REAL ESTATE.

NEW YORK, Monday, Nov. 17, 1873.

There was a small attendance at the Exchange Salesrooms to-day, and but little interest was shown in the sales made. Mr. James M. Miller sold, by order of the Supreme Court, under direction of Nathaniel Jarvis, referee, the 19 two-story, basement, and subcellar brick houses on the north side of One-hundred-and-twelfth-st., commencing at Fourth-ave. The houses are unfinished, and were all purchased by one person representing parties in interest. The prices at which they were sold represent about two-thirds of the value of the property. The sale of property on Seventy-eighth-st., announced to take place under direction of Mr. Miller, was postponed until May 1, 1874.

AUCTION SALES NEW-YORK CITY REAL ESTATE.

By James M. Miller.

1 two-story and basement brick house, n w cor 112th-st and 4th-ave, 17.10x100.11	$5,400
4 two-story and basement brick houses, n s 112th-st, adjoining above, each 17.8x100.11, each	4,800
3 two-story and basement brick houses, n s 112th-st, adjoining above, each 17.8x100.11, each	4,300
3 two-story and basement brick houses, n s 112th-st, adjoining above, each 17.8x100.11, each	3,800
1 two-story and basement brick house, n s 112th-st, adjoining above, 17.8x100.11	3,400
1 two-story and basement brick house, n s 112th-st, adjoining above, 17.10x100.11	3,400

UNSAFE BUILDINGS.

DEPARTMENT OF BUILDINGS.

Buildings reported as unsafe for the week ending Nov. 15, 1873: No. 206 East Fourteenth-st., unsafe front wall; C. Godfrey Gunther, owner.

No. 200 East Nineteenth-st., unsafe chimneys and gable; Emil Kiechlatz, owner.

North side Eighty-sixth-st., 100 feet east of Fifth-ave., unsafe chimneys; Nicholas Duffy, owner.

No. 95 Charlton-st., rear, unsafe front wall; Jane Cameron, owner.

South-east corner of Suffolk and Stanton-sts., unsafe chimneys; W. H. McIntire, agent.

No. 150 Suffolk-st., unsafe chimneys; W. H. McIntire, agent.

No. 104 Suffolk-st., unsafe chimneys; Livingston estate, owner.

No. 504 West Thirty-sixth-st., unsafe west wall; John H. Tietjen, owner.

No. 49 Suffolk-st., unsafe chimneys.

No. 47 Suffolk-st., unsafe chimneys.

No. 45 Suffolk-st., unsafe chimneys.

No. 249 East Fifty-second-st., rear, unsafe chimneys; Bridget O'Brien, owner.

Nos. 415, 419, to 425 West Forty-first-st., unsafe piers in courtyard; John S. Gilmore, owner.

No. 409 West Forty-first-st, unsafe rear and west gable; David Levy, owner.

North side of Forty-first-st., 200 feet east of Eleventh-ave., rear, unsafe chimneys; New-York Oxygen Gas-Light Company, owner.

No. 152 East Fifty-seventh-st., unsafe front wall; George Banfield, owner.

No. 85 East Broadway, unsafe chimneys; Mr. Anderson, owner.

No. 87 East Broadway, unsafe chimneys.

No. 97 East Broadway, unsafe chimneys; Morris Alexander, owner.

No. 101 East Broadway, unsafe chimneys; Morris Alexander, owner.

No. 103 East Broadway, unsafe chimneys; Oscar Smesburg, owner.

No. 14 Orchard-st., unsafe chimneys; L. C. Sandford, agent.

No. 79 Canal-st., unsafe chimneys; Wm. H. Boome, agent.

No. 81 Canal-st., unsafe chimneys; John Kenny, owner.

No. 321 Delancey-st., rear, unsafe front and east walls; Conrad Diehl, agent.

Nos. 309 and 311 Third-ave., unsafe chimneys; Wm. Mook, agent.

No. 214 West Twenty-ninth-st., unsafe chimneys; Williams & Son, agents.

No. 170 Division-st., rear, unsafe chimneys; Jacob Stein, owner.

No. 174 Division-st., rear, unsafe chimneys; Mr. Beekman, agent.

No. 123, 125, and 127 Broome-st., unsafe front wall; Michael Scanlon, owner.

No. 119 Broome-st., unsafe chimneys; J. P. Joralemon, agent.

No. 105 Canal-st., unsafe chimneys; John G. Flammer, owner.

PROJECTED BUILDINGS.

Projected buildings for which plans and specifications have been submitted to the Department of Buildings during the week ending Saturday, Nov. 15, 1873:

Third-ave., east side, 51 feet north of Eighty-fourth-st., one brick store and tenement, four stories, 25 6x60; Henry Bierhaum, owner.

