Auction Sales of Real Estate.

WILLIAM M. RYAN, Auctioneer.
PARTITION SALE.
By order of
The heirs of ESTATE OF MARY J. BLAIR, dec'd.
JOHN H. McKEE, Executor of ESTATE OF E. McKEE, dec'd.
ELISABETH A. DEMAREST, Executrix of ESTATE OF MATILDA REYNOLDS, dec'd.

ROSSMORE HOTEL, ON BROADWAY,
BETWEEN
41st and 42d Streets,
EXTENDING THROUGH TO
7TH AVENUE,
consisting of 7-story and cellar brick and stone Hotel and plot of land; size, 92.1 on Broadway x99.10⅞ on north line x89.0½ on 7th Avenue x124.7 7-24 on south line, containing 4 City lots or 10,000 square feet of land.
Will be sold at auction
WEDNESDAY, April 3d, 1901,
at 12 o'clock noon,
At the New York Real Estate Salesroom, 111 Broadway, N. Y. City.
70% may remain on mortgage for 3 years at 4½%.
Immediate Possession.
Full particulars at Auctioneer's office, 149 Broadway, N. Y. City.

WILLIAM M. RYAN, Auctioneer,
will sell at auction, at the New York Real Estate Salesroom, 111 Broadway, at 12 o'clock noon,
TUESDAY, APRIL 2, 1901,
Absolute Sale Without Reserve,
By order of THOS. C. MEYER, B. AYMAR SANDS and CLARENCE STANLEY, ESQS., executors of the estate of FREDERICK WILLIAM MEYER, deceased,
234 and 236 6th Ave.,
Between 15th and 16th Sts. Forming "L" with
63 W. 15th St.,
234 AND 236 6TH AVE.—Two three-story and cellar brick buildings, with stores; size, 38x70.
63 W. 15TH ST.—Three-story basement and cellar brick dwelling; size 24.7½x103.3.
35 W. 21st St.,
BETWEEN 5TH AND 6TH AVES.,
Three-story high-stoop basement and cellar brick dwelling; size 24.9x98.9.
219 W. 58th St.,
BETWEEN BROADWAY AND 7TH AVE.,
Two-story brick stable; size 22x60.
426 7th Ave.,
NEAR 34TH ST., Four story brownstone front brick building, with store; size 19x70.
426, 428 and 430 E. 51st St.,
BETWEEN 1ST AVE. AND BEEKMAN PL.,
Three two-story attic and basement brick dwellings; size of each, 18x100.5.
30 and 32 Cliff St.,
BETWEEN JOHN AND FULTON STS.,
Each four-story and cellar brick store and loft buildings; size 26.3½x98.7; 26.7x96.
JOHN M. BOWERS, ESQ., Att'y, 31 Nassau st.
Maps at Auctioneer's office, 149 Broadway, New York.

WILLIAM M. RYAN, Auctioneer,
will sell at auction, at the New York Real Estate Salesroom, 111 Broadway, at 12 o'clock noon,
THURSDAY, APRIL 4TH, 1901,
By order of ALEXANDER & GREEN, Esqs., Att'ys.
318 West 86th St.,
NEAR RIVERSIDE DRIVE.
Very superior 4-story, high box stoop, basement and cellar, brownstone front dwelling, with butler's pantry extension and 2nd and 3rd salon floors; containing 13 rooms, 2 baths and servants' toilet; elegantly finished in hardwood, parquet flooring; open plumbing; marble wainscoting in bathrooms; magnificent mantels and fixtures; size 21x80x extension x102.2.
230, 232 & 234 West 122d St.,
NEAR 8TH AVE.
Three 5-story and cellar, brick and stone apartment houses with 2 families on a floor; 8 rooms and bath to each apartment; hardwood trim, porcelain washtubs and bath with shower attachment, open plumbing, combination chandeliers for gas and electricity; hot water and steam heat; size of each house 30x85, on a plot 34x100.11, making a passageway between each house of 4 feet.
124 East 95th St.,
BETWEEN PARK AND LEXINGTON AVES.
3-story, high stoop, basement and cellar brownstone private dwelling, with butler's pantry extension; 10 rooms and bath, storeroom, &c.; size 19x50x100.8½.
108, 112 & 124 West 136th St.,
NEAR LENOX AVE.
Three 3-story, high stoop, basement and cellar brownstone dwellings, each containing 10 rooms and bath, hardwood trim, in complete order; sizes as follows: 108—16x50x99.11. 112—17x50x99.11. 124—14.11½x50x99.11.
TERMS MOST LIBERAL.
ALEXANDER & GREEN, Esqs., Att'ys, 120 Broadway, N. Y.
Maps at Auctioneer's office, 149 Broadway, N. Y.

