REAL ESTATE.

NEW-YORK, Friday, April 21, 1882.

The following sales were made at the Exchange salesroom to-day.

By E. F. Raymond.

14-story brown stone dwelling with lot, No 55 East 54th-st, b s, 144 ft e of Madison-ave, lot 22x100.5; I P Townsend $36,000

By Louis Meyer.

1 plot of land w s Broadway, running through to Church-st, known as lots Nos 58 and 59, map of a farm of Kingsbridge 1693-424; C Weber 17,000

By Richard V. Harnett.

1 3-story brick building with lot, No 156 West 31st-st, s s, 100 ft e of 7th-ave, plot 25x98.9; M Lippmann 10,750

RECORDED REAL ESTATE TRANSFERS

NEW-YORK CITY.

89th-st, s s, 137.6 ft e of Ave-A, 18.9x100.8; S Marx et al to Louis Gerbitz $8,500
48th-st, n s, 425 ft w of 9th-ave, 20x75; F M Barnolo and wife to A Vanderbeck 9,500
Governeur-st, s s, 100 ft w of Courtland-ave, 50x 11x50x178.5; J Bussing and wife to Conrad Hoffman 3,000
64th-st, s s, 200 ft w of 1st-ave, 91.4x100.5; J P Barrett and wife to Bertha Smith 20,500
125th-st, s s, 1 8 ft e of 1st-ave, 20x100.11; W Austin to J R Smith 19,200
45th-st, s s, 175 ft w of 10th-ave, 50x100.4; H C von Post and wife to J Wills 24,000
Spring-st, No 102, 25x100; Daniel Howell to Daniel Howell 10,000
Houston-st, No 468 East, 18.6x47.6; N Cowen and wife to Henrietta W Willcox 4,050
47th-st, 753 ft w of 9th-ave, interior lot, 20x25; Kate B Belloni to Anita Escheverria 2,500
Willis-ave, w s, 149 ft s of 140th-st, 19x50; Abu La Wilis-ave, w s, 149 ft s of 140th-st, 19x50; Abu La Cost and husband to Mary E Schroeder 5,800
113th-st, s s, 250 ft e of 4th-ave, 18.7x4x100.11; T H Nally and wife to N Witherell 17,250
Lexington-ave, w s, 24.2 ft n of 76th-st, 17.7x100.2-7; Mary E Bourbeau and another to B S Reder 15,000
104-st, n s, 200 ft e of 8th-ave, 25x99.11; M A Leone et al to W Whilston 1,750
Connelly, s e cor of Stanton-st, 25x100; S Cohen et al to H Mcmahon 11,700
17th-st, s s, 150.9 ft w of 9th-ave, 25.2x92; J G Seaman and wife to M F Wurch 19,500
126th-st, n s, 224.5 ft e of 6th-ave, 19x99.11; M V Hilliard and another to Mme Goldsmith 18,000
26th-st, n s, 250 ft e of 10th-ave, 25x98.9; J Ochlers to L Koenig 16,000
Lexington-ave, No 981; Fannie Leopold and another to J Livingston 22,000
126th-st, n s, 250 ft e of 6th-ave, 17.10x99.11; H Borgmann to Rebecca L Crist 10,400
28th-st, s s, 108.4 ft e of 3d-ave, 36.8x98.9; P J Kiernan and wife to J Livingston 25,000
48th-st, n s, 200 ft w of 2d-ave, 20x100.5; R Beckman and wife to Elizabeth Wagner 35,750
84th-st, s s, lots 17 21 also 126 etc, w of 2d-ave; Margaret E Adriance to C F Willis 50
68th-st, n s, 225 ft w of 10th-ave, 19x100.5; Amelie Denbich to I Cork 8,000
68th-st, n s, 275 ft w of 10th-ave, 19x100.5; I Meyer and another, trustees, to J Cork 8,000
54th-st, No 328 West; Mary A L Loomis to H Farmer 10,250
117th-st, n s, 200 ft w of 3d-ave, 20x99.11; W N Harrison, executor, to Elizabeth Adler 8,500
Mulberry-st, w s, 76.6 ft n of Chatham-st, 70x102; W E Roosevelt to Wm Nelson, Jr 30,000
71st-st, n s, 225.10 ft e of 2d-ave, 40.5x102.2; J Livingston and wife to H Langdon 22,000
14th-st, No 210 West; Mary M Johnson to C de Rocarres 34,500
86th-st, n s, 300 ft w of 3d-ave, 14.6x; T C Landreacer and wife to A Ferris 8,000
137th-st, s s, to 150th-st, 253.6 ft e of southern Boulevard, 47.5; M H Blakely et al, executors, etc, to R Hall and another 4,000
119th-st, s s, 600 ft e of 6th-ave, 50x100.11; F M Jenckes to Wm Austin 5,500
East Houston-st, No 191, 20x53; S Scherner et al to H Fischer 7,800
40th-st, n s, 275 ft w of 10th-ave, 25x100; Jno Moore and wife to Henry M Wheeler 6,000
47th-st, s s, cor of 9th-ave, 175x100.5; Jurrigman; J Tyler and wife to Wm Noble 130,000
126th-st, n s, 225 ft w of 9th-ave, 50x99.11; C E Van Tassell to Mary C Clark 20,000
Lexington-ave, w s, 25.2 ft n of 77th-st, 16.8x70; H N Wheeler and wife to John Moore 14,000
6th-ave, n e cor of 129th-st, 125x; C Weidle and wife to W T Marvin 32,000
84th-st, s s, lots 17 and 126, w of 2d-ave; C F Willis to B F Carpenter 200
64th-st, s s, 225 ft w of 2d-ave, 25x100.4; E S Dakin, referee, to Lucy H Schulz 27,500
53d-st, s s, 47.9 ft e of Madison-ave, 20.7x100.5; Wm Sinclair, referee, to Thos Stillman 27,500
Union-sq, w s, 36 ft n of Hedman-st, 30x100; A o Tappen, referee, to J H Blackiston 440
4th-st, s s, cor of Macdougal-st, 80x84; G M Miller, trustee, etc, to S C Welsh 20,000

