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 aves. DORE LYON, 321 West 136th-st.

CALL OR SEND STAMP for printed list of desirable real estate bargains. GIBSON, 58 Liberty-st.

FOR SALE, EXCHANGE OR TO LET.—A new 3-story brick factory, 25x100; ground 50x100; on one of the principal streets of Jersey City. F. M. PORRETT, 540 Jersey-ave., Jersey City.

FOR SALE OR TO LET.—Elegant four-story and basement brownstone private dwelling, 43 to 45 East 92d-st. Apply to owner, 46 East 92d-st., or at office, 122 East 85th-st. PH. BRAENDER.

FOR SALE OR LEASE.—Elmsmere and Quebbe Island, property of Mrs. Lester Wallack. Situated at Stamford, Conn., on shore of Long Island Sound. Estate comprises about 36 acres. Fine residence, with all modern improvements, affording rare view of the Sound; eighteen commodious rooms; grounds beautifully laid out and sloping down to the water; stables, carriage-house, bath and boat-houses, dock, etc. Full particulars and photographs at MANNING'S Shore-front Real Estate Agency, 45 Beaver-st., New-York.

PORTER & CO.
Offer desirable houses, also flats, floors and apartments, all locations; reasonable rents. Offices 77 East and 206 West 125th-st.

REAL ESTATE OWNERS desirous of having their rents collected, their property sold or let, will do well to communicate with L. DEUTSCHBERGER, agent and broker, 172 East 63d-st.

RENT GUARANTEE CO., 540 Grand-st., buys, sells, takes leases on tenement and flat property; pays quarterly or semi-annually in advance; prepays and collects rents on commission; loans on bonds and mortgages, and for the completion and alteration of buildings; all property and estates economically and carefully managed.

TO BUILDERS AND SPECULATORS.—For sale or exchange for improved property, the block bounded by 15th and 16th sts., 8th and 9th aves., Brooklyn, having a frontage on Park Circle; will be divided if required into plots of 12 lots each; 10 per cent only required on sale, and no cash if improved immediately; a loan of $40,000 can readily be obtained upon this property; broker's commission allowed. W. BOGERT, 132 Nassau-st., New-York.

City Property For Sale

A.—ELEGANT new four-story houses 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.

FOR SALE.—Rare chance; fine assortment of brick and frame houses, newly built; all improvements; prices from $3,800 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.—A most desirable Broadway corner, near Union Square, having about 300 feet front; this is one of the most valuable investment properties in the market, paying largely at present, with constant increase in valuation. S. EDDY & CO., 145 Broadway.

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. 136th-st.

FOUR-STORY BROWNSTONE DWELLING, in perfect order, No. 117 East 57th-st., New-York; for sale or exchange for property and terms to suit. ALBERT LI DURANT LAND IMPROVEMENT CO., 1 Broadway.

HOTEL FOR SALE.—The Fairfield, 37 and 39 Gramercy Park; 40 feet front, five stories and basement; steam heat; suitable for club-house, sanitarium, school or select family hotel; park privileges. Particulars on premises or of CHARLES BURK & CO., 1,187 9th-ave.

PRIVATE DWELLINGS FOR SALE.—Centrally located; others on West Side and Harlem. ALBERT L. DAVID, 111 Broadway.

SIX LOTS, southwest corner 10th-ave. and 89th-st.; terms to suit. OTTO ERNST, South Amboy, N. J.

Brooklyn

VALUABLE CORNER PLOT: downtown, about 100x100, on leading central business thoroughfare; 15 minutes from Bridge and ferries; price $40,000, terms to suit; large amount can remain. For particulars and diagrams, address JAMES M. TYSON, 186 Remsen-st., Brooklyn.

$1,000 CASH buys fine 11-room house, new; all improvements; excellent neighborhood; price $3,500, worth $4,000; 20 minutes to Bridge. LADD & CO., 1,998 Fulton-st., below Saratoga-ave.

$4,500 LOT 30x100, in Edgecombe-ave. and 145th-st. G. BROWN, 28 East 111th-st.

