Horses and Carriages.

F. LANDRAU & CO.,
372, 374, 376 Broome-st.,
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SPRING AND SUMMER CARRIAGES
of the best class.
Victorias, Wagonettes,
Cabriolets, Depot Wagons,
Two Wheelers, Curtain Rockaways,
Mail Phaetons, Ex. Top Cabriolets,
Landaulettes, Dos-a-Dos,
Omnibuses, Road Wagons,
6-Pass. Rockaways, Top Phaetons,
Coupe Rockaways. Ladies' Phaetons,
Spider Phaetons, Buckboards,
Vis-a-Vis, Village Carts,
Landaus, Runabouts,
Fancy Traps, Derby Phaetons,
Doctors' Wagons, Surreys,
Doctors' Broughams, Children's Traps,
Fancy Buckboards, Saxon Phaetons,
SECOND-HAND
Wagons, Phaetons, Buckboards, Rockaways, Surreys, Fancy Traps, Victorias, Landaulettes, Wagonettes, Carts, Dos-a-Dos, Village Carts, Stanhope Gigs, Stanhope Phaetons, Depot Wagons, Doctors' Phaetons, Ex. Top Cabriolets, Runabouts, Canopy Victoria Phaetons.

A. VAN TASSELL & KEARNEY'S
CARRIAGE REPOSITORY,
130 and 132 East 13th-st.,
AT PRIVATE SALE,
AN ENORMOUS ASSORTMENT of all the new styles of SPRING and SUMMER CARRIAGES.
ALL THE NEW DESIGNS in OAK, MAPLE and OTHER NATURAL WOODS prominent among which is the display of Children's vehicles for dorkeys and ponies.
SHOOTING WAGONS, Kensingtons, Derby Wagons, Triple Buckboards, Surreys, with and without canopy tops, Joubert & White Buckboards for four and six passengers.
BROUGHAMS AND OCTAGON FRONT BROUGHAMS, new and second hand, by the best city builders.
LANDAUS,
GLASS FRONT AND LEATHER HEADS; ROCKAWAYS,
SIX PASSENGER AND EXTENSION FRONTS; Coupe and Captain Rockaways.
VICTORIAS,
LANDAULETS and MAIL PHAETONS.
T-CARTS and SPIDER PHAETONS.
LADIES' DRIVING PHAETONS, EXTENSION TOP PHAETONS and DOCTORS' PHAETONS.
TOP WAGONS AND NO-TOP WAGONS OF ALL KINDS. WAGONETTES AND DEPOT WAGONS, PAINTED AND IN OAK.
TILBURYS, DOG CARTS AND PONY CARTS.
OUR HARNESS ROOM HAS
THE LARGEST AND FINEST STOCK OF IMPORTED AND DOMESTIC HARNESS, SADDLES AND BRIDLES, WHIPS, FUR AND CLOTH ROBES, BLANKETS, &c.,
IN AMERICA.
HORSES
OF ALL KINDS—Family Horses, Roadsters, Trotters, Saddle Horses, and Workers.
ALWAYS ON HAND
AT PRIVATE SALE.
INTENDING PURCHASERS WILL DO WELL to examine our IMMENSE STOCK before buying elsewhere.

ACKNOWLEDGED THE FINEST ASSORTMENT IN NEW-YORK of all the most POPULAR STYLES OF CARRIAGES at the establishment of JOHN MOORE, 33 TO 39 WARREN-ST. Here may be found all the best styles in SHIFTING SEAT BUCKBOARDS, NOVELTIES in NATURAL WOODS, Dos-a-dos, DERBY WAGONS, SURREYS in superb variety, SPINDLE WAGONS in oak, elegant single BUCKBOARDS in fancy woods, &c., all at prices ranging from...$40 to $250
First-class work and far below market value.
Very elegant VILLAGE and DOG CARTS.....$65 up
EXTENSION TOP PHAETONS, low and comfortable.....$150 up
LADIES' PHAETONS, various styles and prices.....$85 to $200
VICTORIAS and CABRIOLETS, from $250
Excellent Top BUGGIES, from...$55 to $175
PHYSICIANS' BUGGIES and Phaetons, from.....$125
Wagonettes, Depot Wagons, Rockaways, Road Carts, &c., &c., &c.
SPECIAL BARGAINS IN HARNESS AND HORSE GOODS
AND 50 SECOND-HAND CARRIAGES OF EVERY KIND, from $10 up.
MUST CLEAR THEM OUT.

