REAL ESTATE.

NEW-YORK, Tuesday, June 23, 1885.

The following sales were held at the Exchange and Auction Room to-day:

By James L. Wells.

1 plot of land, n s, 153d-st, block front between Mott and Sheridan aves; 167.6x about 250x irregular; G M Barrett $7,000
1 plot of land, e s, Mott-ave, 350 ft n of 153d-st, 25x125; same buyer 800
1 plot of land, e s, Mott-ave, 450 ft n of 153d st, 50x193; same buyer 2,000
1 lot w s, Sheridan-ave, 250 ft n of 153d-st; 25x92; H Wronkow 925

RECORDED REAL ESTATE.

NEW-YORK CITY.

The following is a list of the transactions recorded in the Register's Office to-day:

48th-st, s s, 312.8 ft w of 2d-ave, 18.8x100.5; Edward Liebelt and wife to Harry W Rosenbaum $12,250
Intervale-ave, n w s, 230 ft n of 167th-st, 26x120x25x120; Henry D Tiffany and wife to Sarah A May 400
Bowery, No 144; Edward Heaton and wife to Michael J Adrian 612
104th-st, n s, 170 ft e of Lexington-ave, 50x100.11, William Whaley to Alexander Henry 1
140th-st, s s, 150 ft e of 11th-ave, 100x99.11x irregular; David Bonner and wife to Thomas Laughlin 12,500
100th st, n s, to 101st-st, 320 ft w of 3d-ave, 100x200; Lewis W Harrington and wife to Frank R Houghton 1
100th-st, n s, to 101st-st; 325 ft e of 4th-ave, 80x201.10; same to same 1
123d-st, s w cor of 2d-ave, southerly half of Old Church Lane; Mary H Ingraham et al to John Hane 1
121st-st s s, 75 ft e of 7th-ave, 50x100.11; Rebecca Pepper to Daniel K Kendall 17,000
17th-st, s s, 275 ft w of 3d-ave, 18x80; Abram Kling referee, to Lydia S White 8,300
121st-st, s s, 10 ft e of 7th-ave, 25x100.11; Daniel R Ken tall and wife to Bartlett Smith 6,000
Simpson-ave, w s, 127 ft n of Lyon-st, 50x100; Mary L Tiffany to Benjamin Rengtson 1,000
141st-st, n s, 100 ft w of 10th-ave, 123.9x108.6x81.5x99.11; Joseph R Brown and wife to William D Bruce 8,000
Leonard-st, No 152; Max Danziger and wife to Jacob B Halk 18,000
Cherry-st, No 15; New-York and Brooklyn Bridge Trustees to Thomas Fitzgerald 9,500
3d-ave, e s, 16.3 ft s of Quarry Road 50x219.10x50x296.8; James C Voorhees referee, to William B Johnson 500
Same property; William B M Johnson to Timothy Donovan 750
34th-st, s s, 220 ft w of 9th-ave, 20x98.9; Charles Kenyon and wife to D A Kenyon 2,000
Grand-st, Nos 96, 98, 100 and 102; Sarah K Cordin executrix, to John F Cordin and another 196,500
86th-st, s s, 213.8 ft w of Ave-B, 19.10x102.2; Mary E Burr to James L McMahon 9,800
Stong-ave, n s, 183 ft e of Tinton-ave, 21x82; John W Decker to Joseph Bisak 2,400
Strong-ave, n s, 205 ft e of Tinton-ave, 20x82; same to Anton Ruzicka and another 2,400
126th-st, n s, 225 ft w of Ave-E, 20x99.11; Isaac E Wright and wife to Jennie Mitchell 1
Mott-st, e s, Lot 125, 25x94; George F Langbein, referee to John Donley 14,500
163d-st, n s, 173 ft e of 3d-ave, 100x275; Annie E Schulz to Adolph G Huppell 12,200

City Property for Sale.

Have your Real Estate Titles
EXAMINED AND INSURED BY
TITLE GUARANTEE AND TRUST CO.,
55 LIBERTY-ST., NEW-YORK.

AN assortment of elegant new houses on the northeast corner of Madison ave., 50th-st. Sizes and prices as follows:
No. 41, 20x66x76.7½ $60,000
No. 43, 23x66x76.7½ 46,000
No. 45, 23x66x76.7½ 47,000
No. 47, 23x66x76.7½ 45,000
No. 49, 25x66x102.2 dining room extensions. 55,000
E. KILPATRICK, Builder.

FOR SALE.—Lots on Chisholm and Jennings sts; also on Prospect-ave. Inquire of WILLIAM BISSELL, Boston-ave., near 170th-st.

INTENDING BUYERS
SHOULD EXAMINE
39 AND 41 EAST 75TH-ST.

Business Property for Sale and to Let

Have your Real Estate Titles
EXAMINED AND INSURED BY
TITLE GUARANTEE AND TRUST CO.,
55 LIBERTY-ST., NEW-YORK.

