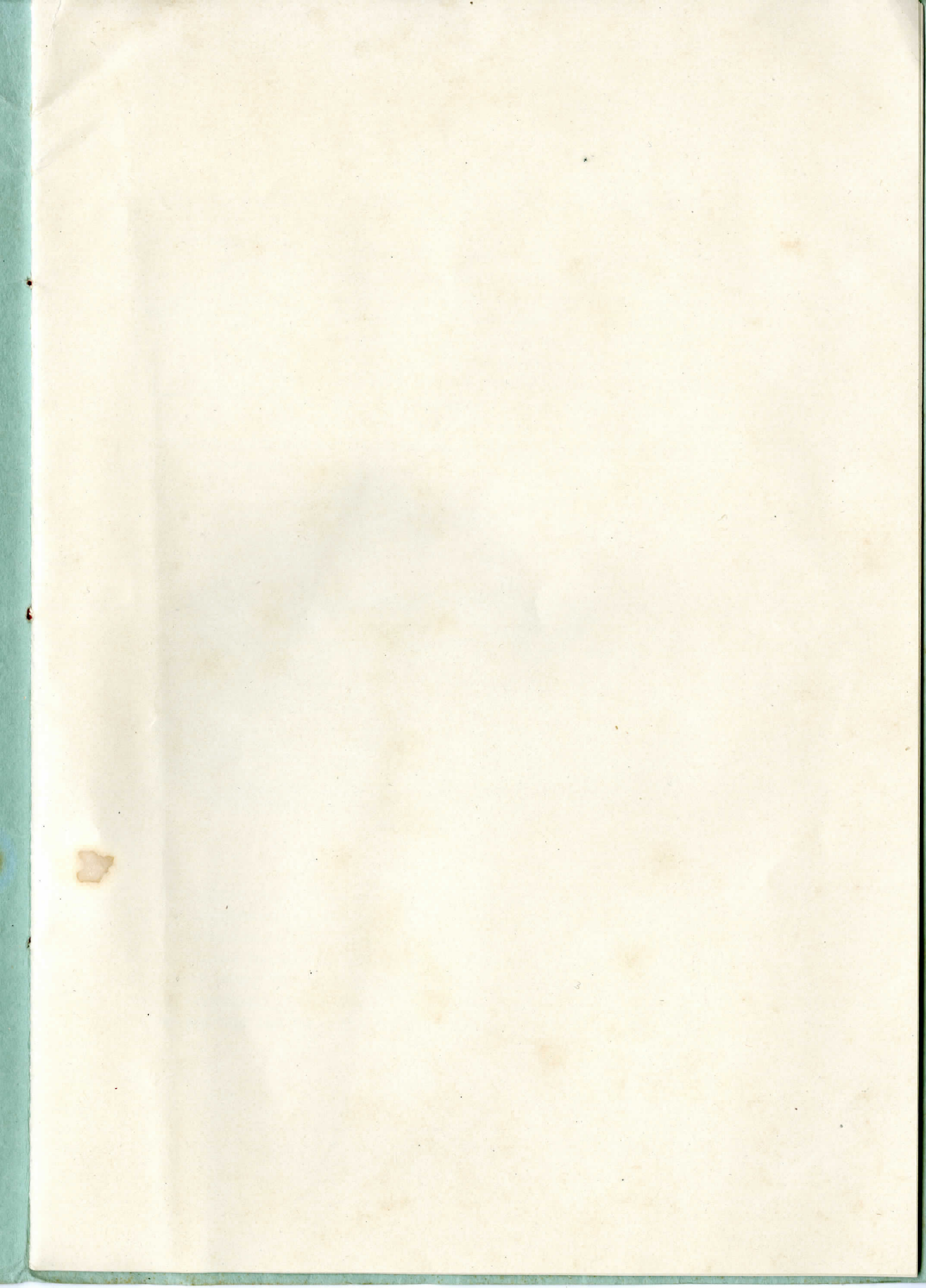


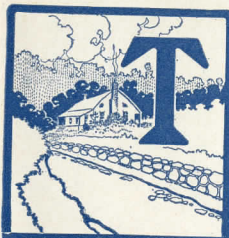
**BRIARCLIFF
MANOR**



WESTCHESTER CO., N.Y.



BRIARCLIFF MANOR



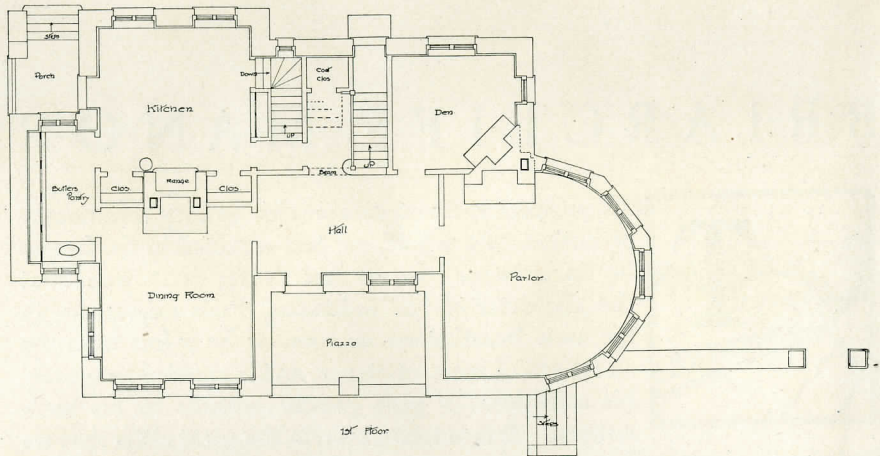
THE prosperity, thrift and wealth of any community or nation, as a whole, are best reflected in the homes of its citizens. In no less degree is it true that the character of the individual finds expression in his own hearthstone as soon as he is free from the exactions of mere existence, and is enabled to gratify his ambitions, or give greater latitude to his inclinations. It is not, however, in the great cities that we find the ideal types of either houses or home life, but it is in the suburban districts, where Nature with her trees, her brooks and her hillsides forms a setting for the works of man.