Nineteenth-st., north side, 250 feet east of Eleventh-ave., one brick factory, four stories, 25x25; Mr. Lynck, owner.

Twenty-first-st., south side, 100 feet west of Eighth-ave., one brick boiler-house, one story, 10x14; H. Gutwald, owner.

Avenue C, No. 173, one brick stable, one story, 45x16; J. Burkhardt, owner.

Eighth-ave., No. 352, one brick and brown-stone front, furniture warehouse, four stories, 25x90; R. Laughlin, owner.

Thirty-third-st., north side, on line of East River, one brick machine shop, two stories, 102x27; East River Ferry Company, owners.

Forty-first-st., north side, 200 feet west of Ninth-ave., four brick stores and tenements, each five stories, 25x80; John J. Burchill, owner.

East One-hundred-and-twenty-fourth-st., No. 347, one brick tenement, four stories, 25x50; Patrick Connelly, owner.

Forty-third-st., south side, 125 feet west of Third-ave, one brick stable and tenement, two stories, 25x100.5; Bernard Duffy, owner.

Forty-fifth-st., south side, 99 feet east of Second-ave., seven brick tenements, each four stories, 20.6x60; John D. Jones, owner.

Tenth-ave., east side, between One-hundred-and-fifty-fourth and One-hundred-and-fifty-fifth-sts., one brick fire-engine house, two stories, 25x100; Corporation City of New-York, owners.

Total estimated cost of erection of the 20 buildings enumerated, $202,700.

BUILDING STATISTICS.

FOR BUILDING RECORD FOR THE WEEK ENDING NOV. 15, 1873, FROM THE BOOKS OF THE DEPARTMENT OF BUILDINGS.

WALTER W. ADAMS, Superintendent.

Bureau of Construction and Alteration, Henry J. Dudley, Chief—Reports number of plans, 10, embracing 19 new buildings, of which 13 are tenements; number of proposed alterations, 12; number of special applications for frame and other structures, 19; number of buildings examined and plans passed upon, 14.

Bureau of Unsafe Buildings, Violations, and Complaints, Andrew Owens, Chief—Reports number of complaints received, 9; number of violations reported, 7; number of violations removed, 13; unsafe buildings reported, 44; unsafe buildings made safe, 23; unsafe buildings taken down, 7; cases sent to attorney, 3; notices of violations served, 18; notices of unsafe buildings served, 51; total number of buildings examined, 501.

Bureau of Iron Work, John Vanderbeck, Chief—Reports number of buildings reported for fire escapes, 55; number provided with fire escapes, 8; notices for fire escapes served, 19; number of iron arch girders, beams, and lintels tested, 9.

Bureau of Theaters, Hotels, School-houses, Factories, and Special Surveys, Samuel T. Webster, Chief—Reports examination of eight theaters, viz.: Metropolitan, Comique, Union Square, Broadway, Wood's Museum, Stadt, Olympic, and Wallack's; no violations of Section 29 of the Building law reported; the repairs and alterations entered in the Stadt Theater have been completed under supervision of the Department of unsafe wood columns supporting the first, second and third balconies, having been replaced by substantial iron ones. A special survey of Wallack's Theater records a substantial building 45 feet high, 75 feet wide, and 148 feet deep; the north and south walls 20 inches, and side walls 16 inches thick; inside walls 12 inches; roof of tin, auditorium 79 feet east of Broadway entrances, 16 feet 6 inches from Broadway, and 13 feet 6 inches from Thirteenth-st; Vestibule, 44x26.6 feet, 3 doors 6 feet wide open to parquet, stairs as from vestibule 8 feet wide to landing of first balcony, 17x25, with two doors 5 feet wide, also 5 feet door to south staircase, in case of fire; stairway south side, 8 feet 6 inches wide, to second balcony landing, 17x35.6 feet; two doors, 5 feet wide, with extra door to north stairway; ample stage exits and entrances on Fourteenth-st. Building is heated by two furnaces properly protected and secure; gas jets are protected with wire screens, 100 water buckets and axes are duly distributed, ventilation by the dome is good. Theater portion of building is in accordance with regulations and in good order. The defective columns under the Broadway entrance in the front building have been replaced by new ones.

