambert & McDermott 403 N. 63d Bel. 3777

135 S. 63D—Completely furnished, 8 rooms and bath, elec. and gas; facing Cobbs Creek Park; will consider leasing, giving occupancy June 1.
H. D. ARCHIBALD 5241 MARKET BELMONT 264

I DON'T SAY I have the largest list, but if it is modern throughout, location unsurpassed, you want, then I say without fear of contradiction I have the largest list in West Philadelphia, so when thinking of a home remember "cross stands for all that's good in real estate, 59th and Larchwood ave.

POSSESSION

May 15, N. E. cor. 59th and Webster sts.; all modern improvements.
H. U. DE WITT, 1604 S. 16th st.

WILLOWS AVENUE, 5526

Six rooms, bath, garage, inclosed; Sherwood district; $9250.
SEIDEL & CO. 4th and Callowhill sts.

SHERWOOD
$8000, 5813 Pentridge st.
$7800, 5818 Headfield avenue.
Both modern, up to date; 10 rooms, back stairs; room for garage.
J. E. HUDSON, 28 Rigby avenue, Lansdowne, Pa.

1133 MARLYN ROAD, OVERBROOK
Two-story, inclosed porch, electric lights, hardwood floors in every room; separate hot-water plant.
JOS. ALLEN POTTS 4905 Baltimore Ave.

5318 MALCOLM ST.—Two story, inclosed porch, modern.
5852 PENTRIDGE ST.—Two story, electric lights, modern.
JOS. ALLEN POTTS 4905 Baltimore ave.

5633 CATHARINE ST., 4 bedrooms, tile bath, Dutch hall, open fireplace, laundry, steam heat, combination gas and coal range, terraced front, southern exposure. SUBURBAN REAL ESTATE CO., 635 Real Estate Trust Bldg.

908 N. 41ST ST.
Ten rooms, 2 baths, inclosed shed; stationary tubs. Apply
JAMES D. WINCHELL,
17th and Sansom sts.

SHERWOOD section, 5841 Ashland ave.; beautiful 2-story porch-front dwelling, hot-water heat, electric light, tile bath, built-in shower; a real home; bargain.
TAULANE, 900 Walnut st.

ATTENTION OF SPECULATORS
57-59-61-63 S. EWEDALL ST.
Six rooms and bath
S. D. H. HAGOPIAN
112 N. 6th st. Belmont 9182

5717 BROOMALL AVE.—Two-story porch dwelling; excellent condition; possession.
Harry G. C. Williams 522 Walnut st.

INVESTORS or speculators or home buyers—Value increasing on 500 block N. Hobart st. and 600 block N. May st.; financed and well rented. Owner, 527 S. 56th st. Phone Woodland 5311 W.

69TH ST. SECTION—Detached, stone and stucco detached garage; thoroughly modern, metal weather strip, shade, inlaid linoleum, included in price of $14,250. Call Lansdowne, 1611 R, or 29 Overhill road, Millbourne, Pa.

ADIRONDACKS—Furn. cottage for season; new, secluded but accessible; 5 rooms, sleeping porch; verandas; sands beach; on Big Moose Lake. A. L. Simmers, 5318 Catharine st.

ATTRACTIVE home, 6 rooms and bath, hardwood floors, gas, electricity, tile bath, laundry, front and rear inclosed porches; best location in West Philadelphia; 2 blocks from L. Owner, 6213 Walnut st.

647TH ST. near Lansdowne ave.; brand-new corner; three-story stone house, 9 rooms and 2 baths, 2-car garage, central plant heat; price $22,000; immediate possession. Apply A 919, Ledger Office.

INVESTORS or speculators or home buyers. Value increasing on 500 block N. Hobart st. and 600 block N. May st.; financed and well rented. Owner, 527 S. 56th st. Phone Woodland 5311 W.

I HAVE 50 days to sellie for 10 houses, 7 rooms and bath, hot-water heat, Dutch hall; will sell agreement for small profit.
TAILOR, 1033 Walnut st.

VACANT—5725 Chestnut st.; 8 rooms, bath, electric lights, newly painted and papered, bargain to home buyer. Call Silver, 5725 Chestnut st.

5910 CHESTNUT—Vacant; thoroughly mod.; 18 rms., 3 baths, showers; excl. cond.; 2-story garage; lot to Sansom st.; $35,000. W. P. Harris, 205 Haverford ave., Narberth.