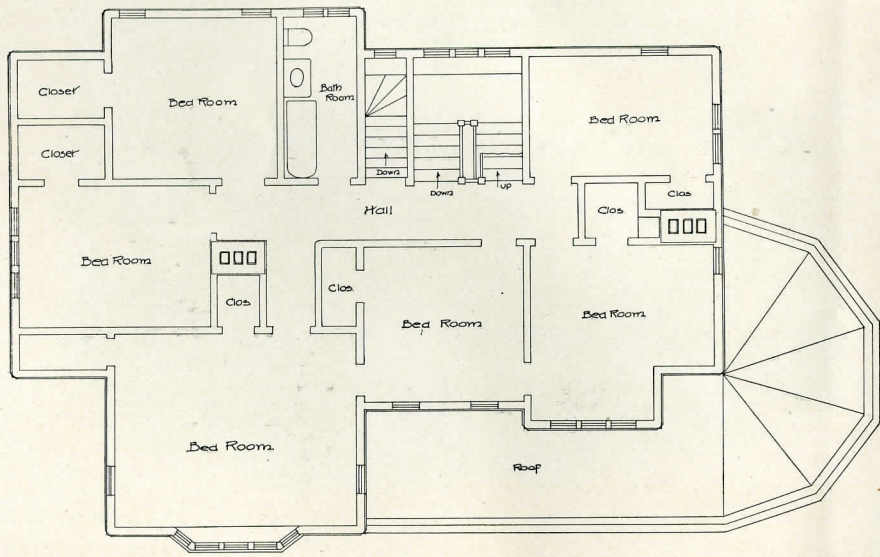
DYSART
HOUSE

It has been said that New York was unfortunate because she did not have as convenient or beautiful suburbs as other great cities. If this were true she would be unfortunate indeed; but what city, either in this country or abroad, can boast of a more charming or wholesome suburban district than that along the incomparable Hudson, beginning far within the present boundaries of the city and stretching north for many miles over the wooded hills and across the picturesque valleys of Westchester County?

**DYSART HOUSE
FIRST
STORY**

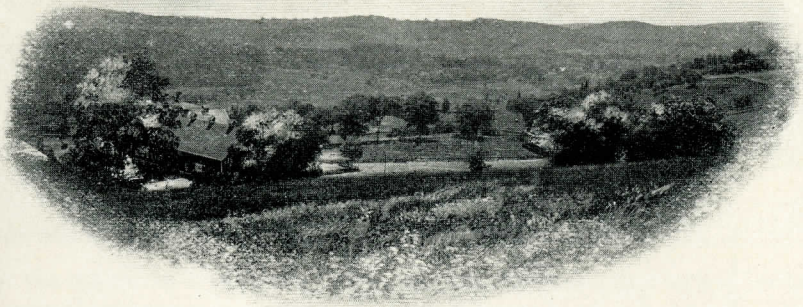


**DYSART HOUSE
SECOND
STORY**



— 2nd Story —

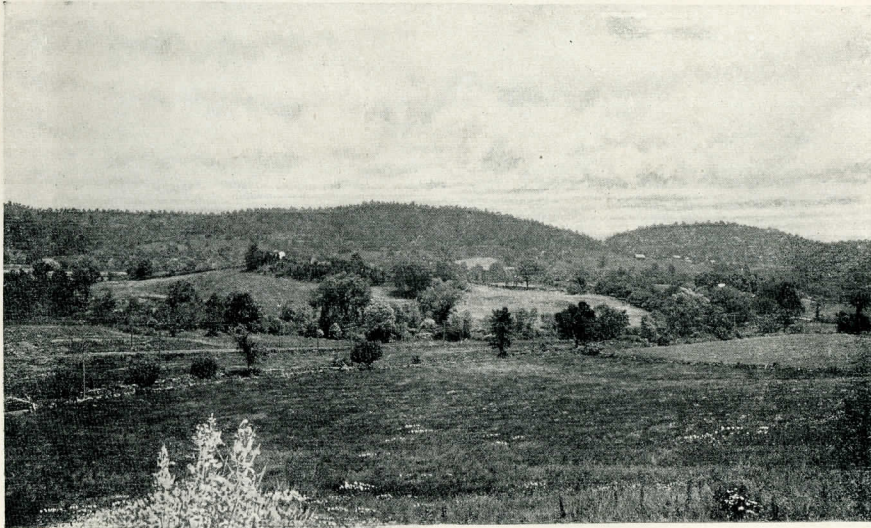
A charming cottage, two minutes' walk from Briarcliff Manor Station, on an eminence commanding a charming view of the Pocantico Valley and the Briarcliff Manor farms. First story of rubble stone, upper portion of stained shingles and stucco. Just completed in most perfect manner. Best of plumbing, sewerage and heating apparatus, spring water with natural pressure, cemented cellar under entire house. Covered portico laid in tile. Lower floor rooms open into reception-hall. One bathroom and five bedchambers on second floor with servants' rooms and large attic above. Near new school and Briarcliff Church.



