City Property to Let.

A.—A.—LOFTS. New, light, all conveniences.
256 Pearl-st., near Fulton, 75x75.
254 Pearl-st., near Fulton, 25x75.
223 Pearl-st., corner Platt, 23x65.
42 New-Bowery (small), $8 per month.
28 Front-st., 40x60.
192 Water-st., near Fulton, 25x50.
361 9th-ave., 40x60.
Apply Room 5, 60 Cedar-st.

A.—A.—TO LET, on January 1st, large factory, corner building, 16,250 square feet, suitable for any manufacturing business; also three separate floors, 50x66, now vacant, with steam power, elevator and furnished throughout with the Harkness system of automatic sprinklers. McCLAVE BUILDING, 11th-ave., 21st and 22d sts.

A COMFORTABLE 3-story and basement house, in good order; 11 rooms; mahogany mantels, mirrors, furniture, &c.; $850. 423 West 51st-st. Seen without permit. CORBIT & CO., 23d-st. and 9th-ave.

A.—STORES, new plate glass; conveniences.
192 Water-st., near Fulton; rent $600.
256 Pearl-st., near Fulton, with cellar.
412 West 28th-st.; rent $20.
Apply at Room 5, 60 Cedar-st.

A PARTY of five (3 adults and 2 children), wish a small family to take their house (unfurnished) until May 1, and board them; will furnish their own rooms, and give remainder for fuel and gas, and pay table board extra; house large brownstone, in desirable part of Brooklyn; references given and required. Address N. R., Tribune Office.

A VERY DESIRABLE HOUSE, Murray Hill, near Park-ave.; 11 rooms; excellent order; thoroughly renovated and decorated; rent, $1,300.
JAMES KYLE & SONS, 586 3d-ave.

A CORNER STORE, suitable for any business, on southwest corner 57th-st. and 1st-ave. For further particulars address L. WOLFSON, 585 Broadway.

A FOUR-STORY, 16-room house; decorated, gas fixtures, laundry extension, two bathrooms. Apply 116 West 82d-st., or 118 West 79th-st.

A CHANCE SELDOM OFFERED.—For sale cheap or to rent, three or five years at $3,000 (with advantage of buying); elegant dwelling, 141 West 72d-st., 22 feet wide, with large dining-room extension; thoroughly built by days' work and cabinet finish throughout; plumbing and drainage perfect. Apply on premises, or to ROBERT IRWIN, Owner, 42 West 40th-st.

A.—121ST-ST., near Lenox-ave., $1,400. A.—131st-st., near 5th-ave., $900. Lenox-ave., near 116th-st., $1,500. POTTER & CO., 77 East and 206 West 125th-st.

A LONG OR SHORT LEASE, for business purposes, for private dwelling, or for first-class boarding-house (security), will be given on 613 5th-ave., unfurnished; this superbly located, valuable 25-foot dwelling to let low, with immediate possession. Keys from 9 to 4. STEVENSON & CO., 106 Broadway or 613 5th-ave.

A.—PRIVATE HOUSES to let, fully furnished; all improvements and in a central locality. Inquire of owner, 327 West 42d-st.

A REDUCTION IN RENTS!—A number of first-class residences on and adjoining 5th, Madison and Park aves., Murray and Lenox Hills. Winter or year. Permits and full particulars upon application at either office, 106 Broadway or 663 Fifth-ave. V. K. STEVENSON & CO.

BEAUTIFUL COTTAGE, improvements $40 monthly; 150th-st., St. Nicholas, 10th aves; apartments, $15, $16, $17. JOSEPH MALONEY, 2,736 10th-ave., near 150th-st.

BROWNSTONE private house, 14 rooms, in East 89th-st.; rent, $55. Inquire office, 1,202 2d-ave., bet. 93d and 94th sts.

BOWLING AND TENNIS. TO-LET.—TENNIS BUILDING ASSOCIATION, 212 West 41st-st.

BOWLING ALLEYS (new) to rent to clubs. 948 Broadway, between 22d and 23d sts.

DESIRABLE FURNISHED HOUSES for winter, per month, $225, $250, $300 to $1,000. Special house, 51st., $475. Reduced rents on leases.
Large list Unfurnished Houses.
BELLAMY & WINANS, 659 5th-ave.

DESIRABLE houses, unfurnished and furnished, in all parts of the city. FOLSOM BROTHERS, 58 East 13th-st., near Broadway.

DESIRABLE FOUR-STORY HOUSES, 131, 133 West 111th-st., facing Central Park; 14 rooms; decorated; rental, $840. EDWARD J. KING'S SONS, 97 Greene-st.

FOR RENT.—On south side 14th-st., between 5th and 6th aves., one whole store; 4 years' lease; also part store; splendid location for jeweler or stationer.
M. A. HOPPOCK, 9 West 14th-st.

FOR RENT, $200 month, large, comfortable home within 20 miles New-York City, until May 1, 1889; fully furnished; winter vegetables, apples, milk, eggs.
M. A. HOPPOCK, 9 West 14th-st.