STEAM power and best room in this city, 50x80. 188 West Houston-st.

TO LEASE.—One-half of bulkhead foot of 104th and 105th sts. East River for a term of years. Apply 916 2d-ave.

TO LEASE.—A large plot of Broadway lots, including corner below 57th-st; will make a long lease on most favorable terms. I. E. SAYRE, 145 Broadway.

TO LET.—Buildings, lofts and offices on Chambers, Beekman, Fulton, Nassau, William, Gold, Pearl and Water sts and vicinity. RULAND & WHITING, 5 Beekman-st.

Brooklyn Property for Sale and To Let

A LONG BROOKLYN ELEVATED RAILROAD.—Desirable plots of lots for sale, for improvement or investment. RULAND & WHITING, 5 Beekman-st.

Auction Sales of Real Estate.

ROCKAWAY BEACH, AUCTION of HOTEL.

A small hotel just east of Date's near Seaside House. Sale at 3 o'clock to-day. Take steamer Columbia or 1 or 2 o'clock train. If you want business stand and rooms to let examine this chance. Particulars at sale. B. W. HITCHCOCK.
Remember the sale of lots at 12:30 and 3:30 to-day.

Country Property for Sale and To Let

To Rent for the Summer.—A few of the very Desirable
ARGYLE COTTAGES, BABYLON, L. I.
Handsomely furnished; gas, hot and cold water, baths, telephones, kitchens (meals served from hotel if desired); extensive stables; perfect drainage; eminently healthful location. Situated in a large, picturesque old park, adjacent to the commodious ARGYLE HOTEL and its attractions; near railroad depot, Fire Island steamboat, and the village churches and stores. Fine drives, shady walks; superior fishing and boating. $700, $900, $1,100. Cottages now open. Plans at office of CHARLES BRUFF, secretary Long Island Improvement Company, 115 Broadway, New-York.

GREAT BARGAINS AT CORONA,
LONG ISLAND.
No excuse for not owning a home. Splendid opportunity to invest at low prices and be BENEFITED by the IMPROVEMENTS.
Lots $75 to $100 each, $5 monthly.
Choice plots from $150 to $200 each, with STONE SIDEWALKS, SHADE TREES, &c., &c.
HOOSS NOTHING to examine this offer.
Maps and passes FREE at our office.
Corona is but five miles by railroad 18 minutes' time from Hunter's Point Depot. Commutation only 80 cents weekly. In points of healthfulness and accessibility it is unsurpassed. Schools, Churches and Stores. forty trains daily from 5:41 a. m. until midnight. It is growing very rapidly and under our personal supervision and with a large outlay of money we intend to make this pretty village equal to the finest on this continent. Choosing it as a place of residence we feel especial pride in its advancement. Visitors can take the one o'clock or 2:30 train at Hunter's Point daily excursion ticket only 50 cents, and call at our office, beside the depot at Corona—open all day—or be at our city office at 12 o'clock, noon, to go with our salesman at our expense. Call in forenoon for map at
HITCHCOCK'S REAL ESTATE OFFICE,
14 Chambers-st., N. Y.

HUDSON RIVER RESIDENCES
and
ORANGE COUNTY FARMS.
Send for Catalogue to
E. S. TURNER,
Newburg-on-Hudson, N. Y.

MONTCLAIR, N. J.—To let, furnished, for July and August; house 13 rooms, barn, carriage-house, ¾ acres, ground well shaded; good water; on Park-st.; will leave carriage if desired.
HOWE & PARSONS, 79 Cedar-st., N. Y., or Montclair.

NORWICH, CONN.
Delightful country seat for sale, furnished or not. Place is perfectly healthful, commanding, unique and retired, though but five minutes' walk from centre. Eleven acres, dry, stone dwelling, good repair, all conveniences, eleven rooms besides attic, large parlor, rising ground, view down Thames five miles; outlook and picturesqueness unmatched. Fruits, flowers, pond, ample stable, two cottages; place has been self-sustaining. Best schools, all churches, boats and trains to watering places. Part mortgage.
J. W. ATWATER, 150 Broadway.

ONLY $10,000 FOR 100 ACRES bordering on a beautiful lake five miles long in Litchfield County, Conn.; lovely, shady drive on shore and around the entire lake. S. M. BROWN, 145 Broadway.

ORANGE, N. J. (the vicinity specialty) PROPERTIES.—Sale, rent, near all stations.
EDWARD F. HAMILTON & CO., 2 Pine-st.

ORANGE, N. J.—Desirable house, handsomely furnished, every convenience; fine grounds July 1 to 15, two months, $85 month; two minutes from station. Call or address Room 10, 206 Broadway.