Real Estate Agents.

J. Romaine Brown, 1,280 Broadway. Entire management of real estate a specialty. Rents collected, etc.

City Real Estate for Sale.

A.—FOR SALE.—Will you consider that you can reach your residence, providing you purchase a three-story, high stoop, stone-front house, on 68th-st, 2d and 3d-aves, gas fixtures, fur-aces, and every detail making the house such as correct families require; 28 minutes from Wall-st, station of the Elevated Railroad to 68th-st, 20 to 25 of 42d-st, for stations; higher ground than Murray Hill; Norman College and model Primary on the same street; free from all malarial influences; $12,000 for 16 ft. 8 in. front and $14,000 for larger houses; very easy terms. The houses, if not sold previous to May 1, will be rented.

Apply on premises, or to
JOHN D. CRIMMINS,
No. 1,257 3d-ave.

AN OPPORTUNITY to purchase a 3-story high stoop and basement brown or Nova Scotia stone or brick front house; $12,500 to $14,000. Thirty per cent less than present cost to produce. Apply to JOHN D. CRIMMINS, 218 East 60th-st, or 1,037 3d-ave.

CHARLES BUEK & CO.,
ARCHITECTS,
63 East 41st-st, corner Park-ave.
Successors to Duggin & Crossman,
offer for sale,
Six houses, corner Madison-ave. and 69th-st. (top of Lenox Hill), from 21 to 33 feet wide.
Also,
Five houses, corner Lexington-ave. and 37th-st. (top of Murray Hill), from 22 to 32 feet wide.
All houses new and built by ourselves.
Houses open Sunday. Send for pamphlet.

ENGLISH BASEMENT HOUSE.—38th-st., bet 5th and 6th-aves., 4-story brown stone, 21.6 front, will be sold with or without furniture at a bargain. JOHN R. PLATT, 265 Broadway.

FOR SALE.—5th-ave. and 129th-st., at a bargain. Two handsome, new four-story and basement double dwellings, cabinet finish; complete in all details. On premises.

FOR SALE.—On Lenox Hill, southwest corner of Park-ave. and 69th-st., eight new houses built in the old colonial style, all of different sizes and arrangements, like and desirable in every respect. WILLIAM A. HANKINSON, No. 213 West 31st-st., owner and builder; send for plans.

"SEEING IS BELIEVING."—The very pretiest little four story high stoop brownstone, bay window DWELLING in the Lexington-ave., near 40th-st., newly and richly furnished. "If this twenty-foot bijou" will otherwise suit, you will willingly pay the price—$14,500—for all. SAMUEL KILPATRICK, 300 3d-ave.
P. S.—The owner telegraphs me to sell the house, carpets, shades, chandeliers, gas fixtures and cornices for——

City Property To Let.

A HANDSOME and fully furnished house, vicinity Lexington-ave. and 40th-st., to let at a moderate rent. Address Mr. ALLEN, 169 West 45th-st.

A NEW APARTMENT HOUSE.—The Lispenard, 86th-st., near Madison-ave.; suites of eight light rooms and bathroom; rent $70 to $100 per month; open for inspection all day; ready for occupancy May 1.

A LARGE OFFICE,
FIRST FLOOR FRONT,
202 BROADWAY,
Suitable for Banking or Insurance. Apply to
JOHN R. PLATT,
Successor to James M. Taylor,
265 Broadway.

FLATS TO LET.—In Nos. 564 and 570 Lexington-ave. ROBERT I. BROWN, 20 Nassau-st.

LARGE basement and first floor offices to rent in the new building, 69 Wall-st.; also a few offices on the upper floors. Two elevators. Apply to W. W. WEST, 121 Liberty-st.