FROM
THE
ELMS

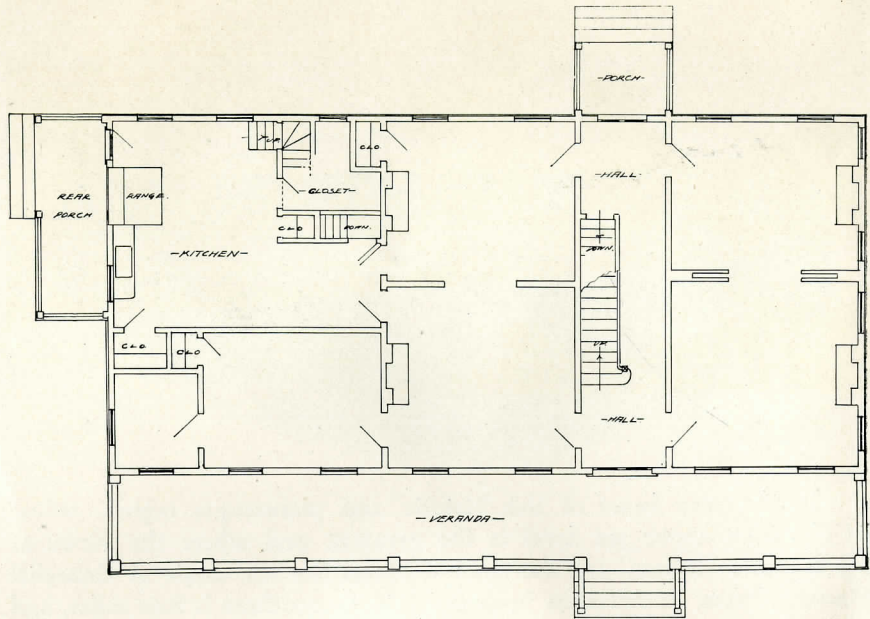
In the very heart of this historic and picturesque region, where its elevation above sea level is the greatest, and where the views of the majestic Hudson are the most sublime, lies the estate of Briarcliff Manor. From its northern boundaries to its southern is four miles, and within its entire length and breadth there is not a single spot where malaria can lurk, nor where anything physically or morally unwholesome can ever gain a foothold.

Briarcliff Manor represents from every point of consideration the most perfect conception and realization of ideal suburban conditions. It lies between Tarrytown and Sing Sing, in the center of the most highly developed and improved region bordering on the Hudson River. Near by

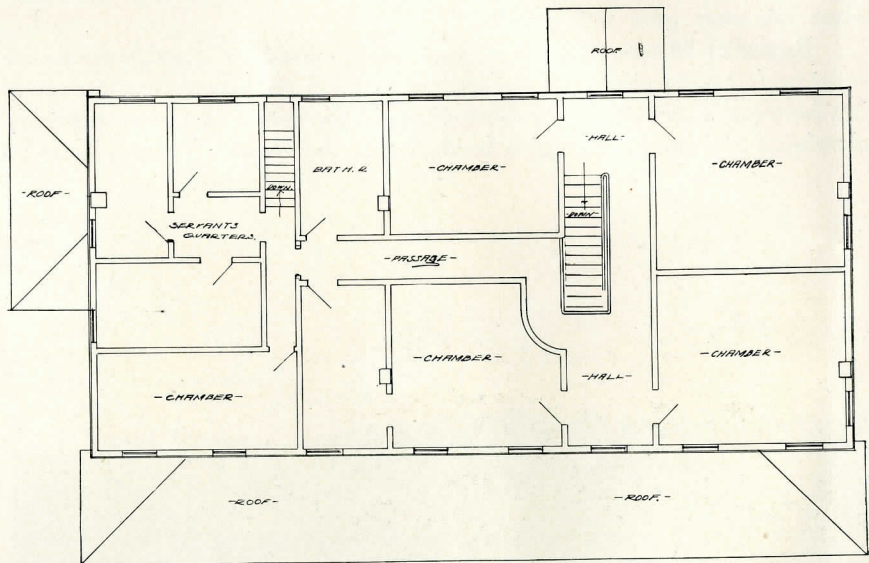


THE
POCANTICO
VALLEY

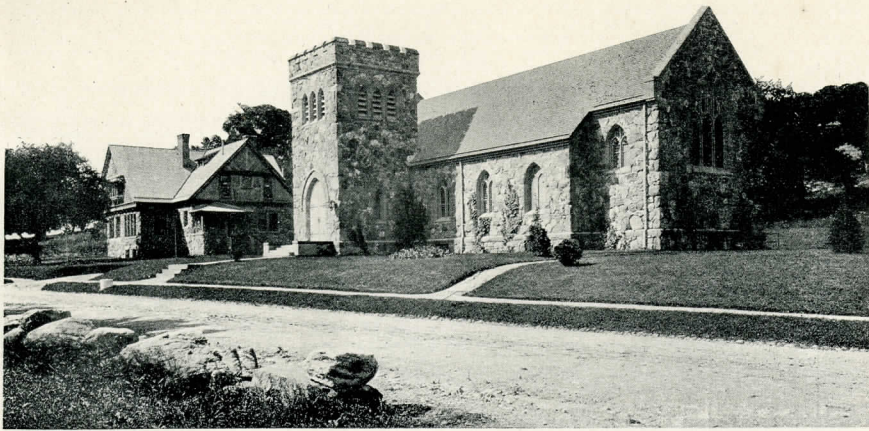
**THE
ELMS
FIRST
STORY**



**THE
ELMS
SECOND
STORY**



A charming colonial country home, a few moments' walk from the Briarcliff Manor Station. Surrounded by a grove of noble old trees in perfect state of preservation. Overlooks a wide expanse of the ever-beautiful valley of the Pocantico. Sixty-four feet front, with broad veranda along entire length. Six rooms on ground floor, eight bedrooms. Interior newly and artistically decorated throughout. Large cemented cellar. Two new furnaces and several open fireplaces. Two bathrooms with porcelain-lined tubs, open nickel plumbing of best modern type and most approved sewerage. Fine kitchen on ground floor, with new range, porcelain laundry tubs and sinks. Water supply from pure spring in rocks above the house. An ideal country home.