FACTORY TO LET.—Two floors, 25x80, for a light business. 146 East 44th-st. rear.

FOR RENT.—Magnificent and finely furnished house, first-class location, near Central Park; rare chance for private family to procure an elegant home; rent $6,000. Apply M. A. HOPPOCK, 9 West 14th-st.

FURNISHED ROOM house to let; rent $60; furniture for sale cheap. 174 West 10th-st.

FAIRY-ST., 70.—For boarding-house, 4-story house; 21 rooms; rent, $1,600. Inquire 59 West 22d-st.

PRIVATE STABLE TO LET.—Apply at TENNIS BUILDING ASSOCIATION, 12 West 41st-st.

STORE, lofts, offices, buildings, stables; premises for all kinds of business. MAYHEW, No. 117 West 42d-st.

TO LET.—To a small private family, a two-story and basement brownstone house, containing 6 rooms, in best location on the hill; fully furnished; 1 1-2 blocks from elevated station. Address A. M. C., P. O. Box 37, Brooklyn, N. Y.

TO RENT.—Room and power to suit large and small manufacturers in splendid building, 13th-st. and Alexander-ave. every requisite for successful business. Apply on premises. NEW-YORK LUMBER & WOOD WORKING COMPANY.

TO LET.—8r St. Nicholas-ave., convenient to 135th-st. L station; elegant 3-story and basement brick and stone house; cabinet trimmed, mirrors and prettily decorated; finest location and surroundings on the avenue. FLEMING, Owner, 48 West 59th-st.

TO LET.—Suite on West 18th-st.; 5 stalls; low rent. FERDINAND FISH, 149 Broadway.

TO LET.—At elegantly-furnished and decorated four-story brownstone house on the top of Lenox Hill, 23x65 ft.; butler's extension 10 ft. let furnished or unfurnished; never before rented; shown by owner; terms low. 1,221 Park-ave.

TO LET.—138 & 144 West 94th-st.; 4-story and basement; built for investment; near L station; only ones left of seven.
SCHUYLER,
9th-ave. and 71st-s. and 32 Liberty-st.

TO RENT.—
HOUSES,
FURNISHED OR UNFURNISHED,
IN ALL LOCATIONS.
P. B. MAYHEW,
No. 117 WEST 42D-ST.

WANTED.—I want to rent or buy a small house on 10th, 11th or 12th sts., between 5th and 6th aves. Apply Room 78, 111 Broadway.

6TH-AVE., 136.—A beautiful store, double windows and fixtures; see it.

7TH-AVE., 118TH AND 119TH STS.—To let, only two blocks from 116th-st. L station (which has passenger elevator, no long stairs to climb), steam-heated, cabinet-finished and handsomely decorated flats $31 to $36; also fine corners, al light rooms, $44 to $55. Apply to owner on premises, HOMER J. LEAUDET.

23D WARD, New-York City.—Charming location on Hunt's Point; surroundings all first-class; to let, magnificent residence, with carriage-house, and other outbuildings, and 18 acres of high, cultivated grounds, with extensive water front on Sound; fruit and shade trees in abundance. "Hunt's Point" is only 8 minutes from 2d-ave. L road; rent only $800. Apply for particulars and particulars to JOSEPHINE L. PEYTON, 154 West 14th-st.

$25.—TWO-STORY EXTENSION, attic and cellar; all improvements; good neighborhood; high ground; corner Monroe-ave. and Columbine (184th-st., east of 3d-ave.

Country Property To Let

ELEGANT nine-room cottage on New-Haven road, close to station; half lour cut; 1-2 acre ground; fine, healthy location; water in house; $12 monthly. OWNER, 666 East 145th-st.

FLATS in Bayport, 138 West 49th-st., near 6th-ave.—Six rooms and bath, $25 to $45. Apply to Janitor or Owner, 23 West 49th-st.

TO LET.—At Larchmont, a well-furnished cottage, 9 rooms, beautifully located on the Sound; very convenient of access to the city; has heater; comfortable for winter; will let till April for $125. R. M. STIVERS, 150 East 31st-st.

FURNISHED HOUSE, all modern improvements (barn and cow), 10 miles from N. Y., near Woodside Park Station, Greenwood Lake, R. R.; healthful location; rent low to good tenant. Address Box 81, Tribune Office.

FOR RENT—In Roseville, near East Orange, the new 2-story and extension brick, bay-window dwellings; 9 rooms; separate servants' stairs; mirror mantels; all modern improvements; elevation 180 feet above tide water; select locality and near Roseville-ave. station D., L. and W. R. R.; 42 trains daily, and 35 minutes to New-York; rent $25 and $30 per month. JOHN D. TOPPIN, Roseville-ave., or E. E. BOND & CO., 791 Broad-st.

TO RENT.—On Jersey City Heights, houses, with all improvements, for $16. Call or address JOHN A. LANE, 143 Jackson-ave., Jersey City.

