THE WEEK IN REALTY

TWO OR THREE INTERESTING TRANSACTIONS RELIEVED THE DULNESS.

The presence of the professional element in the real estate market relieved the week from barrenness. It was, on the whole, however, typical of the season, the sales and exchanges reported from brokers' offices being of such a character as might have been expected.

The beginning of the week was marked by an absence of trading, but some business developed as the week neared its end.

The sale of No. 22 Cortlandt-st. to the New-York Telephone Company was among the important transactions. This was a sale for use and occupancy.

Another piece of property in the same street was reported sold the same day. This was No. 31 Cortlandt-st., adjoining the southwest corner of Church-st., which was bought by an investor.

Next to these two items in importance was the sale of a 21-foot plot at No. 26 East Twenty-second-st., which will be followed by the erection of a twelve story mercantile building on the plot. This will be another step in the transformation of a once popular residential district of the city into a purely business district. Already, between Broadway and Fourth-ave., below Twenty-third-st., many of the four story high stoop brownstone dwelling houses have been altered for business purposes, but the substitution of new buildings has only just begun.

Another transaction worthy of mention was the trade in which the apartment house at the southeast corner of Amsterdam-ave. and Eighty-fifth-st. figured. No. 37 West Eighty-seventh-st. was given in part payment, and has since been resold. And by transferring Chicago property a resident of that city acquired the flathouses at the north corner of Central Park West and One-hundred-and-first-st. There was also a sale for the improvement of five lots on the south side of One-hundred-and-first-st., near Broadway.

Business in the auction branch of the market is practically at a standstill. What few sales there are are the results of foreclosure or other legal proceedings, and they receive little attention from the public.

In the last week twenty-eight parcels of city realty were sold, considerations being mentioned in eight cases, and amounting to $516,000. The auction sales for the week amounted to $316,324.

Foley & Sniffin have sold for the Kelly estate the five five-story apartment houses, on plot 125x100, No. 330 to 338 West Fifty-ninth-st., to E. Porter, for $150,000.

Harriet A. Brady has sold the three-story brownstone front dwelling houses on lot 17x100, No. 218 West Seventy-first-st.

Fleishman & So have sold a five-story flathouse on lot 35.11x100, at the southeast corner of Fifth-ave. and One-hundred-and-nineteenth-st.

Richard V. Harnett & Co. have sold for Henry W. Hayden, executor, to a client for investment, the four story brownstone front dwelling house, on lot 25x100, No. 43 West Forty-ninth-st., Columbia College leasehold, on private terms.

The same firm has also sold for Abraham Boehm the three story business building, on a triangular plot, 62x50x irregular, at the junction of Third and Courtlandt aves. and One-hundred-and-forty-sixth-st.

Adler & Herman have sold the southwest corner of Tenth-ave. and Fifty-third-st., a five story brick tenement house, lot 24.11x70.

David Stewart has sold for J. Frank Greene, of Brooklyn, to R. Clarence Dorsett, the lot, 25x100, on the east side of Audubon-ave., 25 feet north of One-hundred-and-seventy-first-st.

David Stewart has also sold to M. Canfield a four story American basement brick and stone dwelling house, on the south side of One-hundred-and-seventy-third-st., near Audubon-ave., 16.6x40x50.

V. F. Pelletreau, of Brooklyn, has sold for William J. Rigney, to Arthur Meyer, a plot with 390 feet frontage on the south side of Douglass-st., between Railroad Cut and Classon-ave., Brooklyn, taking in part payment the four story brownstone front dwelling house, No. 465 West Forty-seventh-st., Manhattan, the brick apartment house, No. 122 Second-st., and a cottage and barn at Asbury Park.

The lease of the upper floor of the new building to be erected at the northwest corner of Fifth-ave. and Thirty-fifth-st., by Dodd, Mead & Co., to James W. Bell, reported yesterday, is confirmed. The brokers were Horace S. Ely & Co. The lease is for ten years.

REAL ESTATE TRANSFERS.

