HOUSE to LET—No. 225 10th-st., four stories, with modern improvements, in good repair, gas, Croton water, gas fixtures. (If required.) Can be seen on Thursdays, Wednesdays and Thursdays, between 12 and 3 o'clock. Apply to DAVID HALL, No. 27 John-st., up stairs, or to WM. H. SPERS, New-York Life Insurance Co., No. 104 Broadway, corner of Pine-st. Carpets, Oil Cloths and Stove will be sold, if desired.

HOUSES to LET—By the Wall-st. Ferry, in Brooklyn, and within five minutes' of the foot of Wall-st., New-York. Four of these new BRICK HOUSES corner of Montague and Furman sts., containing nine rooms, with abundance of closets, pantries, &c., well calculated for small and neat families. Also, the BRICK STORE on the corner. Inquire of J. H. PRESTIDGE, No. 166 Water-st., N. Y.

LARGE OFFICE in WALL-ST. to LET.—The Furniture, with a large Safe, suitable for a public company, to be sold. Apply at No. 6 Wall-st., rear office, first floor.

LARGE ROOM to LET, 70x37, admirably lighted. Steam Power, if required. Suitable for a bookbinder, as there will be a Stereotyper and a Printer in the building, in the fourth story of No. 84 Beekman-st. Apply to THOMAS S. SMITH, No. 216 William-st.

OFFICES to LET.—Single Offices and in suites, in the new Building of the Nassau Bank, corner of Beekman and Nassau-sts. Second story well adapted for sales rooms for Jewelers and others. All the offices are well lighted and very beautifully finished.
Also handsome Suites of Offices, suitable for Lawyers, in the old Building. Apply at the Bank.

ROOMS to LET, with STEAM POWER—In the building corner of Greenwich and Beach-sts., unoccupied for manufacturing purposes. Rent very low to responsible tenants. Apply to FERRIS & TABER, No. 266 Greenwich-st.

STORE in BROADWAY.—To Lease for three years, the FIRST FLOOR and BASEMENT and SUB-CELLAR of No. 46 Broadway, running through to New-st., about 175 feet, with a good north light in the center. The Basement is the first story in New-st. and the store is furnished with water closets, gas fixtures, &c., and suited for a first-class Importing or Commission House. Apply to NESMITH & Co., No. 71 Broadway.

STORES to LET.—The first floor and Cellar of No. 49 Broad-st. Possession immediately.
Also, the first and fourth floors and Cellar of Store No. 50 New-st., with a large double Office, on the second story. Possession 1st May next.
The Broad-st. and New-st. Stores can be connected, if desired. Apply at No. 71 Broadway.

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. Apply to J. C. HULL & SON, No. 108 Cliff-st.

STEAM POWER TO LET—At Elizabethport, N. J., a two-story Brick Building, 100 feet by 50. Apply to ABM. BAIZ, No. 487 Broadway, or to JOHN H. ROLSTON, at Elizabethport.

STEAM POWER and ROOM to LET.—One ROOM 50x37 feet, well lighted on three sides, suitable for any manufacturing purpose, corner of Bleecker and Sixth-sts. Inquire of DUDLEY & SEE, on the premises.

STEADY STEAM POWER to LET—Large Rooms, well lighted, in the new brick building No. 490 Water-st., between Pike and Rutgers-slips. Inquire as above. For sale cheap, an excellent TURNING LATHE, little used.

STEAM POWER in ANN-ST.—Rooms with Steam Power TO LET. Also, Stores Nos. 51, 53, and 57 Ann. Inquire at No. 49 Ann-st.

STABLE TO LET—For private use, in Collister-st., first one south of Hubert-st. Apply to GEO. J. CORNELL, No. 69 Wall-st.

TO LET or FOR SALE in BROOKLYN—The two-story HOUSE and LOT, No. 75 Lawrence-st., Brooklyn. The lot is 25 by 108 feet. The house contains 8 rooms, kitchen, basement and large, dry cellar. The location is within 15 minutes' walk of any of the ferries. For particulars apply to WM. M. NEWMAN, Tribune Buildings, 4th story.

TO LET—One or two desirable OFFICES, in Trinity Building cheap. Address Box No. 2,855, P. O.

TO LET—A large double and commodious HOUSE, with about 6 acres of Ground, well surrounded with shrubbery and fruit trees, and stable attached, situated 3 miles from Hoboken Ferry, on the Bergen and Hackensack Plank Road, offering a rare opportunity to a family who wish to locate in the country, near the City. For particulars inquire of C. D. VAN WAGENEN, No. 27 Water-st.

