REAL ESTATE.

At private contract Joseph F. Chatellier has sold the five-story brick building, lot 25x96, No. 8 Union Square, for $86,000. The purchaser's name is withheld.

Louis Korn has sold to Amund Johnsen, builder, for improvement, the four-story building, with irregular lot, No. 756 Broadway.

Alfred Hahn has sold the old two-story building, lot 25x75, No. 21 West Third-st. The buyer's name has not been disclosed, but it is understood that he will erect a mercantile building on the site.

T. W. Shotwell has negotiated a trade between Henry M. Denton and Bernhard J. Ludwig, by the terms of which the former will sell, at $85,000, the six-story building, No. 56 Prince-st., and at $30,000, the five-story flathouse No. 187 West One-hundred-and-thirty-fourth-st., and receive in exchange from Mr. Ludwig the block front, 199.10x100, on the west side of Seventh-ave., between One-hundred-and-forty-sixth and One-hundred-and-forty-seventh sts., at a valuation of $95,000.

REAL ESTATE TRANSFERS.

42d-st, No 232 West; Edward H Landon and wife to E L Bayliss	$100
61st-st, n s, 265.10 ft w of Columbus-ave, 24.10x100.5; Michael McDermott to Anna E McFadden	10
Columbus-ave, No 730; Louise H Borther to Julius Scott	1
45th-st, n s, 282 ft w of 2d-ave, 18x100.5; Louis B Hasbrouck, referee, to George S Hasbrouck	13,000
79th-st, n s, 110 ft w of 2d-ave, 25x102.2; Sophia Katzenstein to David Bieler	35,000
60th-st, s s, 50 ft e of Madison-ave, 20x100.5; Nathalie E Bayliss to Edward H Landon	10
Lexington-ave, n e corner 96th-st, 21.10x95 to 100th-st; Jacob M Newman to W H Hall	10
100th-st, n s, 120 ft e of Lexington-ave, 25x100.11; Herman Seidman and wife to Annie Gussaroff	1
126th-st, n s, 200 ft w of Lenox-ave, 25x¾ block; Rachel Kahn to Henry Middendorf	10
128th-st, n s, 150 ft e of 8th-ave, 18x99.11; George Clark and wife to George Finck	125,000
10th-ave, centre plot, 20, map estate Isaac Dyckman, 101.4x487x—x432 to Harlem River; James Everard to Louis Wendel, jr	1
141st-st, n s, 406.6 ft e of Alexander-ave, 50x100; Mary E Van Zandt to E C Bell	1
114th-st, n s, 420 ft e of 1st-ave, 25x100.10; Pearl-st, No 458; Franklin-ave, e s, 145.7 ft s of Jefferson-st, 23d Ward, 40x150; William Wach and wife to L B Hasbrouck	1
Same property; Louis B Hasbrouck to William Wach and another	1
Suffolk-st, No 70; August Huff and wife to Friedrich Miller	43,000

RECORDED MORTGAGES.

