BOARD in BROOKLYN.—Three persons can find pleasant accommodations in a private family, five minutes' walk from Fulton or Wall st. Ferries. Best references required. Apply at No. 36 Bickerst.

BOARD in BROOKLYN.—A few Gentlemen can have furnished Rooms with partial Board in a new stone house, with gas, bath, hot air &c. seven minutes' walk from ferries. Stages pass. Apply at No. 87 Sands-st., Brooklyn.

BOARD WANTED—For a Gentleman and Wife. A Room and Bedroom, or one large room either in a boarding house or respectable family. Address, with terms, A. F., Union-square Post-Office.

BOARD WANTED—An unfurnished room, in a private family, for a gentleman and wife, full board for the lady only. References exchanged. Address HENRY, Tribune Office. Terms not to exceed $4.

BOARD WANTED—In a pleasant location between 4th and 23d-sts., 2d and 4th-ave. for a gentleman, wife, child and nurse; would require room and bedroom adjoining, on 2d floor, furnished. Any genteel private family or boarding house, where there are few other boarders, having the above accommodations, may address box 1,469 Post-Office.

BOARD WANTED—A Gentleman, Wife and little Daughter, desire Board in a private family; no other Boarders; from between 4th and 23d-sts. and 2d and 6th-ave. Price not above $10 to $12 per week. Bath and gas. Address PRIVATE, at this office.

BOARD WANTED—For a Gentleman and Wife for two or three months at least with the use of two furnished rooms on second floor of a house with modern improvements, situated between Union-square and 40th-st., and 5th and 6th ave. and stied between Union-square and 23d-st. Where there are few or no boarders. Two rooms additional for a small family would be desirable. Unexceptionable references given and required. Address, with particulars and stating terms, which must be moderate, to Box 1,230, N. Y. P. O.

FURNISHED ROOMS—In a Private House, two blocks from Metropolitan Hotel, at No. 114 Greene-st., near Prince. A back Parlor, furnished as a Bedroom, with or without the front Parlor, $4 each without board.

IF a NEAT QUIET GENTLEMAN and WIFE would like a home in a house pleasantly located, with a small family, they can learn of a desirable place by addressing Box No. 115 Brooklyn Post-Office, near South and Montague Ferries.

PRIVATE BOARD.—One or two Gentlemen can have all the comforts of home in a private family, with Breakfast and Tea, use of parlors, bath-room, piano, &c., on reasonable terms. Pleasant location in Waverly-place. References exchanged. Address HOME, Box No. 1,375, Post-Office.

WANTED—An Unfurnished Room, with modern conveniences, in a private family, by a Gentleman of quiet habits, where he can enjoy the comforts of a home. Location between 6th and 9th ave., below 50th-st. Terms, not above $6 50 per month. Address AMICUS, Tribune Office.

WANTED—A Parlor and Bedroom, with private table, for two single Gentlemen, where there are no other boarders. Situation must be between 4th and 23d-sts., and the accommodations of the first order. References exchanged. Address P., 88 Nicholas Hotel.

Houses to Let.

A PART of a HOUSE to LET.—The lower part of the house No. 29 Rose-st., consisting of two parlors with pantrie, front basement, two bedrooms in the attic, and privilege in the wash house. Gratis water and other conveniences. Inquire of C. BOX, No. 112 Fulton-st.

A RARE CHANCE for a DAGUERREOTYPIST.—To Let, the second story of House No. 645 Broadway, near Bleecker. Anthere is but this story over the ground floor, the access is easy, and the place will admit of having a good sky-light. For terms, &c., apply to G. & H. MILLER, No. 645 Broadway.

BROADWAY WHOLESALE and RETAIL STORES, LOFTS and OFFICES TO LET or LEASE. The new five-story building, No. 366 Broadway, 25 by 100. Second floor Store No. 323 Broadway, cor. of Anthony-st., 25 by 57. No. 321½ Broadway, Store 12½ by 70 feet deep. Store Basement No. 321 Broadway, 25 feet front by 105 feet deep. Second floor Store No. 321 Broadway, 25 by 95. Third, fourth and fifth floors, No. 321 Broadway, 25 by 59. Offices Nos. 15, 16 and 21, on premises of No. 335 Broadway. Apply to GEORGE F. SOX, corner Broadway and Anthony-st.