HOUSE, 10 rooms; near station; hot and cold water; sewerage; bath, elevated range, stationary tubs; $18 per month. FREDERIC STORM, Bayside, L. I.

$35.—HANDSOME HOUSE, 13 rooms, improvements; high ground; easy walk to cars; Monroe-ave., corner Columbine (184th-st., east of 3d-ave., Fordham.

Country Property Wanted

A MODERATE-PRICED farm wanted, within 2 hours' of city. Address Post Office Box 146, New-York.

Furnished Houses Wanted.

GENTLEMAN AND WIFE, no children, desire medium-size furnished house, in good locality, with privilege of sub-letting rooms on upper floors; desirable tenants; no boarding; give full particulars. Box 1,340, N. Y. P. O.

Rooms and Flats To Let.

A.—ELEGANT SINGLE FLAT on Lenox Hill; 9 rooms and bath; handsomely decorated; all light. Inquire on premises, 107 East 70th-st.

A.—TO LET.—Those handsomely decorated, steam heated single flats on the beautiful St. Nicholas-ave., between 132d and 133d sts.; seven rooms and bath, besides independent saloons adjoining each chamber, and containing many improvements not to be found in any other flats; $40 to $50. Apply to janitor in No. 411, nearest station 135th-st., or THEO. VON ELLERT, 400 St. Nicholas-ave.

A.—CHOICE, ELEGANTLY FURNISHED Bachelor Apartments; singly or en suite; with baths; private family. 55 West 35th-st.

A LARGE, handsomely furnished parlor, with library adjoining; also hall rooms; house and location first-class. 131 East 30th-st.

AN EXCEPTIONAL OPPORTUNITY. A family can have one or two well-furnished floors, 4 rooms each, all modern conveniences, in the choicest location at St. George, Staten Island, for less than one-half of city prices. Magnificent view of Bay. Address or call on Mrs. C. L. HAMILTON, Stuyvesant place, 21 house from Hyatt-st., St. George, Staten Island.

APARTMENT, four rooms, bath; The Chelsea, 222 West 23d-st.; Otis elevator; fireproof building; first-class restaurant. Address "BARGAIN," Tribune Office.

A SELECT SINGLE FLAT.—Near Park and L stations; 2d floor, 8 rooms; all accommodations. To respectable family. References. Owner on premises, 323 West 59th-st.

A FEW MORE of the newly decorated "CRESCENT" apartments to let. Apply to HARDMAN, PECK & CO., Piano Warerooms, 138 5th-ave.

AT IRVING PLACE, 22, near Union Square, large nicely furnished room; one or two gentlemen; hall room, $2 50.

A.—DESIRABLE FLATS of 5 rooms and bath; newly decorated; good supply of water; rent to small family $21 to $25. Apply 314 West 36th-st.

A FEW VERY DESIRABLE FLATS. 6 rooms, modern improvements, excellent order. Rents, $14 to $17.
Apply on premises, 511 to 525 East 81st-st., or James Kyle & Sons, 586 3d-ave.

AT 206 EAST 15TH-ST.—A comfortable, furnished front hall-room; in quiet neighborhood; near 3d-ave. "L" station.

A FEW of the desirable apartments, Dauntless and Coronet, 17 Morton-st. 3 and 4 large, light rooms; modern improvements, elegantly decorated, $18 to $21.
Janitor or KYLE, 586 3d-ave.

AT 325 EAST 41ST-ST.—Choice flats, $15 to $30; possession; with gas. Seen 2 to 4.

AN elegant dentist's office and alcove room, unfurnished; perfect order; plenty closets; centre city. OWNER, 122 East 26th-st.

A LARGE sunny front room; also two smaller rooms comfortably furnished; terms moderate; gentlemen only. 305 WEST 36TH-ST., first floor.

A.—TO LET.—Elegant corner apartments, light and airy; 5 rooms; hot and cold water; beautiful location. Apply Janitor, n. w. corner 130th-st. and 8th-ave.

AT VERY MODERATE RENTS,
Flats 6 and 7 rooms,
100 to 104 East 52d-st.,
Corner 52d-st. and 4th-ave.,
$28 to $40.
Janitor or KYLE, 586 3d-ave.

ELEGANT corner flat of nine rooms; all conveniences; fully furnished; owner leaving town; Broadway above 54th-st.; $175. S. P. JAYNE & CO., 254 West 23d-st., and 50 Liberty-st.

BANK-ST., 35.—Nicely furnished room; private house; southerly exposure; gentlemen only.

BEAUTIFUL PARLOR FLOOR; everything new; reasonable to desirable tenant. Also pleasant single room. 146 West 16th-st.

CENTRE-ST., CORNER LEONARD.—Large store and basement to lease for a term of years. This is a rare opportunity. MICHAELIS, STECKLER & CO., 153 Bowery.

FLATS and apartments, unfurnished and furnished, in all parts of the city. FOLSOM BROTHERS, 58 East 13th-st., near Broadway.