Bell, Enoch C, to Mary E Van Zandt, n s 141st-st, 406.6 ft e of Alexander-ave, 2 years	$7,250
Bichtermann, Charles, to the New-York Investment and Improvement Co, n s 107th-st, 254 ft w of Amsterdam-ave, demand	23,000
Same to same, n s 107th-st, 200 ft w of Amsterdam-ave, demand	25,000
Bayliss, Edmund, to Edward H Landon, No 252 West 42d-st, 5 years	15,000
Carey, James T, and wife to United States Trust Co of New-York, Nos 105½ and 107 Cherry-st, 5 years	11,000
Same to Josephine L Wells, same property, demand	3,000
Doscher, Franz C, to Henrietta Albrecht, No 526 East 16th-st, 2 years	1,535
Fennelly, Susan and Georgiana M, Theresa C and Emma, to Joseph W Sandford, s s 18th-st, 169 ft e of 1st-ave, Nos 410 and 412 East 18th-st, 1 year	2,000
Hanson, Ola, and wife to Henry Turno, n s 164th-st, 199.8 ft w of Edgecomb-ave, 3 months	500
Hasbrouck, George S, to Vlerine B Lachaise, No 19 Guilford Place, 3 years	9,000
Harris, Eva A and Thomas, to John J McKelvey, committee, etc, lot 97, amended map Bronxwood Park, 3 years	8,000
McNeill, David and Catharine, to Peck Brothers & Co, n e s Home-st, 253 ft n w of Stebbins-ave, 3 months	1,500
Miller, Friedrich, to August Ruff, No 70 Suffolk-st, instalments	8,400
Penfield, Minnie and James T, to Benjamin F Reynolds, e s 24-st, 50 ft s of boundary line of Mount Vernon, 2 years	1,500
"Simpsons," a corporation, to National Park Bank, No 54 West 23d-st, lease, notice	4,654
True, Clarence F, and wife to Francis M Jencks, s e corner Riverside-ave and 77th-st, demand	70,000
Uren, Christiana, to Judson S Todd, n s 150th-st, 375 ft w of Amsterdam-ave, 1 year	29,500

BUILDING PLANS FILED.

The following plans for new buildings and alterations were filed yesterday:

New buildings:

156th-st and Union-ave, s w corner, a one-story and loft frame stable, by Annie J Leahy, of No 230 East 156th-st, owner	$800
Franklin-ave, w s, 214 ft s of 169th-st, a two-story and attic frame dwelling, by Catherine Endeman, of No 1,203 Franklin-ave, owner	20,000
Franklin-ave, w s, 214 ft s of 169th-st, a two-story and attic frame dwelling, by same owner	15,000
163d-st and Brook-ave, s e corner, a four-story brick tenement, by Jacob Pfeifer, of No 700 East 169th-st, owner	13,000
Kelsey-ave and Kemble-st, a two-story frame dwelling, by Francis S Riesenberg, of No 157 West 106th-st, owner	2,800
Webster-ave, e s, 125 ft n of 1731-st, four three-story frame tenements, by William H Oliver, of Staten Island, owner	16,000
Franklin-ave, w s, 50 ft n of Oakland Place, by John M Blauvelt, of No 545 Gray-st, owner, for a two-story frame dwelling	8,800
65th-st, No 405, by Peter Doelger, of Riverside Park and 100th-st, owner, for a five-story brick flat	15,000
81st-st, No 118 West, by Ellen Murray, to a three-story and basement brick dwelling and store	2,000
2d-ave, No 931, by Mary McDonald, of No 110 2d-ave, to a three-story and basement brick flat	500
Madison-ave, Nos 250 and 252, by M W Forney, of No 501 5th-ave, to a six-story hotel and a private dwelling	20,000
Fulton and Nassau sts, s e corner, by Gyuli Armeny, of No 3,028 3d-ave, to a six-story brick office building	10,000
9th-ave, No 201, by Frederick Hardusch, of No 324 West 27th-st, to a four-story and basement brick dwelling and store	5,000
3d-ave, No 327, by George H White, of No 227 East 21st-st, to a four-story brick tenement and store	525
Suffolk, Hester, Clinton and Division sts, by Jacob Kottick, of No 74 East 61st-st, to four five-story brick tenements and store	15,000
Henry-st, No 172, by Henry Pasinsky, of No 46 Henry-st, to a six-story brick tenement and store	400

To Let For Business Purposes

FLOORS AND HALF FLOORS | POWER DAY and NIGHT.

TO LET IN THE

METROPOLITAN REALTY BUILDING.

SAFETY BOILERS. DUPLICATE PLANT. ELECTRIC LIGHT. 4 ELEVATORS RUNNING. | FIREPROOF CONSTRUCTION. INCLOSED STAIRWAYS. FIRE APPARATUS. WATCHMAN. JANITOR.

EVERY CONVENIENCE.