3219 POWELTON AVE.—Vacant; 11 rooms, modern; bath, laundry tubs; porch; newly papered and painted; easy terms. McCLURE & CO., 18 S. 40th st.

$12,000—212 S. 45th, 3 story, 13 rooms, 2 baths, side yard, hot-water heat, elec. lights; poss. 30 days; south, exp.; very desir. J. B. R. McCLURE & CO., 18 S. 40th st.

5746 WALNUT ST.—Three stories, 9 rooms and bath; store to corner; bargain; price $7000; mortgage, $5500. See D. H. Hagopian, 112 N. 60th st. Belmont 9182.

416 N. 40TH ST.—Dwg. & garage; south exposure; 12 rms., 2 baths, suitable for apts.; lot 28x179 to back st.; garage in rear. J. B. R. McCLURE & CO., 18 S. 40th st.

IMMEDIATE possession, 1642 N. 59th st., 8 rooms, porch front, hot-water heat; fine order and modern.

$1500—5559 Ludlow st.; vacant; 2 sty., 6 rms., range, h. & c. water, porch, large yd. J. B. R. McCLURE & CO., 18 S. 40th st.

$15,500—Modern 3-story Overbrook corner, with garage, suitable for professional man; ripe for turning into apartments and store. Adolph B. Caspar, 60th and Lansdowne ave.

8-STORY porch-front dwelling, 12 rooms, with 2 baths; electric, hot-water heat; parquetry floors. Chestnut st. near 50th. A 920, Ledger Office.

5501-03-05 CHESTER AVE., corner, 14 rooms; stone dwelling; modern; suitable for apartments; business or private. Owner, resident.

HURRY if you want this $5500 home, ready for immediate occupancy; 1546 N. Peach st. (54th and Lansdowne); modern.
H. S. MILLER, 1482 N. 52d st.

116 S. 60TH ST.—Apartment and store, financed; good location for live business; separate entrance to upstairs.
MICHAEL A. MALONEY, 1021 S. 60th st.

FIVE 2 story, porch front, Dutch hall, hot-water heat; 7 rooms and bath; owner will sacrifice, monthly leases; Chester ave. section. M 624, Ledger Office.

5125 MARKET ST.—Three-story, modern large store; unsurpassed business location.
MICHAEL A. MALONEY
1021 S. 60th st.

REAL ESTATE FOR SALE
WEST PHILADELPHIA

$6900 New Overbrook Homes With Garage

On Atwood Road, every modern convenience, porch front, tile bath, shower, open fireplaces, hot-water heat, etc.; small amount cash, balance monthly payments. Come out today. Take Market St. Elevated to 63d St., free pass on 63d St. north to Lebanon Ave. (1100 north); then walk two blocks to 65th and Lebanon Ave. One five-cent fare. Sample house open daily and Sunday.

JOHN H. McCLATCHY
Builder and Owner
848 Land Title Building

SIEGEL'S
Artistic Homes
are nearly completed
47th &
Larchwood Avenue
Clarence R. Siegel
Builder of Artistic
Homes on Premises

Overbrook Homes

NEW SAMPLE HOUSE OPEN
MARLYN ROAD West of 64th st.
(South of Jefferson st.)
THE MOST COMPLETE AND COMPACT 2-STORY HOME OFFERED TO HOME BUYERS
20-ft. stone fronts; private garages. Inclosed and heated; cement porches.

Central Plant Heat

that insures plenty of heat and hot water; 1 front room and maid's room in basement. An all-tile bath with stall shower.

Moss & Taylor

SEE
5431 WHITBY AVENUE

Two blocks south of Baltimore ave., has garage privilege.

ALSO
917 SO. 54TH STREET

Each of the above semidetached, ideal homes in plain of condition; ready to move in at once, if desired; 3 bedrooms, white baths, colonial finish in white and mahogany; financed. Agent at 54th st. (Whitby ave. house around the corner) on Saturday and Sunday from 2 to 5. EMERSON CONRAD, 53 N. 16th

POSSESSION GUARANTEED

1544 S. 55th; mod.; 7 rooms.
5428 Regent; good condition.
1827 S. Alden; 6 rms., base, laundry.
2510 S. 66th; mod. garage privilege.
6325 Reedland; Dutch hall, base. ldy.
2231 S. Bonaffon; hot-water heat; in excellent condition.
6624 Elmwood ave.; cor.; garage priv.
CAMAC & CO.,
6209 WOODLAND AVE

PEACH STREET

West side between Springfield and Warrington aves.
Two-story porch-front houses
Good condition
Sample house
1224 S. Peach Street
Price $3100
WM. H. LOWER & SON
2316 Columbia ave.

