Real Estate.

A.—WM. C. GYSBERS, 556 9th-ave., southeast corner 41st-st. West Side Property a Specialty. Bargains in apartment houses, flats, private houses, &c.

Rents collected and entire care of property taken for 3 per cent. Satisfaction guaranteed. A 1 reference.

A.—JOHN R. HIBBARD, Real Estate, loans and insurance, 1,513 3d-ave., near 85th-st. Collections a specialty.

CYRILLE CARREAU, Agent, Grand-st. and Bowery, takes full charge of small and large estates at reasonable terms.

FAIRVIEW, N. J.—For sale, House, or to let, on the Northern Railroad of New-Jersey; 20 minutes out; immediate possession; ground and cottage of 11 rooms; three minutes' walk from the depot; newly papered throughout; ceilings tinted; all improvements; rent, $28. Apply to Owner, Office, 422 West 38th-st.

HOUSES FURNISHED AND UNFURNISHED.—In all parts of the city; flats. F. B. MAYHEW, 117 West 42d-st.

H. G. & F. E. EILSHEIMUS, 265 Broadway, want city and country houses, for sale or to let, furnished or unfurnished; registration free.

SALE OR EXCHANGE.—Large list of dwellings, flats, tenements, lots, grazing, timber, coal and mining properties and free and clear country property; will call with list. BRYON W. ANDERSON, 17 West 125th.

SEND stamp or call for printed list of desirable real estate bargains. GIBSON, 53 Liberty-st.

TO LET or FOR SALE.—A handsome house, furnished; 54th-st.; a bargain; $125 only. Room 32, 11 Pine-st.

City Property Wanted.

FURNISHED house wanted for adult family for winter; must be first class. Owners address BELLAMY & WINANS, 659 6th-ave.

WANTED, LOFTS.—About 10,000 square feet for paper-box factory; not extra hazardous risk. CAXTON, 138 Mulberry-st.

City Property For Sale.

A.—TO LET OR FOR SALE. Lots $1,000 required to purchase, balance instalments, elegant three and four-story dwellings. On 81st-st., between 8th and 9th aves.; on 112th-st., between 8th and 9th aves.; on 113th-st., between 8th and aves.; on Edgecombe-ave., between West 136th and 137th sts.; also elegant apartments in the steam-heated flats corner 135th-st. and St. Nicholas-ave. Always open. Apply to DORE LYON, owner, office 321 West 136th-st.

A SUPERBLY BUILT, planned and finished medium-sized dwelling. 6TH-AVE., FACING CENTRAL PARK, AT 62D-ST. For sale low, with immediate possession. The house has been overhauled and magnificently decorated; lot extra depth. Keys of V. K. STEVENSON & CO., 106 Broadway and 668 Fifth-ave.

A PALATIAL HOUSE on the choicest street of the West Side, 127 West 72d-st., 20x85, lot 102; dining-room and butler's pantry extension; elaborately finished in rosewood, mahogany, satinwood and oak; always open; will be sold at a bargain to a quick buyer; description sent. C. K. BILL, 62 Liberty-st.

A HANDSOME 4-story residence and private stable near the 59th-st. and 5th-ave. entrance of Central Park; no agents. N. FERNBACHER, 311 East 20th-st.

A 3-STORY, medium-size dwelling (newly decorated), near Park-ave.; price reasonable. L. J. CARPENTER, 41 Liberty-st. and 1,181 3d-ave.

A 9TH WARD 5-story improved tenement, 20.6 feet wide, $39,000; rental, about $4,450. L. J. CARPENTER, 41 Liberty-st. and 1,181 3d-ave.

ATTENTION called to 11 and 13 West 120th-st.; superior 3-story private dwellings; choice location; bottom prices. WALTER REID, owner.

A THREE-STORY BROWNSTONE DWELLING.—West 46th-st.; new house $19,500. S. M. BLAKELY, 1,526 B'way.

B ROOME-ST., adjoining Bowery, 40x93, good for builder, &c.; also small Bowery property, near Broome-st., as an investment. CYRILLE CARREAU, Grand-st. and Bowery.

CLOSE TO 5TH-AVE AND 46TH-ST.—Very large, handsomely decorated dwelling for sale at a low figure to close estate. L. H. FURMAN & CO., 137 Broadway.

A.—THREE-STORY AND BASEMENT brownstone private house, 18x60x100, near 5th-ave. street; price only $8,000. GREENWALD & CO., 202 Broadway.

A.—FOUR-STORY AND BASEMENT brownstone private house, near 5th-st. station; fine order; immediate possession. Price $15,500. GREENWALD & CO., 202 Broadway.

A.—BARGAIN, corner Walker-st., west of Broadway; 50x75. $80,000. GREENWALD & CO., 202 Broadway.

AN ELEGANT 4-story house in West 85th-st., Nos. 48, 50 and 54; box stoops, cabinet trimmed; all the latest improvements. Inquire on premises or of JAMES A. FRAME, owner and builder.

