



THE GREAT BRIDGE PROPOSED ACROSS THE MAJESTIC HUDSON.

This is my story-book for home-seekers.  
 I met House, Ups for home happiness  
 #150 Nassau St. N.Y.  
 Louis Schneider

My Dear Fellow:

Sick of paying rent, eh? Why  
don't you build over here, then, and quit it?  
Not enough cash? Now, I don't know  
about that. I've helped a lot of decent  
fellows like yourself & maybe it's your  
turn next. Anyway, pick out yr lots  
and will talk it over.

For Home & Happiness


Louis Schneider

# Seven Points

TO BE OBSERVED

## In Selecting a Home-Site.

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- 1st. ITS HEALTHFULNESS.
  - 2d. ITS IMPROVEMENTS.
  - 3d. ITS NATURAL ADVANTAGES.
  - 4th. ITS STANDARD OF SOCIETY. Uncongenial neighbors can cast in the shadow every other advantage.
  - 5th. ITS PROSPECTS, because you don't buy land for a day, but for all time.
  - 6th. ITS ACCESSIBILITY.
  - 7th. ITS PRICE.
- 

Observe these seven points, come and look at HASBROUCK HEIGHTS, compare it with other places and you will surely buy.

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PERHAPS you are too busy or too indifferent to read this little book carefully. Just glance over this brief statement. It is the book "boiled down." This is all true of

### — HASBROUCK HEIGHTS. —

1st. Its accessibility is a part of its glory. It takes 35-40 minutes to get there from the New York side of the Hudson. Take Chambers or Twenty-third Street ferry. Twenty trains every week-day, ten on Sunday. Commutation, including ferriage, about 8 cents a ride.

2d. Its natural advantages are unequaled. It rises up out of the lowlands 200 feet, affording the finest view near New York for a distance of from 50 to 75 miles in all directions.

3d. Its improvements are many, its streets and roadways beautifully and substantially made and lined with shade trees. 2,000 feet of mains will carry the sewage to tidewater. A fine macadamized street making from a new depot direct to property. It has stores, schools and churches.

4th. It is healthful because of its eminence, and its slopes cannot harbor a pool of water for a moment.

5th. Its society is congenial, including prominent and well-to-do New York business men.

6th. Its spirit is the restless one of progressiveness and values increase daily.

7th. Its prices are very reasonable, its titles are guaranteed.

8th. Its ownership, once vested in you, is practically non-forfeitable, because the great Equitable Life Assurance Society, capital over \$100,000,000, guarantees against loss in the event of death, and we keep you in case of sickness.

