THE FIRST or SECOND FLOOR of House No. 346 Hudson-st. to let to a family without children, or gentleman without board. Can be seen from 10 to 2.

TO CABINET-FURNITURE or PIANO-FORTE DEALERS.—To Let or Lease on Broadway, two large Rooms, 40x100, on the first and second floors of No. 411 Broadway. Also, three Studios to let in Article. Will be rented from the first of May or June. To be seen at any time during the day. Apply to JOSEPH WELLS, No. 2 John-st.

TO LET or LEASE.—Two Stores and tenement Building in Broadway, next to the corner of 50th st., 25 feet front on Broadway. Inquire of LEV. LIVINGSTON, No. 83 Nassau-st.

TO LET—Ten Cottages at $7 a month; also Farms from one to twenty acres each, at Hyde-park depot, directly on the Long Island Railroad, 17 miles (one hour's ride) from Brooklyn. Apply at No. 39 Broadway, up stairs, or at Hyde park Depot.

TO LET—The Dwelling Part of the House No. 76 Bowery, over Raymond's bookstore, suitable for a Daguerreotype or other light business with dwelling combined. Inquire on the premises.

TO LET—A full-sized three-story House, No. 272 Washington-st., third door from Eutaw Female Institute, in complete repair and with all the modern improvements. Location and neighborhood unexceptionable. Apply on the premises, or of L. UNDERHILL, Nos. 4 and 6 John-st. Rent $400 per annum.

TO LET—Store No. 510 Pearl-st. next door to Centre. Apply at No. 8 Mercer-st.

TO LET—A two-story double House at Tarrytown. Apply at No. 41 Morton-st.

TO LET—A three-story House, No. 196 7th-st., between Avenues Second C. 17th Ward. First class house. Inquire in the basement, or at No. 88 Spring-st., of R. GLENN.

TO LET—In Bond-st., near Broadway, (except the parlors) a spacious Dwelling House, in perfect order. Also, a Stable in rear of the same. Inquire of GEO. W. FARNHAM, No. 357 Broadway.

TO LET—All the upper part of the four story Brick House, with a rear building, of No. 302 Greenwich-st., near Reade-st. Apply in the Store of the premises.

TO LET—House No. 150 West 21st-st. Three stories, brown stone front, tea-room, gas and Croton water. Rent $700. Inquire at No. 61 Street-st.

TO LET—The Office, furnished, No. 16 Duane-st., Chatham Bank Building, well adapted for a Real Estate Office, or for a lawyer. Apply to K. D. HART, at the Astor Fire Insurance Company, No. 87 Chatham-st.

THE lower part of House No. 75 (late No. 89) Hudson-st., to let from the 1st of May.

TO LET.—Three-story twenty foot front House, No. 20 East 16th-st., has baths, gas and chandeliers. Apply to T. J. HALL, No. 71, next door.

TO LET—The two-story attic House No. 26 Mercer-st., between Howard and Grand-sts. None but a respectable tenant wanted. Apply to N. LAWRENCE, No. 127 Fulton-st., second story, from 10 to 12 o'clock.

TO LET—At low rents, two of the row of hand some new three-story Houses, with verands in front on the south side 30th-st., one door west of 4th-av. The street is 100 feet wide, flagged and lighted, and location desirable. Croton water, &c. Rent $350. Apply to SILLICK & OSBORN, 88th-st., near 4th-av., or to R. R. SUYDAM, No. 138 Waverly-place.

TO LET—In Appleton's Building, Broadway, three Rooms on the second story, sizes 25 by 18, and 25 by 60, suited for any business. Also, twenty-eight rooms on the third, fourth and fifth stories, of various sizes, well adapted for artists, architects, engravers, lawyers, &c., &c. For particulars inquire on the premises, Nos. 346 and 348 Broadway, corner of Leonard-st. D. APPLETON & Co.

TO RENT in the SEVENTH WARD—Half or more of a fine-class House, with all the modern improvements, in a very select neighborhood. Rent $300 to $600. Address ALVERTISEK, Box 1,341 Post Office.

TO LET—The N. E. Corner of Canal and Greenwich-st., and Store adjoining, the Basements under same, and the upper part as a Dwelling, which can be divided. To good tenants advantageous terms will be given. Also three upper stories of No. 303 Broadway. Inquire at No. 142 Mulberry-st.

TO LET or LEASE—House No. 154 Grand-st., with rear Shop attached for business purposes. Apply on the premises of JOHN G. SEMON.

TO LET.—The lower part of House No. 604 Washington-st., between Leroy and Morton-sts. Inquire on the premises. Can be seen from 10 A. M. to 4 P. M. Rent $275 per annum.

TO LET—A Building in Duane-st., near West Broadway, 44 feet front by 90 feet deep, well adapted for manufacturing purposes or a large stable. Also, the three-story brick House No. 146 Barrow-st., with a two story House adjoining. Apply to THOMAS HOPE, No. 132 Chambers-st.

