City Real Estate For Sale.

AN ASSORTMENT of first-class dwellings for sale on the northerly side of 80th-st., near Madison-ave.; built by day's work, from designs by D. & J. Jardine, architects. For terms and particulars apply on the premises, or to E. KILPATRICK, builder, 353 East 78th-st.

A GREAT OPPORTUNITY.—We offer for sale our three remaining houses, 61st-st., between 5th and Madison aves., 25, 23, and 21 feet, at reduced prices for balance of season; location cannot be duplicated. Apply at houses, or to CHARLES BUEK & CO., Architects, The Berkshire, Madison-ave., and 52d-st.

FOR SALE.—price very low; New flat; corner 4th-ave. and 109th-st. RULAND & WHITING, 5 Beekman-st.

VILLAS FOR SALE AT BEDFORD PARK,

IN THE CITY of NEW-YORK.

Only thirty minutes by way train (eighteen by express) from Grand Central Depot, by Harlem Railroad to Bedford Park Station, on the premises. Commutation $4 per month; numerous trains. Elegant and substantial homes from $3,750 to $7,000, and on easy terms. Queen Anne Cottages; Croton and gas; streets graded and shade trees. A number of houses already sold. The value of this property is rapidly appreciating. No better place for a home or investment. Watchman on the premises. References required. Full particulars at "THE TWENTY-FOURTH WARD REAL ESTATE ASSOCIATION OF NEW-YORK," 111 BROADAY, ROOM 90.

Business Property For Sale and To Let.

DESIRABLE OFFICES to let, large and small, in American Safe Deposit Company's elegant fire-proof building, 5th-ave. and 42d-st. One whole floor for rent; splendid light and ventilation; will be partitioned to suit tenant. Inquire at Company's office on premises.

FOR SALE at a bargain.—Excellent investment; property that will always pay on Wall-st., near Broadway; Courtland near Greenwich; Pearl-st. near Cotton exchange; Stone-st. near Broad; the old Produce Exchange property on Whitehall, Pearl, Moore, and Water sts. S. EDDY & CO., 155 Broadway.

TO LET.—Stores, lofts and offices in Fulton, Beekman, Nassau, Ann, Gold, William, Pearl, Jacob, John and Water sts. RULAND & WHITING, 5 Beekman-st.

Auction Sales of Real Estate.

AUCTION SALE to close estate of CHAS. CASHMAN, deceased. RICHARD V. HARNETT & CO., auctioneers, will sell at Exchange Salesroom, 111 Broadway, Thursday, June 5, at 12 o'clock, by order of M. H. CASHMAN, executor.
190 and 192 Madison-st., four-story brick dwelling; wide lot.
52 James-st., two-story brick store and dwelling.
256 East Broadway, frame livery stable.
240 East Broadway, five-story brick dwelling.
107 Canal-st., corner Forsyth, five-story brick store and dwelling.
39 and 41 Essex-st., frame dwelling and stables; all the lots in feet.
Maps, &c., at 111 Broadway, basement, or of TOWNSEND WAMDELL, attorney, 299 Broadway.

ADRIAN H. MULLER, Auctioneer.

SUPREME COURT SALE.

IN PARTITION.

Estate of Loring Andrews, dec'd.

VALUABLE BUSINESS PROPERTY ON

William, Spruce, Gold and Cliff sts.,

ALSO,

Dwelling and about 17 Acres of Land AT FORDHAM HEIGHTS,

with Water Rights on Harlem River.

ADRIAN H. MULLER & SON will sell at auction on

Tuesday, June 3, 1884,

at 12 o'clock, at the Exchange Salesroom, No. 111 Broadway, by order of the Supreme Court, under the direction of HENRY H. ANDERSON, Referee.

The 5-story and cellar marble-front store and lot,

No. 174 William-st.

The 5 and 6 story brown-stone and brick stores and lots,

Nos. 26, 32, 34, 36, 38, 40 and 42 Spruce-st.

The 5-story brick store and lot,

Nos. 72 and 74 Gold-st.

The 5-story brick stores and lots,

Nos. 61, 63 and 65 Cliff-st.

FORDHAM HEIGHTS.

Dwelling house, with about 17 acres of land, at Fordham Heights, extending from the Macomb's Dam Road to the Harlem River, with valuable water right.

60 per cent may remain on bond and mortgage for three years at 5 per cent. HENRY W. DE FOREST, Plaintiff's Attorney, 120 Broadway.

Maps at office of auctioneers, No. 7 Pine-st.

RICHARD V. HARNETT & CO., Auctioneers,

will sell at auction MONDAY, June 2, at 12 o'clock, at Exchange Salesroom, 111 Broadway,

MAGNIFICENT VILLA SITES AT ORIENTA POINT on Long Island Sound,

MAMARONECK, WESTCHESTER COUNTY,

known as the GREACEN PLACE.