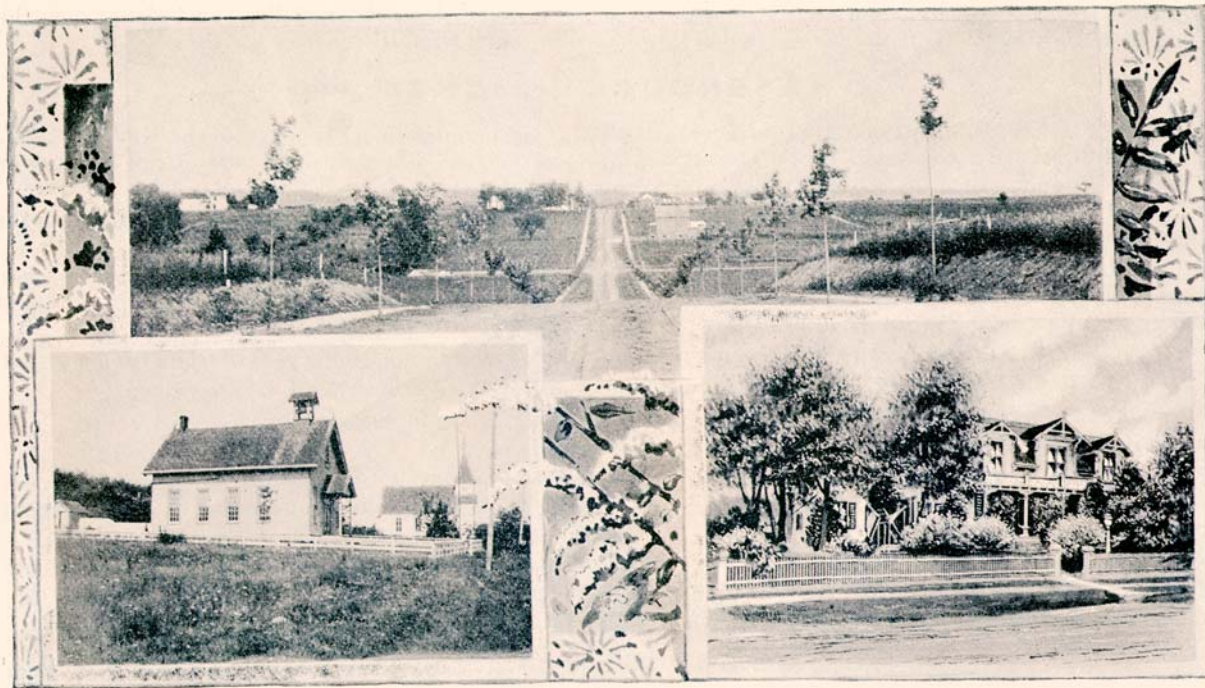
9th. Its fame is daily spreading, its streets are fast assuming the pleasant aspect of happy home-life, its success is already made, and its arms are open to welcome you.

Free tickets and free conveyance to and from the old depot on application to

LOUIS H. SCHNEIDER, 150 Nassau Street, New York.



A BIRD'S-EYE VIEW.



CHURCH AND SCHOOL.

RESIDENCE OF H. LEMMERMANN, ESQ.



THE time is not far distant when Manhattan Island will be almost completely given over to business. A house in good quarters and within less than 35 minutes of the downtown office costs a princely fortune, or consumes, if rented, the better part of a large income, if located on the island proper. Most of us, who love comfort, don't find it in flats. Nobody loves a flat enough to put up the motto: "God Bless Our Flat." Whither shall we go? To Harlem, whence it takes from 45 to 55 minutes in cars crowded to suffocation! Into Westchester County, where land values are already beyond the reach of the average man on salary, if they are worth anything at all? Where, besides, the railroad monopolies are apt to run things to suit themselves more than to suit the commuter, and where a passenger train must yield the right of way at the draw-bridge to every passing canal-boat? Over the East River, where the Long Island Railroad holds sole and undisputed sway, and where frequent crowds of rude and boisterous people, on their way to Coney Island or Rockaway Beach, jostle our wives and daughters, and indulge in language not at all calculated to improve the morals of our children? Besides taking into consideration any or all of these points, look at the time it takes to come and go between them and New York. Scarcely less than an hour.

### Comparisons.

## Connecting Links Between New York and New Jersey.

supply every possible convenience and comfort to passengers. The connecting links between New York and New Jersey will soon make the suburbs across the Hudson as accessible as Forty-second Street, New York, is at present, and place it far in advance of any other suburban region surrounding New York.

The Hudson has been tunneled, and this brilliant piece of engineering skill will soon be opened to the public. (See the illustrations.) A magnificent highway over the majestic Hudson, the finest bridge in the world, is also proposed, and is as certain as the greater New York of the future. (See the illustrations on the reverse of the map.) Keeping in mind these advantages of New Jersey as a suburban home-site over all others, I will proceed to tell the story of

## The Crowning Glory of Suburban Home-Sites.

### **FAIR HASBROUCK HEIGHTS,**

The crowning glory, not only of New Jersey, but of all suburban properties near New York. It is but 11 miles distant from the city, and accessible by way of Twenty-third Street and Chambers Street ferries. The slowest trains on the New Jersey and New York Railroad take you there in 40 minutes, and the faster ones in 35 minutes. HASBROUCK HEIGHTS is not a trackless forest or a sandy waste. It rises up gently out of the level lowlands, attaining at some points a height of almost 200 feet, and fully 130 feet at its lowest points.