TO LET—The premises No. 1 Catherine-st., corner of Division now occupied by the Island City Bank. The Bank will be removed to No. 180 Broadway, corner of Liberty-st., on or about the 20th of Feb. next. For terms apply as above.

TO LET—The 2d story of the Store occupied by us; it is finely lighted and a desirable location. Apply on the premises. MOULTON, PLIMPTON, WILLIAMS & Co. No. 17 Vesey, and No. 6 Barclay-sts. directly in rear of Astor House.

VALUABLE BROADWAY LEASE for SALE.—One of the best Stores in the City for any first class business, having a spacious front, lofty ceiling and large back room attached, admirably adapted for Banking, Insurance or Forwarding purposes. The fee-simple of the property can be purchased, if desired, subject to the lease. Apply on the premises, No. 249 Broadway, between Park-place and Murray-st.

WORK SHOPS to LET or LEASE—In Suffolk-st., corner of Rivington. Apply in the Shed Store on the premises, or to SAMUEL THOMPSON & NEPHEW, No. 43 Gold-st.

OWNERS of HOUSES to LET—Or property for sale, will do well to register them at the House and Land Agency, No. 71 Nassau-st., near Broadway. Our constant increasing demand requires an immediate supply. FOWLER & FRANKLYN.

Houses Wanted.

BROOKLYN HOUSE WANTED—Within ten minutes walk of either Fulton Wallabout or South Ferry; a new or nearly new brown House, or good brick House, for a small private family with all the modern improvements. Rent not over $700. Address F. L., Box No. 752, New-York Post-Office.

COUNTRY RESIDENCE.—Wanted to rent, with the privilege of purchasing, a good House and pleasant grounds, within a short distance of New-York, and of easy access. Address Box No. 185, this office, with particulars.

HOUSE WANTED—To rent with privilege of purchasing within one year—A comfortable nine or ten-roomed, story, pleasantly situated House, with small garden, near stage route, in Brooklyn or New-York. Address Box 3,501, N. Y. Post-Office.

PART of a HOUSE WANTED, in the IIId or VIth Wards on or before the 1st of May, by a young man and wife. Address H. S., at this Office.

PART of a HOUSE WANTED—From the 1st of May, for a small family, consisting of a gentleman and his wife, no and servant. Rent not to exceed $400. Address S. P. LEE, lower Post-Office.

WANTED to RENT—A small Farm of from ten to thirty acres, with House suitable for a gentleman's family; good out-buildings and a house for workmen, adjoining or in a small town or village within half a mile of railroad depot or steamboat landing in New-Jersey or up the North River. Rent not to exceed $300. Address T. P., care of V. B. Palmer's Advertising Agency, Tribune Buildings, New-York.

WANTED—A House, with modern improvements, situated in VIIIth or IXth Wards. Rent not to exceed $600. Address J. Tribune Office.

WANTED to RENT—A small House, or a portion of a convenient one, suitable for a small family, either down town or on a railroad route. Best reference given. Address J. C. B., Box No. 2,450 Post-Office, stating location and rent.

Real Estate for Sale.

A FARM for SALE.—116 acres of Land, 1 mile east of Oxford Village, on the Cobskill Turnpike; 100 acres under high improvement; well watered with living springs. First rate Fruit Trees, grafted fruit. Also, 12 or 15 new Feather Beds. Also, a lot of Dairy Cows. WM. BUSH, Oxford, Chenango Co., N. Y.

A VALUABLE FARM for SALE, in DUTCHESS Co., containing 147 acres of choice Land, well watered, fruit of all kinds, and all necessary buildings; about six miles north-east from the village of Poughkeepsie. Inquire of JARED SPARKS, No. 32 John-st., or on the premises. SAMUEL M. THURSTON.

A RICH and PRODUCTIVE FARM of 200 acres, with spacious farm-house, barns, ice-house, stock, furniture, grain, farm utensils, &c., all complete. Situated near the beautiful village of Kalamazoo, Michigan. For sale by J. C. SANDERS, No. 9 Nassau-st.

A VALUABLE FARM for SALE, beautifully situated in Southold, Suffolk County, Long Island, containing about fifty acres of choice land, well watered, fruit of all kinds, and all necessary buildings. For particulars inquire of ASNER WELLS, on the premises, or of W. A. WELLS, No. 75 South 7th-st., Williamsburgh.

AT PRIVATE SALE—A beautiful Country Seat, containing twelve acres of choice Land, situated on South Oyster Bay Turnpike, Long Island, twenty-eight miles from New-York, in the town of and seven miles from the village of Hempstead, and within one mile of the bay and ocean, which abounds with fish, clams and game in abundance; the location is healthy, and is convenient to church, schools and stores. On the premises there are a spacious House and out-buildings. The land is in a good state of cultivation, with a variety of fruit trees, shrubbery, &c. The plank road from Brooklyn runs within one mile of the house. This property is very desirable for those seeking a genteel country residence. For price, terms and further particulars, apply to ANTHONY J. BLEECKER, Auctioneer, No. 7 Broad-st.

