A GENTLEMAN and his WIFE, or two or three Gentlemen, can find pleasant Rooms with Board, at No. 62 Hudson-st., near Chambers. No removing at May.

A FEW SINGLE GENTLEMEN can have pleasant Rooms and partial Board in a private family, at No. 44 8th-st.

BOARD.—A Gentleman and his Wife, or two or three single Gentlemen, can be accommodated with a fine suite of Rooms and Board in Williamsburgh. The location is the best in the city, only three minutes' walk from Peck-slip Ferry. The house is new, large and elegant, with all the modern improvements in use. The family is very small, and no other boarders. A family with strictly moral habits will be required, and religious habits preferred. This offers an unusual opportunity for those wishing the comforts of a home and who are willing to pay an equivalent. Address H. T., Box No. 543 New-York Post-Office, giving reference.

BOARD—A family having more room than they require would let to a Gentleman and his Wife a large Room and Pantry on second floor, unfurnished. Also, two or three single Gentlemen may obtain very desirable Rooms, neatly furnished, with Board. House pleasantly located, and complete with gas, baths, &c. Inquire at No. 165 East 14th-st., near 2d-av.

BOARD.—A large front parlor, with pantries, also a back parlor on second floor, furnished or not; suitable for gentlemen and their wives. A few single gentlemen can be accommodated. Apply at No. 65 East Broadway.

BOARD.—A Gentleman and Wife can obtain pleasant room and good Board in a respectable private family, residing on No. 42 Hammond-st. The house is modern-built and pleasantly located, where the comforts of a quiet home may be enjoyed. Terms moderate. Good references given and required. Possession immediately.

BOARD—Families and Single Gentlemen can be accommodated with pleasant Rooms and Board at No. 599 Houston-st., near Broadway. Also to let a Basement suitable for a Physician. References exchanged.

BOARD—Rooms in Suites, also single Rooms, may be obtained at No. 27 Irving-place, corner of 16th-st. Application to be made until the 1st of May at No. 11 University place; after that on the premises.

BOARD and a pleasant ROOM for one or two Gentlemen may be obtained at No. 42 West Washington place. References required.

BOARD—With pleasant Rooms, furnished or unfurnished, with Breakfast and Tea, and Dinner on Sundays, at No. 4 Fourth-st., convenient to stage and railroad.

BOARDING.—A Private Family can accommodate a Gentleman and his Wife with a room or rooms (unfurnished) and board, in a first-class house and in a very desirable loca ion, not 15 minutes' walk from the Ferries. One or two single gentlemen can be accommodated with furnished rooms and board. Inquire at No 68 Willoughby-st., Brooklyn. References given and required.

BOARDING—A suite of handsomely-furnished Rooms on first floor, communicating, will be let with or without private table, in a house pleasantly located, having the modern improvements attached. Apply at No. 145 8th-st., between Broadway and 4th-av.

BOARDING.—Parlors with Bedrooms attached, suitable for Families or a Gentleman and Lady, can be obtained at No. 3 Le Roy-place, Bleecker-st.

BOARDING—At Nos. 45 and 47 East Broadway; pleasant rooms for Gentlemen and their Wives; also Rooms for single Gentlemen. Apply at No 45.

BOARDING—Four Single Gentlemen who desire Board, and wish to occupy a room together, can be accommodated with a large neatly-furnished Room, pleasantly situated, at No. 30 King-st. Terms moderate.

BOARD UP-TOWN.—A Gentleman and Wife, or two single Gentlemen can have Board, with pleasant apartments at No 234 10th-st. Gas, Bath-Room, &c. No May removal.

BOARDING at No. 177 East Broadway.—Two Gentlemen and their Wives can be accommodated with Parlors and Bedrooms on the 2d and 3rd floors. Likewise a single room to let.

BOARDING.—A Gentleman and Lady can be accommodated with a pleasant back Room and Bedroom in the third story of house No. 172 East Broadway, or two or three Gentlemen with breakfast and tea. Reference required.

BOARD in SOUTH BROOKLYN.—A Gentleman and Wife, or two or three single Gentlemen, can be accommodated with large Rooms delightfully situated in the stone house No. 307 Henry-st., South Brooklyn, within five minutes' walk of the Hamilton Ferry or ten of the South Ferry.

BOARD in BROOKLYN—Within five minutes walk from Wall-st and Atlantic Ferries. Unfurnished Rooms for a gentleman and wife, or a single gentleman, in a house with modern improvements. Inquire at No. 62 Livingston-st.

BOARD.—Room, Bedroom and Pantry, for a Gentleman and Wife, with Board, where there are but few boarders. Best of references given. Apply at No. 112 Madison-st.

BOARD WANTED—A Gentleman and Wife desire to obtain permanent Board, with a furnished front Room on second or third floor, in a private family; or with a few boarders; a quiet, plain, respectable home is required; location must be within five minute's walk of No 10 Bowery. The best of reference given and required. Address J. W. B., (J. W. Lester's Hat Store,) No. 10 Bowery. Terms must be moderate.

