REAL ESTATE.

NEW-YORK, Thursday, Nov. 4, 1875.

The following were the sales made at the Exchange Salesroom to-day:

By A. H. Muller & Son.

1 lot on the s s of 58th st, 225 ft w of 5th-ave, 25x100.5; Henry Samson $20,000
1 lot on the s s of 58th st, 250 ft w of 5th-ave, 25x100.5; J H Hubbard 19,500

By William Kennedy.

1 4-story b & house, with lot, on the s s of 42d st, 144 ft e of 9th ave, 22x98.9; John W Andress 28,500
1 4-story b & house, with lot, on the s w cor of 4th-ave and 60th st, 20x100.5; C W Schneider 22,500

E. H. Ludlow & Co. offered the property known as Nos. 39 and 41 Chambers-st, north side, extending through to Reade-st, 351 feet east of Broadway, 75.2x100.5, formerly known as the old Burton Theater, at an upset price of $200,000. There being no one present to make a bid over the above figure the property was withdrawn.

OFFICIAL TRANSFERS OF REAL ESTATE.

NEW-YORK CITY.

74th-st, s s, 54.6 ft w of Madison-ave, 20x80; Wm C Lossier and wife to Phoebe M Davies $30,000
Broadway, near 175th st, 100x150; Samuel Holmes to Imogene Borden ..... Nominal
161st-st, s s, 200 ft w of 6th ave, 16.8x half block; Phoebe H Jacks to Wm C Lossier 12,000
10th-ave, n w cor of 159th-st, 100x99.11; Howard W Coates to Geo H Peck 12,000
81st-st, n s, 250 ft w of 8th-ave, 2 x to 224-st; Same to same 12,000
127th-st, s s, 210 ft e of 6th ave, 18.9x99.11; Amos B Chase and wife to D J Halgat 14,000
59th-st, s s, 250 ft w of 10th-ave, 25x99.11; Jas P Leland, referee, to Fitz J Fitch 14,500
7th ave, n e cor of 122d-st, 100x99.11; W S Yard, referee, to Chas G Corley 16,670
80th-st, n s, 325 ft w of 5th ave, 25x98.9; Laura A Toppan and others to Robert N Hooper ..... Nominal
128th-st, n s, 48 ft w of Lexington-ave, 20x to 129th-st; Amos N Judson and wife to Hugh McGinn 18,200
134th-st, n s, 195 9 ft w of 8th-ave, 17.10x99.11; Maria F Sterling and husband to Reuben Stapleden 10,800
Fordham-ave, w s, 195 9/10 ft s of Morris-st, 27x90; Theodore Schmidt and wife to Henry Ledhauser 1,000
Rivington-st, s s, 112 ft e of Mangin st, 22x75; Nathan Mossessky to Sarah Solomon 7,750
6th ave, n w cor 126th-st, 25x99.11; Lewis J Phillips and wife to Saml J Levy ..... Nominal
Locust-ave, s s, irregular, 2 82/100 acres, 3/4 part of (24th Ward); same to John D Philips 20,620
124th-st, s s, 209 ft w of 8th-ave, 25.2x76.8½, ½ part of; also, Manhattan-st, s s, 43.3/4 ft w of 9th-ave, irregular, ½ part of; also, 9th-ave, s e cor 124th-st, 175x100.1, ½ part of; also, 8th ave, e s, 24.11 ft n of 123d-st, irregular, ½ part of; also, Manhattan-st, s w cor 124th-st, irregular, ½ part of; Lewis J Phillips and wife to John D Phillips 10,000
138th-st, s s, 175 ft e of 6th-ave, 275x99.11 (4 parcels); Saml J Phillips and wife to Lewis J Phillips 6,875
80th-st, e s, 325 ft w of 9th-st, irregular (4 parcels); Lewis J Phillips and wife to Saml J Levy ..... Nominal
Sherman-ave, s s, 100 ft w of Hawthorne-st, 50x100; James Six, assignee and wife to Eliza Curry 14,835
123d-st, s s, 100 ft e of 11th-ave, irregular; also, 82d-st, s s, 125 ft e of 3d-ave, 62x102.2; also, 82d-st, s s, 175 ft e of 3d ave, 16.6x 62.2; also, 82d-st, s s, 180.10 ft e of 3d-ave, 17x102.2; also, 3d-ave, n e cor 103d-st, 75.7x1 0; also, 1st-ave, s w cor 120th-st, 50.5x100; also, 34th-st, n s, 105 ft w of 4th-ave, 20 ft 9 inches; Jas Sadlier to Mary E Earle ..... Nominal
88th-st, s s, 304.11 ft w of 3d-ave, 17.1x100.8½; Henry J Dewey and wife to John H Isaacs 12,000
Walker-st, n s, 1 (irregular, also Cannon-st, s w s, 61.11 ft e of Cherystie-st, 18.9x24; John H Prender to Geo Barander 100
78th-st, s s, 231.3 ft e of Madison-ave, 18.3x1.2.2; Fanny Simon to Louis Sohn 17,000
12th-st, s s, 216.4 ft e of Avenue C, 16.8x103.5; Wm Johnson to J A Reeves 10,000
56th-st, s s, 100 ft e of 8th-ave, 25x100.5; Barnard E McCarthy (referee) to Terence O'Thomas 12,000
147th-st, n s, 275 ft e of Prospect-st, 2 x100 (23d Ward); Catharine M Rowland and husb and others to Charles S Bunnell 3,025
29th-st, n s, 150 ft e of 1st-ave, 25x98.9; Frederick Stansbury and wife to Mary E Scougler 15,000
32d-st, s s, 75 ft w of 6th-ave, 25x98.9; Joanna W F c and others to Mary A Tooker 44,000
60th-st, n s, 225 ft e of 11th-ave, 50x100.5; James McVitty and wife to Wm J Snyder 10,000