AT PRIVATE SALE—HOBOKEN, N. J.—Two three-story and basement brick front Houses, on the west side of Meadow-st., between 3d and 4th-sts., containing 10 rooms each, both now rented for $475; will rent for $550. Insured for $3,500. Price for both Houses $6,750. $3,000 can remain on bond and mortgage at six per cent. Interest. For full particulars apply to COLE & CHILTON, No. 19 Nassau-st., New-York.

BROADWAY to 8TH-AV.—Five Lots on north side of 53d-st., between above streets, for sale on reasonable terms. These Lots are of proper grade for building, without expense for excavating or filling and are desirable for immediate improvement, being within 100 feet of 8th-av. Railroad. Apply to A. J. BLEECKER & Co., No. 7 Broad-st.

COUNTRY SEAT for SALE—At Throg's Neck, Westchester County, containing 32 acres of Land, a general assortment of Fruit and Ornamental Trees, and a good Dwelling House, containing thirteen rooms. The place will be sold in parts, if desired. If not sold by the 1st April, it will be rented. Apply to EDMUND UNDERHILL, on the premises, or to WILLIAM H. FRANKLIN & SON, Broad-st., New-York.

FOR SALE.—The three-story brown stone front House, No. 48 West 22d-st., between 5th and 6th-avs. For particulars inquire of H. C. or W. E. ADAMS, No. 30 Wall-st.

FOR SALE—A House and Lot, No. 149 19th-st., house 16 feet 6 inches by 54 feet deep, between 2d and 3d-avs. House nearly finished, with all the modern improvements. It will be sold low and on accommodating terms. Inquire on the premises, or No. 285 10th-st.

FOR SALE—Two first-class four-story English basement Houses and Lots in West 27th-st., 120 feet east of 8th-av.; first story brown stone, with circular doors and windows. Occupation can be had immediately. Inquire on the premises, or No. 12 Thames-st. T. R. HARDMAN.

FOR SALE—A great bargain if applied for immediately, a plot of level Land, comprising 377 lots and gores, at Harlem. Said property is situate on 119th, 118th and 119th-sts. The 7th-av. runs through it, and the 8th-av. Railroad will run through the middle of it. It is without doubt at the price, viz., $120,000, two-thirds of which may remain upon bond and mortgage for a term of years, the cheapest and best piece of property in one plot that has of years, the cheapest and best piece of property in one plot that has ever been offered upon this island. Capitalists and builders are invited to examine it and judge for themselves. For further particulars apply to T. DUNLAP, Seedman, No. 634 Broadway.

FOR SALE—Two Farms in Prospect-st., near the Second Presbyterian Church in Orange, within a few minutes' walk of the Morris and Essex Railroad depot; one of twenty-six acres of land, the other of twenty acres, with a good House and Barn in each, and well stocked with Fruit Trees, Vines, &c. For further particulars inquire of LUCIUS ROBINSON, No. 31 Liberty-st., New-York City; of CYRUS BALDWIN, at A. C. Taylor's Store, Orange.

FOR SALE.—At Cornwall near the village of Canterbury, the residence of the late Oliver Cromwell. The property consists of a Brick House two stories and attic, with basement 35 by 42 feet, neatly now, with suitable outbuildings in good order; a Tenant House, pleasantly situated; suitable for Gardener and Coachman, and eight acres, more or less, of very desirable Land, upon which is an Apple Orchard of twenty years growth, of well selected varieties; a good barrel. There are about eleven acres of land, including the lawns and gardens belonging to the house. Upon the grounds are a great variety of selected Fruits; the Water is good, and the House was built in a very substantial manner, with no view to its future sale. On the basement floor are kitchen dining-room, two servant bedrooms large pantry and cellar; on the first floor, hall 13 feet wide, double parlors, sitting room and large bedroom; on the second floor are four large and one small bedrooms. The place is 2½ hours by railway, and three hours by steamboat from the city of New-York; it is miles from, and has a view of the Hudson River; is near the Post-Office, with daily mail, the morning papers coming to hand about 12 o'clock M. There are good Schools in the village, and excellent society in the surrounding country. There is every facility which can add to the value of a place in the Highlands of the Hudson River. Price $10,000. For further particulars apply to DANIEL CROMWELL, No. 127 Allen-st.; to WM. CROMWELL, No. 63 Liberty-st.; DANIEL CROMWELL, Jr., No. 41 Front-st., or to JOHN CROMWELL, on the place.

FOR SALE—A genteel House, on the south-easterly corner of South 8th and Third-sts., Williamsburgh, two stories with basement and subcellar. Price $3,800; only $1,000 cash required.

Also, the two frame Houses known as Nos. 153 and 155 South 3d-st., at a low cash price. Terms easy. SYLVESTER LAY, 13 Wall-st.

FOR SALE—A very desirable Private Residence, furnished if desired, situated on 23d-st., second house from 6th-av. The premises are replete with every modern improvement, and offers advantages for a private residence unsurpassed. For particulars, inquire on the premises, No. 71 West 23d-st.

