REAL ESTATE.

AN IMPROVEMENT IN TRADING NOTICEABLE.

MANY SALES OF FAIR SIZE AT PRIVATE CONTRACT SHOW A BETTER FEELING IN MARKET—POOR BUSINESS IN THE AUCTION ROOMS.

A distinct improvement was noticeable in the realty market last week so far as the sales at private contract were concerned, but in the auction rooms, where interest mainly centred, the attendance was poor, and those who expected keen competition and good prices were greatly disappointed.

At the sale of the Hitchcock suburban property the representative of the creditors promptly started every parcel at a figure which indicated the intention of permitting no one else to secure the property, and this experience may have had some effect on the succeeding sales. On Tuesday the estate of George J. Hamilton put up several parcels, but with little success, the best of the offering having been sold at private sale. On the day following, in the sale of the Bettman properties the auctioneer succeeded in disposing of only four of the twelve parcels booked, and in the case of the block of water-front property offered on Thursday the plaintiff's bid was too high for any bargain-hunters present, and the parcel was knocked down without competition.

In the private sales market, however, there was a better showing. This was not due to one or two big sales, but to a number of transactions of fair size, which seemed to show that the effect of the war upon realty trading is passing away.

Frederick Zittel sold yesterday for George C. Edgar's Sons No. 16 West Eighty-eighth-st., a five-story American-basement dwelling, 18x60x100 feet, for about $8,000.

Henry D. Winans & May sold No. 5 East Ninety-third-st., a four-story private dwelling, with a front of 21.6 feet and with a butler's pantry and bathroom extension, to R. Lowenstein for Isaac Danhauser, on private terms.

The Mount Sinai Hospital is the buyer of the plot, 100.11x95, at the northwest corner of Madison-ave. and One-hundredth-st., the sale of which was reported in this column yesterday. The hospital, it is understood, now owns the entire block bounded by Fifth and Madison aves. and One-hundredth and One-hundred-and-first sts.

William H. Lake sold to Charles L. Rule Nos. 48 and 50 Hamilton Terrace, two new four-story dwelling-houses on 37 and 18 foot lots respectively.

Pell & Shephin have sold for A. Duane Pell to W. W. & T. M. Hall the vacant lot on the north side of Seventy-third-st., 100 feet east of Fifth-ave., 25x102.2, for about $55,000.

M. Strauss has sold Nos. 114 and 116 East One-hundred-and-twentieth-st., two four-story brown-stone flathouses, plot 41.6x100.10, for about $43,000, to a Mrs. Siebold, who gave in part payment No. 112 East One-hundred-and-seventeenth-st., a five-story brick flathouse, 20x85x100.10, at about $19,500, and No. 221 East One-hundred-and-fourteenth-st., a five-story brownstone flathouse, 25x85x100, at $23,500.

H. R. De Milt gives in part payment for No. 64 University Place, reported sold last week, a plot on the north side of One-hundred-and-thirty-seventh-st., between Lenox and Seventh aves., 100x100.

Adolph J. H. Meyer has sold to Jacob A. Zimmerman the plot on the Boulevard, west side, One-hundred-and-forty-eighth to One-hundred-and-forty-ninth sts., 199.10x100, taking in part payment the southeast corner of Old Broadway and One-hundred-and-thirty-second-st., a five-story flathouse.

Morris Jacobs has sold to Gustave Solomon No. 156 East Seventy-ninth-st., a four-story flathouse, lot 20x102, at $23,000.

STATISTICS OF THE WEEK.

The auction sales in this city last week realized $580,087, as compared with $1,787,210 in the corresponding week of last year. In Brooklyn the auction sales realized $106,430, as compared with $127,666 in a similar period.

The following are the comparative tables of the conveyances, mortgages and projected buildings for the three boroughs for the corresponding weeks of 1897 and 1898:

MANHATTAN AND THE BRONX.

CONVEYANCES.

	1898. May 20 to May 26, inc.	1897. May 21 to May 27, inc.
Total number for Manhattan and The Bronx	259	318
Amount involved	$1,312,833	$2,810,537
Number nominal	125	178
Number 23d and 24th wards, omitting new annexed district (Act 1895)	65	45
Amount involved	$124,013	$91,560
Number nominal	33	20
Number 23d and 24th wards, including new annexed district	90	52
Amount involved	$181,410	$555,604
Number nominal	41	42
Total number of conveyances, January 1 to date	7,238	6,666
Total amount of conveyances, January 1 to date	$42,493,540	$58,201,954

MORTGAGES.