Hotels—Examinations have been made of 13 hotels and 3 lodging-houses. The Westminster, Brevoort, Belvidere, and the three lodging-houses were found to be in accordance with regulations. An additional flue of stairs were ordered to be placed in the Prescott House from the first to the top story. Additional fire-escapes and safeguards were ordered in the Starry House, Hotel d'Recreo, Union Place Hotel, Mohawk Hotel, Hygienic, Calhoun, West side, Page's, and Cooper's Hotels. The Westminster Hotel, on north-west corner of Irving-place and Fifteenth-st., has recently undergone extensive exterior and interior alterations and additions, whereby the facilities for ready and convenient egress (in case of fire or accident) have been greatly augmented; a new building has been erected upon the site of the old Worcester Mansion, and added to the main building, which has been carried up to a height of six stories. In the new addition no stud partitions or furring has been used, the walls being constructed of iron columns covered with the real patent fire-proof plaster. Two Worthington steam pumps, capable of throwing 350 gallons of water per minute, are placed in the engine-room, connected on each floor with two lines of pipe, with proper outlets and hose. There are also two water tanks on the upper floor, containing 8,000 gallons, to which hose are attached. The building has three lines of stairs, the main one being constructed of iron and marble, and five feet in width. The first floor is constructed of iron, and fire-proof. The general precautions and safeguards against fire are in full accordance with the spirit and letter of the plans and regulations relative thereto.

Factories—Eleven factories have been specially inspected, in seven of which additional fire safeguards have been ordered.

OFFICIAL TRANSFERS OF REAL ESTATE.

NEW-YORK CITY.

Christopher-st, n s, 133.6 ft w of Waverley-place, 34.6x93.2	$23,000
Front-st, n s, No 166, 16.6x74.6½ ft, partly	3,500
Grand-st, s s, 40 ft w of Elizabeth-st, 24x55; Elizabeth-st, w s, No 51, 20x74	40,000
Houston-st, s s, 60 ft w of Mangin-st, 20x75	8,500
Stanton-st, s w cor Orchard-st, 21.6x50	3,500
Same prop	60
Same prop	48
Same prop, 5-14 parts	2,500
4th-st, w s, 40 ft s of Gansevoort-st, 20x49	8,000
16th-st, s s, 200 ft w of 9th-ave, 25x117.4	10,000
34th-st, s s, 100 ft w of 8th-ave, 19x98.9	23,500
42d-st, s s, 291.8 ft e of 2d ave, 33.4x98.9	28,000
112th-st, s s, 280 ft e of 3d-ave, 15x100.10	5,900
127th-st, s s, 117 ft w of 3d ave, 17x99.11	10,500
Madison-ave, e s, 25 ft s of 43d-st, 41.8x100	90,000
1st-ave, w s, 24.9 ft n of 25th-st, 24.8x75	22,500
4th-ave, s w cor of 42d-st, runs s 104.8x w 105.8x n 14.9x n w, a point 12½ ft w of Madison-ave, 102.8 ft s of s s of 42d st	312,000

LEASES RECORDED.

Broadway, No 475, 3 9-12 years, per year	$12,000
Mercer-st, No 42, 9, 11 months, per year	5,150
Beaver-st, No 409, 5 years, per year	2,000
Broome-st, No 403, 5 years, per year	
Canal-st, w s, 120.1 ft n w of Vestry-st, 25x109.5, extending to Vestry-st, Trinity Church lease (1866), 21 years	40,000
36-ave, No 192, 5½ years	2,500

City Real Estate for Sale.

A RARE chance for investing $75,000.—A fine BUILDING, leased for 12 years at $18,000 and taxes, and advancing under lease to $22,000. Price $150,000, half cash. Address B x 1,812, Post-Office.

CHEAPEST HOUSE in New-York, on Lexington-ave.: 20 feet front; only $17,000. Also, one on Sixty-second-st., near Park-ave., finished in the latest design; Price $20,000. Also, a four-story store on Second-st., only $13,250. FRANCIS CRAWFORD, corner Fifty-seventh-st. and Third-ave.

$125,000 FOR a CORNER on Sixth-ave., 75x100, between Twenty-third and Thirtieth-sts. This is the cheapest corner on this island, and if properly improved will be taken at once by parties who are waiting. RIKER, HESSE & Co., 5 Pine-st.

Brooklyn Real Estate for Sale.

FOR SALE, on EASY TERMS—LOTS Nos. 39 and 41 Remsen-st., 50x100, and 68, 70, 72, and 74 Montague-st., 100x100. House and Store No. 102 Pineapple-st., 27x60; House No. 179 Willoughby-st.; House No. 197 Willoughby-st; Houses Nos. 49, 51, and 53 Nassau-st. GORDON L. FORD, 97 Clark-st., Brooklyn.

PROSPECT PARK PLAZA LOTS for SALE, on very easy terms. GORDON L. FORD, 97 Clark-st., Brooklyn.

New-Jersey Real Estate for Sale.

A HOME IN THE COUNTRY.—Central N. J. Land Improvement Co. have houses, lots, and land by the acre for SALE at all points on the line of the Central R. R. of N. J. Apply to A. D. HOFE or ELSTON MARSH, 119 Liberty-st.