It is visible long before the train stops at the depot, perched aloft like some ivy-grown castle-height on the Rhine, a veritable emerald in Nature's choicest setting. Upon its slopes the eye is gladdened by one of the finest views about New York, extending in all directions from 50 to 75 miles, including Passaic, Hackensack, and other busy and picturesque towns of New Jersey. Surely this is rich recompense for the toils of the day and the close confinement of the counting-room, and a feast that instills new life into your tired body, and makes you better fit for the toils and trials of the coming day. Here the lungs breathe more freely, and it is like coming into a new climate.

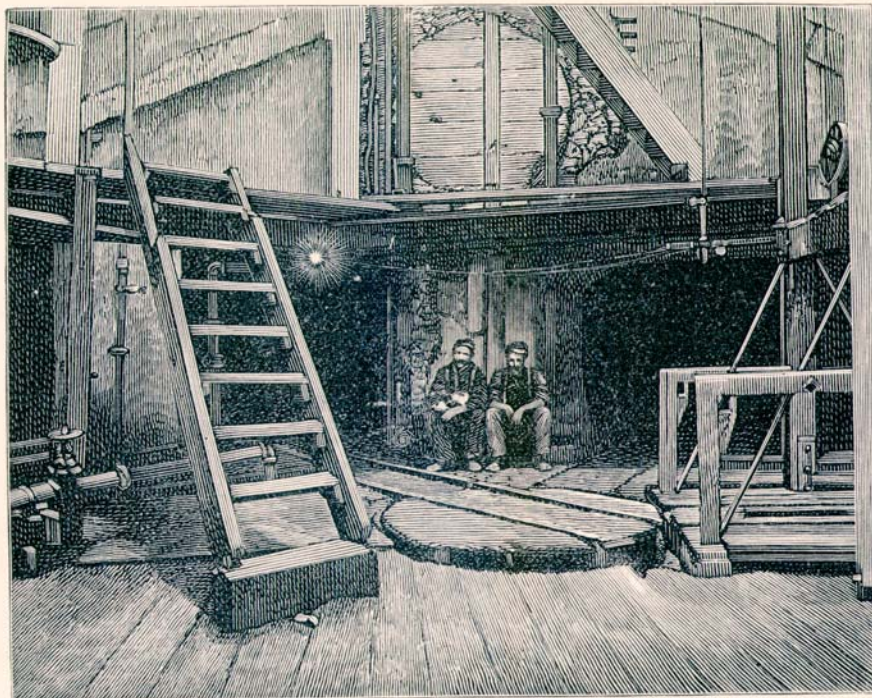
But to Nature's adornment the founder of HASBROUCK HEIGHTS has added, and is daily adding, the finishing touches of human skill and industry. The streets are completely lined with young shade trees, sidewalks are laid in broken stone and covered with pulverized bluestone to the depth of six inches. Smiling flower-beds adorn the velvety lawns. The road-maker is daily pushing his way further through the property, and creating more boulevard-like streets.

There are already 80 houses at HASBROUCK HEIGHTS, a post-office, a school, and several churches and stores. Mr. H. Lemmermann, President of the Mattson Rubber Company, has had a beautiful place there for years, and is about to erect another superb villa. R. F. Taggart, Esq., the postmaster, occupies the old homestead on Terrace Avenue, and Hon. J. Van Bussum also has a beautiful home on Terrace Avenue. These are only a few names to show that the social atmosphere at HASBROUCK HEIGHTS is of the best, an advantage not to be underrated in

Improvements.

Community  
already  
Established.

TUNNEL  
UNDER  
THE  
HUDSON.



AT  
BOTTOM  
OF THE  
SHAFT.

From Harper's Weekly.

