Real Estate.

A.—TO LET OR FOR SALE.—Always open. $1,000 required to purchase, balance instalments, elegant three and four-story dwellings, on 91st-st., between 8th and 9th aves.; on 112th-st., between 8th and 9th aves. DORE LYON, 321 West 136th-st.

A.—FULL lists of houses for sale or to let, in all locations and at all prices. PORTER & CO., 77 East and 206 West 125th-st.

ATTENTION, uptown builders and traders, two nearby country places, with liberal cash for improved city property. N. C. PARSHALL, 62 Liberty-st., Room 13.

COUNTRY SEATS, houses, farms; sale and rent. Descriptive catalogue on application. E. S. MILLS, jr., 957 B'way.

FOR SALE OR TO LET.—Elegant four story and basement brownstone private dwelling, 45 to 51 East 92d-st. Apply to owner, 40 East 92d-st., or at office, 122 East 85th-st. PH. BRAENDER.

FOR SALE OR TO LET, BRISTOL, PENN.—Large house, used as school for girls; 21 rooms; lot 75x350; Radcliffe-st. facing Delaware River; will be put in good repair. Apply E. S. WHELEN, 1,520 Walnut-st., Philadelphia.

GOOD investments offered in business and flat property; also building lots. ALBERT L. DAVID, 111 Broadway, Room 19.

HOUSE FOR SALE or exchange for Brooklyn house; 2-story, attic, double cellar and basement, 10 rooms, slate roof; 42 miles on Harlem R. R. JONES, Box 178, Katonah, N. Y.

L. DEUTSCHBERGER, Agent and Broker, 172 East 63d-st.—Rents collected; estates managed; houses sold and let.

MAGNIFICENT FRUIT FARM on Hudson; value $30,000; free will; add cash for a desirable piece city or Brooklyn property for investment. PAYNE & WESTOVER, 96 Broadway.

NICE PLACE IN THE COUNTRY wanted in exchange for a choice 4-story brownstone house in 95th-st., near Central Park, west. Call at once. PAYNE & WESTOVER, 96 Broadway.

OWNERS of tenement and flat houses in New-York and Brooklyn who desire to increase their income send for circular. RENT GUARANTEE COMPANY, 540 Grand-st., New-York.

REAL ESTATE OWNERS desirous of selling and letting their property, communicate with L. DEUTSCHBERGER, 172 East 63d-st.

THREE-STORY HOUSE; 16 rooms; close by Court House and City Hall; near ferries; horse-cars to door; sell cheap or exchange for business, city or country. EXECUTOR, 7 Jackson-ave., Long Island City.

26 LOTS, dwelling, store, stock, three tenement-houses; business $15,000; 2 hours out; exchange; some cash wanted. T. W. HEALD, real estate, 200 E. 14th-st.

56 TH-ST., NEAR 9TH-AVE.—Choice 5-story brownstone tenement; well rented; moderate price; exchange for small place in country or lots; also private house in Harlem to exchange. PAYNE & WESTOVER, 96 Broadway.

$25,000 CASH, balance on mortgage, will buy a new, elegant 5-story, 8th-ave. corner, near 42d-st.; 16 rooms on a floor; 4 stores; steam heated; size 25.6x100; rents, $9,600; must be seen to be appreciated. Apply to WM. C. GYSBERS, 356 9th-ave., s. e. cor. 41st-st.

City Property for Sale

A NEAT brownstone dwelling, 3 stories, high-stoop, 16.8x66x100; 43d-st., near Lexington-ave., to close an estate; worth $15,000; will bid $13,750; easy terms; possession. Address Box 184, R. E. Exchange.

A.—POSITIVE BARGAIN.—Five-story double tenement, 25x100; good renting location; price, $17,000; mortgage made suitable to purchaser. GREENWALD & CO., 202 Broadway.

A.—FOUR-STORY and basement brownstone private houses, near 59th-st station; immediate possession; price, $15,500. GREENWALD & CO., 202 Broadway.

A.—HANDSOME five-story apartment house, near Central Park; decorated, steam heated, cabinet trimmed; all rented, $3,948; price, $33,000; would exchange for good lots below Central Park. GREENWALD & CO., 202 Broadway.

A GRAND OPPORTUNITY.—One of the finest furnished houses in the city, cannot be excelled in any particular; long established; full of people; to be disposed of on account of sickness; do not fail to see it early. H. J. BLY, 1,293 Broadway.

A.—ELEGANT new four-story house in West 85th-st.; Nos. 48, 50 and 54; box stoops; cabinet trimmed; all the latest improvements. Inquire on premises, and JAMES A. FRAME, Owner and Builder.