200,000 PEOPLE PASS SIGNS DAILY.

For Space Apply at

BUILDING, BROOKLYN BRIDGE, William and Rose Sts. | OR TO Ruland & Whiting 5 BEEKMAN ST.

TEMPLE COURT.

Fireproof. Every Convenience.

FOR OFFICES APPLY TO

RULAND & WHITING, Agents.

On premises, 3 to 9 Beekman Street.

41 LIBERTY STREET,

Opposite Mutual Life Ins. Co's Building. Entire Third Floor in this small, modern office building; could be divided. Firm of L. J. Carpenter, 41 Liberty St.

THE RUTLAND, Broadway and 57th Street. Tenant wanted for drug-store, art-store, office, or good approved business. Very suitable for small café or billiard-room (one table). Steam heat, hot and cold water included; 2 rooms and toilet-room connecting. Apply at office on premises.

112 WEST 46TH-ST.—A studio or office to let, suitable for artist not requiring northern light; well adapted for two women who require housekeeping facilities combined with business, such as art industry, teaching, dressmaking, millinery, etc. Rent, $60. All references required. Janitor will show day or evening.

Furnished Apartments To Let.

THE RICHMOND, 153 EAST 88TH ST.—Small first floor, steam heated, furnished apartment to let to genteel family having first-class references. Janitor will show. Rent $32.

THE RUTLAND, BROADWAY AND 57TH-ST.—Newly and handsomely furnished housekeeping apartment to let, to small family of adults only. House is first-class, very central, near Park and on high ground. Will only be rented until October 1, 1897. Immediate possession, if required. Rent $200 per month. Will be shown by applying at office on premises.

110 WEST 40TH STREET.—Handsomely furnished first floor apartment to let to small family of adults of not more than 3, keeping one servant; rent $200 per month; will not rent for less than six months. Unexceptionable references given and required. Janitor will show.

Real Estate for Exchange.

FOR SALE or exchange for city property; beautiful house, stable and six acres of land, near "Greystone," Yonkers, overlooking the Hudson; ideal all year round home. WM. E. DILLER, 284 Columbus-ave.

Real Estate Wanted.

A SPECIALTY OF MANAGING PROPERTY. F. S. TREACY, 101 W. BOULEVARD (57TH). SEND PROPERTY FOR SALE OR RENT. MEMBER REAL ESTATE EXCHANGE AND OF REAL ESTATE BOARD OF BROKERS.

Furnished Houses To Let—Country.

AT QUOGUE AND EAST QUOGUE, L. I.—Furnished cottages to let. Send for list or apply, HENRY W. HALLOCK, Real Estate, Quogue, L. I.

FURNISHED HOUSE TO RENT by the year at Yonkers; short walk from Parkhill or Ludlow Station; house is roomy, with every convenience and comfortably furnished, and a very desirable home for a refined family; rent $150 per month.

G. W. BASHFORD, 41 Wall St.

Auction Sales of Real Estate.

Richard V. Harnett & Co., Auctioneers,

WILL SELL AT AUCTION

WEDNESDAY, March 11, 1896,

At 12 o'clock noon, at the Real-Estate Exchange and Auction Room, 59 to 65 Liberty St.,

The Osborne.

ABSOLUTE SALE.

By Order of the Heirs to Close the Estate of John Taylor.

THE MAGNIFICENT APARTMENT HOUSE

SITUATE ON

7TH AVENUE,

Northwest Corner 57th St.

Size of building, 150x about 95; height of building, 185 feet; 38 apartments and 6 stores. Size of plot, 150x100.5.

A grand opportunity to purchase the most complete and absolutely fireproof apartment-house in the city. Built from the best materials obtainable and in the most thorough manner, eleven stories high in front and sixteen stories in rear. Containing every modern improvement. Complete electric and steam plant; 4 Crane elevators. This house has been kept fully rented since 1885, and every apartment is leased at the present time, the leases running from one to three years; 60 per cent may remain on mortgage at 4 per cent.