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looking for a site to establish a home. HASBROUCK HEIGHTS was a quaint little village years ago. Like Rip Van Winkle, it has just awakened from its sleep, and is now the scene of the most bustling activity. Houses are going up by the dozen. People have begun to realize that HASBROUCK HEIGHTS is bound to be the most brilliant gem in the suburban crown of the great metropolis. Not the least of the improvements begun is the making of an excellent macadamized street, 60 feet wide, leading from the property a short and direct line to the new depot. Water is to be conducted to the property just as fast as the preliminaries are arranged with one of the strongest and best water companies in northern New Jersey. But 2,000 feet of mains will be required to carry the sewage from the slope to tidewater, and hence, being a matter of comparatively small expense and easy accomplishment, will naturally follow the increase of population. A system of lighting is also bound to follow.

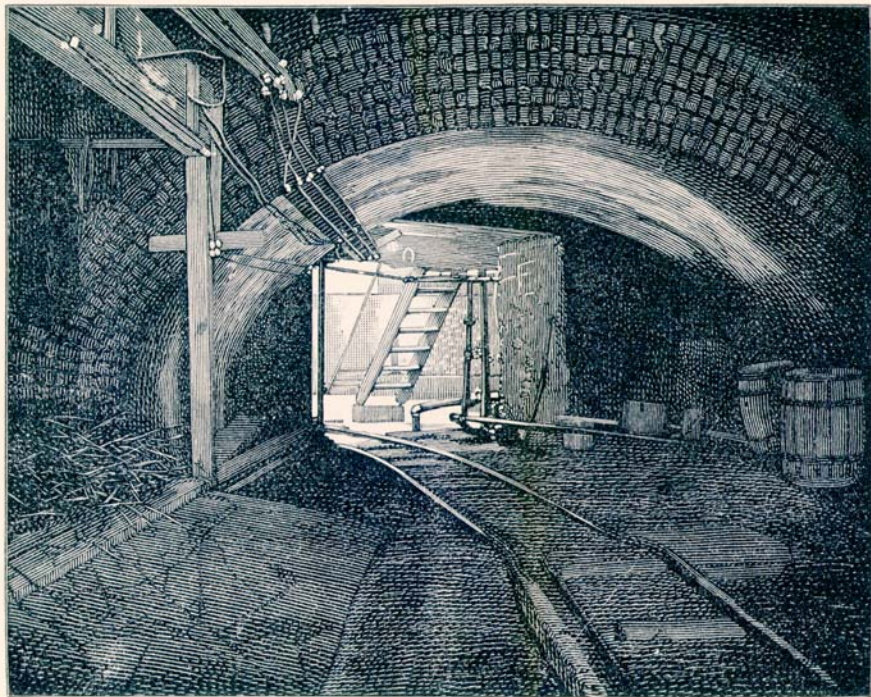
Already the prices have advanced from 10 to 25 per cent. They are bound to double in a year. Property is fast being taken up now by home-builders and every house adds to the value of the place. Farms which sold by the acre in Brooklyn before the Bridge was completed have, since its completion, been built up with solid blocks of houses. What with ferries, bridge and tunnel fast forging more links between New Jersey and New York than will ever bind Long Island to New York, the rise in HASBROUCK HEIGHTS property will be unprecedented in the history of real estate.

The *Corona News-Letter*, a picture of the office of which is given, was established at HASBROUCK HEIGHTS in 1886, and, thanks to the energy and ability of its editor and publisher, Mr. Alonzo Chamberlain, is one of the liveliest and best journals of suburban New York. It is one of the best evidences of the push and enterprise characteristic of this place to-day.

Advance  
in  
Prices.



IN THE  
TUNNEL  
UNDER  
THE  
HUDSON.



LOOKING  
FROM  
TUNNEL  
TOWARD  
THE  
SHAFT.

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HASBROUCK HEIGHTS is of necessity a healthful place. Not a stagnant pool anywhere, for the slope could not hold it for a minute. Nevertheless, to be perfectly sure that not a bucketful of water should find a resting place long enough to become stagnant, the owner has laid a sewer at a point of slight depression between the two highest points of HASBROUCK HEIGHTS, which carries off the rain from the slopes over the hillsides. With the best of natural sanitary advantages, as afforded by the natural position of HASBROUCK HEIGHTS, these additional precautions on the part of its modern founder render it absolutely the most healthful, complete and perfect home-site within easy reach of New York City to-day.