BEST LINE of TRAVEL—Most agreeable SUBURB—$60 per month—Interest—Outlay or Rental.—Tasty house and grounds, 40 minutes by Central Railroad, near depots; pavements, police, steam fire department, frequent and late trains; low taxes; high, well drained, and healthy location; 12 rooms, wide halls, piazzas, cold bath, gas, hot and cold water, heater, and storm doors, &c.; one acre laid out, bearing small and large fruits, shades, &c.; attractive place, worth $15,000; will sacrifice; payments easy; securities as cash. Inquire at West Elizabeth depot, close by, or address OWNER, Post-Office Box, No. 184, Elizabeth, N. J.

SALE or EXCHANGE.—A very desirable RESIDENCE at Orange, N. J., only one hour from City Hall; over an acre of ground, fine shade and fruit trees, conveniently arranged house, stable, &c. (furnished if desired), will be exchanged for modern built house in city, between Lexington and Sixth-aves., and above Thirty-fourth-st. Address K. O. G., Box 1,504, N. Y. Post-Office.

New-Jersey Real Estate for Sale.

ORANGE, N. J.—Great variety property for sale. Houses furnished and unfurnished to rent. Sale Catalogues. Office hours from 11:30 till 1. I. H. GERRY, 39 Nassau, cor. Liberty-st.

$1,000 EACH for three small new HOUSES and LOTS in Westfield, N. J., by Central Railroad, 55 minutes from the city. Terms easy. Who cannot have a home? RIKER, HESSE & Co., 5 Pine-st.

Country Real Estate for Sale.

A GOOD INVESTMENT.—HOTEL PROPERTY near Central depot; 36 rooms; $15,000; one-third cash. Also, BUILDING LOTS CHEAP. E. CULBERTSON, 537 North 8th-st., Philadelphia.

A COUNTRY SEAT ON THE HUDSON RIVER FOR SALE.—Situated at CROTON LANDING, will be sold on very favorable terms. The property comprises upwards of 26 acres of land under a high state of cultivation, and well stocked with fruit trees of all descriptions. The buildings on the premises consist of a two-story modern Cottage House, containing 12 rooms, with closets and bath-room, a good barn, and other out-buildings. The house is about three-quarters of a mile from the station. The land is all on the westerly side of the New-York and Albany post-road and extends to the river, and could be easily subdivided into a number of villa sites. EDWARD CLARKE, Tribune Office.

FOR SALE or EXCHANGE—Orange County FARM, 111 acres; good farm buildings; two miles from depot; price $15,000. BULAND & WHITING, 5 Beekman-st.

FOR SALE, AT PRIVATE SALE—A superior 128-Acre FARM, in Whitemarsh Township, Montgomery County. For particulars, address A. G. WERTSNER, Upper Dublin P. O., Montgomery County, Penn.

HUDSON RIVER COUNTRY SEAT for SALE, 26 acres, 35 miles from New-York, all under cultivation; large apple and pear orchards, plenty of small fruits, good two-story cottage, 12 rooms, barn, ice-house, &c., all in good order. Apply to E. H. LUDLOW & Co., 3 Pine-st.

$5,000 CASH FOR SMALL FARM ON line of Hudson or Harlem R. R. not less than ten acres; good buildings, fruit and water; no chills; within two miles depot, and seventy-five miles New-York. Those having bargains, address CASH, Tribune Up-town Office, 54½ W. 32d-st.

Auction Sales of Real Estate.

JERE. JOHNSON, jr., Auctioneer. Office, No. 21 PARK-ROW, opposite new Post-Office, Astor House, and the terminus of all the city car lines. REAL ESTATE PROMPTLY SOLD AND EXCHANGED. Auction sales of Stocks, Furniture, Merchandise, &c.

Houses and Farms Wanted.

REAL ESTATE WANTED.—The Society of the NEW-YORK HOSPITAL hereby invites PROPOSALS OF LAND for the erection thereon, by said Society, of Hospital Buildings. The land offered must be located between Chambers and Twenty-third-sts., Broadway and the North River; must be of dimensions equal to not less than 14 nor more than 32 full-sized city lots; possession to be given May 1, 1874. Proposals must state price, and be inclosed in an envelope directed thus: "THE SOCIETY OF THE NEW-YORK HOSPITAL, 13 West Eleventh-st., New-York City," and be sent in on or before 15th December next.

WANTED.—COUNTRY RESIDENCE in Plainfield, N. J., worth about $12,000, in exchange for a three-story brown-stone house near Wall-st. ferry, Brooklyn. RULAND & WHITING, 5 Beekman-st.

City Property to Let.

TO LET—Part of ground floor OFFICE on Broadway, near Canal-st., for three or six months, at low rent. Apply to WM. A. WHITE & SON, 397 Broadway.

Brooklyn Property To Let.

