REAL ESTATE

NEW-YORK, Thursday, April 27, 1882.

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

By Richard V. Harnett.

25-story brown stone houses with lots, Nos 43 and 45 Perry-st, s s, 107.6 ft w of Church-st, each lot 25x74.7; Alex M Ross jr	$46,500
14-story brown stone building with lot, No 163 William-st, w s, n of Ann-st, lot 22.3x88.1; same purchaser	32,700
1 similar building with lot, No 161 William-st, w s, adjoining above, plot 22.3x95.11; M Plummer & Co	31,750
15-story brick building with lot, No 63 Ann-st, n s, 93.7 ft w of William-st, lot 25.4x115.10; Ruland & Whiting	33,500
15-story brown stone building with lease of land, No 44 Warren-st, n s, 125.7 ft w of Church-st, lot 24.9x100.1; A Keppelman; lease has 13 years to run; ground rent $1,250 per annum and taxes	22,100
4 lots on Boulevard, s e cor of 99th-st, size 100.11x100; V K Stevenson jr	24,100
1 lot s s West 99th-st, 100 ft e of Boulevard, 25x100; F Denhard	4,500
1 lot adjoining above, 25x100; S T Hubbard	3,800
1 3-story brown stone dwelling with lot, No 204 East 46th-st, s s, 100 ft e of 3d-ave, plot 15x100.5; J Henry	7,500

By E. H. Ludlow & Co.

1 3-story brick dwelling with lot, No 257 Henry-st, n s, 75 ft e of Montgomery-st, lot 24x93; George Graham	9,600

A. J. Bleecker & Son.

1 2-story frame dwelling with lot, No 333 East 41st-st, n s, 350 ft e of 2d-ave, lot 16.6x98.9; W L Cutting	8,950

By A. H. Muller & Son.

2 lots on 11th-ave, s e cor of 100th-st, together in size 50.11x107.9; George B Blancy	4,000

OUT OF TOWN PROPERTY.

By Peter B. Meyer.

1 plot of land on Perry-st, s w cor of Butler-st, Fordham, 5.58 and 468; W J Barnes	1,825

By A. J. Bleecker & Son.

4 lots s s 22d-st, 100 ft e of 6th-ave, each 25x ½ block, and 2-story frame house with 2 lots n s 23d-st, w s, 150 ft e of 6th-ave, each 25x ½ block; C T Vermilye	3,000
Factory, 3 buildings, 3 dwellings and outhouses, with about 10 acres of land, Tuckahoe, Westchester Co, N Y; G B Sandford	5,000

By Peter F. Meyer.

1 plot of land on Union Terrace, s w cor of High Point-ave, Hoboken; Albert Preszel	500

By Richard V. Harnett.

Frame dwelling and outbuildings with plot of land, s s Paulding-ave, w of Broadway, plot of land 187x44x irr x140; Tarrytown, N Y; Mr Jones	10,250
3-story frame house with plot of land, s s Chapel-ave, with frontage of 22 feet on N Y Bay, Greenville, N J, plot of land 298x22+; James Jones	7,750

RECORDED REAL ESTATE TRANSFERS.

NEW-YORK CITY.

