REAL ESTATE.

BUSINESS AT THE EXCHANGE.

The Committee on Legislation of the Real Estate Exchange met yesterday, Charles Buck in the chair. There were also present Constant A. Andrews, George H. Scott, C. L. Clarkson, William H. Folsom, William Cruikshank, William Muiry, Richard Deeves, James E. Leviness and Andrew J. Robinson.

Mr. Carpenter, on behalf of the Sub-Committee on Cities, brought up the bill proposing a new street from Fourth-ave. to the City Hall. Mr. Carpenter stated that this bill was proposed by Mr. Potter and other gentlemen who were opposed to the Arcade Railway, and that it was virtually an opposition scheme under which the gentlemen who were opposing the Arcade road hoped to head off the scheme. The report was received and no action taken.

Mr. Buck reported that he had visited Albany to represent the Exchange in the matter of the new building law, that he found very little chance of the views of the Exchange being accepted there, as the Fire Commissioners seem to have secured the majority of the support of the committee at Albany. On motion of Mr. Deeves, duly seconded, it was resolved that the Exchange was opposed to granting autocratic powers to the various departments, and that Mr. Daly be informed that the Exchange prefers the bill proposed by him to that of Mr. Hamilton. Mr. Buck stated that the Building law as it at present exists had cost the city at least $10,000,000 a year which had been uselessly spent.

On the subject of Senate bill No. 387 as to the condition of Fifth-ave. and placing the same under the charge of the Department of Public Parks from Fifty-ninth to One-hundred-and-tenth sts. it was resolved that the Exchange was in favor of the passage of this act as it is much needed in the interests of the real estate owners. It was suggested that if the proposed change take place that heavy traffic would not be permitted on Fifth-ave.

A meeting of the brokers was held yesterday in the board-room, Albert Bellamy presiding. The following members were present: L. J. Carpenter, H. H. Elliott, J. E. Leviness, J. E. Bruckner, J. Parks, F. C. Crary, G. B. Crumbie, G. H. Scott, D. P. Darling, E. N. Dyett, H. S. Ely, J. F. Doyle, H. Y. Ten Eyck, C. L. Clarkson, M. E. Sterne, J. C. Davis, E. H. Martine, T. W. Folsom, C. S. Brown. The advisability of returning to the old system of adding the broker's name was fully discussed when it appeared that there was considerable difference of opinion. A circular having been sent requesting written answers thereto it appeared that twenty-one members were in favor of publishing the broker's name and twenty-two of using a key. On the subject of whether property should be listed unless it was only in the hands of one broker, John Davis and others thought it impossible to enforce such a rule. Mr. Carpenter, Mr. Elliott and Mr. Ten Eyck spoke in favor of the rule as it stood. On a vote being taken it was unanimously agreed to withhold the broker's name and to use a key, and that the rule as to single representation should only apply so far as it was based on the knowledge and belief of the broker offering. The other matters were left for settlement by the committee.

A large gathering of real-estate men interested in West Side lots surrounded the stand of E. H. Ludlow & Co. at the sale by Charles G. Langdon and Henry A. Hurlbut, executors of the estate of Benjamin Hatton. The property offered covered the entire block between One-hundred-and-twenty-first and One-hundred-and-twenty-second sts. and St. Nicholas and Nev aves. Among those present were S. V. R. Cruger, James R. Smith, Henry A. Hurlbut, William P. Seymour, John H. Sherwood, James R. Bell, W. R. Croft, Henry A. Cram, N. L. Martin, Albert Bellamy, John E. Foley, Amos R. Eno, Chas. Cruse, Clark, Lambert Suydam, Robert Stuyvesant, Cornelius Luyster, Patrick Fox, F. P. Durgo and Jefferson M. Levy. The competition was keen throughout. Some of the prices obtained were in excess of those reached on the adjoining block at the sale on April 5 by the same estate. Thus the corner lot at One hundred-and-twenty-first st. and Nevaxve. then realized $7,100; the opposite lot yesterday brought $7,400. The entire sale realized $43,000. The general opinion was that the prices obtained were good. John R. Foley said: "The sales did look like a broken market." E. H. Durgo bought the corner lot at One hundred-and-twenty-first st. and St. Nicholas-ave. for $12,500; the other corner went to C. H. Speight for $9,500. Hirsh Brothers bought the corner at New-ave. and One-hundred-and-twenty-first-st. for $6,000. The other prices are given below.