A RARE CHANCE for some one wishing a fine combination roadster, family or saddle horse; he is 15½ hands, Kentucky bred, 7 years old; can road 10 miles the hour; is a good stepper and fine saddle horse; perfectly gentle and good, pleasant driver; is warranted sound; also extension-top family surrey, carmine running gear, sidebar top buggy, light harness, &c., in good order, and will be sold very low to quick cash buyer. Apply private stable, 110 West 47th-st.

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, No. 1,238 Broadway, corner Thirty-first-st.; 1,140 Broadway, corner 26th-st., until 9 p. m.; 270 West Twenty-third-st., corner 8th-ave.; 152 6th-ave., 153 Fourth-ave., corner Fourteenth-st.

A COMPLIMENTARY copy of Dr. Humphreys' Veterinary Manual; 500 pages; treatment and care of domestic animals, horses, cattle, sheep, dogs, hogs and poultry; sent free. Address HUMPHREYS' MEDICINE CO., corner of William and John sts., New-York.

A.—UNITED STATES WAGON AND CARRIAGE CO., 3d-ave., 49th and 50th sts., makers of the best hand-made delivery and express wagons, carriages and harness; lowest cash prices and special terms; all kinds of wagons, carriages, trucks, &c., made to order at short notice.

FOR SALE.—Extension-top phaeton, in excellent order; easy to turn; wheels go under body in front; also fix over hind wheels and rider; cut low, making it convenient to get in and out; will sell cheap. Apply to OWNER, 205 Nevins-st., corner of Degraw-st., Brooklyn, N. Y.

FOR SALE.—Lease of two livery stables, with or without stock, or will trade for real estate. 1,281 Broadway.

FOR SALE.—Ponies for children, from 38 inches to 13 hands, with new carts and harness; Shetland stallion (sunerb), 38 inches high, 4 years old; very fine; price $250. Address O. C. JACKSON, D. V. S., Jamaica, L. I.

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A large stock of novelties in PAINT AND NATURAL WOOD.
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Broughams, Latest designs. All sizes.
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Broughams, Latest designs. All sizes.
Victorias, Cabriolets, Rockaways, Phaetons, Depot Wagons, Runabouts, Buckboards.
Pony Carts and Miniature Traps, all sizes.
ROAD WAGONS A SPECIALTY.
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R. Largest stock in the United States; business wagons for Express, Grocers, Dry Goods, Milk, Laundry and other business. Also single and double Trucks. Call or send for catalogues, all work warranted. RACINE WAGON AND CARRIAGE CO., 151-153 South 5th-ave., N. Y.

SPECIAL.
Just received, 100 Light Delivery Wagons for country use; high grade goods, lowest prices; bar from the building. RACINE WAGON AND CARRIAGE CO., 151-153 South 5th-ave., N. Y.

UNSEXCELLED.
Our line of Buckboards, Phaetons, Surreys, extension and canopy-top Phaetons, Wagonettes, Depot Wagons, Road Carts and pleasure-traps of all kinds. RACINE WAGON AND CARRIAGE CO., 79-81 Wooster-st., between Broome and Spring sts., N. Y.

Real Estate Wanted.

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, No. 1,238 Broadway, corner Thirty-first-st.; 1,140 Broadway, corner 26th-st., until 9 p. m.; 270 West Twenty-third-st., corner 8th-ave.; 152 6th-ave.; 153 Fourth-ave., corner Fourteenth-st.

FIRST-CLASS country residence wanted for house near Central Park; commercial paper negotiated. HOYT, ELWELL & PATTEN, 137 Broadway.

WANTED.—A small, fully furnished house and stable on New-York City and Northern R. R. from June 1 to about August 1 preferred; small family, no children; perfectly responsible and careful. Address OPPORTUNITY, Box 22, Tribune Office.

WANTED.—For the summer months, a house on Long Island Sound, with one or more acres of ground; also stable accommodation; within one hour of New-York. Address, giving full particulars and price, P. O. Box 3,106, New-York City.