TO LET, FURNISHED.—A new frame cottage of six rooms at Sheffield Beach, South Lyme, Conn. Close to the beach, in a healthy location; bathing unsurpassed. Pleasant country for walking, driving, &c. Rent $150 for the season. Address,
P. O. Drawer 31, New-Haven, Conn.

TO LET.—The estate known as "Oakland," near the railroad station at Wickford, R. I., comprises house of 17 rooms, barn, 7 acres of land; numerous fruit and shade trees; borders on the salt water; has good bathing facilities, and is an hour's sail from Newport by steamer running 4 times a day. Apply to
C. T. PRATT, 27 South Water-st., Providence, R. I.

Summer Resorts.

ARE YOU GOING TO THE COUNTRY?
HOME JOURNAL,
Out to-day, with extra sheet, has
Fourth Edition of the
SUMMER RESORT GUIDE,
Giving places, prices, distances, and all particulars.
Sold everywhere. Five Cents.
MORRIS PHILLIPS & CO., 3 Park Place, New-York.

ADIRONDACKS.—Elm House, Keene Valley, N. Y. In midst of grandest scenery; great ... lion; no malaria; spring water. R. S. G. Elm, Prop., Keene Valley, N. Y.

ADIRONDACK MOUNTAINS, "RALPH'S," CHATEAUGAY LAKE.—Most easy of access of any mountain resort. Send for circular.
MRS. M. S. RALPH, Proprietor,
Rogersfield, N. Y.

Summer Resorts.

ADIRONDACKS.—Leland Cottage, summer board. Reference, O. F. Shaw, 79 Cedar-st., New-York. For particulars address
J. M. LELAND, Schroon Lake, Essex Co., N. Y.

A FEW BOARDERS can be accommodated in a private family in country.
MRS. R. S. WILTSIE, Clintondale, Ulster Co., N. Y.

A GENTLEMAN can have pleasant room, with board, with private family in Harlem; 30 minutes from 23d-st. by either "L" road. Address
J., Box 40, Tribune Branch Office, 953 Broadway.

ALBURGH SPRINGS HOUSE, Alburgh Springs, Vt. This well-known House has been thoroughly renovated. Beautiful scenery, healthful sports, the boating, fishing and driving. The Springs are celebrated for their great medicinal qualities. Good facilities for bathing. Terms reasonable. L. E. BROOKS, Proprietor.

ARGYLE HOTEL,
BABYLON, L. I., ONE HOUR VIA L. I. R. R.
NOW OPEN.
Perfectly appointed. Liberal management and rates. Beautiful park of seventy acres. New bath-houses. Orchestral music. Exceptionally fine boating, fishing, driving and stabling facilities.
RICHARD H. STEARNS, Proprietor.

ASBURY PARK, N. J.—Hotel Brunswick. One of the largest and best hotels in the Park, situated directly on the beach; open under the same management; circulars. C. GARRETSON.

ASBURY PARK, N. J.—Hotel Albion.—The newest and one of the largest and best hotels in the Park. Delightfully situated within 200 yards of the surf. Accommodations for 160 guests. Now open. Music. Hops Saturdays. The 6th season of the proprietor in the Park. Terms reasonable. Send for circulars. C. H. PEMBERTON.

A SUMMER HOME.
Health and rest at The Prospect, on Martha's Vineyard famous for invigorating ocean breezes. Situation high and delightful; water pure; prices reasonable. Address
W. NUTTING, U. S. Hotel, Boston, Mass.

AVON BEACH HOTEL,
BATH, L. I.
This popular summer house now open as a first class family hotel. Fine bathing, boating and fishing. Forty minutes from New-York by railroad or steamboat.
THOMAS D. WINCHESTER.

BLOCK ISLAND, R. I. Hotel Manisses, 15 miles at sea; delightful climate; superb bathing; splendid boats and blue fishing; daily boats; cable; perfect drainage. Prices reasonable. N. Y. Agent C. W. Bolles, 32 Bway. Send for illustrated book, C. E. Brown, 43 Bowdoin-st, Boston.

BOARD can be obtained on one of the pleasantest farms in Conn. River Valley; delightful drives, boating and fishing; fruits, vegetables and milk unrobbed of its cream; photographs seen and reference given at Rockwood's, 17 Union Square; terms $7. Address
FRANKLIN FIELD, Montague, Franklin Co., Mass.

BLOCK ISLAND, R. I.—Ocean View Hotel. A summer at sea. Fine bass, blue and sword fishing. Surf bathing, fine drives. First-class. Elegant music hall, good orchestra. PERFECT DRAINAGE. N. Y. Office 52 Bway. C. W. BOLLES, agt., will call if desired. Keer to DR. H. CURTIS, 29 West 30th-st. O. S. SARDINE, 43 Bowdoin-st., Boston.

BAY VIEW HOUSE, Bridgehampton, L. I. One of the most beautiful and healthful places on Long Island. Magnificent country residence; extensive and beautiful grounds, fine lawn, abundant shade, elegant rooms, abundance of fruit on the place; table first-class. Address
BAY VIEW HOUSE, Bridgehampton, L. I.