FOR RENT.—Furnished or unfurnished, an apartment with balcony facing 100 feet on 7th-ave. and 100 feet facing on 59th-st., in the Madrid, 180 West 59th-st.; this apartment is expensively decorated, richly and expensively furnished and unexcelled. Apply on premises between the hours of 10 a. m. and 3 p. m.

FRONT connecting sitting and bedroom for gentlemen; running water, bath. 101 WEST 43D-ST., third flat.

FRONT ROOM, with one connecting; separate or together; nicely furnished; second floor; also hall room; near L station; prices moderate. 158 East 65th-st.

FURNISHED lower part of private house to small family, $45; adults. Permit 2,106 Madisonave.

FURNISHED FLAT.—South Kensington, corner 4th-ave. and 50th-st.; southern exposure; all rooms light; steam heat, elevator. Inquire of Janitor.

FURNISHED front and connecting room, together or separately; all conveniences; references. 339 East 18th-st.

HANDSOME second floor, newly furnished, first-class neighborhood, to let, with board, to party of adults; block and a half from West Side elevated station. Address L. E. B., Tribune Office.

HALL ROOM, $2.—Large connecting rooms, $5 each; unfurnished parlor; opportunity for physician. 36 West 25th-st.

HANDSOMELY furnished front hall room; folding bed, large closet, heated; references; private family. BLAIN, 159 E. 47th-st.

HANDSOME FLAT, 7 rooms and bath; all improvements; all outside windows, $33. HYATT, 164 E. 84th-st.

HANDSOMELY FURNISHED SUITES of rooms for gentlemen.—Also large and small single rooms. 35 West 16th-st.

LARGE front room and closets for housekeeping. 84 Clinton place.

LARGE FRONT ROOM, with board; all conveniences; newly furnished; suitable for two. 221 Lexington-ave., 2d flat, Mrs. BRADY.

NICELY FURNISHED front and back parlors; hall room, $2 50. 35 and 37 EAST 10TH-ST.

OVERLOOK APARTMENT HOUSES.—10th-ave., cor. 88th-st.; flats and stores to rent. Apply on premises or at J. B. MAYHEW, No. 117 West 42d-st.

REFINED PARTIES, transient or permanent, desiring elegantly furnished rooms, quiet and independence. Address A. L., 136 West 46th-st.

ROOMS TO LET.—Small private family, between 5th and Madison aves., near Windsor, desires to let a few rooms to gentlemen, without board, furnished or unfurnished; house elegant and thoroughly appointed; references requested. Address B., Box 50, Tribune Office.

THE PERCIVAL,
230 WEST 42D-ST.,
near Broadway.
Two suites, first and second floor, with bath and toilet, suitable for adults.
American plan.

TO LET.—For six months or a year, to a gentleman of means, a northwest corner apartment in "The Allston," 17 East 38th-st., on the spur of Murray Hill; commanding extensive views in every direction; the apartment has four large front windows, with awnings, and consists of a parlor, bedroom, closet, bathroom and vestibule hall. Many first-class restaurants and clubs very near. Elevator runs all night; electric bells and speaking tubes connect with office; furniture, which is new and modern, for sale, or will rent furnished. Call between 10 and 5, or address J. B. W.

"THE BEAU SEJOUR,"
FIFTH-AVE., opposite the Plaza.
Fully and handsomely furnished apartment, 11 rooms and 2 bath-rooms. To let for the season. Rent moderate.
SETON & WISSMANN,
79 Cedar-st., or
1,442 Broadway, between 26th and 27th sts.

TO RENT.—A completely-furnished flat, in perfect order, for one or two years, in fireproof building, vicinity of 14th-st. and 5th-ave.; rooms all light; small family; no children; unfurnished if desired; elevator runs all night. Address Post Office Box 3,672.

TO LET.—"The Chelsea," 222 West 23d-st., sunny apartment No. 58, unfurnished, 2 rooms and bath; handsomely decorated; steam heat; elevators all night.

TO LET.—Two light, handsomely-appointed connecting offices, in the St. Charles Flat, corner 22d-st. and 6th-ave.; desirable location for studio, builder and architect, dentist, physician, &c. Apply 9 JANITOR, on premises, or J. MONROE TAYLOR, 113 Water-st.

TO LET.—Magnificent flats; steam-heated, decorated; large, light, airy rooms; beautiful location; $28 to $34. Apply on premises, 405 St. Nicholas-ave., between 132 and 133d sts. Nearest L station, 135th-st.

TO LET.—Desk room in a printing office; also room for parties who wish to have their work done on the premises. ALBERT MERTZ & CO., 60 John-st.

TWO very desirable stores or offices to let, in the basement of German Savings Bank building, corner 14th-st. and 4th-ave. Inquire on premises.

UNFURNISHED FLATS, 203 West 23d-st.—A handsome corner flat, third; saloon parlors; all light, sunny rooms; no elevator; to a first-class family. Janitor. JAYNE & CO., 254 West 23d-st.

UPPER part of No. 112 West 14th-st. to rent; will divide or alter to suit tenant. FERDINAND FISH, 149 Broadway.