BROADWAY.—To let or lease, two large and elegant Show Rooms or Stores on second story; also Offices and Rooms, large and small, at 495 Broadway, two doors below Broome-st., west side, suitable for tailors, milliners, artists, architects, daguerreotypists, lawyers, &c. Rooms well finished, extreme unusually wide and accessible. Apply to Dr. POWELL, Orchist, No. 502 Broadway, or on the premises, room No. 17.

COUNTRY HOUSE to LET—Containing 13 rooms, with a good barn and an acre of land with fruit and shade trees, 10 minutes' walk from the railroad depot, exceedingly accessible, &c. One hour's ride from Wall-st. by stage or railroad. Tenant expected to purchase furniture, which is good, at a low rate. Address J. M. C., office of this paper.

HOUSE to LET—No. 3 Dover-st., first from Franklin-square. Rent $600. The House will be put in order for a good tenant. Apply at No. 246 Mercer-st., between the hours of 9 and 10 in the morning, and 6 and 7 in the evening.

LARGE ROOM to LET—Suitable for religious services on Sunday. Will seat over five hundred persons and is well lighted and warmed. Can be seen any time at DODWORTH'S, No. 806 Broadway, opposite 11th-st.

LOFTS to LET.—The Lofts of marble-front Store, No. 74 Beekman-st., size 32 feet 5 inches by 95 feet, well lighted, suitable for wholesale Shoe, Hardware or almost any other business. Apply on the premises to STARR, FELLOWS, & Co.

PART of a HOUSE to LET, from the 1st of May next, in a desirable location up-town, on the line of the 8th-av. Railroad, consisting of front basement, two parlors on the first floor, and two bedrooms in the attic. Rent, $225 per annum. Will be let to a small quiet family only. The other part of the house will be occupied by a gentleman and his wife. Address with particulars, MAINE LAW, Office of The New-York Tribune.

PART of an OFFICE to LET or LEASE—On the corner of Pine-st. and Broadway, under the Metropolitan Bank. One dealing in Real Estate on private account would be preferred. Room ample, with a private room, and a superior bank safe or vault. Apply to R. G. PIERCE, on the premises.

RENT—To an approved family, for the occasional Board of one or two persons, a new and beautiful stonecoed Residence in New-Haven, ten rooms, marble mantels, large garden, and every convenience. BENJAMIN H. COE, No. 1 New-York University.

ROOMS to LET—With Steam Power, 35x50, well lighted, at the corner of Greenwich and Beach-sts., expressly adapted for light mechanical purposes. Also smaller rooms. No. 356 Greenwich-st. FERRIS & FABER.

ROOMS and POWER to LET.—Well lighted Rooms with steam-power to let, in a large new building, (Union Steam Works,) corner of 2d-av. and 22d-st. Inquire in the Office of GEORGE JACOBS.

ROOMS to LET, with STEAM POWER.—Apply to DIETZ BROS. & Co., No. 154 William-st.

STEAM-POWER to LET.—Three Rooms, 25x50, at GAGE'S Sand Paper Manufactory, 57th-st., near 9th-av. Inquire on the premises, or of CHAS. TOUSLEY & Co., No. 95 Maiden-lane.

STEAM POWER and ROOMS to LET—In the buildings Nos. 38, 41 and 43 Greene-st. Apply to A. & C. W. BRADY, on the premises.

STEAM POWER to LET.—Lofts with or without Steam Power. Apply to CHARLES M. SIMONSON, No. 181 Lewis-st.

STEAM POWER to LET—In light and airy Rooms, in a New Building in Cliff-st. Also, for sale a six horse Engine, and three boilers. Apply to J. C. HULL & SONS, No. 105 Cliff-st.

STEAM POWER.—Rooms well lighted, with good, steady power. Apply to J. & C. H. WALKER, Nos. 139 and 192 Center, corner Hester-st.

SOUTH BROOKLYN.—To let, a modern House, one of a new block, about a year old. The neighborhood is unexceptionable. Lot 100 feet deep; House three story, basement and under cellar, and lighted with gas. Location five minutes' walk from Hamilton-av. Ferry. To a first-class tenant, and none other, it will be let, or if desired, leased for a short term at a moderate rent. Address WOODHULL ST., Box 482 Post Office.

