OUR LIST

of Homes and Home Sites is, indeed, exceptional, and covers the widest possible range in Styles, Sizes and prices.

Select the Section that appeals to you—let us have details regarding number of rooms, etc., you require—advise us of your idea of price—and we will submit an attractive list of the most desirable offerings in any vicinity you choose. Our listings might well be termed a

"Directory of Philadelphia Homes for Sale"

Here are a few suggestions:

BRYN MAWR
Large center-hall home: 14 rooms, 3 baths; 5 bedrooms on second floor; 3 bedrooms on third; 2-car garage; large lot in beautiful surroundings. $30,000.

RADNOR
For those desiring a medium-sized house with 6 bedrooms and 3 baths we can offer an attractive home to be built within 4 minutes' walk of station. Plans and sketches are at our office. Price $17,500.

WAYNE
Now under construction a small house of ideal design. Most favorably situated as to trains, stores. Ask us about this. Price $15,000.

DEVON
An exceptionally fine country seat of 6 acres with large stone house, stable, caretaker's cottage, tennis court, beautiful old shade, etc. House has 7 bedrooms, sleeping porch and 3 baths. Very desirable and well worth investigation at $45,000.

HAVERFORD
A large stone house situated within 8 minutes' walk of Merion Cricket Club and Penna. Station on north side; 6 master chambers and 3 tiled baths for the family; a servant's suite with bath. Large porch and first floor rooms; garage for 4 cars. One of the finest properties in this section reasonably offered at $40,000.

OGONTZ
Charming residence on Lenox avenue with most exclusive surroundings. House contains large living room, music room, dining room, pantry and kitchen; 4 chambers and 2 baths on second floor; 3 chambers and bath on third floor. Garage and beautifully planted lawn. Price and particulars upon application.

JENKINTOWN
Brick plastered central-hall Colonial residence located on York Road. An acre of lawn. Artistic in design and roomy, with many built-in comforts; 4 chambers and 2 baths on second floor; 2 chambers and bath on third floor; 3-car garage. $65,000.

CYNWYD
In best section, very attractive stone-and-stucco house built about ten years ago; second floor: 4 bedrooms and bath; third floor: 2 bedrooms and bath; modern conveniences; stone garage; lot 125x150 feet with old shade and lawn. $23,000.

OVERBROOK
Best section, high situation, central-plant heat, modern all-stone Colonial house built in 1920, having center hall arrangement of first floor; 3 large bedrooms and 2 modern baths on second floor; 3 bedrooms and bath on third floor; garage for 2 cars with room above. Lot 80x180 feet. Moderately priced.

MERION
North side, near station, recently built, Stucco Colonial house having 4 bedrooms and 2 baths on second floor and 2 bedrooms and bath on third; well planned with good exposure. Garage. $20,000.

ELKINS PARK
Owner leaving city, opportunity for quick buyer. A charming little stone-and-stucco home with 4 chambers and bath on second floor; hot-water heat, white and mahogany finish. $14,000.

ELKINS PARK
Central-hall Colonial residence on high ground with a beautiful outlook. Delightful interior with many built-in conveniences; 6 chambers and 2 baths, modern and very attractive. $27,500.

NOBLE
Large stone house on corner, containing entrance hall, 2 living rooms, dining room, breakfast room, pantry and kitchen; 7 chambers, 2 baths and closets on upper floors. Modern conveniences. Large lot with matured shrubbery. $28,000.

PELHAM
Detached all-stone center-hall Colonial home of 5 bed chambers and 2 baths. Garage. Price reduced to $22,500 for early sale.

CARPENTER
On the drive we offer a handsome modern home with all desirable features, such as 4 chambers and 2 baths on second floor at the low price of $25,000.

CHESTNUT HILL
Detached stone residence with 5 bed chambers and 3 baths on second floor, every modern convenience. Lot 100x250. Attractively priced.

MT. AIRY
Modern detached stone house; 5 bed chambers and 2 baths on second floor; lot 60x250. Radio equipment, refrigerator, electric washer, 8 tons of coal, new gas range, mahogany bookcase, etc., included in recently reduced sale price of $25,000.