60th-st, No 215 West, 25x98.9; Clifford W Hartridge, referee, to Joseph Frankenthal $3,600
60th-st, No 219 West, 25x98.9; same to same 1,500
60th-st, No 221 West, 25x98.9; same to same 1,000
82d-st, s e corner Amsterdam-ave, 26x102.2; John H Balden et al to Aimee A Keyes ..... Nominal
East-st, s w corner Delancey-st, 25x75; Thomas R Gruman to James H Post ..... Nominal
101st-st, s s, 80 ft w of Park-ave, 75x100.11; Hester Sapero to Simon Prensky, ½ part ..... Nominal
Same property; Mary Lieberman to Philip Goldstein, ½ part 1
Grand Boulevard and Concourse, w s, being gore lot 187, on map of Prospect Hill estate, as Fordham, 37.7x36.1x10.7x gore; Elizabeth Tiernan to Frederick E Lange 800
Mapes-ave, s e s, 420 ft n e of Samuel-st, 33x100; John Gunn to William C Berg 1
32d-st, s s, 237.6 ft w of Pleasant-ave, 37.6x101.11; Marie Simpson to Virginia Brugnelli 1
Interior lot, begins 150 ft e of 11th-ave and 56 ft n of 135th-st, 20.3x47.1x20.3x47; John P Leo to Mary J Hooper 1
Lot 7, on map of portion of Hunt estate, Van Nest Station; Ephraim H Levy to Patrick Oxley 1
Interior lot, 150 ft n e of Morris Park-ave and 1,059.6 ft e of Unionport Road, 50x100, with right of way; Ephraim B Levy to John and Lena Kamermayer and Fani Eisen 100
Amethyst-ave, e s, 155 ft n of Morris Park-ave, 25x100; Jacob Sommer to Emma Von Raven 1
Spring-st, s w corner Mott-st, 25.5x63.9x25x98.5; William K Porter to Robert D Green 102.3x130x100x
Brook-st, n w corner Spring-st, 25x100; James H Gray to Henrietta Hoppock 1
106th-st, n s, 119 ft e of 2d-ave, 19x100.10; Newman Londen to Pincus Lowenfeld and William Prager 100
136th-st, s s, 250 ft w of Lenox-ave, 25x99.11; Selah B Strong, referee, to Virginia S McKay-Smith et al, as trustees, etc, for William C Stuart 23,000
Graham-st, being lots Nos 183 and 184, on map of 211 choice lots of Downing estate, at Van Nest Station, 50x95; Jacob W Kahn to James D Rogers 571
6th-st, Nos 126 and 128, s s, 350 ft w of 6th-ave, 50x100.4; Madison G Hawkes to Young Men's Christian Association 1
92d-st, s s, 125 ft w of Central Park West, 45x100.8; Patrick J. O'Connell to Cornelius J Purcell et al, trustees 1
107th-st, No 322, s s, 80 ft e of Riverside Drive, 22.6x100.5; Charles Buek to Charles H Covell 100
68th-st, n s, 100 ft e of 2d-ave, 25x100.5; Pincus Lowenfeld and William Prager to Newman London 1
Beekman-st, No 52, 26.8x87.2; Ward McAllister, jr., to Judah Boas, all title 1

RECORDED MORTGAGES.