BETWEEN Broadway and 6th-ave., 20th-st., adjoining dwellings, together, 60x50x100; possession May next; price $80,000, lowest. Call at Exchange or address Box 184, R. E. Exchange.

BLEECKER-ST. and SOUTH 5TH-AVE.—Five-story brick building, 25x65x125, $22,500. SAM. C. SLOAN, 171 Bridway.

ELEGANT dwellings for sale on and about Murray Hill. ALBERT L. DAVID, 111 Broadway, Room 19.

FOR SALE.—West Side, cigar store; old established; good location; cheap rent; 8 living rooms. Address CASH, 270 West 23d-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.

FOR SALE.—Rare chance; fine assortment of brick and frame houses, newly built; all improvements; prices from $2,300 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 OR EXCHANGE.—Well rented apartment house; always full; between 7th and 8th aves.; excellent investment; rental, $3,800. HULBERT PECK, 268 West 34th-st.

FOR SALE.—Bargains. Always open; $1,000 required to purchase; balance instalments; elegant three and four-story dwellings, on 91st-st., between 8th and 9th aves.; on 112th-st., between 8th and 9th aves. DORE LYON, 321 W. 131 West 136th-st.

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.

GREAT BARGAIN.—Two brick houses on lot 25x100 feet; central location; low price for quick sale. S. C. LELAND, 56 West 34th-st.

ON MURRAY HILL, near 5th-ave.—The elegant 4-story house, 27 West 36th-st.; medium size; just completely remodeled and refinished, the first story in hard wood; new sanitary plumbing; substantially a new house; $43,000; immediate possession. GRISWOLD, DEUEL & GRISWOLD, Attorneys, 11 Pine-st., Room 41.

OFFER WANTED for extra large dwelling, near Windsor Hotel; will be sold very low to close estate. L. H. FURMAN & CO., 137 Broadway.

SPLENDID INVESTMENT.—Four full lots; eight brick tenements; in perfect sanitary condition; 33d-st., near 8th-ave.; rental, $10,200. HULBERT PECK, 268 West 34th-st.

TENEMENTS.—Clinton-st., with store, $24,000; Broome, $9,000; 35th, $14,000; Spring, $25,000; Oliver, $11,000; private houses, adjacent to 5th-ave., $40,000 to $75,000; also corners and business property. ISAAC A. GRAVES, 111 Broadway.

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.

69 SEVENTH-AVE., between 14th and 15th sts. Inquire on the premises from 10 until 1. No agents.

Brooklyn

HOUSE FOR SALE.—New 3-story and basement; nicely furnished; swell front; brie-a-brac, mantels every floor; modern improvements; builder needs cash. OWNER, 864 Lafayette-ave.

City Property To Let.

AN ELEGANT private stable, 25x100, near the 59th-st. and 5th-ave. entrance of Central Park; no agents. N. FERNBACHER, 311 East 20th-st.

A DESIRABLE 4-story high-stoop house, West 23d-st., London Terrace; 17 room and 2 bathrooms. S. F. JAYNE & CO., 254 West 23d-st.

AT A VERY LOW RENT for winter months or longer, fully and completely furnished residence adjacent to 5th-ave. and 50th-st.; immediate possession; others. V. K. STEVENSON & Co., 106 Broadway and 663 5th-ave.

A.—A.—TO LET, on January 1, large factory, corner building, 16,250 square feet, suitable for any manufacturing business; also three separate floors, 50x65, 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 DOUBLE office to let in Rowell Building, 10 Spruce-st.; size 21x22; steam heat included; rent $300 per year.

A DESIRABLE 3-story high-stoop brick house, 14 rooms, 324 West 19th-st.; perfect order; good neighborhood; rent $1,200. S. F. JAYNE & CO., 254 West 23d-st. and 59 Liberty-st.

BROADWAY store and basement, running through to Mercer-st.; three large skylights, to lease. Apply on premises, Trelights, to lease. Apply on premises, Tremont Hotel, 665 Broadway.

BUILDING TO LET.—Three well-lighted floors and cellar, 34x20, with or without steam power; 152 Baxter-st., one door from Grand-st.; for light manufacturing purposes; rent $60. Inquire of JOHN TODD, 150 Baxter-st.

6 TH-AVE., corner Washington place.—Large store on avenue, with extra fine large basement store, desirable for wholesale or retail business; also small store, with rooms; all steam heated; first-class new building. Apply on premises.

City Property to Let.