WILLOWS AVE. BETWEEN 58TH ST. AND COBBS CREEK HOULEVARD, 3-story porch-front dwellings, with 6 bedrooms, dining room, kitchen and outkitchen, hardwood floors, electric light and gas light, new combination fixtures, modern plumbing, good hot-air heating system; newly papered and painted; in the center of a most attractive neighborhood, with schools, churches, stores, Park and Parkway, tennis club, etc., a charming community center; for sale on easy terms and without unnecessary expenses in financing. PEMBERTON ESTATES, Owners, 4 S. 15th st.

102 N. 60TH ST. Store & dwelling
6111 MARKET ST. Store & dwelling
6050 VINE ST. (cor.), 3-story modern store and dwelling, with 4 private garages.
5241 HAZEL AVE., 6 rooms & bath
57 N. EWDALL ST., 6 rooms and bath; between 54th and 55th sts.
See D. H. Hagopian, Bel. 9182

CORNER MODERN GARAGE
An unusually fine 9-room corner, with brick garage; open view for blocks in 3 directions; exclusive neighborhood; hot-water heat, gas and electricity; tile bath, fireplace, hardwood floors, inclosed basement laundry, back stairway; lot 16x122 ft.; it cannot properly be described; you must see it; price $15,000. SHORTLEDGE, 311 S. 56th st.

CORNER—47th and Locust sts., 3-story residence, 10 rooms, 2 baths, hot-water heat, electric lights, parquetry floors, living hall, inclosed front porch, metal weather stripping throughout; excellent condition and location; price $13,500.
EUGENE L. TOWNSEND
S. E. cor. 49th and Baltimore ave.

CORNER MODERN GARAGE
An unusually fine 9-room corner with brick garage; open view for blocks in three directions; exclusive neighborhood, hot-water heat, gas and elec., tile bath, fireplace, hardwood floors, inclosed basement laundry, back stairway; lot 16x122 ft. cannot be properly described; you must see it; price $15,000. SHORTLEDGE, 311 S. 56th st.

12 Houses, 300 Block N. 62d
10 Houses, 1300 Blk. S. Paxon
MICHAEL A. MALONEY
1021 S. 60TH ST.

"HOME BUYERS"
LARGE LIST—ALL PRICES
CARPENTER & WILSON
6229 Market Belmont 1057

DESIRABLE detached residence, best section of West Phila.; lot 80x193 ft. wide; street in rear; 14 rooms, hardwood floors, hot water heat, electric light, 18 in walls, garage for 3 cars; convenient to several car lines; excellent location and readily convertible into apartments. Price $22,500.
J. C. FULLER
10 S. 18th st. Spruce 4136

600 Block South 57th St.
$8000 7 rooms and bath; modern; immediate possession.
CONWAY & CO. 57th and Cedar ave. Woodland 1219

Ideally Located—Overb'k Home
628 N. 64th st.; 4 bedrooms; semidetached; modern; lot 25x100; possession.
Lambert & McDermott 403 N. 63d Bel. 3777

VACANT
5254 Walnut, 2-sty. porch dwell. gr. elec.; terms to suit, Empire Tr. Co., 44th Lanc'r

REAL ESTATE FOR SALE
WEST PHILADELPHIA

Apartment Houses

TWO-FAMILY apartment house, near 53d and Cedar ave.; fine location; 7 rooms in each apartment; price $9000; $3250 required; can live in one apartment free; other paying the carrying charges; this is a good buy; owner. Phone Belmont 5615 W.

FOUR-suite 20-room apartment house; near elevated. A 908, Ledger Office.

Business Properties and Stores

TWO story, 8 rooms and bath; large store; intersection 3 main streets; suitable for any business; possession June 1.
McDEVITT & MULLIN
Phone Overbrook 7608 1989 N. 63d st.