Total number for Manhattan and The Bronx	271	298
Amount involved	$3,406,549	$4,815,607
Number over 5 per cent	125	127
Amount involved	$1,288,157	$1,025,431
Number at 5 per cent	114	118
Amount involved	$1,644,836	$1,840,216
Number at less than 5 per cent	29	48
Amount involved	$443,700	$1,449,360
Number of above to banks, trust and insurance companies	35	45
Amount involved	$597,000	$1,674,800
Total number of mortgages, January 1 to date	7,430	6,948
Total amount of mortgages, January 1 to date	$115,212,281	$90,172,488

PROJECTED BUILDINGS.

Number of buildings	42	87
Estimated cost	$881,835	$1,845,000
Total number new buildings January 1 to date	1,277	1,710
Total amount of new buildings, January 1 to date	$20,208,060	$42,665,385
Total amount of alterations, January 1 to date	$2,222,271	$3,502,086

BROOKLYN.

CONVEYANCES.

Total number	288	349
Amount involved	$506,250	$829,807
Number nominal	176	150
Total number of conveyances, January 1 to date	6,456	6,812
Total amount of conveyances, January 1 to date	$11,616,998	$10,490,769

MORTGAGES.

Total number	221	230
Amount involved	*$2,733,160	$972,041
Number over 5 per cent	84	91
Amount involved	$281,626	$210,025
Number at 5 per cent or less	137	139
Amount involved	*$2,451,474	$762,016
Total number of mortgages, January 1 to date	5,059	4,781
Total amount of mortgages, January 1 to date	$24,351,286	$17,152,786

PROJECTED BUILDINGS.

Number of buildings	44	85
Estimated cost	$236,510	$540,740
Total number of new buildings, January 1 to date	1,218	1,403
Total amount new buildings, January 1 to date	$5,270,151	$6,559,187
Total amount of alterations January 1 to date	$633,649	$708,751

*Includes mortgage to Coney Island and Brooklyn Railroad for $2,000,000.

REAL ESTATE TRANSFERS.

67th-st, n s, 425 ft w of Amsterdam-ave, 100x100.5; William Varley to H P Cox $1
Broadway, e s, 25 ft s of Walker-st, 28x175 to Cortlandt Alley, 29.5x175; Alvah E Phyfe to Louisa M Jones 8,990
Same property; Louise Squier and another to Alvah E Phyfe 1
Topping-st, n e corner 173d-st, 98x100x129x104; Thomas E Munday to A G Muhlker 12,500
Washington Place, No 116, 18x71; John Strangman to Mary E L Bulter 1
Same property; Maggie V Campbell to John Strangman 1
135th-st, n s, 205 ft e of Willis-ave, 30x100; William J A McKim to Conrad Jockel 8,000
133d-st, n s, 375 ft e of Willis-ave, 20x100; same to same 8,000
Pearl-st, n w corner Centre-st, 40.5x58.4x31.2x61.2; George W Tubbs to J M Levy 1
40th-st, No 448 West, 25x98.9; Katherine Cooney to Angelica S Ketchum 1
115th-st, s s, 195 ft e of 5th-ave, 50x100.11; Arthur G Muhlker and another to Thomas E Munday ..... —
Ash-st, s s, 125.6 ft w of Morris-ave, 50x100; Annie E Osborn to Fanny Lomas 8,600
Chisholm-st, e s, 275 ft s of Jennings-st, 20x100; Emil Gudenrath to Mary Gudenrath ..... gift
Lot 18, map 62 lots at Mount Hope; Samuel Mencher and another to Alte Mencher 1
Maple-st, e s, lot 99, map village Jerome, 25x100; George Bonavia to Frederick C Dexter 1
Central-ave or 179th-st, n s, 146.9 ft w of Webster-ave, 16.8x125; John H Metzler and wife to Berthold W Kaufmann and another 1
Prospect-ave, w s, 43 ft n of Dawson-st, 18.9x101.11x18.9x104.5; Frederick McCarthy to William J Smith 1
Forest-ave, s w corner 150th-st, 99x175 to Jackson-ave; William J Smith and wife to Frederick McCarthy 1
87th-st, n s, 113.4 ft e of Madison-ave, 113.4x100.8; Seth M Milliken to Henry Oppenheimer 100
7th-ave, e s, 99.5 ft s of 126th-st, 20.4x76.4x irregular; Benjamin Sire to John J Buckley 35,000
Lot 289, block H, map Hudson P Rose; Frank M Gordon et al to Hudson P Rose 1
Vermilyea-ave, s s, 100 ft w of Emerson-st, 50x159; Jacob Hess and wife to Cornelia Pierce 1
71st-st, s s, 158.4 ft w of 3d-ave, 16.8x100.5; Eugene H Pomeroy, referee, to Chauncey W Town 13,000
149th-st, n s, 400 ft w of Courtlandt-ave, 50x100.11; Babette Blumenthal to Dora Kreuder 1

RECORDED MORTGAGES.