LEASES.

45th-st (West), No 126, 2 years, 6 months; Francis Bleakley to Bernhard F Norris $1,500
41st-st (West), No 258, store and cellar, 4½ years; Thos. Cockerill to Henry Mendes 960

J. Y. SAVAGE, Deputy Register.
[OFFICIAL]

MORTGAGES.

Barander, Geo, to John Barander, 4 years; n s w k 1 st, irregular $2,000
Behan, John, and wife, to Alexander Ferry, 5 years; n w cor 11th ave and 45th st 6,500
Crow, Ellis N, and wife, to Wm A Courson, 1 year; n s of Chatham-st, w of Macdougal-st 5,000
Curry, Ella, and husband, to Joseph J. Potter, 2 years; Suffolk-ave, s s, w of Hawthorne-st 5,000
Same to Henry W Vaughan, 1 year; Sherman-ave, s s, w of Hawthorne-st 2,000
Crow, Ellis N, and wife, to John Raymond and others, 1 year; Charlton-st, n s, w of Macdougal 2,000
Keuven, Antoine, and wife, to Peter Goedel, 1 year; n s 60th-st, bet 4th and Madison-aves 3,000
Marston, Joanna, to Weeks W Culver, 1 year; 19th-st (East), No 324 4,000
Meyer, Jn, Henry, to Isaac S Kip and others, 3 years; 51st-st, s s, e of 6th-ave 15,000
Phillips, Lewis, and wife, to John D Phillips, 1 year; ex of Lewis J Phillips, dec'd 22,000
Same to Saml J Levy and Saml J Newman, 1 year; s s 138th-st, bet 5th and 6th-aves 7,000
Same to John D Phillips, 1 year; s s 124th-st, w of 10th-ave 5,000
Sanford, Charles F, and wife, to Wm P Tyson, installment; n s 24th-st, w of 6th-ave 3,000
Thomas, Theodore H, to Nicholas F Palmer, 1 year; s s 56th-st, e of 8th-ave 10, 00
Stone, Francis W, to Helen W Bound, 3 years; n s 18th-st, e of Broadway 9,000
Tone, Mary, to John E Lockwood and others, ex, 3 years; n w cor 8th ave and 13 st 13,500
Young, Jno and wife, to Wm B Astor, 5 years; e s Mulberry-st, n of Grove 6,000
Edelson, Geo, and wife to M. D. and wife, to Wm Gebhard, 4 months; s s 104th-st, e of 4th-ave 12,500
Same to same, 4 months; s e cor 4th-ave and 104th-st 10,000
Mackay, Caroline E and husband to Townsend Underhill, trustee, 2 years; 50th-st, E s, Nos. 152 and 154 ..... 15, 00
Sloan, Lewis, to Fanny Simon, 2 years; s s 78th-st, e of Madison-ave 2,200
Phillips, Lewis J and wife, to John D Phillips, 1 year; s w cor 11th-ave and 140th-st; also, 137th-st, n s, cor 8th ave, &c. 25,000
White, Edward M, to Robert Otto, Cannon-st, w s, n of Rivington-st; also s w cor of Cannon and Delancey-sts, 2 years 6,000
Same to John M Ochrich, s s of 20th-st, e of 4th-ave; 2 years 25,000
Walsh, Augustin, and wife, to Josephine C Herrick, n s of 86th-st, e of 3d-ave; 5 years 6,000
Phillips, Lewis J, and wife, to Joel W Poor, n s of 64th-st, e of 4th-ave; due 12,000
Same to Lewis Mawson, n s of 57th-st, w of 6th-ave; 1 year 9,000
White, John, and wife, to John G Hyatt, n s of Houston-st, w of Washington-st; 2 years 1,500
Peck, Geo H, and wife, to Maria L. Coats, n w cor of 20th-ave and 126th-st; 8 years 7,000

[Official.] J. Y. SAVAGE, Deputy Register.

City Real Estate For Sale.