Garages

GARAGE, 60th and Baltimore ave.; capacity 125 cars; lot, 52x276; for sale only.
MICHAEL A. MALONEY, 1021 S. 60th

GERMANTOWN

GERMANTOWN

We have exclusive listings of some very choice properties in Germantown, ranging in price anywhere from $4500 to $15,000 modern in every respect and for early possession; we aim to satisfy and would be pleased to mail you one of our sales lists upon request, and feel sure that we can please you, among the other vast army of homeseekers who are now contentedly located in this one ideal spot. We tend to render the best possible service, and you will be better convinced after giving us a trial.

THOMAS H. EVOY
4809 WAYNE AVE.

MT. AIRY

An all-stone detached residence, with more than half acre of ground, many beautiful fruit and shade trees; the house contains 12 rooms, 2 baths; built-in bookcases, hardwood floors, electric lights; within 3 minutes' walk of Sedgwick Station, Reading Road.

Glyndon Priestman Germantown
Member Phila. Real Estate Board

GERMANTOWN

$2850, 5500 block Jane st. Desirable, 7-room porch-front homes. Porcelain plumbing, convenient to Chelten ave. cars.
2016 Stenton ave. (between Oxonia ave. and Limekiln pike), inclosed porch, 7 rooms, hot-water heat, electric lights, hardwood floors; lot 15x123. Possession can be had at an early date.
WALTER V. ASHBY
2640 N. 29TH ST.
Member Phila. Real Estate Board

228 W. HORTTER ST.

Attractive semidetached house in Pelham; lot 40x125 feet; large enough for garage. Twelve rooms, central steam heat and electric lights. Price reasonable.

Glyndon Priestman Germantown
Member Phila. Real Estate Board

5534 CAMBRIDGE ST.

7 rooms, porch front; must be sold to settle estate; a very desirable home in convenient location.
WALTER V. ASHBY
2640 N. 29TH ST.
Member Phila. Real Estate Board

IDEAL HOME WITH GARAGE

Semidetached stone dwelling, southern exposure; 7 bedrooms and 2 baths, electricity, hardwood floors; lot 40 by 176; space for garden; 2 squares to Germantown ave. or Sedgwick station; in excellent condition; immediate possession.
S. C. TOURISON
7014 BOYER ST., GERMANTOWN
Phone Gtn. 569. Gtn. 4431

7138 CRESHEIM ROAD

Near Allen Lane Station; all-stone bungalow, with 7 rooms, bath, hot-water heat, electric light.
IMMEDIATE POSSESSION

Glyndon Priestman Germantown
Member Phila. Real Estate Board

Immediate Possession
6334 Jefferson st.; 1 block west of Germantown ave. at Washington lane; semidetached, 3 story dwelling, 10 rooms, bath, electric light, house has been papered throughout. Open for inspection.

Glyndon Priestman Germantown
Member Phila. Real Estate Board

EAST SEDGWICK AVE.

Detached stone dwelling; 7 bedrooms and 2 baths, hot-water heat, electricity, hardwood floors, large lot, with old shade; excellent condition throughout; ideal location; this property should be seen at once.
S. C. TOURISON
7014 BOYER ST., GERMANTOWN
Phone Gtn. 569 and 4431

$9750

Semidetached stone dwelling, living room, dining room, kitchen, laundry, 6 bedrooms, bath and storeroom; electricity; 2 squares to Germantown ave.
S. C. TOURISON
7014 BOYER ST. PHILADELPHIA
Germantown 569 Germantown 4431

A FEW FROM OUR LIST

1615 Mentor st., 6 r. and b. $5,500
1677 Wyoming ave., 6 r. and b. $6,500
4951 Hutchinson st., 8 r. and b. $7,000
4700 block Carlisle st., 6 r. and b. $7,200
4211 N. 9th st., 6r. and b., faces Park $7,500
4061 Warnock st., 6 r. and b. $8,500
1100 block Wyoming ave., 6 r. and b. $9,500
4805 N. 13th st., 8r. and b., twin $10,000
4489 N. 9th st., 8 r. and b., twin $12,000
915 Duncannon ave., 8 r. & b., new $13,000
4520 N. Broad st., 10 r. and b., twin $14,500

J. ALLISON PARKER
4715 N. BROAD ST. WYOMING 935

THESE HOUSES VACANT
Move right in

5251 N. 10th st., 6 rms., tile bath & shower
4419 N. 8th st., 6 rooms, tile bath, twin
4825 N. 10th st., newly papered and painted
5646-48 N. 7th st., 8 r., bath and gar., new
1523 Louden st., corner, 6 rooms and bath
1104 Wyoming ave., beautiful location
5100 blk. Sydenham st., 6 r. and gar., new
1100 Somerville ave., corner, with garage
4800 N. 9th st., corner, with garage.