Breen, Edward and Catharine, to the Equitable Life Assurance Society, 65th-st, s s, 500 ft w of Central Park West, 3 years $40,000
Du Fais, John L, trustee, to the Equitable Life Assurance Society, 82d-st, n s, 100 ft w of West End-ave, 3 years 16,000
Roseman, Abram, to the Equitable Life Assurance Society, 120th-st, n s, 199 ft e of 7th-ave, 5 years 12,000
Kamermayer, John and Lena, and Fani Eisen to Ephraim B Levy, interior lot, 151 ft n of Morris Park-ave and 1,059.6 ft e of Unionport Road, runs e 100x n 50, also Morris Park-ave, n s, 1,059.6 ft e of Unionport Road, 3 years 500
Bailey, Fred, to Louis and John Brandt, Eagle-ave, w s, 432.6 ft s of 150th-st, 3 months 784
Holmes, William H, and Patrick Smith to Simon Danzig and another, Dawson-st, n s, 77.8 ft e of Beach-ave, demand 2,500
Bachrach, Louis, to Title Guarantee and Trust Company, No 384 to 390 East 10th-st, 1 year 24,000
Same to Harris Mandelbaum and another, same property, 1 year 17,500
Hurwitz, Rebecca L, and Abraham I Kantrowitz to Charles Klingenstein, No 579 Grand-st, 1 year 1,000
Hurwitz, Rebecca I and Isaac; also Abraham I Kantrowitz to Mutual Life Insurance Co, 579 Grand-st, 5 years 6,000
Hoge, Mary J, to Germania Life Insurance Co, 185th-st, n s, 159.6 ft e of Boulevard, 3 years 6,000
Same to John P Leo, same property, 3 months 350
Liebeskind, Heine, to Simon Adler and Henry S Herrman, 1st-ave, n w corner 105th-st, 1 month 64,676
Same to Mary W Rogers, 1st-ave, w s, 75.11 ft n of 105th-st, 5 years 21,000
Same to Randolph Guggenheimer, 1st-ave, w s, 26.11 ft n of 105th-st, 5 years 20,000
Tracy, Anne E and Michael, to Sarah F Shannon, 129th-st, n s, 268.9 ft e of 8th-ave, 1 year 1,000
Oxley, Patrick, to Catherine S Banning, Unionport Road, e s, 200.5 ft s of Morris Park, 3 years 2,500
Nutley, Patrick J, to Washington H Taylor, 15th-st, n s, 105 ft w of Prospect Terrace, Wakefield, 2 years 2,400
Breslin, Sarah, to Warren J Mitchell, Thwaites Place, n s, 158 ft e of Williamsbridge Road, 3 years 250
Kennedy, Hugh, to Peter Doelger, No 459 4th-ave, saloon lease, demand 7,000
Brugnelli, Virginia, to William T Hookey, 123d-st, s s, 237.6 ft w of Pleasant-ave, 3 months 2,000
Loonie, Margaret, to Emigrant Industrial Savings Bank, 50th-st, s s, 169 ft e of 2d-ave, 1 year 3,000
Carroll, John F, to Anna M Hepford, 140th-st, s s, 430 ft w of Boulevard, ½ year 1,000
Tiffany, Henry D, to Henry Meigs, Baretto-st, e s, 122.3 ft from n s 165th-st, 3 years 1,200
Bergen, William C, to John and Ellen Gunn, 3d-ave, e s, 429 ft n of Samuel-st, 3 years 600
Rogowski, Gustave A, to Elise Schoenmaker, Grant-ave, e s, 280 ft n of Central-ave; also, plot at n s of lot on east side of Webster-ave, begins 32.7 ft e of Webster-ave, runs e 92.3x n 14.3 to Raszewski's land x w 93.4, with parts excepted, 1 year 6,000
Klein, Benedict A, to Joseph L Buttenwieser, 19th-st, s w s, 140 ft s e of 3d-ave, due 25,000
Benson, Lulu, to Emma Young, No 519 3d-ave; also, 3d-ave, e s, 49.4 ft n of 82d-st, 1 year 5,000
Courte, Hubert and Nicholas, to Bernheimer & Schmid, No 119 East 14th-st, saloon lease, demand 1,600
Drake, William H, to Eugenia G Rieffel, 13th-st, s s, 134.1 ft e of Avenue C, demand 5,000
Hanley, Patrick, to Bernheimer & Schmid, No 290 1st-ave, saloon lease, demand 3,450
London, Newman, to Pincus Lowenfeld and another, 48th-st, n s, 100 ft e of 2d-ave, 1 year 1,500
Rossner, Anton, to Bernheimer & Schmid, No 326 West 26th-st, saloon lease, demand 800
Saxe, Albert, to Metropolitan Improvement Company, Broadway, s w corner 83d-st, demand 100,000
Veeder, Kate, to Charles E Macpherson, Prime Place, e s, at centre of Riverdale Lane, 20x285 to 254th-st, 5 years 3,600
Formichella, Giuseppi, to Jacob Ruppert, No 15 Marion-st, leasehold, demand 600
Murphy, John J, to Henry C Glaser, Webster-ave, s e corner St Paul's Place, demand 300
O'Connell, Patrick J, to Hyman and Henry Sonn, 92d-st, s s, 125 ft w of Central Park West, demand 6,000
Same to Anton Reitmeyer, 92d-st, s s, 170 ft w of Central Park West, 1 year 5,767
Same to James F Welch, 92d-st, s s, 215 ft w of Central Park West, 1 year 1,707
Same to Cornelius J Purcell et al, 92d-st, s s, 215 ft w of Central Park West, secures material, etc ..... ——