JAMES ARMSTRONG, Esq., Attorney, 192 B'way.

For further particulars and permits apply at the office of the Auctioneers, 71 and 73 Liberty St.

BRYAN L. KENNELLY, Auctioneer,

will sell at auction

WEDNESDAY, March 4, 1896,

at 12 o'clock noon, at the N. Y. Real-Estate Salesroom, 111 Broadway,

EXECUTRIX AND TRUSTEE'S SALE,

by order Beresford Pickhardt, Executrix and Trustee of the Estate of Wilhelm Pickhardt, Deceased,

Nos. 120 to 128 East 75th St.

EAST 75TH, NOS. 120 AND 122—The two-story Philadelphia brick stable, with extension and vaulted sidewalk, with apartment and bathroom on second floor; size 44.4½x102.2.

EAST 75TH, NOS. 124 AND 126—The handsome two-story and cellar brick stable; elaborately finished; size 36.0½x102.2.

EAST 75TH (KNOWN AS NO. 128)—Valuable vacant plot, size 44.8x102.2.

This property is situated only 70 feet 10 inches west of Lexington Avenue, and is convenient to Broadway cable, and close proximity to the handsome residences of 5th, Madison, and Park Avenues and 72d Street. Terms liberal.

Maps and further particulars with Messrs. HAWKINS & DELAFIELD, Attorneys for Executrix, No. 111 Broadway, or Auctioneer, No. 66 Liberty St.

BRYAN L. KENNELLY, Auct'r.

TRUSTEES' SALE

of the well-known

CLIFF HOUSE PROPERTY

AT

Rye, Westchester County, N. Y.

BRYAN L. KENNELLY will sell at auction

Wednesday, March 25, 1896,

at 12 o'clock noon, at the New-York Real-Estate Salesroom, 111 Broadway, New-York City.

The magnificent water front (280 ft.) on the Sound, running back about 586 feet, with two cottages and outhouses, known as the Cliff House property. This property is situated on a sloping bluff, about 50 feet above high-water mark, and is one of the most picturesque locations on the Sound, adjoining the handsome residence of the late Edward Schell, the Sackett estate and numerous other fine country seats.

TERMS LIBERAL.

GEORGE D. BAYARD, Esq., Trustee.

Maps and further particulars at auctioneer's office, 66 Liberty Street (telephone 2343 Cortlandt).

REFEREE'S SALE IN PARTITION,

By order of the Supreme Court; valuable and extensive property on

OYSTER BAY HARBOR

Overlooking Long Island Sound,

opposite Sagamore Hill, the residence of the late Theodore Roosevelt, Colonel Hoyt, and others, consisting of upwards of 125 acres, having an exclusive water front of nearly two miles and many choice building sites.

Will be sold at public auction at Town Hall, Oyster Bay, Long Island, on Wednesday, March 11, 1896, at 1 P. M. Trains leave Long Island City at 9 and 11 A. M., returning leave Oyster Bay at 2:25 and 3:50 P. M.

For terms and particulars apply to Frederick M. Brigham, plaintiff's attorney, 27 Pine Street, New York City, or to the undersigned referee, No. 15 Beekman Street, New York City.

GARRET J. GARRETSON, Referee.

Unfurnished Apartments To Let.

33 WEST 12TH STREET.

New Fireproof Apartment-House, 35 feet wide; one apartment each floor. Elevator and all modern improvements. Exposed plumbing. Seven large rooms and bath, all light. Southerly exposure to sun and air. No well holes. Unsurpassed in finish and conveniences by any in the city.

Apply to office of JAMES A. HEARN & SON, West 14th-st.

615 FIFTH AVENUE,

ABSOLUTELY FIREPROOF

APARTMENT HOUSE,

(Between 49th and 50th Sts.)

Superbly appointed; heat, light, and ventilation perfect; open sanitary plumbing; a luxurious and fashionable home; private entrance to the Buckingham Hotel. Apply to Superintendent, on premises, or to Office, Estate of George Kemp, 68 William, corner Cedar St.