A.—BARGAIN; 9th Ward Tenement; 5-story, 2-room, 25x86x100; rent $3,400. Price $30,000; mortgage $20,000. GREENWALD & CO., 202 Broadway.

BARGAINS in some large pieces of business and flat property. JOHN R. HIBBARD, 3d-ave., near 85th-st.

EXCHANGE THE EQUITY of two Central Park lots for a house and lot in New-York or Brooklyn; free and clear; worth $10,000. Address BROADWAY, 1,469 Post Office.

ELEGANT new 3-story private dwelling; handsomely decorated; choice location. 11 West 120th-st., near Lenox-ave.

ELEGANT DWELLINGS FOR SALE on and about Murray Hill. ALBERT L. DAVID, 111 B'way, Room 19.

FOR SALE.—Rare chance; fine assortment of brick and frame houses, newly built; all improvements; prices from $3,200 upward; small amount in cash needed; balance in monthly and yearly payments; thousands are paying rent which would in a few years pay for one of these fine properties; fine, high, healthy location; near elevated road and horse cars. Inquire on the place, of JOHN W. DECKER, builder and owner; 841 Forest-ave., near 161st-st., three blocks east of 3d-ave., on the hill. Descriptions sent by mail.

FOR SALE on favorable terms.—The first-class 3-story, French basement house, 27 West 30th-st., medium size, just completely remodelled and refinished, the first floor in ivory, per sanitary plumbing; substantially a new house. $43,000. Apply to GRISWOLD, DEDEL & GRISWOLD, 11 Pine-st., Room 41.

FEW GOOD BARGAINS of investment properties. CYRILLE CARREAU, Grand-st. and Bowery.

FOR SALE.—10 East 57th-st., 25 feet front, with dining-room extension; lot 120 feet; bargain; others all sizes; at lowest prices. W. P. SEYMOUR, 171 Broadway, only office.

FOR SALE OR RENT, unfurnished, Madison-ave., near 28th-st.—31 East 44th-st., 10 East 57th-st., 604 Madison-ave. and 32 East 76th-st. W. P. SEYMOUR, 171 Broadway, only office.

FOR SALE, CHEAP, to close an estate, 3-story brick house; corner lot; 9 rooms and basement; well ventilated; on high ground in healthy part of Rondout, city of Kingston, N. Y. Address Lock Box 50, Rondout P. O., N. Y.

FOUR-STORY BROWNSTONE, with extension, 45th, near Madison-ave.—25x75; $60,000. SAMUEL BLAKELY, 1,526 B'way.

FOUR-STORY BROWNSTONE, 49th-st., between 5th and 6th aves. (leasehold).—$15,000. S. M. BLAKELY, 1,526 B'way.

FOUR-STORY BROWNSTONE DWELLING, 49th-st., near 6th-ave.—$24,000; bargain. S. M. BLAKELY, 1,526 B'way.

FOUR-STORY BROWNSTONE, 48th-st., near Broadway.—$14,000. S. M. BLAKELY, 1,526 Broadway, cor. 45th-st.

FOUR-STORY BROWNSTONE DWELLING, in perfect order, No. 117 East 57th-st., New-York, for sale. For permit and terms apply at DURANT LAND IMPROVEMENT COMPANY, 1 Broadway.

HURRAH FOR PROTECTION! Yesterday's public sales tell the result. Large lists of West and East Side lots at present prices for scooping in. Prices will rule from 10 to 25 per cent higher next spring. SAMUEL KILPATRICK, 157 Broadway.

LEASE.—Furniture, everything pertaining to well-established furnished-room house; business reputation and location unsurpassed; no agents; terms cash; great bargain. HOUSE, 950 Broadway.

NORTHEAST CORNER 1ST-AVE. and 107th-st., 100x113; good plot for builder. CYRILLE CARREAU, Grand-st. and Bowery.

ON WEST END-AVE., between West 72d and 73d sts., there are four magnificent private houses built by day's work with iron beams, fireproof brick, copper cornices, tile roofs, hard wood throughout, double floors, electric bells, kitchens tiled, new designs, admirably arranged, location unparalleled for health or beauty; prices $40,000, $50,000; corner $75,000. Apply on premises or address F. E. ROBINSON, 97 6th-ave., Brooklyn, N. Y.

SIX lots, southwest corner 86th-st. and 10th-ave.; free and clear, or mortgage to suit. OTTO ERNST, South Amboy, N. J.

STABLE FOR SALE CHEAP.—20th-st., near 3d-ave.; nine stalls, carriage room and living apartments. FURMAN, 137 Broadway.

SOUTHEAST CORNER 4TH-AVE. 110TH-ST.—Sale, exchange, 4-story brownstone stores, flats; 40x76; very valuable; big bargain. MACCABE, 234 Broadway.

SINGLE FLAT, cabinet finished, 4-story; 248 West 120th-st.; block restricted; sale, exchange. MACCABE, 234 Broadway.