SPLENDID WATER FRONTS,

surrounded by country-seats of Jabez A. Bostwick, James M. Constable, David Dudley Field, H. M. Flagler, W. G. Read, esqs., and others. Eminently suitable for a yacht rendezvous, country-seat or club-house.

Maps, circulars and full particulars mailed on application to auctioneers, 111 Broadway, basement, or from EDWARD LYON, esq., 32 Liberty-st. (Law Telephone 881.)

Brooklyn Property For Sale and To Let.

A BROOKLYN HOUSE, free and clear, cash value $5,000, to exchange for Iowa lands. RULAND & WHITING, 5 Beekman-st.

Country Property For Sale and To Let.

ATTRACTIVE Country Residence on North Side of Long Island to rent for season, large, furnished house; fruit and garden, stable, gentle horse with carriage; terms $500. Address "BAXTER," Tribune Office.

AT CORONA.—Two-story house, eight rooms, newly papered; 15 minutes from Hunter's Point. Rent, $18. J. C. SANDERS, 13 Chambers-st.

AT LONG BRANCH, ELBERON, MONMOUTH BEACH, furnished cottages to let; 10 to 15 rooms. $900 to $2,000. WM. LANE, Long Branch.

ALL COUNTRY PROPERTY OUR SPECIALTY.—Farms, Residences, etc., everywhere. Lists free. PHILLIPS & WELLS, Tribune Building.

A FURNISHED HOUSE WITH 10 ROOMS.—Vine-covered piazzas, stable, garden, grapes, small fruit, good water and drainage. Address 441 Elizabeth, New-Jersey.

A COUNTRY-SEAT containing 26 acres, situated on high ground, with large house and commodious out-buildings, located on the Hudson, and containing several magnificent building-sites, with the views of the river, is offered for sale in whole or in part, and will be sold at a very low figure to close; large bearing orchards of apples, pears and all small fruits on the premises; very easy terms will be made to prompt purchaser; yearly commutation $85. Address H. I. CLARK, Croton Landing, N. Y., or RULAND & WHITING, Temple Court.

D. B. KEELER, Jr., 39 Nassau-st.
FURNISHED COTTAGES TO RENTON HUMSON NECK, SEABRIGHT AND MONMOUTH BEACH,
FOR SEASON OF 1884.

FARM FOR SALE.—One of the finest stock and dairy farms in Southern Berkshire; 250 acres under high cultivation; houses, barns, &c., in fine repair; convenient to school, post-office and station; unsurpassed for profitable farming and country residence. Apply to T. B. GOODALE & CO., 5 West 23d-st., Fifth Avenue Hotel.

FOR SALE.—A finely located corner plot (at Whitestone) 100x100, and desirable property at Morrisania. Address OWNER, 219 Montague-st. (Room 15), Brooklyn.

FOR SALE.—House, 9 acres, outbuildings, orchard, grove, pure air and water, on Telford-ave., within two miles of Newark. Address Box 47, Hilton, N. J.

FOR RENT.—On the beach, at Spring Lake, N. J., to private families only, two (2) very desirable, entirely new cottages, with all modern improvements. Furnished. Apply 209 West 56th-st., New-York.

FOR SALE.—House, 9 acres; outbuildings; orchard, pond, grove, pure air and water; on Telford-ave., within two miles of Newark. Address Box 47, Hilton, N. J.

FOR SALE.—A convenient place for sale; all outbuildings; running stream; fruit, etc.; splendid for poultry; 45 acres; convenient to city; terms easy. Address J. BIRCHARD, New-Canaan, Conn.

FOR SALE.—A charming summer home, from which is had one of the grandest views of the Hudson River to be found on the banks of that noble water. The estate contains about seven acres; double house, barn, two fine cisterns, artesian well, fruit and forest trees. Situation is in Sing Sing village—famous for its schools for young ladies and gentlemen. Name of place, "Glen Crest;" owner, JOHN T. LYNCH, West 60th-st., 10th and 11th-aves.

FOR RENT.—During summer months, a house with 10 rooms, completely furnished; four hours' ride from New-York, and three hours from Philadelphia; at an elevation of 1,200 feet above sea level; fine scenery, good drives; no malaria; railroad communication with city ample; mountain spring water, possession given at once. For terms inquire of G. L. HALSEY, Attorney, Wilkesbarre, Penn.

FURNISHED HOUSE TO RENT.—At Green Farms, 48 miles from New-York; one minute from depot; fine view of Sound; good bathing; plenty of fruit; perfectly healthy. Rent $75 per month. SAMUEL GLOVER & CO., 39 Nassau-st.

FOR SALE or RENT.—Having sufficiently recovered health in this remarkably healthy place, to resume business in the city, I offer the chance to some other tired and tuneless worn man, assuring the best of results. House, 11 rooms, with extension, furnished or unfurnished; hen-house, small stable, etc.; never-failing water in extension; one acre of land, garden and fruit. (A splendid chance for your boy.) Clear, dry air, eastern end of "Berkshires." Place fast becoming a summer resort. Address C. CAMPBELL, Blandford, Mass.