WANTED.—House in Brooklyn, within a mile of City Hall, nearer the better; suitable for occupancy or investment; will pay all cash if suited. Mss. J. B. WARREN, New-York Post-office.

WANTED, SCHOOL SITE.
Unable to secure suitable improved property, will be glad to hear of unimproved tracts of not less than thirty acres, of which should be practically level. New-Jersey preferred, and within fifty miles of New-York. As extensive improvements are contemplated inducements to locate will command earliest attention. No fancy prices. Send full description. MILITARY, Tribune Office.

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, No. 1,238 Broadway, corner Thirty-first-st.; 1,140 Broadway, corner 26th-st., until 9 p. m.; 270 West Twenty-third-st., corner 8th-ave.; 152 6th-ave.; 153 Fourth-ave., corner Fourteenth-st.

City Real Estate For Sale.

A FOUR-STORY and basement 19.6-foot, high-stoop brick and brownstone private house on West End-ave., near 86th-st., a very desirable neighborhood; handsomely decorated, gas, fixtures and carpets; contains 17 rooms; the interior has been remodelled; too large for present owner and occupant; price reasonable; will exchange for unimproved city lots or flat. PETER S. CALLAHAN, 230 East 42d-st.

ATTRACTIVE HOUSES, 24th Ward, Morris Heights, Central and Northern Railroads; all improvements; commutation, 5 cents; 120 trains; rent $30 upward; sell $4,500 to $8,500; 10 per cent cash. ANDREW POWELL, 167 Broadway.

AT A GREAT SACRIFICE.—Must be sold immediately, a perfect little gem, between 5th and Madison aves.; 4-story basement, high stoop, brownstone; in perfect order. OWNER, 29 East 73d-st.

FOR SALE AT FORDHAM.—A very cheap nice new houses, all improvements; owner is going to leave by the 1st of May and will sell for very little money. Call at McCOMB & ROSS'S, near Depot.

FOR SALE.—Four-story and basement brownstone house, decorated throughout. Apply on premises, 69 West 71st-st.

HANDSOME Queen Anne residence; stable; plot 100x100; Mount Hope, Tremont, near station; latest improvements; unique decorations; cabinet finish; price, $21,000. MODEL HOME, Tribune Office.

MADISON-AVE., n. e. corner 92d-st.—Four-story and basement; private, new; well appointed; all modern improvements. STARR & AHERN, 1,699 3d-ave.

ONE LEFT of those first-class 4-story, high-stoop, cabinet finished, 20-foot front and extension dwellings, in restricted block, 111 West 73d-st.; substantial, conservative exterior, with exceptionally fine interior; price $38,000; always open for inspection. SAMUEL COLCORD, Builder and Owner.

THE finest and best finished 3-story houses in Harlem offered at a low price and on easy terms; hardwood cabinet finish, sanitary plumbing, parquet floors; everything first-class; restricted street and neighborhood; L station next block; open for inspection. 126th-st., between 7th and 8th aves.

WEST 78TH-ST., 9 AND 10.
WEST 82D-ST., 8 AND 9.
Dwelling Houses—Choice.
Easy terms.
MAYHEW, 120 West 42d-st.

I OFFER for sale on Amsterdam-ave., near 81st-st. "L" station, a first-story buff brick double flat (corner); all improvements, steam heated and handsomely decorated; price $60,000. One single flat, five stories, steam heated and decorated; price $30,000. Two double flats (avenue), two families on each floor, 25x70x82, with stores; price $33,000 each. These flats are all rented and guarantee them to be first-class investment property. For particulars apply to PETER F. CALLALAN, 230 East 42d-st.

7 ELEGANT 3-STORY RESIDENCES. For sale, 78th-st., between Amsterdam (10th) ave. and Boulevard; 19, 20, 21 feet wide, 55 deep and extensions; superb fronts; hardwood cabinet finish, equal to best 4-story houses; location central; property front and rear restricted to private residences; cannot be appreciated unless seen. Apply on premises.