SALE OR EXCHANGE.—Valuable plot, 110x100, steam heated mansion; northwest corner Fulton and Pennsylvania aves.; big bargain; easy terms. MACCABE, 234 Broadway, New-York.

THREE-STORY BROWNSTONE, 44th-st., near Broadway.—$23,000; printed list ready. SAMUEL BLAKELY, 1,526 B'way.

3D-AVE., near 103d-st., also 3d-ave., near 87th-st., 2d-ave., near 111th-st., 1st-ave., near 65th-st., also 1st-ave., near 23d-st., corner and other stores and tenements for sale or exchange. CYRILLE CARREAU, Agent, Grand-st. and Bowery.

City Property For Sale.

A.—FOR SALE.—Will take part in exchange, but must have some cash; a great chance for any one wishing to get a good paying property; the following houses are owned by John W. Haaren, and we will sell one or all: Nos. 4 and 10 West 134th-st., near 5th-ave., two splendid new 5-story double brownstone flats, with all improvements, and finished first-class, price $26,000; each first mortgage $15,000 each, at 5 per cent for five years; also Nos. 9 and 11 West 133d-st., two splendid 5-story double flats, price $27,000; first mortgage $15,000 each at 5 per cent, all improvements, and all rooms handsomely papered and decorated; also Nos. 2,771 and 2,773 8th-ave., cor. 147th-st.; the corner house is 25x81, lot 83 ft.; built for three families on each floor, and the store is leased for five years, price $34,000; price of No. 2,773 8th-ave., $23,000; this property has a splendid outlook for improvements; also southwest corner of 2d-ave. and 101st-st.; 5-story, built for three families on a floor, and store leased for five years; also Nos. 305 and 307 West 126th-st., near 8th-ave.; two splendid flats, known as the "Mayflower," price $29,000 and $34,000 each; first mortgage at 4 1-2 per cent interest; also the splendid 5-story corner house, 126th-st. and 8th-ave.; store leased for six years to a large dry-goods merchant; each floor laid out for two families; all the flats rented, price $65,000; first mortgage $30,000 at 4 1-2 per cent; also Nos. 342 and 344 St. Nicholas-ave., near 127th-st.; the last left out of twenty-six; two splendid 5-story flats, all rented, price $29,000; each first mortgage $14,000, each at 4 1-2 per cent; also Nos. 34 and 36 Horatio-st., two splendid new 5-story double flats, laid out for three families on each floor, price $35,000; first mortgage $20,000 at 5 per cent.

Any one wishing to purchase one of the above; I only ask you to go and examine them and convince yourself, and then call on the owner. JOHN W. HAAREN, West Side Real Estate Exchange, 2,869 8th-ave., near 127th-st.

A GEM OF A HOUSE.—Near 81st-st. station in West 82d-st. Three-story and basement brownstone and brick; 10 rooms, 2 bath rooms; sub-cellar; house beautifully decorated; plumbing and gas fixtures, price $22,500. The greatest bargain in New-York. MONTAGUE, Real Estate, 81st-st. and 9th-ave.

JOHN F. B. SMYTH, Real Estate Auctioneer, Broker and Appraiser, No 69 Liberty-st., offers the following property for sale:

LEXINGTON-AVE., near 40th-st.—3-story, high stoop, brownstone dwelling; price $22,000; terms to suit.

3D-AVE., near 60th-st.—Valuable corner, 25x101x105; 5-story double tenement, with stores; price $80,000; mortgage $45,000 at 4 1-2 per cent; rent $6,800.

4TH-AVE., near 127th-st.—Plot of land, 50x70, with 2-story frame; splendid building site; $10,500.

106TH-ST., near 3d-ave.—4-story brick flat, price $11,000; only $8,000; cash required; this property must be sold.

70TH-ST., near 1st-ave.—4-story front and rear tenements, first-class condition; price $16,250; mortgage $10,000; rent $1,700.

LEXINGTON-AVE.—Valuable corner near 26th-st.; 3-story, high stoop, basement and cellar, 19.9x51; price $17,000.

78TH-ST., near 2d-ave.—2 single tenements, 18.9x50x100 each, for $25,000; rent $2,200.

2D-AVE., corner near 112th-st.—5-story brownstone flats, 25x87x100; 3 stores; price $37,000; mortgage $20,000; rent $2,500.

82D-ST., between 5th and 6th aves.—4-story, high stoop dwelling, 17x70, with extension of 30 feet; terms to suit; price $35,000.

5TH-AVE., near 114th-st.—2 full lots, 50x100, price $20,000; terms to suit.

FORREST-AVE., near 142d-st.—3 2-story, high stoop dwellings, basement and cellar; size of lots, 20x100; two each $4,750; corner $5,250; very little cash required.

113TH-ST., between Lexington-ave. and 4th-ave.—3-story, high stoop dwelling, basement and cellar, 17x50x100; price $3,250; mortgage $6,000.