FOR RENT or TO LEASE.—Copake Island or peninsula, Hudson, New-York, consisting of 24 acres of good land, surrounded by a lake covering 1,000 acres; good fishing and boating; location unexcelled for hotel purposes. Map and photographs of property at office of J. ROMAINE BROWN, 62 West 33d-st., south-east corner Broadway.

FOR SALE at a sacrifice, at Woodbury, Connecticut; a handsome summer residence, or can be converted into a summer boarding place; contains 6 acres of fine land, a large modern house of 11 rooms, a smaller house for help, fruit trees, grape-vines, etc.; two minutes' walk from post office, stores and churches. Apply to H. F. RHOADES, New-York Tribune, or G. B. LEWIS, Woodbury.

FOR SALE.—Handsome country-seat at Rhinebeck, on the Hudson; 70 acres in the highest state of cultivation; 12 acres in fruit of all kinds; large commodious mansion, farm-house, barns, wagons, coach, grain, wash house; all in first-class order. Apply for three days, at barge Enterprise, foot Ferry-st. P. LUTHER, Owner.

Country Property For Sale and To Let.

FOR RENT.—Fullly furnished double cottage, with carriage-house and stable; ice-house filled; 5 minutes from station; 10 from ocean at Point Pleasant, N. J. Address 1,643 Race-st., Philadelphia.

FOR RENT.—Two adjoining factories, with storehouse, etc., at 512 Pine-st; all conveniences. Has been used as a wholesale furniture manufactory. They are supplied with ample power to suit any business; will rent whole or part. Possession July 1st. Apply to P. F. Kernan, 436 Walnut-st., Philadelphia.

FOR SALE.—Country Residence, either furnished or without furniture, situated in Greenbrier Co., West Virginia, 19 miles from White Sulphur Springs. For information apply to JOHN T. CRISS, Frankford, Greenbrier Co., W. Va.

LONG BRANCH.—To rent for the season to small private family only, a new and elegant cottage on Chelsea-ave., handsomely furnished; all modern conveniences; stable, etc. Apply to owner, WARREN LELAND, jr., Long Branch.

MORRISTOWN, New-Jersey.—To rent, handsome furnished residence. F. OLIVER CARTER, 39 Nassau-st., Room 10.

MONTCLAIR, N. J.—For Sale handsome brown-stone house, 12 rooms, modern improvements, with plot of five acres; large and handsome lawn, fine shade and ornamental trees, garden, fruit, large stable; location high, fine neighborhood, magnificent views. Photograph at our office. HOWE & PARSONS, 79 Cedar-st., N. Y.

MORRISTOWN, N. J.—To rent furnished for the summer; one of the pleasantest places in the city limits; five acres; large vegetable garden; ice house filled; plenty of stable room; fresh Jersey cow if desired; reasonable rent. Room 31, No. 11 Pine-st., Duncan Building, 10 a. m. to 1:30 p. m.

ORANGE, N. J., properties every variety for sale, furnished and unfurnished houses to rent season or year. S. EDMONDIT, opposite Brick Church Station.

ORANGE, N. J. (and vicinity specialty), real estate, every variety, sale and rent. EDWARD P. HAMILTON & CO., 2 Pine-st., New-York.

PORTCHESTER.—Desirable residence, 12 rooms, barn, 1 acre, fruit, shade, two minutes to depot; sale or rent. J. W. ATWATER, 150 Broadway.

RANCHOS FOR SALE.—25,000 acres, 9,500 acres, near Los Angeles, best fruit, grain and vine land; great bargains. D. FREEMAN, Los Angeles, Cal.

RIDGEWOOD, N. J.—For sale: Half a mile from station, opposite a beautiful grove, buildings erected four years ago; delightful section of country, one hour from Chambers-st.; house has 9 rooms; barn, 20x36; plot, 90x190 feet. Address P. O. BOX 48, Ridgewood, N. J.

SHELTER ISLAND.—Two handsome cottages to rent; large; furnished; delightfully situated; for fashionable boarding-house or families. W. B. HILL, 179 Montague-st., Brooklyn.

SUMMIT, N. J.—Furnished house to let for the season or year; large garden, carriage house, and stables; pleasant grounds and shade; six minutes' walk to depot; 14 rooms in perfect order. Rent $200 per month for summer. Apply to E. G. POTTER, Agent at Summit, N. J.

SHORE COTTAGE.—For rent; furnished; the finest cottage at Savin Rock; four miles from New-Haven, Conn.; ample stables; beautiful grounds; two minutes' walk from horse-cars and New-York and New-Haven Railroad. HORACE P. HOADLEY, New-Haven, Conn.