BOARD WANTED.—A large Room furnished, for a Gentleman and his Wife, in a private family, in a house with all the modern improvements. Location below 14th-st. Price not to exceed $10 per week. Address HOPKINS, No 255 Water-st.

BOARD WANTED for a Gentleman, Wife and Child, 3 years old, within 20 minutes walk of the City Hall. Address, stating terms location &c., T M, Tribune Office.

BOARD WANTED—For a Gentleman and Wife, within one hour's ride of the City Hall, New-York, for the season if satisfactory. Address W P. D., Tribune Office, for three days.

FURNISHED ROOMS near WASHINGTON-SQUARE.—A pleasant front Parlor and Bedroom on 2d floor to let to a genteel family (no children) or one or two single gentlemen, from 1st of May. Meals furnished in their room. The house has all the modern improvements. Inquire at No. 11 St. Clemente place in Morgan-st., between Waverly-place and 8th-st. Unexceptionable references required.

FURNISHED ROOMS to LET—In a private house, for Gentlemen only, with or without breakfast and tea, at No 5 Bond-st.

FURNISHED or UNFURNISHED ROOMS, with or without partial Board, may be had by applying at No. 7 Bond-st. a few doors from Broadway.

NO. 23 WASHINGTON-PLACE, between Broadway and Washington-park—This house, new and newly-furnished, containing all the modern improvements, is designed for the purpose of furnishing first class accommodations to a limited number of Boarders. Those desiring to secure Rooms for the season in the most desirable location which the city affords, will do well to apply immediately. References exchanged. A. L. SMITH.

ROOMS, FURNISHED, to LET—With partial Board; a very pleasant front Room, second story; also, the back Room same floor, elegantly furnished, with Parlors, Bath, &c.; to one, two or three respectable Gentlemen. The house now occupied by a private family. Inquire of F. McCREADY, No. 143 Fulton-st., or at No. 3 Amity-st. from 5 to 7 P. M.

ROOMS WITH BOARD.—Very desirable Rooms, furnished or unfurnished, with Board, may be obtained by applying at No 161 West 16th-st. Baths, gas &c. References required.

TO GENTLEMEN.—Large and agreeable Rooms to let in a first class house, occupied by a private family. Apply at No. 27 Bond-st., between 4 and 6 P. M.

THE SUBSCRIBER having taken a large House with all the modern improvements, water, gas, bath, &c., in West Washington place is willing to accommodate three or four single Gentlemen or Gentlemen and their Wives, with full or partial Board for the coming year, beginning from the first of May. For further particulars inquire at No 122 Waverley-place. References exchanged.

TO LET—To two single Gentlemen, with or without breakfast and tea, a suite of very nicely furnished Rooms, front and back parlor, on the second floor; the house contains all the modern improvements, location pleasant, west of Broadway, but two or three minutes walk from the Metropolitan Hall. In a small, genteel, private family, where no other boarders will be taken. B W. RICHARDS, No. 307 Broadway.

WANTED—Unfurnished Rooms and Board for a Lady and her Daughter, below Bleecker-st. Address P. L., at the office of this paper, for two days.

WANTED.—Board is desired in a respectable and genteel private family, by two young Ladies, who wish the comforts of a home. References exchanged. Location west side of Broadway. Address G E A., Tribune Office.

Houses to Let.

A BROADWAY STORE to LET or LEASE—150 feet deep. Inquire at No. 707 Broadway.

ARTIST'S STUDIO.—The Rooms recently occupied by the Dusseldorf Gallery, (No. 543 Broadway, 2d floor,) being the most desirable in the city for artist's use, will be rented on reasonable terms. Apply to GEO. F. PETERSON, No. 379 Broadway, or LEMUEL SMITH, No. 100 John-st.

BROADWAY STORE to LEASE.—Store No. 751 Broadway, to be completed before May 1, near 8th-st. 36 feet in depth, 19 feet ceilings, being one of the finest show rooms on Broadway. Also a roomy basement store, suitable for a bootmaker or upholsterer. Also the upper floors of the front and rear buildings well adapted for a dressmaker. Apply to FRANCIS T. GARRETTSON, Counsellor-at-Law, No. 52 John-st.

BROADWAY STORES to LET—The Stores, with the dwelling part of Houses, Nos. 470 and 472 Broadway. Inquire of C. & A. C. POILLON, No. 67 Chatham-st., over Chatham Bank, from 9 to 12 A. M.

CARRIAGE HOUSE.—To Lease, the large and superior Carriage-House premises, occupying the whole lot No. 58 East 16th-st., (midway between Union and Stuyvesant-parks,) arranged with every convenience for two or three private establishments. Apply to the owner, No. 64 East 16th-st., or 5 Barling-slip.

CHEAP RENT in WILLIAMSBURGH, eight minutes' from Peck slip Ferry, near 7th-st. and Division-av. Two three-story and basement brick Houses, thirteen rooms and pantries, marble mantles in parlors, &c. Rent $365. Inquire of S. COCKCROFT, No. 72 South 7th-st.