$3,000 IN READY MONEY will secure possession of one of the finest and cheapest houses (ten already sold) in the Restricted District, 256 W. 84th-st., between Boulevard and Riverside. Three-story, high stoop, brownstone, swell front; exquisitely decorated; hardwood finish; 18x55 (extension); asphalt pavement; price $24,000. ATTORNEY, on premises.

Brooklyn Real Estate.

AN EXTRA FINE, large, 3-story brownstone house in perfect order; 21x54; 12 rooms, 21 closets; with every improvement and full electric service; on Washington-ave.; one of the finest in Brooklyn; only 8 minutes from Bridge; elevated station at corner; price low; terms to suit. Apply for particulars to J. H. SMITH, 219 Washington-ave.

DESIRABLE INVESTMENT.—8-story apartment-house; best location in Brooklyn; all rented; might exchange equity over $125,000 at 4½. Apply 62 Broadway Room 311.

FOR SALE OR TO RENT, unfurnished, a 4-story brownstone house, 23x55, lot 100 ft., on S. Oxford-st., Brooklyn; 16 rooms; steam heater; parlor frescoed; back parlor Moquet wood floor; large mirrors, marble mantles, plate glass windows, butler's closet, bath, water; fine gas fixtures; all in good order; ready for occupancy. For particulars address BROWN, P. O. Box 3,160, New-York.

ONLY ONE OF Those Six New Modern $8,000 Houses left; pronounced perfect by Wm. Paul Gerhard, eng., sanitary engineer. Union Square, New-York, who will occupy one shortly. Inquire owner, on premises, 45 Strong Place, between Harrison and Degraw sts.

THREE 3-story and subcellar brick dwellings; Ohio freestone trimmings, 46 feet deep, 13 rooms, including bath; all improvements. Inquire 362A 6th-ave., between 6th and 7th sts. Cash $1,000 or more; or exchange for city lots.

363 AND 365 RAINPRIDGE-ST.—Two-story and basement brown and red stone dwellings, cabinet trim throughout, every improvement, solidly built; two minutes from Ralph-ave. station, Fulton Street L. Price low and easy terms. McKENNEE, Owner, in No. 363.

Jersey City.

FOR SALE, at sacrifice, store, 34.4x60x100, on corner; best location in Jersey City for feed and produce business; goods may be loaded and unloaded directly from cars. Address EVAN JONES, Plainfield, N. J.

Furnished Houses.

A FINE MANSION, convenient to cable and elevated roads; 160th-st.; high elevation; grand views; healthful summer residence; early possession. DAILEY, 74 West 35th-st.

GEM HOUSE, 5th-ave., Harlem; $2,400. F. B. MAYHEW, 120 West 42d-st.

I.—HANDSOMELY furnished house, 31 4th-st.; filled with boarders; table boarders; good income assured to practical and responsible tenant. E. A. DAILEY, 74 West 35th-st.

34 TH-ST., EAST, near Lexington-ave.—Handsomely furnished house of seventeen rooms, filled with boarders. Address LEXINGTON, Tribune Uptown Office, 1,238 Broadway.

48 WEST 20TH-ST.
Partly furnished 4-story, large.
F. B. MAYHEW, 120 West 42d-st.

Country.

ARVERNE-BY-THE-SEA, Long Island. Cottages to rent, completely furnished. 30 minutes via L. I. R. R.
Directly on the ocean; superb beach; stabling; meals and attendance from Arverne Hotel if desired. Particulars.
RICHARD A. STEARNS, 265 Broadway.

AT SEA CLIFF, L. I.
A few very desirable furnished or unfurnished cottages still unrented; rental for the season from $150 to $400. Also a number of modern cottages, with ample grounds, for sale at moderate prices and on very favorable terms. Address or call on H. C. SMITH, at pharmacy, Sea Cliff, L. I.

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FOR RENT.—Lake George.—A handsome cottage of ten rooms, completely furnished, adjoining Crosbyside Hotel. W. H. STOCKWELL, 55 Liberty-st.

FURNISHED COTTAGES on Long Island, season 1891; lists free. Write or call THURBER & FANNING, Bay Shore, L. I.

POMFRET, CONN.—To let, thoroughly furnished residence of Miss Eleanor Vinton. For particulars inquire of ROBERT JACOB, care of L. L. White & Co., 40 Wall-st.