## A Health Resort.

With all these advantages we offer lots as low as \$100 on easy terms, and ask but \$250 for some of the best available lots, except corner lots, on which we place the price of \$300 and upwards each. We require a cash payment of only 10 per cent., balance payable in monthly installments. Every deed is guaranteed by the Real Estate Title and Guarantee Company, of New York.

## Prices and Title Guarantee.

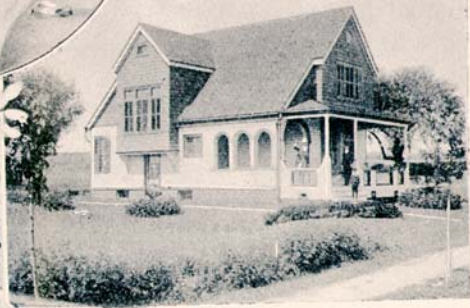
As an ideal city of homes it cannot welcome everything, and hence restrictions, which are appended to this pamphlet, the enforcement of which will only add to its desirability as a home for you and your loved ones, govern the purchase of every lot.

## Restrictions.

THE OLD HOMESTEAD.

VILLA OF L. H. SCHNEIDER, ESQ.

A STORE.



A VIEW ON WALTER AVE.

D. P. MORSE COTTAGE.

Last, but by no means least, we intend to hold every buyer we get, and to help him hold his property. How many a hard-earned dollar has been put into alluring suburban property, only to be lost by forfeiture, when sickness or death made to naught fond plans? Neither sickness nor death shall interfere this time. Without extra cost to you, by an agreement with the great Equitable Life Assurance Society, a corporation of over \$100,000,000 capital, we are enabled to furnish you a contract which, in the event of your death before you have paid for your property, secures the payment of the debt upon it and a cancellation of your mortgage, so that your heirs have it free and clear. Further than that, if sickness or accident shall disable you for not less than two weeks nor more than three months, we will waive the forfeiture clause for the time in which you are thus sick and disabled, giving you time to recover, without worrying you about meeting the installments. Never have such inducements been offered in suburban properties before. Never have terms been so equitable as these. Never has the opportunity been better to secure a beautiful home-site, with less of the feature of speculation and more of an absolute certainty in the proposition. This is not because we want to boom this on the gift enterprise basis, but because we want you to come to HASBROUCK HEIGHTS, to see it, to found your home there, to love it and to stay with us until life's race is run. You can take any of the trains as given on the ticket. Tickets free upon application. A conveyance meets you at the depot. Come and see and be conquered.