FOR SALE—POUGHKEEPSIE PROPERTY.—The well-known Mansion formerly owned and occupied by the Hon. N. P. Tallmadge. The House is 45 feet square containing 15 of 8 rooms; Stable, and between two and three acres of ground, Shrubbery, Fruit Trees, &c. An admirable place for a boarding school for boys, and very healthy. Apply to WM. A. HOPKINS, Agent, No. 32 Wall-st., second floor, or to SAMUEL B. DUTTON, Poughkeepsie. Will be sold cheap.

FOR SALE—A convenient and comfortable country Residence, in the village of Greenwich, Conn., within ten minutes' walk of the New-Haven Railroad Depot. The house is two stories high, basement and attic, in good order, with half an acre of ground attached; fruit-trees, excellent garden spot, and well of pure water. For further particulars apply to W. S. JAMES, No. 208 Elm-st., near Spring.

FOR SALE or to RENT—In the flourishing village of Ellenville, Ulster Co., N. Y., the premises situated on the corner of Ann-st., and the Delaware and Hudson Canal, consisting of a store and dwelling, a small tenant house, and stables—one of the best locations for canal trade in the village. It is also within a few rods of the Ulster Mining Co., now in successful operation. For further particulars apply to HIRAM WILLIAMSON, No. 194 Water-st., N. Y., or JOHN LYON, Esq., Ellenville.

FOR SALE—The valuable property at Nos. 46, 48 and 50 1st-st., near 2d-av.; three lots 25 feet 3 inches by 100 feet each, and three two story and attic brick houses in the front and two three-story brick houses in rear. Now rented for about $2,100. Only $4,000 cash required at present. A portion of the balance can remain at six per cent. Apply to E. H. BROWN, No. 71 Wall-st., 1 to 2 P. M.

FOR SALE—At Milton, Ulster Co., a desirable Residence, commanding a fine view of the Hudson River; steamboat landing adjacent, at which the day and night boats regularly land, and railroad depot opposite to which the ferry-boat regularly plies. The buildings are all new and commodious, and the land, about five acres, in a high state of cultivation, possessing an Orchard, one acre of Antwerp Raspberries, and a great variety of Fruit; orchards and cherries near by. For further particulars address LEE ENSIGN, on the premises; or Messrs. A. B. & D. SANDS, No. 100 Fulton-st.; H. G. HALLOCK, Collamore House, New-York.

FOR SALE—House No. 50 St. Marks place, brown-stone front, price $14,000.

House No. 174 East 120th-st. (brick), price $6,700.

House on south side of 17th-st., between 2d and 3d-av., price $9,500.

Two Houses on north side of 19th-st., between 3d-av and Irving-place, price $8,000 each.

Two Houses, brown-stone fronts, on east side of Lexington-av., between 26th and 30th-sts., price $14,500.

House No. 135 East 17th-st., brown stone front, price $13,500.

Two Houses (brick) on north side of 53d-st., between 2d and 3d-avs., price $6,500.

Apply to MACFARLAN & MERRITT, No. 49 3d-av.

FOR SALE—A Farm of 100 acres, overlooking the Hudson River, and fronting 600 feet upon the Albany post-road, between Deerman's and Tarrytown Stations, 26 miles from New-York. It has upon it two fine apple orchards of very superior fruit, 35 acres woodland, the balance meadow and good tillable land, an old-fashioned and substantial farm-house and good barns, and several fine springs of water. Good judges of property say that one half—which is a magnificent building site—is worth the price asked for the whole, viz.: $17,000, two-thirds of which may remain on bond and mortgage for ten years. Mr. Stebbins has erected one of the finest mansions upon the Hudson River upon the adjoining farm. For further particulars inquire of T. DUNLAP, Seedsman, No. 634 Broadway.

FOR SALE—Four brick two-story and basement Houses on the northerly side of 53d-st., 100 feet east of the 2d-av. Apply to ROBERT B. POTTER, No. 61 Wall-st.

FORT HAMILTON PROPERTY for SALE.—A three-story House and Lot, with Stables, Flower and Vegetable Garden, in good order for a permanent or country residence. Lot 100 feet by 262 feet deep. For particulars apply to L. I. COHEN, No. 184 William-st.

FOR SALE, or EXCHANGE for a modern House up-town—The two story brick Dwelling House and lot of ground 25x100 feet, No. 213 Thompson-st., between Bleecker and Amity-sts. The lot is well adapted for further improvements, as a building with light on all sides can be erected on the rear, with access through an alley from Thompson-st. For terms apply on the premises, which can be seen from 12 to 3 o'clock.

FOR SALE—A Farm situated at Middleton, on Shrewsbury River, N. J., containing about 50 acres. The improvements consist of a large two-story House, containing ten Rooms, a Barn, Wagon-house, &c., &c., the whole being in good order. The extensive Alice Price and Golden Gate touch every day at Brown's Dock, which adjoins the premises. For further information apply to MOREAU & PARKER, No. 91 Barclay-st.