WILLIAM M. RYAN, Auctioneer,
will sell at auction, at the New York Real Estate Salesroom, 111 Broadway, at 12 o'clock noon,
TUESDAY, APRIL 2d, 1901.
HANDSOME PRIVATE DWELLING,
132 West 72d St,
Between Columbus and Amsterdam Aves.
Handsome four-story, high stoop, basement and cellar brownstone front dwelling, with two-story and basement extension containing 13 rooms, 2 bathrooms; hardwood trim, magnificent mirrors, parquet flooring, &c.; size 20x55x extension x 102.2.
70% may remain on bond and mortgage for 3 years at 4½%.
MAN & MAN, Esqs., Att'ys, 56 Wall St.
Maps at Auctioneer's office, 149 Broadway, N. Y.

PETER F. MEYER, Auctioneer,
will sell at auction on
THURSDAY, April 11th, 1901,
at 12 o'clock, at the New York Real Estate Salesroom, 111 Broadway,
EXECUTOR'S SALE
By order of Francis W. J. Hurst and John R. P. Woodriff, Esqs.,
Executors of Edward S. Jaffray, deceased,
THE
CHOICE AND VALUABLE
INVESTMENT PROPERTY
CONSISTING OF
5 and 6 story brick, stone, and iron buildings, with large plot of land,
Nos. 350 and 352 Broadway
AND
109, 111, 113 and 115 Leonard Street
NORTHEAST CORNER.
The above property is one of the few large plots on Broadway south of Canal Street with light on three sides.
For maps, terms, etc., apply to CHARLES DONOHUE, Esq., Attorney for Executors, No. 206 Broadway, and at the Auctioneer's, 111 Broadway.

RICHARD V. HARNETT & CO., AUC'RS,
WILL SELL AT AUCTION
TUESDAY, APRIL 2, at 12 o'clock noon, at the New York Real Estate Salesroom, 111 Broadway,
ADMINISTRATOR'S SALE.
428 West 29th St.,
Between 9th and 10th Aves.
3-story and basement brick dwelling, about 20x82 feet, with 2-story frame stable on rear of lot, and lot, 25x98.9 feet.
Messrs. PANNES & EBERHARDT, Attorneys, 154 Nassau St.

WEDNESDAY, APRIL 3.
127 BANK ST.,
Between Washington and Greenwich Sts.
3-story and basement brick dwelling, 20x52 feet, and lot, 20x68.9x20.3x65.8 feet. 75 PER CENT may remain 1, 2 or 3 years at 4½ PER CENT.

TUESDAY, APRIL 9.
444 West 23d St.
4-story and basement brownstone dwelling and lot. Size 25x about 53x98.9 feet.
123 East 59th St.
3-story and basement high-stoop brownstone dwelling and lot. Size 20x about 50x100.5 feet.
Maps at Auctioneers', 71 and 73 Liberty St.

WESTCHESTER COUNTY.—PARTITION SALE.
BURTIS FARM, MAMARONECK,
APRIL 8, 1901,
at 11 A. M., Court House, White Plains, N. Y., 86 ACRES, dwelling, fine large stock barn and outbuildings; elegant situation, overlooking Long Island Sound; beautiful residential and stock farm property.
WILLIAM P. FIERO, Referee.
WILSON BROWN, JR., } Attorneys, White Plains, N. Y.
PLATT & THOMPSON, }
DAVIS & KAUFMANN, 280 Broadway, New York.