Albrecht, Thomas E H, to John A Beall, trustee, etc, n s Morton-st, 125 ft e of Hudson-st, leasehold, instalments $1,550
Gamble, James, to Tremont Building and Loan Association, s s Hull-ave, 313.7 ft e of Woodlawn Road, instalments 1,200
Cavanagh, Jeremiah, to Martha A Arnow, s s 12th-st, 235 ft e of Avenue C, Unionport, 3 years 800
Mendel, Leo, to Andrew Rose, n s 7th-st, 230 ft s from n e corner Avenue B, secures contract 12,100
Muhlker, Arthur G, and Robert L Asker to Selig Housah, n e corner Topping and 173d sts, 1 year 1,000
Monroe, William T, to James Rogers et al, s s 117th-st, 325 ft e of Lenox-ave, 3 months 13,650
Budelman, Virginia, to the J C Watson Company, No 207 East 110th-st, secures notes 1,000
Edwards, James D, to the German Hospital and Dispensary, n s Southern Boulevard, 175 ft w of St Ann's-ave, 5 years 15,000
Same to Charles Fyfe, n s Southern Boulevard, 100 ft w of St Ann's-ave, ½ year 10,500
Same to William T Hookey, n s Southern Boulevard, 150 ft w of St Ann's-ave, ½ year 8,756
Jones, Walter O, to Robert E Danvers, No 48 Walker-st 6,000
Sorenson, Lauvids C, to Walter H Sloane, n s 27th-st, 125 ft w of 10th-ave, demand 2,700
Weber, Charles, by guardian, to Mary L Arnow, lot 48, block A, map Mapes estate, 3 years 1,500
Stafford, Mary, to August C Hussey, s s 74th-st, 150 ft e of Madison-ave, and n s 75th-st, 173 ft e of Avenue A (deed recorded as a mortgage) 1
Lenz, Herman J, to Bernheimer & Schmid, s w corner Western Boulevard and 92d-st, demand 6,000
Buckley, John J, to St Luke's Hospital, e s 7th-ave, 99.5 ft n of 28th-st, 5 years 20,000
Edwards, James D, to Henry Raabe, jr., n s Southern Boulevard, 100 ft w of St Ann's-ave, ¼ year 2,600
Poillon, John J H, to Mary F Jackson, w s Central Park West, 75.5 ft n of 64th-st, 3 years 15,000
Stolz, George, to Ferdinand Krieger, n s 150th-st, 125 ft e of Courtlandt-ave, 1 year 8,000

NEW BUILDINGS.

Duane-st, No 82, for a six-story brick office building, 25.10x74.6; Mrs J D McLaughlin, of No 158 Waverley Place, owner; Consolidated Construction Company, architects $45,000
53d-st, s s, 175 ft w of 10th-ave, for a four-story brick stable, 50x65; Naughton & McMahon, of No 258 Broadway, owners; B Naughton, architect 25,000
11th-st, No 542 East, for a one-story brick storage house, 15x15; Henry Thropold, of No 542 East 11th-st, owner; Henry Regelman, architect 500
Prospect-ave, w s, 108 ft n of 165th-st, for a three-story frame tenement, 19.8x60; Edward G Williams, of No 1,204 Boston Road, owner; W C Dickerson, architect 6,500
Jerome-ave, w s, opposite Woodlawn Cemetery, for a one-story frame store, 9x15; Park Department, owner; A Arctander, architect 150
Prospect Terrace, w s, 100 ft n of 12th-st, for a one-story frame shed, 15x84; M Schweickert, owner; S R Sorenson, architect 85
Rosedale-ave, e s, 275 ft n of Mansion-st, for a two-and-a-half-story frame dwelling, 18x26; J Hattrick, owner; Charles W Miller, of No 971 East 169th-st, architect 2,500

ALTERATIONS.