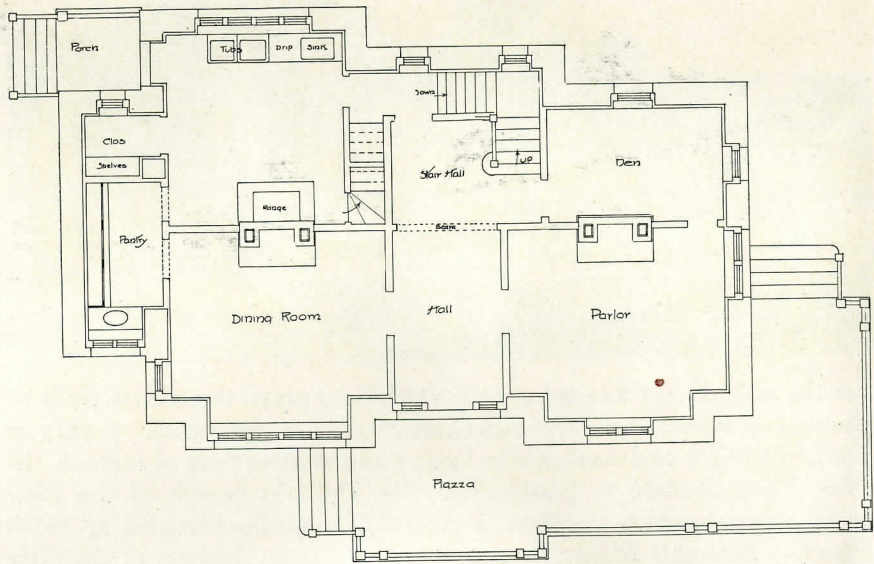
**BRIARCLIFF
CHURCH
AND
PARSONAGE**

are the magnificent country estates which have given this section its fame as one of the most beautiful suburban districts in the world. It may be reached quickly and comfortably by any one of three lines of railroad, the New York Central to Scarborough, the Putnam branch of the New York Central which connects with the Manhattan Elevated at 155th Street to Briarcliff Manor Station, or the Harlem Division of the New York Central to Pleasantville. There are altogether on these roads upwards of forty daily trains to and from the city, well arranged for the convenience of the patrons, the journey varying from forty-eight minutes to an hour, according to whether it be an express or local train.