At the brokers' meeting there was a call for a plot of ground between Fifty-second and Sixty-second sts. and Second and Fourth aves. The following property was offered: A three-story frame house in Wes chester Village to rent for $1,000; a house and ten acres near Fount de-sale to rent or $100 a month; Nos. 2,224 and 2,230 Sixth-ave., three-story brownstone houses for $13,000 each; No. 58 Catharine-st., with a four-story building for $25,000; a farm of eighty acres in Ulster County near Hudson River, for $7,000; and a stock farm of 104 acres in Passaic County, N. J., for $13,000.

NEW-YORK, Monday, April 26, 1886.

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

By Richard V. Harnett & Co.

1 2-story building with base of plot of land, Nos 540 to 544 West 24th-st, s s, 250 ft e of 11th-ave, plot 75x98.9; Wm Lahr $12,250

Sale of plot of land on Hunt's Point road, West Farms, was adjourned to June 1.

By William Kennedy & Co.

$83,000 of an acre of land, e s Macomb's Dam road and adj Croton aqueduct, also 14,200-1,000 acres of land n s Central-ave, and adj Crot n Aqueduct; E Sparam and H Morrison 50,850

By E. A. Lendlow & Co.

1 lot n s West 116th st, 175 ft e of 9th-ave, 25x100.11; M Dore Lyon 6,000

1 lot on Stebbins n w cor of 121st-st, 24.3x irregular 100; P H Durgo 12,500

1 plot of land w s 1st Nicholas-ave, adj above, 9.8x irregular 14,000

1 lot on 1st Nicholas-ave, s e cor of 122d-st, 20.8x irregular 9,500

1 lot s s 121st-st, 90 ft e of Nev-ave, 25x100.11; same buyer 24,400

8 lots s s New-ave, block front bet 121st and 122d sts 99.2x irregular; same buyer 42,250

5 lots n s 121st, 99 ft e of New-ave, 124x100.11; same buyer 26,200

1 lot n s 121st-st, adj above, 25x75.8; same buyer 6,100

By A. J. Bleecker & Son & Co.

Sale of building and plot of land on East 4th-st, 90 ft w of Broadway, was adjourned to May 5.

RECORDED REAL ESTATE TRANSFERS—N. Y. CITY.

The following shows the real estate transfers as recorded in the Register's office yesterday:

Grandview-ave, s e s, lot 242, 60x150, Berlington Manfg Co to F W Smith and another $500

Cedar-st, n s, 18 ft w of 9th-ave, 75x100.5; J J McCabe et al to G H Cannon 3,050

119th-st, Nos 133 to 139, 75x100.11; E C Bell and wife to H W Van Twisk 46,000

Delancey-st, No 200, R Stevens to A Stevens 1,500

Potter-place, n s, lot 417, 25x100; W S Updyke and another to H Banks 350

Houston-st, No 69 West, 25x70; executors of E H Hutton to A John and another 14,500

Madison-ave, e s, 75 ft n of 50th-st, 6.4x26; E Kilpatrick and wife to Mary C Bennett 1,326

80th-st, s s, 150 ft w of 3d-ave, 25x102.8; Ann and A Hollstein to M Willson 15,000

Clay-st, No 2 S East, 17.1x0.5; E and J A Frey to R Arnold 17,500

Ave A, e s, 51.9 ft n of 15th-st, 37.6x95.6, etc; Eliz Bender et al to Ph Fisher 1

Same property, ex to Eliz Bender; release to same 78,000

111th-ave, e s, 24.3 ft s of 151st-st, 25x100; S and I Rabb to O L Phillips 3,350

51st-st, n s, 175 ft e of 9th-ave, 20x100.5; M Apgar to C Jones 32,500

71st-st, n s, 166.2 ft e of 3d-ave, 18.9x102.2; Sam McCombe to A Anderson 17,000

120th-st, n s, 284 ft e of 6th-ave, 19.8x99.11; M Goldstein to A A Hughes 20,200

134th-st, n s, 147 ft e of 8th-ave, 15.6x99.11; Carrie E Merrill to A E Styles 13,000

