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.

AT YONKERS.—A large number of houses and country seats of all descriptions and prices, or to let; bargains. YOUMANS & RICHARDSON, Agents, Yonkers.

CITY and country property wanted for sale, rent or exchange. D. B. FRENCH, 36 Pine-st.

FOR SALE OR TO LET.—Elegant four story and basement brownstone private dwelling, 45 to 51 East 92d-st. Apply to owner, 46 East 92d-st., or at office, 122 East 85th-st. PH. BRAENDER.

OWNERS, ATTENTION!—The quickest way to sell and let your property or have your rents collected is to give me charge of it; also loans negotiated. L. DEUTSCHBERGER, Agent and Broker, 172 East 63d-st.

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

RENT GUARANTEE CO., 540 Grand-st., buys, sells, takes leases on tenement and flat property; pays quarterly or semi-annually in advance; pays 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 LET or FOR SALE—New stone front house, 19 West 135th-st., 14 rooms, all improvements; immediate possession; rent, $50. SPENCE, 2,294 3d-ave.

WANTED.—All classes of property to sell, trade or rent; estates managed; rents collected and loans negotiated; best of references furnished. ALBERT S. KALISKE, 1,732 Broadway, "The Alston."

WILL EXCHANGE city property for hotel, country place or business. ALBOTT, 202 West 38th-st.

City Property For Sale

A.—ELEGANT new four-story houses in West 83d-st.; Nos. 48, 50 and 52, box stoops; cabinet trimmed; all the latest improvements. Inquire on premises, or of JAMES A. FRAME, Owner and Builder.

A FIRST-CLASS HOUSE for small family, cheap, for cash; also an apartment house for investment; increasing demand for property at EVERETT DIRECTORY, 74 West 35th-st.; Established 1866. L. A. DAILEY in attendance from 2 to 6 p. m.

BARGAINS, 46th-st., near 8th-ave.—Elegant brownstone residence (Astor leasehold), arranged for two families; elegant mirrors, chandeliers, cornices, carpets; all for $8,000; only $2,500 cash required. GIBSON, 58 Liberty-st.

BROADWAY, 50x200, through to Crosby-st.; also 95x200, through to Mercer-st.; well improved. D. N. SEAMAN, 187 Broadway.

DESIRABLE INVESTMENT on a prominent avenue corner, near L station, in a central and ready renting location, two double and one single five-story flats; in good order; size, 100.5x90x103 feet; they can be bought at a figure which at present low rental guarantees a safe and permanent investment. L. J. CARPENTER, 41 Liberty-st. and 1,181 3d-ave.

D. M. SEAMAN, 187 Broadway. Property for sale on Fulton, Cortlandt, Vesey, Park Place, Dey, Broome, Grand, Greene, Mercer and other busin ss streets. D. M. SEAMAN, 187 Broadway.

FOR SALE.—On easy terms, a 12-room house, with modern improvements, electric and burglar-alarm bells, and heated with steam; all in complete order, with about four city lots, situated on high ground; convenient to cars. JAMES L. PARSHALL, 737 East 167th-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. 136th-st.

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

FOR SALE.—Rare chance; fine assortment of brick and frame houses, newly built; all improvements; prices from $3,300 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 TO RENT.—Five of the best built houses in the city for their size; located on the north side of 82d-st., between West End-ave. and Riverside Drive, close to 81st-st. elevated station and Boulevard cars; size 20x80x102.2, with butler's pantry extension; hardwood finish; built by days' work in months on bond; high; under the supervision of Berg & Clark, architects; fine view of the drive and Hudson River. Apply on the premises or of CHAS. T. WILLIS, 10 West 23d-st. Broker's commission allowed.

PRIVATE dwellings for sale, centrally located; others on West Side and Harlem. ALBERT L. DAVID, 111 Broadway.

VALUABLE PROPERTY.—Broadway—$120 to $800,000; Front, Water, Pearl, Water, Nassau, Washington, Canal, Hudson, Greene, Spring, West, Washington Square, 6th-ave., $12,000 to $150,000; tenements—East Houston, Clinton, Monroe, Madison, Ridge, Spring, $19,000 to $70,000; private house, adjacent 5th-ave., $36,000 to $100,000; flat of lots, 5th-ave., $105,000; twelve full size lots, 8th-ave., opposite Central Park, $5,500; well, exchange, plot 11x18, 23d Ward, $125,000; small house, $6,500 to $12,000. ISAAC A. GRAVES, 111 Broadway.