FOR SALE—The first-class three-story and attic brick House, No. 59 East 13th-st., near Irving-place. Also a neat convenient House No. 115 Duffield-st., Brooklyn, one mile from the Ferry, close to the stage routes. Apply to CHARLES JENKINS, Nos. 22 and 24 Frankfort-st.

FOR SALE—Two brown-stone front Houses and Lots on the north side of 13th-st., between 2d and 3d-avs. The houses are twenty feet wide and sixty feet deep, and are to be finished with all the modern improvements. Inquire of GEORGE J. PRICE, No. 178 East Broadway.

FOUR LOTS on TWENTY-FIFTH-ST.—North side, between 1st-av. and East River—to Let, Lease or Sell, with buildings and Sheds suitable for a packing yard or for other purposes. Apply to JAMES ROBINSON, No. 125 Pearl-st.

FOR SALE—The convenient three-story brick House, with mastic front, 22x40 feet, lot 100 feet, marble mantles, &c., piped for gas, on Wyckoff-st., fourth door from Hoyt-st., South Brooklyn, ten minutes' walk from ferries, one minute from three stage routes; built two years, and now in first-rate order. Will be sold low on accommodating terms. For particulars enquire of THOMAS ADAMS & Co., No. 71 Wall-st., New-York.

FOR SALE in BROOKLYN—A first rate three-story basement and under-cellar brick House, piazza in front, situated on the east side of Washington-av., first house south from Lafayette, with all the modern improvements—22 by 40; lot 25 by 100. More land if wanted. Inquire on the premises. Terms easy.

HOUSE in DEAN-ST., BROOKLYN, near SMITH-ST., for SALE.—A 3-story basement and sub-cellar brick and mastic front Dwelling House, 20 by 36 feet, lot 100 feet deep, situated in a genteel neighborhood, new and in good order, with modern conveniences; will be sold low and on accommodating terms. Apply to SILAS DAVENPORT, No. 47 Wall-st.

HOUSE for SALE.—On 32d-st., near 5th-av., a first-class House, (or two if required,) brown stone front, finished in best style, and with every modern improvement—the House is 17 by 62 feet, five-stories high; Lot 17 by 98 feet 9 inches. The Tenant will take the house from the owner under the superintendence of E. Harry, Esq., Architect. Inquire of A. A. ALVORD, No. 10 West 31st-st., or 1 p. m. 146 Broadway.

IF BOUGHT BEFORE TO-MORROW AFTERNOON, the new, fine, stone front, House No. 330 Pacific-st., Brooklyn, will be sold at a great sacrifice. Open from 9 till 2 to-day and to-morrow. All information given on the premises.

IN ASTORIA—For Sale, a Gothic Cottage, in the pleasantest part of the village, containing nine rooms, garret and dry cellar; verandahs on two sides; water in the house; a front door yard and garden attached, containing twenty grafted fruit trees. Price $3,500. Apply at No. 180 4th-st.

LOTS in JERSEY CITY.—For sale together or separately for Building Lots, each 25x100 feet, situated in South 1st-st., east of Grove-st., within about two blocks of the Pavonia Ferry. Apply to J. C. BRANTIGAM, No. 111 Fulton-st., New-York.

PRIVATE SALE.—At and near Glen Cove, some Farms and Houses, with from one to ten acres of land. For particulars inquire of A. J. BLEECKER, Auctioneer, No. 7 Broad-st.

SPLENDID COUNTRY SEAT for SALE.—I now offer for sale that beautiful brick Mansion and fine Country Seat, erected at a large cost by the late Gen. J. G. Weaver, now occupied by myself, situated 1½ miles north-east of Utica, over a fine, level plank-road, and in one of the most quiet and pleasant localities in the County of Oneida. It has Stables, Carriage-house, all necessary out-buildings, pure air and water, beautiful gardens, fine fruit and shade trees, elegant Egyptian marble fire-places, much fine carved work, and is built of the best of materials. It commands a full view of the city and all its public buildings, Hamilton College, and the beautiful intervening valley of the Oriskany, and is within seven or eight hours' ride of New-York. With it I would sell from one to fifty acres of Land the richest of the Mohawk Valley; or even the whole Farm of 170 acres, if desired. For a part of the purchase-money I would give any reasonable credit, or take good and productive property in the City of New-York. For terms, inquire of P. HOLLEY, No. 133 Amity-st., New-York, or of the subscriber on the premises. D. SKINNER.

TWO LOTS, corner Van Brunt and Ewen-sts., near Atlantic Dock, for sale. Three-fourths of the money may remain in bond and mortgage. Apply VAN NESS, HUSTED & Co., Dealers in Real Estate, No. 4 Broad-st.

VALUABLE FARM for SALE.—A Farm containing about 100 acres of good land, principally meadow, well watered and adapted for raising large crops of Hay or Grain, located in Middlesex, County, New-Jersey, about twenty miles from New-York by railroad or steamboat, on which are a good House, Barn and other outbuildings, will be sold at a bargain and on easy terms. Application may be made to JAMES COGGESHALL, No. 136 Broadway.