LARGE BASEMENT and first floor offices to rent in the new building, No. 89 Wall-st. Also a few offices on the upper floors; two elevators. Apply to W. W. WEST, No. 121 Liberty-st.

OFFICES TO RENT
IN THE NEW BUILDING
89 WALL-ST., RUNNING THROUGH TO BEAVER-ST.
Possession can be given in April. Apply to
N. W. WEST,
121 Liberty Street.

PART OF STORE TO LET for jewelry, fancy goods or any light business. Inquire 1,246 Broadway.

STORE TO LET.—Beekman-st., near Nassau. RULAND & WRITING, 121 Nassau-st.

STORE TO LET.—No. 2,274 3d-ave.; it is on the best business block in Harlem. ROBERT I. BROWN, 20 Nassau-st.

THE CLEVELAND, 126-130 East 24th-st.; handsome apartments for housekeeping, furnished or unfurnished; nine rooms; six months or a year; from May; steamheat, telegraph, janitors, &c.

TO LET—A store and basement, 54 John-st. Apply to ANDREW GILHOOLY, 69 Liberty-st.

TO LET.—At 1,298 and 1,300 Broadway, offices and studios; cool northern light; with high ceilings; moderate rents. Apply to J. ROMAINE BROWN, 1,280 Broadway.

TO LET.—Second loft No. 14 Barclay-st., near Astor House, 25x90; in good order and well lighted; can be divided into two offices; rent $660. GUSTAVUS BAYLIES, No. 7 Murray-st.

TO LET.—3-story, stone front house, 541 Leban-st, near Clarton-ave; rent $600. RULAND & WRITING, 121 Nassau-st.

TO LET.—Store and basement, 54 John-st.; rent $1,800. Apply to ANDREW GILHOOLY, 69 Liberty-st.

TO LET.—Second Loft, 14 Barclay-st., near Astor House; 25x90; in good order and well lighted; can be divided into two offices; rent $660.
GUSTAVUS BAYLIES, 7 Murray-st.

TO LET.—The handsome four-story, high-stoop, brownstone house No. 242 West 43d-st., near Broadway and 8th-ave. For permits apply to CHAMBERLAIN & ASHFORTH, No. 1,477 Broadway.

TO LET.—The three-story high stoop brick 20 feet house No. 313 West 32d-st.; all improvements and in perfect order; will rent low to a desirable tenant. Apply to CHAMBERLAIN, ROE & CO., West 33d-st. or 25 Pearl-st.

TO LET.—Four-story brick factory on 55th-st., between 11th-ave. and North River, 75 feet long by 41 feet at one end and 22 feet at the other. Apply Room 31 Western Union Building.

TO LET.—The highly desirable brown stone houses, Nos. 27 and 29 East 81st-st. For permit and particulars apply to H. C. PEDDER, Arnold Constable & Co., 5th-ave. and 19th-st.

TO LET.—Four-story brownstone house, 667 Madison-ave., between 60th and 61st-st.; mirrors and chandeliers; all improvements and in perfect order; rent $2,400, to be seen from 2 to 5 p. m. Apply to OWNER, 53 West-st.

City Property To Let.

TO RENT.—From May 1st, handsome new brick, stone and terra-cotta houses, with very attractive architectural features, erected by Jean C. Henderson, Esq., as an investment only; special and most earnest attention has been given to the drainage and plumbing; contain all the modern improvements, hot water gas fixtures; heat, $600; cooking stables houses, $700; location, 87th-st. and Ave. B; elevated railroad depot 86th-st. and Ave. B. For further information apply to J. EDGAR LEAYCRAFT, 1,544 Broadway.

54TH-ST., adjoining Park-ave., elegant and fully furnished house; only $3,000. ADRIAN H. MULLER & SON, 7 Pine-st.

Country Property For Sale and To Let.

AT ORANGE, N. J. (neighborhood specialty)—Property for sale and rent; all varieties; great bargains. EDWARD P. HAMILTON, 19 Pine-st., N. Y.

A BEAUTIFUL RESIDENCE on the North Shore of Staten Island; eight acres land in lawn finely shaded; commodious frame mansion and lodge; best situation on the island; perfectly healthy and commands fine views of the Bay; reasonable terms; photographs and particulars with G. W. CARRINGTON, 111 Broadway, basement.

AN ELEGANT COUNTRY SEAT on the Hudson River for sale or to let; superb views; very healthy; fine roads and neighborhood unexceptionable in every respect; address W. H. DUNNING, 20 Nassau-st., City of New-York.

AT RIDGEFIELD, CONN.—To let for the Summer, or Sale.
House with 12 rooms partly furnished; good well of water, delivery, and cistern water; good garden, plenty of fruit and shade trees; good stabling; high ground, one mile from post office and churches. For particulars address S. J. BENEDICT, Branchville, Conn.

ADIRONDACKS.
FOR SALE.—A large mansion on the shore of a beautiful lake about two hours ride from Saratoga on line of Adirondack Railroad; ample lawn, shade trees, good bathing, pure air, abundance of water; offering many advantages as a private residence or a summer boarding place; from one to four hundred acres as desired. Also to let—a small place in the vicinity of the above. Address MRS. C. B. RUSSELL, Troy, N. Y.