A.—A.—A.—BUSINESS PLACES.
162 Bowery, store, house, full front.
180 1-2 Bowery, half store, house.
Cor. 9th-ave., 101st-st., str., r'ms only, $40.
149 Bowery, large store.
166 E. 110th-st., str. & rooms, through, $25.
48 Bleecker-st., large stand, $9.
206 Division-st., store and rooms, $20.
52 Elizabeth-st., 6-story, 100-foot building.
36 Peck Slip, 5-story small building.
LOFTS.
229 Grand-st., large, light loft, only $35.
78 Bowery, 3 large lower lofts.
43 Bowery, 2, 3 or 4 small, light lofts.
CYRILLE CARREAU, Agent, Grand-st. & Bowery, under Oriental Bank.

BROAD-ST.—WHOLE FRONT, near Wall; five old brick buildings; rental, $8,000; price, $100,000; ground worth price. SAM. C. SLOAN, 171 Broadway.

CHARLES BUEK & CO., Architects, 1,187 9th-ave., cor. 72d-st., offer for sale their very elegant new houses in the finest street of the west side.
Nos. 103, 105 and 111 West 72d-st.
Also,
A very handsome 20-foot house in one of the choicest blocks on Lenox Hill,
No. 40 East 67th-st.
They desire to call special attention to the very elegant and in every way superior apartments now building by them on West 72d-st., each apartment of which will consist of two full and complete stories, affording advantages never before offered in apartments.
These are offered for sale on a new plan and very advantageous terms.
The building is absolutely fireproof.

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

EASTERN BOULEVARD and 83d-st., corner; extra-sized house, low rental; also 84th-st., 1st and 2d aves., 3-story high-stoop. JOHN G. FOLSOM, 14 Bible House.

FULLY FURNISHED HOUSE, superb order, central location, season or year, $200. DAILEY, 74 West 35th-st.

FURNISHED house to let on 34th-st., near 8th-ave; part rent in board. Address "FURNISHED," Tribune Uptown Office, 1,238 Broadway.

GRAMERCY PARK.—For rent, season or year, very large and handsomely furnished dwelling, to private family only. L. H. FURMAN & CO., 137 Broadway.

LOFTS to let in 42 Duane-st.; strong fire-proof building; good light; $31 monthly. L. H. FURMAN & CO., 137 Broadway.

LOFT, 102 East 12th-st. JOHN G. FOLSOM, 14 Bible House.

NORTH OF 125TH-ST.—$25 cottage, 11 rooms, bath, ground 100x100, 1724 and Topping sts. STEINBRINK, 1,366 3d-ave.

PARTIES desiring a good modern house at reasonable rent, apply to ALBERT L. DAVID, 111 Broadway, Room 19.

STORES TO LET.—Adjoining Grand Central Depot; steam heated; stores on East 43d-st. Apply 340 Madison-ave.

STORE No. 16 Desbrosses-st., 30x80; $1,000. Apply 187 Fulton-st.

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

STABLE TO LEASE; low rent; 150 stalls. SPENCE, architect, 2,294 3d-ave., 125th-st.; chance for right man.

SIX LOFTS, 75x125, No. 440 to 444 Canal-st., with engine and boiler, $10,000, or 5 1-2 lofts at $9,000. These lofts are well lighted and very desirable. Apply 187 Fulton-st.

STORE TO LET.—Large plate-glass windows; also back parlor, with extension, furnished or unfurnished. 36 Clinton place.

TO LET.—No. 114 East 30th-st., four-story brownstone house, in complete order; reduced rent. DREW & CO., 1 West 27th-st., or STEPHEN O. LOCKWOOD, 41 Wall-st.

TWO LOFTS TO LET.—With power; excellent light; good location for help; 541 West 23d-st.

TO LET.—A corner store and stable, all necessary fixtures, for the grocery, market and feed business; excellent opportunity; rent moderate. B. F. HORTH & CO., Agents, 741 Grand-st., Jersey City.

THE FIRST FLOOR of 20 Lafayette place, together with a two-story building in rear lot, with an entrance way to same from the Bowery; to lease for a term of years; alterations, additions or changes will be made to suit tenant; first-class opportunity for large printing establishment, bookbinder or book concern. For particulars apply to JOHN G. FOLSOM, 14 Bible House.

TO LET FOR BUSINESS PURPOSES.—BUILDINGS, OFFICES AND PREMISES FOR BUSINESS ON 42D-ST. ONE STORE 16 FEET DEEP. F. B. MAYHEW, 117 West 42d-st.

WHOLE or PART of three-story house; nicely furnished; 25 East 20th-st.; owner would board.

WILL LET at half rent to 1st of May, N. W. cor. 122d-st. and Pleasant-ave.; 42ft.; high stoop, brownstone front; good order. GAW, 62 Prince-st.

7 TH-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; $81 to $36; also fine corners, all light rooms, $44 to $55. Apply to owner on premises, HOMER J. BEAUDET.