BATH BEACH HOUSE,
BATH, L. I.
Unsurpassed location, new house, new furniture, excellent table, comfortable beds; water front, boating, bathing, fishing. Moderate prices. 40 minutes from city. T. SEWERS.

BOARD can be obtained on one of the pleasantest farms in Connecticut River Valley; delightful drives; boating and fishing; fruits, vegetables and milk unrobbed of its cream. Photographs seen and reference given at Rockwood's, 17 Union Square. Terms $7. Address
FRANKLIN FIELD, Montague, Franklin Co., Mass.

CAHILL HOUSE, ASBURY PARK, N. J.—Will open May 15, 1885; seventh season; will be added to the many attractions a young people's amusement hall and artesian well water; house well provided with fire escapes and perfect drainage. Terms, $2.50 to $3 per day; $10 to $18 per week.

CATSKILL MOUNTAIN BOARD.—Large, airy rooms; good accommodations.
Mrs. J. J. WALDRON, East Durham, Greene Co., N. Y.

CATSKILLS.—The COLUMBIAN, Cairo, N. Y. Splendid location; white sulphur springs, grand view, airy rooms, refurnished; fine piazzas, ample grounds; easy access by rail or Hudson; moderate terms. Send for illustrated prospectus. LYON, 210 Broadway.

CATSKILL MOUNTAINS.
TREMPER HOUSE,
Opens June 17th. Terms, $3.50 per day. Special arrangement by the month. Address
J. H. TREMPER, Jr., Phoenicia, Ulster Co., N. Y.

CATSKILL MOUNTAINS.
WINCHELSEA COTTAGE, Palenville, N. Y.
A delightful Mountain resort with perfect sanitary conditions; 4 hours from New-York; 3 minutes from railroad station.

CATSKILL MOUNTAINS.—A delightful home on the highest range of the Catskills. Post and telegraph offices; good board; terms easy. For particulars inquire of
MR. BLOODGOOD, the Proprietor,
to-day at Butler's, 291 Broadway.

CATSKILL MOUNTAINS.—Good board at first-class farmhouse, near Mt. Pisgah. Pure mountain air and water. Pleasant, quiet and homelike. Rooms large. Milk, vegetables, &c. Families taken; $7 a week; reduction for season. S. T. & H. B. MABEE, Windham, N. Y.

CLAFLIN HOUSE, BECKET, MASS., AMONG THE BERKSHIRE HILLS.
Elevation 1,200 feet. Recently enlarged. Well-shaded grounds. Perfect drainage. Spring water. City reference. For descriptive circular address A. G. CROSS, proprietor.

COLEMAN HOUSE,
ASBURY PARK, N. J.
Season 1885. Opens early in June.
S. L. COLEMAN.

COUNTRY BOARD on Long Island; location unsurpassed; references exchanged. Address
MISS DERKIN, Setauket, L. I.

COUNTRY board near bay and ocean; bathing, sailing, airy rooms. Will meet parties at depot.
JOHN W. TUTHILL, Speonk, Long Island.

CRESCENT VALLEY HOUSE, Pawlet, Vt. New and first-class hotel. Gas, electric bells, bathrooms, hot and cold water. Price from $7 to $10 per week. For plan of rooms, prices and circulars, address
E. A. LEVENE, Manager.
Or call at Automatic Disinfector Co., 852 Broadway, N. Y.

DUTCHER HOUSE.
Pawling, Dutchess Co., N. Y., 63 miles from N. Y. on Harlem R. R.; fast trains and cheap commutation.
Hotel and cottages accommodate 250; first-class, elegantly furnished; sanitary requirements perfect; pure mountain spring water; no malaria or mosquitoes; not yet over crowded, good drives and fishing. Hotel now open. Send for circular.
JAMES A. JEWELL.

FOREST HOUSE.
BUDD'S LAKE, MORRIS CO., N. J.
Will open for season of 1885 on June 27th, under entirely new management.
WM. H. BAKER, Proprietor.
Late of Girard House, Philadelphia.

FOR First-class Board, pleasant rooms, lovely drives, walks and beautiful pine grove, in vicinity of White Mountains, address
E. W. BARTLETT, Lisbon, New-Hampshire.

GARRISON HOUSE,
YORK BEACH, MAINE.
A very desirable summer resort. House beautifully situated, and first-class in all respects. Send for circulars.
SANBORN & PREBLE, Proprietors.

GRANT HOUSE,
JEFFERSON HEIGHTS Catskill, N. Y.
This popular summer resort is favorably located and very accessible. High elevation. Perfect drainage. No Malaria or Mosquitoes. Hotel accommodates 200. Open from June 1 to October 1. For circulars or information address
GRANT & CORNELL, Catskill, N. Y.