AT POUGHKEEPSIE, N. Y.—For sale. The homestead of the late CHARLES W. SWIFT, on the Hyde Park road, ten minutes' walk from the Post Office; consisting of more than nine acres of choice land, with two story and attic house (substantially built, easy) fifteen rooms, with gas, heated by steam; carriage-house and ample outbuildings; fruit of choicest kinds and in abundance. For particulars apply to WALTER CORLIES, Agent, No. 8 Garden-st., Poughkeepsie, N. Y.

BARGAIN.—Terms easy; nice house, 13 rooms; near upper depot, Yonkers. Owner, 229 Broadway, Room 38.

FINE FARM for sale, $14,000; 117 acres, Greenlawn, Huntington, L. I. W. T. Furman, Newtown

FURNISHED COTTAGE to rent at Flushing—9 rooms, nicely furnished, large lot, fruit, gas, water, &c., No. 197 Amity-st., 3 blocks from Manuel depot; every requisite for housekeeping. To a small family this place can be rented for the ensuing year at $35 per month. T. W. SMITH, 5th National Bank, 1st-ave. and 23d-st.

FOR SALE or TO EXCHANGE.—A nice country seat; Rockland County; 18 acres; 20 miles from New-York direct. Box 1,573, Post Office.

FOR SALE to close an estate, or will be rented furnished to a private family—A gentleman's country seat on the Hudson. Unsurpassed. Stone mansion and about twenty acres. Graperies, conservatories, running brooks, private macadamized road to station, stables, &c. Apply to J. C. O'CONNOR, Jr., Attorney, 62 Wall-st., or HOMER MORGAN, Fishkill.

FOR SALE ON EASY TERMS.
PRICE, $3,000. Farm of 29 acres, good loamy soil, within 3 miles of Riverhead Village, county town of Suffolk County; house and farm buildings quite new; 400 young orchard trees; further inquire of GEORGE J. WOODRUFF, 305 and 305 Greenwich-st., N. Y. City, or address P. O. Box 55, Riverhead Post Office.

FOR SALE, Country-seat.—The farm and residence of the late Isaac Merritt, at Millbrook, Dutchess County, N. Y., on Newburg, Dutchess and Conn. R. R., comprising 50 acres of superior land, with choice varieties of fruit, hot and cold grapery and commodious outbuildings. The house, with modern improvements, is situated in a beautiful oak grove; location is noted for its healthfulness and fine views.
Apply to PHILIP H. MERRITT, Millbrook, N. Y., or RICHARD P. MERRITT, Esq., 97 Gold-st., New-York.

GOOD FARMS, $100 to $2,500; good markets; no malaria. Address C. K. LANDIS, Vineland, N. J.

LONG BRANCH, Monmouth Beach and Seabright Cottages to let or for sale.
Catalogues and particulars from
CHARLES S. BROWN, 77 Liberty-st.

MORRISTOWN, N. J.—To let a large house two minutes walk from the depot. Apply on the premises.

MORRISTOWN, N. J.—To let, for the summer, a large, comfortable house, standing in the midst of a nine-acre lawn, on Morris-ave.; first place east of Washington's Headquarters. Address 15 West 20th-st., New-York.

MONTCLAIR, N. J.—To let: furnished house for season or until April 1; hot and cold water, burglar alarm, &c.; 2 acres garden, orchard and shade; 4 minutes from Watchung Station. Address OWNER, 29 East 20th-st.

MORRISTOWN.—An elegant mansion, fully furnished, with ten acres, well-shaded, to let. J. HENRY JOHNSON, Morristown, N. J.

MONTCLAIR, N. J. To Let.—Large house, furnished, with stables; three acres; handsomest lawn in Montclair; for the year or season. Others for sale or let. WILLIAM JACOBUS, Montclair, N. J.

MANUFACTURERS, ATTENTION!—Water power factory for sale; several tenements; reliable power; 18 hours distant; low price; easy terms. ATWATER, No. 21 Park-row.

MADISON, N. J.—To-let, well furnished, a house opposite the residence of the late E. S. Lathrop; it contains two large parlors, dining-room, eleven bedrooms, kitchen, laundry with set tubs, hot and cold water; carriage house and stable; ice house filled; about two acres ground; rent, $1,200. Apply to
E. M. HOPKINS, 120 Liberty-st., N. Y.

ONE of the finest homes in Elizabeth, N. J., handsomely furnished, for rent for the summer.
A. R. BISLER, Broad-st., near depot.

PASSAIC, N. J.—Desirable residence for family without small children, to let furnished, for summer. CHAS. P. DORIANCE, 41 Madison-ave.

STAMFORD, CONN.—Fully furnished house to rent for summer; 11 rooms; near depot. Address B., Box 447, Stamford, Conn.