AT A GREAT BARGAIN, if sold this week, the new and elegant 4-story brown-stone HOUSE, 20x81x10, No. 10 East 40th-st, near 5th-ave. Will be rented if not sold as above. Apply on premises 10 to 4

Country Real Estate For Sale.

FOR SALE—A COUNTRY SEAT of 53 acres in the beautiful village of GENEVA, situation excellent; good buildings and fine fruit. Apply to GERRIT H. SMITH Geneva, New-York.

FOR SALE—Three fine suburban RESIDENCES, with extra good improvements; 6 to 20 acres of land with each and an abundance of fruit; also, two first-class FARMS of 100 acres each, from ¼ to 4 miles from Ithaca, N. Y.; our one graded public schools, with Cornell University, afford rare educational advantages. Address W. W. AYERS, Ithaca, N. Y.

RAPID and SAFE TRANSIT.—HOMES on the Central Railroad of New Jersey. Apply at the office of the Central New Jersey Land and Improvement Company, No. 110 Liberty-st, to A. D. ROFF or ELSTON MARSH.

$1,500.—MODEL $2,000 HOMES. $2,500. PASSAIC, &c.
$1,500 will BUY a HANDSOME COTTAGE, 5 rooms.
$2,000 will BUY a HANDSOME COTTAGE, 6 rooms.
$3,000 will BUY a HANDSOME COTTAGE, 9 rooms.
$4,000 will BUY a HANDSOME COTTAGE, 11 rooms; all modern improvements, handsome grounds.
This property is beautifully located, adjoining railroad station; nearer to time than CENTRAL PARK; easy commutation; excellent SCHOOLS, CHURCHES, and MARKETS. Examine Photograph of Houses, &c. at 26 BROADWAY, Room 16. JAMES R. HAY.
P. S.—MONTHLY PAYMENTS.

$2,400 FIRST YEAR—balance $10,000 can be remain at 6 per cent; will purchase either of two comfortable suburban cottages, rent free now, with ample grounds, nearly an acre laid out in lawn, garden, shade, fruit, flowers, vines, &c. Houses have 14 rooms, gas, bath, heater, marble mantels, &c. Three minutes from station, and 40 minutes from Liberty-st, N. Y., by the frequent express trains on the best passenger railroad in the world. Paved and lighted streets, all well drained and healthy; horse, cow, chickens, stable, &c. All in order, ready for occupancy. Apply to OWNER, Box 184, Elizabeth.

Real Estate To Exchange.

FARM of 320 acres, 60 miles on Long Island, free and clear, price $12,000, TO EXCHANGE for house in New-York or Brooklyn, of about same value. RULAND & WHITING, 5 Beekman-st.

City Property To Let.

A THIRD FLOOR of 6 Rooms of House No. 2-8 Waverley place; rent $20 per month.

A FOUR-STORY brown-stone HOUSE for sale; 20x60x100; near 6th-av., in 6th-st.; freehold, and in retired location; will be sold cheap to cash customer. Apply to JOHN FETTERICH, 1,39 Broadway.

FRENCH FLATS—Very desirably located and possessing every convenience. Apply at No. 74 West 3d-st., to the Janitor or Janitress.

TO LET—SECOND FLOOR of No. 53 Grove-st.; rent $22 per month. Inquire of M. ASCH, 321 Bleecker-st.

TO LET—In 36th-st., near 8th-ave.—A three-story COTTAGE; 9 rooms, water and gas; rent, $550 per annum. Apply to WILLIAM CONDON, 241 West 35th-st.

TO LET—A fine PARLOR FLOOR and BASEMENT, containing six rooms with all improvements; good neighborhood; rent, only $35. Inquire of OWNER, 121 East 87th-st., near Lexington-ave.

TO LET—In first-class private house, desirably located, a nicely arranged SECOND FLOOR and part of third, with use of laundry, to small family; convenient to four lines of cars; 10 minutes' walk from Broadway. 30 Grove-st.

TO LET—An elegant BASEMENT, 20x50, in a fine building facing City Hall Park; the rooms well adapted for a first-class billiard room, having high ceiling, fine light and easy access. Apply to J. N. WYCKOFF & Co., 21 Park-row.

$1,000.—TO LET—A three-story high-stoop HOUSE, full width, in good order and all improvements. Inquire at 73 West 43d-st.

Lost and Found.

LOST.—PASSBOOK No. 91,387. Return to GERMAN SAVINGS BANK, Union square.

Dry Goods.

Popular Sale

OF

Ladies' Suits & Over Dresses.

A LARGE LOT OF OVER DRESSES IN ALL THE LEADING POPULAR MATERIALS, AT $8, $9 50, $10, $11 50, $13, $14, $15, $18, $19 50.

COSTUMES

IN ALL NEW DESIRABLE SHADES, INCLUDING BLACK, AT $9, $10, $11, $12, $14, AND $16.

BLACK SILK SUITS AT $50, $60, AND $70.

BLACK SILK DRESS, WITH CAMEL'S HAIR OVER DRESS, $65 FOR THE SUIT.