TO LET—Five HOUSES on 36th-st., between 8th and 9th avs., handsomely fitted up for two or three small genteel families. The fronts are painted white marble. This is a rare opportunity for small genteel families to live neatly. Nos. 216, 218, 220, 222, 224. Inquire in 216.

TO LET—The large ROOM now occupied by the Shoe and Leather Bank, corner of John and William-sts., together with a large and well-lighted BASEMENT, recently occupied by the Phœnix Fire Insurance Co. Possession given on the 1st day of May next. Inquire at the BANK.

TO LET—STORES and OFFICES in the BIBLE HOUSE, Astor-place. Inquire at the Treasurer's Office, 4th-av. entrance.

TO LET—The UPPER PART of the spacious DWELLING-HOUSE (with a three-story rear extension) No. 7 Bond-st., well adapted for Millinery, Shirt, or other light manufacturing business.

TO LET—STORES Nos. 25 and 27 Cedar-st., from first of May next. Also LOFTS in the same building, large and commodious, and now occupied by Root & Anthony as a printing and book-binding establishment, and well adapted to such and other purposes. Inquire of P. HANFORD, corner of Exchange-place and New-st.

TO LET—The BASEMENT, SECOND, THIRD and FOURTH STORIES of the new marble building corner of Broadway and Chambers-st., (the first story of which will be occupied by the Shoe and Leather Bank,) arranged in well lighted and convenient offices or in entire floors, as tenants may want. Possession given on the 1st day of May next. Inquire at the Bank corner of John and William-sts.

TO LET—STEAM POWER, and well-lighted ROOMS, near Broadway, on Canal, Elm and Walker-sts., at low rates. Possession immediate, without charge till 1st May. Also, the entire corner STORE, No. 13 Canal-st., by Mr. GAUDU, No. 102 Walker-st.

TO LET—The LOWER PART of a THREE STORY BRICK HOUSE in (Warren place) Charles-st., consisting of two Basements, two Parlors and Extension, with Rooms in third story; Croton and gas. The second floor will be occupied by a family of three persons. A family of grown persons preferred. For further information inquire of GEO. W. DWOZ, before 9 A. M., or between 11 and 1 P. M. at No. 6 Jefferson Market.

TO LET—HOUSE No. 158 West 50th-st., with modern improvements. Rent, $450. Inquire of McFARLAN & MERRITT, No. 49 3d-av.

TO LET—To a permanent tenant, from 1st of May, the SECOND FLOOR of HOUSE No. 6 Charles-st., to a small American family of not more that two or three grown persons, who can give good reference. None other need apply. Can be seen from 12 to 4 o'clock.

TO LET—Splendid OFFICES, very cheap! two minutes' walk from City Hall, second and third floors, of No. 78 Beekman-st. Can be occupied immediately. No rent charged till after 1st of May. Inquire on the premises.

TO LET—Front of Tabernacle, OFFICES and WORK SHOP on second and third floors. Apply to PARTRIDGE & BRITTAN, No. 330 Broadway.

TO LET—A FURNISHED HOUSE at FORT HAMILTON, containing 14 Rooms, with Garden, Stable, Ice-house, &c., situated on the river road, within half a mile of steamboat landing. Stages to Brooklyn pass the house. Fine Bathing on the beach belonging to the premises. Will be let for six months from 1st May. Apply to J. C. CHURCH, Fort Hamilton, L. I.

TO LET—BRICK HOUSE, 21 Rooms, Croton Water throughout, No. 124 West 36th-st., near 7th-av., rent $500. Apply to THOS. EDWARDS, No. 130 said street, or to CHARLES PARTRIDGE, No. 300 Broadway.

TO LET—The HOUSE No. 4 State-st., fronting the Battery, suitable for a first-class Boarding-house; it has all the modern improvements. Apply at No. 15 State-st.

TO LET—To a small, quiet, genteel Family, PART of a HOUSE in Greene-st., between Spring and Prince. Rent moderate. For particulars, address KING, at The Tribune Office.

TO LET—In 72d-st., second House east of Broadway, at far less rent than the ordinary rates of the same class of houses down-town. A commodious House in good repair, 8 Lots of Ground, &c. Bloomingdale Stage and Eighth Avenue Railroad route near. Inquire of E. VAN AKEN, No. 186 8th-av.

TO LET—A PART of a HOUSE, to a small, genteel family. Apply at No. 91 Madison-st.