WHITE-ST., NEAR BROADWAY; 5-story, 30x103. D. M. SEAMAN, 187 Broadway.

3 D-ST., adjacent Broadway, 40x55, $30,000; West 50th-st., six-story tenement, 25x100, $25,000; East 82d, $9,000; Ridge, $25,000; East, 12th, $18,500; Allen, $34,000. ISAAC GRAVES, 111 Broadway.

57 TH-ST.—Elegant 4-story brownstone private house, 20 feet front; excellent order; price, $26,000; will exchange for a good tenement. WM. C. GYSBERS, 556 9th-ave.

Brooklyn

FOR SALE OR LEASE.—Dock property in Brooklyn, "Wallabout," 13 to 20 lots; the best site possible for coal, brick, lumber, ice, feed or general manufacturing; immediate possession. Address J. ROMAIN BROWN, 52 West 33d-st., New-York.

City Property To Let.

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 sts.

A LARGE HOUSE, 143th-st., bet. 7th and 8th aves.; 30 feet front; 20 rooms; lease for several years. Apply to S. F. JAYNE & CO., 254 West 23d-st.

A.—DESIRABLE three-story high-stoop brick house; 14 rooms; 334 West 19th-st.; perfect order; good neighborhood. S. F. JAYNE & CO., 254 West 20th-st., and 59 Liberty-st.

BOWLING ALLEYS to rent to clubs Wednesdays, Thursdays and Fridays, 948 Broadway; Saturdays, 7 East 22d-st.

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

DESIRABLE houses to let at moderate rents; all city locations; send for list. ALBERT L. DAVID, 111 Broadway.

ELEGANTLY furnished houses to let for the winter, or longer. Apply ALBERT S. KALISKE, 1,732 Broadway, "The Alston."

FREE RENT to Feb. 1 next, 463 Lexington-ave., a four-story house, cabinet finished, 20x60. H. SHEGRAAF, Bowery National Bank.

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

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

TO LET.—Two desirable stores, 50x125 feet, in Merchant's Hotel, Cortlandt-st. Inquire of J. MONROE TAYLOR, 113 Water-st.

TWO WELL-LIGHTED and heated stores and basements to let, suitable for light manufacturer. Apply on premises, 90 Walker-st.

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

WHOLE OR PART of front store to let. O. A. BENEDICT, 157 Broadway.

31 EAST 62D-ST.—Unfurnished medium-sized, cabinet-finished dwelling; all improvements; decorated; rent, $1,600. Open 11 to 3.

Brooklyn.

FACTORY buildings to lease in Brooklyn; new, large, strong, well lighted, ample power; adapted to most manufacturing purposes. Apply to A. G. JENNINGS, Park and Hall sts., Brooklyn.

Furnished Houses Wanted.

FURNISHED HOUSE, where parties will board in part payment of rent; privilege of other boarders. Address C. D., Tribune Branch Office, 106 West 42d-st.

WANTED.—Handsomely furnished house in good location by two adults; owner to board for rent. Address AMERICAN, Tribune Office.

Country Property For Sale

A BIG DEAL.—Two large full bearing Florida orange groves and 2,000 acres of fine surrounding land, free and clear; for liquors or staple merchandise; principals only. N. C. PARSHALL, 62 Liberty-st.

CHEAPEST COUNTRY HOUSE advertised; $1,800, easy terms; six rooms; large plot; well; small barn. OWNER, 140 Nassau-st., Room 39.

Country Property For Sale.

ELEGANT fruit farm, Hudson River; 28 acres; 14 in fruit; very profitable; splendid river view; fine buildings; $12,000. D. HOLBROOK, Port Jervis, N. Y.

FOR SALE.—16 lots in village of Parkville, L. I.; elegant place for hotel or private residence; photos to be seen at dyeing office, 111 8th-ave., LORD'S.

FOR SALE.—At Whitestone, L. I., 4 residences; prices, $1,500 to $3,000. Apply GEORGE TRAPP, Whitestone, L. I.

LONG BRANCH.—For sale at Elberon, fine new cottage; handsomely furnished; plot 220x800; stable and all conveniences; Lincoln-ave., best location. By M. LANE, Franklin-ave., Long Branch.

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.