NEW BUILDING PLANS.

Willis-ave, s s, 100 ft n of 145th-st, for a five story brick flathouse, 25x84.4; Z D Schullenberg, No 217 West 125th-st, owner; C Steinmetz, No 60 Liberty-st, architect $22,000
[illegible] 4th-st, No 408 East, for a brick tenant, 20x58; Mrs R Scanlon, premises, owner; A W Brunner, No 36 Union Square, architect 2,500
Anthony-ave, n e cor Burnside-ave, for a frame shed, 20x12; Thomas & Dunn, No 2,080 Anthony-ave, owners; Moore & Landsiedel, architects 300
110th-st, Nos 324 and 326 East, for a one story frame shed, 23x65; Mary Manilla, No 214 East 120th-st, owner; C E Reid, architect 200
9th-ave, e s, 74.1 ft n of 38th-st, for two six story brick flathouses, with stores, 24.8x85.10; Benedict A Klein, No 125 East 120th-st, owner; G F Pelham, No 503 8th-ave, architect 56,000
34-ave, e s, 300 ft n of Fischer's Lane, for a one story frame coal pocket, 30x60; William J Fee, owner; James H Perry, architect 6,000
172d-st, n s, 100 ft w of Washington-ave, for two three story frame tenement houses, 22.6x62.2 and 65.2; Morris Zuckerman, No 85 Allen-st, owner; Frederick Jacobs, architect 10,000
117th-st, n s, 85 ft w of Madison-ave, for a five story brick flathouse, 25x82; J & G J Fleschmann, No 2 West 115th-st, owners; G F Pelham, architect 20,000

Auction Sales of Real Estate.

AUCTION SALE
September 7, 1899.

Will be sold at Auction, by order of the Supreme Court, under the direction of Austin B. Fletcher, Esq., Receiver, on Depot Square, at White Plains, N. Y., on Thursday, September 7, 1899, at 11:30 A. M., the

LUMBER AND COAL YARD AT WHITE PLAINS

formerly owned by the

JOHN W. YOUNG & SONS CO.,

Office and Storage Building, Elevator, 35,000 bu. capacity, Planing Mill and Wood Worker,

nearly new, ample Coal and Lumber Sheds, abundant Trackage, Wagon and Track Scales, located on two sides of the Square at the Station.

Will be offered in parcels and as a whole.

Also vacant plot on Bronx Street, about 600 feet front.

Also vacant plot on Madison Avenue, 50 feet front.

Also, at the same time and place and under the same order, the Lumber and Coal Yard lately owned by the same company, situate at the station at Tuckahoe, on the Harlem Railroad, 16 miles from Grand Central Depot. A smaller yard than the former, but very complete in its appointments; Office Building, Coal and Lumber Sheds, comparatively new, in good order, Side Track, Scales, etc.

Two grand opportunities.

For maps giving full particulars, terms of sale, etc., apply to

AUSTIN B. FLETCHER, Receiver,
32 Liberty St., N. Y. City.
Or W. B. TIBBITS, Auctioneer,
White Plains, N. Y.

Unfurnished Apartments To Let.

AYLESMERE

76th St. and Columbus Ave.

The Cable and Elevated Cars are but a step away; Central Park is but a step further. Both a 7 and 8 room housekeeping apartment. Electric Light, steam heat, elevators running day and night, bicycle room, trunkrooms; uniformed boys in constant attendance.

