

Unfurnished Apartments Co. Let.

# El Nido



Without exception the finest apartments in Harlem. 7 and 8 Rooms and Bath. Rents lower than in any other house.

City Property For Sale.



## This Palatial Dwelling

Between Madison and Fifth Avenues, is now in process of construction. It is 32 feet wide and 25 feet deep, with an extension running the full depth of the lot...

## FOR SALE.

A first class steel skeleton 9 story fireproof building, No. 64 Fulton Street, Manhattan, store vacant, but the rest well rented...

## MURRAY HILL.

Above 35th Street, nr. Park Ave. A fine size house, at a reasonable figure, suitable for a residence.

## FIFTY-SEVENTH STREET.

A very attractive medium-sized house, in thorough repair. Can be bought at a very reasonable figure.

## FOR SALE—BUILDING LEASED.

A cash offer—20 per cent. balance to suit, will take on of the new, elegant blue stone well front house, at Nicholas ave. and 125th st. best value for money...

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N. W. Cor. 116th St., 7th Ave. Drive and St. Nicholas Avenue.



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City Property For Sale.

\$6 PER WEEK TOTAL COST—A model house, meeting every requirement for refined people, splendid neighborhood, with all conveniences, but above all, low in price and offered on terms which will interest you...

City Property Co. Let.

WASHINGTON HEIGHTS. IDEAL HOUSES IN AN IDEAL LOCATION. Several modern American basement dwellings, all having full extensions...

Houses Furnished and Unfurnished.

Desirable locations, \$1,000 to \$18,000. FOLSON BROTHERS, 835 Broadway.

FOR RENT.

Attractive 4-story apartment building. NO. 21 HAMILTON TERRACE. Situation unsurpassed, all modern, elevated.

TO LET FOR BUSINESS PURPOSES.

FLOOR 55x100 TO LET METROPOLITAN REALTY BUILDING. Power, Heat, Elevators. RULAND & WHITING, 5 BEKMAN ST.

Buildings, Stores, Lofts, Offices.

Exceptionally fine list, best locations. FOLSON BROTHERS, 835 Broadway.

ARTISTIC STUDIO TO RENT, two days in week.

TO LET—Large and small lots, near Union Square.

LOFT, with office, about 4,700 sq. feet.

Country Property for Sale or To Let.

FARM FOR SALE OR TO RENT. Seventy acres, fruit, vegetable and stock farm, two acres apparatus (best new values)...

ARLINGTON, N. J. Attractive modern suburban town houses, furnished and unfurnished, to rent and for sale.

AT BLOOMFIELD, 30 minutes from N. Y., by Erie, or A. S. by D. L. & W. R. Y. modern house, 15 rooms...

BURNING BLOCK on Third-ave., near 127th-st., No. 2,200, forming an L on 127th-st., being two parcels, 100x25, and 17x100 on 127th-st., great sacrifice to sell...

ENGLEWOOD and vicinity, Country houses for sale or rent.

GREENWICH Country Mansion, none more desirable; furnished. COUNTRY, Box 20, Tribune Office.

MODERN HOUSES, all parts of Staten Island, to let and for sale.

NANTUCKET—Furnished Cottages, 15, 11, 10 rooms, modern, Studio, 3 rooms, bath, location unsurpassed; store land. EASTMAN JOHNSON, 65 W. 52th St.

WATER FRONT COTTAGE within the hour, furnished, directly on the water, yacht, land pier, fish-boat and bathing; very desirable. SHORE, Box 5, Tribunes Office.

Unfurnished Apartments Co. Let.

# The Apartments in GRAHAM COURT

On Seventh Ave. 116th to 117th St. Are Now Ready for Occupancy.

The building is absolutely fireproof. The apartments are uniquely planned and arranged in suites of from 6 to 11 exceptionally large rooms. Many original features have been introduced, calculated to overcome the usual objections to apartments.

## Harold Court and Brittany

Northwest Cor. 102d St. and Broadway. Ideal accommodations for those wishing to locate in a modern house, luxuriously equipped.

Exceedingly moderate rents. Consist of 6, 7 and 8 large, light rooms and bath, with every known modern improvement from long distance telephone to mail chutes and electric elevator.

Apply to owners and builders, on premises, or to BRANDT & KIRBY, Agents, 104th Street and Broadway.

## TO RENT.

First class Apartment, 6, 7 and 8 rooms; extra large and light, with steam heat, gas ranges, open plumbing, hot water supply and uniformed hall service; in the NORTHPORT, 74 West 103rd st., and SOUTHPORT, 51 Manhattan ave., both corners, or 69 West 97th St. Only first class parties with best of references desired, but special pains will be taken to make such comfortable.

## EVELYN

101 West 78th St. ABSOLUTELY FIREPROOF. Choice housekeeping apartments of 7 large, light rooms and bath; butler's pantry, laundry and steam dryer.

## ONE MONTH FREE.

Choice apartment, 220 212 and 214 East 122nd-st., 7 and 8 rooms and bath; all improvements; hall service, steam heat, hot water supply, etc.; rents from \$33 upward.