SUITABLE for institution, country residence or villa sites; Central-ave., Yonkers, through to Kimball-ave.; near residence of James McLean; 3-4 mile from Mt. Vernon station, and 1 mile from New-York and Northern R. R.; 44 acres, cleared; very high ground, with view from Palisades to Long Island Sound; can be had at a very reasonable figure, as owners must sell. L. J. CARPENTER, 41 Liberty-st. and 1,181 3d-ave.

Country Property Wanted

I WANT TO LEASE SMALL FARM, about 20 acres, with purchase privilege; payment annually in advance; state price to insure reply. AMERICAN, Box 29, Tribune Uptown Office, 1,238 B'way.

Board and Rooms.

ELEGANT HOME at LIGHT EXPENSE (everything new, clean and bright; 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. THE WILTON, 45 West 27th-st., near Broadway.

A.—A.—LEXINGTON-AVE., 730.—A lady will take a few boarders; excellent table; Jewish family.

A MAGNIFICENT APARTMENT completely arranged for family desiring the privacy of a refined home without care of housekeeping; private table; location near Madison Square. Full information at EVERETT DIRECTORY, 74 West 35th-st. Established 1866.

A PRIVATE FAMILY will let two large rooms to gentleman and wife for light housekeeping; references exchanged. 51 West 83d-st.

A REFINED French family, living in a comfortable flat, near Central Park, would receive a gentleman; references. Address "PARK AVENUE," Tribune Uptown Office.

ALCOVE.—Gentlemen, $5 per week; light breakfast in rooms; two minutes from Grand Central Depot. 141 East 44th.

AN EXCEPTIONALLY fine second floor; superior cuisine and attendance; private table optional; near Madison Square; also elegantly furnished floor and single rooms; convenient to New-York Club; with or without board; highest references; no charge for information. Apply to S. C. LELAND & CO., formerly with EVERETT DIRECTORY, 56 West 34th-st.

A LARGE, nicely-furnished room; Southern exposure, three windows; hot and cold water, heat, gas, ample closet room and use of bath, at a very moderate rent; private family. 113 East 121st-st.

A—HALL bedrooms very reasonable at 893 8th-ave., near 53d-st.

A LARGE heated room to let in private house. 319 East 17th-st.

A FURNISHED ROOM to let in private house; well heated. 319 East 17th-st.

AN ELEGANT furnished apartment, parlor, bedrooms and bath, o second floor, at 2 East 30th-st., for gentlemen; breakfast if desired.

A LADY having three comfortable rooms wishes a lady boarder; home conveniences. Inquire 405 East 74th-st., Room 16.

AT 29 EAST WASHINGTON PLACE, a choice locality, handsomely furnished, comfortable rooms.

BRIGHT, sunny rooms, with board, may be had in small private family; 30 minutes' from city and 10 minutes' walk from stations; a very desirable home; references exchanged. Address P. O. Box 764, Yonkers, N. Y.

BRYANT PARK HOTEL, 88th-st. and 6th-ave.—Pleasant family rooms for the winter, with board, $7 per week; without board, $3 weekly.

ELEGANTLY FURNISHED ROOMS for gentlemen with references. 219 West 42d-st., private family.

ELEGANT apartments to let in the finest apartment houses in New-York; $600 to $6,000 a year. ALBERT S. KALISKE, 1,732 Broadway, "The Alston."

FURNISHED ROOMS.—35 West 31st-st.; gentlemen only; references.

FURNISHED ROOMS; bath, gas, heat; light housekeeping. 154 East 123th-st.

FURNISHED HALL ROOM. 117 East 113th-st.

HANDSOMELY FURNISHED ROOMS, heated, with private bath; all conveniences; terms reasonable; opposite Hotel Brunswick; references. 3 East 27th-st.

HANDSOME furnished rooms to let en suite or singly, with or without board; also very nice floor to let for light housekeeping.

HANDSOME furnished rooms, large and small, for gentlemen; private house. 41 Charlton-st.

IRVING PLACE, 24.—Elegantly furnished parlor and bedroom; bath, hot and cold water; all conveniences.

LARGE and small rooms, en suite or singly, for gentlemen only; cheerfully and handsomely furnished; all conveniences; in private house, above 34th-st., west of Broadway; neighborhood and attendance first-class. Address X. X., Box 88 Tribune Uptown Office, 1,238 Broadway.

LARGE furnished rooms, singly or en suite; private bath; meals, if desirable; references. 207 West 40th-st.