STORES and OFFICES to LET—In Clinton Hall, on 8th-st. and Astor-place. Apply to EDMUND COFFIN, No. 56 Broad-st.

STEAM POWER to LET.—The whole or a part of the two story Brick Factory, 100 feet by 50 feet, at Elizabeth-port, N. J. Apply to ABM. BAIZ.

TO LET.—A Store and Dwelling, No. 156 3d-av., a very desirable location for business, Fancy Dry Goods, or Ladies' Shoe establishment. Apply at F. J. HALL'S, 71 East 13th-st.

TO LET—The Houses and Stores Nos. 322 and 326 Bleecker-st. Inquire of V. L. BUXTON, No. 142 West-st.

TO LEASE—For a term of years, seven vacant Lots on 26th and 27th-sts. and running through from 9th to 10th-ave. in the City of New-York. For terms, &c., inquire at No. 199 West 14th-st.

TO LET—A two-story Brick Factory with steam power, Brush Mills, Cylinders, Hydraulic Press with all the apparatus attached, suitable for any manufacturing purposes, at No. 111 24th-st., between 6th and 7th-ave. Apply to M. WILSON, cor. Maiden-lane and William-st.

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. 537 Broadway.

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

TO LET or LEASE.—The Store and Upper Part of Building No. 62 White-st., only three doors west of Broadway. Also, the new five-story Building in the rear, with best of light. The whole suitable for mercantile or manufacturing purposes. Apply to A. SMITH, No. 64 White-st., (next door.)

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. 85 Nassau-st.

TO LET CHEAP—Houses Nos. 150, 154, 158 50th-st., between Broadway and 8th-av.; Croton, baths &c. Rent $400. Also No. 137 East 50th-st. Rent $300. Apply to MACFARLAN & MERRITT, No. 49 3d-av.

TO LET—Two splendid Show Rooms, on Broadway below Canal-st., with front, rear and center lights, water and a good entrance. Apply to GROVER, BAKER & Co., No. 495 Broadway.

TO LET.—The upper part of a three story and attic brick Dwelling, No. 188 Henry, near Jefferson, consisting of two fine large parlors with folding doors, four bedrooms, and back basements.

TO LET.—In No. 257 Broadway, (opposite City Hall) a Large Room on third floor, well lighted, suitable for an office or light manufacturing business. Rent $250. Apply as above, to WILLIAM MURPHY, No. 257 Broadway, up stairs.

TO LET—An elegant Country Seat with grounds and four acres of land at Hyde Park depot, directly on the Long Island Railroad, 17 miles, one hour's ride from Brooklyn. Price $600. Apply at Hyde Park depot, or No. 39 Broadway, up-stairs.

TO LET.—The new Store, N. W. corner of 3d-av. and 33d-st.; also Store No. 435 Third-av., will be rented low for any respectable business; also the modern built Dwelling House, No. 151 Avenue B, opposite Tompkins-square. Apply to W. THOMSON, No. 154 Malden-lane.

TO LET—The two story and attic brick House, No. 37 Wooster-st., near Canal-st. Apply to J. A. LAWRENCE, No. 173 West 23d-st.

TO LET—At low rents, two of the row of hand some new three-story Houses, with veranda in front on the north side 86th-st., directly west of 4th-av. The stoop is 126 feet wide, flagged and lighted, and location desirable. Croton water, &c. Rent $350. Apply to SILLICK & OSBORN, 95th-st., near 4th-av., or to R. L. SUYDAM, No. 156 Waverly-place.

TO LET—Store north-east corner of Broadway and Canal-st.; a store east side of Broadway and north of Canal-st., two stores in Canal-st. east of Broadway; one small store in rear of Broadway, corner house; two corner basements on Broadway; a two-story house in Chambers-st.; a 2d, 3d and 4th loft, entrance on Broadway, 38x100; four lofts on Chambers-st.; will be let for a term of years to good tenants. Apply to F. DICKIE, 144 Chambers-st.

TO LET—House No. 82 Lexington-av. To be seen from 12 to 3 P. M. Rent to satisfactory tenant $750.