SEDGWICK
Stone Colonial home with all modern improvements, including 5 bed chambers and 2 baths on second floor; large lot with 2-car garage.

TULPEHOCKEN
Brick residence of 6 bed chambers and 3 baths; southern exposure; electric light; quiet street, convenient to trains and trolleys. $11,000.

OVERBROOK SECTION
ON COLUMBIA AVE., first time offered. Beautiful stone house, 5 chambers, 2 baths, usual first floor plan. Hardwood floors, hot-water heat, attractive electric fixtures with number of base plugs. Garage; large lot; priced right for quick sale.

S. W. COR. 63D and Jefferson sts. This is a very desirable house for apartments, well planned and can be altered with very little expense. This property is well financed and is priced to sell.

616 S. 60TH STREET. Living room, dining room, breakfast room, kitchen; 4 chambers and bath, inclosed porch. House in excellent condition. Price $10,000.

2047 WALNUT ST.
First offering of handsome brownstone residence. Well financed.

EXCLUSIVE MAIN LINE HOME SITES
An exceptional opportunity to select a beautiful home site in a developed section—good roads, and surrounded by costly homes. Owner will sell 3 acres or more at a very attractive figure, and will assist in financing.

Plans must be approved and restrictions for the safeguard of the property complied with.

GERMANTOWN
McCallum St.—7000 Block
TWO-CAR GARAGE

Very unusual construction, containing 5 chambers and two baths. Large lots near Carpenter Station, Penna. Railroad and Henry School. Priced exceptionally low.

SEE THEM TODAY!
DON PETERS, Builder

COMMUNICATE WITH US TO BUY OR SELL A HOME

Smullen & Barry
Residence Property Headquarters
1206-11 LIBERTY BUILDING, BROAD & CHESTNUT
PRIVATE BRANCH EXCHANGE, LOCUST 7100

HAVERFORD

HAVERFORD
Situate on private road near Cricket Club, three very desirable residences now under construction; plans and particulars at our office; we invite your inspection.

HIRST & McMULLIN
WEST END TRUST BLDG.

MOORE

MOORE, PA.
30 MINUTES TO PHILADELPHIA

$7500 New home, 6 rooms and bath, open fireplace, all conveniences; corner lot.

$7400 New mineral stucco house, 6 rooms and bath, open fireplace; all conveniences.

$7500 Delightful bungalow of 7 rooms, bath and pantry, 4 bedrooms; on a lot 100x150; new, but well built, with cypress finish; large closets, open fireplace.

$8000 In Burnside, new stone and mineral stucco house, 7 rooms and bath, hot-water heat, hardwood floors, open fireplace, inclosed porch; corner lot, 60x150.

R. H. Allen, 819 Prospect Ave.
MOORE, PA. Phone Ridley Park 411 W

TORRESDALE

S. W. COR. STATE RD. and FITLER ST.
Two-and-a-half-story stone and frame dwelling; 12 rooms; excellent condition; fine location; only 1 minute's walk from Torresdale station; 1782 441; will divide; possession; open for inspection today, and any other day by appointment; country and city combined; investigate quickly.

Mastbaum Bros. & Fleisher
1424 S. PENN SQUARE

VILLANOVA

COUNTRY ESTATE
Consisting of a stone house, 16 rooms, 4 baths, 8 chambers, electric light, hot-water heat, stable and garage; 14 acres, woods, old shade and fruit trees; price below cost for quick sale.

HIRST & McMULLIN
WEST END TRUST BLDG.

WISSAHICKON

Colonial residence close to Fairmount Park; well constructed, with all modern improvements; excellent condition; price $18,000. Ph. Mrk. 4218 for particulars.