11 TH-AVE., corner 38th-st.—Lofts, 25x100 and 50x100; light on three sides.

35 WEST 119TH-ST.—Three-story, high stoop, newly decorated, in fine order; looks on Mount Morris Park; low rent and lease. Inquire on premises.

53 WEST 54TH-ST.—Four-story high-stoop modern dwelling; possession; will lease for term of years; permits required. JOHN G. FOLSOM, 14 Bible House.

55 TH-ST., 624 WEST.—Dwelling, factory, yard, stable, 25x150; engine and boiler; suitable for dyer, vinegar works, weiss beer brewery, &c.

71 ST-ST., 131 EAST.—Fully furnished house to let; china, glass, silver and linen; $100, month.

131 EAST 71ST-ST., Park-ave.—Furnished house to let; perfect order; china and glass; $150 month.

180 GULBERRY-ST., near Broome.—Splendid store and back rooms; plate-glass front; good neighborhood for any business.

411 WEST 23D-ST.—Lower part of house cheap till May 1; spacious apartments; a rare chance; call Monday afternoon.

$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, 13th-st., 3d-ave., Brooklyn.—Four-story, brick, 50x100; engine, shafting; suitable for any business; rent reasonable. Owner, C. E. POTTER, 87 Warren-st., N. Y.

TO LET, BROOKLYN.—Elegant brownstone, four stories, 17 rooms; 270 Clinton-st., between Congress and Warren; $1,000 only.

$45 PER MONTH.—381 7th-st., near Prospect Park; new two-story, ten-room brownstone house; all improvements; twenty minutes from Bridge or Hamilton Ferry; or will sell; $6,750; $1,000 cash, balance $500 per annum, or terms to suit. Owner, JOHN R. HUFF, 805 Broadway, New-York City.

Jersey City.

FULLY or partially furnished 8-room house, 15 minutes of New-York; all improvements; excellent location; PLEASANT, Station B., Jersey City.

City Property Wanted.

FURNISHED HOUSE, good location; not to exceed $125 per month. Address W., 270 West 28th-st.

I DESIRE to purchase for cash a private house, between 23d and 70th sts., and 5th-ave. to 2d-ave.; price, $12,000 to $15,000. Address Box 17, Tribune Office.

WANT FOR CASH BUYERS, corner suitable for liquor business, New-York or Brooklyn; west of Nassau-st. preferred; also have buyer for dwelling below 70th-st.; also have New-York and Brooklyn lots, with builder's loans, to trade for city residences or tenements. H. F. SCHELLHASS, 44 Broadway.

WANTED.—A loft, 6,000 square feet; good light; 5 horse-power; elevator; below 40th-st.; top loft and West Side preferred; for white metal business. Address MANUFACTURER, Tribune Office.

Country Property For Sale

FOR SALE.—Flushing lots; fine location; 4 minutes to depot, half an hour from city; 35 trains daily. W., Flushing, L. I.

THE FOLLOWING fine country property for sale or exchange for city real estate: Beautiful residence at Orange, 50x50; 3 stories; all improvements; including steam heat; $55,000. Handsome residence, Mount Vernon; lot 200x210; house 3 stories; 10 rooms; all improvements; stable and outbuildings; $30,000; magnificent large $40,000. One finest residence in Flushing; 4 acres; handsomely laid out; abundance fruit, flowers; house 3 stories; all improvements; mirrors, carpet, billiard table; stable and outbuildings; $55,000. Elegant farm, Newtown, Conn.; 140 acres; 2 1-2 story house; barn; plenty fruit; good spot for a hotel; $17,000. Pleasanto, N. J.; 32 acres; house, barn; fruit, all kinds; $3,500. Splendid farm and country seat, Orange Lake, near Newburg, N. Y.; $5,000 mortgage, to suit. Rare opportunity to get one of the handsomest country seats on the Hudson; 19 miles from New-York; $60,000. Farm, with brownstone quarry, on Erie Railroad, near Port Jervis; $3,500. 150 acres and bluestone quarry, at Barryville, on Delaware and Hudson Canal; bargain; $75,000. Handsome place, 38 acres; 2 1-2 story house; 1-4 mile from the Monmouth race track; $12,000. Baldwins, L. I.; delightful spot; 2 acres; 2 1-2 story house, 11 rooms; $5,800; mortgage to suit. COMFORT & RUPPE, 1,285 Broadway, Standard Theatre Building.

Country Property for Sale.

A.— QUEEN ANNE VILLAS.
400 FEET ABOVE THE SEA;
TERMS EASY;
45 MINUTES FROM RECTOR-ST., via New-York City and Northern R. R., via Sixth and Ninth avenue elevated;
FEW MINUTES FROM STATION;
finished in hard wood; reception hall, library, parlor and dining-rooms with open fireplaces; heated throughout with furnace (Boynton "Perfect" range); bath-room; running water; all modern improvements; plot of ground 50x200; restrictions against nuisances; commutation, including elevated fare, 15c. Also Villas to let.
HUDSON RIVER BUILDING CO., Evening Post Building, 206 Broadway, New-York.