FORECLOSURE SALE.—Greenwich, Conn.—April 6, 2 o'clock P. M., to be sold on the premises, large Colonial House, 14 rooms and reception hall; fine location; modern improvements; circular, with particulars. BOSWELL, L. box, Greenwich, Conn.; also 27 William-st., Lord's Court Building, Room 705.

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.

Auction Sales of Real Estate.

BRYAN L. KENNELLY, Auctioneer, will sell at auction,
Wednesday, April 3, 1901,
at 12 o'clock noon, at the New York Real Estate Salesroom, No. 111 Broadway, New York City.
TRUSTEES' SALE.
By order of the
United States Mortgage & Trust Co.
Trustees of the Estate of Matthew Byrnes, deceased.
Nos. 566, 568, 570, 572, 574, 576 Third Ave.,
being Southwest Corner 38th St.,
Six four-story and cellar brick flats and stores; size of lot, 20x73.11 each, connecting with
No. 166 East 38th St.,
Two-story brick stable; size of lot 40x52xirreg., with 9x80 ft. alley, connecting with 38th St.
Nos. 201-203 Lexington Ave.,
being Northeast Corner 32d Street.
Two 5-story and cellar brick flats, with 3 stores; size of plot, 49.5x55.10½.
No. 55 West 45th Street,
Three-story and basement brownstone dwelling; size of lot, 18.9x100.5.
FENIMORE APARTMENTS,
Nos. 442, 444, 446 West 57th Street,
Three 4-story brownstone apartments; size of plot, 100x100.5.
No. 258 West 36th Street,
Three-story and basement brick dwelling; size of lot, 18.4 4-5x98.9.
Messrs. ROLLINS & ROLLINS, Attorneys for Trustees, No. 32 Nassau Street.
Maps and further particulars with Attorneys, or at Auctioneer's Office, No. 7 Pine St.

Country Property To Let.

NEW BRIGHTON, S. I.
Kunhardt residence, corner Clinton and Prospect aves., to let on 3 to 5 years' lease for $2,500 annually; 14 room, luxuriously finished private dwelling; electric light and all modern improvements; 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.

AT LONG BRANCH, N. J.—Two new stores, suitable for drug store and barber shop, 3d-ave., opposite Franklin; good location; references required. R. H. HUGHES, builder, Long Branch, N. J.

A COMPLETE LIST country seats and houses for rent along Hudson and Sound, furnished and unfurnished; send for catalogue. WM. H. HOYT & CO., 5 Vanderbilt-ave., opposite Grand Central Depot, city.

CRANFORD, N. J.
IDEAL HOMES IN AN IDEAL PLACE.
Furnished and unfurnished houses.
FERGUSON & VAN NAME, 34 PINE ST., N. Y.

COTTAGE TO LET.—Seven rooms; conveniences; near station, trolley, churches; very desirable. OWNER, Box 423, Rye, N. Y.

DOUGLASTON, on Little Neck Bay, 12 miles, 30 minutes by railroad; unfurnished cottage; 1,200 feet from station; 12 rooms; rent $400. H. C. GLASS, 234 Broadway.

ENGLEWOOD!—Unexpectedly on the market for rent, beautiful modern house, 12 rooms, finest location on the Hill, $125 month, unfurnished.
H. WEATHERBY & CO., cp. station, Englewood, N. J.

FOR RENT.—A first class store in the best part of the main business street of Paterson, N. J. It also fronts on the street in the rear; building 3 stories high and new. For particulars apply to
S. S. SHERWOOD,
No. 1 Park Ave., Paterson, N. J.

FOR RENT.—A number of stores on Main Street, Paterson, N. J.; also some on Market St. and Park Ave. Apply to S. S. SHERWOOD, No. 1 Park Ave., Paterson, N. J.

HOUSE, nine rooms and bath; one half acre with fruit; furnished or unfurnished; for season or year; nicely located four blocks from depot at Floral Park.
J. MAYNARD KISSAM.

ORANGE MOUNTAIN.—Ten minutes to Highland-ave. station, D., L. & W. R. R.; 14 rooms; laundry in basement; gas and water; stable; lawns; shade and fruit trees; lot 165x200; high ground; beautiful view; $900 per year unfurnished, or $100 per month furnished. M. H. W., Box 223, Orange Valley, N. J.