SAME, with BLACK CASHMERE OVER DRESS, $55 FOR THE SUIT.

CAMEL'S HAIR SUITS, complete, and BLACK CASHMERE SUITS, at $30.

ALL TRIMMED IN THE NEWEST STYLES.

LORD & TAYLOR,

BROADWAY AND 20TH-ST.

Black Silks.

Lord & Taylor

HAVING PURCHASED THE ENTIRE BALANCE OF A LEADING IMPORTER'S STOCK OF

BLACK CASHMERE SILKS

WILL OFFER, ON AND AFTER NOV. 1,

300 PIECES AT LESS THAN COST OF IMPORTATION.

BROADWAY AND 20TH-ST.
GRAND AND CHRYSTIE-STS.

RODGERS & ORR BROS.,

183, 185, 187 8th-avenue,

NEW-YORK,

WILL CONTINUE THEIR GRAND OPENING THIS DAY OF RICH IMPORTED SUITS, CLOAKS, SILKS, SHAWLS, AND DRESS GOODS. THE PUBLIC RESPECTFULLY INVITED. RODGERS & ORR BROS.

Sales by Auction.

ART!
ADMINISTRATOR'S SALE.
The entire collection of PAINTINGS, WATER COLORS, STUDIO FURNITURE, ANTIQUITIES, CURIOSITIES, COSTUMES, etc., etc., the property of the late PIETRO VAINI, ESQ., now on exhibition free at the Art Rooms, 817 Broadway, to be sold by auction THURSDAY and FRIDAY EVENINGS, Nov. 4 and 5, at 7½ o'clock.
The Messrs. LEAVITT, Auctioneers.

A. MERWIN, Auctioneer.
BY BANGS, MERWIN & Co., 656 Broadway, near Bond-st.—Sales of Books, Works of Art, Fancy Goods, &c.
FRIDAY, Nov. 5, at 4 p. m.—A LAW LIBRARY, comprising N. Y. and N. J. Law and Chancery Reports, U. S. Reports, English Reports, Commentaries, Digests, and Treatises, Trade, etc.

Horses, Carriages, Harness, &c.

A LARGE STOCK of my own make of CARRIAGES at manufacturers' prices. GRUBB, 366 Canal.

AUCTION HOUSE OF ARCH. JOHNSTON
(Late Johnston & Van Tassell,)
OFFICE, 37 LIBERTY-ST.
(Evening Post Building.)
THE HORSE AND CARRIAGE BRANCH OF OUR HOUSE IS 19, 21, 23, and 25 THIRTEENTH-ST., near University place.
The business will be conducted on precisely the same strict and honorable principles which have always characterized the dealings of our house, and won the respect and confidence of the business community, as well as the public at large.
REGULAR SALES EVERY TUESDAY AND FRIDAY, AT 10 O'CLOCK.
Entries for sale may be made through the mail.

HORSE BLANKETS.
EUREKA HORSE BLANKET COMPANY,
38 Mercer-st., near Grand-st.
Every Variety of Blankets
Of Every Description
at Wholesale Price List.
Call, examine and save the retail profit.

Corporation Notices.

DELIVERING SUPPLIES, &c.—SEALED PROPOSALS will be received by the BOARD OF EDUCATION until THURSDAY, Nov. 11, 1875, 3 o'clock p. m., for DELIVERING SUPPLIES. For part culars see The City Record. Copies for sale at No. 2 City Hall.

FOR SUPPLIES, &c.—SEALED PROPOSALS will be received by the BOARD OF EDUCATION until THURSDAY, Nov. 11, 1875, 3 o'clock p. m., for supplying BOOKS, STATIONERY, &c. For particulars see The City Record. Copies for sale at No. 2 City Hall.

FOR PRINTING, &c.—SEALED PROPOSALS will be received by the BOARD OF EDUCATION until THURSDAY, Nov. 11, 1875, 3 o'clock p. m., for PRINTING, &c. For particulars see The City Record. Copies for sale at No. 2 City Hall.

NOTICE.—WILLIAM KENNELLY, Auctioneer, will sell at public auction, at the Exchange Sales-room, No. 111 Broadway, on FRIDAY, Nov. 5, 1875, the right to collect and retain all WHARFAGE which may accrue for use of certain PIERS and BULKHEADS on the North and East Rivers. For full particulars see City Record. Copies for sale, No. 2 City Hall.

SEALED PROPOSALS for the work of CONSTRUCTING NEW PIER 42, North River (on the site of old Pier 40) will be received at the office of the Department of Docks until 11 o'clock a. m. of 8th November, 1875. For full particulars see City Record. Copies for sale, No. 2 City Hall.

Marble and Slate Mantels.

CASONI & ISOLA,
STEAM MARBLE and GRANITE WORKS,
146 to 152 West 40th-st., near Broadway.
Monuments, Mantels, Altars, Figures, Tiling, Wainscoting, &c. Importers from and manufacturers in Italy of marble work of every description.