Unnamed, s s, 50 ft w of Golden-ave, 25x100; C McCann to L Barker 1

Same property, L Barker to D Lacy and another ..... gift

10th-st, s s, 100 ft w of Ave C, 25x103.3; C Trimble to M Major 9,500

8th-ave, n e cor of 117th-st, 75x25; A H De Witt to W W Doughkins 16,500

129th-st, n s, 275 ft w of 6th-ave, 25x100.11; Nellie A Morris and another to R Maher and another 9,250

56th-st, s s, 275 ft e of 6th-ave, 18x100.5; J Hayes and wife to I A Kip 33,000

76th-st, n s, 354 ft w of 9th-ave, 71x102.2; John T Farley to J A Adams 30,000

78th-st, s s, 225 ft w of 9th-ave, 75x102.2; By Spies and wife to Peter ss 50,500

College-ave, n s, 75 ft w of Gardens-st, 15x100; C H Cornell et al to J E Cornell 4,700

154th-st, n s, 206.8 ft w of Cortlandt-ave, 16.6x100; A H Doremus and wife to J L Schardt and another 3,550

58th-st, n s, 250 ft e of 3d-ave, 25x100.4; T Crimmins to T Sullivan 24,000

Rockfield-st, s s, 516.4 ft e of Marion-ave, 25x100; W S Updyke and another to M Muldoon 350

117th-st, n s, 125 ft e of 7th-ave 150x.01.10 to 115th-st, E Lorillard et al to J J Morris and another 72,000

Jackson-ave, w s, 100 ft n of Columbia-ave, 50x100; E Lomohu and another to F W Lamb 2,500

2d-ave, e s, 54, 20x70; T Dougherty and wife to Jno Bethauser 10,000

Lexington-ave, w s, 42.1 ft n of 53d-st, 21x68; Nellie F and John W Spicer to D Briner 21,500

58th-st, s s, 275 ft w of 4th-ave, 20x1-0.5; Mary J Coar and another to J S Page 47,000

164th-st, n s, 416.8 ft w of 7th-ave, 33.4x100; Mary E McArthy and another to Emile Richard 5,750

10th-st, No 214 East, 20x92.4; I Hochster to V Rehberger 16,400

134th-st, n s, 325 ft e of Willis-ave, 50x100; Clara L Dean and another to W J Frederick 7,800

Madison-st, s s, adjoining land of J Clapp, 20x90, Sol Isaacs and wife to A Popkin 11,250

109th-st, n s, 100 ft w of 1st-ave, 16.8x102; Elmer F Tynan to S Schawel 11,100

Franklin-ave, e s, 100 ft n of 169th-st, 25x150; Alice F Randall and another to Hannah Willson 4,300

110th-st, n s, 125 ft w of 1st-ave, 75x101.10 to 111th-st, H D Harris and wife to J B Smith 25,000

29th-st, s s, 121 West, J G Jenny and wife to Sarah Offner 10,000

Madison-ave, w s, 25.5 ft n of 61st-st, 25x95; Mary C and Samuel H Mead to C M Lockwood 42,000

125th-st, n s, 75 ft e of 8th-ave, 18.9x100.11; Hannah M Dore Lyon 12,000

81st-st, n s, 150 ft e of 1st-ave, 25x102.2; J Well et al to E J Krug 19,500

141st-st, s s, 200 ft w of 7th-ave, 100x199.10 to 140th-st, F M Wimart to E Daly 24,000

Lexington-ave, e s, 19.11 ft n of 112th-st, 27x78; Fred de F Foster to L Stern 19,750

89th-st, s s, 50 ft e of Ave A, 25x100; Jas M Varnum, referee, to Mary A Wood 8,800

91st-st, n s, 75 ft w of Lexington-ave, 17.6x75; Geo Eckel and wife to J Weber and another 17,500

91st-st, n s, 16.4 ft w of Lexington-ave, 17.6x100.8; same to same 17,500

91st-st, n s, 127.3 ft w of Lexington-ave, 17.5x100.8; same to same 17,500

60th-st, s s, 175 ft w of 10th-ave, 25x100.5; W Man, referee, to J Moscabe 5,350

117th-st, n s, 122.11 ft w of Ave A, 20.11x100.10; H R Schwartz and wife to A J Fisher 10,000