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 40 by 42 feet, nearly new, with suitable outbuildings in good order; a large Front House, pleasantly situated; suitable for Gardner 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 bearer. There are about eleven acres of land, including the lawns and grounds, belonging to the house. Upon the grounds are a variety of selected Fruit; the Water is good, and the House was built by a very substantial mechanic, with an 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 3 hours by railway and three hours by steamboat from the city of New-York; is 1½ miles from and has a view of the Hudson River; is near the Post-Office, which daily mail the morning papers come to hand about 10 o'clock A. M. There are good Schools in the village, and extensive meeters 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. 68 Liberty-st.; DANIEL CROMWELL, Jr., No. 41 Front-st., or to JOHN CROMWELL on the place.

FOR SALE or to LEASE—A Steam Flour Mill, situate at the corner of Lewis and Broome-sts., in the City of New-York, and known as "The New-York City Flour Mills." The building is new, has been erected in the most substantial manner, and is provided with a new steam-engine of sixty horse power, which can be increased and milling machinery, new and complete, in all its parts, and embracing every improvement for carrying on an extensive and profitable business. It has six run of stones, can grind 1,500 bbls of flour per week, and its location from its proximity to the East river is very desirable. The door of this mill has been tested, and is of the very first quality. For terms, &c., apply to E. M. WILLETT, No. 67 Wall-st.

FOR SALE—Situated near the Heights, Brooklyn, the two-story Brick House and Lot No. 30 Willow-st., corner of Orange, between the Fulton and Montague Ferries. For terms apply to STEPHEN WICKES, Orange, New-Jersey, or to J. HOWARD & SON, No. 94 Broadway, New-York.

FARM for SALE—100 acres of beautiful Land, under a high state of cultivation, with a good dwelling house, barns and all necessary out-buildings. For further particulars apply to E. WEBSTER, No. 115 Nassau-st.

FOR SALE CHEAP and VERY LITTLE MONEY WANTED—Four four-story BRICK HOUSES, Nos. 144 and 146 8 and 412 12th-st., between Avenues A and B. JOHN BUXTON, Jr., No. 61 Chambers-st.

FOR SALE—A Valuable and Productive FARM, beautifully situated in Burlington, Conn., near an excellent market and containing about 200 acres of choice land, with excellent farm-house, barn, &c. all complete. For particulars apply to DOYLE & TUTTLE, No. 65 Chatham-st., New-York.

FOR SALE CHEAP—Only $700 in cash required—a beautiful Country Residence, suitable for a gentleman doing business in the city, being about 50 minutes' ride from the city and only three minutes' walk from station. For further particulars apply to W. A. WHITE, No. 56 Allen-st., N. Y.

FOR SALE—Two Houses in Jefferson-place, Williamsburgh, well located and near the Peck-slip and Houston-st. Ferries. Price moderate and terms easy. Apply to SYLVESTER LAY, No. 18 Wall-st.

FOR SALE—A first-class three-story and basement House, containing the modern improvements, situated near Washington-square. Possession given on or before the 1st of May next. For terms, &c., apply to SYLVESTER LAY, No. 18 Wall-st.

FOR SALE—In Lyme, Conn., a two-story modern House situated on the main street, nearly new and in good repair. It contains ten rooms, convenient pantries, a garret and cellar; soft water of well-water, pump in house, shrubbery, young fruit trees, &c.; near the house also a barn. The quantity of land connected with the above is about three acres. Inquire on the premises, or at No. 66 Broad-st., up-stairs.

FOR SALE—The House, Barn, and 8 years' Lease of Lot on Southwest corner of Broadway and first-st., now occupied as a Grocery and Liquor store. A prime location for a first class one. Inquire of R. BENNER, Esq., No. 75 Nassau-st., or 126 Warren-st.

FOR SALE at YONKERS—Three adjoining Lots, 25x100, on Buena Vista-av., near north of the summer residence of Dr. Chilton, between Prospect and Hudson-sts. They will be sold cheap, and on favorable terms. Apply to SILAS DAVENPORT, No. 47 Wall-st.

FOR SALE—The lease of the premises now occupied by W. T. JENNINGS & Co., No. 291 Broadway.