TO LET—Several STORIES of the large building Nos. 26 and 28 Frankfort-st., well suited for any mechanical business. Will have a steam-power hoistway, and be warmed by steam. Steam-power will be supplied on reasonable terms, day or night. Will be ready April 1. Apply to CHARLES JENKINS, No. 22 Frankfort-st.

TO LET—Two genteel COTTAGES at RAVENSWOOD, L. I., with Grounds and Stables attached, directly in front of the steamboat landing, at Lower Ravenswood. Stages pass the doors, every hour, to Greenpoint, Williamsburgh and Brooklyn.
Also, for sale, two desirable BUILDING LOTS, each 100 feet on road and East River, and about 450 feet in length, next to steamboat landing. Apply to HARRIS & Co., No. 29 Peck-slip; or to J. S. HARRIS, near the premises.

TO LET—A large pleasant OFFICE on Beaver-st., near Wall-st., entrance on Wall, suitable for any business, now an Insurance Company. Apply to THOMAS ADAMS & Co., No. 71 Wall-st.

TO LET.—The THREE UPPER LOFTS of the very desirable Store No. 13 Counties-slip; convenient to all the Transportation Lines. Apply on the premises.

TO LET—Part of a 3-story BRICK HOUSE, in 20th-st., near 8th-av., to a small genteel family. Apply at No. 239 West 18th-st.

TO LET—A COTTAGE HOUSE, No. 137 West 26th-st., 1½ block from Broadway, with all the modern improvements. Can be seen from 9 A. M. till 2 P. M. Apply within, or at Nos. 68 and 70 Washington-st. It has a rear brick building, with four Sleeping-Rooms, connected above and below, making 12 Rooms in all. Rent $300. Heated all over with the range.

TO RENT.—To a party wishing to rent a HOUSE for $400 and buy the FURNITURE on reasonable terms, (the Furniture nearly new and in perfect order,) an opportunity is offered. Inquire at the premises, No. 107 Warren-st., between Court and Clinton-sts., Brooklyn.

WALL-ST. OFFICES TO LET—A suite of very desirable ROOMS in the St. Nicholas Bank Building, No. 7 Wall-st., 2d floor, fit for an institution or first-class law offices. Apply at the Bank.

Houses and Farms Wanted.

WANTED to RENT—A small and genteel HOUSE, modern built, in a good neighborhood, at a moderate rent, between 3d and 6th-avs., and below 30th-st. Address A. H. SANDS, care Brooks, Bros., corner Catherine and Cherry-sts., N. Y.

A BACK PARLOR or TEA-ROOM, above 4th-st. and west of 6d av., wanted as an office by a Dentist. Address W., Chatham-square Post-Office, for three days.

Real Estate for Sale.

A CHANCE for a POOR MAN.—Only three of those beautifully located Lots in the Ninth Ward of Brooklyn, left. Three minutes' walk from the Fulton-av. Railroad. Will be sold in monthly installments of ten dollars, if applied for soon. Apply to PECARES, BERNSTEIN & PHILLIPS, No. 51 Liberty-st., near Nassau.

COUNTRY SEATS and VILLA SITES, NEAR POUGHKEEPSIE DUTCHESS COUNTY, N. Y.—For sale, an elegant MANSION and Out-Buildings and 7 acres of LAND. Location splendid, fine Fruit and ornamental Garden, one mile from Hudson River Railroad Dépôt, half a mile from Poughkeepsie. Price, $12,000.
Also, a magnificent place, superior improvements, and 55 acres of LAND, 2 miles south of Poughkeepsie. Price, $29,000.
Also 67 acres, a splendid location, fine Out Buildings; a grand place to erect a dwelling to suit any taste, 2½ miles south of Poughkeepsie. Price, $15,000.
Also, a large MANSION and Out-Buildings, 3 acres of choice LAND, ornamental Garden, extensive quantity of the choicest varieties of Fruit, half a mile north of Poughkeepsie—a superior place. Price, $8,000.
Also, 35 acres of superior LAND, fine MANSION and Out Buildings, &c., fine Fruit, with one-third of a mile front on the Hudson River; a splendid place, three-quarters of a mile south of New Hamburgh. Price, $15,000.
Also, 50 acres, with large MANSION and Out-Buildings, at Staatsburgh, directly adjoining the late residence of Wm. C. Emmett, Esq. Price, $12,000.
Also, 3 acres of choice LAND, nice MANSION-HOUSE, &c., fine Fruit, &c., 1 mile from Poughkeepsie. Price, $5,000.
Also, a magnificent country-seat SITE, 100 acres of superior LAND—a splendid location, ½ miles from New-Hamburgh Dépôt. Price, $150 per acre.
Also, 30 acres capital LAND, neat Buildings, &c., 3½ miles south of Poughkeepsie. Price, $7,000.
Also a number of splendid places not publicly in the market. Apply or address, J. BERGEANT, Real-Estate Agent, Bridge-st., Poughkeepsie.