MARBLE AND MARBELIZED MANTELS. New designs, from $12 upwards. Also, Monumental Work at greatly reduced prices. Marble Turning for the trade. A. KLABER, 134 East Eighteenth-st., near Third-ave., N. Y.

W. D. & A. S. NICHOLS.—250 entirely new designs Marble, Slate, and Wood Mantels. Manufacturers Iron Grating, Stable Fixtures, Fence, Grates, Weather Vanes, &c. Wholesale and retail. Send for catalogues. 73 Hudson-st., opposite Worth-st.

Board and Rooms.

Below Fourteenth-st.

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UP-TOWN OFFICES, No. 1,238 Broadway, cor. Thirty-first-st., or 308 West Twenty-third-st., cor. Eighth-ave. 760 Third-ave., cor. Forty-seventh-st.; at the HARLEM OFFICE, No. 2,281 Third-ave., cor. One-hundred-and-twenty-fourth-st. (Harlem Savings Bank Building); and at the BROOKLYN BRANCH OFFICE, No. 342 Washington-st., next door to the Post-Office, up to 8 p. m., at regular office rates.

A LARGE FURNISHED FRONT ROOM; also, a floor of 3 rooms in a small house. 357 Hudson-st.

GENTELL PERSONS desiring home comforts, free from the odor of an many boarding-houses, in a first-class house, at reasonable rates (splendid parlors), for families or single gentlemen, can inquire at 111 East 12th-st., near Broadway; reference exchanged.

HANDSOMELY FURNISHED back parlor, front ROOMS and second and third FLOORS, with board, at 22 Waverley-place.

PARTIES of two, four, or six gentlemen can be accommodated with single or double ROOMS, at very moderate prices; house, location and table first-class; references. 111 East 27th-st., one block from Broadway.

10 WAVERLEY-PLACE, near Broadway.—Front ROOMS, $14, $16, and $20, for two, with board; rooms, $7 and $9. Transient people taken also; table board, $4. House heated by steam.

14 WEST ELEVENTH-ST., near Broadway.—Large and small ROOMS to RENT at moderate prices.

23 WAVERLEY-PLACE.—The large Post Mansion is being fitted up for a first-class boarding-house. Parties may obtain large or small SUITES of ROOMS, furnished or unfurnished, with or without private table; a number of single rooms.

38 WEST WASHINGTON-SQUARE.—BOARD, with ROOMS, for gentlemen and wives, at very moderate prices, to reliable parties. References required.

51 EAST 9TH-ST., between Broadway and University place.—Large and small ROOMS to LET with BOARD at reasonable prices for families or party of gentlemen; reference exchanged.

58 NINTH-ST., few doors west of Broadway—FURNISHED ROOMS on reasonable terms.

75 EAST 10TH-ST., corner of 4th-ave.—Good BOARD and well furnished rooms for gentleman and wife; also for one or two persons; terms reasonable.

Board and Rooms.

Below Fourteenth-st.

109 EAST 12TH-ST.—Pleasant, well furnished ROOMS TO LET with board, to persons seeking a pleasant and refined home; also a few table boarders accommodated; references exchanged.

113 EAST 12TH-ST., one block east of Broadway.—A large, handsomely furnished back PARLOR, suitable for gentleman and wife or two gentlemen, with first-class board; reference required.

218 WEST 13TH-ST.—FURNISHED ROOMS, with or without board; terms moderate.

$7 TO $10 PER WEEK.—Good ROOMS, first and fourth floors, to gentlemen or families, with first-class BOARD, at 154 and 156 Waverley-place. Hall room, $8.

West Side.

A FURNISHED HALL BEDROOM to LET. Apply for one week, 228 West 20th-st.

A FRONT BASEMENT and ROOM adjoining TO LET, suitable for a physician or dressmaker; reference. 133 West 16th-st.

AT 52 WEST 14TH-ST.—To let, furnished, to gentlemen, without board, a large FRONT ROOM on second floor, with gas, bath, and fire; terms moderate.

FIVE DOORS FROM GILSEY HOUSE.—Elegantly furnished PARLOR and SECOND FLOOR; private or general table; prices moderate; references. No. 41 West 29th-st.

FIFTH AND MADISON-AVES., and all choice locations, with or without private table, also ROOMS without board, obtained by applying to E. A. DAILEY, 588 6th-ave. Every house inspected.

FIFTH-AVE., 224, nearly opposite Madison Park.—PARLOR FLOOR elegantly furnished; private table if desired; also rooms for gentlemen; breakfast if desired; private family; house first-class; references. No. 140 West 21st-st.

PRIVATE FAMILY, living in their own house, will RENT front ROOM and Alcove, also a Room on bath-room floor, with or without Board. References exchanged. 107 West 41st-st.

SEVENTEENTH-ST., 61 WEST, between 5th and 6th-aves.—Single ROOM to rent with BOARD to a gentleman desiring a comfortable home in a family of refinement.