SEASIDE COTTAGE FOR SALE.—An elegant new cottage, now being built by the owner of the adjoining property; the houses in this vicinity are the ocean and Shark River at Ocean Beach, N. J.; ground 100 feet square; the house is very substantially built, size 50 feet front and 34 feet deep, with a 2-story piazza, 10 feet wide, extending all around the house; large hall, 11 feet wide, with ornamental fireplace; parlor, dining room and 10 bedrooms, kitchen, laundry, stationary wash tubs, gas and all modern improvements; painted in Eastlake style; ready for occupancy May 15; price $15,000. Apply to Mr. NOLTY, Evening Post Job Office, corner Broadway and Fulton-st. The New-Jersey Central and Pennsylvania railroads will run trains the coming season every half hour.

THE OWNER HAS DESIRABLE DWELLINGS to rent on favorable terms, with every country advantage; rents are $50, one; $200, one; $100, one; also, a factory building at nominal rent; location, Metuchen, one hour from New-York. Address ROE, Metuchen, N. J.

TO LET or FOR SALE.—At Fanwood, N. J., a beautiful, convenient cottage, nine rooms, furnished, spacious grounds, barn, fruit and shade, mountain scenery, noted for healthy; stage to depot, eight minutes; rent, $450 per annum. Address Box 3,816 P. O.

TO LET at ROSELLE, N. J.—House and barn in good order; house contains 12 rooms; large lawn; shade and fruit trees. Also at Tranford, N. J., house containing 12 rooms, pleasantly situated. Rent either place $300 per year. Address W., P. O. Box 1,332, N. Y., or H. C. WILLIAMS, Elizabeth, N. J.

TO LET.—Furnished house on Long Island, two hours by rail from Brooklyn; rent, including use of horses, carriage and driver, $500; can be had for six months or longer. Apply or address A. THOMPSON, 32 Clinton-st., Brooklyn.

TO LET or FOR SALE at Fanwood, N.J.—A beautiful, convenient, furnished cottage; nine rooms, spacious grounds, garden, barn, fruit and shade, mountain scenery, noted for healthy; rent $1,0 per annum. Address TAYLOR, Box 3,504, P. O.

TO LET.—At Bridgehampton, Long Island, a modern house, furnished, 16 rooms, with barns and stable, shade trees, one only five minutes' walk from ocean; still water and sea bathing. For particulars inquire
R. E. TOPPING,
No. 7 Murray-st., New-York City.

TO RENT.—At the sea-side for the summer—Two very desirable furnished houses; fruit, shade, garden, stabling. Address Post office Box 85, Bridgehampton, Long Island, N. Y.

TO RENT—A neat cottage, with six acres of land, good barn, stables, henery and other outbuildings; house 7 rooms, basement and cellar; in the healthful village of Madison, N. J.; six minutes' walk from the depot of the D. L. and W. R. R.; will be rented cheap. Apply to CHARLES L. CHOVEY, 71 Dey-st., or A. C. RATHBURN, esq., Madison.

TO RENT on the Passaic River, within three minutes walk of Passaic Bridge station, a very attractive dwelling house, containing eleven rooms and large attic, garden, barn, &c.; rent $25 per month. Apply to JAMES F. BARBER, 177 Broadway, N. Y., or Station Agent, Passaic Bridge, N. J.

"THE GOLDEN NORTHWEST."
Now is the time to secure homes in
MINNESOTA, DAKOTA AND MONTANA.
Emigrants intending to take up farms during the approaching spring in the GREAT NORTHWEST should not fail to inform themselves of the advantages offered by the
NORTHERN PACIFIC RAILROAD,
for the settlement of that company's lands along its lines in
MINNESOTA, DAKOTA and MONTANA.
The Northern Pacific Railroad runs through a region which cannot be excelled in
HEALTHFULNESS OF CLIMATE,
FERTILITY OF SOIL and
WEALTH OF NATURAL RESOURCES.
Nowhere else are so great inducements offered to
COLONISTS AND FARMERS,
MECHANICS, LABORERS AND MINERS,
LUMBERMEN, BUSINESS MEN AND TOURISTS.
CROPS are large and sure, STOCK-RAISING is a successful occupation, there are READY MARKETS, GOOD BUSINESS OPPORTUNITIES and FINE CHANCES for PAYING INVESTMENTS.
The greater part of Dakota and Montana offers a
NEW FIELD FOR SETTLEMENT.
The prosperous condition of existing settlements along the line of the Northern Pacific Railroad in Minnesota and Eastern Dakota is the best guarantee of the permanency of the agricultural interests of the entire region.
The Northern Pacific Railroad has now in market the finest wheat and grazing lands, which are offered at low prices and on easy terms of payment.
In MINNESOTA and DAKOTA there are 4,000,000 acres awaiting settlement.
In MONTANA there are 5,000,000 acres ready for occupancy.
THE NORTHERN PACIFIC COUNTRY has no EQUAL.
For detailed information on all points apply at or address the
NORTHERN PACIFIC RAILROAD OFFICE,
No. 205 Broadway.