HIGHLAND HOUSE, Garrison's-on-the-Hudson, now open. Terms $2.50 per day. Liberal arrangements with families. Send for circular. G. F. GARRISON.

HORICON LODGE,
KATTSKILL BAY, LAKE GEORGE, N. Y.
Pleasantly located on Ripley's Point, ten minutes from telegraph and post offices. Good accommodations for forty boarders. New buildings, fine view, elegant bathing beach, good fishing, new row-boats. Steamboats stop at our dock. Nice shady grove, no mosquitoes, no malaria. Will open June 1st. Terms moderate; especial inducements to families. For further information address GEORGE A. FERRIS, Sandy Hill, N. Y.

HOTEL BELLEVUE,
DOBBS FERRY, WESTCHESTER COUNTY, N. Y.
Modern improvements, gas, water, &c.; spacious grounds (forty acres), lawn and woodland; near Ardsley Station, New York City and Northern Railroad; 58 minutes from Wall-st. For terms, &c., apply to
H. L. FIELD, Prop., Dobbs Ferry, N. Y.

HOTEL MONT RANGE,
CLAVERACK, COLUMBIA CO., N. Y.
Accommodations for 300 guests; high ground; shaded lawn; fine views and drives; no malaria. Rates $9 to $10 per week. J. A. FREELAND.

HOTEL SHREWSBURY,
SEA BRIGHT, N. J.,
Will open June 18, 1885.
WOOLMAN STOKES, Proprietor.

HOTEL WILBURTON,
NORTH SPRING LAKE, N. J.,
Will open June 25. A strictly first-class House, elegantly furnished, situated directly on the beach. Ocean view from nearly every room. Terms reasonable. For circulars and information address THEO. OVES & SON,
Spring Lake P. O.
Also of Metropolitan Hotel, Asbury Park.

HOTEL BRIGHTON,
LONG BRANCH, N. J.,
Opens JUNE 18.
SPECIAL RATES TO FAMILIES.
JOHN W. STOKES, Proprietor.

HULETT'S LANDING HOTEL,
LAKE GEORGE, WASHINGTON CO., N. Y.
Open June to October. Favorite resort for New-York and Brooklyn people. Excellent table. Boating, Riding, Tennis, Bowling-alley, Billiards and Mary Anderson's steam yacht "Galatea." Terms moderate. Special rates for June and September. Send for descriptive circular and references. Address until May 20, P. O. Box 426, Albany, N. Y. After that date Hulett's Landing, Washington Co., N. Y.
W. HOWARD BENDER, Proprietor

INDIAN HARBOR HOTEL,
GREENWICH, CONN., ON THE SOUND,
46 minutes from New-York, WILL OPEN JUNE 22.
Bathing, Boating and Fishing. Beautiful Drives.
For diagrams of rooms and all other particulars address
MATTHEWS & DEVINE, Proprietors,
Hotel St. Mare, 5th-ave. and 30th-st., New-York.

PAVILION HOTEL, Islip, L. I., now open.
JAMES SLATER, Proprietor.
Also of the BERKELEY, 5th-ave., cor. 9th-st., New-York.

Summer Resorts.

ISLE OF WIGHT.
Lawrence Station, Long Island, 40 minutes from City.
OSBORNE HOUSE, now open.
Our seaside advantages: southern exposure to the Atlantic; fine drives; drainage perfect; water cannot be excelled. Address W. L. FISH, Manager, Lawrence, L. I.

JUNE BOARD at the Prospect House, Princeton Centre, Mass. 1,125 feet above tide water mark the Wachusett Mountain; a first-class house in every respect; good livery stables connected; a few good rooms for the season at reasonable rates. Terms for June $7 per week.
W. C. DAVIS.

LAKE HOUSE,
SPRING LAKE BEACH, N. J.
NOW OPEN. H. C. BORGNER.
MODERN APPOINTMENTS. SEA SHORE AND COUNTRY COMBINED.

LAKE VIEW HOUSE.
Among the Green Mountains, situated on the shore of Lake St. Catherine, Poultney, Vt.
OPEN JUNE TO OCTOBER.
A beautiful sheet of spring water, seven miles long, one and a half miles wide. No malaria, mosquitoes, or dampness. Grounds very extensive. Croquet, lawn tennis, billiards, boating and good fishing. Board per week $7 to $9. Table excellent. Accommodate 65 guests. Rooms 12x16 size. Address PETER J. GRIFFITH.

"LARCHMONT," near the Sound; fronting on Boston Road; one mile from depot; very comfortable ten-roomed dwelling, stable and twelve acres for $10,000, or will exchange for Harlem or city property. Maps at office.
SAMUEL KILPATRICK, Madison-ave. and 27th-st.
N. B.—Owner means business.

LONG BRANCH, N. J.
THE ATLANTIC HOTEL
will open June 6 for the season 1885.
HENRY HOWLAND,
Late Howland's Hotel.