SINGLE and DOUBLE ROOMS TO LET, with BOARD, to single gentlemen, or gentleman and wife; also BACK PARLOR and EXTENSION. 23 West 27th-st.

TO LET—Large pleasant ROOMS, furnished, with BOARD; also a hall room. 138 West 42d-st., bet. Broadway and 6th ave. Reference.

TO LET, with Board—Several large ROOMS, at Miss BAXTER'S, 53 West 13th-st. References, those who have been many years in the house, and others.

5TH-AVE., No. 330—Mrs. A. Wyckoff has two elegant SUITS of ROOMS to LET, with private table.

4 WEST 22D-ST.—Second floor front ROOMS handsomely furnished; other pleasant rooms, with board; house and accommodations very desirable; locality attractive; references given and required.

5TH and 6TH-AVES.—Handsome ROOMS, with good BOARD, at moderate terms; highest references. 18 West 16th-st.

7 WEST 32D-ST.—To LET—Handsomely furnished PARLOR FLOOR; superior table, &c.

17 WEST 24TH-ST., near Broadway.—Gentlemen or families wishing first class accommodations can secure elegant rooms on parlor floor front, with private table if desired; also fine rooms, three connecting, on third floor; house and table first-class; reference required.

19 WEST 24TH-ST., opposite Fifth Avenue Hotel.—Elegant FURNISHED FLOOR to let to a party of gentlemen, with or without board, together or separate.

20 WEST 15TH-ST., near 5th-ave.—Neat and newly furnished ROOMS without board to ladies or gentlemen.

28 WEST 31ST-ST.—Elegant and newly furnished ROOMS on second floor; also room on third floor for over two gentlemen; reference.

33 WEST 27TH-ST., near Broadway.—Pleasant ROOMS newly furnished, on second floor; also a room on third and one on fourth floor, with board.

33 WEST 24TH-ST., near Fifth Avenue Hotel.—Well furnished PARLOR FLOOR, three rooms en suite, or single, for gentlemen, with or without breakfast; call and examine; private family.

33 WEST 42D-ST., fronting Reservoir Park.—Elegant new HOUSE, newly furnished, handsome rooms en suite, without board or with private table, to responsible parties desiring superior accommodations.

34TH-ST., 242 West.—A clergyman's widow will LET a beautiful back PARLOR, with extension; suitable for gentleman or a gentleman and wife; excellent board; references; terms low.

39 WEST 26TH-ST.—ELEGANTLY FURNISHED SUITS for families and very desirable Single Rooms for ladies or gentlemen with BOARD. Family Hotel with home comforts; table excellent; terms reasonable.

41 WEST 23D-ST.—To let, neatly furnished ROOM, to a gentleman; modern improvements; private family.

44 WEST 23D-ST.—Desirable ROOMS to LET, with first-class BOARD; one or two TABLE BOARDERS also accommodated; references given and required.

50 WEST 19TH-ST.—Handsomely furnished large ROOMS, third floor front; strictly first-class board and other appointments.

161 WEST 36TH-ST.—To let, with BOARD, in a quiet family, front hall room; reference required.

226 WEST 34TH-ST.—Second-story FRONT ROOM, with alcove, to RENT, with Board; terms moderate; references exchanged.

231 WEST 23D-ST.—A suit of elegantly FURNISHED ROOMS; also some single rooms; with hot and cold water, heater, &c.; first-class TABLE.

474 WEST 22D-ST.—A large back parlor, handsomely furnished, would be let to a gentleman and wife, or two gentlemen, with or without board; room heated, terms moderate.

East Side.

A REFINED German private family will LET a nicely furnished BACK PARLOR; hot and cold water, closets, heater, etc., with or without first-class board. Also one HALL ROOM. Terms moderate. Call for one week, 118 East 62d-st.

BOARD for a gentleman in a private family, in the vicinity of the Park. Address HOME, Third Avenue Advertisement Office, 760 3d-ave.

MRS. R. H. JENKINS, 178 Madison-ave., has a desirable front suite of sunny ROOMS to RENT, with board. Private table if desired.

NO. 116 EAST 22D-ST., near 4th-ave.—Hands nely furnished connecting PARLORS, with or without board; also hall room.

TO LET—Two or three furnished ROOMS, where home comforts may be had, use of parlor and piano, to gentlemen only; location, 2d-ave. and 37th-st. Address Mrs. March, Station P.

18 EAST 41ST-ST.—Fourth story back ROOM to be rented, with BOARD.

49 EAST 21ST-ST.—Desirable ROOMS on third floor, en suite or singly, with first-class board; references exchanged.

194 MADISON-AVE.—A PARLOR or second floor to RENT, with private table and attendance. References exchanged.

307 EAST 18TH-ST.—A private family will LET one large well furnished FRONT ROOM and HALL ROOM connecting, en suite or singly, to gentlemen or gentleman and wife, with or without board; all modern improvements; terms moderate; reference.