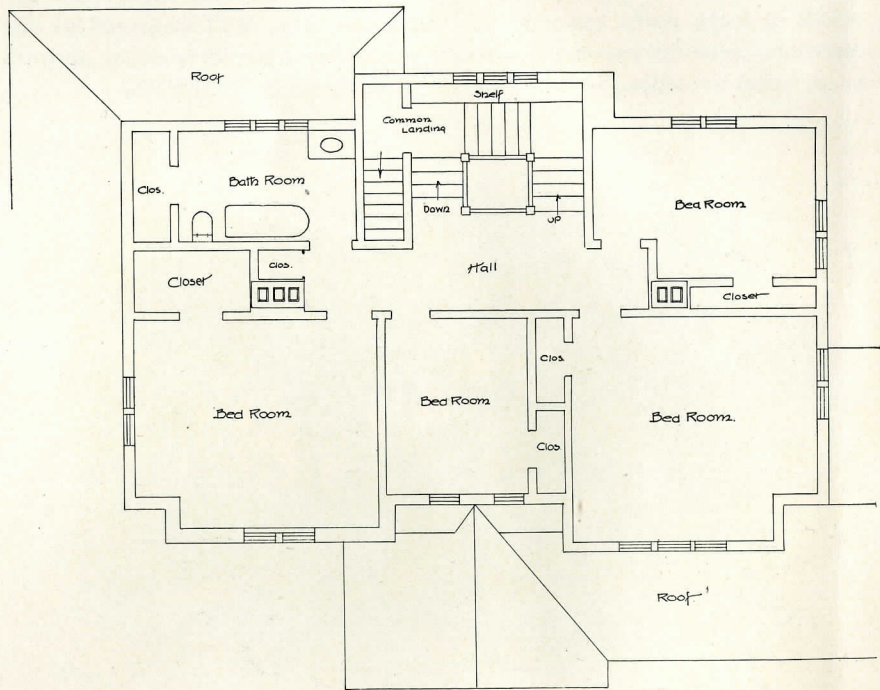


**THE
ELMS**

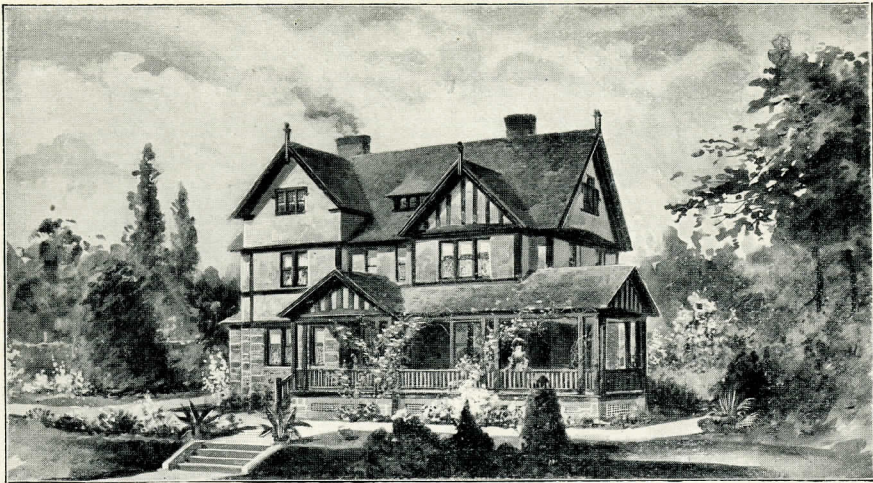
**RAMORNEY
FIRST
STORY**



**RAMORNEY
SECOND
STORY**

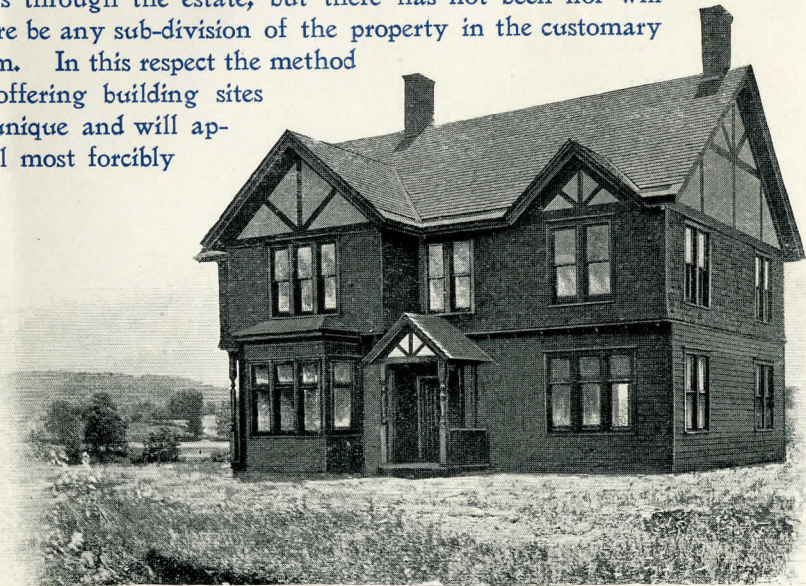


Similar in general style to Dysart House, of which it is a near neighbor. A few minutes' walk from Briarcliff Manor Station. Close to church and school, and overlooking the Pocantico Valley from hill top to hill top. Finished in perfect taste and most approved manner as to plumbing, heating and sewerage. None of the substantial features of housebuilding have been overlooked in the construction of these beautiful cottages. Has four rooms on first floor, four bed-chambers on second floor and servants' rooms and attic above. Large cemented cellar.



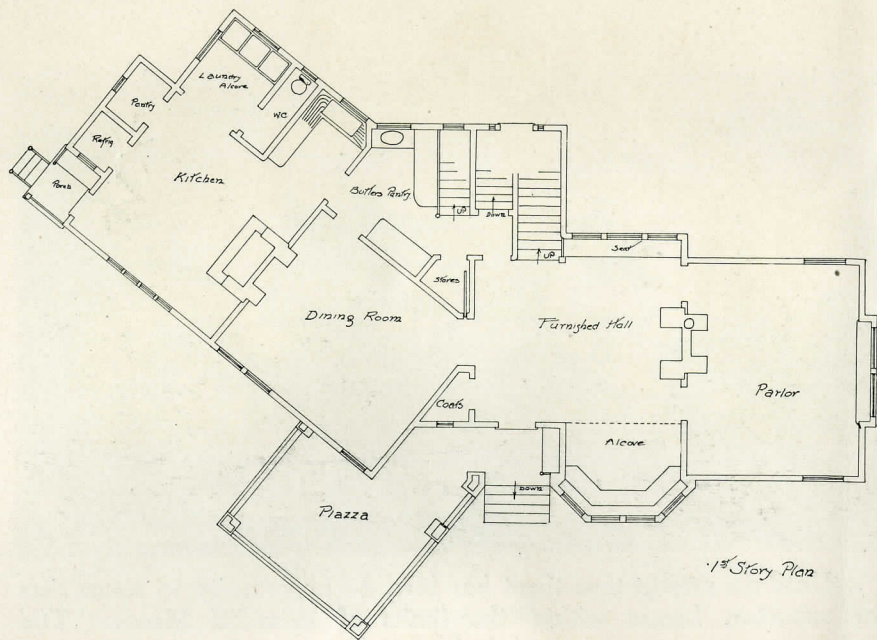
RAMORNEY

Until the present time there has been no opportunity to secure sites for suburban homes within the limits of Briarcliff Manor. The entire property as a whole has been laid out under the advice of Mr. Olmstead, to whose skill as a landscape gardener Central Park stands as an everlasting monument. Thoroughly constructed roads of the most approved Telfair system of macadam have been built on natural lines through the estate, but there has not been nor will there be any sub-division of the property in the customary form. In this respect the method of offering building sites is unique and will appeal most forcibly