LADY having nice home would let a few nice rooms; newly furnished; with or without board; terms moderate. Seen Sunday 216 West 48th-st.

LARGE and small rooms, nicely furnished, to let at 2 Lexington-ave., below 45th-st.; reference.

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.

NICE FURNISHED ROOMS CHEAP.—852 East 42d-st., bet. 1st and 2d aves.; 2d floor back, to the right.

PLEASANT ROOMS; board optional; gas, bath; location Central Park and 59th-st. Address AMERICANS, Tribune Office, 1,026 3d-ave.

PARLOR and 2 BED-ROOMS in nice flat to rent, with fire, gas and bath to gentlemen, or gentleman and wife; $20 per week; 34th-st. West, near L Station. Address ALONE, Tribune Uptown Office, 1,238 Broadway.

PARTIES WISHING hygienic board; vicinity 59th-st. and Central Park, address REFERENCES, Tribune Office, 1,026 3d-ave.

ROOMS WITH BOARD at 527 Washington-ave., between Fulton and Atlantic aves.; convenient to elevated and surface cars.

STRICTLY private family; two large rooms with board. 77 West 50th-st.

"THE SUNDERLAND," 12 Clinton Place, near Broadway.—Nicely furnished rooms; first-class house for transient or permanent; prices moderate.

TWO VERY PLEASANT, nicely furnished connecting rooms on third floor to rent, with superior board, to desirable parties. Apply at 125 West 121st-st.

TO RENT.—Furnished rooms; one large front and one small; private residence. 432 West 57th-st.

TO LET.—Large parlor; rooms heated; with or without board. 115 East 21st-st.

TWO respectable girls to board. 425 2d-ave.

WOULD LET newly furnished parlor and bed-room to one or two gentlemen on second floor, front; rooms sunny; no children or other lodgers in house; gas and heat; terms $30 per month. LECKINSON, 219 West 42d-st.

WEST 15TH-ST., NO. 145.—Nicely furnished rooms, for one or two gentlemen, in a private family.

$3 PER WEEK.—Furnished square room; steam heat, electric light, bath, hot water; home comforts, with private family. 103 West 60th-st., near Park and L station; also larger rooms; 3d bell.

5 TH-AVE., 339.—Sunny, front alcove rooms, with first-class board and attendance; plenty of water and closet room; also small room; central location.

5 TH-AVE., 487.—Elegantly furnished rooms; singly or en suite; private bath; six-course dinners; private tables; unexceptionable cuisine; table board; hotel attendance; references.

5 TH-AVE; several pieces below 46th-st.; one corner for $75,000. D. M. SEAMAN, 187 Broadway.

5 TH-AVE., 469 (Private Family).—Elegantly furnished rooms, en suite or singly, including private bath; meals optional.

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

10 TH-ST., 36 WEST.—Desirable rooms, with good table and attendance.

11 TH-ST., 219 WEST.—Nice hall room; running water, gas heat, &c.; gentlemen only; terms reasonable.

12 TH-ST., 243 WEST.—Front rooms with or without board; owner; moderate.

12 TH-ST., 20 WEST.—Desirable furnished rooms, with board.

13 WEST 18TH-ST.—Desirable rooms, with board; sunny exposure.

Board and Rooms.

14 EAST 42D-ST., near 5th-ave.—Handsomely furnished rooms, with first-class board and appointments; references exchanged.

15 EAST 46TH-ST.—New-England lady has large sunny room, third floor, with board; references.

17 TH-ST., 112 EAST, near Union Square.—Handsomely furnished large second story front room, with private bath, closets and excellent board.

17 TH-ST., 36 WEST.—Large, sunny room on second floor; also two connecting rooms; with board.

19 WEST 38TH-ST.—Four second and two fourth floor rooms; dine on parlor floor; private table; references.

19 WEST 18TH-ST.—Handsomely furnished connecting rooms, with board.

20 TH-ST., 145 WEST.—Handsomely furnished large rooms for gentlemen, or gentleman and wife; first-class board.

20 TH-ST., 42 WEST.—Applications received for desirable rooms, vacated January 1; superior house and table.

21 ST-ST., 58 WEST.—Handsomely furnished suite of rooms; gentlemen; references.

21 WEST 48TH-ST.—Handsomely furnished apartments, with board.

21 ST-ST., 49 EAST.—Handsomely furnished, en suite or singly; exceptionable and appointments; references exchanged.

22 D-ST., 313 WEST.—Rooms with board; singly and en suite; cuisine unexcelled.

22 D-ST., 410 WEST. — Well-furnished and very desirable south rooms to rent; all conveniences; absolute cleanliness.

22 D-ST., 143 WEST.—Private family will let 2 nicely furnished front rooms; gentlemen only.

32 EAST 31ST-ST.—Third floor, en suite or singly; references; mode ate.

26 TH-ST., 167 EAST.—Two large furnished rooms on parlor floor, with first-class board, in private family. Apply on premises.