28th-st, n s, 130.8 ft w of 8th-ave, Henry Dryer and wife to Hugo Rarus	$9,000
111th-st, s s, 100 ft w of Church-st, 16.8x100.11; J H Deane and wife to T F Tracy	9,200
Same property; Thomas F Tracy and wife to Adolph Leindecker	9,100
53d-st, n s, 100 ft w of 1st-ave, 25x100.5; S H Allen et al to I J Maccabe	13,000
Orchard-st, No 15, 20x80; Louise Walter to Nathan Cohen	9,100
120th-st, n s, 200.11 ft e of 6th-ave, 17.3x99.11; Henry M Burnham to E P Dickie	12,750
50th-st, n s, 250 ft w of 1st-ave, 20x100.5; the Marine Society to Emil Loeg and another	11 880
57th-st, n s, 250 ft w of 8th-ave, 20x100.5; W S Phillips and another to S A Lewis	48,000
22d-st, n s, 275 ft w of 8th-ave, 21.10x98.9; C Howland to Levina Donaldson	16,500
43d-st, No 415 East, 16.8x100.5; Julia W Snell and husband to Edwin F Nattison	10,500
53d-st, s s, 125 ft w of 9th-ave, 25x100.5; N F Palmer, executor, to S W Albro	12,900
98th-st, 350 ft e of 3d-ave, 25x100.11; F Fitzel and wife to J Eitzel and another	3,500
120th-st, s s, 225 ft e of 5th-ave, 75x99.11; also n s 120th-st, 250 ft e of 5th-ave, 50x99.11; H Hughes and wife to J L Brewster	27,000
109th-st, s s, 200.11 ft w of 3d-ave, 19.9x100.11; 19.2x100.11; Caroline A Babbot and another to Peter Ahern and another	10,000
123d-st, s s, 350 ft w of 5th-ave, 16.8x100.11; Jane Dowell to Harriet N Cryan	8,350
78th-st, s s, 153.9 ft w of 2d-ave, 18.9x102.2; Babette Gottgetreu to Simon Rahn	10,000
2d-ave, w s, 50.9 ft s of 91st-st, 20x80; Ella Smith and husband to J H Duching	9,500
53d-st, No 14, w s, 475 ft w of 6th-ave; Georgiana T Washburn to W H Streeter	11,000
Same property; William H Streeter and wife to Abner Chapman	12,750
Norfolk-st, w s, 40 ft s of Rivington-st, 20x80; D Rosenbaum and wife to Annie Schneider	10,550
119th-st, n s, 175 ft w of 6th-ave, 50x100.11 irregular; Elizabeth L Jones	21,000
33d-st, s s, 275 ft w of 8th-ave, 18.4x98.9; F Ackerman to J I West	6,000
Mulberry-st, No 109; J Boyd and wife to J Bonner	10,000
Rivington-st, Nos 14, 16 and 18; D Cohen to Lee Pilcer	38,500
Same property; F Flocke and wife to J Stemme	4,100
Mulberry-st, No 119; J J Lyons and wife to E Soper	14,000
126th-st, n s, 70 ft w of Alexander-ave, 16x100.8; Elizabeth O'Kane and husband to S Jordan	5,000
23d-st, s s, 470 ft w of 8th-ave, 20x80.9; Ellen D Malbash and husband to Z S Weed	10,240

Real Estate Agents.

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

City Real Estate for Sale.

CHARLES BUEK & CO., ARCHITECTS, 63 East 4th-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 E. PLATT, 265 Broadway.

FOR SALE for INVESTMENT.—Unimproved Lots in the 24th Ward. D. S. DOWNS, Executor, 116 Beekman-st.

FOR SALE.—A plot of 20 acres intact, on the island of New-York, to close an estate, by order of the Executors. For full particulars, price, &c., apply to HOMER MORGAN, 2 Pine-st.

FOR SALE, 5th-ave. and 129th-st.—At a bargain, two handsome new four-story and basement 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 design; homelike and desirable in every respect. WILLIAM A. HANKINSON, No. 213 West 35th-st., owner and builder; send for plans.

City Property To Let.

A NASSAU-ST. STORE TO LET, near our office. RULAND & WHITING, 121 Nassau-st.

A HANDSOME and fully furnished house, vicinity Lexington-ave. and 4-th-st., to let at a moderate rent. Address Mr. ALLEN, 168 West 45th-st.

A NEW APARTMENT HOUSE.—The Lispenard, 86th-st., near Madison-ave., suites of eight light rooms and bathroom; rent $70 to $150 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 E. PLATT, Successor to James M. Taylor, 265 Broadway.

LARGE basement and first floor offices to rent in the new building 63 Wall-st.; also a few offices on the upper floors. Two elevators. Apply to W. W. WEST, 121 Liberty-st.

OFFICES TO RENT IN THE NEW BUILDING 63 WALL-ST., RUNNING THROUGH TO BEAVER-ST. Possession can be given in April. Apply to N. W. WEST, 121 Liberty Street.