VALUABLE REAL ESTATE for SALE.—The subscribers offer for sale the Lots, with three Brick Stores thereon, known as Nos. 21, 23 and 25 Jacob-st., corner of Frankfort. Terms easy and prices moderate. Apply before 10 A. M. or after 3 P. M. at the office of the Empire Iron Works, foot of East 25th-st., or at No. 25 Cliff-st., between 12 M. and 1 P. M. SLOAN & LEGGETT.

54 FRANKLIN-ST., near Broadway, to SELL or LEASE, with passage-way to Cortlandt's alley.—Applications for alterations to be made to suit business purposes will be received by JOHN W. HAMERSLEY, No. 5 Nassau-st., 3d story.

$5,600.—AND ONLY $1,200 CASH REQUIRED.—To purchase a handsome private residence, situate on Pacific-st., near Bond, Brooklyn, and but 2½ minutes' walk from Fulton Wall and South Ferries. The house is three stories, basement and sub-cellar, with all the modern improvements, such as hot and cold water, baths, gas, range, &c. The neighborhood entirely free from nuisances. DE MOTT, No. 17 Spruce-st.

$3,000 CASH—HOUSES for SALE.—The high rents of the present season should induce persons to buy good houses and be their own landlords. Two first class basement Houses, Nos. 50 and 52 Morton-st., between Hudson and Bedford, for sale. $3,000 cash, the balance on favorable terms. If not taken by the 5th of March will be sold, without reserve, to the highest bidder, at auction, by A. J. BLEECKER. For particulars apply at No. 46 Morton-st., on the premises.

Instruction.

B. F. FOSTER, Consulting Accountant, author of "Prize Essay on the best method of Teaching Penmanship," "Double Entry Elucidated," "The Counting House Assistant," and other popular works, TEACHES WRITING, Book-Keeping, &c., upon sound elementary principles, to the entire exclusion of the modern twelve lesson charlatanry, at No. 307 Broadway, where gentlemen are qualified for mercantile pursuits in a superior and expeditious manner. Just published, price 25 cents, postage free, "WRITING AND WRITING-MASTERS—The principles of the former developed and the fallacies of the latter exposed," dedicated to the "People of the United States."

BOOK-KEEPING, &c.—C. C. MARSH'S Counting Rooms for the practice of Book-keeping, &c., No. 304 Broadway. The course of instruction is a course of practice in which the pupil is well drilled without being limited as to time. Let those interested call for circulars. C. C. Marsh's works for sale.

Dancing Academies.

A. DODWORTH'S DANCING ACADEMY, No. 806 Broadway, now open for the reception of Pupils, who can enter at any time during the season. Classes for Ladies and Children on Wednesday and Saturday, or Thursday and Saturday afternoons; all meeting on Saturday for practice, with band of music. Lessons for Gentlemen on Monday, Wednesday and Thursday evenings; general practice with band, on Saturday evening.

Piano-Fortes.

A BARGAIN—One of Nunns & Co.'s Rosewood Piano Fortes will be sold for $150; has only been used but six months, and is warranted. Apply at No. 355½ Houston-st., in the Store.

A GREAT BARGAIN.—BERRY & GORDON, No. 257 Broadway, have now in store a large assortment of SECOND-HAND PIANOS, 6, 6½ and 7 octaves square and boudoir, many of them nearly new, which will be sold at a bargain. Prices, $46, $50, $60, $100, $125, $140, $150, $175, $200, $225 and $275 each. MELODEONS—The largest stock for sale in the city, at low prices wholesale and retail. Single and double reeds, 4, 5½ and 5 octaves, new and second-hand, for $35, $40, $50, $65, $75 and $150. PREMIUM PIANOS—Hallet, Davis & Co.'s celebrated grand square and Æolians in every variety of style, at the manufacturers' lowest prices. Capt. CRIGHTON'S Song, "Be Cheery, Boys, be Cheery," Song and Chorus, "Gently Down the Stream," and many other new and popular Songs, just published.

A. W. LADD & Co.'s Grand Diagonal Pianos, with new grand action, with a good assortment of 6, 6½, 6¾ and 7 octave, superior instruments. LINCOLN & THOMPSON, sole Agents. Also, a full supply of Hallet, Davis & Co.'s Æolian Pianos, with a large assortment of second-hand instruments, all of which are for sale on the most reasonable terms. LINCOLN & THOMPSON, No. 441 Broadway.

CRYSTAL PALACE PREMIUM PIANO-FORTES.—For sale by T. H. CHAMBERS, No. 365 Broadway, Manufacturer.

FIRST PREMIUM PIANO-FORTES.—LIGHTE, NEWTON & BRADBURY, No. 22 Canal-st. and No. 423 Broadway, manufacture and keep on hand Pianos which for volume, richness and purity of tone, delicacy of touch, and adaptedness to all climates, are unrivaled. As an unquestionable acknowledgment of the superiority of our Instruments we have been awarded the Highest Premium (Gold Medal) at the Fair of the American Institute of 1853; also the First Premium at the World's Fair (Crystal Palace.) In order to meet the constantly increasing demand for our unrivaled Pianos we are making extensive arrangements to enlarge our business, hoping thereby to be able hereafter to furnish our numerous patrons at the earliest notice. Agents for the celebrated Organ Melodeon, and Melodeons of all sizes and styles.