26 TH-ST., 36 WEST.—Large front or back parlor; superior table board; terms moderate; highest references.

28 WEST 34TH-ST.—Richly furnished suite, four rooms; best references given and required.

29 TH-ST., 43 EAST.—Large, nicely furnished square room, 3d story, to a gentleman; references.

30 EAST 39TH-ST., between Madison and Park aves.—Furnished rooms, en suite or singly; private family; bath and every convenience; gentlemen; references.

32 D-ST., 37 WEST.—Connecting, sunny rooms, with board; also a single room for gentlemen.

32 D-ST., WEST, 349.—Sunny front rooms; first-class board; closets; well heated; running water; table board; moderate.

32 CLINTON PLACE.—Furnished rooms; all conveniences; steam heated; refined management; reasonable.

34 TH-ST., 243 WEST.—Nicely furnished, sunny rooms, large closets; all improvements; terms reduced for winter.

34 TH-ST., 129 AND 131 WEST.—Desirable front sunny rooms, newly furnished; folding beds; superior table; references.

35 WEST 99TH-ST.—Two floors in a private house; all improvements; rent, $30.

37 TH-ST., 134 WEST.—Nicely furnished rooms, en suite or singly; also hall rooms.

37 ST WEST 50TH-ST.—Pleasant, well-furnished square room, with board, for a gentleman; small private house.

38 TH-ST., 54 WEST.—Desirable large rooms, second and fourth floors, with board; families or gentlemen.

40 TH-ST., 101 WEST.—Large, sunny, well-furnished rooms in corner flat, 4th floor; light breakfast served if desired; low rent; good references.

41 WEST 20TH-ST.—Small furnished room to rent on third floor.

42 D-ST., 137 WEST, near Broadway.—Handsomely furnished rooms for gentleman; references.

43 D-ST., 226 WEST, near Broadway.—Choice of two pleasant rooms; heated; $5 and $2 50.

43 WEST 51ST-ST.—In private family; two large furnished rooms on third story; bath adjoining; without board; to gentlemen.

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

45 TH-ST. WEST, 140.—Beautiful large well-furnished rooms; heated; running water and bath.

46 TH-ST., 120 WEST.—Elegantly furnished rooms to refined, quiet parties; by day or otherwise. Apply all week.

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

48 WEST 27TH-ST., bet. Broadway and 6th-ave.—Nicely furnished back parlor, with good board; large nice rooms on 2d and 3d floors.

49 TH-ST., 235 WEST, near Broadway.—Nicely furnished sunny front room.

50 TH-ST., near 5TH-AVE.—Beautiful sunny rooms, best board; references required. T. S. A., Tribune Uptown Office, 1,238 Broadway.

50 TH-ST., 72 WEST.—Nicely furnished front room; gas and bath; moderate.

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

56 TH-ST., 201 WEST, near Broadway cars.—Rooms with board; terms reasonable; references.

56 TH-ST., 213 WEST.—Two large and one small room; handsomely furnished; first-class house and neighborhood; convenient to 6th-ave. elevated station and Broadway surface cars; excellent board and attendance; references required.

57 TH-ST., 436 WEST.—Nicely furnished rooms; all accommodations; housekeeping, gentlemen.

59 TH-ST., 69 EAST.—Newly furnished rooms; first-class German-American table; convenient cars, elevated.

66 TH-ST., 352 EAST.—Private family will let nicely furnished room to gentleman; gas, bath; $1 75 per week.

76 TH-ST., NEAR 5TH-AVE.—Handsome furnished house for the season; owner's unexpected departure for California will rent low to acceptable party. BELLAMY & WINANS, 659 5th-ave.