TO LET.—Furnished summer cottage, Monticello, Sullivan County, N. Y.; 10 rooms, including bath; 2 minutes walk from depot, postoffice, telegraph office and church. Address Mrs. THORNTON A. NIVEN, Monticello, N. Y.

TO LET FURNISHED.—For four months (or longer if desired) a fine residence on Davenport Ridge, Stamford, Conn., containing 16 rooms, 160 feet of piazza, with barn, stable room and land if desired; elevation high, with one of the finest water and landscape views in the country; 20 minutes from the station. Apply to A. B. DAVENPORT, Room 44, Gardner Building, Brooklyn, N. Y., or HENRY LOCKWOOD, Main-st., Stamford, Conn.

TO LET.—Fully furnished cottage; rare chance; family going away; will let to desirable party; beautifully located on shore of Mattituck Bay; 5 minutes' walk from depot, postoffice, stores, markets and churches; 11 rooms, splendid views, large shady piazza, bath houses, three boats, fine growing vegetable garden, plenty of fruit and shade; $300 for season. J. L. REEVE, Mattituck, L. I.

TO LET for the season, at Oyster Bay Cove, L. I., "Fleetwood," the furnished residence of the late Arnold Fleet; contains 13 rooms; has large grounds, and plenty of shade trees; carriage house and stable. For terms, &c., apply to Mrs. ADELIA UNDERHILL, Oyster Bay Cove, L. I.

TO RENT.—Fully furnished for the summer season, a new and handsome cottage on the east shore of the beautiful Lake Hopatcong, N. J. Inquire of Dr. W. R. VAIL, 262 West 52d-st., New-York.

TO LET, cottage, or for sale; Shelter Island Heights, L. I.; cottage completely furnished; near hotels; beautiful water view; fine lawn, large shade trees, shrubbery; stationary wash tubs; plumbing and drainage perfect; 125 ft. piazza. Photographs and particulars with GEORGE W. STREET, 15 John-st., New-York.

TO LET.—Furnished house, with improvements, in Plainfield; 12 minutes from station; 2 to 3 acres of ground; rent low. Address Box 20, Netherwood, N. J.

TO RENT FOR SUMMER.—Island in Casco Bay, Maine coast; three houses, furnished, boats, garden and farm produce; suitable club, several families. Apply JAMES McKEEN, 32 Nassau-st.

WOODBURY, Orange Co., N. Y.—To rent for the season or longer, furnished dwelling; carriage-house, barn, with stalls for three horses; lawn, garden, pasture; good shade; convenient to Woodbury and Highland Mills stations. Address T. W. OSBORN, 120 Broadway, N. Y. City.

City Real Estate To Let.

A FEW SUITS OF
OFFICES TO LET
IN
TEMPLE COURT.
ONE LARGE SUITE ON FIRST FLOOR.
Apply to
RULAND AND WHITING,
5 Beekman-st.

AT 21, 23, 25, AND 27 EAST 77TH-ST. are attractive new houses to let, ready for occupancy on or before May 1, to be exquisitely finished and decorated. These small houses, of novel and costly construction, contain much room and can even accommodate a large family. Will furnish well. Sanitary plumbing. No plumbing in bedrooms or communicating closets. Fine neighborhood. Call often and inspect as they rapidly progress. Engagements can now be made and long leases given if desired. Houses not for sale at any price. Don't pay $3,000 to $4,000 rent in a costly apartment house for "style" when here you can get more room, privacy, and individuality for $2,000 per year and retain your servants better. If you want a permanent ideal home, speak in time. Owner, 79 Cedar-st., Room 50, 2 until 3.

AT FORDHAM.—To Rent.—A handsome dwelling of 12 rooms, with all improvements; beautifully located on about an acre of ground, on the corner of Jerome-ave. and St. James-st.; nice large barn and stable on premises. Call or address COFFIN & COCHRAN, Fordham, N. Y.

A QUEEN ANNE 3-story and basement house; rent $800; 131 East 117th-st. GEORGE W. FANNING, 315 Madison-ave.

A 4-STORY and basement brick building, with or without engine, boiler, elevator, shafting, &c., to lease; cellar and store, 21x75 feet; upper 3 stories, 21x60 feet; very desirable location, and good business opportunity. Inquire at 162 E. 53d-st.