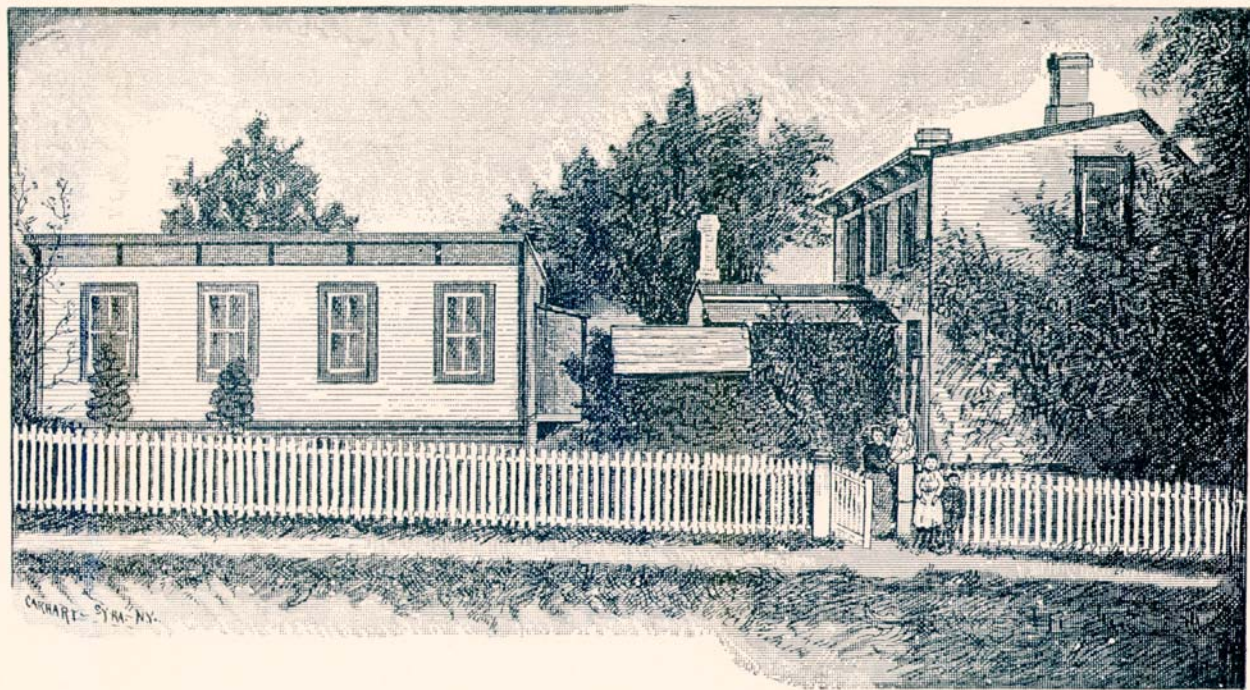
Guarantee  
against  
Forfeiture

Yours for home and happiness,

LOUIS H. SCHNEIDER,

150 Nassau Street, New York City.





THE "NEWS-LETTER" OFFICE, HASBROUCK HEIGHTS, N. J.



## RESTRICTIONS GOVERNING THE PROPERTY.

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The property is sold subject to the following restrictions, which will be contained in the deed to be delivered, conveying the same, in the form of covenants running with the land, and to remain in force until the first day of January, 1900, namely :

No dwelling shall be built on less than two contiguous lots, and no two contiguous lots shall contain more than one dwelling.

All dwellings shall stand back at least 20 feet from the line of the street or avenue on which the lot fronts.

No dwelling costing less than \$1,500 to \$2,000 shall be erected upon any plot.

No barn, stable, or other outbuilding shall be erected upon any lot within 60 feet of the line of the street or avenue on which the lot fronts, or within 20 feet of any side street. The lots are also sold subject to the following covenant, to be contained in the deed, which shall be a perpetual restriction running with the land, namely: There shall not be erected on any portion of said premises any slaughter house, piggery, brass foundry, nail or other iron foundry, or fertilizing manufactory, or any manufactory of gunpowder, dynamite, glue, varnish, vitriol, ink or turpentine, or for the tanning, dressing or preparing of skins, hides or leather, or any bone-boiling establishment, or manufactory of baking powder, cream of tartar, brewery, distillery, or any other offensive, noxious or dangerous trade or business whatsoever.

TICKETS FREE!



ON THE REVERSE OF THE MAP ATTACHED YOU WILL FIND AN EXCELLENT  
PICTURE OF THE

PROPOSED HUDSON RIVER BRIDGE,

THE LARGEST STRUCTURE IN THE WORLD,

THE MIDDLE SPAN MEASURING 2,850 FEET, THE TWO SIDE SPANS MEASURING 1,500 FEET EACH,

ACCOMMODATING SIX TRACKS.

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**HASBROUCK HEIGHTS, N.J.**

N. J. & N. Y. R. R.

*Address 22, 24th Ave., Hudson, Newark or Newark, N. J., N. Y.*

Full information and Free Tickets on application to

**LOUIS H. SCHNEIDER,**

TRACT HOUSE,

150 Nassau Street, New York.

NEW SECT OF THE  
N. J. & N. Y. R. R.

Insert reduced to fit