THE FLORENCE,
4th Ave. and 18th St.,
UNION SQUARE.

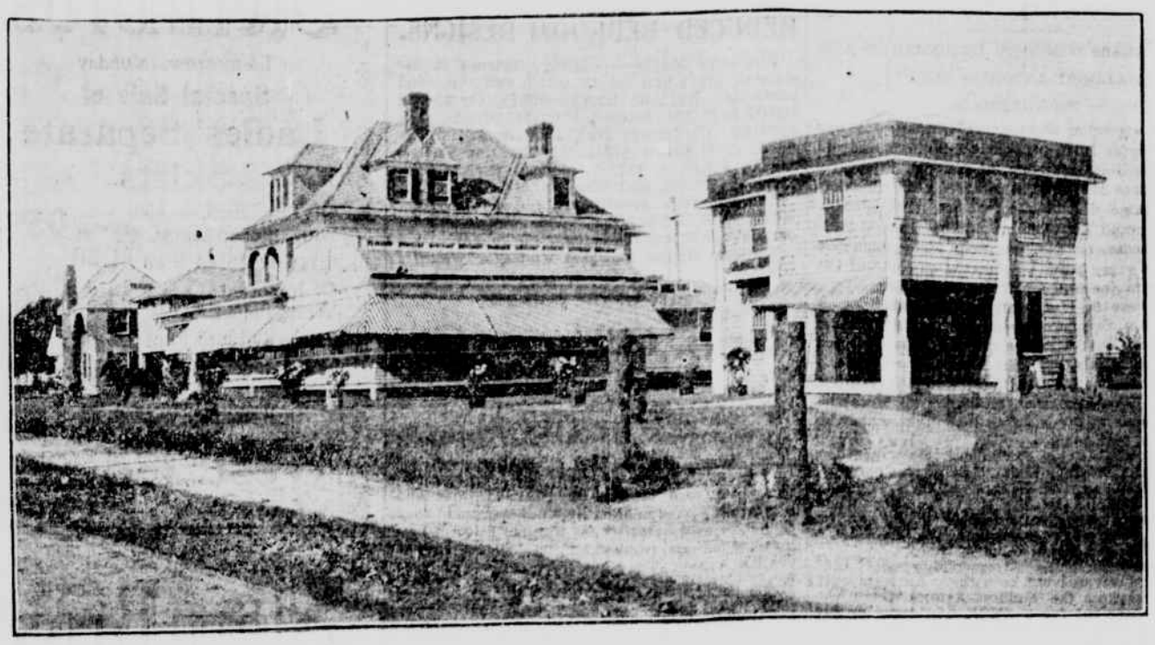
Absolutely fireproof. Excellent cuisine. Apartments furnished or unfurnished.

A.— THE PALACIO.
55, 57 EAST 65TH ST.

Handsome eight-room Apartment; hall service; elevator; electric light; private house block; $950 to $1,300.

ADVERTISEMENTS and subscriptions for The Tribune received at their Uptown Office, No. 1,242 Broadway, 2d 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. and 14th-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 76th 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.; 210 Bleecker-st.; 325 Bleecker-st.; 1,906 2d-ave.; 240 East 79th-st.; 1,921 3d-ave.; 2,062 3d-ave.

Country Cottages for Rent. | Country Cottages for Rent. | Country Cottages for Rent.



DEAL COUNTRY CLUB. SECTION OF THE CLUB COTTAGES.

DEAL, NEW JERSEY.

AN IDEAL SITE FOR A SUMMER HOME.

In inspecting properties with a view to erecting a summer home one would naturally consider the following salient points:

Healthful location; beautiful scenery; diverting pleasures; accessibility (including express train and boat service); macadamized and gravelled streets; sanitary sewerage; pure artesian water; illumination by electricity; congenial surroundings; social advantages; club life; restrictions from nuisances; clear titles; reasonable prices and suitable terms.

With these points in view we would be pleased to have you visit **DEAL**, adjoining Elberon, N. J.

In addition we call attention to high ground forming a magnificent bluff along the entire ocean front; landscape architecture; 18 hole golf course; $10,000 club house, and new railroad station, which is conceded the finest on the entire line of shore resorts.