56th-st, No 83 East, to a four-story brick dwelling-house; Laura J Weller, premises, owner; Julius Munckwitz, No 247 West 125th-st, architect $1,000
East Broadway, No 22, to a three-story and basement brick dwelling-house; William H Carpenter, Mamaroneck, N Y, owner; Horenburger & Straub, No 122 Bowery, architects 500
Park-ave, n e corner 36th-st, to a four-story and basement brick and stone dwelling-house; George Boudoin, premises, owner; McKim, Mead & White, architects 7,000
14th-st, No 139 East, to a six-story brick restaurant, etc; J W Condit, No 765 5th-ave, owner; William A Lambert, No 59 Nassau-st, architect 17,000
1st-ave, No 1,528, to a four-story brick dwelling-house and p-postal station; H. Ellias Brewing Company, owner; Hubert Dresser, architect 800
Broadway, s e corner 51st-st, to a three-story brick loft; A M Lyon, No 158 West 56th-st, owner; Newman & Duncan, architects 1,200
121st-st, No 8 West, to a four-story brick dwelling-house, 20x60; Mrs G C Graf, premises, owner; J C Burns, No 101 West 42d-st, architect 2,800
Madison-ave, s w corner 102d-st, to a five-story brick tenement; estate of Morris Lipman, owner; Sol D Cohen, No 203 Broadway, architect 200
85th-st, No 10 East, to a four-story and basement brick dwelling; W. W. Astor, No 21 West 26th-st, owner; J R Downey, No 410 West 34th-st, architect 500
8th-st, n s, between Avenue A and Westchester Creek, to a one-story brick power-house, 66.4x63.4; Bronx Gas and Electric Company, owner; J B Snook & Sons, No 261 Broadway, architects 5,000

Real Estate.

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REAL ESTATE,
31 Nassau St. and 503 5th Ave.
WESTCHESTER CO. PROPERTY HANDLED.

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Will sell at Auction
the following choice investment properties,
Under direction of John A. Straley, Esq., Referee.

Thursday, June 9th, at noon
At the New-York Real Estate Salesroom, 111 Broadway.

Nos. 326-327 West St., near Charlton St.
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Messrs. JOHNSTON & JOHNSTON, Attorneys for Defendant, 6 and 8 Centre St.
For maps and further particulars apply to the Auctioneers, 111 Broadway, Room B. Telephone 2481 Cortlandt.

City Property For Sale.

FOR SALE, THE THREE BEST HOUSES "IN THE SEVENTIES."
Between Columbus and Amsterdam Avenues, Nos. 142, 146, 148 West 77th St. Apply to J. GUINET, Albemarle Hotel, between 9 and 11 A. M., or to your own broker.

To Let for Business Purposes.

A DESIRABLE STORE TO LET.
AT 19 BEEKMAN ST., NEAR NASSAU, SUITABLE FOR PUBLISHER, ADVERTISING AGENT, NEWSPAPER, BICYCLES OR MERCHANT TAILOR; RENT MODERATE. RULAND & WHITING, 5 BEEKMAN ST.

FOR RENT,
The Mendelssohn Rooms,
108 West 55th-st., for a term of years; dancing hall, 48x53; small hall, 25x31, living apartment and dressing-rooms on second floor. Apply JAMES R. HAY, 71 Broadway.

A. —A.—A. BUILDINGS. A.—A.—A.
208 Centre St., near Grand, three-story (store).
164-168 Elizabeth St., five-story business building.
STORES.
80 Bowery, full size store and basement.
76 Bowery, near Canal, half store and basement.
112 Bowery, near Grand, store and basement.
148 Bowery, near Grand, store and basement.
208 Centre St., near Grand, store and basement.
856 1st Ave., store and rooms.
183 Avenue C, store and rooms.
168 East 110th St., west of 2d Ave., large store, $50.
LOFTS.
218 Centre St., four lofts, power and heat.
84 Bowery, five lofts, 25x100.
221 Grand St., first loft, light.
257 Bowery, first and second lofts, all light.
17 Ann St., two lofts, glass roof.
CYRILLE CARREAU, Agent, Grand St. and Bowery, Under Oriental Bank.

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123 WEST 55TH ST.
17-foot house; two-story extension; unusually attractive; moderate rent.
Apply JAS. R. HAY, 71 Broadway, or janitor, 103 West 55th st.

City Property For Sale or To Let.

Manhattan Square North.
Large 25-foot house, handsomely decorated; perfect order. Inspect. 39 WEST 81ST STREET.

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40 minutes via Erie Railroad; several very attractive modern houses; well-shaded lawns; stables; rent $350 to $650; golf, tennis, good wheeling.
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AT REDUCED RENTS,
SEASON OR YEAR,
Furnished or unfurnished country seats and houses, Hudson, Harlem and New Haven Railroads. Call or send for list before locating. WM. H. HOYT & CO., 5 Vanderbilt Ave., opposite Grand Central Depot.

ARTISTIC COTTAGE to rent at Sewaren, N. J.; 19 miles from New York; fine boating and fishing; near depot and water; all improvements; $25 month.
D. G. WHITLOCK, 51 Wall-st., New York.

A CONNECTICUT seashore home for tired people; three furnished cottages absolutely safe from Spanish warships; moderate rent; bathing, boating; circulars.
PROFESSOR NORTHRUP, Brooklyn Polytechnic.