124TH-ST.—3-story, high stoop basement and cellar dwelling 25x50x100; price $12,250.

3D-AVE., prominent corner near 42d-st.—5-story brick tenement, 25x100; price $90,000; rents $6,000.

75TH-ST., near 9th-ave.—A plot of building lots, 100x102, price $44,000; terms to suit.

53D-ST., near Lexington-ave.—3-story, high stoop, brownstone dwelling, 19.8x50x100, price $12,000.

1ST-AVE., near 32d-st.—4-story brick tenement, with store, price $10,500.

Send name and address for list of bargains.

FOR SALE at a bargain.—A modern house on the West Side; elegantly decorated; chandeliers, &c.; thorough inspection invited. 272 West 73d-st. Particulars from SKINNER & NELLIS, 1,169 9th-ave., near 72d-st.

FREE TRADE PRICE.—161 East 88th-st. apartment house. Owner, F. M. JACKSON, 331 Bowery.

PAYING private dwellings, corner property, lots, single and double flats on Christopher, Commerce, Leroy, 109th, 1st-ave., near 117th-st., all parts of city; 10 per cent; no agents. J. W. KETCHAM, 159 Waverley place.

5 TH-AVE., near 59th-st.—Extra large, elegant corner house, with or without furniture, for sale at a low figure; others on all streets and avenues at lowest prices. W. P. SEYMOUR, 171 Broadway, only office.

9 WEST 20TH-ST.—For sale, first-class 4-story, detached house; very well built and arranged; lot 28 1-2 feet by one-half the block. RICHARDS & SAUSE, 5 1-2 Pine-st.

40 TH-ST., 215 TO 221 WEST, for sale, the Pierrepont Flats; four five-story brownstone double flats, with all modern improvements; lot 100x100; houses 85 feet deep; actual rent, $17,084; price, $150,000; mortgage, $100,000; will sell separately if desired. OWNER, 120 Broadway, Room 13 3d floor.

48 WEST 72D-ST.—Four-story full-stoop house; $83,000; must sell. SAMUEL BLAKELY, 1,526 Broadway.

509 WEST 59TH-ST.—Splendid 5-story tenement; fireproof builders' shop; 25x100; $28,000; mortgage, $18,000; 5; must sell; offer wanted. MACCABE, 234 Broadway.

520 WEST 59TH-ST.—Elegant tenement; 90 deep; 22 families; filled; rent, $2,860; price, $24,500; mortgage, $18,000, 5 per cent; $1,200 yearly profit. MACCABE, 234 Broadway.

$1,000 FINE lot, next corner 167th-st. and Stebbens-ave. MACCABE, 234 Broadway.

Brooklyn.

A DOCTOR'S RESIDENCE; elegant corner house, with side entrance and suite of rooms; especially designed for physician's use; on 6th-ave., corner of Prospect Place. Apply on premises.

A.—24 lots, 55th-st. and 6th-ave.; very handsomely located; cheap; easy terms. CHAS. H. FENTON, 159 East 125th-st.

A FINE PLOT OF GROUND, 100x110, on 7th-ave.; first-class location for stores or flats. For full particulars, apply to LEONARD MOODY, 20 Court-st. and 276 Flatbush-ave. Brooklyn.

FOR SALE.—Houses by LEONARD MOODY, 20 Court-st., Phenix Building, and 276 Flatbush-ave.; six 2-story and basement brick houses, brownstone stoop, 10 rooms, all improvements, size 18x40x100, located in one of the finest streets in the Eastern District, near the elevated station; a good opportunity for a fine house at a low price; title guaranteed; terms easy.

FOR SALE.—House, water side of Columbia Heights; $25,000; fine location; beautiful outlook; 3-story, attic and basement; 25x75, lot 25x154, through to Furman-st. storehouse on rear; the cheapest house on that side of Columbia Heights; must sell at once; terms easy. CHAS. A. SEYMOUR & CO., 203 Montague-st., Brooklyn.

FOR SALE or Brooklyn Heights.—House and stable, two lots 51x112 feet, well arranged, Monroe place; house 3-story and basement, 25x60 feet; the choicest property in this street; a great bargain to a prompt purchaser. CHAS. A. SEYMOUR & CO., 203 Montague-st., Brooklyn.

FOR SALE.—First-class Brooklyn investment property, new building. H. J. MEYER, 275 Washington-st., N. Y.

TWO-STORY brick house; all improvements; $500 down; one block from station. Apply LEDOUX, Halsey-st. station, 1,591 Broadway, Brooklyn.

City Property to Let.

A.—A.—A.—BUSINESS PLACES.

A.162 Bowery, store and house, full front, 180 1-2 Bowery, half store and house.