G. C. & J. F. BOWKER
4071 Main St., Manayunk, Phila.

WYNNEFIELD
We are offering for sale in this popular section an unusual home of simplicity and distinction. Located between train and trolley on one of the main thoroughfares. The house is of vitrified brick-and-plaster construction, the plan being a modern Colonial layout with center entrance hall, large living room, dining room, etc.; also 6 chambers and 3 modern baths. The many conveniences include hot-water heat, electric light, hardwood floors and cream-tinted panel walls. Large lot with beautiful lawn and shrubbery; also vegetable garden. Inspection by appointment only.

Spruce 0262 — E. A. HAVENS CO. LAND TITLE BLDG. — Spruce 0261

SANATORIUM
A fine building, consisting of 52 spacious rooms, well situated on 5 acres of ground with out-buildings.

HALF HOUR OUT OF PHILADELPHIA. CAN BE REMODELED INTO A SANATORIUM.

APPLY 3840 SPRING GARDEN STREET
BARING 1141 —PHONE— WEST 1158
PHILA. PENNA.

We Provide the Home

So complete is our list of really worth-while Suburban Homes that if you tell us which one of Philadelphia's beautiful suburbs you want to live in we'll find the Home for you. Years of careful and painstaking effort to select only the best in Suburban Real Estate makes us very sure, indeed, that we have just the sort of home that will appeal to your taste as well as to your pocketbook. What do you want?

Ardmore Among our offerings is a stone-and-stucco house with 6 chambers, 3 baths. Garage for 3 cars. One and one-half acres of land. Almost adjoins Merion Golf Course — arrange for examination with us.

Gwynedd Country place of over 11 acres and splendid buildings. Modernized Colonial residence; 7 chambers, 4 baths; garage; old shade and floral gardens. Priced at $27,500. Owner wants quick sale.

Germantown Thirteen thousand five hundred dollars is the price of a fine twin house with 11 rooms, 1 bath; lot 35x150 feet; porches. Near train and trolley.

Mt. Airy Detached stone Colonial house; 7 chambers, 2 baths; terraced lawn; size 75x225 ft. Elegant location. Possession at once. $26,000.

Sedgwick Fine, all-stone detached residence on excellent corner; lot 166x117 ft.; old shade. House has 8 bedrooms, 3 baths; modern treatment. Priced at $26,000.

Mt. Airy We have a residence with 6 chambers and 2 baths on the second floor; newly decorated; new hardwood floors; lot 67x280 ft. Our price is $27,000.

Germantown We have a large list of choice homes for sale in all desirable sections of Germantown ranging from $10,000 to $75,000. We can suit you in a home or lot. Consult us.

Cynwyd If you want a nice home, examine this stone-and-shingle detached house; 5 chambers, 3 baths; garage; lot 75x250 ft. Especially suitable for small family.

Elkins Park Why not see this new stone-and-stucco detached house, with 4 bed chambers and modern conveniences; lot. The price is only $16,000. See it.

Chestnut Hill A wonderful Colonial residence is offered to settle an estate. It contains 16 rooms; 7 chambers, 3 baths; lot over one-half acre. See this elegant home. You will like it.

Overbrook Modern Colonial stone house, with every up-to-date feature; 12 rooms; 6 chambers, 3 baths; lot 81x192 ft.; garage for 2 cars. Must be seen to be appreciated. Only two years old. In good location.

Merion Brand new, hollow tiled, plastered house, with 15 rooms; 6 chambers, 2 baths. In open country near station. Lot 60x147 ft. Price $24,000. We urge an examination.

Jenkintown We have two new houses at $9500 and $16,000 each; 11 rooms, bath, 4 chambers. Good-sized lots. Let us show you these modern homes before sold.

Germantown An all-stone house, standing alone on a lot 62x282 ft. Price $16,500. Thirteen rooms. Choice locality. High ground. Why not inspect this?

Lincoln Drive Quaint English-style twin house; 12 rooms, 3 baths; garage for 1 car. Newly papered and painted. Only $14,750. A charming home in a pleasing locality.

For Rent Apartment with 6 rooms, 2 baths; now vacant; is offered For Rent by us at $187.50 per month. Near Carpenter Station and Pelham (Germantown).

Bargain In Germantown, brick corner property, 5 chambers and 2 baths. Hot-water heat; garage; very convenient. $14,500. Easily financed.