COTTAGES.—Lawrence Beach; one hour; all improvements; rent low. DAWSON, Lawrence, L. I.

PORT CHESTER, N. Y.—To let, near Rye and Sound, beautiful place; acre; high, shade, fine accommodations; opportunity; now less than thousand. Keys at owner's, adjoining 154 Grace Church Road.

SEA SHORE COTTAGES.—Modern conveniences, all prices; Asbury Park, Ocean Grove, Allenhurst. Real Estate Offices, W. H. BEEGLE, 226 Main-st., Asbury Park; 48 Main-ave., Ocean Grove. OPEN DECORATION DAY.

TO LET.—House at Roslyn, L. I., overlooking the water, a furnished house with 12 rooms; bathroom, hot and cold water; good stable accommodations; boating and bathing; also an unfurnished house. Address
W. W. SEAMAN, Roslyn, L. I.

TO RENT.—Fine house; 17 rooms; Jamaica-ave., Flushing; perfect order; fine views and grounds. H. C. HOWELLS, Flushing.

Real Estate For Exchange.

WANTED.—Private dwelling, Harlem preferred, about $15,000, in exchange for equity $6,000. Orange residence, will add cash; principals only. DEFENDORF & JOYCE, 141 Broadway.

Furnished Houses Wanted.

SMALL FURNISHED HOUSE for season in Westchester County, 45 minutes from Grand Central Depot; must have shade. W. H. ALBRO, 310 West 56th-st.

Suburban Real Estate.

AGENCY.—Montclair real estate, all kinds, sale and rent. CLARENCE B. TUBBS, 5 Beekman-st., New-York.

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.; Macy's, 6th-ave. cor. 14th-st.; 142 Columbus-ave., near West 66th-st.; 205 West 125th-st., near 7th-ave.; 1,363 3d-ave., between 76th and 77th sts.; 1,036 3d-ave.

Unfurnished Apartments To Let.

The Washington,

2034, 2036, 2038, 2040 7th Ave. Boulevard (southwest corner 122d St.)

THIS ELEGANT BUILDING, EIGHT STORIES HIGH, AND COVERING HALF A BLOCK, IS SITUATED IN THE HEART OF ONE OF THE CHOICEST SECTIONS OF THE CITY, AND WITHIN CONVENIENT ACCESS TO THE ELEVATED ROADS AND SURFACE CARS. RENTS $600 TO $1,200. EACH APARTMENT CONTAINS FROM SIX TO TEN EXTRA LARGE, WELL LIGHTED AND WELL VENTILATED ROOMS. THE ENTIRE PREMISES HEATED BY STEAM. THE MOST IMPROVED NEW SANITARY EXPOSED PLUMBING. STEAM LAUNDRY. TELEPHONE. OTIS ELEVATOR RUNS BOTH NIGHT AND DAY. HOUSE WELL GUARDED NIGHT AND DAY. LIVERIED HALL BOYS IN CONSTANT ATTENDANCE. FOR FURTHER PARTICULARS APPLY TO THOMAS J. BAXTER, MANAGER.

126-128 EAST 34TH ST.
CORNER APARTMENT.
EIGHT ROOMS AND BATH, BUTLER'S PANTRY, SERVANTS' TOILET; ALL LIGHT ROOMS, HANDSOMELY DECORATED; ELEVATOR, ELECTRIC LIGHT, HALL SERVICE, AND EVERY MODERN CONVENIENCE.
SUPERINTENDENT ON PREMISES.

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APARTMENT HOUSE.
MADISON-AVE. AND 53D-ST.
One elegant Suite of 15 rooms, two servants' rooms and laundry, has a direct and unobstructed exterior view of 220 feet; suite comprises the entire floor; the cabinet work and decorations are not surpassed by any house in the city. Particulars at premises from
J. D. BROOKS, Superintendent.

THE BROADWAY,
1,436 Broadway, corner 40th St.
A very desirable corner apartment, consisting of 3 large rooms and bath; southern exposure; hotel service. Inquire at office.

MANHATTAN AVE.,
NO. 510 AND 512, CORNER 121ST ST.
Seven rooms and bath, steam heat; rooms light and good size; fine location; rents, $34 to $45 per month. Apply to janitor, or J. C. HILL, Jr., agent, No. 175 2d-ave.

An elegant Apartment to let in the absolutely up to date, modern apartment house.
THE SUMMERSBY.
Electric light and elevator; steam drying room; location convenient to all clubs, theatres, "L" road and cable. 842 and 344 West 56th-st.