TO LET—The new, elegant, four-story brown-stone HOUSE, all modern improvements; Third-st., between Sixth and Seventh-aves., near entrance to Prospect Park; rent, $800. Apply to W. S. MELDRUM, 132 Church-st.

TO LET or FOR SALE on EASY TERMS. FOUR STORY HOUSE AND STORE, No. 192 Pineapple-st. GORDON L. FORD, 97 Clark-st., Brooklyn.

Furniture.

A.—WEEKLY and MONTHLY PAYMENTS for FURNITURE, CARPETS, and BEDDING, at E. M. COWPERTHWAIT & CO.'S, 155 and 157 Chatham-st. An immense stock and low prices.

AUCTION NOTICE.—Good second-hand and midst CARPETS, all sizes; rich patterns English Brussels and Ingrain daily from auction, very cheap, at 112 Fulton-st., between William and Nassau.

FOR SALE—ALL THE ELEGANT FURNITURE in house on Murray Hill, near Fifth-ave., complete for housekeeping, with occupancy of house; prompt sale an object. Address Box 4,785 New-York Post-Office.

Board and Rooms.

Below Fourteenth-st

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, Nos. 54 1-2 West Thirty-second-st., or 308 West Twenty-third-st., at the HARLEM OFFICE, No. 2,386 Fourth-ave., between One-hundred-and-twenty-ninth and One-hundred-and-thirtieth-sts., and at the BROOKLYN BRANCH OFFICE, No. 323 Washington-st., next door to the Post-Office, up to 8 p. m. at regular office rates.

AT 82 MACDOUGAL-ST., fine location, two gentlemen can have a beautiful ROOM for $14 per week, board, fire, and gas; one ROOM for $16. No such advantages offered elsewhere for a permanent home.

CALLEN HOUSE, 166 Hudson-st., corner of Laight.—Excellent Board, $6 to $7 50 per week, with single room; single room, without board, $2 and upward; Lodging, 50 cents; gentlemen only. Open all night.

TO RENT—Furnished, to a reliable small family, part of a HOUSE. Rent, with fire and gas, $12 per week. References exchanged. Call after 9 a. m. 126 White-st., four blocks from Broadway and Canal-st. Fourth-ave. cars pass seven doors from the house.

12 WAVERLEY-PLACE, near Broadway—Furnished ROOMS, with BOARD; table board $5 per week.

28 WAVERLEY-PLACE, within three blocks of Broadway, TO-LET with board, nicely furnished ROOMS, suitable for gentlemen and their wives or single gentlemen. Table boarders accommodated.

34 WEST 12TH-ST., near 5th-ave.—Furnished ROOMS to let, without board, in suites or singly.

46 JANE-ST.—Furnished; TO LET, in a private family, with no other boarders, back PARLOR, with or without breakfast and dinner; references given and required. Mrs. M. H. B.

334 WEST 12TH-ST.—To Let, a furnished THIRD FLOOR, with or without BOARD, suitable for a gentleman and wife or single gentlemen, or will let separately.

West Side.

AT NO. 20 WEST 32D-ST.—A suite of PARLORS To Let, with or without board.

A LARGE third-story FRONT ROOM; closets, hot and cold water, in brown-stone house, 328 West 46th-st.; board first-class; references required.

A LARGE ROOM to LET, nicely furnished, to one or two gentlemen, without board; every convenience; private family; apply, 143 West Forty-sixth-st.

A PHYSICIAN'S PARLOR, with bay window, to RENT; two gentlemen can procure a large, pleasant room, heat and gas, at $10 per week. 147 West Forty-fifth-st. Board if desired.

AT 60 WEST 50TH-ST.—Four FURNISHED ROOMS on second floor and a back parlor to rent, with BOARD, in a quiet private house; location unexceptionable; references.

A PRIVATE family having one or two nicely-furnished large ROOMS unoccupied, would LET them without board to gentlemen only; terms moderate. Apply at 143 West 46th-st.

A.—FAMILY or GENTLEMEN, appreciating cleanliness and good table, with moderate prices, second or third floors, suited at 147 West Forty-fifth-st.; physician's parlor if desired, $1,000 per annum.

BOARDING and FURNISHED ROOM AGENCY.—Information free. Always apply to W. J. COLES & Co., 1292 Broadway.

BOARDING—39 West 26th-st.—Elegant Single Rooms for gentlemen or ladies; Suites for families; newly furnished; table excellent; terms reasonable.

BOARDERS WANTED—27 West 18th-st.—Second floor of four rooms to LET, with BOARD; private table, if preferred; references exchanged.

FURNISHED FLOORS to LET in an elegant brown-stone house, near Fifth-ave. and Windsor Hotel, for either families or gentlemen. Address WM. HENRY GURLEY, Bookstore, 4th ave., corner 23d-st.