83 EAST 111TH-ST.—One furnished room, private house; best of reference required.

86 TH, 131 EAST.—Elegant corner flats; 7 and 8 rooms and bath; rent $35 to $65.

92 D-ST., 39 WEST.—Comfortable, large room, third story; good closets and board; one block from elevated station.

115 WEST 12TH-ST.—To let, with board; handsomely furnished room for gentleman and wife or single gentleman; references.

127 WEST 42D-ST.—Pleasant rooms with board; table guests accommodated.

132 D-ST., 115 WEST.—A strictly private family has a few handsome, sunny rooms on 2d floor; hot and cold water, bath, furnace-heated, for a gentleman and wife or separate; board if desired; no other boarders in the house; terms moderate.

139 EAST 53D-ST.—Parties wishing to change homes New Year can find pleasant home, cheerful rooms, good board; American family.

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

144 MADISON-AVE., with board, first or second floors, entire or separate, suit; strictly first-class accommodations.

153 EAST 51ST-ST.—Sunny rooms, with good board.

162 WEST 128TH-ST.—Comfortably furnished rooms with or without board; excellent table and home comforts; reference exchanged.

201 WEST 44TH-ST.—Board in private family; single or connecting room, with alcove; references.

206 WEST 20TH-ST.—Desirable rooms, with or without board; en suite or singly.

224 WEST 25TH-ST.—Pleasant sunny small room, grate fire; single person; private American family; terms moderate.

304 EAST 122D-ST.—Nicely furnished rooms and good board in a private Jewish family; reasonable terms.

380 WEST 32D-ST.—Large, desirable rooms; southern exposure; ample closets, in house with one family; private; reference.

403 LEXINGTON-AVE., 24 bell.—Nicely furnished hall room to let, with board; home comforts.

Brooklyn.

BOARD.—32 South Oxford-st., Brooklyn, handsome second story floor, singly or en suite; unexpectedly vacated by parties changing residence to Hartford, after occupancy of four years; permanent parties with best references desired.

Rooms and Flats.

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.

A PARTMENT.—Eight, all light, fully furnished rooms; steam heat and elevator. 28 West 128th-st.

A.—DESIRABLE FLATS, 6 rooms and bath each: 304 West 20th-st.; improvements; second flat, $24; third flat, $23. S. F. JAYNE & CO., 254 West 23d-st.

A HANDSOMELY FURNISHED FLAT of 8 light and sunny rooms; steam heat, passenger elevator. Hall-boys. THOMAS & ECKERSON, 35 West 30th-st.

AT 339 WEST 21ST-ST.—Desirable second flat, 6 rooms and bath, all improvements; halls heated; rent $30. Janitor on S. F. JAYNE & CO., 254 West 23d-st.

A.—A.—FLATS in new buildings, 787 and 789 Washington-st.; 4 rooms, $17 to $20; 1 block from new Gansevoort Market.

Rooms and Flats To Let.

A FIRST FLAT of 10 large rooms, all light and airy, heated, newly papered and painted; suitable for dressmaker or any light business; moderate rent; desirable neighborhood. 163 West 48th-st., between 6th and 7th aves., Janitor.

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

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.

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

APARTMENT HOUSES. Light bath-rooms: All rooms light; 7 rooms; 10th-ave. and 88th-st. E. B. MAYHEW, 117 West 42d-st.

A 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.

BELLEVILLE and PASSAIC, 120-126 WEST 35TH-ST.—8 rooms, all light, newly decorated, sanitary plumbing, all improvements; centrally located; convenient to hotels, churches, theatres, cars; watchman and janitors on premises. ADRIAN G. HEGEMAN, 1,321 Broadway.

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.

CAYUGA, NOS. 109-111 WEST 33D-ST.—3 light rooms, conveniently arranged, suitable small families; $15, $18. ADRIAN G. HEGEMAN, 1,321 Broadway.

DESIRABLE part private house; bath; all improvements; $23. 316 West 141st-st.

FIRST FLOOR of 7 rooms, in perfect order; private house, 136 West 14th-st.

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

ROOMS to let to single gentlemen only; an unfurnished suite of rooms, consisting of parlor, two bedrooms and private bath-room; also another suite, consisting of parlor, bedroom and private bathroom; open fireplaces; attendance, gas and furnace heat included in rent. Apply to Janitor at 38 Union Square, or to IRA BURSLEY, 64 South-st.

TO LET.—Second floor, 6 rooms. 81 4th-ave., between 10th and 11th sts.