Haverford Building Sites adjoining Golf Course are available now for erection of fine homes. Lots contain 2 acres upward. Prices are attractive. See our plans.

Let us solve Your Real Estate Problems

WM. H. WILSON & CO.
1617 Walnut Street
Phone—Locust 7380

3 NEW STONE RESIDENCES
Each With 2-Car Garage and an Acre Ground

Coopertown Road
BELOW ARDMORE AVENUE
HAVERFORD, PA.

Colonial and long "English" type homes with stone garden wall. 6 Bedrooms and 3 Baths.

Harry P. Anderson — BUILDER — Phone Woodland 7448J

ARDMORE — ARDMORE

ARDMORE
A suburb of splendid homes, good shops, theatres, train and trolley. 8 miles to City over boulevards. Some special offerings for immediate occupancy.

Semi-detached new brick houses, in best section. $7000 and $8000. Financed.

Semi-detached stone-and-stucco houses; 8 rooms, 2 baths, new, $9500 to $10,000.

Stucco house, 12 rooms, large lot, old shade, modern. North side, $16,000. A bargain.

Splendid house near station; 15 rooms, 3 baths; hot-water heat; 120 ft. frontage. $32,000.

Handsome house, 15 rooms; stone and stucco. English half-timbered; 2 baths, billiard room; old shade; broad porches. Lot 100x200. $25,000.

Apartments near train and trolley. $85 and $90. Ready for occupancy. Completely redecorated.

Country estate of 4½ acres; 25-room house, 6 baths. Ideally planned and located near Ardmore for sanatorium or school. Owner anxious to sell. Open to offer.

A FARM FOR EVERY BUYER

Charles S. Powell
2 CRICKET AVENUE, ARDMORE, PA.
BELL PHONES: ARDMORE 784 OR 1488

BALA-CYNWYD — BALA-CYNWYD

BALA-CYNWYD
$8850 and $9350
New semi-detached houses on Chestnut Lane. Only reasonable-priced houses in this exclusive suburb. Three minutes' walk from station; Convenient to stores and churches. Something unique in suburban construction.

CARRYING CHARGES $41.50 PER MONTH
(Including Taxes)
To Which Add $15 Per Month to Pay Off the Building and Loan Mortgage

Open Fireplace, Hardwood Floors, Electric Lights, Tile Bath

Bala Car on 52d street to end of line. Walk north on City Line to Bala avenue, west on Bala avenue to Chestnut Lane; or Pennsylvania Railroad to Cynwyd Station and walk east on Bala avenue two blocks to Chestnut Lane.

Houses Financed Without Cost to Purchaser

OVERBROOK 4898 — JAS. E. DOLAN & CO. — CYNWYD 752
123 Bala Avenue, Cynwyd, Pa.
SAMPLE HOUSE OPEN

OVERBROOK

OVERBROOK
North 63rd St.—All stone detached home; living room, music room, dining room, kitchen and pantry on the first floor; second floor has four chambers and bath; third floor has four chambers and bath. Hardwood floors throughout, new electric fixtures, newly papered and painted throughout. Central plant heat, two-car garage.

Inspection by Appointment Only

Columbia Ave. near 63rd St. — Three-story semi-detached brick home; first floor, enclosed porch, living room, dining room, kitchen and out shed; second floor, three chambers and beautiful tile bath; third floor, two chambers, store room and bath. Parquet floors on first and second floors. Billiard room and laundry in basement; hot water heat, two-car garage. Lot 30x159.

McDevitt & Mullin
63rd & Lancaster Ave
Overbrook 4893

OVERBROOK
Colonial center-hall dwelling containing 4 bed chambers and 2 baths on second floor; 2 bed chambers, 1 bath and storeroom on third. Central-plant heat, hardwood floors, white and mahogany paint; 2-car garage, large lot. Price and terms attractive.