THE RUTLAND,

Broadway and 57th Street.

An elegant small bachelor's apartment on first floor now being fitted up, consists of salon, parlor, bedroom, private hall, tiled bathroom, with private stairs down to valet's kitchen, bedroom and bathroom. A rare opportunity for the right party. Rent, $1,000. Apply at office on premises.

THE RUTLAND,

BROADWAY AND 57TH STREET.

Housekeeping apartments of 7 to 12 rooms. Rents from $1,000 to $3,000. Six elevators, attentive management, central location. Apply to D. W. HEATH, Superintendent, at office on premises.

G. W. BASHFORD, Agent.

JUST ONE LEFT

in the Seniors, 176 West 86th-st, corner Amsterdam-ave.; seven rooms and bath; all light rooms; $55; estate lease; seldom a vacancy. POWER, 85th-st., corner Columbus-ave. Office open Saturdays.

A HANDSOME

BACHELOR APARTMENT,

556 FIFTH AVENUE

(Opposite Windsor Hotel).

Apply to janitor.

THE FLORENCE,

18TH STREET, CORNER 4TH AVENUE.

ABSOLUTELY FIREPROOF.

To lease, one flat of seven rooms. All sunny, for housekeeping; unfurnished.

EXCELLENT CUISINE.

ELEVATOR RUNS ALL NIGHT.

HANDSOME APARTMENTS.

72 AND 76 WEST 69TH-ST.,

near Columbus-ave.

Rents from $50 to $70. Janitor on premises.

FANWOOD,

112 AND 114 EAST 17TH-ST.

Remarkable inducements for these elegant light eight-room, bath and butler's pantry apartments.

A.—A.—A.—TO RENT—A select apartment of eight rooms and bath, newly decorated and heated by hot water, in 25-foot house on Lenox Hill; reference required; rent $900 per year, immediate possession; American families only. Inquire Monday, 107 East 70th-st.

CORNER APARTMENT, 201 EAST 68TH-ST. Steam heated; handsomely decorated. Rent, $35. Also Apartments of seven rooms in adjoining houses; rents, $30 to $32. Firm L. J. CARPENTER, 1,181 3d-ave., 41 Liberty-st.

UNFURNISHED APARTMENTS, ALL HAVING bath-rooms, to let to clerks, salesmen, bookkeepers, and genteel families, at low rates

153 East 88th-st; rents	$20
241, 243, and 245 East 87th St.; rents	$20 to $22
184 East 80th St.; rents	$20 to $22
212 West 14th St.; rents	$25 to $27
74 Beach St.; rents	$30

Janitor will show.

G. W. BASHFORD, 41 Wall St.

126 WEST 45TH ST.—The Gordon; a large, handsome apartment, steam heat, to let in this carefully managed house; rent, $900.

G. W. BASHFORD, 41 Wall St.

317 WEST 121ST ST.—Genteel apartments for genteel tenants only; steam heat; hall attendance; rents, $35 to $45.

G. W. BASHFORD, 41 Wall St.

1,064 MADISON AV., NEAR 81ST ST.—Small apartment, steam heat, to let to small family; rent, $40.

G. W. BASHFORD, 41 Wall St.

Steamboats.

BOSTON AND NEW-ENGLAND POINTS. VIA SOUND LINES, WEEK DAYS ONLY. FALL RIVER LINE, via Newport and Fall River, from new Pier 18, N. R., foot of Murray-st., at 5 P. M. STONINGTON LINE, via Stonington, from New Pier 36 N. R., one block above Canal-st., at 6:00 P. M. NORWICH LINE, via New-London, from Pier 40, N. R., next Desbrosses-st., at 5:30 P. M.

NEW-HAVEN—FARE $1; Excursion, $1.50.—Steamer RICHARD PECK leaves Pier 25, E. R., 4 P. M. daily, Sundays excepted, arriving in time for train to Meriden, Hartford, Springfield, &c. Freight steamer leaves 9 P. M.