THE HANOVER, 2 East 15th-st., cor. 5th-ave.—Furnished apartment to sublet. S. J. HUNTINGTON.

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

TO LET.—Pleasant front office; furnished or unfurnished; also desk room. Apply 239 Broadway, Room 5.

112 [illegible] of 5 rooms and bath; all light; no air shaft; decorated; all improvements; with heat; $40 to $50.

154 WEST 10TH-ST., corner of Waverly Place.—Second floor, unfurnished; 6 light rooms; all modern improvements; rent $30. Key 156 West 10th-st., or apply to WILLIAM BERRIAN, 9 West 17th-st., from 1 to 4 p. m.

Brooklyn

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

Board Wanted

AN ELDERLY GENTLEMAN of refinement desires a comfortable home with private family (no other boarders preferred); between Madison and 6th aves., or near the Park; references the best. Particulars and price to J. W., Tribune Office.

BACHELOR wants one room, with board below 35th-st. and between 4th and 6th aves; price not to exceed $12 weekly; answers to receive attention must state location of room and lowest terms. BUXTON, Tribune Office.

MOTHER wants Christian home for her boy, 12; willing to make himself useful between school hours for part board. Address L., 130 East 59th-st.

Situations Wanted---Female

AN AMERICAN lady, wishing change from teaching, would like to travel abroad with lady or family as companion; speaks French and German fluently, accustomed to society and travel; would exchange unexceptionable references as to social standing, &c. Address C. L. T., 316 Lexington-ave.

A YOUNG LADY thrown on own resources seek a home in return for light services; small remuneration; can be useful in many ways; has some knowledge of piano and hairdressing; fond of children; would leave city. Address PETITE, 950 Broadway.

A CONSECRATED Christian woman of middle age, seeks church visiting, or any kind of missionary work; large experience and highest testimonials. CHRISTIAN AID TO EMPLOYMENT SOCIETY, 47 Bible House.

A.—A—Cooks, chambermaids, waitresses, first-class help in all capacities; all orders promptly attended to. KNICKERBOCKER AGENCY, 787 6th-ave.; Miss Beattie.

A PARTNER wanted with $5,000; manufacturing article of universal demand; pays 300 per cent wholesale; will net $1,000 per day; association first-class. Address 109 West 84th-st., Box 1.

AN American gentleman and wife would carefully care for the house of any party leaving the city for the winter; highest reference. J. A.-T., 232 West 74th-st.

COPYING.—By a young American woman to do at home; envelopes address; W. H., 1,692 9th-ave., Tribune Branch.

CHAMBERMAID, &c.—By a respectable young girl, as chambermaid and general assistant. 2,272 1st-ave.

CHAMBERMAID or WAITRESS.—By a young colored girl, just from the South; willing and obliging; honest and sober; present employer can be seen. Apply 7 5th-ave.

CHAMBERMAID and WAITRESS.—By an English Protestant; 20 months' reference; excellent chambermaid and waitress; thoroughly understands her duties in both capacities; wages moderate; city or country. AMERICAN TRAINING SCHOOL, 482 3d-ave., near 33d-st.

CHAMBERMAID, &c.—By a first-class person; would take washing home. Mrs. ENAS, 410 West 36th-st.

CHAMBERMAID.—By a young Swedish girl; good references. M. ANDERSON, 459 6th-ave.

CHAMBERMAIDS, waitresses; first-class cooks; cooks who wash; housework ers; select help, all capacities. At the Grand Central Employment Bureau, 749 6th-ave., near 42d-st. Miss KING, directress.

COOK, WASH and IRON, or HOUSEWORK.—By a respectable young woman best city references. 749 6th-ave., W. 42d-st.

COOK, WASHER and IRONER—CHAMBERMAID and WAITRESS.—By two experienced young women; good family cooking; excellent laundress; the two girls will do the work of family; can be personally recommended. Please call 1,017 6th-ave., between 57th and 58th sts.

COOK.—By a colored woman; good bread and cake maker. 159 West 24th-st.

CHAMBERMAID.—By a colored woman. 200 West 27th-st.

COOK.—By a colored man. Call or address 141 West 20th-st., rear 2d floor.

COOK—WAITRESS.—By two English girls; one competent cook and laundress; other excellent chambermaid and waitress; wages moderate; city or country; 20 months' reference. AMERICAN TRAINING SCHOOL, 482 3d-ave., 33d-st.