STORE TO RENT.—$1,000; 14th-st., near 6th-ave.; attractive front, good light; favorable terms to good party. See it. JOHN E. PLATT, 265 Broadway.

TO LET.—Office at 14 Barclay-st.; size, 22x30; rent, $400. GUSTAVUS BAYLIES, 7 Murray-st.

TO LET.—Top loft Nos. 54 and 55 Dunne-st.; splendid light; cheap rent. F. PATUREL & CO.

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

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

TO LET.—The highly desirable brown stone houses Nos. 25 and 27 East 51st-st. For permit and particulars apply to H. C. PEDDER, 5th-ave. and 19th-st.

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

TO LET.—Second Loft, 14 Barclay-st., near Astor House; 25x90; in good order and well lighted; can be divided into two offices; rent $960. GUSTAVUS BAYLIES, 7 Murray-st.

Brooklyn Property For Sale and To Let

TO LET in Brooklyn.—Two 3-story, stone fronts, just put in complete order. Apply on premises, 520 and 536 Carlton-ave. or RULAND & WHITING, 121 Nassau-st.

Country Property For Sale and To Let.

A.—FOR SALE.—20,000 acres, Kimble Co., Texas; best land in the State for sheep-raising; price low; no trade or exchange. Address TEXAS LANDS, Tribune Office.

ADIRONDACKS, LUZERNE.—To let, beautiful house, fully furnished; fine barn; nice grounds; modern improvements; location unsurpassed. W. G. CAMPBELL, 1,000 6th-ave.

ASBURY PARK, New-Jersey.—The Harbor-age. These new cottages will be opened about June 1st. Applications for rooms may now be made. Address R., 305 6th-ave.

AT ORANGE, N. J. (neighborhood specialty) —Property for sale and rent; all varieties; great bargains. EDWARD P. HAMILTON, 1½ Pine-st., N. Y.

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.

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

Country Property For Sale and to Let.

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 frame dwelling, containing (say) 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.

BEAUTIFUL STONE VILLA at Hastings-on-the-Hudson to rent for the season or year, furnished or unfurnished. Eight acres, laid out by Vaux & Olmsted. Beautiful views of the river from Staten Island to Peekskill Bay. Very large coach-house and stabling. Ice-house filled. Garden made. For particulars and terms apply to JOHN BELDEN, No. 26 East 22d-st.

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

FOR SALE.—An elegantly appointed country seat on the Hudson below Tarrytown; all in complete order; none more desirable on the river. R. A. YOUNG, 20 Exchange-place.

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, with young orchard. For further particulars inquire of GEORGE D. WOODRUFF, 303 and 305 Greenwich-st., N. Y. City, or address P. O. Box 55, Riverhead Post Office.

FOR SALE.—A delightful country-seat; about 100 acres of choice land; commodious house, barn and usual outbuildings; pure water, fine gardens, fruit, shade and ornamental trees; unsurpassed for beauty and healthfulness of location, on Prospect Hill, Village of Basking Ridge, N. J., churches, schools, stores, hotels, market, post office, telegraph and railroad depot in immediate vicinity; daily communication with New-York by railroad; house, grounds and gardens in good order; ice-house filled; land in cultivation.

☞ No mosquitoes, malaria or fever and ague. Will be sold at a great bargain; immediate possession; furniture, stock, &c., if desired. Address W. H. DIKEMAN, Controller's Office, New-York.

FURNISHED house to rent in Orange, N. J.; owner to board with the family. Apply at 58 Reade-st., second story.

GOOD FARMS, $400 to $2,500; good markets; no malaria. Address C. K. LANDIS, Vineland, N. J.

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

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.

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. 4 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.

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 H., Box 447, Stamford, Conn.

SEASIDE COTTAGE FOR SALE.—An elegant new cottage, now being built by the owner of the adjoining property, the house is in full view of 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 bed-rooms, kitchen, laundry, stationary washtubs, gas and all modern improvements, painted in Elberon style, ready for occupancy May 15; price $13,000. 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.