ABOUT 200 ACRES for sale, bounding on New-York Bay, thirteen miles out; extensive buildings; near stations; high, extensive, elegant ocean view. J. A. VAN AUKEN & CO., 71 Broadway.

5 ACRE PLOTS, for orange groves, South Florida; price, $25. F. M. HENDRY, 34 East 10th-st.

Country Property To Let

ORANGE.—Four or five furnished rooms for housekeeping, in private family; near depot; $15 to $20; references. J. W., East Orange, N. J.

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 $6 per month; cars run often; will rent till April for $125. Further particulars, R. M. STIVERS, 150 East 31st-st.

Board and Rooms.

AT 122 EAST 19TH-ST., corner Irving place.—Desirable rooms, neatly furnished; with private table; for two gentlemen and their wives, or other genteel adult parties; references.

AT THE KNICKERBOCKER, 5th-ave. and 28th-st.—Elegantly furnished bachelors' apartments.

A.—SECOND STORY LARGE FURNISHED ROOM.—Gas, heat, closets, bath; $5. Owner, 118 East 54th-st.

AMERICAN family will rent two rooms, with or without board; also table board. 220 West 124th-st.

A PLEASANT, well furnished front, sitting and bed room; low rent to permanent party; references. 304 6th-ave., over Bristol's; O'Neill bell.

ATTRACIVE HALL ROOM, with heat, for a gentleman; references. 42 East 20th-st.

BACHELOR'S QUARTERS.—Handsomely furnished; comfort, refinement; moderate to right parties; nicely heated; inspection invited. 131 West 13th-st.

BOARDERS WANTED.—Lodgings $1 per week and upward; superior beds. Mrs. FLEMING, 130 Liberty-st.

CHEERFUL, neat and warm room, suitable for two gentlemen; also single room; American family. 62 Carmine-st.

CLINTON PLACE, 31.—Front sunny room housekeeping or gentlemen; hall room, heated; single beds, $2 each.

CLINTON PLACE, 111, bet. 5th and 6th aves.—Large front room; board if desired.

CLINTON PLACE, 36.—Front and back parlor, with extension; also large and 2d-story front; connecting; reasonable.

DESIRABLE, nicely furnished rooms, with board. Parlor dining-room. 209 West 44th-st.

DESIRABLE second story front, back rooms; house heated; hot, cold water; closets; excellent table board. 251 West 25th-st.

DESIRABLE furnished rooms, select board, home comforts, private house; station, 34th-st., one block; terms reasonable. 1,233 Lexington-ave.

ENTIRE THIRD FLOOR, or en-suite; superior table, private if desired; also parlor suite. 20 West 50th-st.

EXCHANGED for partial board, kitchen, dining-room, entire second floor, bath, in strictly private residence, centrally located; no boarders.

ELEGANT front parlor, with bedroom and bath; reasonable; near 6th-ave.; 134 1-2 West 33d-st. FRIEND.

FIRST-CLASS BOARD; house thoroughly renovated; newly furnished; references required; changed hands. 236 W. 34th-st.

FURNISHED ROOMS, with or without board; also parlor floor, suitable for a physician. 117 East 40th-st.

FOR GENTLEMEN.—Large, sunny front room; folding bed; neatly furnished; fire if required. 69 West 11th-st. Ring Coles bell.

GARDNERS BOARDING BUREAU, 124 West 23d-st. Information free of best boarding and furnished-room houses.

HANDSOMELY furnished rooms, with board; gentlemen, gentleman and wife; appointments first-class. 40 West 25th-st.

HANDSOMELY and newly furnished room and dressing-room in private family; for one or two gentlemen; every possible convenience. 148 West 15th-st.

LARGE FURNISHED ROOM TO LET; back parlor. 133 West 103d-st.

LARGE, WELL-FURNISHED SUNNY ROOMS in northwest corner flat; light breakfast furnished if desired; rent moderate. Mrs. F., 101 West 40th-st.

LARGE and small furnished rooms for one or more gentlemen; reference. 149 West 14th-st.

LARGE, nicely furnished rooms; gentlemen or gentleman and wife. 159 East 36th-st., near 3d-ave.

LARGE and small rooms, nicely furnished, to let, at 442 Lexington-ave.; reference.

NICELY FURNISHED ROOMS to let. 1,671 3d-ave., 34 floor.