LONG BRANCH.
The four elegant "HOLLYWOOD HOTELS" are now open for the summer months for transient and permanent guests; meals served a la carte. The cottages attached are to rent, furnished with hotel service if required.
Address C. T. JONES,
Hollywood, Long Branch.

MANHANSET HOUSE
AND COTTAGES,
SHELTER ISLAND, L. I., N. Y.
This beautiful sea-side summer resort will open June 25. For diagrams of rooms and cottages call upon or address
E. N. WILSON, Proprietor.
"The Langham," 5th-ave. and 52d-st., New-York.

MIZZEN TOP HOTEL,
THIRTEEN HUNDRED FEET ABOVE THE SEA.
N. S. Howe, Manager. Porter & Keith, Proprietors.
QUAKER HILL, DUTCHESS COUNTY, N. Y.
Three miles from Pawling Station, via Harlem Railroad. NOW OPEN. Apply at the Hotel or to F. T. KEITH, at the Astor House.

MONMOUTH BEACH, near Long Branch.—Ross Cottage will be opened for guests June 5, until then, address MRS. ANNAN, 186 Remsen-st., Brooklyn.

MOORE'S HOTEL,
Trenton Falls, N. Y.
Finest scenery and falls in the world. Send for circular.
M. MOORE, Proprietor.

ONE room vacant, with first-class accommodations, where there are a few other boarders; five minutes from depot; 35 miles from New-York, N. H. Road; beautiful surroundings, healthy location; no objections to children. Box 11, Stonington, Conn.

NARRAGANSETT PIER, R. I.
THE MOUNT HOPE, For 78, accommodates 300 guests. Finest surf bathing on the Atlantic coast. Bass and blue fishing.
WM. G. CASWELL, Proprietor.
HERBERT CASWELL, Manager.

NEPTUNE HOUSE,
OCEAN BEACH, N. J.,
Completely renovated and open for reception of guests. Nearly every window an ocean view. 50 yards from the surf. Beach drive to Spring Lake. Tennis court and bowling alley. MRS. SANDEMAN.

NEWPORT, R. I.
THE OCEAN HOUSE
OPENS JUNE 24.
Building improved and newly furnished. The cuisine an acknowledged feature. For terms address
J. G. WEAVER & SON, Newport, R. I., or
WM. M. BATES, Everett House, New-York City.

NORTH PARK, Stamford, Conn.—Desirable large rooms with board; shady grounds.
H. A. CURTIS, Box 563, Stamford, Conn.

OCEAN GROVE, N. J.
ATLANTIC HOUSE
(90 minutes by cars from New-York), one hundred yards from the surf; perfect drainage; pure water from artesian well driven to the depth of 450 feet. Send for circular.

OPEN ALL THE YEAR.
CENTRAL HOTEL, Long Branch, N. J.
OPPOSITE THE DEPOT.
R. L. WINNER, Manager.

ORANGE MOUNTAINS.—First-class board at handsome farm of 65 acres; modern house, surrounded by fine lawn and shade; carriage to depot; stabling for horses. Address E. Orange, N. J.

PAVILION HOTEL,
WOODSBURGH, L. I.
New open. Eighteen miles from N. Y. City and Brooklyn. Magnificent family resort. Children's paradise; elegant drives; accommodation stables, $5 per day; special rates to families. Address A. S. GLADWIN.

PENINSULA HOUSE,
SEABRIGHT, N. J.
Ninety minutes from New-York. House has been moved to the Ocean Bluff, enlarged and improved; first-class appointments. Ocean and river attractions. No mosquitoes. Now open.

PLEASANT SUMMER RESORT, famous for beauty and healthfulness; large, commodious rooms; extensive lawn; combining city and country advantages. Address 120 High-st., Middletown, Conn.

PARK HOUSE, Plainfield, N. J.—One hour from New-York; a delightful summer resort for families and transient; good table; terms reasonable.
J. A. HOPKINS.

RICHFIELD SPRINGS, N.Y.
THE NEW AMERICAN,
OPEN FROM JUNE 15.
The office will be in charge of Mr. E. T. WALL (formerly of the St. Nicholas), of the Hoffman House, N. Y., where applications for rooms may be made until July 1, or address
URIAH WELCH, Richfield Springs.

ROUND ISLAND HOUSE,
River St. Lawrence,
will open June 15. House supplied with all modern improvements; well, gas, &c.; best fishing in the river; good boatmen in attendance; boat livery attached; no mosquitoes; house located 25 feet above the water; no place more healthy can be found. Send for circular.
GEORGE L. DAVIS, Manager, Clayton, N. Y.