COUNTRY RESIDENCE for SALE at SNEDEN'S LANDING—Opposite Dobb's Ferry, 22 miles from New-York, on the west bank of the Hudson, of which it has a view for many miles. The house is a double one, piazza front and rear, with all necessary outbuildings, with two acres of land, divided into Lawn, Orchard, Kitchen Garden, &c. and is stocked with all kinds of Fruit. The steamboat Washington Irving leaves the dock, within ten minutes' walk of the house, every morning. More land may be had. Inquire of SILAS LORD, No. 165 Front-st., or of Messrs. J. B. & J. BULL, No. 206 Broadway.

COUNTRY RESIDENCE for SALE—In the beautiful and healthy Village of Yonkers, situated on elevated ground, overlooking the Hudson River for 26 miles, and within a few minutes' walk of the Dépôt. The House is built in Italian style, 34 by 43 feet, extension 17 by 22, containing 11 rooms, bath-room, water throughout, furnace, &c., with one or two acres of land; Fruit Trees just coming into bearing, and Shade Trees in abundance; piazza on three sides of main building. This is a very desirable place for a gentleman's residence. For particulars apply to GEO. J. W. MABEE, No. 69 Beaver-st.
N. B.—Also, several FARMS and small places in Westchester County for sale.

COUNTRY SEAT at PATERSON, N. J.—One hour's ride from New-York, 53 acres of land in a high state of cultivation, with 10 acres of apple orchard, large pear tree orchard, and cherries of the choicest kinds. Good house and outbuildings and fences, and large barn. For sale on easy terms by S. COCKCROFT, No. 72 South 7th-st., Williamsburgh, L. I., or of W. S. KELLEY, on the premises, on the Great Notch Road, one mile south of the dépôt.

DELIGHTFUL COUNTRY RESIDENCE for SALE or EXCHANGE for CITY PROPERTY—Situated at Orienta, on the Sound, between New-Rochelle and Mamaroneck, 2¾ miles from New-York by New Haven Railroad; seven trains daily each way. There are about six acres of Land, elegantly laid out and stocked with Shrubs, Roses, and other flowers in great abundance together with the choicest Apple, Peach, Pear and Cherry Trees just coming into bearing. The House is two stories, with hall through the center, with Parlor on one side, about 15 by 36 feet, handsomely finished, with marble mantles, grate, &c.; on the other side, Sitting and Dining-Room. Adjoining there is a wing, with Kitchen, Store Rooms, Pantries, &c.; and above, large Bedrooms. In the basement of the main House is a Laundry, supplied with a range, and water from a superior well; Milk-Room, Coal Cellar, Hot air Furnace, &c. The location is remarkably healthy. The Bathing, Fishing and Boating are unsurpassed. For particulars, inquire of MACFARLAN & MERRITT, No. 3 Nassau-st.

FOR SALE—The three-story and high basement BRICK HOUSE and LOT No. 86 West 27th-st. Has all the modern improvements, Croton and Gas all through, and is in complete order, having been newly painted and parlors elegantly papered. Lot full depth. It will be sold low to close a concern, and on accommodating terms. SAM. EDDY, No. 63 Wall-st., basement.

FOR SALE—A first-class four-story NEW HOUSE, brown stone front, elegantly finished; house 25x55, on full lot; location west of 23d-st., opposite London-terrace. Also, two full LOTS for sale on same block. House can be seen at all times; key at No. 9 London-terrace. For particulars, inquire of M. SCHWERIN, No. 9 London-terrace, or No. 69 William-st.

FOR SALE—The three-story and Basement HOUSE No. 61 East 26th-st., in complete order and containing the modern improvements. House 21 by 55. Lot full depth. Also, a new brown-stone four-story English Basement HOUSE, on south side of 35th-st., between 4th and Lexington-avs., 16 8 by 55, containing all the modern improvements, and in excellent order, having been recently painted and grained throughout. Terms easy. Apply at No. 61 East 26th-st., or No. 382 1st-av., corner 23d-st.

FOR SALE—A comfortable DWELLING, containing six rooms newly painted, with two acres of land. House in good order; handsomely situated, three miles from Croton Dépôt, Hudson River. Front yard filled with fruit and shrubbery. On favorable terms. Apply to M. EGOLF, No. 7 New-st.