Prices are low enough to guarantee safe and profitable investment.

To those who desire to build we are ready to make especially attractive terms.

We shall be pleased to meet visitors at the station by appointment.

Highest of references given and required.

SPECIAL—There are a few club cottages remaining which may be rented for $50 per week.

For appointment or other information address

Atlantic Coast Realty Company,
DEAL, N. J.

Real Estate.

CYRUS FIELD JUDSON
503 FIFTH AV. 7 WALL ST.

Country Residences for Sale and Rent.

BAR HARBOR. NEWPORT. SARATOGA. TUXEDO. LONG ISLAND. Along the SOUND. On the HUDSON. In the BERKSHIRES. NARRAGANSETT PIER. &c., &c.

To Let For Business Purposes.

CORNER AND OTHER STORES AND OFFICES

In the new twelve-story fireproof building now being erected at **Northeast Corner Park Avenue and 125th Street.**

READY OCT. 1, 1899.

MACLAY & DAVIES, 44 Pine Street.

69 WALL STREET,
running through to
89 BEAVER STREET.

Light offices with all modern conveniences. Low rents.

MACLAY & DAVIES, 44 Pine Street.

OFFICES TO LET IN
TEMPLE COURT,
8 TO 9 BEEKMAN ST., 119 TO 129 NASSAU ST.
APPLY TO
RULAND & WHITING,
ON PREMISES.

Furnished Apartments Wanted.

IN THIS CITY.—A gentleman and wife would pay moderate rent; furnished apartment or house. Any one going away and desiring their furnishings well cared for address G. W., Hotel Manhattan, New York City.

WANTED.—With quiet, refined private family, suite of three or four light, well ventilated rooms, with heat and modern conveniences; furnished complete for housekeeping; gentleman and wife; would furnish sleeping apartment; permanent if location and surroundings satisfactory; reference required and given; between 72d and 106th sts., West. Answer, giving terms and full particulars, M. E. S., Box 11, Amityville, Long Island.

ADVERTISEMENTS and subscriptions for The Tribune received at their Uptown Office, No. 1,242 Broadway, 2d 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.

Furnished Houses To Let--Country.

CATSKILLS, near Phoenicia, at moderate rent for two or three months, fully furnished cottage 17 rooms, bath, running water. B. A. KISSAM, 25 Beekman-st.

EXTRA CHANCE for party having a little money to invest in brand new 11 room Queen Anne cottage; all modern improvements. Call or address JOHNSON & NORGARD, East 37th-st., near Avenue J, one block from Flatbush-ave., Brooklyn.

FURNISHED 8 room house, nice yard, near R. R., to May 1. Chester Hill, Mt. Vernon. Address Box 6, Mt. Vernon, N. Y.

Real Estate Wanted.

TO OWNERS OF UNPROFITABLE REAL ESTATE.—We will rent or lease your property. All kinds of repairs. Houses put in good order. N. Y. REAL ESTATE IMPROVEMENT COMPANY, 650 3d Ave.

Country Property for Sale.

90 ACRES FINE LAND—12 in timber; ¾ mile railroad station; plenty fruit, good buildings, everything in good condition; price $1,300; terms liberal; have other farms, all sizes and prices, at great bargains. DUNNING & CO., Georgetown, Del.

ADVERTISEMENTS and subscriptions for The Tribune received at their Uptown Office, No. 1,242 Broadway, 2d door north of 31st-st., until 9 o'clock p. m.; advertisements received at any American District Telegraph office and also 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. and 14th-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 76th 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.; 210 Bleecker-st.; 325 Bleecker-st.; 1,906 2d-ave.; 240 East 79th-st.; 1,921 3d-ave.; 2,062 3d-ave.

Country Property for Sale.

WEST ENGLEWOOD, NEW JERSEY.

Eleven miles out on West Shore Railroad. Building lots, 50x150, properly restricted; also lots 25x100, on isolated plot, on installments, or less a discount for cash. City water, depot close property. Apply for maps, particulars and free tickets to

MACLAY & DAVIES, 44 Pine Street.