RAY BROOK HOUSE,
RAY BROOK, ESSEX CO., N. Y.
This house is located in the centre of the mountain region, and is surrounded by a forest consisting chiefly of pine, spruce, tamarack and balsam, noted for their health-giving properties; in fact, it has proved to be one of the healthiest localities in the mountains, especially for those suffering from lung and throat difficulties. Business men can find no better place to spend their vacation. Altitude, 1,850 feet above the tide.
ACCOMMODATIONS.
New hotel, piano, large parlor with fireplace, finished in the native hardwoods, no paint, large and well-ventilated rooms, nicely furnished.
Ice Pure, cool, mountain spring water. Owning a farm adjoining the hotel the proprietor can supply his tables with new milk and cream, fresh butter and eggs. We also give our guests BROOK TROUT during the entire season.
Two daily mails. Telegraph and post office in hotel.
DUNCAN CAMERON, Proprietor.

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, open 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 B. MILLER, Proprietor, Saranac Lake, N. Y.

SARATOGA SPRINGS.
DR. STRONG'S INTSITUTE.
Open all the year. Heated by steam. Resort of leading men in church and State for rest, recreation or treatment. Massage, Turkish, Russian, Roman, electric and other baths.

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One block North of Iron Pier.
Facing the Ocean.
Accomodations for a limited number of Adults. Hot and Cold Sea Bathing.

SHELDON HOUSE, East Lake George, N. Y.—Opens June 1 under the management of D. E. Kenyon, of Troy, N. Y. Pleasant rooms; excellent table; terms moderate. References; C. D. Blair, 306 West 28th-st.; W. L. Stroud, 172 Carroll-st., Brooklyn.
GARRISON SHELDON, Proprietor.

SPRING VALLEY, N. Y.—A few boarders can be accommodated for the summer; 30 miles from New-York; 3 minutes from depot. Large, airy rooms, fine scenery; at from $8 to $10 per week. Address
P. S. VAN ORDEN.

STAFFORD SPRINGS HOUSE,
STAFFORD SPRINGS, CONN.
Opens June 1, 1885, for summer boarders.
Prices reasonable.
W. A. SEGAR, Proprietor.

SUCCASUNNA HOUSE, Succasunna, Morris Co. N. J., on D. L. and W. R. R.; 2 hours from New-York; 1,000 feet above tidewater; new house in the midst of a natural forest; accommodates 100 guests; write for circular. E. H. VANNIER, Proprietor.

SURF HOTEL.
FIRE ISLAND BEACH, L. I.
Pure sea breezes; all the beneficial effects of the ocean without its discomforts; the place to cure malaria, hay fever and chills. Through tickets and baggage checked by Long Island Railroad from East 34th-st. 8:10 a. m. and 4:20 p. m. Western Union Telegraph Office in hotel.
D. S. S. SAMMIS & SONS.

SURF HOUSE,
OCEAN BEACH, N. J.
A first-class family house, located directly on beach. Bathing, boating and crabbing. E. L. GARRETSON, Proprietor.

TAHAWUS HOUSE, Keene Valley, in the heart of the Adirondacks. Fine mountain view, 450 feet of piazza; pure milk and cream from owner's farm; horses for riding or driving; campers' outfits and reliable guides supplied; rates reasonable. GEORGE W. EGGLEFIELD,
Keene Valley, N. Y.

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WHISKIES
MILD, MELLOW AND DELICIOUS.

The peculiar medicinal qualities of Whiskey distilled from the finest growth of Rye in the renowned Valley of the Monongahela have attracted the attention of the Medical Faculty in the United States to such a degree as to place it in a very high position among the Materia Medica.
We beg to invite the attention of connoisseurs to our celebrated fine OLD WHISKIES, which we offer at the following prices, IN CASES containing One Dozen Bottles each:

Old Reserve Whiskey, - - $18.00
Unrivalled Upper-Ten Whiskey, - 15.00
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If you cannot obtain these Whiskies from your Grocer, we will, on receipt of Bank Draft, Registered Letter, or Post Office Money Order, deliver them to your address, by Express, charges prepaid.
For EXCELLENCE, PURITY, and EVENNESS OF QUALITY, the above are Unsurpassed by any Whiskies in the market. They are entirely FREE FROM ADULTERATION, and possess a natural flavor and fine tonic properties.

H. & H. W. CATHERWOOD,
114 South Front-st., Philadelphia.
N. Y. Office—18 South William-st.

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THE ALLAIRE,
SPRING LAKE BEACH, N. J.
The most charming location on the beach. Modern appointments. E. M. RICHARDSON

THE BEACH HOUSE,
SEA GIRT, N. J.,
NOW OPEN UNDER THE PROPRIETORSHIP OF
MR. GEO. C. BOLDT,
of the Hotel Bellevue, Philadelphia,
where application for rooms and cottages may be made.

THE BERKELEY ARMS,
BERKELEY, OCEAN CO., N. J.,
OPENS JUNE 13, 1885,
Under the proprietorship of MR. WILLIAM NEIL, Formerly of Hotel Bellevue, Philadelphia, where applications for rooms can be made.
MR. WILLIAM NEIL may be seen at the Chelsea Flats, 222 West 23d-st., New-York City, Apartment 58, on Saturday, May 30, until 10 p. m.