FOR SALE—A new three story and high basement Brick House, with counter cellar and court yard in front, situated in a beautiful and healthy location on 53d-st., between 2d and 3d-ave. The House is finished by the day in the best possible manner, with all the modern improvements. Price $5,000. Terms easy. Apply to EDWARD FOUNTAINE, on the premises.

FOR SALE—Two new first-class four-story Houses, 20 by 55 feet equal with party walls to 21 wide, on 24th-st., south side, between 4th and Lexington-ave., 100 feet from 4th-av., built in the best manner by first-class mechanics, under the superintendence of THOS. R. JACKSON, Esq., Architect; furnace communicating with each room; gas speaking tubes and bells throughout; double water to 2d story; statuary mantles, hot and cold water, marble basins, &c., to 2d story; block tin pipe for drinking and replete with conveniences; will bear a thorough examination; ready for occupancy by 15th March. Terms liberal. Apply to A. H. MULLER & Co., No. 2 Pine-st., basement, corner of Broadway.

FOR SALE—That handsome private Residence, No. 55 Broome-st., house built in the most commodious manner, three stories and basement, with ten-room Croton water, bath-room, &c.; also a covered alley way; handsome shade trees in front. Lot 25 by 100 feet. Terms easy. E. DE MOTT, No. 17 Spruce-st.

FOR SALE—House No. 50 St. Marks place, brown stone front, price $14,000. House No. 174 East 19th-st. (brick,) price $6,700. House on south side of 17th-st., between 2d and 3d-av., price $5,500. Two Houses on north side of 16th-st., between 3d-av. and Irving-place, price $9,000 each. Two Houses, brown stone fronts, on east side of Lexington-av., between 29th and 30th-sts., price $14,500. House No. 135 East 18th-st., brown stone front, price $13,500. Two Houses (brick) on north side of 35th-st., between 2d and 3d-avs., price, $6,250. Apply to MACFARLAN & MERRITT, No. 49 3d-av.

FOR SALE—At a bargain, at north-west corner, and lot adjoining 50 by 100, situated on the highest ground in Broome-st., between the Bowery and Broadway. Also on Broadway, the south-east corner of Pine-st. and Broadway. Also, the north-west corner of Broome-st. and Broadway, 50 feet by 100. Also, the north-west corner of Crosby and Broome. Apply to R. G. PIERCE, corner Pine-st. and Broadway, under Metropolitan Bank.

FOR SALE, or EXCHANGE for a modern House up-town—The two story brick Dwelling House and lot of ground, 24x60 feet, No. 213 Tompkins-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—The valuable property, No. 137 Elizabeth-st., near Broome; substantial two-story and attic Brick House in front, with three-story Frame House in the rear, and lot 25 feet by half the block. The premises have, within the past year, been put in good repair, and the rent for the above, $85. Will be sold for $7,300. If applied for soon. Part can remain on mortgage. Apply to J. H. FANNING, No. 129 2d-st., before 9 A. M. and after 2 P. M.

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 Farm House &c., &c., the whole being in good order. The steamers Alice Price and Golden Gate touch every day at Brown's Dock, which adjoins the premises. For further information apply to MORGAN & PARKER, No. 91 Barclay-st.

FOR SALE—The first-class three-story and attic brick House, No. 79 East 15th-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 125th-st., between 2d and 3d-ave. 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 or not, suitable for a packing yard or for other purposes. Apply to JAMES ROBINSON, No. 125 Pearl-st.

HOUSES at PRIVATE SALE—By ALBERT H NICOLAY, No. 4 Broad-st.