FOR SALE or EXCHANGE—A valuable MILL PROPERTY, situated in the town of Scio, Alleghany County, N. Y., consisting of a Double Saw Mill, Planing Mill, Pail Factory, and Nest-Box Factory, propelled by two powerful Engines, new and in full operation; there is a large Building 60x150 together with four acres of Land. The New York and Erie Railroad has a Dépôt on the premises. Apply to R. G. PIERCE, Pine-st., corner Broadway.

FOR SALE—One HOUSE and LOT in 35th-st., near 8th-av. Price, $5,000. Also, one HOUSE in 22d-st., near 9th-av. Price, $10,500. Inquire of D. CHICHESTER, No. 307 8th-av.

FARM for SALE in NEW-JERSEY—A Farm containing about thirty acres of land, situated in Plainfield, New-Jersey; the buildings are of the first class; the land is under a high state of cultivation and well stocked with choice fruit-trees including a large number of rare peaches. For particulars, apply to ANTHONY J. BLEECKER, No. 7 Broad-st.

FOR SALE—A beautiful TRACT of LAND, of 25 acres, situated on the Hudson River, 1½ miles north of Yonkers; about 15 acres covered with a fine apple orchard. There are a number of fine building sites on the property, commanding extensive views of the Hudson River and surrounding country. It is convenient to the city, the Hudson River Railroad cars stopping almost hourly at Yonkers. For terms, &c., apply to BAKER & WEEKS, No. 1 Pine-st., corner of Broadway.

FOR SALE—Several Farms and Country Seats, with good buildings near the Hudson River. Also, a Farm of 160 acres near Morristown, N. J.; cheap. Also, Houses, Lots, Farms and places in different parts of the city and country.
N. B.—Bonds, Mortgages and Notes negotiated. Loans procured on stocks, &c. Apply to W. KEELER or J. W. RUMSEY, No. 3 Nassau-st.

FOR SALE or EXCHANGE for CITY PROPERTY—TWELVE ACRES of LAND, with a fine House and Outbuildings, situated at Elizabethtown, New-Jersey, one quarter of a mile from Mulford's Station, on the Central Railroad, and 1½ miles from Elizabethtown. The buildings are large and built in the best manner. Communications by railroad 24 times per day. For price, and further particulars, apply to BAKER & WEEKS, No. 1 Pine-st., corner of Broadway.

FOR SALE—A small, new BRICK HOUSE, 22x25, on 46th-st., near 8th-av. Also a good BRICK HOUSE on 49th-st., near Broadway, 18x36. Both of the above Houses have Gas Range, Croton, Bath Rooms, &c., and in excellent order. Apply to PUGSLEY & RAYNOR, corner Broadway and 35th-st.

FOR SALE—Eligibly-located Lots on Adelphi-st., 100 feet from Myrtle-av., 52 feet front and rear by 122 feet deep, with small Cottages on rear; a good opportunity for investment and large income; will be sold reasonably, to close an estate. Apply to THOMAS ADAMS & Co., No. 71 Wall-st., New-York.

FOR SALE, with a BUILDING-LOAN—A number of LOTS, well situated for improvement. A good opportunity for an enterprising builder. Apply to E. MARTINDALE, No. 157 Broadway, third story.

FOR SALE, at NORWALK—A new two-story DWELLING-HOUSE, containing eight rooms, besides several pantries and closets; also, a good carriage house and stable. The lot contains about half an acre of ground, upon which are several apple trees of the best kind of fruit. It is located on a new public square, and within a few rods of the Fairfield County Bank and Norwalk Bridge, and also near the Dépôt. This property is offered cheap—a part cash and the balance on mortgage. The owner wishes to remove to the West this spring. A draft and plan of the house may be seen by calling on W. KEELER or J. W. RUMSEY, No. 3 Nassau-st., New-York.

FOR SALE—A large three-story basement and sub cellar HOUSE, situated on Brooklyn Heights, near the Wall-st. Ferry. It contains all the modern improvements, and is 50x56, Lot 50x100. A large amount of the money may remain on bond and mortgage. If this house is not sold it will be let completely furnished. For particulars apply to SYLVESTER LAY, No. 18 Wall-st.

FOR SALE—A COUNTRY PLACE, located among the hills, in a very healthy, elevated, and beautiful situation, on the Railroad to Morristown, 20 miles from town, 10 minutes' walk from the Dépôt. A pretty COTTAGE, abundance of Shade, Fruit, Water, &c. Price, with 3 acres, $3,500. Additional land at $100 per acre. Apply to E. MARTINDALE, No. 157 Broadway, 3d story.