COTTAGES at RAVENSWOOD to LET.—Two roomy, convenient Cottages, with front yards and gardens in rear, at Lower Ravenswood, within two hundred yards of Astoria steamboat landing. Stages pass the houses every half hour from Astoria to Williamsburgh and Brooklyn. Apply to J. S. HARRIS, near the premises, or HARRIS & Co., No. 29 Peck-slip, New-York.

FURNISHED HOUSE to LET from MAY to NOVEMBER; is well situated, above 14th-st., and will be let for $100 per month. Address Box No. 454, Post-office.

HOUSE on 86th-st., (Yorkville,) TO LET.—One of the row of handsome new three-story Houses, with verandas in front, on north side 86th-st, directly west of 4th-av. The street is 140 feet wide, flagged and lighted, and the ground being high renders the location very desirable—Croton, water, &c.; rent $350. Apply to R. L. SUYDAM, No. 138 Waverly-place, or of SELLICK & OSBORN, 86th-st., between 3d and 4th-avs.

OFFICE ROOM to LET—Suitable for Insurance and Bank Agencies. Apply to N. R. COBB & Co., 29 Wall-st.

ROOMS with STEAM POWER to LET—Suitable for all kinds of Manufacturing purposes, in the six five-story buildings, Nos. 211, 213 and 214 Center-st, and Nos. 137, 139 and 141 Elm-st., between Howard and Grand-sts. The rooms vary in size from 25x95 feet to 125x25 feet. The rooms are well lighted and furnished with Croton water, water closets and gas pipes. Apply to W. A. ALLEN, on the premises.

ROOMS to LET, with STEAM POWER.—Apply to DIETZ, BROS. & Co., No. 134 William-st.

ROOMS to LET—With Steam Power, 36x60, well lighted, at the corner of Greenwich and Beach-sts., expressly adapted for light mechanical purposes. Also, smaller rooms. No. 386 Greenwich-st. FERRIS & FABER.

SEVERAL OFFICES to LET at No. 14 Maiden-lane, well adapted for Jewelers, Fancy Goods Dealers, &c. Immediate possession given. Apply on the premises to THOMPSON & ROESLER.

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.

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

STEAM POWER.—Rooms to let with steady Steam Power in the new buildings Nos. 7, 9 and 11 Canal-st., between Centre and Elm-sts., running through to Walker-st. Apply to J. GUDU, Engineer, on the premises.

STEAM POWER—With well-lighted Rooms, to Let, well adapted for mechanical or manufacturing purposes, in a first-rate location for business. Apply to I. & G. H. WALKER, Nos. 180 and 182 Center, corner of Hester-st.

STEAM POWER to LET—In light and airy Rooms in a new building in Cliff-st. J. C. HULL & SONS, No. 168 Cliff-st.

STEAM POWER to LET—With the entire 3d floor, (125 feet long,) 33 Gold-st.; or it would be divided in two or three rooms, it being well lighted on both sides, and well adapted to light manufacturing purposes. Apply to ABM BARTHOLF, 33 Gold-st.

STORE, VAULTS and CELLAR to LET, corner of Beekman and Pearl-sts., under New Market Bank. Inquire at No. 19 Peck-slip, corner of Water-st.

TO LET—Apartments, to a small neat family. Apply at No. 91 Madison-st., from 10 to 12 A. M., and 4 to 6 P. M.

TO LET—To an adult family, part of a good House having the modern conveniences, near 36th-st and 8th-av. Address Box 2,521 General Post Office.

TO ARCHITECTS, ARTISTS, ENGINEERS, COMMISSION MERCHANTS, DAGUERREOTYPISTS, DENTISTS, ENGRAVERS, PIANO-FORTE MAKERS, BOOKSELLERS and STATIONERS.—Stores and Offices to Rent in Appleton's Building, Nos. 346 and 348 Broadway. They are heated by steam and possess every convenience. The situation is most central and the rooms are suitable for all kinds of business not of a manufacturing nature.

TO LET—In Williamsburgh, in South 4th-st., between 5th and 6th, a large, entirely new three-story brick House, finished in the best manner, with brown stone basement, marble mantles, heavy cornices, gas &c., at a moderate rent. Inquire at No. 42 South 7th-st., Williamsburgh, or of L. T. VOIGT, No. 252 Broadway, N. Y.

TO LET—A genteel Cottage, containing eight rooms, in Prince-st., Brooklyn. Rent low. Apply at the tea store, No. 176 Myrtle-av.

TO LET—The five-story brick Dwelling-House No. 461 Broome-st near Broadway, well adapted for a large family or genteel boarding house. Apply to C. B. KEELER, at Eagle Hotel, corner Frankfort and William sts.

TO LET—The second and third floors of a first-class Dwelling House on Tompkins-square, from 1st of May next, (Croton water through the House, and privilege in bath room) to a small family. Inquire on the premises, No. 133 Avenue B. Can be seen after 11 o'clock A. M. References required.