J. & C. FISCHER, Manufactory and Wareroom, No. 176 Greenwich-st., corner of Dey-st. Piano Fortes warranted, with reverse bridge and patent tone wrest, which can be replaced if injured, and exchanged. N. B.—Also, Æolian Piano-Fortes for sale.

NINE good PIANO-FORTES and three MELODEONS—For sale very cheap, or to let at $2 50, $3, $3 50, $4 and $5 per month. Also, Piano-Fortes to rent and bought and sold; thoroughly taught. M. DUMSDAY, No. 223 Grand-st.

PIANOS.—A 6½ octave Rosewood Piano, nearly new, for $150; 1 of 6½ octaves for $150; 4 new and very fine Pianos, of 6½ and 7 octaves, very low to pay advance. Also, Music Stools, Watches, Chains, Spectacles, Clarke Soap, Safe Gun, &c. &c. Cash or exchange on Pianos, Watches, Dry Goods, Groceries, Hardware, Furniture, Books, Stationery, and Merchandise, and personal property generally. J. F. JONES, No. 52 Ann-st., 2d floor.

PIANO-FORTES.—R. GLEN & Co. have removed their Piano-Forte Manufactory and Wareroom from No. 196 Fulton to No. 85 Spring-st., two doors east of Broadway.

PIANO-FORTES.—The finest assortment of Piano-Fortes in the city may be found at the Ware-rooms of N. P. B. CURTIS, No. 447 Broadway, consisting of George Hews's celebrated American Patent-Action Pianos, with a variety of New-York and Boston makes, with and without the Æolian. Also, Boudoir and second-hand Pianos for sale or to let. N. P. B. CURTIS, No. 447 Broadway.

Furniture, &c.

CHEAP IRON BEDSTEADS—BEDDING and SPRING MATTRESS WAREROOM.—The best place to get the healthy, complete Spring Mattress and Elastic Palliasses. Are superior to feather beds, &c. for health, economy, convenience, luxury, &c. N. B.—Iron Bedsteads of all sizes, $3 to $30. Private dwellings, hotels, seminaries, &c. furnished on moderate terms. Call and examine. No. 535 Broadway, near Prince-st.

GREAT BARGAINS in FEATHERS, BEDS, MATTRESSES, &c., at CRAWBUCK'S, No. 353 Grand-st., second door east of Essex-st., New-York.—CHEAP UPHOLSTERY and FEATHER STORE.—The attention of families about purchasing is respectfully invited to the large and beautiful assortment of Beds, Mattresses, Paillasses, Beds, Cots, &c., all of which have been purchased at cash prices, and will be sold at such prices as to make it an inducement for all to call and examine the above stock previous to making their purchases. Goods sent to any part of the city, Brooklyn and Williamsburgh, free of cartage. Old beds and Mattresses renovated and made over. W. CRAWBUCK, No. 353 Grand-st., second door east of Essex-st.

IRON BEDSTEADS.—ORNAMENTAL, ELABORATE, and PLAIN IRON BEDSTEADS, FOR PRIVATE DWELLINGS. Prices varying from $5 to $30. HOTEL IRON BEDSTEADS, STRONG PLAIN IRON BEDSTEADS, FOR HOSPITALS, ASYLUMS, PRISONS, ETC., ETC. HAIR MATTRESSES, IRON FURNITURE, IRON RAILING, WIRE FENCES, &c. The second edition of "A New Phase in Iron Manufacture," containing designs, will be forwarded. Inclose two Post-Office stamps. J. B. WICKERSHAM, Warehouse, No. 312 Broadway, New-York. Works, Nos. 53, 55, 57, 59 and 61 Lewis-st.

Machinery, &c.

BUTCHER & READ, Manufacturers of Sheet Lead, and Lead Pipe, Brass, Iron, and Copper Pumps, Closets, Copper Boilers, Bath Tubs, Iron Sinks, all sizes. Plumbing in all its branches. No. 252 Water-st., 4 doors from Peck-slip.

FOR SALE, STEAM ENGINE and BOILER.—A Beam Engine of 15 to 20-horse power, with Boiler in good repair, order. Apply to TATHAM & BROTHER, No. 32 Beekman-st.

HORSFALL'S PATENT BELL ANNUNCIATOR, for Hotels and private Dwellings. The undersigned is prepared to furnish and fix these machines in any part of the Union at 40 per cent. less than any other machine, being more simple in construction. Bell-hangers supplied. State right for sale. Address WM. HORSFALL, Bell-hanger, &c., No. 1,061 Broadway.