FOR SALE—A large three-story basement and sub-cellar HOUSE, situated on Brooklyn Heights near the Wall-st. Ferry. It contains all the modern improvements, and is 30x58, Lot 100x100. A large amount of the money may remain on bond and mortgage. If the house is not sold it will be let completely furnished. For particulars apply to SYLVESTER LAY, No. 18 Wall-st.

FOR SALE—In Elizabethtown, New-Jersey, the large and commodious DWELLING-HOUSE the late residence of Stephen P. Brittan, deceased, with about two acres of valuable Land attached. The property is in thorough order, with commodious Barn and other Out buildings, an excellent Garden, well stocked with the choicest fruit trees. It is eligibly situated in one of the best parts of the town, and within a few minutes' walk of the Railroad Dépôt, with good pavements leading thereto. Terms easy. For price and other particulars, apply to WILLIAM DE GROOT, No. 4 Broadway; or to W. F. DAY, Elizabethtown.

FOR SALE—At Astoria, a first-class modern built HOUSE, with ½ of an acre of LAND—ornamented with Evergreen Hedges, fine Trees, Garden, and a variety of choice Fruit. Inquire of ROBT. BENNER, No. 75 Hanover-st., New-York.

FOR SALE or to RENT—Two FARMS of 44 and 77 acres, at Brookville Station, on Long Island Railroad, 14 miles from the city, suitable for Milk or Garden Farms. Also, two Building Sites. L. SHERWOOD, 42 John-st., N. Y.

FOR SALE—A first-class English basement HOUSE, No. 165 West 32d-st., near 8th-av. A brownstone House on Fourth-place by Clinton-st., Brooklyn. Four Lots, with water-right, on 12th-av. cor. 114th-st. Handsome Residences at Carmansville. ADRIAN GRAFF, No. 606 8th-av., by 46th-st.

FARMS.—Persons wishing to secure a comfortable homestead, with a small amount of cash, may find an opportunity of making a good INVESTMENT, within 25 miles by railroad of this city, in New-Jersey. Apply to M. EGOLF, No. 7 New-st.

FOR SALE—A desirable COUNTRY RESIDENCE in Stamford, Conn. House modern and new; half an acre of Ground, with choice Fruit Trees, and near the Dépôt. Terms easy. Inquire of ELY & MUNGER, No. 321 Broadway.

GREAT BARGAIN at WILLIAMSBURGH.—A 3 story brick HOUSE, No. 105 2d-st., only two blocks from Peck-slip Ferry; with gas fixtures and carpets. Price $5,100. S. COCKCROFT, No. 72 South 7th-st.

HOUSE and LOT, No. 335 6th-st., for SALE or to LET.—Lot, 22x87; Brick House, three stories, 23x42; Kitchen on the rear three stories, 10x22; back Piazza, two stories, inclosed; two sets of folding doors on first and second floors each; walls painted and papered, doors grained, two flights of stairs. Croton water on each floor, range, hot water and bath pantries, wood and coal bins in cellar, grapevines and arbors in yard. The house was built by the present occupant, in the most substantial manner, and is well calculated for a family on each floor. If not sold by the 1st of April, will be rented for $600, with the privilege of sub-letting for two or three families. For further particulars, inquire on the premises.

HOUSES for SALE at a BARGAIN.—The four 3-story and basement mastic front brick HOUSES, situate at the corner of Lee-av. and Rose-st., (and adjoining) Brooklyn; ten minutes' walk from Peck-slip Ferry. The above houses have marble mantles, cornices, under-cellars, &c., and two-thirds of the purchase money may remain on mortgage. Apply to PECARES, BERNSTEIN & PHILLIPS, No. 51 Liberty-st., near Nassau.

HOMES for ALL.—HOUSES, LOTS, COTTAGES with Gardens, to Rent and for Sale cheap. Lots on streets paved, assessments paid, from $115 to $500, 20 per cent cash. W. G. HAYNES, cor. Plankroad and 3d-av., Brooklyn. Office hours from 4 to 8 P. M. Rents collected.

HOUSE for SALE—No. 10 Rose-st., near Frankfort. The three-story and basement dwelling with shop in rear, and very favorable lease of the lot, 23 years to run. An excellent situation for a Manufacturing Jeweler, Gunsmith or the like. $2,000 may remain on mortgage. Apply at the office of EDWARDS & MAN, No. 64 Wall-st.