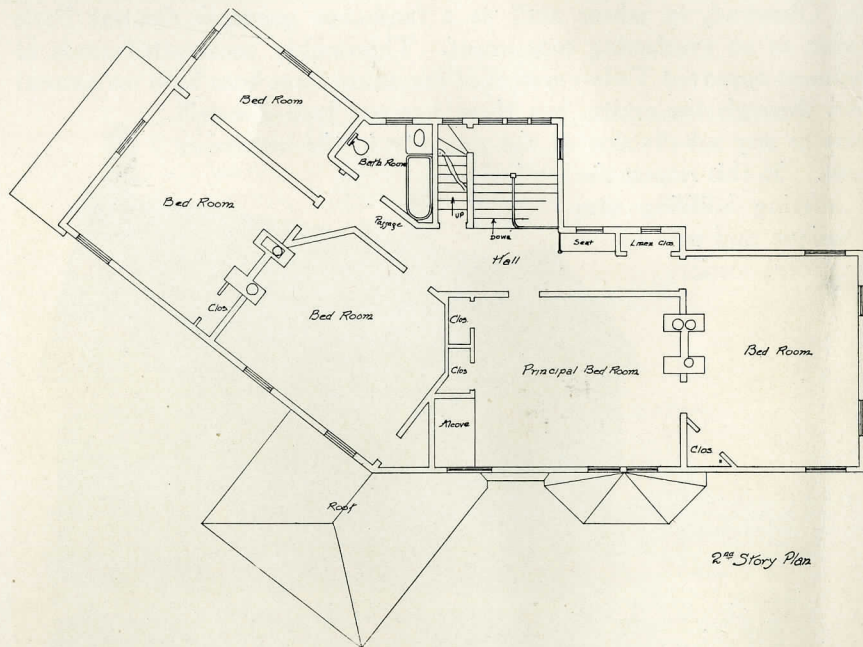


REIGATE
COTTAGE

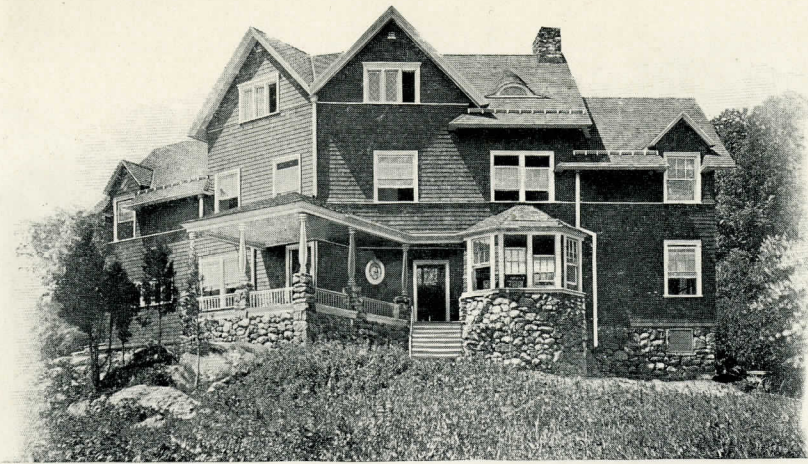
**HOUSE
OF
SIX
GABLES
FIRST
STORY**



**HOUSE
OF
SIX
GABLES
SECOND
STORY**



A modern-type country home. Just completed. Perfect in every appointment. Rubble stone foundation and shingled superstructure stained in old moss green with white trimmings. Built with special reference to being cool in the summer and warm in winter. Furnace and open fireplaces. Two bathrooms with porcelain tubs and open nickel plumbing. Drilled well in solid rock on premises. Parlor and dining-rooms on first floor opening into reception-hall. Five bed-chambers on second floor and three on third. Abundance of large closets. Large kitchen with all modern conveniences. Located on Briarcliff Road, directly opposite main entrance to the extensive grounds of the Manor House. Commands beautiful views.

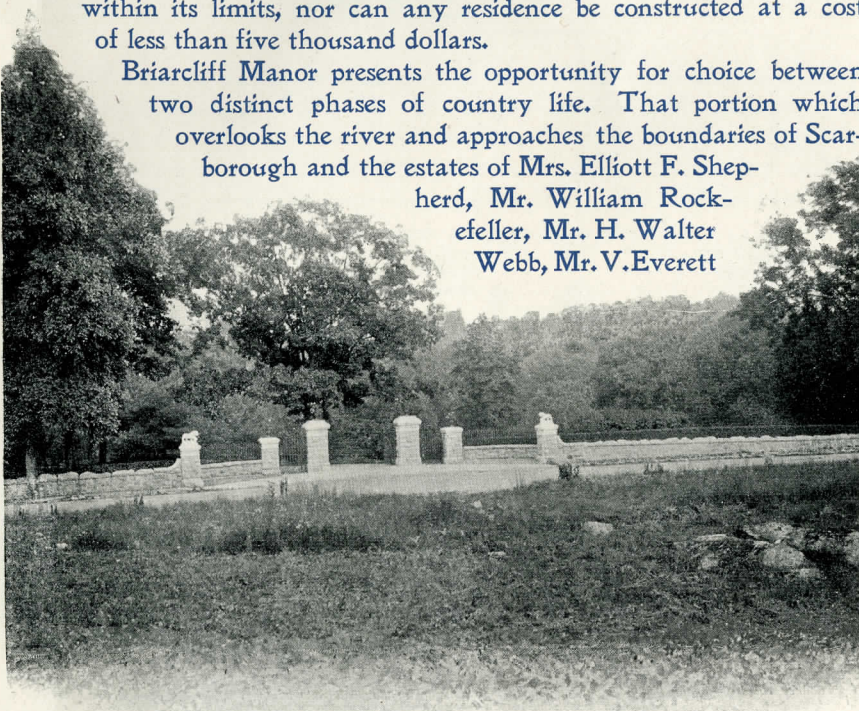


THE
HOUSE
OF
SIX
GABLES

to the discriminating purchaser who may under certain reasonable conditions choose a location and secure as much or little land as he desires.