TO LET—The four upper floors of the building No. 96 Crosby-st., suitable for manufacturing purposes. Apply to LIGHT & NEWTON, No. 22 Canal-st.

TO LET—A large Store northwest corner of 6th-st and 1st-av., a commodious, large convenient store, and a capital location for most any kind of business. Apply at No. 96 7th-st., of L. BECK, where all particulars will be given. Office hours from 8 to 9 in morning, and 6 and 7, afternoon.

TO LET—The very desirable Store No. 122 Nassau-st., opposite the new marble block. Also, to let a pleasant office on second floor of same building. Apply to LEWIS COLBY & Co., No. 122 Nassau-st.

TO LET—The upper part of a first class house, to a small genteel family—No 158 West 34th-st.

TO LET—Two two-story Frame Dwellings, filled in with brick to peak, with high brick basements, on Van Brunt-st., 50 feet west of Nostrand-av., Brooklyn. Inquire of W. J. MUNN, Mechanics' Bank, New-York.

TO LET—At Stapleton, Staten Island, (between the lower Landings), being the fourth house north of the Sailors' Retreat. The two story and attic brick House (painted brown) with Furniture, six lots of Ground, and Carriage-house, for five months, or for one or three years, with or without the furniture. Inquire on the premises.

TO LET or LEASE, in the Broadway Bank building, to approved tenants a number of very desirable Offices. Apply at the Bank, No. 237 Broadway.

TO LET—Three new Houses, pleasantly located on 53d-st., near 5th-av., three stories and basement, white marble mantles in parlors, basements, and second stories, and built in the best manner. Rent $400. Apply to JOHN H. LEE, No. 15 Centre-st., or to EDGAR T. FANNING, No. 24 Bayard-st.

TO LET or LEASE on Broadway, corner of Howard-st., the second, third and fourth stories of the Building No. 455 Broadway, N. W. corner of Howard-st., will be altered for the Broadway entrance and arranged for ware-rooms or offices. The fourth will be made a full story and arranged with suitable skylight for a first-class Daguerrean Gallery if desired. Also, the basement for a respectable Restaurant. Each floor 26 by 60 feet. Basement will be 26 by 75 feet. Apply at office of Broadway Insurance Company, No. 418 Broadway.

TO LET—The third story of that desirable building corner of Beekman and Gold-sts., 100 feet long, and lighted upon three sides. C. A. ALVORD, No. 29 Gold-st.

TO LET or FOR SALE—No. 76 Franklin-st., west of and near Broadway; a three story brick house, adapted for a dwelling or business purpose; lot 25x100. Apply to JOHN S. KELSO, No. 62 William-st.

TO LET—The new and elegant five-story Store No. 83 Murray-st. It has a handsome brown stone front, spacious vaults, gas, Croton water and every convenience. It is well built throughout, and in one of the best locations for business. Apply to FRANCIS SALTUS, No. 32 South-st.

TO LET—New, spacious and well-lighted Offices in Law Building, Nos. 75 and 77 Nassau-st. They are very desirable rooms for light manufacturing purposes having been built for that object, and to be rented reasonably. Apply to WM. HENDERSON, proprietor, Nos. 75 and 77 Nassau-st., New-York.

TO LET—The Store and Back Room No. 12 Peck-slip, a good location for a light business. Inquire on the premises.

TO LET—To a family of grown persons, part of a three-story House three rooms on second story with pantries between, one on the third, and basement; with privilege of bath-room. Apply at No. 50 West 29th-st., near 6th-av.

TO LET, or LEASE for SALE—The valuable Store and Basement No. 4 Murray-st., 20x75 feet, near Broadway, and suitable for most any kind of business. Apply to WM. THORNE, No. 129 Fulton-st., near Nassau.

TO LET—In Henry-st., near Pike, a desirable tenement, to a small family without servant or children, five rooms, wardrobe, pantry and Croton water, all on second floor, and one attic bedroom. Rent $250. For particulars inquire of E. F. ROGERS, at Fowlers and Wells, No. 131 Nassau-st.

TO LET in BROOKLYN—The House at the corner of Columbia and Poplar-sts., two minutes' walk from Fulton Ferry. Situation quiet and healthy; prospect beautiful. Good cellars and subcellars. Rent $350. Apply to JAMES SUCH, No. 50 East 15th-st., N Y. Stabling in the rear may be had. Immediate possession.

TO LET—Front and Back Parlors on the first floor, with or without Back Basement. Apply at No. 72 Eldridge-st.

TO LET—In Brooklyn the part of a House to a small family. It is near the Wall-st and South ferries. Inquire at No. 116 State-st., between Court and Clinton-sts. Brooklyn.

TO LET or for SALE—A Farm of about 20 acres, on Long Island, about 6 miles from Peck-slip ferry, near East New-York. On the place is a Cottage House, good barn, excellent well of water and choice young fruit trees. Will be sold on reasonable terms, or rented low to a good tenant. Apply at No 84 Myrtle-av., Brooklyn.