FIFTH-AVE., No. 295.—Mrs. HALL has leased this private residence, and has put it in fine order for the occupation of families. Apartments en suite, with private table and service, on each floor only, will be let by the season or year.

GENTLEMEN looking for elegantly furnished and rigorously attended APARTMENTS, without board, will find it to their advantage to apply at 68 West 37th-st., between 5th and 6th-aves.

HANDSOME BACK PARLOR—Hot and cold water, with first-class table, for lady and gentleman or two gentlemen; $30. Also other rooms. 250 West 24th-st.

ROOMS to LET en suite or singly, with or without BOARD. 444 West 23d-st.

TWO large, handsomely-furnished communicating ROOMS on parlor floor, with first-class BOARD, suitable for physician, family, or party of gentlemen; terms moderate; references exchanged; 345 West 14th-st.

TO RENT AT A VERY LOW RATE: Five most desirable ROOMS at 212 Fifth-ave., on 2d floor, overlooking Madison-square; suitable for residence; will be rented together or singly. Apply to THEODORE WESTON, 120 Broadway.

A VERY PLEASANT LARGE ROOM; also a HALL BEDROOM, TO LET, with BOARD and all the comforts of a house; 315 West Eighteenth-st.

5TH-AVE., 351, 2d door below 34th-st.—An elegant SUITE of ROOMS to rent with or without private table; terms moderate; also one SINGLE ROOM; references.

9 EAST 9TH-ST., between University-place and 5th-ave.—Nicely furnished ROOMS, with BOARD, for families or parties of gentlemen; every convenience; table boarders accommodated.

11 WEST 30TH-ST.—A SUITE of ROOMS on third floor to LET, with Board; references exchanged.

14 TH-ST. (WEST), No. 148.—To LET, with board, a handsomely furnished FRONT ROOM; also, front Hall and Attic Rooms.

16 TH-ST., No. 111 WEST—With BOARD, front room on second floor, with connecting hall room; also two large rooms on third floor; references.

23 D-ST., No. 26 West—Handsomely furnished SECOND FLOOR of four rooms, divided to please; also, PARLOR FLOOR; private baths and table if desired; single rooms with board.

27 WEST 27TH-ST., between Broadway and Sixth-ave.—A PARLOR FLOOR, three rooms; hot and cold water; also two rooms on second floor; suitable for a physician or a family or single gentlemen; private table, if desired.

33 WEST 33D-ST., near 5th-ave.—Spacious and handsomely furnished SECOND FLOOR, en suite or separately, with private table or board; also family and single rooms on third floor.

37 UNION-SQUARE.—Two neatly furnished ROOMS at $4 50 and $5 a week; BOARD, if desired, $6. Apply to Mrs. LAWRENCE, on the fourth floor.

Board and Rooms.

West Side.

40 WEST 29TH-ST.—Nicely furnished SECOND FLOOR to LET with BOARD; private bath, and closet adjoining; ample closet room; house, table, and neighborhood first-class; good references.

44 WEST 26TH-ST.—ROOMS, in suite or single, with or without good BOARD; also, an unfurnished PARLOR FLOOR; will accommodate three or four persons; terms moderate.

46 WEST 14TH-ST.—At reduced rates, handsomely furnished ROOMS to LET, with first-class BOARD, to families or gentlemen. References given and required.

48 WEST 24TH-ST., between 5th and 6th-aves.—Very nicely FURNISHED ROOMS, on second, third, and fourth floors, with first-class BOARD; moderate prices; references exchanged.

141 WEST 44TH-ST., between Broadway and Sixth-ave.—Handsome ROOMS; BOARD unexceptionable; dining-room on first floor; every attention paid to comfort; references.

156 WEST 49TH-ST.—Private family having two rooms unoccupied, will LET them to gentlemen for lodging; gas and fire included.

200 WEST 14TH-ST., corner of 7th-ave.—PARLOR FLOOR, handsomely furnished, to LET, hot and cold water, to a party of gentlemen, en suite or singly, with or without Board; also a THIRD FLOOR, nicely furnished, for gentlemen or gentlemen and their wives.

207 WEST 22D-ST.—A handsomely furnished ROOM, with BOARD, TO LET.

256 WEST 39TH-ST.—To LET, with good BOARD, neatly furnished ROOMS, to parties desiring a comfortable home more than style; good location; convenient to four lines of cars; terms moderate.

256 WEST 39TH-ST.—To LET, with good BOARD, neatly furnished ROOMS, to parties desiring a comfortable home more than style; good location; convenient to four lines of cars; terms moderate.

448 WEST 20TH-ST.—BOARD, with fine large ROOMS; all the conveniences; use of croquet table, to a respectable party; terms moderate.

East Side.