137th-st, s s, 75.5 ft e of Alexander-ave, 25x100; B Wood to E F Young and another 3,300

Forsyth-st, e s, 75 ft n of Canal-st, 25x100; B Rourke to G Gettlemer 29,000

27th-st, s s, 275 ft e of 9th-ave, 18.6x98.9; H E Denning and wife to J L Hamilton 9,650

72d-st, n s, 200 ft w of 2d-ave, 40x102.2; also Nos 93 and 95 East 11th-st, Bertha and Jno B Smith to Mary E Harris 60,000

ACTINA RESTORES EYESIGHT
after oculists fail. Testimonials free.
ACTINA CO., 88 5th-ave, N. Y.

Auction Sales of Real Estate.

RICHARD V. HARNETT & CO., Auctioneers,
WILL SELL AT AUCTION
At Real Estate Exchange, 59 Liberty-st,
TUESDAY, April 27,
63 EAST 65TH-ST, desirable private dwelling.
WEDNESDAY, April 28,
Executor's sale, Columbia College Leasehold, 239, 241, 243 Greenwich-st, 50x110 ft.
THURSDAY, May 6,
6TH-ST, near 6th-ave, brick boarding stable with 5 lots, Park-ave and 59th-st, St Nicholas-ave, and 114th-st,
Executor's Sale, Madison-ave, 105th-109th sts, 116th, 117th sts, near 8th-ave; 8th-ave, near 112th-st.
WEDNESDAY, May 12,
1,345 AND 1,347 BROADWAY,
1,012 BROADWAY,
6TH-AVE, near 56th-st; 33 East 11th-st.
Maps at Auctioneers', 73 Liberty-st.

Auction Sales of Real Estate.

CHARLES S. BROWN, Auctioneer.

LONG BRANCH.

THE SIX DEPEYSTER COTTAGES on Ocean-ave., with large vacant lot adjoining, will be sold at auction at the Real Estate Exchange, 59 Liberty-st., New York, on TUESDAY, May 4, 1886, at 12 m., by Charles S. Brown, auctioneer. The houses are situated at the corner of OCEAN AND MORRIS AVES., are fully furnished, well arranged and in excellent order. Each house has a separate ocean lot. Photographs and maps can be seen at the auctioneer's office, 26 Pine-st. The houses are now open.

SCOTT & MYERS will sell at auction
EXECUTORS SALE TO CLOSE AN ESTATE,
WEDNESDAY, APRIL 28, AT NOON,
At the Real Estate Exchange and Auction Room, 59 to 65 Liberty-st,
248 and 249 SOUTH-ST., running through to 489 and 491 WATER-ST, between Rutgers and Pike slips.
THE 5-STORY BRICK STORAGE and WAREHOUSE, Building size covering the land, about 42x100.
SALE POSITIVE—60 PER CENT MAY REMAIN AT 5 PER CENT.
Map, etc., of the Auctioneers, 146 Broadway or Madison-ave. and 50th-st.

THE prominent investment business property,
419 and 421 BROADWAY,
northwest corner of Broadway and Canal st.,
will be sold without reservation to the highest bidder by RICHARD V. HARNETT & CO., Auctioneers and Real Estate Brokers, on the 29th day of April, 1886, at 12 o'clock noon, at the Real Estate Exchange, 59 and 61 Liberty st., New York City.
For further particulars apply to
EDWARD VAN NESS,
Attorney for Trustees,
Borrell Building, 115 Broadway.

Real Estate Agents.

SCHUYLER & GILES,
32 LIBERTY-ST. and 913 AVE. and 718 ST.-ST.,
Offer some exceptional bargains in private dwellings, lots, flats, tenements and investment properties.

City Property For Sale.

For Sale, Residence of Mrs. C. K. Garrison
NO. 40 PARK-AVE.
Northwest corner 36th Street.
House is 50.6 feet front by 105 feet deep and is very substantially built.
Apply to CHAS. S. BROWN, 26 Pine-st., or R. H. LUDLOW & CO., 11 Pine-st.
Also.
The Residence of Mrs C. K. Garrison,
LONG BRANCH,
situated on OCEAN AVENUE, with a frontage of 211 feet. The house is very large, has elevator and all modern appliances, fourteen bed rooms and fine stable.
Apply to CHAS. S. BROWN, 26 Pine-st.