210 Grand-st., large deep store, 80 or 100 ft. Cor. 9th-ave. and 101st-st., store and rooms, only $40.

166 E. 110th-st., store and rooms, through, $225.

48 Bleecker-st., large stand, $9.

266 Division-st., store and rooms, $20.

149 Bowery, large store.

A.—BUSINESS BUILDINGS.

52 Elizabeth-st., 5-story 100-foot building.

36 Peck slip, 3-story small building.

LOFTS.

229 Grand-st., large light loft, only $25.

78 Bowery, 3 large lower lofts.

43 Bowery, 2, 3 or 4 small light lofts.

CYRILLE CARREAU, Agent, Grand-st. and Bowery, under Oriental Bank.

A.—A.—TO LET, on January 1, large factory, corner building, 16,250 square feet, suitable for any manufacturing business; also three separate floors, 50x80, now vacant, with steam power, elevator and furnished throughout with the Harkness system of automatic sprinklers. McCLAVE BUILDING, 11th-ave., 21st, and 22d-st.

A FURNISHED basement to let for catering or laundry purposes. Apply at 109 East 28th-st.

AT 228 WEST 21ST-ST.—Desirable brownstone house, 10 rooms; good location; rent $1,200. S. F. JAYNE & CO., 254 West 23d-st.

A DESIRABLE three-story high-stoop brick house, 14 rooms, 234 West 15th-st.; perfect order; good neighborhood; rent, $1,200. S. F. JAYNE & CO., 59 Liberty-st., 254 West 23d-st.

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

BUILDING, near Wall-st. and Broadway, suitable for manufactory or offices. 102 Broadway, room 18.

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

GRAMERCY PARK.—Extra large, handsomely furnished house to rent to private family only. L. H. FURMAN & CO., 137 Broadway.

HOUSES TO LET in good location from $1,200 upward. ALBERT L. DAVID, 111 B'way, Room 19.

City Property To Let.

FOUR-STORY furnished house, 49th-st., between 5th and 6th aves.; $100; May or longer. BLAKELY, 1,526 Broadway.

LOFT TO LET, 50x100, with power, heat and elevator; double floor, and lighted on all sides by 88 large windows; best neighborhood, and established the most desirable place in the city for jewelry, diamond-setters, or any light manufacturing business requiring great light. Apply to P. O. THAYNE, 52 and 54 Grove-st., near Bleecker.

LOFTS to let, with power; excellent light; good location for help. 541 West 23d-st.

MOUNT MORRIS PARK.—Private house; newly decorated; low rent. 35 West 119th-st.

STORES TO LET.—Adjoining Grand Central Depot; steam heated; stores on East 43d-st. Apply 391 Madison-ave.

STORES on avenues and side streets with or without plate-glass fronts, to let or lease; rent moderate. GEO. E. FOLSOM, 135 1st-ave.

TO LET.—Store and basement, 25x90, No. 5 East 19th-st., opposite Arnold, Constable & Co.; half rent until May.

TO LET.—63 West 97th-st., 4-story and basement, decorated, at $100 per month to October next; privilege renewal at slight advance. Apply on premises between 10 and 11 a. m. and 3 and 4 p. m.

TO LET OR LEASE.—Bargain; brownstone 4-story high-stoop dwelling, 51 East 53d-st., in good order; baths, &c. Apply 38 West 17th-st.

TENEMENT-HOUSE to lease, between 57th and 70th sts. and 8th and 10th aves., by party who will take good care of it. Address J. M., Advertisement Office, 1,092 9th-ave.

TO RENT.—New four-story variegated brick, ornamental front house, 20x52 feet, southwest corner of 83d-st. and West End-ave.; fine location; handsomely decorated, hardwood finish; gas fixtures throughout. DIXON & WILLIAMS & ASHLEY, Atty's, 214 Broadway.

TO RENT, HOUSE, 151 EAST 21ST-ST.—In perfect order; privilege of Gramercy Park. Inquire of H. R. DREW & CO., corner 27th-st. and 5th-ave.

5TH-AVE., 467.—Completely furnished; $300 month; or bachelor's apartments separate. Call at house.

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, all light rooms, $44 to $55. Apply to owner on premises, HOMER J. BEAUDET.

19 EAST 34TH-ST., corner Madison-ave.—Elegant 37-foot mansion, handsomely decorated and in complete order, to let for the winter, with stable adjoining, on 34th-st. RICHARDS & SAUSE, 5 1-2 Pine-st.

$20 PER MONTH.—Frame house, stable, &c., in good repair; 24th Ward. New-York City; near depot. A. BLACKBURNE, owner, 29 Murray-st.

49TH-ST., near 5th-ave.—Finest in the city; no children; cheap to responsible party. "OWNER," Tribune Office.

57 TH-ST., NEAR 5TH-AVE.—Handsomely furnished house; moderate rent; also small house 50th-st., between 5th and 6th aves., $150 per month. BELLAMY & WINANS, 659 5th-ave.