A. —A.—A. A.—A.—A.
129 East 116th St., 6 rooms and bath ..... $24 & $25
288 Grand St., 5 rooms, improvements ..... 20 to 20
835 Columbus Ave., 6 rooms and bath 16.00
81 St. Mark's Place, floors, 4 rooms 17.00
66 2d St., floor, 4 large rooms 25.00
457 6th Ave., floor, 5 rooms 23.00
510 3d Ave., floor, 7 rooms 23.00
CYRILLE CARREAU, Agent, Grand St. & Bowery, under Oriental Bank.

MORTON ST., 42.—Handsome exterior, portico stoop, elegantly decorated apartment-house; halls heated, hot and cold water, range, speaking tubes, electric bells, private baths and closets; $20 monthly; open Sundays.

ONE MONTH FREE.
Elegant floors of 5 rooms each, near elevated station; all in perfect order; rents only $14 to $17. Apply 206 to 210 East 59th Street.

54TH ST., 79 WEST.—Doctor's office and bachelor's apartments, unfurnished; rent low.

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HOME SITES BY THE SEA.
45 Minutes from New York
by direct private boat service; quick land route. Select, restricted site. All city conveniences.
SEA GATE site unexcelled for health, comfort, rest and enjoyment. Fine surf and still water bathing, boating and yachting; home of the Atlantic Yacht Club; beautiful outlook; water everywhere; constant breezes.
Villa lots for sale; fine residences for sale or rent.
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22 SOLD SINCE JANUARY 1, 1898.
12 MINUTES FROM 34TH ST. FERRY.
TROLLEYS DIRECT FROM BRIDGE AND ALL PARTS OF BROOKLYN. FARE 5 CENTS.
COMMUTATION 6½ CTS., INCLUDING FERRY TO NEW YORK.
Only 4 more of those detached houses left, ready for immediate occupancy, price, $3,000 to $3,500. PLANS OF SEVERAL HOUSES TO BE CONSTRUCTED ARE NOW READY FOR INSPECTION.
SEVERAL COLONIALS IN CONSTRUCTION CAN BE BOUGHT ON EASY TERMS.
CORD MEYER & CO.,
Elmhurst, L. I. 62 William St., New York.

A Handsome and Desirable Country Residence
at a great reduction to close an estate, original cost $80,000. Will sell for $45,000. Free and clear. SITUATED ON THE WEST BANK OF THE HUDSON, at Tomkins Cove, one mile north of Stony Point (soon to be a State park); elevation 100 feet above the river at narrowest point, commanding an elegant view of the military camp at Peekskill, the entrance to the Highlands and an extended view down the Hudson. 20 acres of land, large stone mansion of 27 rooms, steam heated, and all modern improvements. Lodge, stables, outbuildings, etc. Map, photographs and particulars of
JESSE C. BENNETT & CO.,
358 Columbus Av., corner 76th St., N. Y.

A HANDSOME COUNTRY SEAT FOR SALE AT LESS THAN ONE-HALF ITS COST. House contains 15 fully furnished rooms and two bathrooms. Located on high ground midway Sound and Hudson River. 45 minutes from Grand Central Depot. Terms easy. Call or address E. F. ROOK, No. 109 West 42d-st.

BERKSHIRE HILLS.
A new cottage of fourteen rooms, with modern improvements, one acre of lawn and handsome stable, situated in the beautiful village of South Egremont, Mass., is offered for sale at a bargain. A very attractive place for any one who wants a quiet country home. Inquire of FRANK H. WRIGHT, Great Barrington, Mass.

CATSKILLS.—Just completed and ready for occupancy, four new and elegantly finished 12-room cottages, situated on the Ulster and Delaware R. R., between Grand Hotel and Fleischmann's. Artistically and beautifully furnished with all new furniture and every modern improvement. Surrounded by 180 acres of woodland, trout streams and beautiful lake; every regulate convenience and superior in all respects; elevation, 2,000 feet. For full particulars address CASCADES, Tribune Office.

CHOICEST LOCATION IN NEW ROCHELLE.
Beautifully decorated 14-room brick house; choice one to four acres ground; beautiful shade trees; superior plumbing; good stable; very accessible; for sale, lease, might exchange; photographs. F. R. HOUGHTON, owner, 111 Broadway.

COUNTRY HOME, fruit, water front and dockage. GIO. C. GOELLER, 3d Ave. and 134th St.