A.—ON 93d-st., near 9th-ave. (station street), nine-story brick dwellings, built under care of G. & J. Jardine; rents moderate, high ground. Apply in 4-9, or J. ROMAINE BROWN, 62 West 23d-st., near Broadway.

ATTENTION is called to those elegant first-class houses, Nos 4 to 12 East 50th-st. Apply, on premises, to owner. G. N. & N. A. WILLIAMS.

A PLOT of lots, 100x169, on 113th-st., between 5th and 6th aves., for sale at a bargain. RULAND & WHITING, 5 Beekman-st.

FOR SALE OR TO LEASE.—The spacious houses northeast corner of Sixth Avenue Boulevard and 123d-st., having every comfort and convenience for a large family desiring a healthy, luxurious home; there are four large rooms in each, richly decorated, and abundance of closets, wardrobes, bathrooms, &c. Apply to janitor on premises, or JOHN H. SILLIMAN, Owner, 115 5th-st. and 6th-ave.

ST. ANN'S AND BROOK AVES., 23d Ward.
A FULL BLOCK OF PROPERTY,
Opposite St. Mary's Park, 143d and 144th sts.
AT A GREAT BARGAIN.
Apply to J. ROMAINE BROWN, 62 West 23d-st.

Business Property for Sale and to Let.

NO. 550 BROADWAY.
Extra wide modern building; first story and basement to let at reduced rent; immediate possession. Apply to HORACE S. ELY, 22 Pine-st.

A CHOICE OFFER; also rooms on first floor rear building, for light manufacturing with power; steam to rent; available possession given. Apply at 27 Lafayette Place, opposite Astor Library.

TO LET.—Very desirable offices in new building of Mercantile Exchange, corner Hudson and Harrison-sts; supplied with gas, water, steam heat, elevators, low rents. Apply to superintendent on premises.

TO LET.—A large, roomy office in first-class location; reasonable rent. NORTH AMERICAN REVIEW, 30 Lafayette Place.

TO LET.—Stores on Beekman, Ann, William and Pearl sts. RULAND & WHITING, 5 Beekman-st.

TO LET.—Lofts on Beekman, Fulton, Ann, Frankfort, Cliff and William sts. RULAND & WHITING, 5 Beekman-st.

WELLES BUILDING,
BROADWAY AND BEAVER-ST.
Desirable offices to let in this thoroughly fire-proof building at very moderate rent, no extras. Also, large room on the first floor, suitable for Parking, Insurance, Telegraph, Carry other large company; in complete order. Apply to JAMES STIKEMAN, in said Building.

City Property To Let.

A BUILDING 50x50, five stories and basement, cemented and floored; rental low, deal free until October 1, on three, five or ten years' lease. Will arrange to sub-tenant. A. Y. B., Tribune Office.

A BUILDING 120x18, 3 stories and basement, 23 windows, rental low; rent free until October 1 on 3, 5 or 10 years' lease; will arrange to sub-tenant. C. B., Tribune Office.

A NUMBER of Desirable Lofts to let near water front, in first class order. HOWARD, Tribune Office.

TO RENT.—The highly desirable four-story, high-stoop, brownstone dwellings:
29 East Sixty-ninth, between 5th and Madison aves;
1,024 Madison-ave., near sixty-first st;
117 East 73d-st., near Park-ave.
Apply to ARNOLD, CONSTABLE & CO., 19th-st. and 5th-ave.

4 STORY, high-stoop, 447 West 22d-st., $1,500; 3-story high-stoop, 425 West 87th-st., $1,100. Large double frame house, Jersey City, all improvements, splendid location, $600. A. COULTER, 155 West B'way.

Brooklyn Property For Sale and To Let.

TO LET.—In Brooklyn, with immediate possession; house No. 40 First Place, convenient to Hamilton Ferry. Apply on the premises.

Country Property For Sale and To Let.

A.—STATEN ISLAND.