COOK.—By a first-class cook in a private family; best city references; country preferred; wages, $10. Address 133 West 28th-st., 2d floor, rear.

COOK.—By a trustworthy colored woman as first-class cook; understands her business thoroughly in all capacities; desserts and soups; by the week during the holidays; week or month. Call 135 West 22d-st., top floor.

COOK and LAUNDRESS.—By a young English woman; 2 years' reference; competent, economical family cook; first-class bread, biscuit and pastry baker; excellent laundress; wages moderate; city or country. AMERICAN TRAINING SCHOOL, 482 3d-ave. near 33d-st.

COOK and LAUNDRESS.—By a capable Scotch girl; not afraid of work; excellent cook; sober, honest, willing; city or country; best references. Call 270 6th-ave., near 17th-st., upstairs.

COOK.—By a first-class cook; would like to have a place of some kind; can furnish first-class reference. Call or address 434 West 54th-st., E. JOHNSON.

COOK.—By a first-class English and Scotch girl; can cook; pastry; clear soups, entrees, croquettes, creams, jellies, baking, frying, game, poultry, pastry, desserts, hot rolls, &c.; wages moderate; city or country. AMERICAN TRAINING SCHOOL, 482 3d-ave., near 33d-st.

COOK, &c.—By a respectable, strong young woman as cook, washer and ironer; would do light housework; good city reference. Call or address 509 West 55th-st., ground floor.

COOK.—By a first-class, active young woman in small private family; first-class at pastry; reference. 301 East 32d-st.

COOK.—By a steady woman in hotel or restaurant as dinner or order cook. 18 Prince-st.

COOK.—By quiet, refined Swedish person; understands French and American cooking; professional; city or country; city reference. 162 West 17th-st.

COOK and LAUNDRESS.—By a neat German; French cooking; good bread and biscuit baker; cake, pies, jellies, &c.; city or country; references. Call Monday or Wednesday, 980 3d-ave.

COOK.—By Swedish woman; first-class; best city references. M. ANDERSON, 459 6th-ave.

DAY'S WORK.—By a respectable woman to wash, iron or sew. SWEENEY, 884 6th-ave.

Situations Wanted—Females

A.—A.—A.—A.

MRS. L. SEELY, formerly Miss L. Campbell, 68 WEST 22D-ST.

FOREIGN AND DOMESTIC MALE AND FEMALE EMPLOYMENT BUREAU.

All references strictly investigated and on file for inspection. Servants disappointing families will be excluded from my office.

N. B.—NOT CONNECTED WITH ANY OTHER OFFICE. 68 WEST 22D-ST.

COOK and LAUNDRESS.—By a young woman; good plain cook; first-class city reference. Call 247 West 33d-st., no cards.

COOK.—By a first-class German cook; in private family where kitchenmaid is kept; can arrange dinner parties, luncheon, &c.; neat, tidy and of good disposition; can furnish the best of references; city or country. Call or address 238 4th-ave.

DAY'S WORK.—By a respectable woman; Protestant; good seamstress; good sewer, also machine; can do laundry work well; careful cleaner of apartments; good reference. Address Mrs. E. H., 304 West 44th-st.

DAY'S WORK.—Wanted, work by day or week, by a respectable woman; good reference. Mrs. HAMPSHIRE, 55 East 4th-st., near Bowery.

FAMILY WASHING.—75c. dozen. Please call or address Mrs. E. TREM, 207 West 36th-st.

GENERAL HOUSEWORK.—By a Norwegian girl, age 19; landed in October; in nice family; speaks a little English. Address H. J., 106 West 42d-st.

GOVERNESS or NURSERY GOVERNESS.—By a lady in refined American family; would not object to travel. Address W. W., Box 83, Tribune Uptown Office, 1,238 Broadway.

HOUSEKEEPER.—By an American lady; city or country; entire charge, one or more servants. C. R., Box 72, Tribune Uptown Office, 1,238 Broadway.

HOUSEWORK.—By a colored girl. 200 West 27th-st., top floor.

HOUSEWORK.—By a good plain cook; good references; city or country. 204 West 32d-st., B. M.

HOUSEKEEPER.—By a reliable, capable widow; would sup rintend care of children. Address R., REFERENCES, 1,062 2d-ave. Tribune Branch.

HOUSEWORK.—By an English girl; 2 years