"WESTMORELAND,"
UNION SQUARE AND 17TH-ST.
An attractively-arranged and light apartment, recently renovated and tastefully decorated, overlooking Union Square; moderate rent. Apply to Superintendent on premises or to GEO. R. READ, 9 Pine-st.

1.—DESIRABLE second floor, handsomely furnished, with board; references exchanged. 54 West 51st-st.

Rooms and Flats To Let.

5TH-AVE., NO. 363, near 34th-st., opposite Stewart mansion.—Three upper floors, 12 rooms; suitable for private family or bachelor's apartments. Apply to JOSEPHINE L. PEYTON, owner, 154 W. 14th-st.

4 LARGE ROOMS and bath, good order; rents $14 and $15. JANITOR, 304 E. 74th-st.

41ST-ST., 114 EAST.—Apartments; three, four rooms; all light; perfect improvements; rent, $14, $18.

86TH-ST., 131 EAST.—Elegant corner flats; seven and eight rooms and bath; rents, $50 to $70.

145 EAST 48TH-ST.—Elegant 2d flat; 7 rooms and bath; rent reduced to $40; southern exposure. MICHAELIS, STECKLER & CO., 153 Bowery.

206 TO 212 WEST 69TH-ST.—Splendid apartments, papered, decorated and steam-heated; 7 rooms, bath and private hall; no elevated railroad noise. On premises or SKINNER & NELLIS, 1,169 9th-ave., near 72d-st.

Flats Wanted.

FURNISHED FLAT WANTED.—A gentleman, wife and daughter want a fully furnished flat in a first-class locality below 59th-st.; the most scrupulous care will be taken of furniture and fixtures, could assume possession at once. Address with full particulars, E. J. C., Tribune Uptown Office, 1,238 Broadway.

Board and Rooms.

A PRIVATE FAMILY, on 31st-st., near 5th-ave., wish to rent two large connecting rooms, furnished, on third floor, with fire and bath; suitable for two gentlemen or gentleman and wife; terms moderate; references. Address H., Tribune Uptown Office, 1,238 Broadway.

AT No. 29 EAST WASHINGTON PLACE near Broadway.—Choice comfortable, well furnished rooms, near hotels.

AN EXTRA LARGE FRONT ROOM for gentleman; with or without board; comfort; central location; private family. 68 West 36th-st.

A.—LARGE HANDSOMELY FURNISHED room; bath; hot and cold water; terms reasonable. Call all week, 642 Lexington-ave.

A SMALL FAMILY will rent handsomely furnished corner room, and board, to gentleman and wife; one flight; southern exposure; references. "STERLING," 101 East 86th-st.

CANDA HOUSE, 17 Lafayette place.—Select boarding, with hotel conveniences; terms reasonable; cuisine excellent; table board.

DO YOU WANT BOARD, with or without private table? Do you want furnished house for the winter? Apply at EVERITT DIRECTORY, 74 West 35th-st. Established 1866. Information reliable and free.

DELIGHTFUL sunny rooms for gentleman and wife or two gentlemen; private family; references. Tribune Office, 1,092 9th-ave.

ENTIRE FLOOR, or en suite; private bath or table, if desired; also room for gentlemen. 26 West 50th-st.

FIRST-CLASS board, with choice rooms, at large mansion on Stuyvesant Park. Address or call Mrs. TEMLINE, No. 8 Livingston-place.

FINE, large room on second floor, with excellent board, in private family. 1 East 125th-st.

HANDSOME, sunny rooms, large and small; closets, running water; respectable block; excellent board. 349 West 32d-st.

HANDSOME ROOMS, excellent board. French cooking, select parties; permanent only; references exchanged. 163 West 34th-st.

HANDSOMELY furnished parlor and square room; folding beds; $4 and $6; good location. 519 West 23d-st.

IN REFINED FRENCH FAMILY.—Fine large alcove room; board; advantage of conversation in French; references. 323 Lexington-ave.

LARGE and small rooms, nicely furnished; board if desired; running water, bath; terms moderate. 216 East 14th-st.

LEXINGTON-AVE., 442.—Large first floor room to be let; hot and cold water, large closets.

LARGE ROOMS on parlor floor; suit couple or party gentlemen. At 148 Waverly-place.

MADISON-AVE., 144.—Superior board; elegant parlor and second floor, en suite, or otherwise; also one single room; reasonable.

NICELY FURNISHED ROOMS, for two gentlemen; with good family; between 55th and 75th sts., near 7th-ave.; reference exchanged. Address ROOM 33, Ashland House.

NEWLY furnished square room, second floor, all conveniences. 128 East 54th-st.

ONE OR TWO GENTLEMEN.—Nicely furnished large front room; all conveniences; private family. 312 West 19th-st.

PLEASANT square room to let, furnished; private family. 38 Bank-st.

SINGLE or double rooms, with or without board; references. 233 W. 51st-st.

SUITE large, elegant rooms, with superior board; 23 West 129th-st.; fine location; moderate terms.