SMALL PLACE FOR SALE IN DUTCHESS COUNTY, 21 miles by rail from Poughkeepsie, four hours from Grand Central Depot; two acres in grass, garden and fruits; large dwelling, eleven rooms; barn and storehouse with cellar; all in perfect order; exceptionally healthful; desirable for physician, for summer boarders, for fruit evaporating and for plant-raising. C. CRANDELL, Attlebury, N. Y.

TO LET.—Two completely furnished cottages, with stables, at North Long Branch, immediately on the beach, at a moderate rent. Keys at the Seashore Cottage, close by. Address F. HARPER, 500 Madison-ave., New-York City.

TO LET FOR THE SUMMER.—At Garden City, L. I., a large furnished house, with stable and grounds attached. Rent $200 per month. For particulars address Box 26, Garden City, L. I.

TO RENT.—Furnished house of fifteen rooms, near Lake Warramaug; large grounds; plenty of shade; beautifully located; near post office; double verandas on front and sides. H. A. BENNETT, New-Preston, Litchfield County, Conn.

TO RENT for SEASON at New-Hamburg-on-Hudson.—Furnished cottage and stable; milk, ice and vegetables. Inquire EDWARD DOWNING, on premises, or T. E. SMITH, 489 4th-ave.

TO RENT.—At Madison, N. J., one mile from depot, with immediate possession, a gentleman's country seat complete in all its arrangements. Large house and carriage house, garden made, abundance of fruit and shade; also farm of 35 acres opposite, and buildings; crops all in. S. EDDY & CO., 145 Broadway.

TO LET.—Clifton, Staten Island, New house, large rooms, all modern conveniences; fine location, 45 minutes to city. See plans with E. C. BRIDGMAN, 88 Warren-st.

TO LET.—Furnished or unfurnished, No. 106 Main-st., Rahway; 10 rooms; modern improvements; low rent. Apply to JOHN D. BELMER, 104 Main-st.

TO LET—House furnished; for the summer months or longer if desired. A three-story house in Brooklyn, finely situated and convenient to ferry; all improvements. Two gentlemen would take board if preferred. Best low to responsible parties. A. C. O., 150 Carroll-st., Brooklyn.

TO RENT, a house and two cottages, unfurnished at Seaaren, N. J.; 45 minutes from foot of Liberty-st.; boating, bathing, fishing. Apply to C. JOHNSTON, 121 Liberty-st.

TO LET.—A very desirable country residence, forty-five minutes from Wall-st. Large modern house in thorough order. Pleasant grounds, with berries, fruit, &c. Fine water-front and view. Rent low to good tenant. Address ESTATE, P. O. Box 2,874.

THOUSAND ISLANDS, Westminster Park. Handsome cottage, 7 rooms, partly furnished, near hotel; fishing and boating; price, $1,000. Inquire J. R. BRONSON, Amsterdam, N. Y.

TO RENT OR SELL. A fir-t-class summer cottage, situated in Southern Berkshire, near Lake Buel. Will rent furnished if desired. For further particulars address Box 23, Hartsville, Berkshire Co., Mass.

TO LET.—Furnished house or unfurnished; in perfect order; all modern improvements; two minutes to depot; rent moderate. Apply on premises, No. 18 Halsted-st., or to P. O. Box 300, Brick Church, New-Jersey.

TO RENT FOR THE SUMMER.—A furnished cottage at Westhampton, L. I.—is new, pleasantly situated, near the ocean and the Great South Bay; has all modern improvements and the best sanitary plumbing, drainage and water supply; ice-house filled; five bedrooms besides attic rooms for servants; in addition, a new brick annex containing several good rooms, and a stable; sailing, rowing and fishing; rent $1,000 for the season. Apply to C. F. CHANDLER, Columbia College.

Real Estate Agents.

J. ROMAINE BROWN,
REAL ESTATE,
62 West 33d-st., New-York.
Telephone No. 381 38th-st.

Summer Resorts.

ARGYLE HOTEL,

BABYLON, L. I.

1½ hours via Long Island R. R. (see time table). New open. Perfect throughout. Liberal rates and management. MOLLENHAUER'S ORCHESTRA. Exceptionally fine boating, fishing and driving. Large stables. For ROOMS or COTTAGES apply at THE ARGYLE. Representative will call with diagram if desired. RICHARD H. STEARNS.

AMENIA SUMMER RESORT,

Amenia, N. Y., on the Harlem Railroad. Five minutes' walk from depot. No malaria, no mosquitoes; large, well-shaded grounds. Terms $7 to $10 per week. References: Merritt Wickham, esq., U. S. Asst. Appraiser, Laight and Washington sts.; Dr. S. G. Cook, 111 West 12th-st.; Judge George Thompson, 106 4th-st., Brooklyn, E. D.

AT SEABRIGHT on Monmouth Beach, on the shore, for family of four. Address G., Box 320, P. O., New-York.