City Property To Let.

A.—A.—A.—BUSINESS PLACES.
162 Bowery, large deep store and house.
246 Bowery, store and 2 floors; whole house.
149 Bowery, store and rear basement.
180½ Bowery; half store and house.
Cor. Rivington and Columbia sts.; large corner store.
Cor. 9th-ave. and 101st-st., store and rooms.
166 East 110th-st.; store and rooms through; $25.
204 Hester-st.; basement store; only $20.
FOR BUSINESS BUILDINGS.
52 Elizabeth-st., 6-story, 100-foot building.
36 Peck Slip, 5-story small building.
LOFTS.
229 Grand-st.; all light lofts, $34 and $35.
43 Bowery, 2, 3 or 4 small light 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, 50x85, 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.—On Lexington-ave., near 31st-st., 3-story brick stable, 20x50x60. J. ROMAINE BROWN & CO., 59 West 33d-st.

DESIRABLE HOUSES TO LET.—At moderate rents, all city locations; send for list. ALBERT L. DAVID, 111 B'way.

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

ELEGANTLY FURNISHED new dwelling; elite neighborhood; part rent in board if necessary. 259 West 71st-st.

HANDSOMELY furnished double frame dwelling, 129th-st., near 5th-ave.; responsible party only; the house will be given; immediate possession; rent $1,400 yearly. Address X., Tribune Office.

STORES TO LET.—Adjoining Grand Central Depot; steam heated; stores on East 43d-st. Apply 381 Madison-ave.

SECOND LOFT.—50x50; heated; elevator; office fixtures, if desired. WATSON & STILLMAN, Machinists, 204-210 East 43d-st.

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

TENNIS and BOWLING.—Tennis Building Association, 212 West 41st-st.

TO LET, UNFURNISHED.—Nos. 1,337 Lexington-ave., 146 and 150 East 89th-st.; all in same block; ready for immediate occupancy; new, decorated and of various sizes; rents, $1,400 to $2,500 upon long or yearly leases; always open; permits unnecessary. Further particulars on premises.

VERY desirable large and small houses in central part of city; good neighborhood; also floors in private dwellings; rent very low. Apply to RUFUS KING, estate of N. Low, 1 Cottage Place.

221 LEXINGTON-AVE., corner 33d-st. (saloon).—Large basement for restaurant or laundry; range and stationary tubs.

Jersey City.

RENT ONLY $25.—Cosey houses, nine rooms, bathroom, all conveniences; piazza, court-yard; walls papered; select neighborhood; gems for small families. JOHN M. JONES, Owner, 73 Slip-ave., Jersey City Heights. Take Cortlandt ferry, Court House cars.

Country Property For Sale

A VIRGINIA PLANTATION.—200 acres good land, 75 cultivated; large house; good outbuildings; shade and fruit; near depot; price, $3,500; mortgage $1,700; all runs four years, 6 per cent; want same equity in house in Brooklyn or New-York. BAKER, Box 7, Blackstone, Va.

A FIRST-CLASS, Orange County dairy farm, 82 acres; highly cultivated; near village; fine buildings, house 11 rooms; $6,500. D. HOLBROOK, Port Jervis, N. Y.

A NEAT Virginia farm, 100 acres; near depot; good buildings, fruit, &c.; price, $1,000, crop included; half cash. FARMER, Box 35, Blackstone, Va.

CHEAPEST country place advertised; $1,800; only $400 cash; 6 rooms; large plot; small barn; well. OWNER, 240 Nassau-st., Room 39.

FOR SALE.—A fruit and poultry farm of 100 acres, well located near town and railroad; good house of 7 rooms; 4,000 peach trees; 10 acres in timber; good water; stock farming implements and poultry; 50 stands of bees; in good order; price $3,500. WILLIAM CHIPMAN, Box 29, Lincoln, Delaware.