TWO BOARDERS WANTED.—$35 weekly for two persons; only one other boarder; one large front room; southern exposure, facing beautiful park; handsomely furnished; in one of the coolest, most homelike and attractive of residences, having all conveniences and newly furnished throughout, with small American family, respectable, educated and congenial; bountiful table; excellent attendance; two blocks from elevated station; crosstown cars pass the door; convenient to academies and theatres; 20 minutes from door to City Hall; an exceptional home in an exceptional neighborhood; who will share it with us at this fair figure? C. C. C., Box 17, Tribune Office.

WASHINGTON SQUARE, West 33d-st.—Desirable 2d and 3d story front rooms; good table; reasonable.

WEST 135TH-ST.—1 block from elevated station, handsome large room, nicely furnished, with board, for two gentlemen or married couple; also small room; terms reasonable. Address GOOD HOME, Tribune Office.

1 OR 2 CHILDREN can take good board; good care guaranteed. Call at MERRES, 360 W. 36th-st.

3 WEST 21ST-ST.—Handsome en suite or single parlor, dining-room; superior table; references exchanged.

3 EAST 47TH-ST.—Two large, handsome rooms; second and fourth floor front; excellent table; references.

4TH-AVE., 63.—Handsomely furnished alcove and parlor; also other rooms. HAMILTON.

5TH-AVE., 437.—Elegantly furnished parlor floor, in two suites, with private baths; private table if desired; 6 course dinners; hotel attendance; references.

5TH-AVE., 339.—Large and small, sunny rooms, with first-class board; running water, with good closet room; also table board; references.

5TH-AVE., 126 AND 128 (THE BURNHAM), corner 18th-st.—Elegant suite of rooms, all conveniences, with board; other rooms; table and appointments unexceptionable.

5TH-AVE., 353, corner 34th-st.—Rooms on second and third floors, with board; terms moderate.

12TH-ST., 40 WEST, near 5TH-AVE.—Second floor rooms en suite or singly, also other rooms desirable for families seeking winter quarters; reference.

14TH-ST., 153 WEST.—Furnished large and small rooms; excellent table; reasonable prices; table boarders; references.

14 EAST 42D-ST., NEAR 6TH-AVE.—Handsomely furnished rooms, with excellent table; references.

14TH-ST., 306 EAST.—Handsomely furnished rooms to let with board; all modern improvements; terms moderate.

15 CHARLES-ST.—Nicely furnished large and small rooms; also table board.

15 EAST 46TH-ST.—A New-England lady has desirable second floor, with board; references.

17 WAVERLEY PLACE, near Broadway and New-York Hotel.—Elegant rooms on parlor and second floors; also desirable rooms on fourth floor; handsomely furnished throughout; references.

18TH-ST., 112 EAST, 3 doors from Clarendon Hotel.—Large, desirable front rooms, second story, with board reference.

19 WEST 18TH-ST.—Hall room; large closet; with board.

19TH-ST., 68 WEST.—Desirable rooms; front and rear; en suite or singly; also parlor.

21ST-ST., 58 WEST.—Handsomely furnished rooms, en suite or singly; gentlemen; reference.

21ST-ST., 9 WEST.—Handsome rooms; first-class table; a specialty; new management; locality very choice; reference.

22D-ST., 129 WEST.—Handsomely furnished large third-story back room; folding bed, large closets, grate fire; references.

22 D-ST., 11 EAST.—Handsomely furnished rooms with board; references.

23 D-ST., 467 WEST.—Nicely furnished square room and hall bedroom; reasonable terms.

24TH-ST., 51 WEST.—One large, one small room, handsomely furnished; all improvements.

25 WEST 48TH-ST.—Desirable rooms, with board; unexceptionable references given and required.

25TH-ST., EAST, 114.—Elegant suite of rooms, second floor, southern exposure; excellent table; other rooms.

26TH-ST., 42 WEST.—Handsome second and third floor rooms; also pleasant physician's office; board optional.

27TH-ST., 157 EAST.—Newly furnished rooms, with bath, one block from 3d-ave. Elevated; house newly furnished.

27TH-ST., 35 WEST, near Broadway.—Elegantly furnished 2d floor; private bath.

28 EAST 47TH-ST.—Desirable, well-furnished, light rooms; singly or connecting; southern exposure; excellent table.

29TH-ST., 324 WEST.—A very large furnished room in private house; southern exposure; reference exchanged.

Board and Rooms.

31ST-ST., 39 WEST, opposite Grand Hotel, an exceedingly desirable suite to rent, unfurnished, by the year, including gas, heat, bath, laundering, attendance, etc.

32D-ST., 29 WEST.—Two suites of rooms, handsomely furnished, on second and third floors.

32 CLINTON PLACE.—Superior accommodations; newly refitted; handsomely furnished large and small rooms; steam-heated; experienced and refined management; prices moderate; permanent or transient.

33D-ST., 409 WEST.—Three nicely furnished rooms in private family, with or without board.

34TH-ST., 248 WEST.—Handsomely and newly furnished; running water; large closets; terms moderate; gentlemen preferred.

