

MONTLAKE PARK

Greatest Bargains Ever Offered in High-Class Residence Property

\$3,000 Lots for \$1,800--1-3 Cash. Take Lake Washington Boulevard Direct to the Property or Transfer From Madison, East Union, James, Yesler or Jackson to Twenty-Third Avenue and Go North to End of Line

Although there are a number of general improvements to go in, such as building concrete sea walls, with pleasure boat piers, 200 feet east and west of East and West Park Drive, and improving these 200x600-foot parking strips (by filling, planting shrubbery, building walks, etc., this to be done by the Park Board), the parking of the space between the railroad tracks, thus hiding the rails in the sward; the building of entrance arches to the park on the 150-foot boulevard at the south end, similar to some in Los Angeles; the building of neat

Cost of all this is included in price of lots, except water, sewer and asphalt, which are on ten-year installments, making payments very easy.

Building restrictions lasting 20 years guarantee a set of homes and occupants in harmony with the surroundings.

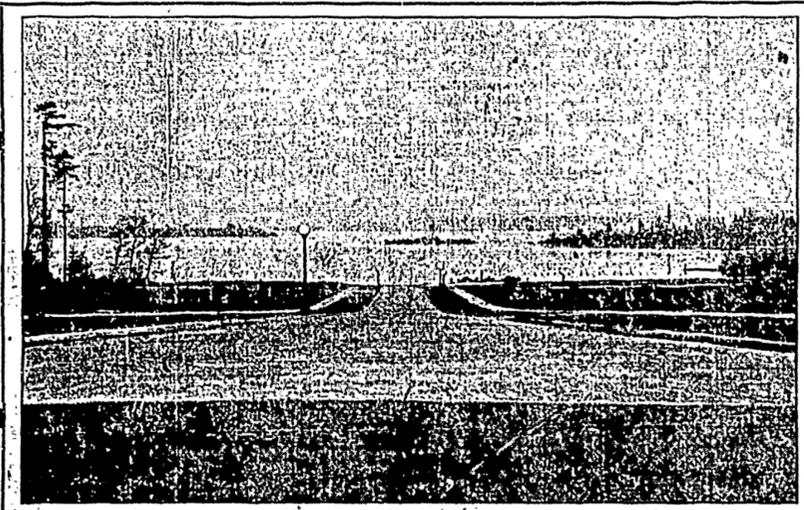
The Home Feature

The most exclusively located property in the city, being ENTIRELY SURROUNDED BY PARKS, TWO LAKE FRONTAGES (on east and west) IMMEDIATELY ADJOIN-

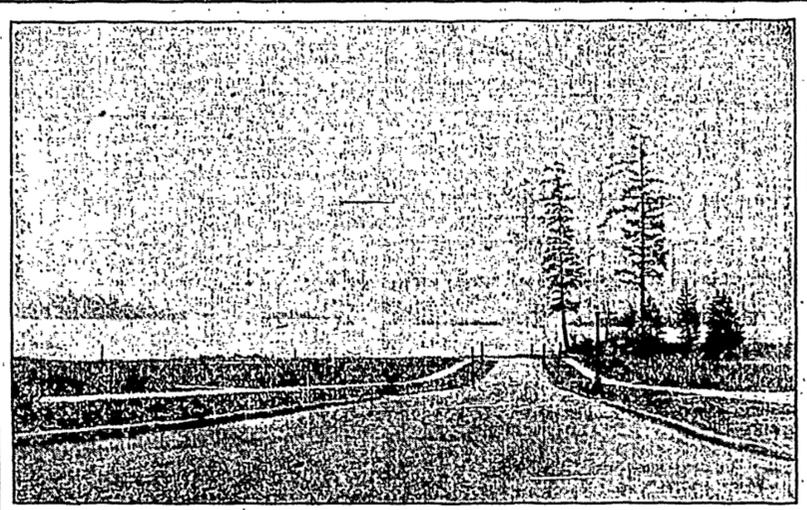
The Investment Feature

A table compiled by Mr. R. C. Erskine, President of the Seattle Real Estate Association, appears on this page, and shows that Seattle residence property adjoining the University is due to advance to at least \$100 per front foot in the very near future. (We are offering at \$36 per front foot.)

There are only 36 lots improved and being offered—equal to 24 75-foot sites (which amount we advise all pur-



View of Shelby street, looking east from boulevard (in foreground), connecting with asphalt in front of lots offered for sale.



View of Blumlin taken from boulevard. East Park Drive (at the Lake Washington end) is 15 feet above the water. Both of these show the actual property offered for sale.