180 MULBERRY-ST., NEAR BROOM.—Splendid store and back rooms; plate glass front; good neighborhood for any business.

$840 DESIRABLE four-story house, 137 West 111th-st., facing Central Park; fourteen rooms; all modern improvements; watchman on premises. EDWARD J. KING'S SONS, 97 Greene-st.

$2,500 HANDSOMELY, Fully furnished dwelling to rent to private family only; delightful neighborhood (central), near 5th-ave. A. J. BERRIEN Jr., 34 Liberty-st.

Brooklyn

FACTORY buildings to lease in Brooklyn; new, large, strong, well lighted, ample power. Apply to A. G. JENNINGS, Park-ave. and Hall-st., Brooklyn.

Jersey City.

RENT ONLY $25.—Handsome 2-story basement house; 9 rooms, cellar; every modern improvement; piazza, vestibule doors; just painted and papered throughout; immediate possession. JOHN M. JONES, owner, 75 Sip-ave., Jersey City Heights. Take Cortlandt-st. ferry, Court House cars.

Country Property For Sale

AT IRVINGTON, New-Jersey.—Will be sold at auction Nov. 28, 1882, at 2 o'clock, on the premises, the homestead of the late David Hayward; 9 rooms and improvements; stable; 4 acres; fine land; 1,250 feet street front in macadamized road; corner Springfield and Stuyvesant aves., near horse-car lines. A. L. CROSS, 36 Pine-st., New-York, or Newark Office.

A.—WAKEFIELD HEIGHTS, opposite Woodlawn Station; new Queen Anne cottages; extraordinary terms; will lease; rent apply on purchase; no interest; splendidly located lots; great future advance. CHAS. H. FENTON, 159 East 125th-st.

AT BASKING RIDGE.—58-acre farm, good house, 8 rooms; barn, stable, sheds &c.; near railroad station, churches, schools stores and post-office; only $6,000. A. L. CROSS, 36 Pine-st., N. Y.

Or Newark Office.

AT MADISON.—Several very desirable residences for sale or rent. A. L. CROSS, 36 Pine-st., N. Y.

Or Newark Office.

BARGAINS in St. Paul, Minn., city property; also mortgage securities bearing 6, 7 and 8 per cent interest. Address R. M. FULTON, St. Denis Hotel.

FLORIDA ORANGE GROVES for sale and exchange; desirable, healthy locations; $6,000 upward. J. W. ATWATER, 159 Broadway.

FOR THIS MONTH ONLY. Buy your lots now to own your home at Arlington, only 30 minutes from City Hall; lots from $180 and upward; lots east; all the $125 lots sold; buy now before the next advance in price. Particulars of H. G. & F. E. EILSHEIMUS, 265 Broadway.

FOR SALE.—Perfectly complete eight room cottage at Arlington, N. J., 2 1-2 to 3 1-2 lots, $3,200; only $800 to $700 cash; balance easy payments; high ground; good neighborhood. EILSHEIMUS, 265 Broadway.

ORANGE, N. J.—The following decided bargains are offered: Two new Queen Anne houses, nine rooms, all improvements $4,250; $750 cash. Desirable house near Grove Street Station, 10 rooms, all improvements, $6,500; two handsome new Queen Anne houses, every improvement, sewer connected, $8,500 and $9,000; modern house on Central-ave., near Orange Station, 12 rooms, large lot, $12,000; handsome house on Arlington-ave., finely finished, best location, $16,000; elegant house on Highland-ave., stable, fruit, &c., $18,000; very desirable house on Reynold's Terrace, 13 rooms and bath, fine view, stable, scenery, &c., $20,000; gentleman's residence on Mountain-ave., 12 rooms, every modern improvement, lot 220x300, location unsurpassed for health and beauty; grounds worth $22,000; house cost $45,000; total, 67,000; mortgage, $30,000; exchange equity for other property; also sixty houses to rent, furnished or unfurnished, and the most desirable unimproved property to select from in all the Oranges. ROBERT APPLETON, Jr., Brick Church Station, N. J.

TO EXCHANGE for city investment property.—A magnificent Hudson River County Seat; 19 miles from Grand Central Depot; 22 acres; can be divided; price, $100,000. Apply to A. BRITTON HAVENS, Attorney, 18 Wall-st.

Country Property To Let

TO LET at LARCHMONT.—A furnished cottage, 9 rooms; heater in basement, comfortable for winter; nice lawn fronting the Sound and the Park; unsurpassed scenery and location; must be seen to be appreciated; very easy of access to the city, 20 miles distant, commutation less than $9 per month; cars run often; will rent till April for $125. Further particulars, R. M. STIVERS, 150 East 31st-st.

$420.—RENT, at Fordham, on Harlem Railroad, house, barn, scenery; 2 1-2 acres; fruit, &c. RTS. PIERCE, 235 East 119th-st.

Rooms and Flats To Let.