A SUITE of FRONT ROOMS on Second Floor to RENT, with or without board. Apply at 248 Lexington-ave., between Thirty-fourth and Thirty-fifth-sts.

A NICELY FURNISHED BACK PARLOR to LET, to gentleman only.—Hot and cold water, fire, gas, and bath; $24 per month; fine neighborhood; references exchanged. No. 107 East 27th-st., near 4th-ave.

ONE FLOOR, with PRIVATE TABLE ONLY; private bath room, closets, &c.; also ROOMS for Single Gentlemen, without board. 38 East 20th-st.

TO LET—Furnished without board, an entire SECOND FLOOR of 5 rooms, either separately or together; also, a third-story SITTING-ROOM and BEDROOM. 27 East Ninth-st., Broadway and the North River; must be of dimensions equal to not less than 14 nor more than 32 full-sized city lots; possession to be given May 1, 1874. Proposals must state price, and be inclosed in an envelope directed thus: "THE SOCIETY OF THE NEW-YORK HOSPITAL, 13 West Eleventh-st., New-York City," and be sent in on or before 15th December next.

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TO LET or FOR SALE on EASY TERMS. FOUR STORY HOUSE AND STORE, No. 192 Pineapple-st. GORDON L. FORD, 97 Clark-st., Brooklyn.

Furniture.

A.—WEEKLY and MONTHLY PAYMENTS for FURNITURE, CARPETS, and BEDDING, at E. M. COWPERTHWAIT & CO.'S, 155 and 157 Chatham-st. An immense stock and low prices.

AUCTION NOTICE.—Good second-hand and midst CARPETS, all sizes; rich patterns English Brussels and Ingrain daily from auction, very cheap, at 112 Fulton-st., between William and Nassau.

FOR SALE—ALL THE ELEGANT FURNITURE in house on Murray Hill, near Fifth-ave., complete for housekeeping, with occupancy of house; prompt sale an object. Address Box 4,785 New-York Post-Office.

Board and Rooms.

Below Fourteenth-st

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, Nos. 54 1-2 West Thirty-second-st., or 308 West Twenty-third-st., at the HARLEM OFFICE, No. 2,386 Fourth-ave., between One-hundred-and-twenty-ninth and One-hundred-and-thirtieth-sts., and at the BROOKLYN BRANCH OFFICE, No. 323 Washington-st., next door to the Post-Office, up to 8 p. m. at regular office rates.

AT 82 MACDOUGAL-ST., fine location, two gentlemen can have a beautiful ROOM for $14 per week, board, fire, and gas; one ROOM for $16. No such advantages offered elsewhere for a permanent home.

CALLEN HOUSE, 166 Hudson-st., corner of Laight.—Excellent Board, $6 to $7 50 per week, with single room; single room, without board, $2 and upward; Lodging, 50 cents; gentlemen only. Open all night.

TO RENT—Furnished, to a reliable small family, part of a HOUSE. Rent, with fire and gas, $12 per week. References exchanged. Call after 9 a. m. 126 White-st., four blocks from Broadway and Canal-st. Fourth-ave. cars pass seven doors from the house.

12 WAVERLEY-PLACE, near Broadway—Furnished ROOMS, with BOARD; table board $5 per week.

28 WAVERLEY-PLACE, within three blocks of Broadway, TO-LET with board, nicely furnished ROOMS, suitable for gentlemen and their wives or single gentlemen. Table boarders accommodated.

34 WEST 12TH-ST., near 5th-ave.—Furnished ROOMS to let, without board, in suites or singly.

46 JANE-ST.—Furnished; TO LET, in a private family, with no other boarders, back PARLOR, with or without breakfast and dinner; references given and required. Mrs. M. H. B.

334 WEST 12TH-ST.—To Let, a furnished THIRD FLOOR, with or without BOARD, suitable for a gentleman and wife or single gentlemen, or will let separately.

West Side.

AT NO. 20 WEST 32D-ST.—A suite of PARLORS To Let, with or without board.

A LARGE third-story FRONT ROOM; closets, hot and cold water, in brown-stone house, 328 West 46th-st.; board first-class; references required.

A LARGE ROOM to LET, nicely furnished, to one or two gentlemen, without board; every convenience; private family; apply, 143 West Forty-sixth-st.

A PHYSICIAN'S PARLOR, with bay window, to RENT; two gentlemen can procure a large, pleasant room, heat and gas, at $10 per week. 147 West Forty-fifth-st. Board if desired.

AT 60 WEST 50TH-ST.—Four FURNISHED ROOMS on second floor and a back parlor to rent, with BOARD, in a quiet private house; location unexceptionable; references.

A PRIVATE family having one or two nicely-furnished large ROOMS unoccupied, would LET them without board to gentlemen only; terms moderate. Apply at 143 West 46th-st.