A LARGE AND FINE BUILDING to lease in 32d-st., near 7th-ave.; well adapted for private school or manufacturing purposes; will be leased at low rental in whole for a number of years, or in part for one year. Apply to Owner, B. FISCHER, 325 Greenwich-st.

A PRIVATE STABLE, 8 stalls, between 5th and 6th aves., will be let for any business, $1,500, with coachmen's floor above; No. 12 West 44th-st. Apply at Victoria Hotel, Room 422.

ATTRACTIVE 4-story (unfurnished) 16-room house, 81st-st., near 9th-ave. L station. R. T. MEEKS, 118 West 79th-st., or 30 Vesey-st.

DESK-ROOM.—Office open from 8 to 7; use of clerk and office boy included; $15 per month. 150 Nassau-st., opposite Times Building, Room 55.

ELEGANT FIRST LOFT, rear Postoffice, West. Address POSSESSION, Box 8, Tribune Office.

HOUSE TO LET.—No. 50 West 20th-st., south side, between 5th and 6th aves.; is four-story high-stoop; has 14 rooms, and all modern improvements. Apply at office of RHINELANDER ESTATE, 155 W. 14th-st.

NICE HOUSE.—Good location; 10 rooms; $50 month. Apply at 10 East 129th-st.

STORE, No. 171 6th-ave., corner 12th-st., to let; four story; 28 feet front on the avenue; opposite Cammeyer's shoe store and one block below Macy's and Knapp's. Apply at the office of Rhinelander Estate, 155 West 14th-st.

THE FINEST and best finished new three-story houses in Harlem; hardwood cabinet finish, bay windows and box stoops, parquet floors, sanitary plumbing; beautiful decorations, mantels and mirrors; street restricted to private houses; L station next block; $1,000 per year. Apply 232 West 136th-st.

TO LET.—In corner building, Fulton-st., for light manufacturing, a second floor, 55x55 feet; also for store or offices, first floor, 25x50 feet; low rent. Inquire of GEORGE MUNRO, 25 Vandewater-st.

TO LET.—Four lofts; good lease. Apply on premises, 141 Duane-st. T. G. PATTERSON.

TO LET for three years, 4-story, 20-foot front dining-room extension, cabinet finish, dwelling; beautifully decorated; never occupied; restricted block; No. 53 West 76th-st.; $2,500; open for inspection.

THE WHOLE or lower part of fine 20-foot corner house; with or without furniture; reduced rent. 2,120 Madison-ave.

TO RENT.—Murray Hill; elegant house, handsomely and fully furnished for 6 months or year; $4,000 per annum; private family only. RESPONSIBLE, Tribune Office.

TO LET.—Good offices, different sizes, near City Hall; yearly rent, $120 to $600; elevator, steam heat. Apply 23 Centre-st., corner Reade, Room 16.

TO LET.—55 West 82d-st.; four-story; new; decorated; low rent. Apply AMES & CO., 442 Columbus-ave.

46 EAST 60TH-ST., 20x55x100, perfect order, immediate possession; $2,250. SAMUEL WILLIAMS, 561 5th-ave.

133 135 WEST 23D-ST.—Superior lofts, 50x85; heat and passenger elevator.

Brooklyn Real Estate.

TO LET.—House, furnished, all modern improvements; firstrate order; to private family; terms very favorable. Please call on premises, 465 State-st., Brooklyn.

TO LET.—Furnished, from May 1, a three-story and basement brick house, in good order, in 19th Ward, Brooklyn. Address G. D. A., Tribune Office.

WATER-FRONT.—To lease on the East River for manufacturing purposes; a block 200x515 feet, with water-front of 230 feet, and good depth of water. Apply to GEO. W. PALMER, 278 Manhattan-ave., Brooklyn.

17 MACDONOUGH-ST., Brooklyn.—From May 1, 3-story and basement brownstone, V-shaped front; polished hardwood cabinet trim; 2 minutes from Kings County elevated, 15 from Bridge; $ per month.