LAKE WORTH, Dade Co., Florida.—For sale, 50 1-2 acres land, situated 7 miles south of Jupiter Inlet, Indian River. Has splendid ocean and lake front; contains many fine lemon, lime, and guava trees and large grove of about 200 cocoanut trees in full bearing. Cause of selling, owner has business in the West that requires all his time. Property will be sold reasonably for cash. Title clear. Apply to T. C. J., Tribune Office.

MORRISTOWN.—Fine large mansion, beautifully furnished; 3 1-4 acres, electric lights, running water, 1 mile from station; for sale or to let. J. HENRY JOHNSON, Morristown, N. J.

Country Property For Sale.

$55 A LOT 25x100, in new city, Paisley, N. J.; no swamp, no desert, no rocks, no malaria; rarest chance for speculation known; catch one; warranty deed. WILLIAM LOVETT, Tarrytown, N. Y.

100 ACRES of best farming land; 4 miles from Watkins Glen, New-York; lying on the beautiful Seneca Lake; good buildings, good water, fruit, &c.; for sale cheap. Address P. O. Box 49, Watkins, N. Y.

Real Estate Wanted.

WANTED IMMEDIATELY.—A plot of well located lots for cash; principals only. Address, with particulars, R. E., Tribune Office.

Rooms and Flats To Let.

A.—A.—A.—TO LET, THE FOLLOWING FLATS; rents from January 1.
17 Gt. Jones-st., 7 rms. & bath, all imp., $45.
791 6th-ave., 6 rms, all light, cor. hse, $35.
837 6th-ave., 5 lig. rms, imp., $25 to $27.50.
1,756 9th-ave., 6 rooms & bath, imp., $19.
FLOORS.
58 Division-st., 4 rooms, through floor, $16.
31 Attorney-st., 4 rooms, through floor, $15.
1,752, 1,754 9th-av., 5 rms., imp., $12 & $15.
1,509 3d-ave., 4 rooms, hot. $12, $13.
249 East 116th-st., 3 rooms, $10.
57 3d-st., Long Island City, 4 rms, 1st fl. $10.
APARTMENTS.
69 3d-ave., 4 rooms, $16 & $16.50.
715, 717 2d-ave., 3 rooms, $10 to $10.50.
235, 237 E. 38th-st., 3 lig. rms, $8.50 to $11.
66 and 68 Leroy-st., 3 rooms, $9 to $11.
162 1st-ave., 2 rooms, $4 to $6.50.
207 1st-ave., 2 rooms, $7.
409 East 18th-st., 3 rooms, $8.50.
1,244 2d-ave., 2 rooms, $6.50 to $8.
2,147 2d-ave., 2 rooms, $7.
CYRILLE CARREAU, Agent, Grand-st. and Bowery, under Oriental Bank.

A.—THE EDGECOMB, 135th-st., corner St. Nicholas-ave. Elegant apartments, low rents, decorated, sanitary plumbing, steam heat, large rooms, extra width and depth, private halls. DORE LYON, 321 W. 136th-st.

A.—1,007 LEXINGTON-AVE., cor. 70th-st., elegant all-light apartments, 7 to 9 rooms; steam heat; every convenience; decorated; low rents. Janitor, or McLAUGHLIN, 1,252 3d-ave.

A.—234 and 236 EAST 115TH-ST.—A few more of those handsome cabinet-finished flats of 5 and 6 rooms and bath; every modern improvement; halls heated and carpeted; convenient to 2d and 3d ave. L. Rations; rents, $23 to $27. Commence Jan.

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

ABSOLUTELY fire-class fireproof apartments, "The Evelyn," 101 to 107 West 75th-st. Charming views of Park and river. Extra large, all-light rooms; elevators; steam heat. Rents from $1,250 to $1,700; also a bachelor apartment at $650. Send for description. C. E. HILL, 62 Liberty-st.

A HANDSOMELY furnished apartment of 8 rooms, all light and sunny; steam heat, passenger elevator, hall boys. THOMAS & ECKERSON, 35 West 30th-st.

A PARTMENTS and floors of two, three and four rooms; to let at moderate rent. GEO. E. FOLSOM, 135 1st-ave.