34TH-ST., 117 WEST, near Broadway.—Elegant rooms, with private bath, singly or en suite; superior table; single rooms for gentlemen; references.

34TH-ST., 143 WEST.—Handsomely furnished rooms; new house, new furniture; board optional; references.

34 WEST 51ST-ST.—Desirable second floor, handsomely furnished, with board; references exchanged.

34TH-ST., 140 EAST.—Elegant newly furnished front and back parlor; other rooms; board if desired.

36 WEST 21ST-ST.—Comfortably furnished rooms to let; large and small; references.

37 EAST 20TH-ST.—Nicely furnished rooms with good table board; table board given.

7TH-AVE., 467.—Elegant second floor; private bath; reasonable rates; parties desiring superior accommodations and board.

9TH-AVE., 37TH-ST.—Improved flats, 4 rooms, improvements; reasonable rent. Janitor, 357 West 37th-st.

$14 FLATS.—Hot water supplied by owner to each family's bath-room and kitchen; all improvements; steam heat; small, select families. 334 East 77th-st.

38TH-ST., 237 WEST.—Handsomely furnished large and small rooms to let in private house, with or without board, at moderate rates; good neighborhood.

37TH-ST., 27 WEST.—Second floor, front, large and hall rooms to rent; table and attendance first-class; references exchanged.

39 EAST 22D-ST.—Families and gentlemen can be accommodated with handsomely furnished rooms and excellent board; references.

40 WEST 34TH-ST. — Desirable upper rooms, with excellent board; references.

40TH-ST., 203 WEST, east of 8th-ave.—Apartments of four rooms, all light, $22 and $23 monthly.

41ST-ST., 148 WEST, near Broadway.—Handsomely furnished rooms, en suite or singly, with or without board; terms moderate.

41ST., 212 EAST.—Large and small furnished rooms.

42D-ST., 10 EAST.—Large and hall rooms on second and fourth floors with board; references.

42D-ST., 147 WEST, near Broadway, opposite St. Cloud, Rossmore Hotels.—Two large rooms; also hall room.

42D-ST., 132 WEST.—Avrill House, private hotel; newly furnished; second floor; also other rooms.

42D-ST., WEST, 140.—Large third-story room; also hall room; both beautifully furnished; table and appointments first-class; table guests accommodated.

43D-ST., 145 WEST.—Select families and gentlemen can have good rooms and excellent board; small private boarding-house.

44TH-ST., 209 WEST.—Desirable, large, sunny alcove, square and single rooms, with board.

44TH-ST., 110 WEST.—Handsomely furnished, sunny rooms; house plumbed with latest sanitary improvements; superior table; French, American cuisine; under owner's personal supervision; references.

45TH-ST., 134 WEST.—Attractively furnished second story; piano, refined surroundings; abundant table; references exchanged.

45TH-ST., 156 WEST.—Communicating and single rooms; cheerful home, with excellent board; references.

45TH-ST., 175 WEST.—Handsomely furnished rooms, singly or en suite; private family. References.

46TH-ST., 209 WEST, near Broadway.—Large and small furnished rooms; moderate terms; references.

44TH-ST., WEST, between Broadway and 6th-ave.—Handsomely furnished communicating rooms, 2d and 3d floors; private American family; references. Address "TRUMBULL," Tribune Uptown Office, 1,238 Broadway.

47TH-ST., 20 EAST.—Second floor; sunny room; large hall room, with board; references exchanged.

49TH-ST., 245 WEST.—Sunny front room, neatly furnished, to let with board in private family, to one or two gentlemen.

51ST., 242 EAST.—Desirable rooms, with substantial board.

52D-ST., 100 WEST, corner 6th-ave., 34 bell.—With small French family, a large and a small room, with or without board; also table board for two gentlemen for evening dinner.

53D-ST., 148 WEST.—Handsome large rooms; large closet; hot and cold water; all improvements.

62 KING-ST.—Gentlemen accommodated with nicely furnished rooms and board; all conveniences; reasonable.

69 WEST 48TH-ST.—First-class rooms and board; references exchanged.

72 WEST 86TH-ST.—Elegant sunny suites; other rooms; home appointments and meals; first-class; references; family tables.

86TH-ST., 240 EAST.—Furnished room, suitable for office or other purposes; good location; near two L stations; moderate rent. BURGESS.

104 WEST 43D-ST.—Elegantly furnished rooms, every possible convenience; large closets; bath; superior table; private house; references.

107 WEST 38TH-ST., near Broadway.—Handsome parlor floor, with or without private table; other rooms.

121 EAST 27TH-ST.—Two large, handsomely furnished rooms, with bath, hot and cold water; plenty of closet room; reasonable to desirable party.

122 EAST 27TH-ST., between 4th and Lexington aves.—Central location; second floor, front; other double and single rooms; first-class board and references.

127TH-ST., 125 EAST.—Sunny second-story alcove room to rent, with board; also hall room.