A.—THE EDINBORO, northwest corner of 10th-ave. and 1034-st.—Apartments with steam heat, passenger elevator, and all first-class appointments; rents from $45 to $80 per month. Apply on premises or WALTER LAWRENCE, northwest corner 9th-ave. and 104th-st.

A.—THE EDGECOMB, 130th-st., corner St. Nicholas-ave. Elegant apartments, low rents, decorated, sanitary plumbing, steam heat, large rooms, extra width and depth, private halls. Apply to DORE LYON, 321 West 126th-st.

A.—ELEGANT SINGLE FLAT to let in a 25-foot house on Lenox Hill; nine large rooms and bath, all lighted and well ventilated; newly decorated; the only flat on the block. Inquire on premises, 107 East 70th-st., near Park-ave.

A.—THE MARLBOROUGH, 254 to 260 West 55th-st. A few choice apartments to let; steam heated and elevators. Apply to SUPERINTENDENT.

AT 329 WEST 21ST-ST.—Desirable second flat, 6 rooms, bath; all improvements; halls heated; rent $30. Janitor or S. F. JAYNE & CO., 254 West 23d-st.

ATTENTION.—Great rent reduction; flats from $12 to $25; apartments from $7 to $10; one flat for adults. Janitor, 241 East 79th-st., basement.

AT VERY MODERATE RENTS.—Flats, 4 and 5 rooms, all improvements; in elegant order; decorated; $17 to $22; See Janitors 347 and 349 East 41st-st., or KYLE, 586 3d-ave.

APARTMENTS to let in new buildings, LYCEUM, 33, 35, 37 Grove-st., 4 very large light rooms, modern improvements, including bath; halls carpeted and heated; refrigerators and slate class mirrors; $22 to $32. Apply on premises or KYLE, 586 3d-ave.

A.—DESIRABLE FLATS, of 6 rooms and bath each, at 304 West 20th-st.; all improvements; 24 flat $35; 34 flat $33; janitor. S. F. JAYNE & CO., 254 West 23d-st.

Rooms and Flats To Let.

A.—A.—A.—TO LET.—The following Apartments and Floors:

1,056 6th-ave., 6 large rooms, cor. house, $35.

837 6th-ave., 5 large rooms, floor improvements, $25, $27 50.

1,756 9th-ave., 7 rooms, imp. floor, $10.

54 Division-st., 4 rooms, through floor, $16.

1,752, 1,754 9th-ave., 6 rooms, floors, $14, $15.

1,557, 1,559 3d-ave., 4 rooms, floors, $12 to $14.

2,140 3d-ave., 5 large rooms; floors, $13.

549 East 109th-st., 4 rooms, floor, $10.

ALSO ELEVATOR APARTMENTS.

69 3d-ave., 4 and 5 large rooms, $16, $16 50.

66 Leroy-st., 3 rooms, $9.

235, 237 E. 38th-st., 3 large rooms, $8 50 and $14.

713 to 717 2d-ave., 3 large rooms, $10 and $10 50.

162 to 168 E. 116th-st., 3, 4 large rooms, $7 to $11.

24 Broome-st., 3 rooms, $9 50 to $10.

1,870 3d-ave., 3 large rooms, $8 to $11.

409 E. 18th-st., 3 rooms, $8 to $9 50.

329 E. 109th-st., 2 and 4 rooms, $6 to $9.

230 E. 100th-st., 2 and 3 large rooms, $7 to $9.

697 1st-ave., 2 and 3 rooms, 6 to $9.

858 1st-ave., 3 rooms, $6 to $8.

2,147 2d-ave., 2 rooms, $7 and $7 50.

1,244 2d-ave., 2 rooms, $6.50 and $7 50.

134 Mott-st., 2 rooms, $7.

CYRILLE CARREAU, Agent, Grand-st. and Bowery, under Oriental Bank.

ALL light 8-room flats, to respectable families; $30 and $25. 324 West 45th-st.

A.—1,067 LEXINGTON-AVE., cor. 76th-st.—Elegant apartments, 7 to 9 rooms all light, every convenience, steam heat, decorated and papered; low rents. Janitor or McLAUGHLIN, 1,252 3d-ave.

APARTMENTS and floors of two, three, four and five rooms to let at moderate rents. GEO. E. FOLSOM, 135 1st-ave.

CREAM OF HARLEM. Elegant steam-heated 25-foot front single flats; cabinet finish and decorated; all light rooms; reduced rates; rent from $48 to $60; can be occupied at once. 135TH-ST., 205 WEST, NEAR 7TH-AVE.

CHEAP RENTS.—64 East 114th-st., near 4 Madison-ave.; new flats of 6 rooms; all latest improvements; parlors and halls nicely decorated; rents, $17 to $20. Apply to janitor or agents, MURRAY'S, 2,030 3d-ave.

CHEAP RENTS.—60 East 114th-st., near Madison-ave., new flats of 6 rooms; all improvements; parlors and halls decorated $17 to $20; open to-day; references required. MURRAY'S, 1,930 3d-ave.