APARTMENTS, newly furnished; convenient hotels, clubs; hotel attendance; rooms heated; reasonable rents; gentlemen. 42 West 28th-st.

CRESCENT APARTMENTS.
On or about January 1, four elegant new apartments to rent on the first floor of the CRESCENT BUILDING. Apply at HARDMAN, PECK & CO., Piano Warerooms, 138 5th-ave.

DESK-ROOM or OFFICE, fireproof; steam heated; cheap rent. No. 16 Brooklyn Bridge Stores, Frankfort-st.

ELEGANT FLATS TO LET.—Four rooms and bath; steam-heated; all improvements; decorated. Apply on premises, 126 West 88d-st., convenient to E. R. R.

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

FLAT, nine rooms, handsomely furnished; half rented, pays rent. Furniture for sale, $500. 192 West 10th-st., 3d bell.

HANDSOMELY furnished third floor, sunny room; unexpectedly vacated; with board; desirable location. 40 West 25th-st.

SUITE of handsomely furnished apartments at the Cumberland, corner 22d-st. and Broadway; can be seen any day after 1 o'clock. Inquire of manager.

TO RENT.—Elegant 25-foot flats, cheapest in Harlem. Tuxedo and Lenox. 239 and 241 West 135th-st.

TO LET.—Newly decorated, unfurnished rooms, for gentlemen, in Prison Association Building, 135 East 15th-st., near Irving Place and Century Club; seen 2 to 5.

THE CHEAPEST 6-roomed decorated flats in city; bath and conveniences. Apply to Mr. BARTLETT, 107 West 98th-st.

VERY comfortable flat of 7 rooms, all improvements, in West 57th-st; rent, $35. THOMAS & ECKERSON, 35 West 30th-st.

$14 —FIRST FLOOR, four rooms, in two-story house, 307 West 141st-st.

$32 AND $35.—Only two left in the "Elsephen," 200 West 69th-st.; 7 rooms; cheerful corner flats. Apply to Janitor or to BRITTON HAVENS, Attorney, 18 Wall-st.

$5 WEST 104TH-ST.—To rent a partially furnished flat, 4 rooms and bath; newly decorated; very low price. See JANITOR, corner 104th-st., foot elevated stairs.

Brooklyn.

FLATS TO LET.—$13. Apply Ledoux, Halsey-st. station., 1,591 Broadway, Brooklyn.

40 FIRST PLACE, Brooklyn.—Back parlor, comfortably furnished, $4 per week; square room, $3; heat, gas, bath; first-class neighborhood; short walk to ferries; board if desired.

To Exchange.

EXCHANGE FOR PROPERTY, free, stereopticon and views and the largest lenses in this country; price, $2,000. Inquire R. ONDERDONK, lemon-squeezer office, 405 Grand-st.

EXCHANGED.—Goshen, Orange County.—Handsome large modern residence, all improvements, 4 acres, unencumbered, with cash added, for central city residence or flat. Owner's address, Box 195, Equitable Building, 120 Broadway.

TWO BROOKLYN houses for near-by country place; blooded trotter (go in 2:20), for equity in house; elegant mansion on Columbia Heights for N. Y. house; principals. Address ATTORNEY, Tribune Office.

WILL EXCHANGE elegant 25 ft. flats in Harlem for hotel or summer resort. ALLOTT, 202 West 38th-st., City.

1,875 ACRES, Virginia; 700 original forest; $18,400; rented $2,200; exchange for city. BAKER & BERGEN, 1,186 9th-ave.

Furnished Houses Wanted.

AN AMERICAN couple desire furnished house, with privilege of taking boarders; owner to take rent or part rent in board. RESPONSIBLE, Box 105, Tribune Uptown Office, 1,238 Broadway.

Rooms Wanted.

ADULTS desire two furnished rooms with fire; central location; reference. Address A. A., Box 80, Tribune Uptown Office, 1,238 Broadway.

Board Wanted

SITTING ROOM and Hall-room connecting, by gentleman, with board, bath, fire, &c., in private family; central location; terms moderate. BELMONT, 270 West 23d-st.