AUCTION SALE of very desirable cottages and building sites at NEW-BRIGHTON, S. I. The property is known as KINNEY PARK, and will be DIVIDED and sold in SEPARATE PLOTS on the 27th APRIL, 1886, at 12 m.,
By Messrs. HARNETT & CO.,
at the Real Estate Exchange, 59 Liberty-st., N.Y., consisting of five (5) cottages, two (2) stables and eleven (11) choice building sites—10 plots in all. This very choice property is on HIGH GROUND, PERFECTLY DRAINED and SEWERED. EXCELLENT WATER SUPPLY. THIRTY-FIVE MINUTES to city. Over 50 TRIPS DAILY between New-Brighton and N. Y. All buildings have MODERN IMPROVEMENTS, are in perfect repair and ready for immediate occupancy. The grounds have been kept for years by skillful gardeners.
Maps and particulars at office of
W. A. COLLINS, 26 Pine-st.,
NEW-YORK.

AGENCY FOR MONTCLAIR.—Houses to let and for sale. Desirable building sites. Attractive prices. CLARENCE B. TURBS, 5 Beekman-st., Room 79.

AT NETHERWOOD, N. J.—The most beautiful situation on Central Railroad of New Jersey; less than 1 hour from Liberty st.; over 30 trains daily; several modern residences (newly built) for sale at $5,000, $6,000 and up to $40,000; also beautiful building sites of from 40,000 to 100,000 sq. feet each at from 7c. to 10c. per sq. ft. not over 5 to 8 minutes' walk from station on main avenues; superb forest shade, beautiful drives; good water; drainage; extensive mountain views; very high rolling ground; unquestionably healthy. Apply to Messrs. WALDRON P. HAMILTON & CO., 96 Broadway, N. Y., the agents for Netherwood.

A BOOK entitled "Suburban Homes on the Picturesque Erie," of interest to all persons desiring to locate or buy suburban property, can be had upon application to C. A. V. WARD, Eastern Dist. Pass't Agt., 187 West-st.

ATTRACTIVE COUNTRY RESIDENCE FOR SALE.—Handsome house with modern improvements, stable, cottage 27 acres; 1½ hours from New York. Address J. NICHOLS, South Wilton, Conn.

CLIFTON, STATEN ISLAND.—New cottage; fine location; half hour to city, all modern improvements; first class in every respect. L. C. BRIDGMAN, 84 Wall-st.

FOR SALE.—One of the largest and best located hotels on the Catskill Mountains. Address P. O. Box 841.

FOR SALE OR TO LEASE.—The silk mill building s at Wortendyke, Bergen County, N. J., 6 miles from Paterson, 27 miles from New York, comprising an area of about 1½ acres, with all the appurtenants of a complete establishment, and with 2 dwellings in good repair. The mill is capable of earning a large percentage upon the investment. Apply to H. CHAPIN, JR., Metropolitan National Bank, New-York.

FOR SALE AT MORRISTOWN, N. J.—The country seat of the late Thomas Dickson, the most healthy and the most beautiful location in Morristown; the buildings are very large and are in complete order, have gas and water, elegant lawn, abundance of shade and fruit trees; 87 acres of land. S. EDDY & CO., 145 Broadway.

The Turf.

BRIGHTON BEACH RACES.
SATURDAY, May 1. TUESDAY, May 4.
THURSDAY, May 6. SATURDAY, May 8.
And continue on every available day during the season.
The course can be reached by all routes to Coney Island.
JAMES McGOWAN, Secretary. R. ROBINSON, President.

Country Property For Sale and To Let.

FOR SALE to settle an Estate.—A desirable business property that has netted over 5 per cent each year for more than twenty years and which is leased for three years from May 1 at a price that will net 6½ per cent; location steadily improving; the ground is worth more than is asked for the property. Apply to DANIEL BIRDSALL & CO., 319 Broadway.

FOR SALE.—At Catskill, a pretty country house, with piazza around three sides of the first and second stories; contains 14 rooms besides kitchen, laundry, closets and cellars; a large coach-house with apartment for coachman and family; 6 out-nary and 3 large box stalls, carriage floor 35x40; grounds handsomely laid out and easily kept in order; grand view of the mountains; water and gas throughout the premises. Inquire Office 17, No. 176 Broadway. Where photograph of the place may be seen.