NOW OPEN.
THE GERLACH,
55 WEST 27TH-ST.
NEW AND SELECT.
ABSOLUTELY FIRE-PROOF.
EVERY HOTEL CONVENIENCE.
A few desirable large and small apartments, EN SUITE, WITH PRIVATE BATH, not engaged.
Service and cuisine unexcelled. American and European plan. Call or address
THE GERLACH.

NICELY AND LARGE FURNISHED ROOMS, well heated; gas and running hot and cold water; with or without French table. 73 West Washington Place.

NICELY furnished southern exposure rooms, private house, $3. 351 West 30th-st.

NEAR MADISON SQUARE.—Large, handsomely furnished room; with every convenience; gentlemen only. 42 E. 26th-st.

PLEASANT ROOMS to let, with board.—80 West 132d-st.

PARTIES desiring board or boarders apply at Everett Directory, 74 West 35th-st.; information and registration free; 22 years' reference. E. A. DAILEY, personally present.

RELIABLE information (free) of refined houses, all locations; also flats. EXCELSIOR BOARD DIRECTORY, 50 West 22d-st.

SUNNY back parlor to rent; furnished or suitable for doctor's office. 242 East 115th-st.

STRICTLY PRIVATE AMERICAN family of adults owning beautiful home, will let furnished alcove room and small room off, with hot and cold water and gas; to gentleman and wife only; board and fire for $65 monthly; 8 different lines of cars; one-half block from house to bridge and different ferries; table everything homemade. Address SELECT, Brooklyn Post Office.

THE ARNO.
Handsomely furnished rooms, with or without board; suitable for single gentlemen; permanent or transient; terms moderate. H. S. MARSH.

TREMONT HOTEL, popular restaurant; lunch and oyster counters, 663, 665 Broadway, opposite Bond-st.; 150 commodious, newly and richly furnished rooms, daily, $1; weekly, $5. JULIUS A. ROBINSON, Proprietor; also owner and manager St. Nicholas Hotel, Washington place, adjoining Broadway; European, American plans; liberal arrangements for the winter.

TO LET.—Furnished hall-room; first floor; private house. 205 East 46th-st.

TO PERMANENT party with references, will sublet elegantly furnished suite of three connecting rooms; southern exposure; one flight up; private entrance; heat, gas, use of bath; board if desired. Ring bell 2. 119 East 28th-st.

TWO connecting rooms, opening into large sunny parlor, in apartment, centrally located; good board; moderate prices; highest references. Address H., Tribune Uptown Office, 1,238 Broadway.

THE HARPER, 234 5th-ave.—Richly furnished rooms for gentlemen only; steam heat, baths, hot and cold water.

UNITED STATES HOTEL, Fulton, Pearl and Water sts.—Light and well-furnished rooms by the week; single, $3; double, $5 and upward; parlor and reading-rooms; elevator and all modern improvements; restaurant and cafe. HERDLING & FOLLMER, Proprietors.

WAVERLY PLACE, 213, between Charlie and Ferry sts.—Two rooms, with or without board.

WANTED.—Gentleman and wife, two gentlemen, or invalid to board; fine, large house, spacious grounds; half hour from city; near depot; frequent trains; moderate terms. W., Flushing, L. I.

1 ROOM, with board; references. 136 Madison-ave., n. w. cor. 31st-st.

3 HANDSOMELY FURNISHED FLOOR; suite and single rooms; private table, optional; Murray Hill; no charge for information; references. S. C. LELAND & CO., formerly with Everett Directory, 56 West 34th-st.

2 LARGE NEWLY FURNISHED sunny rooms; fire, gas, bath, large closets; $4 upwards. 519 West 23d-st.

2 GENTLEMEN can have an elegantly furnished room, with heater; first-class board; 45 minutes of Wall Street, N. Y. and Northern R. R.; terms, $16 per week per couple. R. R., Tribune Office.

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

5 TH-AVE., 437.—Elegantly furnished suite, second floor; single rooms; large square room; private tables; six course dinner; unexceptional cuisine; table board; best attendance; references.

Board and Rooms.

5 TH-AVE., 128.—The Burnham, corner 18th-st.; elegant suite of rooms; all conveniences; with board; table and appointments unexceptionable; references.

5 TH-AVE., 469.—Private family; entire second floor, connecting rooms, elegantly furnished, including private bath and exclusive dining-room; home comforts; meals optional.

5 UNIVERSITY PLACE, North Washington Square.—Nicely furnished rooms for gentlemen; $2, $4, $6; private family.

5 TH-AVE., 341.—Handsomely furnished large and small rooms; low rent. Inquire of Mrs. F. GREEN.

$5.—LARGE FRONT PARLOR and bedroom; bath, gas, piano; 2 doors from 7th-ave., near 125th-st. L station. RYAN, 166 West 128th-st.

