

REAL ESTATE.

Park Hill

Yonkers-on-the-Hudson.

PARK HILL, one of the properties owned and developed by the AMERICAN INVESTMENT UNION, the most delightful suburban residence property of New York City. It has

- City Advantages in Country Homes.
- Forty-six minutes from Rector Street.
- On the New York and Northern Railroad.
- No Tunnels. No Ferries. No Fog. No Ice.
- Sixty-three Trains Daily. All stop at Park Hill.
- Commutation six cents.
- Three hundred feet above and overlooking the Hudson River.
- Opposite the centre of the Palisades.
- Twenty miles of unsurpassed river view from Tappan Zee to Staten Island.
- Miles of delightful inland-views, overlooking Van Cortlandt Park to Long Island and eastward.
- Pure air and water.
- Old forest trees.
- Excellent roads. All sewered.
- Gas; electric lights.
- A handsome new club house.
- First-class markets.
- Telephone connections with all parts of the cities of Yonkers, New York and Brooklyn.
- Mail delivery.
- City police and fire department protection.
- A fine public library.
- Good Schools.
- Flourishing churches of all denominations within a few minutes walk.
- Excellent physicians.
- Low taxes. No assessments.
- Lands protected by reasonable property restrictions, carefully guarding them against nuisances.
- Title policies issued with deed without charge.

We sell only to Home-Builders, and not for speculation.

- Plots for Sale or on Lease, as preferred.
- Prices Reasonable and Terms Easy.
- Money loaned for construction of buildings if desired.
- For particulars, address.

**AMERICAN INVESTMENT
UNION,**

280 BROADWAY, NEW YORK CITY.