HOUSE TO LET in Orange, N. J., five minutes walk from Brick Church Station; six bed rooms, two parlors, dining room and kitchen; splendid dry cellar and laundry; lot 100 by 185 feet; large shade and fruit trees; Waring system of drainage; bath-room and all the improvements. Apply to JAS. K. MORGAN, 83 Dey-st., New-York.

MONTCLAIR, N. J., Real Estate Agency. Every variety of residence property in best locations. Sale or rent. HOWE & PARSONS, 79 Cedar-st., N. Y.

NEWARK, N. J.
Factory sites for sale or lease with river-front, railroad and canal facilities; would build and lease a silk or corset factory. CHAS. P. ROSS, 758 Broad-st., Newark.

ORANGE, N. J., (this vicinity specialty) Real Estate, near all stations; sale and rent; furnished, season, year; also unfurnished; high elevation; accessible. EDWARD P. HAMILTON & CO., 96 Broadway.

POUGHKEEPSIE, N. Y.—The late residence of B. F. Carpenter; substantial brick house with modern improvements; 20 rooms; gas, water, billiard-room, conservatory, piazzas, about two acres of ground capable of subdivision, shade and fruit trees; location rare; terms reasonable; immediate possession given. Apply to SARAH M. CARPENTER, agent, 44 North Hamilton-st., Poughkeepsie, N. Y.

RARE CHANCE; 16 acres on Delaware River, suited for amateur or private gentleman; best soil, fruit, etc. Address Chance, Wilburtha, Mercer Co., N.J.

SUBURBAN RESIDENCE; perfectly located, secluded, drained; cost to build $35,000; suitable for gentleman's residence, club or sanitarium; price, with 3 acres, $27,500, 19 acres $21,000. Address "OWNER," Box 2,816, N. Y.

SPRING LAKE.—$450 for delightful Queen Anne Cottage; large grounds; 11 rooms; fully furnished; one block from shore. Address OWNER, Box 154 Rahway, N. J.

TO RENT OR FOR SALE. Fishkill-on-Hudson. Handsome and commodious house, carpeted throughout and in perfect order, with complete outbuildings and nearly two acres of delightful grounds, commanding the magnificent river and landscape from West Point to Poughkeepsie; a charming country home very cheap; or an admirable investment for A PRIVATE SCHOOL OR ALL THE YEAR ROUND HOME. CLARENCE GORDON, 4 Fine-st., after May 1, 59 Liberty-st.

TO RENT OR FOR SALE.—Newburg-on-Hudson, one mile from R. R. depots and steamboats,—Beautiful furnished residence and eight acres of ornamental grounds; stable, outbuildings; everything of best construction and in excellent repair; a most delightful home for the summer or by the year. CLARENCE GORDON, 4 Fine-st., after May 1, 59 Liberty-st.

TO RENT.—In New-Windsor-on-Hudson, a very fine country place, furnished, fifteen minutes walk from depot of Newburg branch of Erie railroad and fifteen minutes drive from West Point; brick residence, 20 rooms; stables for four horses, carriage and coachman's house; property in orchards; garden fully planted; 12 acres; beautiful scenery and excellent society; low rent. CLARENCE GORDON, 4 Fine-st.; after May 1, 59 Liberty-st.

Country Property Wanted

WANTED.—To rent for the season buildings and grounds suitable for a summer home for Fresh Shelering Arms Nursery, of Brooklyn. Long Island preferred; near the seashore preferred. Address, giving full particulars and terms, which must be reasonable, Mrs. JOHN A. NICHOLS, President, No. 337 Clinton-ave., Brooklyn.

WANTED.—A fully furnished country house, stabling for four horses and within two hours from New-York. Family small and responsible. A. W. S., Tribune Office.

Flats and Rooms To Let.

AT 28 EAST 20TH-ST., near Broadway.—Newly furnished bell room for gentlemen; first-class attendance.

AT 57 WEST 10TH-ST.—Elegant suites of rooms; parlor, bedroom and bath; furnished or unfurnished; no cooking.

CENTRAL PARK.
37 feet frontage on 5 miles view out every window, north, south and east; $2,500. Inquire for Mrs. JONES, 128 West 26th-st.

"GIRARD," 84th-st., Lexington-ave.—First and second flats, 7 and 8 rooms and bath; all light rooms; no air shafts; steam heat; janitor.

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