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

FURNISHED flat to let to June 1, 2d floor, No. 112 East 81st-st.; elegantly furnished, steam-heated; 8 rooms, all light. Inquire at 103 East 81st-st.

FLATS, seven rooms and bath, all improvements, near station, $18 to $26. HYATT, 164 East 84th-st.

FIVE LARGE ROOMS; ample closets; water supply; halls and closets heated; halls carpeted; only $15. Apply to 355 East 89th-st.

LOWER part of house; centrally located; spacious apartments; a rare chance; call to-day; $45. 411 West 23d-st.

MODERATE RENT.—Single flat, seven large rooms; all improvements; only refined families received; no children. Mrs. PIERCE, 335 East 119th-st.

PARK-AVE., 1,368; 77TH, 78TH STS.—Choice third flat for small family, $30; fourth, $28; perfect condition; halls heated janitor's services; possession now.

SINGLE FLATS, 6 rooms; all improvements; $23 to $25; 314-318 West 40th-st.; see janitor. J. CORBIT & CO., 234 and 9th-ave.

THE EVELYN. An absolutely First-Class Fire-Proof Apartment Building, 103 to 107 West 78th-st. Charming views of Park and river; $1,250 to $1,700, and bachelor apartments from $650 to $750; send for description. C. K. BILL, 62 Liberty-st.

THE "ELSEGHEM," entrance, 200 West 69th-st.—Delightful corner flats; 7 rooms; $30, $32, and $35; handsomely decorated; sanitary plumbing; halls heated. Apply to janitor, or to A. BRITTON HAVENS, Attorney, 18 Wall-st.

THE WALTON, 164 EAST 86TH-ST.—Unfurnished apartments now to let to refined families only. Rents $25 to $35. Should be examined to be appreciated. Apply on premises, day or evening.

THE CHELSEA, 222 WEST 23DST., One large furnished housekeeping apartment, second floor; two apartments unfurnished; house absolutely fire-proof; restaurant first-class.

THE "LEONTINE" and "HERMINE," 202 and 204 West 60th-st., near Boulevard and parks; 8 light rooms; steam heated; handsomely decorated; all improvements; single flat, second floor, $47 50; fourth floor, $37 50; double flat, second floor, $40; third floor, $35. Apply to janitor, or to A. BRITTON HAVENS, Attorney, 18 Wall-st.

THE CHELSEA, 222 West 23d-st.—Apartment 58, unfurnished; 3 rooms and bath; southern exposure; steam-heat.

THE ESKDALE, 91st-st. and Madison-ave.—One elegant apartment; everything first-class; rent $70.

2D FLOOR in private house; 5 rooms. 204 West 10th-st.

5TH-AVE., NO. 363.—Three upper floors, 12 rooms, all improvements; immediate possession; rent very low. Apply to J. L. PEYTON, owner, 154 West 14th-st.

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

17 TH-ST., 145 EAST, first flat, right.—Nicely furnished parlor and bedroom; all conveniences; cheap.

$20.—TO LET, first floor and basement. 240 East 28th-st.

40 TH-ST., 215 TO 221 WEST, near Broadway.—The Pierrepont Flats to let. Six light rooms and bath; perfect order; electric bells; all modern improvements; rent $30. Agent on premises.

57 TH-ST., WEST, 421 TO 423.—Elegant large apartments, eight rooms and bath, all heated; rent $900 per year. Inquire of janitor.

123 D-ST., 152 EAST.—Flat, 7 rooms; reduced rent, $25 to $20; all improvements; housekeeper.

1,578 3D-AVE.—Flat of six rooms and bath; all conveniences; newly painted and papered; only $19. Apply to-day on premises.

Rooms Wanted.

A PARTY OF THREE ADULTS want two square, well-furnished rooms, both light and good board; no attention paid to answers that do not describe accommodations and state terms. CARLTON, Tribune Office.

ADULT (three) family desire completely furnished flat; daylight rooms, elevator and other conveniences during occupants' absence. Address full particulars to "RESPONSIBLE CAREFUL," Tribune Office.

WANTED.—For the winter by a small family, a furnished or unfurnished apartment in good location, south of 59th-st. and between 4th and 6th aves. Address L. C. J., Tribune Office.

3 ADULTS require 2 rooms with board; one $24 floor sunny; price, $50. Send particulars to EVERETT DIRECTORY, 74 West 35th-st.

Board and Rooms.

A SECOND-STORY, large furnished room; gas, heat, closets, bath; $5. OWNER 118 East 54th-st.

A HEATED FRONT ROOM.—Furnished; private family. 119 East 51st-st.

A PLEASANT front hall room for gentlemen. 253 5th-ave.; central location.

APARTMENTS.—Newly furnished; near principal hotels, clubs, 6th-ave. elevated, Broadway cars; rooms $3 50 to $6 per week. 42 West 28th-st.; gentlemen.

A HANDSOMELY furnished alcove room, with running water