PLAINFIELD, N. J.—If you are looking for a first class suburban residence, address Owner, 1,001 Central-ave.

STATEN ISLAND.—To lease, two fine brick dwellings on Harrison-st., Stapleton; 11 rooms; all improvements; magnificent view of harbor and surrounding country; near station, trolleys, churches and schools; rent $450 and $500 per year. Apply to P. WOLFF & SON, 14 Wright-st., Stapleton.

TO LET.—Arrochar Park, Staten Island, 10 room modern residence, $40 monthly; modern plumbing; furnace heating throughout; open fireplaces; near Tennis Club, Fox Hill Golf Links, Boat Club; surf bathing; southern exposure; shaded grounds; excellent drainage, city water; 34 trains daily; 40 minutes from Battery; 10c. fare. CORNELIUS KOLFF, 50 Broadway, New York, or agent, Arrochar

TO LET.—Nyack House, 12 rooms; all improvements; two acres, fruit and forest trees; furnished or unfurnished; convenient to station. Address PARKES, 527 Washington-ave., Brooklyn.

Country Property For Sale.

A BEAUTIFUL COLONIAL COTTAGE at Scarsdale; modern improvements; high ground; view of Palisades and Sound; if you want a home you can't help but like it; only 30 minutes out.
SWARTWOUT & CO., 1,822 Park-ave., cor. 125th-st.

AT BELLPORT, LONG ISLAND, on water; excellent location; large house, in first class order; all modern improvements; stable.
CYRUS FIELD JUDSON, corner 42d-st. and 5th-ave.

FOR SALE.—Glenwood-ave., Yonkers, N. Y.; 30 minutes from 42d-st.; new, modern house, 10 rooms; barn, 2 stalls; fine carriage and harness rooms; 3 lots, fruit trees; fine settled neighborhood; near trolley. Apply to owner, J. B. STORER, 141 Dunne-st.

FOR SALE.—An ideal cottage, at Bayport, N. Y., on Main Street, corner Bay Avenue, 1½ miles from station, ¾ mile to Great South Bay; one acre of lawn; hot and cold water and bath; veranda on front and two sides; good order; best of drainage and sewerage; free from malaria; abundance of shade and fruit trees; barn, with carriage house and box stalls; water on lawn; streets sprinkled; shell roads; free and clear, and easy terms. For particulars, etc., apply to JOHN H. LOCKWOOD, 544 Bedford-ave., Brooklyn, N. Y., or on premises in Bayport after May 1st.

FOR SALE, Plainfield, N. J.—Gentleman's residence; ample grounds; barn; modern improvements; convenient to depot; exclusive neighborhood. Sacrifice. GEO. THATCHER, 243 West 34th St., N. Y. City.

REFINEMENT without expensiveness, healthfulness without inaccessibility, at Fairview, Yonkers. Send for booklet. GORDON, 20 East 42d-st.

ORANGE, N. J.—Are you looking for a cosey home? Eleven rooms; modern improvements; 100 foot lot; fine neighborhood; near Mountain Station; price $7,500, to close estate. CHARLES A. MEIGS, with Ogden & Co., 411 Washington-st., New York, or next door, No. 10 Lawn Ridge, Orange, N. J.

PASSAIC.—Neat new cottage; eight rooms and bath; Hill section; choice neighborhood; pay by instalments. Write for photograph, room plans, &c., ALFRED SPEER, Passaic, N. J.

RED BANK, N. J., DIRECTLY ON SHREWSBURY RIVER.—Elegant Home, 16 rooms; all improvements; stable, dock; for sale at a bargain. E. M. CUTLER, 97 Cedar-st., New York, or any agent.

ROSELLE, N. J.—Choice mansion, 15 rooms; all improvements; 1 acre; fruit trees; high site; convenient access downtown. J., 71 E. 87th St.

SUBURBAN ESTATE, or building sites. Superb tract of 55 acres, fronting 1,500 feet on Springfield Ave., near Summit, N. J. Well improved, with large lawn, shade trees, fruit, boating and fishing. For sale cheap and on easy terms to close estate.
J. F. W., Box 2,799, New York.