TO LEASE—At low prices for any purpose, a large number of Lots on 39th and 40th-sts., between 5th and 6th-ave, fronting Crystal Palace. Apply to R. G. PIERCE, corner of Pine-st and Broadway, under Metropolitan Bank.

TO LEASE for TEN YEARS—At a fair rent, five Lots on the corner of Broadway and 38th-st. Apply immediately to Pine-st., corner of Broadway, under Metropolitan Bank.

TO RENT—Country Seat at Fort Washington, on Hudson River, with 6 or 40 acres. Location, improvements, trees and shrubbery unrivaled. Rent $1,200, with immediate possession. Apply to R. G. PIERCE, Pine-st. corner Broadway, under Metropolitan Bank.

TO RENT—An excellent 3-story Brick Dwelling-House, suitable for a genteel family, in excellent order, 13 rooms. Apply on the premises, No 49 Rose-st., or to JOSEPH G. GURNEY, No. 22 Liberty-st., New-York.

TO RENT—No. 105 West 45th-st., rent $450; No. 243 West 31st-st., $750; 33d-st., between 5th and 6th-avs., $500; No. 322 6th-av., $650; No. 1,037 Broadway, $1,000; Revere Hotel, No. 1,085 Broadway, $1,400. Apply to R. G. PIERCE, Pine-st., corner of Broadway.

THREE FLOORS to RENT in the first class building No. 604 6th-av., building 25 feet front with water on each floor with immediate possession. Apply to R. G. PIERCE, corner Pine-st and Broadway.

TO FEEDMEN and GROCERS.—To Let, a Store, 20 feet front by 70 feet deep, two floors. The Store has been occupied for the last three years as a Flour and Feed Store; but a good stand for any business. There are also stalls for 14 horses, which may be rented. Apply on the premises, No. 688 8th-av. Large Feed Wagon, nearly new, and Fixtures for sale.

TO RENT—Two first-class Stone and Brick Houses at New-Brighton, Staten Island; replete with every convenience of Water Works, Dumb Waiter, Speaking Trumpet, Stables and Coach House, Garden Ground, &c.; commanding a most extensive view, surrounded by fine woods, and within five minutes walk of the Ferry. For a family desirous of combining city with country life in one of the most delightful locations around New-York, this holds out great temptations. Apply to CHAS. K. HAMILTON, No. 74 Beaver-st., New-York.

RENT $150.—House to Let at Fort Lee, 200 feet in rear of the camping ground on the palisades, 8 rooms, 4 minutes walk from the new steamboat Flora, which makes in summer four trips in a day. Fare 12½ cents. Inquire of C. S. FRANCIS & Co., No. 252 Broadway.

Houses Wanted.

WANTED—For a small family, part of a good-sized House, or the whole of a small house, between 14th and 40th-sts., and 7th-av. and North River. Address with particulars G. R., Tribune Office.

Real Estate for Sale.

A BARGAIN.—A Farm of 140 acres, situated six miles south of Paterson, N. J., 12 west of Newark, on the Passaic River; soil good; orchards of good grafted fruit, 12 acres in wood; a good comfortable house, and out-buildings pleasantly elevated; 10 acres of grain now in the ground, with 50 loads manure in barn-yard. For sale for only $50 per acre. Terms liberal. J. LAW, No. 257 Broad-st., Newark; or, J. C. SANDERS, No. 3 Nassau-st., N. Y.

A GENTLEMAN in search of a beautiful and picturesque building site, can find ten acres of land perfectly level and fronting immediately upon the banks of a river leading into L. I. Sound, two miles distant. The property is only one hour's ride from the city by New Haven Railroad and one mile from the depôt. The premises extend for a quarter of a mile upon the river, besides fronting upon the turnpike Road. Oysters and fish are abundant, as the tide ebbs and flows upon the banks of the property. For a country seat few if any sites in the State will compare. If built upon, will be sold low. Two-thirds of the purchase can remain on mortgage if desired. For further particulars send address to Box No. 705, New-York Post Office.

AT PRIVATE SALE.—The handsome frame House (new) and Lot of Ground 25 by 100-5 in. on the north side of 52d-st. between the 4th and Madison-ave. House on the rear of the Lot 25 by 30, contains 12 rooms and 2 kitchens and cellars warm in front, and other conveniences. Price $4,700, $1,500 on bond and mortgage for five years. For particulars apply to COLE & CHILTON, No. 18 Nassau-st.

BUILDING SITES.—Olinville, Williams' Bridge, accessible by 14 trains a day at a commutation of less than a shilling per day, most elegibly situated near the depot. Half the lots have been sold to be built on in less than two years, and several of the houses are already erected. This is the very cheapest property, as well as the most pleasant and healthful, on the Harlem Railroad. For maps &c. inquire of J. C. SANDERS, No. 3 Nassau-st.