Brooklyn Board.

BROOKLYN BOARD.—Elegant ROOMS, with first-class board, in new four-story brown-stone house; furniture new, and everything complete; location the best on the hill; terms reasonable. Address P. O. Box 2,550, N. Y.

Country Board.

AT MONTCLAIR, N. J.—Very desirable ROOMS, with BOARD, in a private family, with home and social comforts included, for gentlemen or gentlemen and wives; terms reasonable; location delightful. Address Box 1,097, New-York Post Office.

A REFINED family residing within an hour of Wall-st., in New-Jersey, and three minutes' walk from depot, would accommodate several gentlemen or a family with superior BOARD on very reasonable terms. Address Mrs. HOWARD, Clifton, N. J.

A PRIVATE FAMILY, having a very desirable place, healthy location, pleasant, well furnished rooms, would like a family for a call and wife BOARD, where they can have home comforts; terms moderate; on the line of New-Haven Railroad, 1½ hours from city. Address S. SEELY, Darien, Conn.

Board and Rooms Wanted.

A GENTLEMAN and wife wish a FURNISHED FLOOR in a private family without board, north of 100th-st. and between 4th and 6th-aves. Unexceptionable references given and required. Price must be moderate. Address J. S. H., Tribune Office.

Hotels.

MARLBOROUGH HOUSE, 395 corner 6th-ave. (Murray Hill).—American plan; the most delightfully located family hotel in the city. A few suites and single rooms at moderate rates.

Winter Resorts.

ROYAL VICTORIA HOTEL, Nassau, N. P., Bahamas.—Will open Nov. 1. Steamer will leave New-York Nov. 4 for Nassau direct. Steamers will leave Savannah, Ga., every 10 days and make the trip in less than two days. The temperature of Nassau last Winter did not vary but 4 from 72; making it the most delightful climate in the world. For particulars, address JAMES LIDGERWOOD, 758 Broadway, N. Y.

SANTA CRUZ, WEST INDIES.—Renowned for salubrity of climate and beauty of scenery. AGUADWSMIDZ, the late palace of the Governor, now open for guests. Terms moderate. For pamphlets, with full particulars, apply to H. K. VAN SICKLEN, Lilliopolis, No. 133 Nassau-st., New-York.

WINTER LOCATION FOR INVALIDS. One hundred and fifty invalids more than we now have can be very nicely and comfortably cared for, and have the best opportunities to get well during this Fall and Winter, at Our Home on the Hillside, Post-office, Dansville, Livingston Co., New-York. It is the largest Hygienic Institution in the world, where the sick get well of all curable diseases without the use of medicines. We can accommodate 300 persons, and already have patients from 18 States and Canada for the Fall and Winter. The location is magnificent for Winter residence. Send six cents in postage stamps for Winter residence, steel engraving of the Cure and its cottages. Address as above. JAMES C. JACKSON.

Amusements.

AMERICAN INSTITUTE FAIR,
Second and Third-aves., between Sixty-third and Sixty-fourth-sts.
The finest collection of
WONDERFUL MACHINERY and ELEGANT PRODUCTS ever exhibited in this country.
THE GRAND ORCHESTRA is now assisted by
LEVY,
LEVY,
LEVY,
The world renowned CORNET-PLAYER.
Admission 50 cents. Children, 25 cents.

ACADEMY OF MUSIC.—WACHTEL.
Third Week of the Brilliant Season.
WACHTEL GRAND OPERA.
Director ..... Ad. Neuendorff.
FRIDAY EVENING, Nov. 5,
NINTH SUBSCRIPTION NIGHT, IL TROVATORE.
WACHTEL IN HIS GREAT ROLE OF MANRICO.
GRAND MATINEE, SATURDAY AT 2 O'CLOCK,
LA DAME BLANCHE.
THEODORE WACHTEL as GEORGE BROWN.
MONDAY, Nov. 8, THE HUGUENOTS.
WEDNESDAY, Nov. 10, MARTHA.
FRIDAY, Nov. 12, FRA DIAVOLO.
PRICES OF ADMISSION—General admission, $1. Reserved seats, $1 or $2 extra. Family Circle, 50 cents; reserved seats do., 50 cents. Box office for the sale of Reserved Seats open at the Academy of Music, Brunswick Hotel, and 114 Broadway, daily from 9 till 4 o'clock.

BOWERY THEATER.—Grand success of the beautiful and talented artiste Miss HELEN HOUGHTON in her emotional drama
JUSTINA; Or, A STRANGE WORLD.
Revival of the favorite farce, BULL IN A CHINA SHOP.

BOOTH'S THEATER.
G. L. FOX,
the inimitable American Clown, in a grand new Holiday Comic Trick Pantomime,
HUMPTY DUMPTY IN EVERY CLIME, $1
in which everything is new and on the grandest scale. The 2d ACT full of Humpty's wonders.
TWO FAMILY MATINEES every week; one on WEDNESDAY and one on SATURDAY at 1½ o'clock. The prices to be: Admission, $1 (children, half price). ALL reserved seats, $1. Dress Circle, 50 cents (children, half price). Family Circle, 50 cents. In the evening, prices as heretofore.