TWIN LAKES, CONN.—Sacrifice; only $5,000; about 30 acres, 700 feet on Lake; Bungalow cottage, eight rooms, sanitary plumbing, situated 150 feet above Lake; broad views; farmer's house; stable; photographs here. (Folio 8,825.) PHILLIPS & WELLS, Tribune Building.

YONKERS IDEAL PLOT for sale, containing about 61 acres; suitable for country residence or suburban villas; within 30 minutes of Grand Central Station; near Yonkers, Tuckahoe and Nepperhan stations; also accessible by 6th Ave. "L" road and on trolley line now building; land admirably suited for subdivision; near property selling at $500 per single lot; will divide; easy terms; commission to brokers. Address "OWNER," 320 Broadway, Room 1212.

COUNTRY SEAT FOR SALE.—115 acres, improved land, 1½ hours from city, 10 minutes from station; large mansion; contains 15 rooms, nine bedrooms; porcelain baths, sanitary plumbing, open fireplaces, furnace, billiard room; large piazzas in perfect order and beautifully situated in a park of fine old trees; farmer's cottage of seven rooms; stables, barns, icehouse and all necessary outbuildings; pure water; choice fruits; high ground; no malaria or mosquitoes. GEO. L. LOOMIS, 59 Cedar-st., New York.

CHESTER HILL.—Nine rooms, porcelain bath and tubs; coal and gas ranges, window screens and doors; glass enclosed piazza; fruit; 100x100; lawn; macadamized street, trolley one block; eight minutes New Haven Station. Easy terms. BARGAIN. WHITE, 16 East 1st Street, Mount Vernon, N. Y.

DOBBS FERRY-ON-HUDSON.—Modern residence, 18 rooms, on Livingston-ave., near depot; built day's work; hardwood finish throughout; large pla za; stable with five stalls; running water; ground 100x180; for sale; terms liberal. For full particulars address MILLARD F. SMITH, 1,245 Broadway, New York.

FINE HOUSE AND LOT, with stable; attractively situated and with all modern improvements and conveniences; Montclair, New Jersey. Apply JAMES H. TUTTLE, Tribune Building, New-York.

FOR SALE.—A plot of about 70 acres, immediately surrounding the **UNDERHILL HOMESTEAD**, at Tuckahoe, N. Y. (one mile from station). For particulars see owner personally on the premises.
T. B. UNDERHILL.

FOR SALE.—The best business corner in the City of Paterson, N. J.; size 50x125 feet; rents for over $8,000 per annum. Apply to S. S. SHERWOOD, No. 1 Park Ave., Paterson, N. J.

NEW CANAAN, Conn.—For Sale—Beautiful home, 17 rooms, modern improvements; fruit; purest air and water; 15 acres, 4 in grove; 65 minutes from city; near station; $10,000. C. H. DEMERITT, 128 Broadway, or Mrs. Ayres, at house.

OCEAN TERRACE, near Country Club.—Grand ocean view; two large private residences, outbuildings, greenhouse, bowling alley, gardener's lodge and 38 acres; tipe for subdivision into building lots; 3,000 feet street frontage; trolleys every seven minutes; two minutes' drive from Grasmere station; 45 minutes from Battery; 10-cent fare; appraised $75,000; assessed $45,000; offered unencumbered at $30,000 owing to owner's removal. For descriptive pamphlet address CORNELIUS G. KOLFF, 50 Broadway.

Spring Resorts.

NEW-YORK.

EDGEMERE HOTEL,
EDGEMERE, LONG ISLAND, NEW YORK CITY.
35 MINUTES FROM 34TH STREET OR FLATBUSH AVENUE, BROOKLYN.
THE FINEST HOTEL ON THE COAST. OPENS JUNE 15TH.
EXTENSIVE IMPROVEMENTS SINCE LAST SEASON.
Directly on the ocean; 200 rooms; 50 suites with private baths; spacious verandas. Golf, tennis, croquet; surf and still-water bathing, boating and fishing. Excellent macadamized roads for driving and bicycling.
Cuisine and service of the highest order. Drinking water from artesian wells.
SPECIAL FEATURE: Attractive rooms at reasonable rates for single men at the Bachelors' Club House, adjoining the hotel. Booklets, diagrams, etc., on application. WILLARD D. ROCKEFELLER, Manager,
AT OFFICE OF TRAVELLERS' INFORMATION BUREAU,
3 PARK PLACE, N. Y. CITY, FROM 10 A. M. TO 1 P. M.