7 TH-AVE., 751.—3 furnished rooms, 1st floor; best house, with owner, $6 50 weekly; others $4 50.

11 TH-ST., EAST, 54, near Broadway.—Elegantly furnished sunny parlor; also smaller rooms; large closets; references exchanged.

12 TH-ST.—A large room, second floor; also hall room, with board. PRIVATE, Tribune Uptown Office, 1,238 Broadway.

15 TH-ST., 121 WEST.—Second-story back room, without board.

17 EAST 31ST-ST.—Bachelor apartments, etc., or single; baths; good attendance; breakfast if desired; references.

17 EAST 31ST-ST., bet. 5th and Madison aves.—Elegant parlor suite; private table; exclusive bath; appointments A1.

17 TH-ST., 36 WEST.—One large, sunny room; also two others, connecting, with board; references.

18 WEST 51ST-ST.—With board, third floor hall room, ample closet room; running water; southern exposure.

18 TH-ST., 112 EAST., near Broadway.—Desirable, large sunny rooms, with board; references.

19 TH-ST., 320 WEST.—Nicely furnished hall room in private house.

19 TH-ST., 70 WEST.—Large square room with grate; suitable for 2; $3 50; also single rooms, $2.

21 ST-ST., 9 WEST.—Extension parlor and fourth floor square; superior board.

22 D-ST., 132 WEST.—A large front room gas, running water, closets; suitable for two gentlemen or gentleman and wife.

22 D-ST., 51 WEST.—Wanted table boarders; gentlemen or families; unexceptionable table; references exchanged; dining-room on parlor floor.

23 D-ST., 20 EAST, Madison Square.—Heated single rooms; excellent board; house and appointments first-class.

23 EAST 31ST-ST.—Single and double rooms; first-class board and location; references; very reasonable.

23 D-ST., 249 WEST.—Elegant rooms and first-class board with refined German family.

23 D-ST., 409 WEST.—Rooms with board; two parlors; also single room; on 2d floor, in small private boarding-house, near elevated station; references.

23 D-ST., 505 WEST.—Large front room to let, furnished; gas and bath; also hall room; both moderate.

23 D-ST., 168 WEST.—Superior table board, $4 per week.

23 D-ST., 328 WEST.—Rooms with board; sunny parlor; large front and double and single for gentlemen; references.

24 TH-ST., 42 WEST.—Handsome furnished rooms; one with private bath; gentlemen only; references.

24 EAST 20TH-ST.—Second floor rooms, unexpectedly vacated; also parlor and third floor rooms; reduced terms.

24 TH-ST., 254 WEST.—Handsome rooms; every convenience; superior board; gentlemen or married couples; $6 upward; table boarders wanted.

24 TH-ST., 55 WEST.—Large front parlor and connecting room; large room on third floor front; furnished, unfurnished or business purposes.

26 TH-ST., 238 WEST.—Hall bedroom, neatly furnished, in private house, to a gentleman.

29 EAST 22D-ST.—Beautifully furnished room; southern exposure; house and table first-class in every appointment; references.

30 TH-ST., WEST, 303, 2D FLOOR.—Comfortable furnished front room to let, suitable for two persons. Call all week after 6 p. m.

30 IRVING PLACE.—Rooms with first-class board; terms moderate.

32 D-ST., 37 WEST, "ALBION."—Rooms for gentlemen, with board; also a few table boarders accommodated.

32 D-ST., WEST, 349.—Sunny rooms; hall; with or without board; every convenience; nice block; table board; reasonable.

32 CLINTON PLACE.—Furnished rooms, first-class; steam heat; low prices; desirable.

32 EAST 58TH-ST., corner Madison-ave.—Refined French family; handsomely furnished alcove front room, second story; excellent table.

34 TH-ST., 349 WEST.—Front, south rooms; single rooms; conveniences for fire; best table; moderate terms.

34 TH-ST., 136 WEST, near Broadway.—Handsomely furnished rooms.

34 WEST 51ST-ST.—In small family, desirable rooms, handsomely furnished, on second floor; with board.

35 WEST 16TH-ST.—Handsomely furnished suites of two and three rooms; also single rooms for gentlemen.

38 TH-ST., NO. 121 EAST.—Suite of 4 rooms; private bath; private table; first-class attendance; references.

38 WEST 34TH-ST.—Second floor front suite and other desirable rooms, with board; references.

40 ST. MARK'S PLACE.—Pleasant furnished rooms for one or two gentlemen.

41 WEST 20TH-ST.—Large furnished room; also a hall room.

41 ST-ST., 143 WEST, near Broadway.—Handsomely furnished rooms, suitable for gentleman and wife, or gentlemen, with or without board; excellent table.