GALLAGHER & KELLY
2017 N. 63rd St.
OVERBROOK 1618

DOCTOR'S ATTENTION!
Here is a home constructed for the convenience of a professional man; stone and brick construction with all modern conveniences, containing 20 rooms, 9 chambers, 5 baths, 3-car garage. On one acre of well-planted ground. For additional information and details see

W. E. G. GILMORE LIBERTY BUILDING
Spruce 1288

Twenty-four 2-story apartment house, 5 rooms and bath each, front porch; rent $184 monthly; elegant residential section; good transit facilities; will sell very reasonable for quick sale.

JOSEPH FELDMAN
209 Lincoln Bldg.

Also see advertisements in small type in following columns.

WYNNEWOOD
Stone-and-stucco Colonial house, overlooks large estate. Lot 70x149. 3-car garage. 1st floor contains living room, dining room, pantry, kitchen and laundry. 2d floor has 4 bedrooms, 2 baths and porch. 3d floor has 2 bedrooms and bath. Possession shortly after January 1. This is a new listing. $25,000.

A. D. WARNOCK
112 S. 16TH ST.

WYNNEWOOD
Fine, detached, white Colonial house contains 7 bedrooms, 3 baths, hardwood floors, white paint, every convenience. Large well-shaded lot on quiet street, in beautiful surroundings. $21,500.

W. GORDON SMITH
Overbrook 8700

WYNNEWOOD
An attractive all-stone house, containing 12 rooms, 3 baths, 4 chambers; with garage and about ½ acre of land; ready for occupancy January 1st; very reasonably priced.

HIRST & McMULLIN
WEST END TRUST BLDG.

PENNSYLVANIA—FARMS

ELEGANT 40-acre farm with stone house, 12 rooms, bath and laundry; all outbuildings; barn, garret, poultry house, etc.; rich soil, level land; 15 minutes' walk from good station; quick possession if desired; price only $9500; easily financed.

BENJ. T. LEVIS 21 South Ave. Media, Pa.
Phone Media 636

REAL ESTATE—SALE OR RENT

Most Beautiful Location in Philadelphia
Grant Avenue and Milnor Street
Torresdale

FIVE MINUTES FROM TORRESDALE STATION WITH 46 TRAINS A DAY TO AND FROM BROAD ST.; 10 MINUTES FROM TROLLEY LINE, ¼ MILE FROM TORRESDALE COUNTRY CLUB.

TWO 3-STORY SEMI-DETACHED BRICK-AND-STONE HOUSES WITH RIVER FRONTAGE AND DEEP-WATER MOORING FOR BOATS; LARGE ENOUGH FOR 2 FAMILIES; EACH HOUSE HAS 12 ROOMS AND 2 BATHS; HEAT, GAS, ELECTRICITY, WATER, DRAINING; NOW BEING PAPERED AND PAINTED AND WILL BE READY FOR OCCUPANCY OCTOBER 15; WILL SELL REASONABLE; WELL FINANCED; SMALL AMOUNT OF CASH REQUIRED.

For Rent Floor Space
N. E. Cor. 12th & Arch Sts.

Suitable for Offices or Light Manufacturing. Reasonable Rent.

Ceilings are high.
Abundance of natural light.
Fireproof construction.
Low insurance.

PEOPLES TRUST CO.
12TH AND ARCH STREETS

FACTORIES & WAREHOUSES
NORTHEAST—2-story building, light on all sides; elevator, electric power, heat, etc.; high ceilings, no basement; 15,000 sq. ft.; rent, $6000 per year.

NORTHEAST—24 floor, 50x150; strong floor; electric lights, elevator; high ceiling; toilets, etc.; rent, including heat and power, $400 per month.

5TH AND MONTGOMERY—4th floor, 50x125; no posts; light on all sides; elevator power, etc.; rent $200 per month, including heat and power.

23D AND ALLEGHENY—5th and 6th floors, 12,000 sq. ft. floor space in each; rent separate; electric power, electric lights, sprinkler, elevator, etc.; rent 40c per sq. ft.