Miscellaneous

THE GREAT BALL NOZZLE FOUNTAIN SYRINGE is a guarantee of health and comfort to women. Send for circular. For sale by all druggists. American Ball Nozzle Co., 837-847 Broadway, N. Y.

City Property For Sale

A NEW BUSINESS BUILDING,

75x100 FEET.

FOR SALE.

Situated on one of the best downtown streets, built in the best manner possible, all improvements, and

Light on Three Sides.

For full particulars apply to

JAMES L. LIBBY & SON,

69 LIBERTY ST., NEW YORK.

FOR SALE—EASY TERMS.

No. 16 E. 82d Street.

Private residence, near Metropolitan Museum, 25 feet wide, 4-story basement and 2-story extension; new, exposed plumbing; beautiful, fresh decorations; immediate possession. Inquire on premises or of

E. E. ANDROVETTE, 218 Fulton St.

LAST ONE

OF FIVE HANDSOME HOUSES

ON 72D-ST., OPPOSITE

RIVERSIDE DRIVE,

Inspection invited.

Owner, HENRY F. COOK, Architect.

264 Columbus-ave., cor. 72d-st.

A.—

DWELLINGS

FOR SALE or TO LET.

Call or send for list.

PORTER & CO.

159 West 125th St.

324-326 West 76th St. Between

WEST END-AVE. AND THE DRIVE.

Just being completed. The attention of buyers, looking for large houses, is called to these two fine dwellings. They are 22x60, with extra large butler's pantry and bathroom extension; cabinet finish throughout; they will please the most critical. Prices and full particulars can be had from P. M. STEWART, on the premises, or all brokers.

A.—A.—CHOICE DWELLINGS FOR SALE.

The three-story and basement brownstone houses situated on the south side of 129th-st., east of Morningside Park, a location unsurpassed for healthfulness and first-class surroundings; private residences in front and rear; houses 50 feet deep; abundance of closet room; thoroughly well built in every particular; easy payments if desired; prices exceedingly low.

J. W. & A. A. TEETS, 370 West 120th-st.

ADJOINING FIFTH AVENUE, on high ground, thoroughly well built brownstone house, 20 ft. wide; deep lot; sunny protected rear; new sanitary plumbing. Price, $40,000; mortgage, $28,500. Permits and all particulars from

DOUGLAS ROBINSON & CO.,

500 MADISON AVE. 55 LIBERTY ST.

FOR SALE—The handsome four-story 25-foot house, NO. 26 EAST 39TH-ST., just east of Madison-ave., will be sold at a reasonable price, and with immediate possession if desired. For further particulars, apply to

GEO. R. READ,

1 MADISON AVE. (5024.) 9 PINE-ST.

FOR SALE

COLUMBIA COLLEGE LEASEHOLD,

West 49th-st., between 7th and Sixth avenues, 4-story brownstone dwelling, 21x75, lot, 100 ft. 5 in.; price moderate. For permits and particulars apply to

GEO. R. READ,

9 PINE-ST. (5046) 1 MADISON AVE.

City Real Estate For Sale or To Let.

PLATT & MARIE,

102 WEST 81ST-ST.,

Offer for sale or to rent at prices and terms to suit the following thoroughly well-built and perfectly finished houses:

No. 403 West End Ave., 81th-st., large corner house.

American Basement, 4½ story houses.

No. 489 West End Ave., 104x65x102, near 88th-st.

No. 215 West 79th St., 17x65x102.

No. 219 West 79th St., 17x65x102.

No. 223 West 79th St., 16x65x102.

City Property To Let

ONLY ONE LEFT

in West 87th-st., No. 158—A splendid four-story House, built by day's work; estate rentals $1,700; three years. Apply at once. POWER, 85th-st. and Columbus-ave. Office open Sunday.

$2,100

Three years' lease.