CLOSTER, NEW JERSEY.

A thriving suburban community, 20 miles out, on Northern Railroad of New Jersey. Full sized lots on installments, or less a discount for cash. Call for maps, particulars and free tickets on

MACLAY & DAVIES, 44 Pine Street.

PELHAM MANOR, NEW YORK.

Full sized lots on Pelhamdale Avenue, Manor Lane and Pelham Street, properly restricted, on installments, or less a discount for cash. Trolley line in front of property, gas, water and sewers. Apply for maps, particulars and free tickets to

MACLAY & DAVIES, 44 Pine Street.

The Valuable and Beautiful
HAYES' ESTATE
OF EXETER, N. H.

FIFTY acres fine tillage land fronting on Portsmouth avenue; large slate roof barn, carriage house, carpenter shop, large 12 room dwelling, hot water heat, &c.; all in good condition, substantially built and conveniently and attractively arranged; everything except contents of house to be sold; live stock, hay, tools, wagons, carriage, &c.; also SIX GREENHOUSES, 15,000 sq. ft. glass, with contents, having a long established, increasing and profitable business; the only wholesale growers—growing like specialties—within a wide radius; sold grand; sales limited by production only; 50 miles from Boston, 65 from Portland, five minutes to business district, electric and steam cars near; adjoins compact part of town; delightfully situated; town the seat of Phillips Exeter Academy and Robinson Female Seminary; a rare chance for an ideal home or investment; easy terms; send for descriptive and illustrated booklet. Address HAYES' ESTATE, P. O. Box 649, Exeter, N. H.

ELMHURST, L. I.

12 Minutes from 34th St. Ferry.

COMMUTATION 6½c., INCLUDING FERRY TO NEW YORK. TROLLEYS TO ALL FERRIES AND ACROSS BRIDGE, 5 CENTS.

NEIGHBORHOOD RESTRICTED, AND ITS CHARACTER ESTABLISHED.

HOUSES BUILT TO ORDER FROM PLANS, SEVERAL COMPLETED.

CORD MEYER & CO.,
Elmhurst, L. I. 62 William St., N. Y.

SACRIFICE—Modern cottage; conveniences; shade, high location; five minutes from depot. Box 18, Spring Valley, N. Y.

BARGAIN for investor or homeseeker; a few lots at Bronxville, on Harlem Railroad, near depot, 25 minutes from 42d-st.; eight cents commutation; easy terms; title guaranteed. OWNER, Box 37 Tribune office.

FARM—40 acres; fruit, meadow; charming valley; 34 miles from New-York; 2 miles from Hudson River. Call or address J. MILTON CLARK, Croton-on-Hudson, N. Y.

FOR SALE—Fine Queen Anne cottage, 13 rooms; all improvements; stable, carriage house; 2 acres; near Sound; price, $13,000. JOHN CARROLL, Mamaroneck, N. Y.

FOR SALE—At Lake Oscawana, house in good condition; 13 rooms; one acre; beautiful scenery; immediate possession; $3,000. E. C. WILSON, Peekskill, N. Y.

FOR SALE.—Brick mansion, 20 rooms, modern improvements; 3½ acres; fine trees; healthful; trolley to depot; $20,000; mansion would cost $35,000 to build. E. C. WILSON, Peekskill, N. Y.

FOR SALE.—A good 95 acre farm, well watered; fine orchard, good house, three barns, poultry house; immediate possession; $4,000. E. C. WILSON, Peekskill.

GENTLEMAN'S Country Residence for sale; one hour's ride on New Jersey Central Railroad; four minutes from station; six acres of land; house and grounds in perfect order; 20 rooms; all modern improvements; fine stable and carriage house; property cost $100,000; will sell for $25,000 cash; no agents. Address P. M. ISING, 3 Vestry st.

ISLAND, Maine coast, Penobscot Bay; about 350 acres, one-half fine timber, worth standing $3,500; balance meadows, sandy beaches, rocky cliffs; several harbors; one house of 12 rooms and one of 6; barn and boathouse, all old; 3 miles from village, price, $12,000; easy terms. Write to J. J. STOFFORD, N. W. Harbor, Deer Isle, Maine.