DWELLINGS.
FIFTH-AVENUE—4 story Brown Stone.
BOND-STREET—3 story Brick.
FOURTH-AVENUE—3 story Brick.
WAVERLY-PLACE—3 story Brick.
EIGHTEENTH-STREET—4 story Brown Stone.
THIRTY-FIRST-STREET—3 story Brick.
FIFTH-AVENUE—4 story Brick, Furniture and Stable.
SEVENTH-AVENUE—3 story Brick.
SIXTEENTH-STREET—3 story Brick.
THIRTY-FIRST-STREET—4 story Brown stone.
MADISON-STREET—2 story Brick.
TWENTIETH-STREET—Two 4 story Brick.
FORTY-FIRST-STREET—4 story Brown Stone.
SIXTEENTH-STREET—4 story Brick, English Basement.
MADISON-STREET—2 story Brick Leasehold.
THIRTY-FIRST-STREET—3 story Brick.
BROOME-STREET—2 story Brick.
TWENTIETH-STREET—4 story Brown Stone.
NINETEENTH-STREET—4 story Brown Stone.
BOND-STREET—2 story Brick, to Lease.
TENTH-PLACE—3 story Brick.
TWENTY-SIXTH-STREET—3 story Brick.
FORTIETH-STREET—4 story Brick.
FOURTH-STREET—3 story Brick.
TWELFTH-STREET—3 story Brick.
TWENTY-SIXTH-STREET—3 story Brick.
THIRTEENTH-STREET—4 story Brown Stone.
TWENTIETH-STREET—2 story Brick.
THIRTY-FOURTH-STREET—Two 4 story Brick.
THIRTY-FIFTH-STREET—4 story Brick.
THIRTY-FIRST-STREET—3 story Brick.
AVENUE A—Three 4 story Brick.
THIRD-AVENUE—2 story Frame (large.
ONE HUNDRED AND TWENTY-FOURTH-ST.—Frame Cottages.

STORES.
SOUTH WILLIAM-STREET—4 story Brick, running through.
MAIDEN-LANE—3 story Brick. [to Stone-st.
WILLIAM-STREET—Two 5 story Brick.
JOHN-STREET—Two 5 story Brick.
BOWERY—Two 2 story Brick.
JOHN-STREET—Corner of Gold, Two 4 story Brick.

Also, a large quantity of Houses in various parts of New-York, Brooklyn and Williamsburgh. For full particulars apply at the office, No. 4 Broad-st. (959)

HOUSE for SALE.—The modern-built three-story-and-basement Brick House, known as No. 91 St. Marks-place, (4th-st.) The house was built about four years ago, contains all the modern improvements, and will be sold with the lot as a great bargain. The house is 20 feet wide by — feet deep. The lot is the same width as the house and 90 feet deep. Price $8,000. Inquire at THE SCIENTIFIC AMERICAN OFFICE, No. 128 Fulton-st., for permission to see the house and for further particulars.

HOUSE for SALE or to LET—Corner of 1st and Bloomfield-sts., Hoboken. Also a Store to let, No. 1 Vesey-st. Inquire of WM. HINDHAUGH, No. 1 Vesey-st., Astor-House.

HOUSE and STABLE for SALE.—The three story Brick House and Lot, No. 75 Third-av. The Lot is 25 feet wide, and 100 feet deep, to an alley in the rear, in which is a good Brick Stable. Apply to MACFARLANE & MERRITT, No. 49 3d-av.

JERSEY CITY.—For sale six Lots, 21 by 100, in Grand-st., Jersey City, north side, between Van Vorst and Henderson-sts., four minutes from the ferry, on the 60th block, beautifully located; the street 80 feet wide; no nuisance in this part of the city. Twenty-four first-class houses built this last year on the next block, and twelve more to be built this summer on the adjoining block. These lots are the best lots in the city; fine view of the Bay and Staten Island; large willow trees in front. Part of the purchase-money can remain. Will be sold at a bargain if sold soon. Inquire of J. H. BROAS, No. 136 Water-st., New-York, or No. 17 Morris-st., Jersey City.

LOTS.—PART of "BERRY FARM" for SALE.—A few nice Lots in Brooklyn, in the VIIth Ward, viz: 8th-av., between 13th and 14th-sts.; 1 lot corner of 4th-av. and 13th-st., and 1 lot on 7th-st., near 6th-av. Title perfect. Terms easy. Inquire at No. 55 Wall-st. Office No. 10 of Attorney.

LOTS on BROOKLYN HIGHTS.—Four Lots, each 25 by 75, running through to Furman-st. (two are corner lots.) Title perfect and free from all incumbrance. Price $2,000 each, cash. Apply at No. 13 Gold-st., up stairs.

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, on the East River at Whitestone, L. I., only two minutes' walk from the steamboat landing, consisting of spacious mansion and outbuildings, the grounds and lawn, with from two to ten acres of land, as may be desired. The situation is high, commands a good view of River and Sound, and may be reached in one hour from Fulton market, daily, by steamers Croton and Norwalk.