## NOW READY—NEW HOUSES.

Four and five room flats; steam heat; hot water; open plumbing; oak trimmings; call and examine. J. AHERN & SONS, 333 Columbus Ave.

## CORNER APARTMENT; seven rooms, bath; elevator; modern improvement; finest location on Washington Heights; rent \$45.00.

## Furnished Houses To Let—Country.

## SEA GATE, NEW YORK HARBOR.

FURNISHED COTTAGES \$750 TO \$1,500 FOR SEASON. SEA GATE is a carefully restricted Ocean Residence Park, fronting Atlantic Ocean and Gravesend Bay, macadamized roads, sewerage, water, gas, electric lighting, community stable, surf and hot water bath, houses, Exclusive surroundings, private steamboat service, 45 minutes to Battery, from May to November.

## WILLIAM P. RAE COMPANY,

203 Montague Street, SHARON, CONN.

TO LET—Furnished house, 14 rooms, bath, 4 1/2 stable, man's room; garden planted; about 5 acres of ground; 4 1/2 miles from postoffice. Address L. DUNHAM, 72 Bible House, New York City.

## Country Property for Sale.

TO LET—Nine room furnished house; nice yard; near railroad station Chester Hill, Mount Vernon, N. Y. Address J. R. Box 215, Tribune Office.

## GREAT BARRINGTON, MASS.

Gentleman's Residence, large Colonial house and extension; 15 rooms; also large stone house; large stable, kitchen, seven acres of ground; beautiful view, many large shade trees; exposed plumbing, electric light, steam heat, the running water; it is a beautiful home, will be sold very low if sold this winter. Address CHESTERWOOD, P. O. Box 184, Great Barrington, Mass.

## If you want to buy a Suburban Residence or Building Site in the Oranges, Short Hills, Summit, Madison or Morris-town, N. J., I can get you what you want.

EDGAR A. PEMBER, 220 Broadway, N. Y.

## NEW HOUSES IN OLD FLUSHING'S

best neighborhood, only 20 minutes to Manhattan's business center. These are, in fact, low in price and offered on EXCEPTIONAL TERMS. Are houses for conservative people of refinement who at moderate monthly cost desire something out of the ordinary. Call on Box 10, Tribune Office, or Liberty St.

## NEW BRIGHTON, S. I.

Kunhardt residence, corner Clinton and Prospect aves. to let on 3 to 5 years' lease for \$2,500 annually, 14 rooms, modern, private dwelling, electric light and all modern conveniences; extensive, finely shaded grounds; large stable and carriage house, greenhouses, etc. 40 minutes from Battery. For full particulars, photographs and inspection permits apply CORNELIUS KOLFF, 50 Broadway.

## Roselle, N. J.—Desirable Cottage

for sale, all improvements; electric light, gas; pure water; hot-water sewer; macadam roads; five minutes from station. H. S. BACHMAN, Roselle, N. J.

## ARE YOU LOOKING for a cozy home in the Oranges?

Eleven rooms; modern improvements; 100 ft. lot; fine neighborhood, near Mountain Station; price \$7,500, to close estate. CHARLES A. MERIGS, with Ogden & Co., No. 411 Washington-st., N. Y., or next door, No. 10 Lavin Ridge, Orange, N. J.

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# THE FLORENCE,

105-109 East 18th St. Absolutely fireproof. Excellent cuisine. Parlor, three bedrooms, and bath, furnished.

Apply to ALBERT E. GIBBS & CO., Agents, 451 Columbus Ave., near 81st St.

## 265 West 81st St.,

ABSOLUTELY FIREPROOF. New fire story apartment house; Suite of 8 and 9 rooms and bath; decorated to suit tenants; passenger and servants' elevators; electric light; gas ranges; all modern improvements; LONG DISTANCE TELEPHONE IN EACH APARTMENT.

Rents \$1,300 to \$1,550. Apply on premises to ALBERT E. GIBBS & CO., Agents, 451 Columbus Ave., near 81st St.

## FIFTH AVE., near 58TH ST.

To rent, a very choice first floor apartment; extra large rooms. Apply to GEO. R. READ, 1 MADISON AVE., 60 CEDAR STREET.

## ONE OF THE pleasantest apartments in THE ORANGE.

7th-st. and Broadway; six rooms, sunny mornings and afternoon, perfect ventilation; everything new; convenient location and the best house in New York. Inquire of the superintendent.

## RIVERSIDE DRIVE 121, near 85th-st.—Eight and bath; elevator; every convenience; \$1,000; also nine rooms.

143 145 WEST FOURTH STREET, near Washington Square; 4 rooms, with and without bath.

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# THE BROADWAY,

Southwest Corner Broadway and 101st Street. An ideal location on the upper West Side, and a house that will appeal to seekers of commodious rooms. The suites consist of five and seven rooms any bath, with all the latest improvements; electric light, elevator, telephone and all-night service.



## Rents \$600 to \$800 per annum.

APPLY TO SUPERINTENDENT ON PREMISES.

Country Property For Sale.

## ELMHURST.

COMMUTATION 6 1/2 CENTS, INCLUDING FERRY. 12 Minutes from 34th Street Ferry, Trolleys to All Ferries and Bridge 5 Cents.