COUNTRY SEAT for SALE—At Fort Washington, two miles north of Manhattanville, about 35 acres of land, together with an excellent dwelling house. The land extends from the Kingsbridge Road to the Hudson River, and embraces a valuable water front; it is beautifully wooded, of an excellent quality, and within about 1,500 feet of the Fort Washington depôt. The land adjoins, on the north, the residence of Montaignie Ward, Esq., and on the south the land lately purchased of Col. Monroe by the Deaf and Dumb Institution.

The place is perfectly healthy, and the scenery most beautiful. It will either be sold entire, or in plots of from two to five acres. The house, with from two to five acres of land, is offered for sale or to rent. Apply to C. S. SLOANE, No. 68 Wall-st.

COTTAGE DWELLINGS and BUILDING PLOTS at ASTORIA, L. I., for SALE.—Price of a Cottage and eight Lots, from $4,250 to $4,500. Terms of payment very easy. The Building Plots contain eight lots, or about half an acre each, and are offered for sale to parties who will build dwellings thereon, (worth at least $2,700 each,) at $1,600 a plot; and the seller will loan $1,700 toward completing such building, which with the purchase money will be secured by bond and mortgage on the property sold payable in instalments through a period of years. For those who desire to obtain a home of their own by making moderate payments for a few years, (about what they would have to pay for rent in New York,) this presents an opportunity not to be surpassed in this vicinity. The property is about six miles from the City Hall, and half a mile from the bank of the East River; the soil is good, the land is high and dry, the water excellent, and the place healthy. There are several churches, schools, stores and markets in its immediate vicinity. The communications with the city are frequent by steamboats and stages; and the railroad along the shore of the East River from Fulton Ferry, Brooklyn, now being constructed and the new Ferry from Fulton Market-slip to the termination of the Flushing Railroad at Hunter's Point, will greatly increase the facilities of travelling to and from the city. Gas light and other improvements are being introduced into the village. Arrangements have been made for the erection of ten cottage houses besides those now offered for sale. Now is the time to secure a Plot and join in building, or to get a cottage already built on the most favorable terms. For further information apply to H. L. RIKER, No. 150 Nassau-st., New-York, second floor, from 8½ o'clock A. M. to 4½ P. M., where maps of the property can be seen.

COUNTRY SEAT on STATEN ISLAND for SALE—A Cottage with 12½ acres of Land, situated in one of the most healthy parts at the upper end of the Clove Valley, 2½ miles from Vanderbilts Landing. The Cottage is of brick, in the gothic style, of a moderate size; about 3 acres of the Ground are in wood, the rest in an unusually high state of culture, good Garden, good Orchard and good Pasture Land. Much of the ground is thoroughly drained and dug with the spade two feet deep. There are upward of 700 Fruit Trees (more than half being pears) in the most vigorous growth, more than 100 in bearing. Fruit culture having been the great interest of the present proprietor; it is an Orchard of rare excellence and promise. A map with the names of the varieties warranted true will be furnished.

The House is surrounded with flowers, shrubs and shade trees. The situation is cool in summer and warm in winter, and it would be difficult to find within so easy access of the city, a place so rurally beautiful and so healthy as this. Apply to ALFRED FIELD, No. 13 Platt-st., up stairs.

FARMS for SALE in WESTCHESTER COUNTY.—A Farm containing about 100 acres with the Mansion and out buildings being the late residence of John Carpenter, deceased, of the town of Harrison. Said Farm is situated on the Purchase Road, about 1½ miles from the Rye depôt of the New-York and New-Haven Railroad, and about the same distance from the Port Chester station on said road. The soil is of a loam and good quality, a suitable portion of which is meadow. There is on the premises two fine Apple Orchards, one of which is just in its prime. There are also other Fruits such as Peaches, Plums &c., together with a sufficient growth of wood and timber for all necessary use. As the Farm lies in about equal portions on the east side of the west side of said road, it will thereby be favorable for division of it.

Also, one other Farm, containing about 65 acres, situated on the same Purchase Road about one-half mile north of the other above described. This Farm is of the first quality of soil, and as there are at present no buildings erected thereon, the purchaser can suit his own taste, without having to submit to a loss in removing former erections.

If the above property should not be sold at private sale previous to fifth day, (Thursday) 20th inst., it will on that day, at 1 o'clock P. M., be sold at public auction, on the premises, to close up the estate by the administrators.

For further particulars, inquire of U. F. CARPENTER, No. 15 West 30th-st., New-York; JOSEPH CARPENTER, near the premises, or of SOLOMON HAVILAND, JOHN GRIFFIN, } Administrators.

Harrison, 4th month, (April) 3.

There is also for sale 5 or 6 acres of Salt Meadow and Sedge Land, in town of Rye, bordering on the East River.