Also for sale, a few choice Villa Sites adjoining the shore and fronting the water—a rare opportunity. Apply to CHARLES S. WILLIAMS, at No. 134 Fulton-st., or to D. S. WILLIAMS, at Flushing, L. I.

THE ENGLISH BASEMENT HOUSE, No. 141 East Thirteenth-st., near 1st-av., now finishing. Lot 20 by 103 feet, house 26 by 48 feet, with vault, bath-rooms, and all other modern conveniences, finished in the best style of workmanship. Any person wishing to purchase a most conveniently arranged and in all respects a well built house, will do well to examine this house before purchasing. Apply to M. BAKER, foreman, on the premises, or to THOMAS McELRATH, Tribune Office.

TO be SOLD—On easy terms, a beautiful Farm, of 125 Acres, of which 50 are cultivated, with House, Barns, Stables, Fruit and Vegetable Garden, situated on Long Island, on the Farmingdale Road 16 miles from Brooklyn, 6 from Hempstead, 53 from Hicksville Railway Station. Address A. B., Box No. 157 Tribune Office.

VESEY-ST. PROPERTY for SALE.—The lease for 21 years and renewal for 21 more, of the extensive building No. 38 Vesey-st., with privilege of alterations. The location is noted to be the center of trade, and more desirable for all such purposes as extensive Furniture, China, Sanders, or equally for Dry Goods Importers or Jobbers than any other in this valuable city. As it will be sold, parties desiroing to remove, will do well to call early. JAMES F. WENMAN, No. 38 Wall-st.

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 23d-st., or at No. 25 Office, between 12 M. and 1 P. M. SLOAN & LEGGETT.

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. 190 Broadway.

$12,000.—FOR SALE—A splendid Farm (150 acres) in the village of Kingston, township of south Brunswick, Middlesex Co., New-Jersey. 3 miles from Princeton and 40 from New-York, containing a four-year old orchard bearing 4,000 baskets of peaches, and also other fruit, with 40 acres white oak timber land. Real Estate Agent, No. 282 Broadway.

$7,000 FARM for SALE or to LET.—A Dairy, Grain and Stock Farm of Wood, Meadow, tillable and pasture, on south side of Long Island. Also a handsome two-story Cottage Garden, &c. Rent $150, price $1,500. Possession forthwith. Particulars at No. 114 McDougal-st., near Amity, at 10 A. M. to 4 P. M.

$10,000.—FOR SALE, in the Village of Hempstead, L. I., forty acres of Land, with large new House and good out-buildings, fruit, shrubbery, &c., all in good order, for $10,000; also adjoining 64 acres, beautifully situated, for $100 per acre; also a fine contiguous lot in the same village, for $600. Apply to M. L. SHELDON, No. 55 Nassau-st.

$4,000.—THE CHEAPEST PROPERTY in the CITY at PRIVATE SALE—That handsome new three story and basement House, with two Lots of Ground each 25 feet front, situate on 4th-st., corner of 4th-av. The house is finished in the best manner, with marble mantels, sliding doors, handsome front piazza, Croton water in the house, &c. Terms easy. E. DE MOTT, No. 17 Spruce-st.

$2,500—And only $500 required in cash—To purchase one or two handsome three-story and basement brick Houses in a pleasant neighborhood. The houses are well built with hard-finished walls throughout; handsome counter, and large shade trees in front; situated on Stillman-st., near Marcy-av., and but 35 minutes from Fulton ferry, and 15 minutes' from Peck-slip ferry. E. DE MOTT, No. 17 Spruce-st.

$2,600.—A beautiful COTTAGE HOUSE, in a very pleasant neighborhood, near 34-av., and but forty minutes' distance from the City Hall by railroad. The house contains nine finished rooms (the walls filled in with brick), roof tinned, Croton water in the house, handsome front piazza with French windows, court yard in front. Lot 25x100 feet. E. 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 at $3,000 each, the balance on favorable terms. If not taken by the 8th 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.