A VACATION HOME for BOYS, under the care of a physician and teacher. GEO. E. ABBOTT, M. D., Cornwall-on-the-Hudson, N. Y.

ATLANTIC HOTEL, Long Branch, N. J., Will open for the season SATURDAY, June 7. H. HOWLAND.

ATLANTIC HIGHLANDS, MONMOUTH COUNTY, N. J.—Finest resort on Atlantic coast.—Houses and lots for sale or rent. Full particulars, drop postal to T. T. ROGERS.

AVON INN,

KEY EAST BEACH, N. J. Opens June 25, 1884. Five miles south of Long Branch; charmingly located, furniture of ocean and river. New house, new furniture, all conveniences, including gas, elevator, and warm and cold sea-water baths on three floors. Send for illustrated "A Season at Avon Inn." Address R. H. YARD, who may be seen at the Hotel St. Marc, 30th-st. and 5th-ave., N. Y., on Thursday evgs. after June 2. HIRAM RICKER & SONS, Proprietors.

PENINSULA HOUSE,

SEA BRIGHT, N. J.,
now open.
MEALS SERVED.
Board and room $10 per week until June 20.

PROSPECT HOUSE,
NYACK-ON-THE-HUDSON.
Twenty-eight miles from New-York. Opens early in June. Rooms can now be engaged. Repainted and furnished throughout. T. J. PORTER.

PRIVATE family, near Steamboat Landing, desire few permanent boarders. First-class accomodations. Address NEW-BRIGHTON, S. I., Tribune Office.

PROSPECT HOUSE.
BAYSHORE, 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. Special rates for May and June. Transient rates for May $2 per day. N. P. SEWELL, Proprietor.

PAVILION HOTEL AND COTTAGES, ISLIP, LONG ISLAND, NOW OPEN. House heated with steam. JAMES SLATER, of the "Berkeley," 5th-ave. and 9th-st., owner and proprietor.

PROSPECT HOUSE, Tomkins Cove on-the-Hudson, now open for summer boarders; first-class accomodations. For particulars address Mrs NELLIE W. ODELL, Tomkins Cove, Rockland County, N. Y.

PROSPECT HOUSE, Bethlehem, White Mountains, N. H.—A nice, quiet, summer boarding house. Send for particulars. GEO. W. PHILLIPS.

PROSPECT HOUSE,
SHELTER ISLAND,
L. I., N. Y.—This popular and well-known hotel will open about June 19. For diagrams of rooms and other information call or address the proprietor. D. P. HATHAWAY, Prospect Grove, Shelter Island, N. Y.

"PROSPECT PARK,"
CATSKILL.
Considering health, comfort, amusements, scenery, walks, drives, accessibility, resort unrivalled. Address L. W. CASS.

Summer Resorts.

CHILDREN will be received as summer boarders in Miss BERARD'S SCHOOL, Highland Falls, Orange County, New-York.

CATSKILL MOUNTAINS.—Good board and accommodations for 25 at a farm house, high elevation, quiet and shady, pure air and water, highly respectable. Terms $6 to $8 per week. S. T. and H. B. MABEN, Windham, N. Y.

COUNTRY BOARD, Parkville, Long Island; ten minutes to Coney Island, forty to New-York, two from depot; handsome grounds; well furnished house; good stabling; pleasant drives, &c. ROBERTS.

COUNTRY BOARD.—House large; pleasantly situated within two minute's walk of a beautiful lake; sail and row-boats; three miles from New-York and Harlem Railroad. Address GEO. E. BIERCE, Box 51, Sharon, Litchfield County, Conn.

COUNTRY BOARD for gentlemen in private family; pleasant locality; 45 minutes from Jersey City—Erie R. R. Address Mrs. L. F. H., box 15, Ridgewood, New-Jersey.

CAHILL HOUSE, Asbury Park, N. J. Will open June 2. First-class in all its appointments; well provided with gas; hot and cold water throughout; perfect drainage. Address, M. D. CAHILL, Drawer No. 3.

CHEAP COMMUTATION.
ONLY NINETY MINUTES FROM NEW-YORK.
Board only $10 per week, and upward.
FAIR HAVEN HOTEL, Fair Haven, N. J.,
Opens June 2. One of the most delightful summer resorts on the Shrewsbury River. Good bathing, fishing, and unsurpassed country drives.
Take steamers Sea Bird and Albertina from Franklin-st., Pennsylvania Railroad from Cortlandt and Desbrosses sts., Central Railroad of New-Jersey from Liberty-st.
EDWIN F. AKERLY, Manager.

CLAFLIN HOUSE, Becket, Mass.—Among the famous Berkshire Hills, 1,200 feet above the sea; unsurpassed for health, pleasure and comfort; city reference. Send for descriptive circular. A. G. CROSS, Proprietor.

COUNTRY BOARD for gentlemen in private family; pleasant locality; 45 minutes from Jersey City by the Erie Railroad. Address Mrs. L. F. H., Box 15, Ridgewood, New-Jersey.