FOR SALE—ON EASY TERMS, ONLY 15 PER CENT CASH REQUIRED. First class country residence, 6 acres (orchard and pasture), East Paterson, N. J. A few minutes from trolley connecting with Erie or Susquehanna railroads, 50 minutes from New York City. Residence, 3 stories, built of wood, brick lined, slate roof; fine cellar under the whole, spacious wine vault under side lawn. Double floors, asbestos between. Reception room, parlor, library, dining room, splendid hall, grand staircase, twelve bedrooms, elegant tiled bathrooms, servants' bedrooms and bath; perfect sanitary arrangements (heating and plumbing cost $12,000). Inside finish of hard woods—mahogany, oak and cherry. Building cost over $50,000. Garden stocked with choice fruits, white, red and black grapes. Suitable for sanitarium, hotel, clubhouse or residence. Will sell at less than half cost on most liberal terms. Apply to JOHN G. STEAD & CO., Romaine Building, Paterson, N. J., or C. S. CLARKE, Jr., 160 Broadway, New York.

FOR SALE.—Country property. Nine-room house, large lot. Village of South Bound Brook, New Jersey. 5 minutes from 2 railroad stations. One hour from New York and Trenton. One hour 40 minutes from Philadelphia. Address owner. No agents. County Clerk, Somerville, N. J.

56 ACRES OF LAND FOR SALE at Pelhamville, on the New-Haven Road, about one mile from the station; suitable for a golf club.
M. J. ENNIS,
Southwest corner 3d-ave. and 9th-st.

City Hotels.

CLARENDON HOTEL,
4TH AVE. AND 18TH ST., N. Y.
Select family Hotel. Special low rates.

THE SCHUYLER, a high-class family hotel; strictly fireproof. 59 and 61 West 45th-st.

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HOTEL ST. GEORGE, Brooklyn Heights—A. & E. plans; 15 minutes N. Y. City Hall; parlor bedroom; bathroom, board for two; permanent $20 week up; without board, $10 up.

Boston.

HOTEL VENDOME, on the Back Bay Boulevard, Commonwealth Avenue. The leading hotel of Boston.
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WHITE MOUNTAINS.
PROFILE HOUSE AND COTTAGES. Open June 30. One of the largest of leading summer resorts, with every modern improvement. Location unsurpassed. Golf links and all popular attractions.
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Unfurnished Apartments To Let.

ELDORADO,
75TH ST. & BOULEVARD.
Only two apartments left; all improvements.
CHAS. H. EASTON & CO.,
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APARTMENTS.
New building, 422 West End-ave., corner 80th-st. 7 and 8 Rooms, and bath; all light rooms, four sides of building exposed. Electric light, Otis elevator; hall service; exposed sanitary plumbing; white enamelled bathtubs; tiled flooring; large gas ranges; hot air and roof drying; bicycle-room, and all other modern improvements. $1,250 to $1,800 per annum. Open for inspection to-day. Superintendent on premises, or of SLAWSON & HOBBS, 284 Columbus ave.

Furnished Apartments To Let.

ELEGANT SUITE of eight rooms, in single apartment house; steam heat, hot water, exposed plumbing, hall service; every room has direct light. Apply Janitor, 71 West 83d-st.

FLOOR in private house, 6 rooms and bath, all light. 354 West 324 Street.

TO LET.—From June 1 to October 1. Apartment in apartment hotel, 42d, near Broadway; parlor, library, sitting room, bedrooms and two bathrooms; nine windows on east and north; handsomely furnished; grand piano; library and telephone included; adults only; price, $350. Address H., Room 1,605, 31 Nassau.

Country Property For Sale or To Let

FOR RENT OR SALE.
Elka Park, Catskill Mountains.
A magnificent, completely furnished cottage; 14 large rooms and bath; all modern city improvements; open plumbing, etc.; 3 acres of plazas; large lawn, shade and fruit trees; clubhouse nearby; most desirable location in the Catskills. GEORGE HOCH, 150 Nassau-st.

ONTEORA,
NEAR TANNERSVILLE, N. Y.
For sale or rent, for summer or longer, large house, artistically furnished; 8 bedrooms; most beautiful location in Catskill Mountains.
GEO. R. READ,
10 WALL ST. (6284) 1 MADISON AVE.

Modern Cottage, 14 Rooms,
at Tomkins Cove, 55 miles from New York on the West Shore R. R. 4½ acres land, with good two-story brick stable, spring water. View up and down the Hudson unsurpassed. Will sell or rent, easy terms. Particulars of
JESSE C. BENNETT & CO.,
358 Columbus Av., corner 76th St., N. Y.

ADIRONDACK CAMPS.
Complete list now ready, with photos and maps; from $300 to $4,000.
V. G. HALL & CO.,
418 Fifth Ave., near 38th St.

DECORATION DAY SALE.—Tenafly, N. J., adjoining Englewood; all our finest residence plots on terms $5 down, $5 monthly. Houses, $2,400, $3,600, $4,000, $5,000. Take Erie, Chambers or W. 23d-st., 9.56, 11.25, 1.10 or 2.25 o'clock. WEATHERBY, Tenafly Office.