GRADE AND STREETS ESTABLISHED BY THE CITY. HOUSES ALWAYS IN CONSTRUCTION. 300 BUILT AND SOLD. TERMS REASONABLE. THE CORD MEYER COMPANY, 62 WILLIAM STREET.

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## WHOLESALE—AND—RETAIL

# LUDWIG BAUMANN & COMPANY.

Block, 8th Ave., from 35th to 36th St., New York. Furniture Entrance: New Annex, 260 to 268 West 36th Street.

## VISIT OUR ADIRONDACK LODGE.

Exhibit a charming bit of the woodland transferred direct from the heart of the forest,—exquisitely attractive and serving as an appropriate background for our display of artistic Summer Furnishings. Every requisite for Country House, Seaside Cottage and Mountain Lodge. Novelties in Mission Furniture, in Silver Birch, Native Ash, Natural Maple, Reed, Rush and Willow. Of exceptional elegance, our exhibit of Prairie Grass Furniture has captivated many with its beautiful designs, and soft green colorings. Verdant tints predominate in fine furniture for the Summer home, and our assortment comprises scores of exclusive novelties. Selection now insures the choicest patterns. Goods held until wanted.

## SIDEBOARD, in fine golden oak finish, highly polished, elaborately carved, with fancy top, etchings, frame and panels large beveled mirror, linen and silver drawers and cupboards. One large and two smaller display shelves. Our special price only.....\$2.75

TURKISH ARM CHAIR, superior springs and upholstery, tufted back and arms, plain seat, padded edges, plated valance at base, cord finish, covered in excellent quality of Royal Denim, very special.....\$3.50

CHIFFONIER in golden oak finish, highly polished, with 5 large, commodious drawers and wood gallery. Very special value for.....\$5.50

Estimates given for complete furnishing of summer hotels, seaside cottages and country houses.

Wagon deliveries all suburb and seaside resorts as far south as Asbury Park and throughout Long Island.

MORRIS CHAIR, of neat design, strong frame, in excellent golden oak finish, luxurious, adjustable back; large, well-made cushions, in handsomely figured denim, of choice coloring. Very special at.....\$2.80

GILT CORNER CHAIR, of exceptionally attractive style, with tufted spindle back and supports, woven cane seat, very strong frame, all in pure gold leaf finish; especially attractive at our very low price.....\$3.85

RECEPTION CHAIR, of very dainty, pretty design, with well made frame, open cane seat, all in pure gold leaf finish; an example of our remarkable values, at 2.20

CLOCKS of all styles: Parlor Clocks, Mantel Clocks, Boudoir Clocks, Office Clocks, Store Clocks, Kitchen Clocks, Hall Clocks and Alarm Clocks, in largest variety and at the lowest prices. Office clock, 10-in. dial, movement guaranteed best, for only.....2.00

A FULL LINE OF BRASS AND IRON BED-STEADS.

STUDENT'S FOLDING BOOKCASE in Golden Oak finish; is 18 inches long; has 3 shelves and holds 40 volumes; can be placed in very small space; is neat, well made and very desirable at our price.....3.90

PARLOR SUIT of 5 very artistic pieces, with handsomely carved, highly polished mahogany finished frames; tufted backs, plain seats, cord finish at edges; excellent upholstery, covered in figured satin damask, very special value for.....\$8.50

BRASS BEDSTEDS of popular "twin style"—very effective and elegant design—1 1/2 in. pillars; large bases; scroll work; heavy rails and superior construction; head, 72 in. high; foot, 51; very desirable and doubly so at our very low price, per pair.....\$3.50

WHITE ENAMEL BEDSTEAD, in all sizes, with heavy pillars, brass top, rails and vases, strong joints, excellent make and construction in every detail. A very desirable bed, and extremely cheap at \$10.00; our price, all sizes.....4.00

VILLA SUIT of very desirable design, excellent make and finish. Strong frames in maple, finished light with fancy woven reed seat and back. In natural colorings, very dainty, pretty and durable. Very special at.....9.25

COUCH for summer cottage or country house use; maple frame; strong and in natural finish; fancy woven reed seat and head; very durable, comfortable and desirable; only.....5.50

ROCKER of very pretty design, in fancy reed, with tinted ornamentation in artistic coloring. Very strongly made and well finished. Special at the low price.....3.30

Send for our 800-page book, "Guide to Housekeeping," 10c.

COBBLER SEAT ROCKER, in golden oak or mahogany finish, finely carved and highly polished, fancy back, tall and strongly braced; very excellent construction in every detail. Special price only.....1.35

CATALOGUES. "Guide to Housekeeping" comprises 800 pages, divided into four sections. For 10c the Full Set Mailed Free to Buyers.

SECTION 1 describes Stoves, Kitchen Supplies, etc.; 102 pages; postage 3c.

SECTION 2 describes Lamps, Table Ware, etc.; 112 pages; postage 3c.

SECTION 3 describes Upholstery and Household Goods; 142 pages; postage 5c.

SECTION 4 describes Bedding and High-Grade Furniture; 304 pages; postage 10c.

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## Rents \$600 to \$800 per annum.

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