BOARD WANTED.—By 3 adults; also stabling facilities for one horse and carriage, in either Greenville or Communipaw, N. J.; state terms and accommodation. Address O'R., Tribune Office.

BOARD WANTED for three adults in two sunny front rooms between 14th and 40th sts. and Lexington and 7th aves., at not to exceed $30 a week; references exchanged. Address WESTCHESTER, Tribune Office.

WANTED.—From January 1, 2 rooms and board; gentleman and wife and grown son; moderate terms; between Madison and 9th aves., 43d and 59th sts. H. V. H., Tribune Uptown Office, 1,238 Broadway.

Board and Rooms.

ELEGANT HOME at LIGHT EXPENSE Everything new, clean and bright; beautiful parlor, dining room; French chef; choicest foods, constantly varied; home comforts with hotel advantages; near Fifth Avenue Hotel, churches, stores, theatres. We take small profit and large patronage of the best people. Rooms, large and small, en suite, and private baths. Prices and accommodations to suit all. Come and see. THE WILTON, 45 West 27th-st., near Broadway.

AN UNEXCEPTIONABLY FINE SECOND FLOOR; superior cuisine and attendance; private table optional; near Madison Square.
Also elegantly furnished floor and single rooms, above 34th-st.; first-class; highest references.
No charge for information. Apply to S. C. LELAND & CO., Formerly with Everett Directory, 56 WEST 34TH-ST.

A BACK PARLOR unfurnished, suitable for dentist; none in the locality; gas, heat; private house. 818 East 120th-st.

Board and Rooms.

A NEWLY decorated and furnished house, 5th-ave., Murray Hill; apartments, suits and single rooms; prices suit all purses; chef late with Delmonico. Information reliable and free at EVERETT DIRECTORY, 74 West 35th-st. E. A. Dailey personally in attendance.

A PRIVATE family, taking but few boarders, will rent two pleasant, well-furnished connecting rooms, with superior board to a desirable party. Apply at 125 West 21st-st.

A LADY having a nice house, all newly furnished, would rent some nice rooms with or without board; seen Sunday. 216 West 48th-st.

A LARGE alcove room furnished, or light housekeeping, with hot and cold water, with use of parlor; also small one, in private neighborhood. 334 East 41st-st.

A LARGE FURNISHED front room; southern exposure; two gentlemen or gentleman and wife. J. H. BENNETT, 63 West 11th-st.

A HANDSOME furnished room to let; every convenience. 145 East 127th-st.

A PLEASANT ROOM, with first-class board; also table board. 2,116 Lexington-ave., bet. 127th and 128th sts.

A.—HANDSOMELY FURNISHED large front room (heated); hot and cold running water; also three connecting rooms furnished for housekeeping; stationary tubs, range, and all improvements; terms reasonable. 201 East 61st-st.

A STRICTLY private family will let two floors with board, to a single family only. 77 West 55th-st.

BACHELORS' QUARTERS, handsomely furnished; comforts; refinement; moderate to right parties; nicely heated; A1 neighborhood; inspection invited. 131 West 13th-st.

CHEAPEST, coolest furnished rooms at very moderate prices. SCOTT, 350 West 24th-st.

ELEGANTLY furnished parlor, bedroom, square hall room adjoining, gas, bath, fire; corner flat; southern exposure; all light rooms; one flight up; references exchanged; can be seen Sundays. 109 West 43d-st.

ELEGANT large second story front room; first-class location, table and convenience. 428 West 23d-st.

ELEGANTLY furnished rooms for gentlemen with references. 219 West 42d-st., private family.

FURNISHED ROOM for lady or gentleman; private house. 311 East 166th-st.

FURNISHED front room to let at 25 Bedford-st.

FURNISHED ROOMS, all complete for housekeeping; gentleman and wife or small family. 8 Dominick-st.

HANDSOMELY furnished parlor and bedroom; heat, gas, bath, piano; terms moderate; references exchanged. Janitor 162 West 61st-st.

LARGE FURNISHED ROOM.—$5 per week. 44 Greenwich-ave.