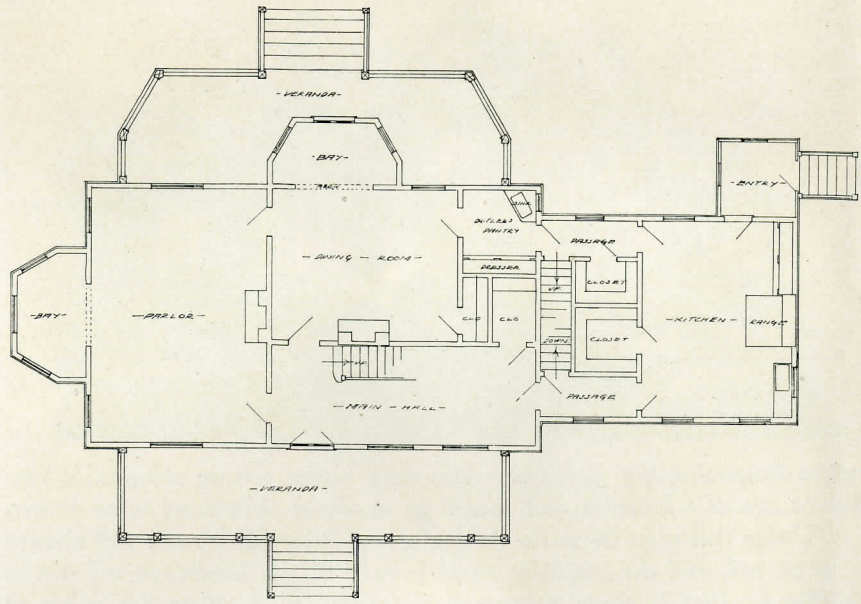
Under this plan the park-like features of Briarcliff Manor will always be preserved, and the exquisite rural beauty of the landscape will not be sacrificed. Nor is there danger of retrogression in either the value or character of the property, for under the conditions of all deeds no stores, saloons, manufacturing plants, shops nor tenements can ever be erected within its limits, nor can any residence be constructed at a cost of less than five thousand dollars.

Briarcliff Manor presents the opportunity for choice between two distinct phases of country life. That portion which overlooks the river and approaches the boundaries of Scarborough and the estates of Mrs. Elliott F. Shepherd, Mr. William Rockefeller, Mr. H. Walter Webb, Mr. V. Everett