ONE of the BEST FARMS and GRIST MILLS for SALE in Rockland County, N. Y., half a mile from Spring Valley dépôt of the New-York and Erie Railroad. Said Farm contains about seventy acres of the best kind of Land, in a high state of cultivation, with good fences, three orchards of the choicest kinds of Fruit Trees, a large and good Dwelling House, and a large number of out-buildings, all in good repair. Price $5,100. The Mill has two pair of Burr Stones in good order, with plenty of water at all seasons, and one of the best stands for business in the county. In connection with the mill there is a new, large and good dwelling house. Price $3,500.
The above property will be sold separate or together, as may be desired. One half of the purchase money can remain on bond and mortgage if required. For further and full particulars, apply to JOHN STILWELL, near the premises, or to Mr. SAMUEL BABCOCK, No. 199 16th-st., between 8th and 9th-avs., or to the subscriber, at Peekskill. JOHN V. SMITH.

TIMBER LAND for SALE—About 130 acres, together with about 14 acres of improved Land, situated near the town of Allegville, Alleghany Co., N. Y., and within 30 rods of the Erie Railroad. The timber consists of white oak, chestnut and hickory. The whole is well adapted for wheat and grass, and is beautifully situated on a gradual slope, with a fine view of the village and the Genesee River for some four miles. For full particulars apply to ROSWELL G. PIERCE, Pine-st., cor. Broadway, under the Metropolitan Bank.

VACANT LOTS—Centrally located, for sale or exchange for improved Real Estate in New-York or Brooklyn. Address T. W., Box No. 2,568 Post Office.

45TH-STREET—LOTS for SALE.—Two LOTS in 45th-st., 100 feet east of 9th-av. Terms easy. Apply to PECARES, BERNSTEIN & PHILLIPS, No. 51 Liberty-st., near Nassau.

7TH-AVENUE—HOUSES for SALE.—The four-story brick Houses Nos. 216 and 222 7th-av.—a good investment—will be sold cheap and on easy terms. Also, the four story double-tenement brick House No. 491 East 12th-st. Apply to PECARES, BERNSTEIN & PHILLIPS, No. 51 Liberty-st., near Nassau.

129TH-STREET—LOTS for SALE.—Six Lots in 129th-st., near 6th-av. The street is paved and lighted, and the city taxes are beautifully located for improvement. Apply to PECARES, BERNSTEIN & PHILLIPS, No. 51 Liberty-st., near Nassau.

$18,000.—FOR SALE—A four-story on 29th-st. near Broadway. English basement BRICK HOUSE, House 25 feet front by 54 deep. Can be seen from 12 to 2 P. M. Apply to ANSEL C. LOOMIS, No. 1128 Broadway, near 34th-st.

$14,000.—FOR SALE—Furnished or unfurnished the first-class four-story and basement HOUSE No. 50 East 15th-st., the third house from Union-square. Title perfect. Possession at any time. Price (unfurnished) $14,000. Terms very accommodating. Or the Premises will be LET, furnished or unfurnished.

$1,500.—A GREAT BARGAIN.—A FARM of 14 acres of choice land, for sale, on Long Island, 27 miles from Brooklyn 1 mile from railroad dépôt. Nearly new house. Young orchard, stable, &c. Apply to A. McCOTTER, No. 128 Fulton-st., N. Y.

Instruction.

BOARDING SCHOOL for BOYS, at GREENWICH, Conn. The Summer Session will commence MONDAY, May 7, and continue twenty-two weeks. For circulars, containing references, terms, &c., apply to the Principal, LEWIS HOWE, Greenwich, Conn.

BERKSHIRE FAMILY SCHOOL for BOYS, STOCKBRIDGE, Mass.—The Summer Session will commence on the 1st of May next. Circulars to be had in the Bookstore of B. Westermann & Co., No. 290 Broadway, N. Y.
JARED REID, FERDINAND HOFFMANN, } Principals.

BOOK-KEEPING, WRITING, ARITHMETIC—Mr. DOLBEAR, No. 699 Broadway, corner Houston-st., will receive new pupils every day and evening this week. Three Gentlemen may secure private seats this day or evening, without extra charge, and become elegant writers and practical Book-keepers before the 1st of May. Terms moderate.

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MOUNT WASHINGTON COLLEGIATE INSTITUTE—No. 218 4th-st., or Washington-square, entrance No. 158 Macdougal-st. CLARK & FANNING, Principals.

RAYMOND COLLEGIATE INSTITUTE—Carmel, Putnam Co., N. Y.—The next session commences on the 2d of May next. Circulars may be had at D. Appleton & Co.'s, No. 346 Broadway, N. Y.; of Spencer Gregory, Esq., No. 184 Greenwich-st., N. Y.; the Rev. A. Elmendorf, Brooklyn, and of the Principals at Carmel.
S. P. PRATT, E. C. SEYMOUR, } Principals.