An elegant residence, corner of Lenox Hill.

J. R. HAY, 7 Wall-st.

59 PARK AVENUE TO LET.

BETWEEN 38TH AND 39TH STREETS.

Four-story, high stoop, brownstone dwelling. Inquire of estate of MATTHEW BYRNES, 253 Lexington-ave., corner 32d St.

AT $2,800, SUBJECT TO OFFER, 22-ft. wide house, 23 E. 62d-st.; lot 25x100; 7 rooms, with 5-ft. extension. HENRY D. WINANS & MAY, 149 Fifth Ave., 5th floor.

144 EAST 86TH ST., CORNER LEXINGTON AVE.—To let, unfurnished, this roomy house, with light and air on three sides, close to elevated station; cable cars pass the door; in fine order; rent only $1,000; seen without permit; immediate possession; no brokers.

G. W. BASHFORD, 41 Wall St.

21 EAST 77TH ST.—To let, unfurnished, to strictly private family, this small house; contains nineteen rooms, is modern, handsomely decorated, and well plumbed; seen without permit; immediate possession; rent, $1,800; no broker.

G. W. BASHFORD, 41 Wall St.

Brooklyn Property To Let.

TO LET—HOUSES.—The modern brick and stone dwellings in Alice and Arlotte Courts are the most desirable 2½-story houses in Brooklyn, 9 rooms, bath, furnace, etc.; artistic decorations, rents $40 to $45. Send for descriptive circular, or go direct to the houses (Kings County Elevated to Albany Avenue Station, or trolley to Kingston Avenue). Our representative on the ground. HAVILAND & SONS, 902 Fulton St., Brooklyn.

Country Property To Let

IRVINGTON-ON-HUDSON.

Modern house, 12 rooms, newly decorated; rent $900.

Old-fashioned Colonial house, 14 rooms; newly remodelled; sanitary plumbing; all modern improvements (new), $750.

Both houses have fine views of Hudson; extensive grounds; cared for at owner's expense and free use of stables; seven minutes' walk of station. Apply to

JAMES R. HAY, 7 Wall-st.

POPLAR NUTLEY, N. J., offers several modern houses, with pleasant grounds, shade, etc., at rentals $450 to $900; quite near station. Apply

F. M. UNGER, opposite Nutley Station.

TO LEASE for one or two years, commodious buff brick and frame mansion, at West Englewood, N. J., near depot, containing parlor, library, dining-room, butler pantry, kitchen, two bathrooms, eight bedrooms, billiard-room; city water and gas, with carriage-house and 4 acres of land.

MACLAY & DAVIES,

44 PINE ST.

Country Property For Sale or To Let

AT QUOGUE, L. I.—Rent or for sale, "Sand-acre," large, handsome cottage of Robert Colgate, est., New York; 21 rooms; fully furnished; extensive grounds; town extends to bay; near ocean; 22 acres. Apply HENRY W. HALLOCK, Real Estate, Quogue, L. I.

AT WESTHAMPTON, LONG ISLAND, ONECK HOUSE, rent or for sale, furnished; 40 rooms for guests; well known summer hotel on Great South Bay; stable, summer-house, boat dock, etc.; short drive to ocean; extensive grounds, plenty shade; fine orchard. Apply HENRY W. HALLOCK, Real Estate, Quogue, Long Island.

FOR SALE OR TO LET.—Plainfield, handsome, well built brick residence, hall in centre, 12 rooms, bath, conservatory, steam heat, electric light, barn, hennery, shade, fruit; 100x200; 5 minutes' ride from depot. Rent, $900, from May 1st; immediate possession; will sell cheap on easy terms, or exchange equity for small house in Brooklyn, free and clear. OWNER, 706 Nostrand Ave., Brooklyn.

FOR SALE OR RENT.—At Elberon, N. J., a very desirable Villa, with ocean frontage, near Garfield Cottage. W. E. DILLER, 284 Columbus-ave., New-York.