TO RENT.
At Ridgewood Station, between Bloomfield and Montclair, N. J., for the season of year, partly furnished, a good house; 14 rooms well, great modern improvements with large stable and carriage-house, and five acres of ground; plenty of shade trees, fine lawns, and an abundance of fruit and flowers of all kinds. Address P. O. Box 2,817, N. Y.

WESTCHESTER COUNTY, N. Y.—For sale, a choice farm in North Salem, about 150 acres, with good buildings, on main road; healthy and delightful surroundings; well watered. GEORGE H. PETRIE, 145 Broadway.

Summer Resorts

BASS ROCK HOUSE, Good Harbor Beach, Gloucester, Mass.—Finest surf bathing and ocean scenery on the Atlantic Coast. Send for book to Isaac Ring Cape Ann.
E. G. BROWN.

BELMONT HALL, Schooley's Mountain, N. J., opens June 1; first-class accommodations and reasonable rates; cool, healthful mountain air and beautiful scenery. Accessible by Del., Lack. and Western R. R. and Central R. R. of N. J. Address D. A. CROWELL, Prop'r.

CATSKILL MOUNTAINS.
Tremper House. Opens June 15. Terms: $2.50 per day; $17.50 to $20 per week.
J. R. TREMPER, JR., Proprietor,
Phoenicia, Ulster county, N. Y.

CHERRY HILL FARM HOUSE.—On high ground in the Catskills. Improvements completed and ready for guests 1st of May. Good table, water, fruit, milk, eggs, vegetables; daily mail, telegraph. Terms $3 and $6 weekly; city references. Mrs. C. L. SMITH, Freehold, Greene County, N. Y.

CAPON SPRINGS and BATHS (Alkaline Lithia Waters), HAMPSHIRE CO., WEST VIRGINIA, OPEN JUNE 1. Easy of access from all points of the compass. Having the largest swimming pool of Carbonated Mineral Water in the world. Also, Iron Springs, second to none. Half to three-quarters of an hour's ride (carriage or horseback) a splendid White sulphur, grand mountain scenery, summer climate unsurpassed. A charming summer home. For medical and other testimony send for pamphlet. Fine band, good fishing and boating. Say where you saw this advertisement.
W. H. SALE, Proprietor.

COUNTRY BOARD.—Ladies or gentlemen desiring a quiet, attractive home in the country may obtain the same by addressing Box 295 Newton, N. J.

GLEN RIDGE, Cornwall, N. Y.—Board for the season. House now open. Forty acres grounds, gas, water, spring beds, carriages, &c. JAMES G. ROE.

PAVILION HOTEL, Islip, Long Island. New open. JAMES SLATER.

PENINSULA HOUSE, Sea Bright, N. J.—A first class family sea-shore resort, bathing, boating. Ninety minutes from New-York.

PAVILION HOTEL, Woodsburgh, L. I.—Eighteen miles from city; boating, bathing and fishing. Rooms can be secured at the United States Hotel, New-York City.
C. M. TRUMAN.

PROSPECT HOUSE.
BAY SHORE, LONG ISLAND.
Situated in full view of the ocean on the Great South Bay; has the finest fishing and yachting in the vicinity of New-York; the only hotel located directly on the water. Its situation renders it free from insects or malaria. Two or three very desirable cottages to let near the hotel.
Special terms for April and May.
N. P. SEWELL.

SEABRIGHT.—Rooms at one of the finest cottages situated on Branson's Neck; 5 minutes drive from depot; magnificent view; standing for horses; arrangements made for the season only. Apply 10 East 38th-st.

SARANAC LAKE HOUSE "ADIRONDACKS."
This well-known and popular Summer Resort, beautifully situated on Lower Saranac Lake, the key to the mountain lakes and Blue Mountain Lake Region, opens May 1. Table best in the mountains; rooms large, well-ventilated and thoroughly renovated and newly-furnished throughout; accommodations 250 guests. Send for circular. Address MILO E. MILLER, Proprietor, Saranac Lake, N. Y.

THE "WAVERLEY," ATLANTIC CITY,
HOUSE IN FULL VIEW OF THE OCEAN.
Electric bells, gas, hot and cold sea water baths, on each floor. Suites of rooms on ground floor with sea water baths attached. Billiard room, sun gallery and all the conveniences of a first-class hotel.
J. L. BRYANT.

WILTON, CONN.—High shady grounds, healthy location, large piazzas, milk, poultry, vegetables, fruit, home comforts; terms reasonable. Address MRS. F. B.

1,200 FEET ABOVE THE SEA.
Mountain Coolness. Season opens July 1.
MOUNT MCGREGOR, ten miles north of Saratoga. Connected by the most elegantly equipped pleasure road in the U. S. Trains every hour. Fine camping grounds. Address MOUNT MCGREGOR IMPROVEMENT COMPANY, (Limited), Saratoga Springs, N. Y.