E. S. Tomlinson, Jr. LINCOLN BUILDING

S. W. Cor. 12th & Sansom Sts.
Fine light, elevator, steam heat, etc.; 1 or 2 floors; 8500 square feet each.

CHAS. L. BROWN & CO.
801 FLANDERS BLDG.

Also see advertisements in small type in following columns.

OFFICES BUSINESS ROOMS, ETC.

BUSINESS ROOMS
1615 Walnut st., 1000 sq. ft., 24 floor front; elevator service.
1027 Chestnut st., 2841 sq. ft., entire second floor.
1325 Locust st., 2 large rooms, 24 floor front.

EDGAR G. CROSS
1411 WALNUT ST.

CORPORATIONS
An exceptional opportunity is offered to rent 3000 sq. ft. for office purposes in a new building — everything the latest—entire second floor.

Flint Building
319 TO 325 N. BROAD ST.

The entire building is rented except this space to large business concerns and corporations. May we show you this floor.

HEYMANN & BRO.
Heymann Bldg., 213-15 S. Broad st.

OFFICES TO RENT
Through
HEYMANN & BRO.
Heymann Bldg., 213-15 S. Broad St.

Empire Building
N. E. Corner 13th & Walnut

Denckla Building
N. W. Cor. 11th & Market

Good Sized Offices For $75 per Month

CENTRAL OFFICES
1502 LOCUST STREET
NEW BUILDING
Fine Light and Ventilation
VERY REASONABLE RENT
ALLEN & REED
1504 LOCUST ST.

SHUBERT BUILDING
250 S. Broad Street
JUST A REAL GOOD OFFICE BUILDING

Also see advertisements in small type in following columns.

PENNSYLVANIA—SUBURBAN

ST. DAVIDS
Furnished or Unfurnished

Attractive residence; center-hall plan, 3 bedrooms, 2 baths, thoroughly modern; over ½ acre ground; convenient to station; immediate possession.

SAM'L C. WAGNER, JR.
329 Commercial Trust Bldg.
Locust 2871

BALA

BALA
A desirable residence, City Line and Heckamore Avenue. A completely refinished Colonial home, center hall, six bedrooms, three baths. Rental $180.00 per month; five-year lease. Inspection daily and Sunday.

APPLY
JAMES E. DOLAN & CO.
123 BALA AVE.
Cynwyd, Pa.
(Exclusive Agents)

Ph.
Overbrook 4898
Cynwyd 752

NOBLE

NOBLE
An Attractive Stone House
10 rooms, 2 baths, all modern conveniences; lot 60x160; only a few minutes from train or trolley; ½ hour from City Hall by train or motor; $18. Phone Abington office, Ogontz 1141.

HERKNESS & STETSON
LAND TITLE BLDG.

FOR RENT—FURNISHED
CITY

1953 LOCUST ST.
11 ROOMS, 4 BATHS

235 S. 18TH ST.
RITTENHOUSE SQUARE
For Rent Furnished for the Winter
Attractive residences at attractive prices.

EDGAR G. CROSS
1411 WALNUT ST.

2110 LOCUST ST.
UNUSUALLY ATTRACTIVE FURNISHED RESIDENCE

MEARS & BROWN 234 S. 13TH ST.

MORTGAGES

TRUST FUNDS
for investment in first mortgages on Philadelphia real estate, large or small amounts, immediate settlement.

FRANK H. MOSS & CO.
518 Walnut St.

THIRD MORTGAGES
It will be to your interest to see us before placing your mortgage elsewhere.

We Have Our Own FUNDS
Quick settlements arranged for your conv.
Also funds for 1st and 2d mortgages

FINANCE REALTY CORP. 807 FINANCE BLDG.

MORTGAGE FUNDS
WM. H. WILSON & CO.
1617 WALNUT ST.

Funds for First Mortgages
Various amounts in sums to suit
Chas. W. Miller 1201-07 Commonwealth Bldg.

$50 TO $2000 — Real estate security, immediate settlement, interest on estates bought. Cash at once.
EDW. H. NOLL, 151A.

RUFUS McGOOFUS—Received but Not Shipped — *By Joe Cunningham*