ELBERON, N. J.—Sale or rent, desirable furnished cottages; special prices. William Lane, Long Branch Sta.

FOR SALE or to rent for the season, furnished, nearly new, modern eight room cottage, with barn, in the Catskills; pleasantly situated; five minutes from station. Address Box 37, Phoenicia, N. Y.

1,000 ISLANDS.
For sale or to rent, furnished, cottage on Island near Alexandria Bay. Location one of the choicest on the St. Lawrence River. Particulars, Photographs, &c., with W. J. TOWNSEND, 32 Nassau St., N. Y. City.

Furnished Houses To Let—Country.

AT MONTCLAIR, N. J.
To let, furnished, for season, house, 18 rooms, all improvements, extensive grounds, stabling for 4 horses; central and choice location; also several attractive places for rent unfurnished at reduced rates. CLARENCE B. TUBBS, opposite D., L. & W. R. R. Station, Montclair. Open Monday, May 30th.

AT BABYLON AND WEST ISLIP, L. I.—Furnished cottages, with modern improvements, from $300 to $1,200; also several large country residences. For illustrated catalogues address JEREMIAH ROBBINS, Babylon, L. I.

ADIRONDACKS.—Lake Placid; most healthful and beautiful of all Adirondack resorts; altitude 2,200 feet; no insects; air dry, invigorating, relieving entirely hay fever. Completely furnished cottage, all modern improvements, superbly located; high land, overlooking both lakes, village beneath; stable, carriage house; ample grounds. Abundant supplies village. Rent $400. Others lower. CLARENCE M. NOBLE, Owner, 26 Cortlandt.

A PLEASANTLY situated furnished house of eight rooms, at Wyoming, N. J., one hour from New York by D., L. & W. R. R.; three minutes from station, to be let for three months from June 15th, at $50.00 per month, to a desirable tenant. Address F. A. CUSHMAN, Wyoming (Milburn P. O.), N. J.

ASBURY PARK, Allenhurst, Deal. Furnished Cottages for sale and rent. Lists. Milan House, Asbury Park, N.J.

AT QUOQUE, L. I.—Two small seaside furnished cottages, 9 rooms, lawn to bay, $200 season.
HALLETT & PERRIN, Larchmont, N. Y.

BERKSHIRE HILLS.—To rent, a Cottage; 2½ hours from New-York; near Sharon and Lakeville, Conn.; fully furnished; modern improvements; situated between two beautiful lakes with ten acres land; one view of Litchfield and Berkshire Hills. 306 West 77th-st.

BRIELLE, N. J., by the sea, below Ocean Grove, adjoining Sea Girt, charming spot, fanned by piney and ocean breezes. Lovely furnished cottage, lately put in complete repair; eight rooms; one minute from the depot; boats, fishing, sailing, bathing, driving; for sale or to let. HEALTH FOOD CO., 61 Fifth Avenue, New-York.

RIVERSIDE, Conn., on the Sound. Furnished house, 12 rooms, all modern improvements, with stable, garden and bathing; 10 minutes' walk from station; rent season, $500. Address JOHN WALKER, 52 Wall-st.

COTTAGE FOR RENT.—Glen Gerry, on Canandaigua Lake. Summer home of the late U. S. Senator Lapham. Rooms hence and new frame cottage completely furnished; made flush closets, spring water, daily mail, sanitary conditions perfect; spacious grounds, with a mile of lake front. Porches, windows and doors screened. Photographic views if desired. For particulars address H. W. LAPHAM, 328 Main-st., Canandaigua, N. Y.

CRANFORD, N. J.—Furnished house, new; all improvements; four months from June 1; cool; desirable. C. B. PIERCE, Cranford, or 80 Broadway, N. Y.

ENGLEWOOD, NEW-JERSEY.
Charming suburban home, fully furnished, for the summer; twelve rooms; stable; growing garden, fruits, flowers; 1½ acres lawn; ample shade, superb views; exceptionally fine neighborhood; five minutes from station; very favorable terms to desirable family of adults; references given and required. Address SELECT, Tribune Office.

FOR RENT.—A furnished cottage fifteen minutes from Postoffice; seven bedrooms, thorough plumbing, high ground. For particulars address F. O. Box 407, Litchfield, Conn.

FURNISHED COTTAGE, barn and planted garden in the Catskills, all rented cheap for the season. Mrs. HANNAH BOWMAN, Olive, Ulster Co., N. Y.

HEALTHFUL MADISON, N. J., 25 miles from City Hall.—Excellent furnished Mansion, 12 rooms, bath, gas, garden