Country Property For Sale.

FOR SALE.

BERNARDSVILLE, N. J.

Stone house, with all modern improvements; also stables, and 40 acres of land in lawn, kitchen garden, and grass. Situated on the highest point in neighborhood, commanding beautiful views.

For further particulars apply to

GEO. R. READ,

9 Pine Street. (5042) 1 Madison Avenue.

FOR SALE—THE FAMOUS

HAINES FALLS HOTEL,

CATSKILL MOUNTAINS,

2,000 feet elevation; widely known and successfully conducted for 20 years by late (deceased) owner; property includes Falls and 50 acres, with water rights, etc. (Folio 7,760). PHILLIPS & WELLS, Tribune Building.

A MAGNIFICENT STOCK FARM and Country Seat, nearly 600 acres, Dutchess County, on Harlem Railway; meadow cuts 2½ tons per acre; abundant water supply; mansion 15 rooms, modern conveniences; several houses for workmen; stable accommodations for 200 head; cost over $200,000; will sell for less than one-third. (Folio 7,756). PHILLIPS & WELLS, Tribune Building.

"CUBA WILL BE FREE!"—You can also be free from the overgrasping landlord, by buying a home at Passaic, the "Queen City" of New-Jersey, or a home at Brooklyn, in the "Greater City of New York." We offer cottages in Bloomfield, Gregory, Lafayette and Paulison avenues, and Summer street, at $3,200, $4,000, $5,000, $8,000, $10,000, $12,000; and on Hancock St., Brooklyn, $7,500. These homes have all improvements, and are offered at extremely low prices, on account of the general depression of business.

EDWARD M. SKIDMORE,

Real Estate, 34 Park Row, Room 50, New York.

FOR SALE.—Connecticut Farms and Gentlemen's Country Homes. Send for Catalogue. THE HOME TRUST CO., Derby, Conn.

Country Property For Sale

CONNECTICUT SHORE.

500 ACRES WATER FRONT,

High rolling land on the north shore of Long Island Sound, with about

2 MILES OF BOLD SHORE.

THE BEST UNIMPROVED PROPERTY FOR SALE TO-DAY WITHIN THE SAME DISTANCE OF NEW-YORK CITY. ADMIRABLY SUITED FOR A GENTLEMAN'S PLACE OR COLONY OF GENTLEMEN'S COUNTRY PLACES, in large or small plots.

For further particulars inquire of

GRIFFEN & MOORE.

26 EAST 42D ST.

FOR SALE,

AT RYE NECK, N. Y.

Westchester County.

Fine old mansion, 70x40, and extension, fourteen rooms; stable, six stalls, three rooms for men.

Grounds Ten Acres, Comprise

Lawn, garden, orchards, roadway, noble shade trees; unrivalled views of the Sound; boating and fishing.

Mamaroneck, Railway Station

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ADVERTISEMENTS and subscriptions for The Tribune received at their Uptown Office, No. 1,242 Broadway, 24 door north of 31st-st., until 9 o'clock p. m.; advertisements received at the following branch offices at regular office rates until 8 o'clock p. m.: viz.: 254 8th-ave., s. e. cor. 23d-st.; 152 6th-ave., cor. 12th-st.; 142 Columbus-ave., near West 66th-st.; 106 West 42d-st., near 6th-ave.; 92 East 14th-st.; 257 West 42d-st., between 7th and 8th aves.; 159 East 47th-st.; 1,338 3d-ave., between 70th and 77th sts.; 1,026 3d-ave., near 61st-st.; 1,708 1st-ave., near 89th-st.; 650 3d-ave., near 41st-st.; 554 3d-ave.; 325 Bleecker-st.; 2,908 3d-ave.; 240 East 79th-st.; 1,921 3d-ave.; 2,662 3d-ave.; 95 Amsterdam-ave.; 402 West 42d-st.; 148 East 16th-st.; 203 East 48th-st.; 855 9th-ave.

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