COMMERCIAL and CLASSICAL SCHOOL, No. 76 Henry-st., New-York, SOLOMON JENNER, Principal.—The Proprietor returns his grateful acknowledgements to his numerous patrons and friends for past favors. He would inform the public that particular attention is paid to the Juvenile department. The Commercial and Mathematical classes are set in strong hands and thoroughly instructed. The apparatus for illustrating Astronomy, Chemistry and Philosophy is ample and complete. The higher classes pursue the Latin, Greek, French, Spanish and German Languages, upon the most approved systems.

REFERENCES.
Rev. John M. Krebs, D.D. — Hon. Jacob A. Westervelt.
Rev. Isaac Ferris, D.D. — Hon. James Harper.
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MOUNT WASHINGTON COLLEGIATE INSTITUTE, 1 and 3 Washington-square (entrance No. 158 Macdougal-st.) GEORGE W. CLARKE, A. M., and JAMES FANSING A. M., Principals will commence the first term of its eleventh school year on the second MONDAY of September, 1854. Pupils received from seven to twenty years of age and taught in all the branches of academical learning preparatory to business or to enter the College, including a thorough knowledge of French, Spanish, Italian and German Languages, Book-Keeping by double entry, the arts of Drawing and Painting, together with theoretical, and in some cases, practical Surveying.

A Circular containing regulations, terms, references, &c., may be had at the Institution.

PROFESSIONAL CARD.—Mrs. EDWARD LODER, Leader of the Royal Academy of Music, Professor of Italian and English Singing, &c. No. 16 Carroll place, Brooklyn. Mrs. E. LODER's system of teaching (tested by thirteen years successful practice in New-York) insures a rapid and perfect development of the voice, purity of style, and brilliance of execution. For terms, &c., apply personally or by letter, at No. 16 Carroll-place. Can be seen between the hours of 12 and 2 o'clock.

Dancing Academies.

A. FODWORTH'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 meetings on Saturday for exercise, with band of music. Lessons for Gentlemen on Monday, Wednesday and Thursday evenings; general practice with band, on Saturday evening.

Piano-Fortes.

A GREAT BARGAIN.—A beautiful $300 seven-octave, round corner, rosewood Piano-Forte for sale for $225, excellent tone, metallic frame, perfect in every particular; fully warranted by the best city makers, been used less than three months. It can be seen from 9 till 3 o'clock, at No. 151 Hudson-st., near St. John's Park. The owner soon sails for Europe.

A GREAT BARGAIN.—BERRY & GORDON, No. 297 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, $60, $65, $70, $110, $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 $10, 6 $15, octave, new and second-hand, for $30, $40, $50, $65, $75 and $100. PREMIUM PIANOS—Hallet, Davis & Co.'s celebrated grand square and Pollaus, 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 Square 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. B. CHAMBERS, No. 365 Broadway, Manufacturer.

FIRST PREMIUM PIANO-FORTES.—LIGHTE, NEWTON & BRADBURY, No. 32 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 First 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.

HORACE WATERS, Sole Agent for T. Gilbert & Co's Premium Æolian Pianos the merits of which have won for them a world-wide reputation. Also T. Gilbert & Co.'s Boudoir Pianos to be had of him low as can be had at the factory. A large assortment of Pianos of other celebrated make, at prices which defy competition. No. 333 Broadway, New-York.

PIANO-FORTES.—R. GLEN & Co. have removed their Piano-Forte Manufactory and Warerooms from No. 194 Fulton to No. 83 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. 467 Broadway, consisting of George Hews's celebrated American Patent-Action Pianos, and a variety of New-York and Boston make, with and without the Æolian. Also, Boudoir and second-hand Pianos for sale or to let. N. P. B. CURTIS, No. 477 Broadway.

VIOLONCELLO.—A valuable old Italian Violoncello and two old Violins, for sale. Inquire of CHAS. L. BARNES, No. 9 Cottage-place.

Furniture, &c.

FOR SALE—Various articles of Parlor and Basement Furniture. Will be sold cheap as the family are about moving to the country. Inquire at No. 42 Attorney-st. Also a valuable half acre lot of ground in Industrial House Association, No. 2.

GREAT BARGAINS in FEATHERS, BEDS, MATTRESSES, &c., at CRAWBUCK'S, No. 338 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, Palliasses, Beds, Cots &c., all of which have been purchased at cash prices, and will be sold at such