MANHANSET
HOUSE & COTTAGES, SHELTER ISLAND, L. I., N. Y. HOTEL will open June 22d. 18 hole golf links, yachting, driving, etc. The New York office is open daily, 2 to 5 p. m., at Hotel Marie Antoinette, Broadway and 66th-st., where applications will be received. Telephone, Columbus 169 or 414. Send for terms and illustrated pamphlet.
ALBERT R. KEEN, Manager.

DR. STRONG'S,
THE SARATOGA SPRINGS SANITARIUM,
SARATOGA SPRINGS, N. Y.
For health, rest or recreation. The appointments of a first class hotel. Elevator, suites, with bath. Electricity, Massage, Turkish, Russian, Sulphur, Hydro-Electric, Nauheim, Mineral and other baths. Sprague's hot-air treatment for rheumatism. Sun parlor and promenade on the roof. Saratoga Waters. Dry, quiet atmosphere, with much sunshine. Illustrated booklet free.

THE PALATINE,
NEWBURGH, N. Y.
All the comforts of the city with the benefits of the country.
LUXURY AT A MODERATE PRICE.
H. N. BAIN & CO.

VIRGINIA.

VIRGINIA HOT SPRINGS.
ELEVATION, 2,500 FEET.
A DISTINCTIVE HEALTH RESORT
On Chesapeake & Ohio Ry.
OPEN ALL THE YEAR.
HOTEL OF THE HIGHEST CLASS.
The fine course of the Virginia Hot Springs Golf Club adjoins the Hotel. All baths from flowing springs of natural hot water, the most curative known for gout, rheumatism and blood diseases. Pullman compartment car New York to Hot Springs without change, via Washington and Chesapeake and Ohio Railway.
Excursion tickets and Pullman reservations at Chesapeake & Ohio offices, 362 and 1354 Broadway, and offices Pennsylvania Railroad, New York; also, offices N. Y., N. H. & H. R. R., throughout New England.
FRED STERRY, Manager.
Hot Springs, Bath Co., Va.

NEW-JERSEY.

THE LAUREL HOUSE
and
LAUREL-IN-THE-PINES,
The Two Famous Hotels of
LAKEWOOD, NEW JERSEY,
Under management of DAVID B. PLUMER.
LAKEWOOD SPRING SEASON ENDS JUNE 1, and includes the most delightful months of the year. Golf, Polo, Riding and Driving are among the popular spring diversions.
Both the above hotels successfully cater to a large and exclusive patronage.
A. J. MURPHY,
Ass't Manager Laurel House.
HORACE PORTER,
Associate Mgr. Laurel-in-the-Pines.

PINEY-TOP TOWERS,
LAKEWOOD, N. J.
Occupying a beautiful location, with good table and modern comforts. Open fires and sunny rooms. Write for circulars. ALEXANDER M. HERON.

ASBURY PARK, N. J.
The Minot House
NOW OPEN.
Enlarged and refurnished.
Elevator, Baths, Sun Parlors.
Steam Heat.
Capt. J. MINOT, Proprietor.

NEW-JERSEY.

SUMMIT, N. J.
"THE COLORADO OF THE EAST."
The dry and bracing air affords immediate relief in all cases of asthmatic and pulmonary trouble. Recommended by physicians. Fifty minutes from New York City via D., L. and W. R. R.
HOTEL BEECHWOOD
OPEN the entire year. Inclosed piazzas, private baths, elevator, all modern improvements, cuisine and service of the best. Illustrated booklet.
S. N. SEVERANCE & SON, Proprietors.

HOTEL MAJESTIC, ATLANTIC CITY, N. J.
Virginia Ave. 3rd house from Beach.
Offers specially low rates for March. Equipped with elevator, steam heat, baths, etc. Capacity 250. Illustrated booklet.
OSBORNE & HILLIARD.