FOR SALE or to LET—Those twelve elegant marble front three-story Houses, situate on the southerly side of Sackett-st., between Columbia and Van Brunt-sts., in the City of Brooklyn. The lots are 20x55 feet, houses 20x40, containing twelve rooms each, with pantries, &c. The houses are finished in modern genteel style, with verandas, court yard, gas, &c. They are near Hamilton-av. ferry and it requires only about 15 or 20 minutes to go from Wall-st to the houses. They will be sold for $5,000 each, on accommodating terms, or rented for one year for $425 each to genteel tenants. None others need apply. Rent payable quarterly in advance. They are new, will be all cleaned ready for occupation and possession given immediately, if required. For further particulars apply to O. V. DAYTON, No. 4 Broad-st., corner of Wall-st., N. Y., Granite Insurance Company, between the hours of 2 and 3 o'clock, or No. 436 6th-av., corner of 33d-st., at all other times of the day.

FOR SALE—125 acres of garden Land, surrounding the East Jamaica depôt on Long Island Railroad 40 minutes ride from the city. Also, an excellent dwelling in good condition, newly painted, with good garden and fruit. Also, 40 fine building Lots. L. SHERWOOD, No 136 Broadway, N. Y.

FOR SALE—House and Lot in Brooklyn, by far the cheapest property in that city. For particulars, apply at WEBSTER'S LAND OFFICE, Nos. 119 and 121 Nassau-st.

FOR SALE—Four brick dwelling Houses, 20 feet by 46, three stories above the basement, substantially built and finished in modern style with every desirable fixture; in a good location, corner of Hicks and Warren-sts., within five minutes' walk of the South Ferry. For further particulars apply to J. H. SHEPARD, corner of Columbia and Pacific-sts., Brooklyn.

FOR SALE—New four-story House No. 46 East 24th-st., three rooms deep, with all the improvements. Terms to suit either a cash customer or one wanting a liberal sum left on mortgage. Apply at No. 44 East 24th-st or at No. 62 William-st, to C. H. SMITH.

FOR SALE—The two-story dwelling House and Lot No. 144 Franklin-st. Possession given immediately. Apply to R. & G. L. SCHUYLER, No. 2 Hanover-st.

FOR SALE in WILLIAMSBURGH—Ten city Lots with a frontage of 450 feet, suitable for improvement for manufacturing purposes, or for the erection of Houses. The plat is on a stage route, in the immediate vicinage of large ship yards near the river, and where there is a demand for dwellings; terms easy; title perfect. Inquire at No. 113 Jay-st., Brooklyn, at 2 o'clock, P. M.

FOR SALE or EXCHANGE for IMPROVED PROPERTY or CITY LOTS—A long Lease of a Building on Broadway, being one of the most eligible locations in the street, particularly for banking purposes, Insurance companies, or a Jobbing house being opposite the Park. Address J. T., Tribune Office.

FOR SALE CHEAP—House and Lot, No. 52 East 31st-st. House three stories—new, and all modern improvements. Terms easy. Apply to H. J. SCUDDER, No. 66 Wall-st.

FOR SALE, to LET, or EXCHANGE for unimproved Real Estate, Eighteen Lots with three-story Brick Buildings thereon, situate in an eligible location in the City of Williamsburgh. Price $2,200 each. For particulars, inquire of J. SPARKS, No. 52 John-st., N. Y., or A. FOLK, No. 95 Grand-st., Williamsburgh.

FOR SALE—The neat three-story Brick House, with two story tea room, No. 115 Duffield-st., Brooklyn, (lot 21 by 100 feet,) in a very good neighborhood, and only one mile from the ferries, and close to the stage routes. Price, $4,200. Apply to CHARLES JENKINS, No. 22 Frankfort-st., N. Y.

FOR SALE—The premises known as Clinton Cottage situated 14 miles from Newark, N. J., in the center of Clinton, near the public house. It is one of the most desirable locations in the vicinity of New-York, being accessible every half hour. The ground is elevated and remarkably healthy.

The premises consist of two large houses of the cottage style connected by a veranda, and containing nineteen rooms. Connected with the houses are a hot-house, a bathing-room, a water tank and ice-house, together with a tower, from which a fine view of the country may be had. There is also a large barn on the premises.

The garden has been laid out with care and taste, with a fine water fountain and a great variety of ornamental trees and shrubbery. The grounds are well stocked with every variety of fruit trees, and comprising in all 45 acres of very rich land.

A lithographic view may be had and further information obtained by applying to A. H. BROWN, No. 107 Market-st., Newark, N. J.

FOR SALE—Near Elizabethtown, N. J., on the old road to Newark, adjoining the seat of R. T. Haines, Esq., five acres of Land, upon which there is a stylish two-story-and-a-half Cottage House, containing twelve rooms, one of which is a bathroom. Water has also been introduced into the kitchen, which is also furnished with one of Boehe's ranges, with forty-gallon boiler. There is also a fine barn, with carriage and wagon house, attached; an ice-house, filled; a hen-house, woodhouse, cow-house, crib, &c &c. The situation is perfectly healthy and the neighborhood unexceptionable. Apply on the premises, or to W. R. POWELL, No. 42 John-st., New-York.