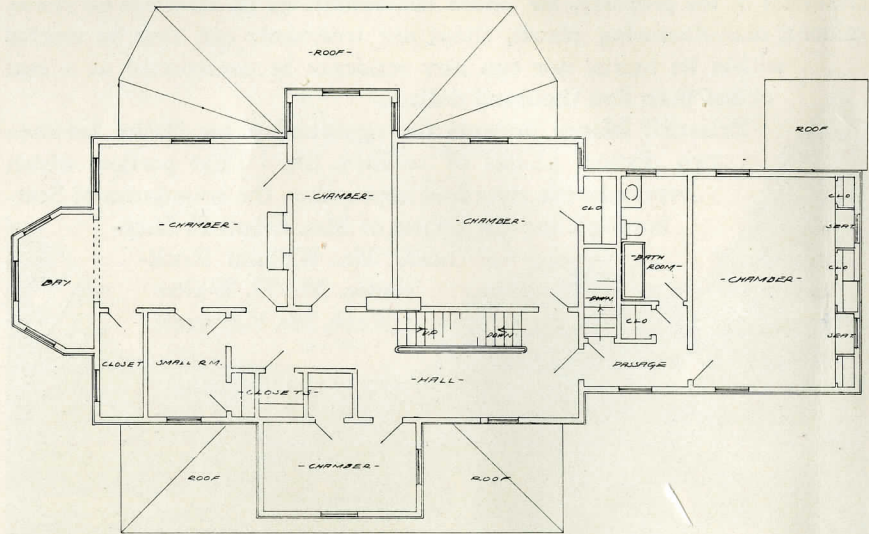


LOOKING
OUT
FROM
THE
HOUSE
OF
SIX
GABLES

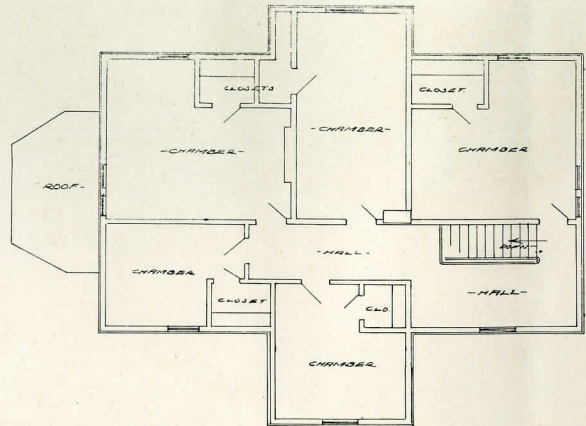
**HILL
TOP
FIRST
STORY**



**HILL
TOP
SECOND
STORY**



**HILL
TOP
THIRD
STORY**

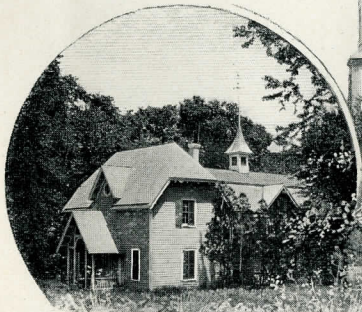


A gentleman's country house, which with its surrounding hundred acres, its farmer's house of twenty rooms, large crop barn and attractive house stables, forms an ideal estate. Two miles from Sing Sing on the main road, near terminus of trolley line, and the northern limit of Briarcliff Manor. Fine neighborhood, large quantities of small fruit trees and shrubbery, with handsome shade trees in profusion. House in excellent condition, open fireplaces, eleven bedrooms. Offers magnificent views of the Hudson and the lower Catskills beyond.



THE
CROSSWAYS

Macy, Mr. James Speyer and the beautiful home grounds of Mr. Walter W. Law, being incomparable for the location of handsome summer residences amid the most charming surroundings; while the eastern portion, which stretches along the lovely hillsides and across the valley of the Pocantico, offers unequalled opportunities for those who wish to enjoy the highest type of rural or suburban existence under the choicest conditions of neighborhood, scenery, health and accessibility to the Metropolis. Thus either the man of wealth and leisure



HILL
TOP

LOOKING
OUT ON
THE LINKS
FROM THE
GOLF CLUB



or the man in moderate circumstances, may find a location within the limits of Briarcliff Manor which will meet his desires in the fullest degree.

In social and educational advantages there is nothing essential lacking at Briarcliff Manor. A modern and architecturally attractive school-house has been erected in a central location; as also a beautiful English fashioned church in which services are regularly conducted by the pastor. There are post office, telegraph and long-distance telephone offices on the property. The Golf Links are charmingly located so as to command one of the most sublime views of the Hudson and the Tappan Zee, with the hazy outlines of the lower Catskills in the distance, the Club House being well equipped for furnishing accommodations and meals.

One of the unique and wholesome advantages of Briarcliff Manor is the facility

THE
GOLF
CLUB
REAR
VIEW

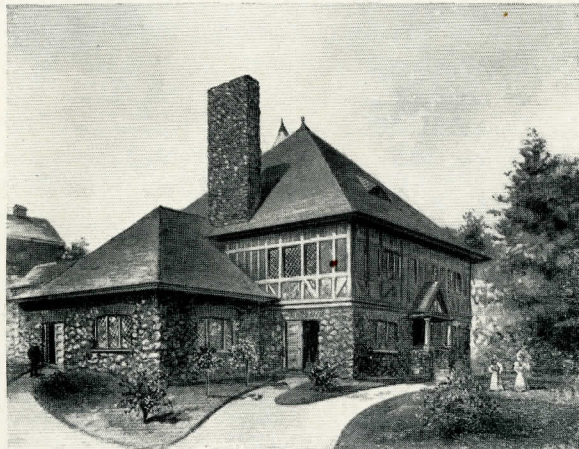




THE
BRIARCLIFF
FARMS
HERD

for obtaining at your very door the purest milk and cream, the most delicious butter, the freshest of eggs, vegetables and fruits, and the best of lamb, mutton, bacon and fowls, without being dependent for them upon the market dealers.

The Briarcliff Dairy is the most complete and perfect one in the United States. The herd is composed entirely of the highest grade Jersey cows, and twice every year each member of it is subjected to the severest test for tuberculosis by an eminent veterinary professor who studied under Dr. Koch of Berlin. There is also maintained a well-equipped laboratory in charge of a competent chemist. The milk of each individual cow is frequently analyzed and if the least deterioration in its quality is shown, she is withdrawn from the herd.



THE
BRIARCLIFF
FARMS
DAIRY HOUSE

**THE
MANOR
HOUSE**



The cows are not stall fed, but graze in the richest of cultivated pastures from early spring to late fall, and no detail of the most minor nature is overlooked which may tend to secure absolute purity in the milk.

In the farms and gardens no expense is spared to produce the highest quality of fruits and vegetables, and the delicious quality of Briarcliff butter, bacon and sausage is of far more than local repute.

Homes, or home sites at Briarcliff Manor may be secured upon the easiest terms and at reasonable prices under the following plans:

- A.—The land may be purchased in any quantity desired and the purchaser may erect his own house.
- B.—The land may be purchased and money will be advanced to the buyer at low interest to erect a house.
- C.—Under a reasonable contract for a part payment down, and deferred payments on the balance, a site may be selected and a house upon the plans of the purchaser will be erected for his occupancy.
- D.—Under a reasonable contract houses will be erected upon chosen sites and leased for a period of years with or without privilege of purchase.

If none of the above terms is satisfactory to parties desiring to locate at Briarcliff Manor, their wishes can be met by special contract.

Those who desire to look over the estate will be offered every facility, and they will be met at either the Scarborough Station on the New York Central R. R., or the Briarcliff Manor Station on the Putnam Branch of the New York Central. Appointments may be made by letter, telephone or telegraph with

BRIARCLIFF FARMS, BRIARCLIFF MANOR, N. Y.

Telephone, 50, Sing Sing, N. Y.

Or with **ABRAM HYATT & CO., 503 FIFTH AVE., NEW YORK.**