TO LET.—Furnished farm-house; 10 rooms. Harlem railroad, 41 miles. Healthy, pleasant, economical. BRUNDGES, 879 Broadway.

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 LET.—Furnished house on Long Island, two hours by rail from Brooklyn; rent, including use of horses, carriage and driver, $600; can be had for six months or longer. Apply or address A. THOMPSON, 32 Clinton-st., Brooklyn.

THE OWNER HAS DESIRABLE DWELLINGS to rent on favorable terms, with every country advantage, and cheap: one $5 0, one $200, one $150; 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, notably healthy; stage to depot, eight minutes; rent, $450 per annum. Address Box 8,846 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 Cranford, N. J., house containing 12 rooms; pleasantly situated. Rent of either place $300 per year. Address W., P. O. Box 1,334, N. Y., or H. C. WILLIAMS, Elizabeth, N. J.

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

"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 for 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. IN MINNESOTA AND DAKOTA there are 4,000,000 acres ready for 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 or address the NORTHERN PACIFIC RAILROAD OFFICE, No. 238 Broadway.

$6,500 for a three-story and extension brick house situated on Broad-st., Newark. Contains eleven rooms, heated with Boynton's best heater, Mott's Defiance Range; stationary tubs, hot and cold water, bath and two water-closets, plumbing all first-class and connected with sewer. Gas fixtures complete, street paved with granite blocks, horse-cars passing the door, and only one block from depot of Pennsylvania Railroad; thirty minutes to New-York. Terms, $1,500 cash; balance on mortgage, which can be reduced at the option of the purchaser. House is new, having just been completed; in a first-class neighborhood, and has plenty of yard room. For permits apply to JOHN J. DEVINE, No. 750 Broad-st., Newark.

Corporation Notices.

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, No. 1,238 Broadway, corner Thirty-first-st., 308 West Twenty-third-st., corner Eighth-ave, No. 92 East Fourteenth-st., corner Union-square, 760 Third-ave., corner Forty-seventh-st.; at the HARLEM OFFICES, Nos. 1,097 and 2,309 Third-ave., corner One-hundred-and-twenty-fifth-st., up to 8 p. m., at regular office rates.

CONTRACTORS.—Sealed proposals for making certain alterations and repairs to the Brobost William F. Havemeyer will be received by the Board of Commissioners of the Fire Department until May 1, 1882. For full information see CITY RECORD, for sale at No. 2 City Hall.

NOTICE.—Sealed proposals will be received by the School Trustees of the 24th Ward, at the Hall of the Board of Education, corner Grand and Elm-sts., until May 4, 1882, for erecting one wing and two stairways to Grammar School No. 65, West Farms. For full information see "City Record," for sale at No. 2 City Hall.

NOTICE.—Proposals will be received at the Office of the Department of Public Charities and Correction, No. 66 3d-ave., until April 28, 1882, for Groceries, Dry Goods and Hardware. For full information see City Record, for sale at No. 2 City Hall.

TO CONTRACTORS.—Sealed proposals will be received at the Office of the Department of Public Works until May 8, 1882, for paving with granite and trap-block pavement, various streets and avenues. For full information see City Record, for sale at No. 2 City Hall.

TO CONTRACTORS.—Sealed Proposals will be received at the Office of the Department of Public Works until May 4, 1882, for building sewers, regulating and grading, and for setting curb and flagging sidewalks in various streets and avenues. For full information see CITY RECORD, for sale at No. 2 City Hall.

TO CONTRACTORS.—Sealed proposals will be received at the office of the Department of Public Works until May 4, 1882, for constructing an iron foot-bridge at 4th-ave. and 41st-st., with the necessary abutments, and for furnishing and delivering stop-cocks, stop-cock boxes and hydrants. For full information see City Record. For sale at No. 2 City Hall.

Dressmaking.

DRESSMAKER.—An experienced dressmaker would like a few more customers at her own house; latest styles in walking suits from $6 to $10; train suits from $10 to $15; middle and renovating done in the neatest manner and at the lowest terms. Call or address No. 2 Pacific Place, 29th-st., bet. 6th and 7th-aves.