COUNTRY BOARD at the Locust Hill Farm House, trains every half hour from foot of Liberty-st.; pleasant drives; fruit, milk and eggs in abundance; a few families can be accommodated. Address MRS. LITTLEFIELD, Box 119, Westfield, N. J.

DUTCHER HOUSE,

PAWLING, DUTCHESS COUNTY, N. Y.

New hotel and cottages, elegantly furnished and equipped; has all modern improvements, perfect drainage, pure mountain spring water, etc. A very desirable summer resort for families; capacity for 200 guests. Harlem Railroad; 63 miles from New-York. Hotel now open. Call, or address J. A. JEWELL, Manager.

EAST ROCKAWAY near Long Beach; excellent board; comfortable house; ¾ of an hour from city. Apply to H. A. CURTIS, 41 West 22d-st.

FURNISHED ROOMS for the season for adults only. Two minutes from two hotels, post office and depot. Address ROOMS, Box 245, Great Barrington, Berkshire County, Mass.

FOSTER HOUSE now open; location for health and comfort unsurpassed; a few rods from the water; boating, sailing and bathing; both surf and still water; table supplied from farm adjoining house; fresh milk, butter and eggs; terms $7 to $10; reduction for the season. Address W. S. FOSTER, Good Ground, N. Y.

GOOD BOARD.—In a quiet and healthy place, near a beautiful lake, four miles from the Harlem and two from the Connecticut Western Railroads. Terms easy. Mrs. F. B. HAMLIN, Sharon, Litchfield County, Conn.

GEORGE HOTEL, within 50 feet of splashing waves on Long Island Sound. Enlarged and improved. Accommodates 500. Opens June 10. 1½ hours from New-York. No mosquitoes or malaria; unexcelled drives, bathing and fishing. Home comforts. Attractive rates. Circulars at Pond's Music Store, 25 Union Square, or of GEORGE A. WELLS, Manager. Post Office and Telegraph address, Bridgeport, Conn.

HIGH SHADY GROUND, healthy location, good substantial board; house comforts; one and a half hours from city. MRS. F. BRADY, Wilton, Conn.

HARTT HOUSE.—Large grounds, fruit trees, cherries, apples and pears; 600 feet of beach; bathing and boating. FRED W. HARTT, North Port, L. I.

ISLE OF WIGHT,

LAWRENCE STATION LONG ISLAND.

The OSBORNE HOUSE opens June 4. SPECIAL TERMS for the season; stages meet the 11 o'clock train from Long Island City. Apply at the hotel, or address WILLIAM L. FISH, Room 75, 115 Broadway. Mr. Fish can be seen after 7 p. m. at No. 242 West 38th-st.

LAURELTON HALL,
COLD SPRING HARBOR, L. I.,
On the Sound, 32 miles from New-York, open from June to October. Under new management. Scenery and drives not excelled. Beautiful and healthy. Send for circular. R. S. EDGCOMB.

LELAND'S OCEAN HOTEL,
LONG BRANCH.
Will open June 14th, 1884. Reduced rates for families. Address CHARLES LELAND and WARREN LELAND, Long Branch.

LELAND'S OCEAN HOTEL,
LONG BRANCH,
WILL OPEN SATURDAY, JUNE 14, 1884.
CHARLES AND WARREN LELAND, JR.
Send for SPECIAL FAMILY RATES for Season of 1884.

LAKE VIEW HOUSE, Watkins, N. Y.—Head of Seneca Lake; beautiful air; fine scenery; splendid roads; gas, water and steam. Terms moderate. Dr. O. NIVISON, Manager.

MANHANSET HOUSE,

SHELTER ISLAND, L. I., N. Y.

WILL OPEN FOR THE SEASON JUNE 24.

Yachting, rowing, bathing, driving and other amusements. For diagrams of rooms and other information call upon or address the proprietor, E. N. WILSON. The Langham, 5th-ave. and 52d-st.

MANSION HOUSE, Brooklyn Heights.

Directly opposite Wall-st., N. Y. Four minutes walk from Fulton or Wall-st. Ferries. Superior accommodations for gentlemen and families at reasonable rates. Select family and transient hotel. 200 rooms.

MANSION HOUSE, LONG BRANCH.
SEASON RATES REDUCED TO EARLY APPLICANTS.
SPECIAL RATES FOR ONE WEEK.
OPENS JUNE 14. M. J. BUTLER.

MIZZEN TOP HOTEL,
QUAKER HILL,
DUTCHESS COUNTY, N. Y.
Three miles from Pawling Station via Harlem Railroad. This hotel will open for guests June 15, 1884. Information and plans of the house can be had and rooms secured of F. T. KEITH, at the Astor House. Send for circular. PORTER & KEITH, Proprietors.

