

THE CAPITOL HILL OF THE NORTH SIDE

HARKNESS HEIGHTS—This beautiful residence addition of the city of Denver is the Capitol Hill of the North Side. It is only two and one-half miles from the postoffice, and has all the advantages that any property in a city like Denver can boast.

HIGHEST GROUND—Harkness Heights is situated on the highest ground in the city and county of Denver, being about 300 feet higher than the Union Depot.

CITY WATER—The city water mains extend through some parts of the addition, and the use of city water will be guaranteed to all purchasers as fast as contracts are let for homes to be built.

PURE AIR—All residents of this delightful suburb have an everlasting guarantee of pure health-giving air for their wives and children.

SCHOOLS—A fine public school adjoins this property on the east, and a little above on the north is the Jesuit College with its learned staff of instructors.

CAR SERVICE—Passengers can reach this addition without change of cars, with only a single five-cent fare, by the Berkeley and Rocky Mountain Lake lines which pass by and near the property. Other lines are proposed that will go through the addition. All cars bring passengers to the postoffice with privilege of transfer to any part of the city.

The company contemplates building a number of houses to cost from \$2,000 to \$7,000 each, and will thus spend many thousands of dollars in improvements.

STREETS GRADED—All streets in the addition are graded. The width of the streets is measured from lot to lot, and is arranged on the plat for parking of same, using fifteen feet of each side of street for sidewalk and boulevard, as has been done on Logan avenue.

SIZE OF LOTS—The lots are 25 feet front by 125 feet in depth, with a 16-foot alley.

TERMS—Lots will be sold on easy terms and at very low prices—in fact at one-fifth of what this property could have been sold for ten years ago when it had not one-half of the present advantages.

PRICES ADVANCED—Prices on these lots will be advanced from time to time without notice at option of owners.

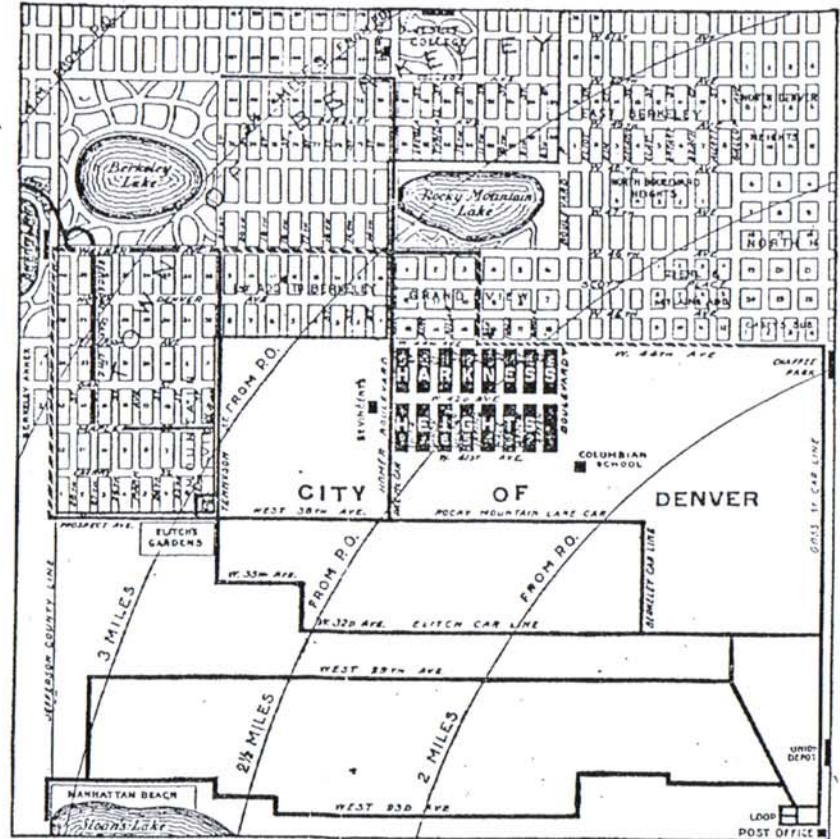
Every warranty deed given by the company has a clause providing that nothing but a residence can be erected upon the property for a period of ten years. No residence shall be erected to cost less than \$1,000. No residence shall be erected less than 20 feet from front line of lots, thus insuring a strictly residence addition with a good class of houses.

DON'T PAY RENT—It is a crime to pay rent when you can buy at the present low prices.

Telephone 411 for Prices, Terms, Etc., or Call on

JOHN M'DONOUGH, GENERAL AGT.

No. 1108 FIFTEENTH STREET, AT TRAMWAY LOOP, DENVER, COLO.



REFERENCES—We gladly refer intending purchasers to the many hundred happy property owners in Berkeley who have dealt with us in the past as to our fair and square methods of doing business, also all Denver Banks.

NOTE—The Rocky Mountain Lake car passes the property. The conductor will tell you where to stop.

4-16-03

AD RAN IN DENVER POST
APRIL 16, 1903