SEAMSTRESS, &c.—Understands dressmaking and all kinds family sewing; also machine; will go out by day or week, or take permanent place; city or country; no objection to travel. Address M. N., Tribune Uptown Office, 1,238 Broadway.

Copartnership Notices.

NEW-YORK, April 27, 1882.

MR. C. E. De Forest ceases to be a member of our firm from this date. EDWARD C. FOX & CO.

Help Wanted.

WANTED.—A salesman well acquainted with the Book business; also one to take charge of our fancy stationery. GEO. R. LOCKWOOD & SON, 812 Broadway.

Summer Resorts.

BASS ROCK HOUSE, Good Harbor Beach, Gloucester, Mass.—Finest surf bathing and ocean scenery on the Atlantic Coast. Send for book describing 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: $3 50 per day; $17 50 to $25 per week. J. H. TREMPER, JR., Proprietor, Phoenicia, Ulster county, N. Y.

COUNTRY BOARD.—Ladies or gentlemen desiring a quiet, attractive home in the country may obtain the same by addressing Box 426 Newton, N. J.

CAPON SPRINGS AND BATHS (Alkaline Lithia Waters), HAMPSHIRE CO., WEST VIRGINIA, OPENS 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. SAFE, Proprietor.

FRANCONIA HOUSE, Near Profile House, WHITE MOUNTAINS, N. H. Open from June 1 to November 1. Terms from $7 to $12 per week. Send for circular. Good city references. H. W. PRIEST, Proprietor.

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

MEARNS HOUSE, near West Point, now open; first-class board; spacious grounds and fine shade; abundance of milk, fruit and vegetables. Illustrated circular. MRS. A. MEARNS JR. & SON, Highland Falls, N. Y.

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

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

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 Hotel. Special terms for April and May. N. P. SEWELL.

SUMMER BOARDERS.—Eight or ten can find comfortable quarters in small family in pleasant and healthy country village, among Berkshire Hills, five miles north of Pittsfield. Address W. S. BOYCE, Lanesboro, Mass.

SUMMER BOARDERS may find good quarters in a farmer's family, 1,300 feet above tidewater, among the Berkshire Hills, 5½ miles north of Pittsfield; pleasant and healthy; good references. Address J. A. BOYCE, Lanesboro, Mass.

SEABRIGHT.—Rooms at one of the finest cottages situated on Runson's Neck; 5 minutes drive for horses; beautiful view; bathing and fishing; stabling for horses; arrangements made for the season only. Apply 40 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 R. MILLER, Proprietor, Saranac Lake, N. Y.

THE ARGYLE, BABYLON, LONG ISLAND. This new and elegant summer hotel will open June 1. Applications for rooms will be received at the Burlington, No. 10 West 30th-st., between 8 and 10 a. m. and 3 and 6 p. m. JAMES P. COLT.

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.

WANTED.—A plainly furnished upper-story room, on the high ground behind Clifton Landing, Staten Island, with broad ocean view, for single occupant, man, absent in New-York City in daytime; good references given; $12 a month in advance, permanent if suited. Address LAW CLERK, 95 Dreyer Building, New-York City.

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.

Steamboats and Railroads.

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, No. 1,238 Broadway, corner Thirty-first-st., 308 West Twenty-third-st., corner Eighth-ave, No. 92 East Fourteenth-st., corner Union-square, 760 Third-ave., corner Forty-seventh-st.; at the HARLEM OFFICES, Nos. 1,097 and 2,309 Third-ave., corner One-hundred-and-twenty-fifth-st., up to 8 p. m., at regular office rates.

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 or address in person or by coupon ticket agent or to the undersigned. E. ROOT, General Eastern Agent, No. 415 Broadway, New-York.

FOR BRIDGEPORT and all points on HOUSATONIC and NAUGATUCK RAILROADS.—Steamers leave Catharine-slip at 4:30 p. m., 3:0 p. m.; Pier 23 d-st., East River, 3:15 p. m. Fare lower than by any other route.