Ice Cream.

A FACT. HORTON'S ICE CREAM
IS MADE FROM PURE ORANGE COUNTY CREAM.
ALWAYS RICH, DELICIOUS AND RELIABLE.
TRY IT
AND YOU WILL USE NO OTHER.
Depots, 305 4th-ave., 1,288 Broadway, and 75 Chatham-st., New-York. 240 Fulton-st., Brooklyn.

Excursions.

ADVERTISEMENTS FOR THE NEW YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, No. 1,238 Broadway, corner Thirty-third-st., 308 West Twenty-third-st. corner Eighth-ave., No. 52 East Fourteenth-st., corner Union-square, 760 Third-ave., corner Forty-seventh-st.; at the HARLEM OFFICES, Nos. 1,081 and 2,309 Third-ave., corner One hundred and Twenty-fifth-st., up to 8 p. m., at regular office rates.

EUROPEAN PARTY.—Eighth year. June 17. Address L. C. LOOMIS, 23 Union-sq., N. Y.

THE LONG ISLAND RAILROAD CO.
SPECIAL SUNDAY TRAINS.
On and after SUNDAY, April 16, and every Sunday thereafter until further notice:
A special train will leave NEW-YORK CITY, foot of EAST 34TH-st., at 9.15 A. M., LONG ISLAND CITY at 9 A. M., and FLATBUSH STATION, BROOKLYN, at 8.55 A. M., for GREENPORT, SAG HARBOR and principal intermediate stations. Returning, arrive Long Island City 7.20 p. m., Flatbush Station, Brooklyn, 7.25 p. m.

Steamboats and Railroads.

ALBANY BOATS, PEOPLE'S LINE.—DEAN RICHMOND and ST. JOHN leave pier 41 North River, foot of Canal-st., every WEEK DAY at 6 p. m., connecting at Albany (Sunday morning excepted) with trains north, west and east. Staterooms warmed.
Excursion tickets to Albany and return, good 30 days, $2.50
W. W. EVERETT, President.

COLORADO,
OREGON, CALIFORNIA, ST. PAUL, MINNEAPOLIS, and points in NEBRASKA, UTAH, MONTANA, DAKOTA, MINNESOTA, and the NORTHWEST are reached direct from CHICAGO via the
CHICAGO AND NORTHWESTERN R'y.
It runs from two to five trains daily each way between CHICAGO and prominent Western points. IT ALONE RUNS IMPERIAL PALACE DINING CARS west of Chicago. PULLMAN SLEEPERS are run on all of its through and night trains. For rates of fare and other information apply to ticket agents in Northern or Western States.
GEO. P. BANCROFT,
General Eastern Agent, No. 415 Broadway, New-York.

FOR BRIDGEPORT and all points on HOUSATONIC and NAUGATUCK RAILROADS.—Steamers leave Catharine-slip at 11:30 a. m., 5:00 p. m., foot of East River, 3:15 p. m. Fare lower than by any other route.

LEHIGH VALLEY RAILROAD.—Passenger trains on and after Dec. 5, 1881, will leave depots foot of Cortlandt and Desbrosses-sts. at 7:10 a. m., 3:10 p. m. and 6:30 p. m. for Easton, Bethlehem, Allentown, Reading, Mauch Chunk, Wilkesbarre, Scranton, Ithaca, Watkins, Geneva, Lyons, Buffalo and the West. Train at 1 p. m. for Easton, Bethlehem, Allentown, Reading, Mauch Chunk, Wilkesbarre and Pittston. Pullman sleeping coaches attached to 6:30 p. m. train. Trains leaving at 7:40 a. m. and 1 p. m. connect for all points in Lehigh and Schuylkill valleys. Leave Mauch Chunk, 7:45 a. m. for Mauch Chunk, 7:40 a. m. Leave Mauch Chunk, 3:45 p. m.
E. B. BYINGTON, G. P. A.
General Eastern office, corner Church and Cortlandt-sts.
C. H. CUMMINGS, Agent.

NEW-HAVEN, MERIDEN, HARTFORD, SPRINGFIELD, HOLYOKE, SOUTH VERNON, ST. JOHNSBURY, &c. Steamers leave Pier 25, E. R. at 3 p. m. and 11:30 p. m. (Sundays excepted). 11:30 p. m. boat connects with special train. Tickets and baggage checked at 944 Broadway, N. Y., and 4 Court-st., Brooklyn. Excursion to New-Haven and return, $1.00.

NORWICH LINE
To Boston, Worcester, Nashua, Portland and the East. Fare reduced. Limited tickets to Boston, $3, to Worcester, $2. The new iron steamer
CITY OF WORCESTER,
Without exception the most elegant boat on the Sound, and the favorite CITY OF BOSTON,
leave Pier No. 40, North River, foot of Watts-st., next pier above Desbrosses-st. Ferry, daily, except Sundays, at 5 p.m.