LARGE front, handsomely furnished parlor; 3 windows; wardrobe bed; 2d floor; also small room. 108 West 42d-st.

LARGE FRONT PARLOR, folding bed; large hall room; attic. 149 W. 14th-st.

LARGE SUNNY FRONT ROOM; gas, heat, two closets; private house; excellent board. 315 East 120th-st.

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 FURNISHED ROOM.—Gas, water and fire; with or without French board. 73 West Washington Place.

ROOMS and good accommodations, $5; table board, $3. 305 West 35th-st.

THE ARNO, 28th-st. and Broadway.—Handsomely furnished rooms, with or without board; permanent or transient; terms moderate. HENRY S. MARSH.

WAVERLEY PLACE, 213, between Charles and Perry sts.—Family have accommodations for 3 gentlemen; fire, bath, and board; $5.

5 TH-AVE., 469.—Private family; elegantly furnished apartments, en suite or singly; exclusive dining-room; private bath.

5 TH-AVE., 603.—Large handsomely furnished front room, suitable for gentlemen; also single hall room; table unexcelled; reference.

5 TH-AVE., 437.—Elegantly furnished rooms, singly or en suite; private baths; 3-course dinners; private tables; unexceptionable cuisine; table board; hotel attendance; references.

5 TH-AVE., 467, opposite Bryant Park.—Elegant second and third floor apartments; private bath; superior board.

6 EAST 126TH-ST.—Handsome accommodations (private family), with superior table, for gentleman and wife; home comforts.

7 WEST 45TH-ST.—Elegant accommodations furnished at reasonable rates; refined people; references exchanged.

11 TH-ST., 28 EAST, near University Place.—Double and single room; bath; house heated throughout; good winter home; abundant table.

12 TH-ST., 44 WEST.—Very pleasant, sunny third-floor hall room, wardrobe, bed; excellent board; references.

17 TH-ST., 112 EAST, near Broadway.—Handsomely furnished, large second-story rooms; private bath; large closets; private table; excellent board.

17 TH-ST., 228 WEST.—Six rooms and bath; all improvements; decorated; light; select; new; $28, $30.

22 D-ST., 143 WEST.—Private family will let two nicely furnished front rooms; gentlemen only.

23 D-ST., 168 WEST.—Furnished hall and other rooms; superior table board.

23 D-ST., 26 EAST.—Single rooms, with closet, register, folding-bed; excellent board; terms, $10 week; table boarders.

26 EAST 75TH-ST.—Elegant corner suite; also single room; just vacated; with owner.

28 EAST 111TH-ST.—Six rooms and bath; hall heated; $18. Inquire Janitor.

30 7TH-ST., NEAR 3D-AVE.—A large handsomely-furnished front parlor; also part of back parlor; quiet house; references exchanged.

30 TH-ST., 351 WEST.—Large and small rooms; grates and all conveniences; moderate.

30 EAST 30TH-ST., between Madison and Park-aves.—Furnished rooms, en suite or singly; every convenience; references.

32 D-ST., 346 WEST.—Well-furnished comfortable rooms; superior board; reasonable.

34 TH-ST., 136 WEST, near Broadway.—Large square room, handsomely furnished, fourth floor.

34 WEST WASHINGTON SQUARE.—Large double room, facing square; excellent table; central location.

36 EAST 22D-ST.—Hall room for gentleman; references.

37 TH-ST., 134 WEST.—Handsomely furnished front room with conveniences for light housekeeping; also hall rooms.

38 EAST 60TH-ST.—American family, handsomely furnished second floor, and other rooms, with first-class board; terms moderate; references.

38 TH-ST., 101 WEST, second bell.—Nicely furnished rooms, connecting; gentleman and wife or single gentleman.

41 ST-ST., 324 EAST.—Gentleman can secure furnished rooms in private house, where cleanliness, home comforts and respectability are assured; large double and single rooms; $5 up.