CARD.
PIANO STUDENTS desiring to improve in reading and style, have now an opportunity to play all the great compositions for Violin and Piano by Beethoven, Schumann, &c., accompanied by America's greatest Violinist,
EDWARD MOLLENHAUER,
at the
NEW-YORK CONSERVATORY OF MUSIC,
5 East 14th-st., near 5th-ave., next to Delmonico's.

COLOSSEUM. REMODELED.
Broadway and Thirty-fifth-st.
ADMISSION, 50 CENTS. NO EXTRAS.
THE NEW ART SPECTACLE,
THE SIEGE OF PARIS,
THE SIEGE OF PARIS,
THE SIEGE OF PARIS,
THE ART MARVEL OF THE CENTURY,
THE ART MARVEL OF THE CENTURY,
THRILLING, IMPRESSIVE, GRAND,
THRILLING, IMPRESSIVE, GRAND.
MOST ATTRACTIVE EXHIBITION IN NEW-YORK.
MOST ATTRACTIVE EXHIBITION IN NEW-YORK.
OPEN FROM 10 TO 5:30 DAILY.
OPEN FROM 10 TO 5:30 DAILY.
Due notice will be given of the coming exhibitions.
F. S. Bring opera or field glasses. The painting is improved by the closest scrutiny.

EBELL International Academy, 18 Cooper Union, Friday, Nov. 5, 3½ p. m. Stereoptic Exhibition and Descriptive Lecture by Dr. Ebell, on "Glaciers and the Alps, Chamounix Valley, Mt. Blanc, and Mer de Glace." Tickets, 50c., for sale at the door.

GILMORE'S CONCERT GARDEN.
SUNDAY EVENING CONCERTS.
A SPLENDID PROGRAMME
is being arranged for
NEXT SUNDAY EVENING, NOV. 7, 1875.
Full particulars in Saturday and Sunday papers.

LYCEUM THEATER.—The world's novelty, TONIGHT and TO-MORROW AFTERNOON at 1:30, Last performance of LA GRANDE DUCHESSE, by the world-renowned MEXICAN JUVENILES, comprising 30 Juvenile Artists of extraordinary talent. Admission, 50 cents. Reserved seats, 50 cents extra.

LYCEUM THEATER.—FRENCH PLAYS. TO-MORROW—LE GENDRE DE MONS POIRIER. TUESDAY—LES JACRISSES DE L'AMOUR.

METROPOLITAN MUSEUM OF ART,
128 WEST 14TH-ST., N. Y.
Open daily—Sundays excepted—10 a. m. to 5 p. m.
MONDAYS AND THURSDAYS FREE.

MAKART'S GREAT PAINTINGS,
ABUNDANTIA,
At KURTZ'S ART GALLERY, Madison-square.
Admission, 25 cents.

Situations Wanted—Males.

A YOUNG MAN would like to go South this Winter in charge of an invalid. Is a good nurse. No wages required. Address F. D. B., P. O. Box 231, Bingham, Conn.

A USEFUL LAD—About 18, colored; waiter and general useful house servant; is a willing, competent, reliable servant; city or country; has good references, and can be seen at the PROTESTANT HOME BUREAU, 138 6th-ave., above 10th-st.

A YOUNG man, thoroughly competent, wishes a situation in shipping or grocery house, where he can make himself generally useful; writes a good hand and understands bookkeeping; salary required moderate. Address H. C., Box 14, Tribune Office.

A USEFUL MAN and wife (American); for city or country or farm, milking, &c.; man is gardener, and make himself gener lly useful; wife good cook, washer and ironer, or would do general housework; competent to take charge of a gentleman's place; best reference; city or country. Call at 138 6th-ave., above 10th-st.

COACHMAN.—A young man of strictly temperate habits wants a situation as coachman; will always be found willing and obliging in every respect; can milk if required; best reference can be given. Call or address P. K., 138 3d-ave., second floor, front, for two days.

COACHMAN and USEFUL MAN.—A capable, reliable coachman and useful man about house or grounds, city or country, wants a situation; is willing, obliging, and can please his employers; best of reference. At the PROTESTANT BUREAU, 138 6th-ave., above 10th-st.

COACHMAN and GROOM.—A single young man who understands the care and management of horses thoroughly; is an excellent groom and driver. Can furnish the very best reference. Apply at ODELL'S AGENCY, 109 West 34th-st., corner of Broadway. Inquire for T.

COACHMAN, LAUNDRESS, &c.—A respectable man and his wife wish situations together, one as coachman, the other as laundress or to do general housework; both thoroughly efficient in their respective capacities, and have excellent city references; city or country. Call or address T. B., 634 2d-ave., room