Country Real Estate For Sale

AGENCY FOR MONTCLAIR.—Dwellings for sale; land by the acre or lot; houses to let, furnished or unfurnished. TUBBS & TAYLOR, 5 Beekman-st., N. Y.

AT PLAINFIELD, N. J.—For sale or let, furnished and unfurnished, good assortment; write what you want. E. C. MULFORD, Broker, Plainfield, N. J.

A BEAUTIFUL COUNTRY SEAT AND FARM in Rockaway County, N. J., 75 minutes out, Central Railway; short drive from Lake Hopatcong; 145 acres; highly improved; commodious and substantial outbuildings, running water and plenty fruit; several photographic views. (Folio 5,297.) PHILLIPS & WELLS, Tribune Building.

A STOCK FARM, 240 acres, near town of 4,000 population, where milk is sold ten year round at 6 cents per quart; two sets buildings; young, thrifty peach orchard, 3,100 trees. Apply (folio 5,464) PHILLIPS & WELLS, Tribune Building.

A CHOICE RESIDENCE on Delaware River, in this State; lovely paternal homestead of one of our prominent bank presidents; Gothic house of 15 rooms; carriage-house; 7 acres land; chestnut grove; spring water; fruit; fishing, boating, good shooting; must be sold to close estate; immediate possession. (Folio 5,542.) Price only $5,500. PHILLIPS & WELLS, Tribune Building.

AT NYACK-ON-HUDSON.—Overlooking the river, 14 room house, all improvements; 2-story outhouse; 100 feet square; depot 5 blocks; only $7,000. (Folio 5,520.) PHILLIPS & WELLS, Tribune Building.

A 10-ROOM RESIDENCE, desirable part of Newark, N. J.; all improvements; price only $6,000. (Folio 5,498.) PHILLIPS & WELLS, Tribune Building.

A RESIDENCE ON THE PALISADES, delightfully situated, overlooking the Hudson and upper part of New-York City; only 15 miles out; modern house and outbuildings with 3½ acres; photographs here. (Folio 5,060.) PHILLIPS & WELLS, Tribune Building.

ASSIGNEE SALE.—New glass works, situated at Middletown, New-York; six-pot furnace, large warehouse, packing-house, box shop, pot house; improved engine, machinery, clay grinder, &c., &c.; long private switch connects with Erie road; 10 new residences on the property; will be sold with or without the residence on reasonable terms; sale at premises April 7, 2 p. m. WM. B. ROYCE, Assignee.

AT GLEN RIDGE, 25 minutes, the most delightful suburb of this city, very choice Queen Anne cottage; 15 rooms; all modern improvements; gas, water, stone walks, nice grounds; convenient to schools, churches and markets; excellent drainage; 9 miles; price $13,000; easy terms to desirable party; would lease for $75 per month; immediate possession. OWNER, room 200, 45 Broadway, or station agent at Glen Ridge, D. L. and W. R. R.

A FINE country place, unincumbered, for sale, or would exchange for New-York dwelling; house contains 18 rooms, improvements; one acre; barn, garden, &c.; 40 minutes to city. Address J. Z., Box 11, Tribune Office.

A.—LONG ISLAND, south side, one hour from city; handsome residence, lawn, shade, fruit; near station; photo. (Folio 4,893.) PHILLIPS & WELLS, Tribune Building.

AT FLUSHING.—For sale, a fine private property, within 5 minutes' walk from depot; suitable for a boarding-house; fine lawn and shade trees, with stable and carriage-house; will be sold at a bargain to close an estate. Apply to D. MASTER, Real Estate Agent, Flushing, N. Y.

A SHORT HILLS.—The elevated, handsome suburb on Morris and Essex Railway, 40 minutes out; attractive, modern 11-room residence with grounds equal to about 6 city lots; short walk from depot; price $11,500. (Folio 5,476.) PHILLIPS & WELLS, Tribune Building.

A VERY CHOICE and attractive country home in Berkshire; only 4 or 5 minutes' walk from school, church, stores, postoffice, telegraph, &c., and but 15 to 20 minutes' drive from railroad station at Great Barrington, Mass.; 3½ hours from New-York City; with or without a splendid farm of 180 acres, stock (60 head), implements and furniture; immediate possession; terms easy. Address Box 50, South Egremont, Mass.

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