

THE SUN, FRIDAY, MAY 15, 1908.

REAL ESTATE FOR SALE

REAL ESTATE FOR SALE

REAL ESTATE FOR SALE



## Park Hill Prices Are Not High

Some people think (until they know the facts) that prices of plots in this perfect residential community are very high—beyond their means.

This idea is wrong—*absolutely wrong*. The prices are exactly the same—in some instances lower than are obtained on a number of new developments. As a matter of fact it is the *cheapest* land anywhere about New York without considering Park Hill's unique advantages; just comparing improvements for improvements, development for development, transportation for transportation; *because you get what you pay for*.

But when you come to add the following distinctive features, possessed by *no other* community in the metropolitan district, it requires no expert real estate knowledge to decide what *real* value in real estate means in

### PARK HILL On-the-Hudson "THE SUBURB BEAUTIFUL"

#### A SUPERB VIEW

Overlooking the picturesque Hudson at an altitude of 325 feet.

#### OLD SHADE TREES

—part of the majestic forest that once stood on Park Hill's site.

#### TENNIS AND GOLF

Magnificent grounds for these and other forms of outdoor sport.

#### A HUNDRED HOMES

Handsome residences all finished and occupied now.

#### A COUNTRY CLUB

On the shore of a beautiful lake filled with lotus flowers.

#### FINISHED IMPROVEMENTS

Sewers, water and gas mains, sidewalks, curbs, macadamized streets—*everything*.

Nor is this all—for Park Hill has all the city advantages of Yonkers (75,000 population)—schools, churches, stores and markets—paid fire and police departments.

Park Hill has long since passed the development period—nothing is left to the imagination—there is no waiting—it is all there *now—finished*.

Superior transportation facilities. *Subway* (Kingsbridge Express) to 230th St. and 10-minute trolley ride direct to Park Hill—day and night service. Or Sixth and Ninth Ave. *Elevated*, connecting with Putnam Division of N. Y. Central. Or *Main Line* New York Central direct to Yonkers and a five-minute trolley service right to Park Hill.

Park Hill is on the northerly edge of New York City in the direct line of its greatest growth. Upon the completion of the Subway extension Park Hill will be nearer than Harlem is now.

Office and elevator directly opposite Park Hill station. Representatives there every day

Send for beautifully illustrated booklet of *FACTS*

## American Real Estate Company

Founded 1888

Assets, \$10,558,500.41

Telephone, 3586—38th St.

503 Night and Day Bank Building, New York