FOR BOSTON—THE LATEST TRAIN with Pullman Sleepers via N. Y., N. H. and H. R. R. leaves Grand Central Depot at 12:35 p. m. week days and 10:30 p. m. Sundays. Let tickets via New-York and New-England Railroad, at Grand Central Depot and principal hotels.

LEHIGH VALLEY RAILROAD.—Passenger trains on and after Dec. 5, 1881, will leave depots foot of Cortlandt and Desbrosses-sts. at 7:40 a. m., 3:40 p. m. and 6:30 p. m. for Easton, Bethlehem, Allentown, Reading, Mauch Chunk, Williamsport, Tamaqua, Wilkesbarre, Scranton, Geneva, Ithaca, 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 Schuylkill and Northern coal region. Sunday train leaves for Mauch Chunk, 7:40 a. m. E. B. EYINGTON, G. P. A. C. H. CUMMINGS, Agent, General Eastern office, corner Church and Cortlandt-sts.

NEW-HAVEN, MERIDEN, HARTFORD, SPRINGFIELD, HOOSICK, SOUTH VERNON, ST. JOHNSBURY, &c. Steamers leave Pier 23, E. R. at 3 p. m. and 11:30 p. m. (Sundays excepted); 11:30 p. m. boat connects with special train. Tickets sold and baggage checked at 944 Broadway, N. Y., and 4 Court-st., Brooklyn. Excursion to New-Haven and return, $1.00.

NEW-YORK CENTRAL AND HUDSON RIVER RAILROAD.—Commencing April 23, 1882, through trains will leave Grand Central Depot:

8 a. m., Western and Northern Express to Rochester and Montreal with drawing-room cars.

8:30 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.

8 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, stopping 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 Westcott's Express offices, 1 Park-place and 785 and 942 Broadway, New-York, and 333 Washington-st., Brooklyn. J. M. TOUCEY, Gen. Supt. C. B. MEEKER, Gen. Passenger Agent.

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, Will leave Pier 40, North River, foot of Watts-st., next pier above Desbrosses-st. Ferry, daily, except Sundays, at 5 p. m.

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. 351 and 397 Broadway, 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 18, 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 9 p. m. daily. [Saturdays excepted.] METROPOLIS EXPRESS CO., between New-York and New-Haven. Care and dispatch 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 STEAMER ISLAND.—Eleven Miles for Ten Cents, via Steamer from Pier 1, E. R., foot Whitehall-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.

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. Stateroom s warmed. Excursion tickets to Albany and return, good 30 days, $2 50. W. W. EVERETT, President.

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:

8:30 a. m., except Sundays, Parlor car attached, arrives Washington 3:10 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 8:35 a. m., and St. Louis 8:50 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 Cincinnati.

☞ No other line makes faster time to the West. Trains arrive from the West at 6:50 a. m., 3:50 p. m., and 10:50 p. m. Tickets and sleeping berths secured and baggage called for and checked to destination at company's office, No. 315 Broadway, and at all the offices of the Pennsylvania Railroad Company.

CENTRAL RAILROAD OF NEW-JERSEY.—Station in New-York, foot of Liberty-st. Station in Brooklyn, foot of Hunter-st. Jewell's Wharf. Commencing Nov. 7, 1881. Leave New-York

6:30 a. m.—For Flemington, High Bridge Branch, Easton, Wind Gap, Mauch Chunk, Tamaqua, Tamaqua, Hazleton, Drifton, Scranton, &c.

8:45 a. m.—For Flemington, High Bridge Branch, Easton, Allentown, Reading, Harrisburg, Mauch Chunk, Williamsport, Tamaqua, Nanticoke, Scranton, &c.

1 p. m.—For Flemington, Easton, Allentown, Reading, Harrisburg, Mauch Chunk, Hazleton, Wilkesbarre &c.

3:45 p. m.—For Easton, Wind Gap, Mauch Chunk, Tamaqua, Drifton, Wilkesbarre, Scranton, &c.

4 p. m.—For High Bridge Branch, Easton,