THE FLORENCE—LONG BRANCH.
THIS COSEY FAMILY HOTEL WILL OPEN JUNE 20. $2 to $4 per day. Special familiy rates by the week. Address or apply 310 East 14th-st., N. Y., or Long Branch.
CHAS. E. BEALD, Proprietor.

THE KENSINGTON,
SARATOGA SPRINGS,
In finest and most healthy location on Union-ave., overlooking Congress Park, with an addition of 100 rooms, billiard room, children's play-room, and new dining room. Opens June 13. JAMES H. ROGERS, Owner and Proprietor, also Proprietor Coleman House, N. Y., and Erie Railway Dining Hall, Hornellsville, N. Y.

THE NEW GRAND HOTEL.
CATSKILL MOUNTAINS,
OPENS JUNE 27.
The most accessible resort in the CATSKILLS. Parlor cars D. L. & W. or Ontario & West Shore Railway. Accessible by New-York Central Railroad or Albany day boats, via Hudson. Send for descriptive guide book.
L. A. GILLETT,
Summit Mountain Post Office, Ulster County, N. Y.

THE SCARBORO, LONG BRANCH
OPENS EARLY IN JUNE.
Address
HOWARD STOKES.

THE WALDO, Little Chebeague Island, Portland, Maine. Opens June 20. New house, with modern improvements and finest location in Casco Bay. Unlimited supply pure spring water throughout the house. Drainage perfect. No malaria. No mosquitoes. Superior facilities for bathing, sailing, rowing, shore and deep sea fishing. Fresh milk and vegetables from the Island Farm. Refer by permission to Hon. Daniel G. Rollins, Surrogate of New York.
For circulars and terms address ROLLINS & ADAMS, Portland, Maine.

TREMONT HOUSE, Sea Girt, N. J.
Open June to October. Very near the surf, with fine ocean view. First-class family hotel, having every convenience. S. W. LEGGS, Proprietor, formerly at Atlantic House, Ocean Beach, N. J.

THE VENTNOR COTTAGE, SEA GIRT, N. J.
Reopen for the season June 1. Former patrons and others desiring quiet home by the sea will find the reputation of 5 years past fully sustained. Addr as R. K. LETCHWORTH.

UNITED STATES HOTEL,
ATLANTIC CITY, N. J. Opens June 27.
The leading Hotel. Excellent Cuisine. Superb Appointments. Electric Bells, Fire Escapes, &c.
R. H. BROWN, Proprietor. W. WHITNEY, Manager.

VAN LOAN'S STANDARD
CATSKILL MOUNTAIN GUIDE
Contains a full description of 101 of the best Hotels and Boarding Houses among the Mountains, with illustrations of the houses and surrounding scenery, price of board, distance from Railroad Stations, &c. Maps, bird's-eye view, &c., mailed postage paid, on receipt of 40 cents in coin, currency, or 2 cent stamps. WALDON VAN LOAN, Catskill, N. Y.

WATER GAP HOUSE.
DELAWARE WATER GAP, PENN., opens June 10.—A healthful and beautiful mountain resort; hotel perfect; water from mountain springs in the bedrooms; gas and electric bells; three hours from New-York by Delaware, Lackawanna and Western R. R. L. W. BROSHEAD, Proprietor.

WEST END HOTEL,
LONG BRANCH.
COTTAGES AND RESTAURANT
NOW OPEN. THE HOTEL OPENS JUNE 20.
D. M. & W. E. HILDRETH.
Liberal concessions in prices for June and September.

WINDSOR HOUSE,
OCEAN BEACH, N. J.
Now open for the season. Apply to
GEORGE W. PAULLIN, Proprietor.

Board and Rooms.

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TO LET.—Large, comfortable, elegantly furnished front room (private house) to gentleman with references. 150 East 63d-st.

14 EAST 28TH-ST., between 5th and Madison aves.—Furnished rooms; breakfast if desired.

33 D-ST., 248 EAST.—Elegantly furnished, large rooms, with or without board, for gentlemen or gentleman and wife; table boarders wanted; private house.

34 EAST 20TH-ST.—Parlor and second floors, with private bathrooms; private table only or without board; rooms for gentlemen, en suite or singly.

144 MADISON-AVE.—Superior board; transient summer guests received; fall engagements made; suites and single rooms.

415 EAST 51ST-ST.—Nicely furnished room, good table, parlor and bath; terms low.

West Side.

AT 141 WEST 15TH-ST., one large and two hall rooms to let, furnished.

A BEAUTIFUL, quiet, furnished room to rent cheap in the pleasantest part of city; shaded yard and very accessible. No. 443 West 23d-st.

A COMFORTABLE, furnished bedroom; hot and cold running