J. ALLISON PARKER
4715 N. BROAD ST. WYOMING 935

BEAUTIFUL, stone mansion, modern, 16 rooms, 2 baths, surrounded by an acre of land, near Washington Lane Station, exceptionally low priced. Diamond 5890 W.

6337 NORWOOD ST., Germantown—Stone and dwelling; good business location. J. EDWARD LUTZ, 240 N. 17th st. Member Philadelphia Real Estate Board.

CHESTNUT HILL, near 2 R. R. and trolley; new, modern, stone dwelling, with 12 rooms; select neighborhood; price $11,000. Apply at once to C. A. Dunnberger, 8609 Germantown ave., Chestnut Hill.

2136 SPENCER ST., 6 rooms, bath, porch all conveniences; house built about four yrs. Chas. H. Super, 5609 Germantown ave.

5442 N. 11TH ST.
IMMEDIATE POSSESSION
Six rooms and tile bath, porch front, modern throughout, electricity, hot-water heat, hardwood floors. Call Woodland 4914 J.

REAL ESTATE FOR SALE
GERMANTOWN

NEW COLONIAL HOMES
$7000 TO $9000

NEARING completion—2-story homes in a beautiful location of quaint Germantown. On a street 72 feet wide.
Architectually planned fronts, of sloping hipped roof design as used in large Colonial mansions. Green and red tiled shingle roofs, white stucco walls and porch pillars, with casement windowed bays and flower boxes.
The inside consists of 7 rooms and shed, laundry and garage in basement. Hot-water heat; electric fixtures; gas range; marble-tiled bath, with built-in tub and shower, pedestal stand and linen closet; parquetry floor; large front terraces, yards 70 feet deep.
Take Routes Nos. 24, 55 and 65 to York Road and Olney Avenue—transfer west to Chew Street and Locust Avenue; or Nos. 58, 52, 49 and 75 to Chelten Avenue and Chew. Wingohocking Station on Reading is four squares distant.
Owners on premises daily. Phone Germantown 4569, Chestnut Hill 2199 J, or Germantown 1098-J after 6:30 p. m.

CARSON BROS., Builders, Locust Ave. below Chew St.

Wister Station, Germantown

TROLLEYS ALSO CONVENIENT.
PORCH, 6 ROOMS AND BATH.

$5000

New 2-story dwellings. Gas range, gas and electric light, hardwood floors. North of Thorpe's Lane, East of Wister Street.

RAINSFORD, Crozer Building
Agent on Premises. Immediate Possession.

COLONIAL RESIDENCE
Near Queen Lane Station

A very desirable stone residence, detached, having one of those longed for center halls, with library and dining room on one side and large living room on the other.
Four large bedrooms and bath on second floor, with same on third floor.
Plenty of windows in each room; in fact, there is not a room in the house which does not have plenty of sunlight at some time of the day; the lot is another fine feature, 156x320 feet (more or less), with 2 street frontages, one of which is on a city park; a frontage on a private driveway or lane is also here; an old springhouse on the ground.
Can't you picture this property after one with good ideas and a little money for certain improvements such as electric light, hardwood floors, painting and landscape work; purchases. Location 512 W. Clapier st.; price $20,000. Poss. in 1920. Immediate possession.
INSPECTION SOLICITED
J. RUSSELL WINDER
4940 WAYNE AVE.

IMMEDIATE POSSESSION

HIGH ST.—Three-story semidetached Colonial dwelling, 9 rooms, bath, all conveniences.
6609 ROSS ST.—Six rooms, bath, laundry, porch, all conveniences; price $3500.
GERMANTOWN AVE.—Store and dwelling, 7 rooms, bath, hot-water heat; electric sign; suitable for any kind of business; price $9500.
GEO. W. DEANE 5914 Germantown ave.

RESIDENCE AND GARAGE

We are offering a 3-story semidetached stone residence, having 11 rooms and bath, with steam heat, convenient to Wayne Junction and Queen Lane Stations; price $13,500. Also lot for garage