A.—FAMILY or GENTLEMEN, appreciating cleanliness and good table, with moderate prices, second or third floors, suited at 147 West Forty-fifth-st.; physician's parlor if desired, $1,000 per annum.

BOARDING and FURNISHED ROOM AGENCY.—Information free. Always apply to W. J. COLES & Co., 1292 Broadway.

BOARDING—39 West 26th-st.—Elegant Single Rooms for gentlemen or ladies; Suites for families; newly furnished; table excellent; terms reasonable.

BOARDERS WANTED—27 West 18th-st.—Second floor of four rooms to LET, with BOARD; private table, if preferred; references exchanged.

FURNISHED FLOORS to LET in an elegant brown-stone house, near Fifth-ave. and Windsor Hotel, for either families or gentlemen. Address WM. HENRY GURLEY, Bookstore, 4th ave., corner 23d-st.

FIFTH-AVE., No. 295.—Mrs. HALL has leased this private residence, and has put it in fine order for the occupation of families. Apartments en suite, with private table and service, on each floor only, will be let by the season or year.

GENTLEMEN looking for elegantly furnished and rigorously attended APARTMENTS, without board, will find it to their advantage to apply at 68 West 37th-st., between 5th and 6th-aves.

HANDSOME BACK PARLOR—Hot and cold water, with first-class table, for lady and gentleman or two gentlemen; $30. Also other rooms. 250 West 24th-st.

ROOMS to LET en suite or singly, with or without BOARD. 444 West 23d-st.

TWO large, handsomely-furnished communicating ROOMS on parlor floor, with first-class BOARD, suitable for physician, family, or party of gentlemen; terms moderate; references exchanged; 345 West 14th-st.

TO RENT AT A VERY LOW RATE: Five most desirable ROOMS at 212 Fifth-ave., on 2d floor, overlooking Madison-square; suitable for residence; will be rented together or singly. Apply to THEODORE WESTON, 120 Broadway.

A VERY PLEASANT LARGE ROOM; also a HALL BEDROOM, TO LET, with BOARD and all the comforts of a house; 315 West Eighteenth-st.

5TH-AVE., 351, 2d door below 34th-st.—An elegant SUITE of ROOMS to rent with or without private table; terms moderate; also one SINGLE ROOM; references.

9 EAST 9TH-ST., between University-place and 5th-ave.—Nicely furnished ROOMS, with BOARD, for families or parties of gentlemen; every convenience; table boarders accommodated.

11 WEST 30TH-ST.—A SUITE of ROOMS on third floor to LET, with Board; references exchanged.

14 TH-ST. (WEST), No. 148.—To LET, with board, a handsomely furnished FRONT ROOM; also, front Hall and Attic Rooms.

16 TH-ST., No. 111 WEST—With BOARD, front room on second floor, with connecting hall room; also two large rooms on third floor; references.

23 D-ST., No. 26 West—Handsomely furnished SECOND FLOOR of four rooms, divided to please; also, PARLOR FLOOR; private baths and table if desired; single rooms with board.

27 WEST 27TH-ST., between Broadway and Sixth-ave.—A PARLOR FLOOR, three rooms; hot and cold water; also two rooms on second floor; suitable for a physician or a family or single gentlemen; private table, if desired.

33 WEST 33D-ST., near 5th-ave.—Spacious and handsomely furnished SECOND FLOOR, en suite or separately, with private table or board; also family and single rooms on third floor.

37 UNION-SQUARE.—Two neatly furnished ROOMS at $4 50 and $5 a week; BOARD, if desired, $6. Apply to Mrs. LAWRENCE, on the fourth floor.

Country Board.

ORIENT SPRINGS HEALTH INSTITUTE, Amherst, Mass., for treatment of Paralysis in all forms, Spinal Diseases, Contracted Cords and Limbs, Crooked Feet and Hands, Enlarged Joints, Wry Neck, St. Vitus's Dance, all Deformities, Lameness and Nervous Diseases, Diseases of Brain, Heart, and Lungs, Hysteria, &c. G. W. RHODES, M. D., Medical Director.

Board and Rooms Wanted.

A LADY, graduate of one of our best literary institutions, desires BOARD in a family where instruction in the English branches, French, German, or Latin will be taken in whole or part payment. Address TEACHER, 114 West 22d-st. Unexceptionable references.

Situations Wanted—Males.

Clerks Salesmen, &c.

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WANTED—A situation by a first-class shop butcher as CLERK or otherwise; is competent of taking the entire charge of a place; best of city references. Address BUTCHER, 134 West 24th-st.

Coachmen.

COACHMAN and GROOM—By a North of Ireland Protestant man, who is an experienced coachman and groom, and willing to make himself generally useful about a place; best recommendations. Please call at CARPENTER'S, 138 West