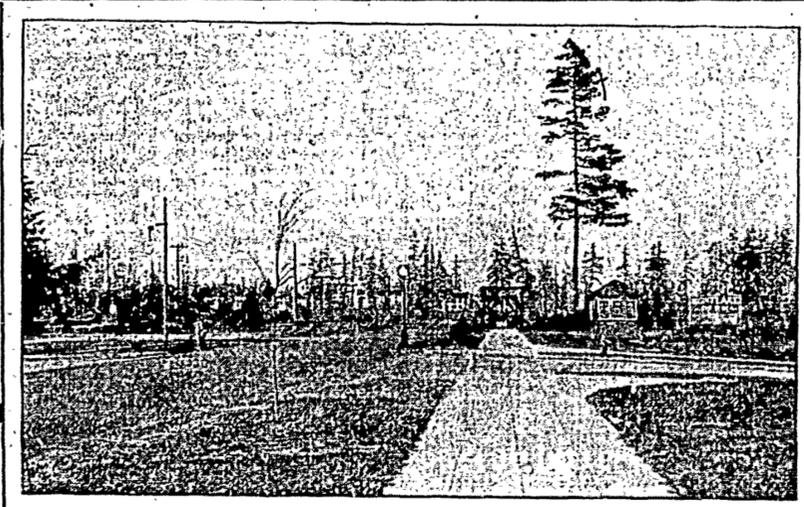
division fences between this property and the government properties adjoining on the whole north and south line; improvement with trees and shrubbery of all street parking strips, etc., etc.; although these are not yet in, the inquiries as to the time we would place the property on the market have been so numerous and insistent that we have decided to anticipate the completion of the general improvements and not compel people who are waiting, to buy in less desirable districts.

University Values at a Glance

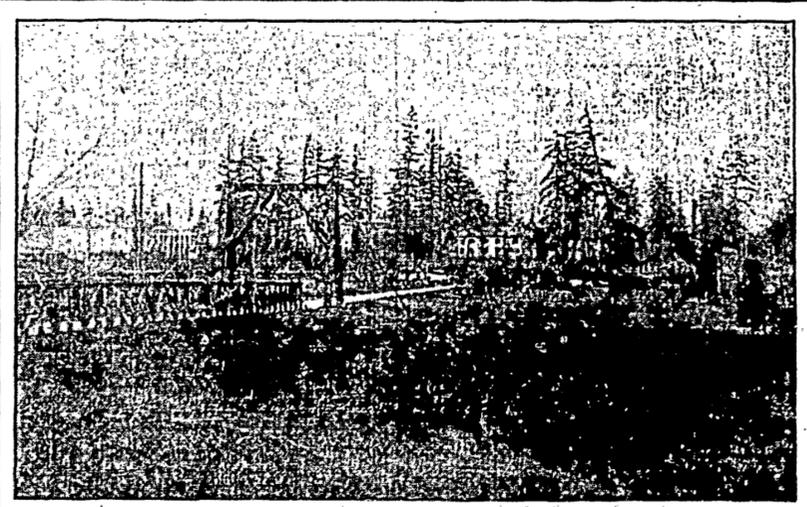
City	Population	Name of University	Value Per Front Foot in University Community	Residence
Seattle	240,000	University of Washington	\$ 100	\$ 40 to \$ 50
New Haven	150,000	Yale	\$1,200 to 2,200	40 to 400
Boston	700,000	Boston Tech	\$20 to 40	40 to 112
Berkeley	50,000	University of California	400	80 to 125
Cincinnati	325,000	University of Cincinnati	None	75 to 125
Cleveland	510,000	Case	450 to 700	100 to 300
New Orleans	375,000	Louisiana	None	100 to 200
St. Louis	700,000	Washington University	50 to 120	100
St. Louis	700,000	St. Louis University	1,500	140 to 200
Chicago	2,000,000	University of Chicago	850	175 to 225

* Per square foot.

chasers to take instead of 50 feet), and as soon as the last frontage is taken you can resell at 50 per cent. or more immediate advance. First, because you can't buy today lots in this district, or even farther removed from the University, for less than \$50 to \$60 per front foot; and, second, because when this property is sold it can never be duplicated, because the property doesn't exist in this city out of which such residence sites can be made, with such environments, such artistic setting and advantage of immediate access to University



View of portion of boulevard showing access to university by suspension foot bridge. Wagon and automobile bridge is to be built immediately.



View from north line of property. Government ground in foreground, now unimproved, but will be parked, showing proximity of university campus and buildings. Nothing between but the bridge across canal cut.

Every conceivable improvement that can be of service to residence owners is already in.

These include:

- Water mains and laterals to each lot.
- Sewer mains and laterals to each lot.
- Gas mains and laterals to each lot.
- Underground wiring for street lights.
- Underground wiring for house lights.
- Underground wiring for telephones.
- Cement sidewalks and curbs.
- Asphalt paving.

ING UNIVERSITY CAMPUS (on the north)—now the largest and most beautiful park in the Northwest. Four hundred feet between this property and the next closest residence addition on the south.

There is not one property in the city so artistically placed or surrounded by such refined and elevating environments as this property. Both the Cascade and Olympic range of mountains are within the range of vision, and every lot has an equal and forever unobstructible view of one of the lakes. Hence the name, "MONT-LAKE."

buildings (10 minutes' walk through the campus park), with its library of 50,000 volumes and 300 periodicals, open to the public. Can you imagine any place or set of circumstances so conducive to the healthful, refined growth and development of the family?

Look as you will, you will only find them all combined in this beauty spot.

MONTLAKE PARK.

Office on property, also 1214 Alaska Bldg.