128 TH-ST., 281 WEST.—Third floor; furnished rooms for light housekeeping; rent cheap.

129 TH-ST., 23 WEST.—Fine location; suite large, handsomely furnished room; single rooms; unexceptionable table; moderate terms.

130 WEST 45TH-ST.—Large front parlor, and a smaller room, with good board; table board; references.

138 WEST 21ST-ST.—Handsomely furnished rooms en suite and singly; hot and cold water.

144 WEST 45TH-ST. — Three fine furnished rooms, for gentlemen; reference required.

144 WEST 43D-ST.—First-class rooms with board; table board; references.

152 WEST 12TH-ST.—Nicely furnished rooms; board absolutely first-class; table boarders a specialty.

212 EAST 20TH-ST.—A large front room, grate fire and gas, private house, for two gents. Please inquire for BULISH.

219 WEST 53D-ST.—Back parlor and connecting room; both large and finely furnished; hot and cold water, gas, bath, grate fire, folding bed, &c.; with first-class board; very reasonable; near elevated; references.

231 WEST 22D-ST.—Newly furnished rooms, with or without board; back and front parlors, and reception room suitable for physician.

233 WEST 20TH-ST.—Nicely furnished square, also hall room; every convenience; private house; reference.

234 AND 236 EAST 115TH-ST.—Choice flats, all latest improvements, 5 and 6 rooms and bath, private halls, parlors and main halls finished with handsome cabinet work; halls heated; neighborhood unexceptionable; rents low.

244 WEST 33D-ST.—Second floor front, furnished hall room to quiet gentleman.

275 MADISON-AVE.—Handsome suite of rooms, with private bath; also hall room and large room on fourth floor; first-class board; reference.

322 WEST 18TH-ST.—Neat reception room for gentleman out during the day; good board and use of piano.

332 LEXINGTON-AVE., CORNER 39TH-ST.—Pleasant room on parlor floor; on second floor, two connecting rooms, suited to party of four; other desirable, well-lighted rooms; good table; moderate prices.

355 WEST 17TH-ST.—To let, furnished, a large room and bedroom to married couple, or gentlemen; together or separate; southern exposure; reference.

305 EAST 50TH-ST.—Gentlemen can find nicely furnished rooms; gas, bath, heat, ample closets; private house, private family; double or single; $2 50 each.

345 LENOX-AVE.—Nicely furnished room, 2d floor front, with board, for young couple, or gentlemen.

364 WEST 46TH-ST.—Private family would let two new and nicely furnished rooms to gentlemen.

412 WEST 23D-ST.—Handsome rooms; running water; "L" station; terms moderate to permanent parties.

425 LEXINGTON-AVE.—Nicely furnished room, near Grand Central Depot and convenient to all cars.

$24.—PARLOR, bedroom, kitchen, bath-room; excellent location. OWNER, 70 West 50th-st.

Brooklyn.

AT HOTEL ST. GEORGE, Clark-st., Brooklyn Heights, a desirable suite of three or four rooms and private toilet room, now vacant; cuisine unsurpassed; incandescent light throughout.

Board and Rooms Wanted.

FROM 1st of November, by gentleman and wife; well-furnished accommodations; southern exposure; private family preferred. Address N. J., Tribune Office.

WANTED.—By a gentleman, wife and two grown daughters, a quiet, comfortable home in a private family, where there will be no other boarders; between 30th and 60th sts., Park-ave. and 6th-ave. For good accommodations and good table a fair price will be paid. Boarding-houses not desired. Address, with description and price, H. R., Tribune Office.

WANTED.—Room suitable for physician's office, without board, between 5th and Lexington aves., 35th and 42d sts. DOCTOR, Tribune Uptown Office, 1,238 B'way.

Horses and Carriages.

AMERICAN HORSE EXCHANGE,
(LIMITED.)
1,634 to 1,642 BROADWAY, NEW-YORK.
BOARD OF DIRECTORS:
W. K. VANDERBILT, President.
FREDERICK BRONSON, Treas. and Sec.
William Jay, J. G. K. Lawrence,
E. Lamontagne, F. W. Vanderbilt,
George Peabody Wetmore.

THE SECOND GRAND FALL SALE
will be held
WEDNESDAY, OCT. 17, 1888.

An opportunity will be afforded of disposing, at great advantage, of horses and carriages to such as do not wish to keep their establishments over the winter.

At the inaugural sale of 1887 there were sold about 50 horses, besides carriages, harness, &c.

Entries should be addressed to the office of the AMERICAN HORSE EXCHANGE, LD., before October 10, if possible, in order to give time for the catalogue to be finished.

Stock may be consigned from the country and will be met on arrival at the city.

Stalls and boxes for 300 horses.
Keep, $1 per day.
Telephone call, 149 39th-st.
R. G. STEVENS, Superintendent.

A.—THE best place to pick out a good wagon, either business or pleasure, is at the salesrooms of the RACINE WAGON AND CARRIAGE CO., 153 and 155 Spring-st. and 139 South 5th-ave. This spacious repository