NEW-YORK CENTRAL AND HUDSON RIVER RAILROAD.—Commencing March 26, 1882, through trains will leave Grand Central Depot:
8 a. m., Western and Northern Express to Rochester and Montreal with drawing-room cars.
8 a. m., Special Express for Chicago, daily, stopping only at Albany, Syracuse, Rochester, Buffalo, Cleveland and Toledo.
10:30 a. m., Chicago Express, drawing-room cars to Canandaigua, Rochester and Buffalo.
11 a. m., to Albany and Troy, with connection to Utica, Saratoga, Glens Falls and Rutland.
4 p. m., Accommodation to Albany and Troy.
4:30 p. m., Western Express, daily, except Sundays, Chicago Express, daily, with sleeping cars for Detroit and Chicago.
6 p. m., St. Louis Express, with sleeping cars for St. Louis, running through every day in the week, also Niagara Falls, Buffalo, and Toledo.
6:30 p. m., Express, with sleeping cars to Syracuse and to Auburn Road, also to Montreal, excepting Sunday.
9 p. m., Pacific Express, daily, with sleeping cars for Rochester, Buffalo, Cleveland, Toledo, Detroit and Chicago.
11 p. m., Night Express, with sleeping cars to Albany and Troy.
Tickets on sale at No. 5 Bowling-Green, 252 and 413 Broadway, and at Wescott's Express Offices, 3 Park-place and 785 and 942 Broadway, New-York, and 333 Washington-st., Brooklyn. J. M. TOUCEY, Gen. Supt. C. E. MERKER, Gen. Passenger Agent.

STONINGTON LINE FOR BOSTON.
CONNECTING WITH ALL POINTS EAST.
FARE $3 to Boston for first-class limited ticket; good only as specified on their face.
Steamers STONINGTON and NARRAGANSETT leave daily (except Sundays) at 5 p. m., from Pier 35, N. R., foot of Jay-st., arriving in Boston at 6 a. m.
Tickets for sale at all principal ticket offices. Staterooms secured at offices of Westcott's Express Co., at Nos. 944 and 397 Broadway, 3 Astor House, and at Metropolitan and Fifth Avenue Hotel ticket offices.

PROVIDENCE LINE for Freight only.
Steamers leave Pier 29, foot of Warren-st., N. R., at 4 p. m. daily (except Sundays) for Boston via Providence-st.
Freight via either line taken at lowest rates.
D. S. BABCOCK, President. L. W. FILKINS, G. P. Agt.

STARIN'S
CITY, RIVER AND HARBOR TRANSPORTATION COMPANY.
Office, Pier 19, N. R., foot Cortlandt-st.
Consignments of freight forwarded as directed to any part of the world.
UNEQUALLED FACILITIES FOR DISPATCH.
Orders received for delivery of all kinds of freight and merchandise to any part of the city.
SEA AND HARBOR TOWING AND RIVER AND HARBOR LIGHTERAGE.
Freight of every description promptly lightered to any point in the harbor at reasonable rates.
STEAMBOATS, BARGES AND GROVES TO CHARTER FOR EXCURSIONS.
Steamers John H. Starin and Erastus Corning for NEW HAVEN, leave Pier 18, N. R., at 3 p. m. daily (Sundays excepted).
METROPOLIS EXPRESS CO., between New-York and New-Haven. Care and despatch guaranteed.
Freight for points on D. L. & W. R. R. received at Pier 19.
For New-Haven and points East at Pier 18.
NORTH SHORE STATEN ISLAND.—Eleven Miles for Ten Cents via Steamer from Pier 1, E. R., foot Wall-st.
CENTRAL SHIPYARD, Communipaw, N. J.—Dry Docks, Machine and Boiler Shops, everything appertaining to the construction and repair of vessels.

TROY BOATS—CITIZEN'S LINE.—New steamers SARATOGA and CITY OF TROY leave daily (except Saturday), at 6 p. m., Pier 44, N. R., foot Christopher-st., connecting with morning trains for North and West; Sunday steamer touches at Albany.

Steamboats and Railroads.

BALTIMORE AND OHIO RAILROAD.
MODEL FAST LINE TO THE WEST,
Via Philadelphia, Baltimore and Washington.

On and after Jan. 23, the magnificent Passenger Trains leave from Pennsylvania Railroad Depot, foot of Cortlandt-st. and Desbrosses-st. as follows:
7 a. m. daily. Parlor car attached, arrives Washington 5:10 p. m. Night express leaves Washington at 9:47 p. m. daily. Sleepers and day coaches through to Cincinnati and Chicago.
7 p. m. daily. Fast Line arrives Washington 2:25 a. m., Cincinnati 8:50 p. m., Chicago 7:35 a. m., and St. Louis 8:30 a. m. B. & O. palace sleepers and day coaches through to Cincinnati, St. Louis and Chicago.
12 o'clock night daily, arrives at Washington 8:15 a. m. Day Express leaves Washington at 10:40 a. m. daily. Sleepers and day coaches through to