THE NEW-YORK FOUNDERY and IRON RAILING COMPANY—Put up exclusively, in every style and of all patterns, CROWELL'S celebrated Cast Iron Railing, without rivets, warranted to be more staunch durable, and economical than any other. Every kind of castings, light or heavy, and all iron work for buildings, done at the foundery and shops at the lowest price. Brackets, door and window guards, and every other article in the smith, railing, or foundery line promptly furnished. Specimens in sections, &c., at their warerooms, Nos. 89 and 91 Duane-st., a few doors east of Broadway. Foundery foot of 46th-st., North River.

OTIS'S PATENT INSULATED LIGHTNING CONDUCTOR—The only method of absolute protection against lightning, as demonstrated by science and experience. A rare opportunity for local and traveling Agents, in every town or county now unsold. References required. Address the Proprietors, LYON MANUFACTURING Co., No. 342 Broadway.

SEWING MACHINES—SILVER MEDALS.—Having recently, in addition to our other patents, purchased letters of patent of the United States securing to us the exclusive right to make, use and vend Machines making the stitch for which the highest premium was awarded at the Crystal Palace, we are now ready to supply Machines making any stitch desired, and adapted to all the wants of the community, superior in all respects to any Machines heretofore offered to the public. Price $75 to $125. Offices, No. 405 Broadway, New-York; Hay Market-square, Boston; No. 42 South 4th-st., Philadelphia; No. 166 Baltimore-st., Baltimore. GROVER, BAKER & Co.

SODA WATER APPARATUS—Of every description, either for Manufacturing, Drawing or Bottling Soda or Mineral Waters, manufactured and for sale, with explicit printed directions for its use, by JOHN MATTHEWS, corner of 1st-av. and 26th-st., New-York.

SEWING MACHINES.—I. M. SINGER & Co. particularly invite attention to their old style approved Sewing Machines, now in general use, to which admirable improvements have recently been added. Also, to their new Machines, the latest and most perfect invention of the time, which sews a seam of unequaled strength, elasticity and beauty with a single thread. These Machines are the only ones by which linen or other thin fabrics can be sewed. Office, No. 323 Broadway.

Cutlery and Hardware.

CHAS. S. LITTLE, Nos. 33 and 34 Fulton-st., offer for sale Skates, Sleigh Bells, loose and strapped Coal Hods, Brass and iron-headed Pokers, Fire Irons and Stands, Ivory Table and Dessert Knives and Forks, Tea Trays, and every variety of Housekeeping Hardware.

KEYSER'S HOUSE-WARMING FURNACES, for all classes of Houses, the best in use as to quality of heat, simplicity and economy of fuel. Also, cooking Ranges, Stoves and House Furnishing articles. JOHN H. KEYSER & Co., 356 Broadway.

Dry Goods.

CLOTH WAREHOUSE.—WILSON G. HUNT & Co., corner Maiden-lane and William-street, are now prepared with a new and extensive stock of Spring Goods, designed for men's wear, consisting of Cloths and Cassimeretts, French, English and American Cassimeres, French and English Marseilles and Silk Vestings, Paris and London Drills, all of the newest styles; white and fancy colored Ducks. Also, new styles of Goods by every steamer, to which they invite the attention of buyers.

CONESTOGA STEAM MILLS, LANCASTER, PA. The subscribers having received the appointment of Sole Selling and Distributing Agents for all the Goods manufactured by this Company, have now in store and offer for sale a full assortment of their very desirable Fabrics. J. G. DUDLEY & Co., No. 67 Broad-way.

PRINTS—Light and dark styles Steams and Madders, in great variety, including Shirting Prints 4-4 French, for sale by NESMITH & Co., Nos. 69 and 71 Broadway.

PRINTS.—Steams and Madders, new styles, received from the works daily, for sale by NESMITH & Co., Nos. 69 and 71 Broadway.

SHANGHAI PONGEES.—To arrive, a full assortment of Colored Shanghai Pongees, 8 and 10 taels, suitable for Sleeve-linings, for Sale by the piece or package, by WILSON G. HUNT & Co., No. 30 and 32 William-st.

WHITEROCK SHIRTINGS.—The Whiterock Mills superfine 37-inch bleached Cottons; also, extra-super water twist Cottons, unequaled for fineness, perfection and durability. For sale by NESMITH & Co., Nos. 69 and 71 Broadway.

WALTHAM JEANS.—100 cases bleached Waltham Jeans, single and double-twilled, for sale by NESMITH & Co., Nos. 69 and 71 Broadway.

WET GOODS—JOHN CHAPMAN & Co., No. 197 Spring-st., have just received another lot of Wet Goods from auction, consisting of Silks, Barages, Draperies, figured Swiss, &c., which they will close off very cheap.

Professional Notices.

MOUNT, GRANT & BELKNAP, ATTORNEYS AND COUNSELLORS AT LAW, AND LAND AGENTS, San Francisco, California. CHAS. E. MOUNT, GILBERT A. GRANT, DAVID P. BELKNAP.

THE UNDERSIGNED has been appointed a Commissioner for the State of Pennsylvania, within