MANHATTAN BEACH HOTEL.
WILL OPEN THURSDAY, MAY 29, AND THE
ORIENTAL HOTEL
JUNE 24. The BOULEVARD MANHATTAN will be completed in time for the opening of the Oriental, and guests can drive direct from New-York to the hotel via the Bridge, Brooklyn, and Prospect Park. Stabling for horses on the property. Diagrams can be seen and rooms arranged for at office of HENRY McKINNIE, Manager, 115 Broadway, Room 35, or Manhattan Beach. Trains leave LONG ISLAND CITY for Manhattan Beach (until further notice), 9:10 A. M., 2, 4:17 P. M. Leave Manhattan Beach, 8, 11:30 A. M., 3:05, 5:50 P. M.

NEPTUNE HOUSE, OCEAN BEACH N. J., will open June 14. Fifty yards from surf. Beautiful ocean drive. No mosquitoes. Address C. W. SANDERMAN, at Neptune House, Or 222 South 19th-st., Philadelphia, till June 10.

ORANGE, N. J., (Mountain Cliff).—600 ft. elevation, superb outlook, finest neighborhood; rent, fully furnished, season $2,500; handsome residence, 5-250 every convenience, two bath-rooms, billiard-room, butler's pantry and kitchen extension; servant's rooms above. Grounds 9 acres—lawns, garden and fruit; greenhouse, ample stable accommodation, gardener and cottage. For sale, $45,000, (if desired.) Apply to EDWARD P. HAMILTON & CO., 2 Pine-st.

OCEAN WAVE.
LONG BRANCH, N. J.
Facing Ocean.
Fine bathing, driving and stabling. Table d'hote or private table.

POLAND SPRING HOUSE
AND
MANSION HOUSE.
SOUTH POLAND, MAINE.
Poland Spring House open June 18 to October. Mansion House open all the year.
THE POLAND SPRING AND HOTELS,
with their new and extensive additions which have been made since the close of last season, situated 500 feet above the level of the sea and 3½ miles from railroad. First-class in all its appointments and pronounced by all to be the finest summer resort in New-England. For information or illustrated circular address the PROPRIETORS, South Poland, Maine, or call at our office, 164 Nassau-st., Tribune Building, New-York, where the proprietors will be found for a few days after June 2. HIRAM RICKER & SONS, Proprietors.

PENINSULA HOUSE,

SEA BRIGHT, N. J.,
now open.
MEALS SERVED.
Board and room $10 per week until June 20.

PROSPECT HOUSE,
NYACK-ON-THE-HUDSON.
Twenty-eight miles from New-York. Opens early in June. Rooms can now be engaged. Repainted and furnished throughout. T. J. PORTER.

PRIVATE family, near Steamboat Landing, desire few permanent boarders. First-class accomodations. Address NEW-BRIGHTON, S. I., Tribune Office.

PROSPECT HOUSE.
BAYSHORE, 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. Special rates for May and June. Transient rates for May $2 per day. N. P. SEWELL, Proprietor.

PAVILION HOTEL AND COTTAGES, ISLIP, LONG ISLAND, NOW OPEN. House heated with steam. JAMES SLATER, of the "Berkeley," 5th-ave. and 9th-st., owner and proprietor.

PROSPECT HOUSE, Tomkins Cove on-the-Hudson, now open for summer boarders; first-class accomodations. For particulars address Mrs NELLIE W. ODELL, Tomkins Cove, Rockland County, N. Y.

PROSPECT HOUSE, Bethlehem, White Mountains, N. H.—A nice, quiet, summer boarding house. Send for particulars. GEO. W. PHILLIPS.

PROSPECT HOUSE,
SHELTER ISLAND,
L. I., N. Y.—This popular and well-known hotel will open about June 19. For diagrams of rooms and other information call or address the proprietor. D. P. HATHAWAY, Prospect Grove, Shelter Island, N. Y.

"PROSPECT PARK,"
CATSKILL.
Considering health, comfort, amusements, scenery, walks, drives, accessibility, resort unrivalled. Address L. W. CASS.

Excursions.

A.—HUDSON RIVER BY DAYLIGHT.
GRAND DAILY EXCURSION
(except Sundays) to
WEST POINT and NEWBURGH,
by the fast and elegant Day Line Steamers
ALBANY and C. VIBBARD.
From Fulton-st., Brooklyn (by Annex).....8 A. M.
" Vesey-st. pier, New-York.....8:35 A. M.
" West 22d-st. pier, " " .....9 A. M.
Excursionists will have three hours on shore at West Point and one and three-quarter hours at Newburgh.
Returning, arrive at New-York 5:30, Brooklyn 6:15 p. m.