43 D-ST., 144 WEST.—Furnished rooms with all conveniences; first-class board; table board; references.

44 TH-ST., 209 WEST.—Desirable nicely furnished rooms, with board; parlor dining-room.

44 TH-ST., 103 WEST.—Handsome second floor, en suite or single, with board; parlor dining-room; reference.

46 TH-ST., 130 WEST.—Elegantly furnished rooms; offers parties visiting city accommodations by day or otherwise.

46 TH-ST., 165 WEST.—Sunny front alcove for man and wife; board one or both; running water; grate fire; excellent table; every convenience.

47 TH-ST., 20 EAST.—Second floor, sunny room, with board; unexceptionable references given and required.

51 WEST 128TH-ST.—Two square rooms with board; well furnished; home comforts.

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

71 WASHINGTON PLACE, near Macdougal-st.—Nicely furnished single and double rooms, with excellent board.

106 EAST 19TH-ST.—Table board given. H. A. CURTIS.

107 WEST 67TH-ST.—Large second-story room, well furnished, heated, large closets, hot and cold water; good board; for two, $14; room fourth floor, $6.

120 WEST 21ST-ST., near 6th-ave.—Furnished front hall rooms to let, for gentlemen; references required.

129 TH-ST., 23 WEST.—Fine location; handsomely furnished rooms, en suite or singly; superior board; moderate terms.

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

144 MADISON-AVE.—Superior board; parlor and second floors entire, or in smaller suits; strictly first-class accommodations.

251 WEST 42D-ST.—Handsomely furnished rooms, suitable for two gentlemen; all conveniences.

251 WEST 14TH-ST.—Newly furnished single or connecting rooms, heated and sunny, with or without board; excellent service; families or professional people preferred.

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

296 5TH-AVE.—HANDSOMELY furnished rooms, with every convenience; references required.

331 WEST 31ST-ST.—Elegant newly furnished large hall rooms with board; terms moderate.

Board and Rooms.

343 WEST 22D-ST.—A hall room with board, for gentleman.

430 WEST 57TH-ST.—Newly and handsomely furnished rooms, housekeeping or gentlemen; moderate price.

1,657 LEXINGTON-AVE.—Furnished rooms, with or without board; home comforts.

Horses and Carriages.

A.—THE H. H. BABCOCK CO., BUILDERS OF FINE CARRIAGES, Are offering an Elegant Assortment OF FALL AND WINTER CARRIAGES.
Broughams, Extension Broughams, Six Pass. Rockaways, Extension Rockaways, Spider Phaetons, Stanhope Phaetons, Extension Top Cabriolets, Curtain Rockaways, Ladies' Phaetons, Coupes, Landaulettes, Victorias, Cabriolets, T Carts, Dog Carts, Surreys, Phaetons, Dos a Dos, ROAD AND SPEEDING WAGONS. Two, four and six passenger Buckboards. A FINE ASSORTMENT OF Russian and Cabriolet Sleighs, Cutters and four Pass. Portland Sleighs, Bells, Fur Robes and Chimes. EVERY STYLE OF TRAP FOR TOWN AND COUNTRY. OUR OWN MANUFACTURE, AND AT VERY REASONABLE PRICES. 406, 408, 410, 412 BROOME-ST.

A.—A.—A. VARIETY OF SECOND-HAND CARRIAGES. VERY LOW PRICES. THE H. H. BABCOCK CO., 406, 408, 410, 412 BROOME-ST.

A.—R. M. STIVERS, 144, 146, 148, 150, 152 East 31st-st. In Stock CARRIAGES AND ROAD WAGONS for PARK-AVENUE-ROAD, CITY AND COUNTRY, Comprising Broughams, Extension Broughams, Coaches, Landaus, Six-Seated Rockaways, Coupe Rockaways, Extension-front Rockaways, Spider Phaetons, Stanhope Gigs, Cabriolet Phaetons, Physicians' Phaetons, Curtain Rockaways, Extension-Top Cabriolets, Wagonets, Vehicurbants, Victorias, Cabriolets. SECOND-HAND Broughams—Coupes—Phaetons, Rockaway Victoria—Cabriolet, Road and Top Wagons, &c., &c., &c., &c.

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