FORT HAMILTON PROPERTY for SALE.—A three-story House and Lot, with Stables, Flower and Vegetable Gardens, in good order for a permanent or country residence. Lot 100 feet by 262 feet deep. For particulars apply to L. I. COHEN, No. 134 William-st.

HOUSE in NEW-HAVEN, Conn., for SALE.—The House on the west side of York square, owned and occupied by Mr. Timothy Dwight, is offered for sale on favorable terms. The House is 48 by 28 feet, with two wings each, 21 by 14 feet, and contains sixteen rooms, beside bathing-room, pantries, &c., and is built of the best materials, and in the most thorough manner. The lot is 210 feet front and 208 feet deep, and is laid out in ornamental grounds and vegetable and flower gardens, and is abundantly supplied with fruit-trees, (foreign and native) grapes and shrubbery.

The House is five minutes' walk from the College. To a gentleman desiring a first-class residence in a beautiful situation, and enjoying the education and social advantages which New-Haven offers, such an opportunity is very rarely presented. It is not known that so desirable a situation is now or will be soon offered for sale in this city.

For further information inquire of ABIJAH FISHER, Jauncey Court, New-York, or GEO. E. BLAKESLEE, New-Haven, Conn.

ONLY a FEW MORE DAYS LEFT.—Neglect it, and you will never have another chance to get one of the Clarenceville, L. I. Lots. There being only about 100 of these beautiful Lots left, the proprietor offers to those who have not yet availed themselves of this favorable chance (of not getting a Lot, but a House and Lot worth $1,200 for $94) an opportunity to subscribe, until the 4th day of May, when the drawing for choice will take place, and the sale closes. The village of Clarenceville is situate on Long Island, five miles from Brooklyn; the Long Island Railroad runs directly through the center of it. (The Depôt is in the village.) It is also bounded by the Brooklyn and Jamaica Plankroad. It is adjacent to churches, schools, houses, markets, &c., and accessible to New-York, at all hours of the day, in less than half an hour. Besides the railroads, two lines of stages continually run past this property. The streets are all laid out from 60 to 120 feet in width; are all graded and planted with beautiful ornamental trees. It is admitted by all who see it to be the handsomest village ever laid out; it is exceedingly healthy and picturesque; and has an abundant supply of the purest water. In addition to all these advantages the proprietor having erected in Clarenceville five beautiful Houses, each at a cost exceeding $1,600, has determined not to dispose of them but to distribute them gratuitously among the subscribers to Lots. The price of each Lot is fixed at $94, payable in instalments of $4 monthly. This perfect abstracts of which will be furnished gratuitously. An excursion to Clarenceville will be made every THURSDAY at 12 M., and persons wishing to view it, can get free tickets by applying at the office. A public meeting for the admission of members will be held every THURSDAY EVENING at 7½ o'clock, at Union Hall, No. 163 Bowery. JACOB PECARE, Proprietor, Office No. 163 Hester-st.

PRIVATE SALE.—Beautiful tracts of Land, in any size from 5 to 250 acres, situated on the bay near Glen Cove. Also 6 acres of land eligibly situated at Bay Side, near Flushing. From all of the aforesaid land you have an extensive view of Long Island Sound. For price and full particulars apply to A. J. BLEECKER, No. 7 Broad-st.

RENTS are RISING.—The only way to escape paying high rents is to become your own landlords, secure a plot of ground near the City, and lay the foundation for a home immediately. This can be done by purchasing a plot of ground, 100 feet square, or 4 city lots, for $75 payable in small sums. The location, one-half hour's ride from 32d-st., in the beautiful town of New-Rochelle, cannot be surpassed. Call and get a circular, giving full particulars at No. 2 Hanover-st., No. 382 6th-av., and No. 256 9th-av.

VALUABLE REAL ESTATE for SALE at ASTORIA, L. I.—Store running through from Fulton to Main-st., about 90 feet; Dwelling House adjoining. Possession given immediately. One-half of the purchase money may remain on bond and mortgage. For particulars inquire of J. V. H. LAWRENCE, No. 158 Pearl-st., or of E. A. CRISSEY, on the premises.

WILLIAMSBURGH.—About nine Lots of Ground with Buildings thereon, suitable for a Saw Mill, Distillery, Oil Factory, Foundery and Machine Shop, or any business requiring a good water front. For particulars apply at No. 126 Maiden-lane.

8,000 ACRES of TIMBER and ARABLE LANDS, near the north branch of Susquehanna, and 2,500 acres of Timber Land on the west branch, for sale. Inquire at the Prescott House, No. 8. HUGH BELLAS, Proprietor.

$4,600.—THE CHEAPEST HOUSE in BROOKLYN, situate on Hicks-st., first house from the corner of Degraw; the house new, three stories, brick, brown-stone basement and sub-cellar; containing all the improvements, such as gas on every floor, speaking tubes, bells, range in basement, &c.; distance but five minutes' walk from the South and Hamilton Ferries. E. DE MOTT, No. 17