A. COME EARLY and AVOID THE CROWD.
CONEY ISLAND
SEA BEACH ROUTE.
Excursion Tickets: Gentlemen, 40c.; Ladies, 25c., and Children, 10c.
Children's Day at the Coney Island Olympian Club Roller Skating Rink.
Every child showing a return ticket over the Sea Beach Route will be admitted free.
Excursion Tickets: children 10c., ladies 25c.
Boats will leave Pier 6, North River, at 6:15, 7:10, 8:10, 9:10, 10:10 a. m., 12 m., and every 30 minutes until 8 p. m.
Return trains leave Coney Island 6:15, 7:10, 8:10, 9:10, 10:10 a. m., 12 m., 1 p. m., and every 30 minutes until 9 p. m.
SUNDAY JUNE 1.
First Sunday after the Opening.
Boats will leave Pier 6, North River, at 8:25, 9:25, 10:25, 10:55, 11:25, 11:55 a. m., 12:25 p. m., and every 20 minutes until 7:45 p. m.

A "HEALTH CARAVAN" FOR CONSUMPTIVES
Will start at an early day on a tour supervised by C. WHITE, M. D., 1501 Connecticut-ave., Washington, D. C.
Prof. Austin Flint, M. D., says: "I would rank out-of-door life far above any known remedies for the cure of this disease." Send for circular.

IRON STEAMBOAT CO.
Will make the following trips to OAK POINT, DECORATION DAY, carrying passengers to witness the great sculling match between COURTNEY and ROSS:

Leave Pier 1, N. R.	Jewell's Wharf, Brooklyn.	Broome-st., E. R.	23d-st., E. R.
9:30 a. m.	9:45 a. m.	10:00 a. m.	10:15 a. m.
11:00 a. m.	11:15 a. m.	11:30 a. m.	11:45 a. m.
12:30 p. m.	12:45 p. m.	1:00 p. m.	1:15 p. m.
2:00 p. m.	2:15 p. m.	2:30 p. m.	2:45 p. m.
3:00 p. m.	3:15 p. m.	3:30 p. m.	3:45 p. m.
4:00 p. m.	4:15 p. m.	4:30 p. m.	4:45 p. m.

Fare, Round Trip, 50 cts.

IRON STEAMBOAT COMPANY.
THE ONLY ALL-WATER ROUTE DIRECT TO CONEY ISLAND.
NO CHANGES! NO DELAYS! NO DUST!
THE COOLEST, CLEANEST, SAFEST AND ONLY LINE
landing at the Great Iron Ocean Piers, Coney Island. Leaving Pier 1, North River (Battery Place), daily, hourly from 9:30 a. m. to 5:30 p. m. and as much oftener as the demands of the travelling public may require.
Returning leave Coney Island hourly from 10:00 a. m. to 5:30 p. m.
Last trips from Coney Island, 6 and 7 p. m.
The most complete accommodations ever offered to the travelling public. Iron (sea-going) steamboat with fourteen water-tight compartments in each boat and all safety appliances.
THEY CANNOT SINK! THEY WILL NOT BURN!
THEY ARE SAFE! YOU CAN RELY ON THEM.

MANHATTAN BEACH.
DIRECT ROUTE VIA EAST 34TH-ST.
Leave East 34th-st. 8:15, 8:30 a. m., and hourly from 10:20 a. m. to 7:20 p. m. Leave East 7th-st. Ferry every 20 minutes, and James-slip Ferry every 30 minutes from 7 a. m. to 7 p. m.
Leave Manhattan Beach, 7:55, 10 a. m., and hourly from 11:25 a. m. to 8:25 p. m.
Excursion tickets via 34th-st., 50 cents, including ferry.
VIA BAY RIDGE.
Leave foot of Whitehall-st. (terminus of all the elevated railways) hourly from 9:12 a. m. to 7:12 p. m.
Leave Manhattan Beach hourly from 8:15 a. m. to 8:15 p. m. Trains marked thus ‡ do not run on Sundays.
EXCURSION TICKETS FOR SALE ON AND AFTER JUNE 2 AT ALL DOWN-TRACK STATIONS OF THE ELEVATED RAILWAYS, PRICE, 60 CENTS, INCLUDING ELEVATED RAILWAY FARES AND FERRY, good either way via East 34th-st. Ferry or Bay Ridge.

Situations Wanted—Females.

A.—THE PROTECTIVE EMPLOYMENT ASSOCIATION.
(Chartered by the State of New-York.)
S. ODELL, president. E. V. ODELL, treasurer.
W. H. PROSSER, secretary. M. A. KELLOGG, attorney.
Main office 1,317 Broadway, near 34th-st.
Branches, 174 3d-ave., between 10th and 11th sts.; 152 East 125th-st., near 3d-ave.
Brooklyn, 85 and 87 Court-st., near City Hall; 348 Fulton-st., near Vanderbilt-ave.
One fee entitles patrons to the privilege of all the offices.
The references of the following advertisers have been investigated.
Advertisers can be seen at our office.
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WAITRESS.—First-class; private family; city or country; No. b 300, at 1,317 Broadway.
CHAMBERMAID OR SEAMSTRESS.—First-class in either; No. c 200, at 1,317 Broadway.
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