City Property For Sale. | City Property For Sale.

A GROUP OF SEVEN BEAUTIFUL
NEW DWELLINGS,
RIVERSIDE DRIVE AND 106TH ST.

Houses that are Unsurpassed in Construction, Design and Finish, With Many Novel Features and Innovations.

UNIQUE DECORATIVE EFFECTS.

Elaborate baths, billiard rooms, special servants' entrance and quarters. No two houses alike.

Unequalled location and environments. Neighborhood restricted to high-class private dwellings. Most of the houses in the vicinity are being built to order by private individuals. Situation the highest on the Riverside, affording a magnificent panoramic prospect of the Hudson, the Palisades and Riverside Park. For further information address

P. M. STEWART and H. IVES SMITH,
BUILDERS AND OWNERS,
2,291 BROADWAY, N. Y., - - - Near 82d Street.

THE ONLY MODERATE PRICED
FIRE PROOF RESIDENCES
(AMERICAN BASEMENTS) IN NEW YORK CITY, NOW IN COURSE OF ERECTION ON
WEST 105TH ST., NORTH SIDE, Near Riverside Drive.

For prices and particulars apply to
H. M. Weed, Builder and Owner, 2585 Broadway, N. W. Cor. 97th St.
These residences are situated on one of the most elegant, restricted streets on the UPPER WEST SIDE.
Inspection of construction cordially invited. Plans and exteriors are a radical and artistic departure from existing American Basement types. Plans can be seen at the office of Janes & Leo, Architects, 2585 Broadway, N. W. Cor. 97th St.

Brooklyn Property For Sale. | Brooklyn Property For Sale.

Buy a Home for Betty and the Baby at
SLOCUM PARK,
CONEY ISLAND AVE. AND KINGS HIGHWAY, BROOKLYN.
BROOKLYN'S IDEAL HOME SECTION.
Cars every 5 minutes by Smith st., De Kalb and Franklin aves., Brighton Beach, Flatbush ave. lines from Park Row. FARE 5 CENTS. Sales office on property.
Lots $200 to $350, a Few Higher.
Improved property—Gas, Water, Sidewalks, etc.—Police and Fire protection—4 deliveries of mail daily.
EASY TERMS, FOR CASH OR INSTALMENTS.
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TIME TABLE—STEAMERS LEAVE
Cortlandt St. piers, 8.45, 10.00, 11.00 a. m., 12.00 m., 1.20, 2.30, 3.30, 5.15 p. m., So. 5th St., Brooklyn, 9.30, 10.20, 11.20 a. m., 12.20, 2.00, 2.50, 3.50 p. m. East 23d St., 9.30, 10.05, 10.45, 11.45 a. m., 12.45, 2.15, 2.30, 3.15, 4.15, 5.45 p. m. LEAVE GLEN ISLAND 11.00 a. m., for East 23d St., and Cortlandt St., 12.00 m., 1 p. m., for Cortlandt St., only; 3, 5, 5.30, 6, 7, 8 p. m., for all landings. EXTRA BOATS SUNDAYS.
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Including Admission to all Attractions.

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From Brooklyn, Fulton St. (by Annex) ..... 8:00 A. M.
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" New York, West 22d St. Pier ..... 9:00 "
Returning due in New York 5:30 P. M.
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Trains leave foot of 34th st., E. R., N. Y., week days, 6.40, 6.40, 7.40, 9.20, 11.00 a. m.; 12.10, and half-hourly 1.10 to 3.40 p. m.; 4.40, 5.10, 5.40, 6.00, 6.40, 7.10, 7.40, 8.10, 8.40, 9.50, 10.50 p. m.
Sundays, 6.50, 8.40, 10.10, 11.10 a. m.; 12.10 and half-hourly 1.10 to 9.10 p. m., 10.10 p. m.
Leave foot Whitehall st. (Battery) via 39th st., South Brooklyn Ferry, daily *7.00, and hourly 8.00 a. m. to 1 p. m., and every forty minutes 1.