42 D-ST., 10 EAST.—One large front room on second story, with board; reference.

42 D-ST., 108 WEST.—Unusually large hall room, with closet, handsomely furnished; for gentleman; rent moderate. Hastings bell.

42 D-ST., 106 WEST.—Large sunny room, commodious closets, grate fire, $4; hall room, $2; gentlemen.

43 D-ST., 144 WEST.—Handsomely furnished rooms; first-class board; table boarders; references.

44 TH-ST., EAST, 140.—Furnished rooms, large and en suite, near Grand Central.

45 TH-ST., EAST, 223.—Large and small comfortably furnished rooms, every convenience; very moderate.

45 TH-ST., 214 WEST, near Broadway.—Alcove room, second story; square room; table board; references.

45 TH-ST., WEST, 207, near Broadway.—Two rooms, second floor, handsomely furnished dining-room, parlor floor; references.

46 TH-ST., 70 WEST.—Two large connecting rooms on second floor; strictly first-class.

46 TH-ST., 139 WEST.—Large front room, 3d floor; southern exposure; quiet; private house; $20 monthly.

46 TH-ST., 139 WEST.—Parties visiting city can get elegantly furnished rooms by day or week.

50 TH-ST., WEST, 72.—Newly furnished parlor and bedroom; hall room; near "L" station; two flights.

50 TH-ST., 319 WEST.—To let, furnished, a large front room, suitable for two gentleman or man and wife, or two ladies; convenient to 6th and 9th "L" stations.

50 TH-ST., between 5th and 6th aves.—Bright, sunny rooms. T. S. A., Tribune Uptown Office, 1,238 Broadway.

51 ST-ST., 302 WEST.—Large and small rooms; board; two blocks 6th-ave. L station; references.

54 TH-ST., 248 WEST, near Broadway.—Handsomely furnished rooms to let.

55 TH-ST., 255 WEST.—Alcove room, second floor; also rear room, or both, with board; first-class accommodations.

59 TH-ST., 322 WEST.—Large room, furnished or unfurnished, to let; use of bath. Mrs. CLIFFORD, second floor.

60 TH-ST., 40 WEST, near 9th-ave.—Furnished front room; private family; convenient and excellent location; references.

62 D-ST., 318 EAST, 3d flat.—Large front hall room, suitable for two, with or without board.

69 WEST 48TH-ST.—Pleasant rooms; with board; references.

117 EAST 31ST-ST., NEAR 4TH-AVE.—Large furnished front room; folding bed; also hall room.

127 TH-ST., 242 WEST.—Very desirable furnished rooms, without board, to ladies or gentlemen.

129 TH-ST., 23 WEST.—Large, handsomely furnished rooms, en suite or singly, with superior board; also table board. Moderate terms.

139 EAST 53D-ST.—Handsome second floor large room; also large and single rooms with or without board; American family.

141 EAST 48TH-ST., near Lexington ave.—Desirable rooms, southern exposure; ample closets; good board; reasonable; references exchanged.

142 WEST 49TH-ST.—Handsomely furnished back parlor to let, with all improvements; with good table board; also small rooms.

144 MADISON-AVE.—With board, parlor and 2d floors, en suite or in smaller suites; first-class accommodations.

149 EAST 63D-ST.—For refined German couple, front room above parlor; superior table; in small family; no children; heated hall room for gentleman.

227 EAST 14TH-ST.—Parlors, single rooms; also part of flat for housekeeping.

274 WEST 19TH-ST.—An elegantly furnished front parlor; suitable for two gentlemen; terms reasonable.

275 MADISON-AVE.—Handsome suite of rooms, parlor floor, with private bath; first-class board; reference.

Board and Rooms.

301 EAST 17TH-ST., corner 2d-ave.—Second, third and fourth floor to let to private family. JOHN G. FOLSOM, 14 Bible House.

332 LEXINGTON-AVE. COR. 39TH-ST.—Large, sunny alcove room and back room, connecting; ample closets; running water, with excellent board; also beautiful room on parlor floor; other rooms; references.

521 GRAND-ST.—Flat, 5 rooms; all light; no sign out. Mrs. WHALEY.

Brooklyn.

BROOKLYN gentleman having whole house can accommodate gentleman and wife, with or without board; house heated by steam; in best neighborhood; near ferry or Bridge; references required and given. For particulars address "DAN," Tribune Office.

BOARD ON THE HILL.—195 Greene-ave., near St. James place.—Back parlor; folding bed; third floor back and hall room; appointments first-class.

Rooms Wanted.

LADY desires small, warm room, central, in exchange for thorough tuition in music. "PIANO." 124 West 23d-st.

GENTLEMAN wishes suitable home for the winter for himself, nurse