Piano-Fortes and Music.

ASTONISHING REDUCTION in the prices of PIANOS and MELODEONS, to suit the times, viz.: 6½ Oct. Rosewood, $160 to $175; Rosewood 6½, $175 to $190; Rosewood 7 Oct., $210 to $225. One grand Piano, $400—cost $800. Fisk's superior Melodeons, Gerhard's Patent, $45 to $175; second hand Pianos from $50 to $150—being a reduction of 33 per cent. from usual prices; each instrument fully warranted. McDONALD & BROTHER, No. 292 Bowery, near Houston-st.

BACON & RAVEN, PIANO-FORTE MANUFACTURERS, 160 and 162 Centre-st., opposite Canal-st., near from Broadway, having an experience of 25 years, and every requisite facility at our Manufactories, are enabled to offer the public an assortment of Instruments, unsurpassed by any, as to quality of tone, workmanship, and durability.

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ORGANS for SALE—One six-stop, Gothic case with Swell; two of eight stop, do. with Pedals; one two sets of keys, 16 stop; a very fine Seraphine, $100. These instruments are warranted to be of superior tone. W. H. DAVIS, No. 67 Macdougal-st., Organ Builder.

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PIANO-FORTES.—A fine assortment of new PIANO FORTES for sale cheap for cash, or to rent with privilege of purchasing. Also a second-hand one, cheap. HAINES BROS. & CUMMINGS, No. 216 3d-av., cor. 14th-st.

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SAFFORD & BROTHER, No. 369 Broadway.—PIANOS for Sale, Hire, or Exchange. Particular attention given to Renting and Tuning of Pianos.

Machinery &c.

A NEW SODA-WATER APPARATUS—Patent applied for, 1855—which can be taken apart and put together in thirty minutes. Also, every description of Apparatus for Drawing, Bottling and Manufacturing the Soda-Water, either of Copper or Iron, with explicit printed directions for making the Soda-Water and Syrups. Manufactured and sold, and constantly on hand, by WILLIAM GER, No. 60 Fulton-st., New-York, 2d floor.

IMPORTANT IMPROVEMENT IN ROTARY PLANING, TONGUING and GROOVING MACHINES, PATENTED Nov. 21, 1854.
These Machines have been thoroughly tested, and their superiority over all others proved beyond a doubt. They will plane very much better and faster than any other now in use, never tearing or throwing out loose knots.
Applications for Rights and Machines, or for further particulars, can be made to the Patentee, JAMES A. WOODBURY.
Winchester, Mass., Dec. 12, 1854.

STATIONARY STEAM-ENGINES.—The subscribers are now prepared to furnish, on short notice, HORIZONTAL ENGINES on iron bed-frames, strong and substantial, plain or highly finished, from 6 to 100 horse-power, with or without pumps, boilers, &c., warranted to give satisfaction. Also, Shafting and Mill Work of all kinds. Sash and Blind Machinery made to order. They are also prepared to furnish the various sizes (double and single) of Wells & Co.'s Patent Circular Saw Mills. W. E. HAYES & Co., Northampton, Hampshire Co., Mass.

TO BE DISPOSED OF immediately, on account of the owner's departure for Europe, an ENGINE TURNING LATHE, by a first-rate maker, with modern improvements. As the owner is desirous to depart speedily, a very low sum will be taken, less than half its cost. Apply at No. 60 Nassau-st., Room No. 25.

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Large parcels for the West can be delivered at Rouse's Point, Troy, or Albany. MERRITT TRIMBLE, No. 84 Broad-st.

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300 Slabs Government Banca Tin.
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1,500 lbs. Refined Tin in bars.
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10 tons prime quality Silesian Spelter.

HARDWARE.—The largest and most complete assortment of HARDWARE, CUTLERY, EDGE TOOLS, &c., concentrated in one establishment, for the city and country trade, can be found at CHAS. S. LITTLE'S, Nos. 33 and 34 Fulton-st.

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RATS, RATS, RATS.—E. OLIVER'S Patent Self-setting Revolving RAT-TRAP—decidedly the most ingenious Rat catcher in the United States. Manufactured and for sale at No. 29 Fulton-st. Also, Wire Trainers for flower-gardens; Brass, Copper, and Iron wove Wire; Coal, Sand and Gravel Screens; Sieves and Riddles; Skylight and Window Wire; Milk-strainer Wire; and every description of Wire-