THE WILTSHIRE,
Virginia ave. and Beach, Atlantic City, N. J.
Will be ready for the reception of guests on March 1st. Many new improvements since last season, including new hydraulic elevator. Write for booklet and Spring terms.
S. S. PHOEBUS.

CONNECTICUT.

HEALTH SEEKERS, comfort seekers, rest and recreation seekers, all find their wishes gratified at
THE WAYSIDE INN,
NEW MILFORD, LITCHFIELD CO., CONN.
Open all the year. Illustrated booklet free.

Country Property For Sale.

Elmhurst
12 minutes from 34th St. Ferry.
5c.-fare; commutation 6½, including ferry.
25 minutes by trolley to all ferries.
20 minutes by trolley from New East River Bridge now being built.
12 minutes by trolley from new Blackwell's Island Bridge to be erected this Summer.
All improvements on streets; gas and electric lights; 260 houses sold; have 10 ready for occupancy; hardwood finish; open sanitary plumbing; all improvements; from $3,500 to $7,500; terms, 10% cash, balance same as rent. Houses built to order from plans; 5 now under construction. Sewer to be installed this spring.
THE CORD MEYER CO.,
Elmhurst, and 62 William St., City.
TEL. 41—NEWTOWN. 1961—JOHN.

HACKENSACK.
FINE OLD HOMESTEAD,
Large house, barn and stable on the heights of Hackensack, N. J. Modern improvements. About 13 acres. Any one desiring to acquire a handsome home in the suburbs at a very moderate price should investigate as this property will be sold cheap to close an estate. Shown only by permit on application to owner. LEXINGTON, Tribune Office.

GENTLEMAN'S
COUNTRY RESIDENCE,
situated at Alpine, N. J., on the west bank, and with magnificent view of the Hudson and Ramapo Mountains (10 minutes from Closter station, N. R. R. of N. J.), consisting of 24 acres, beautifully laid out lawn, shrubs and fruit trees of all descriptions; large stone and frame house, 17 rooms, with sanitary plumbing and modern improvements; built by owner for both summer and winter use; grounds and garden in perfect state of cultivation; best spring water from never failing springs; a rare opportunity to secure a most completely appointed country residence at a great SACRIFICE. Should be seen to be appreciated. Prompt sale to settle an estate; principals only. For full particulars, terms, &c., apply
MIDLAND REALTY COMPANY,
27 WILLIAM ST.
ROOM 911. TELEPHONE—800 BROAD.
NEW YORK CITY.

$480 Cash—Flushing—Price $4,800.
$33 monthly pays all, including principal. Beautiful new modern house on plot 50x100, nine rooms, bath, butler's pantry, foyer hall, back stairs; all improvements; gas and electric light; cabinet trim, open fireplace, exposed nickel plumbing, in fact every convenience for comfort and luxury; a decided bargain in a restricted neighborhood, five minutes from depot, 17 minutes to 54th Street ferry, commutation 7 cents; must be seen to be appreciated. Open for inspection daily and Sunday. JOHN DAYTON & CO., Broadway and 14th st., Murray Hill Station, Flushing, L. I.

DO YOU KEEP A YACHT?
A shore front Residence on Great South Bay, near the elegant estates of W. K. Vanderbilt and others; about 60 acres; large residence, 15 rooms, two bathrooms; stables and other appointments of a gentleman's country place; price $50,000; will rent house furnished for season for $1,200. (Folio 8,888.)
PHILLIPS & WELLS, Tribune Building.

NEW HOUSES IN OLD FLUSHING'S best neighborhood, only 30 minutes to Manhattan's business centres. These are finely built, low in price and offered on EXCEPTIONAL TERMS. Are homes for conservative people of refinement who at a moderate monthly cost desire something out of the common run.
Call or write for full particulars. Realty Trust 60 and 62 Liberty St.

FLORIDA, ORANGE COUNTY, N. Y.
A substantial home, suitable for school or sanatorium; almost three acres; progressive, pretty village; house 20 rooms; fine shade; good neighborhood; near depot; only $7,000. (Folio 8831). PHILLIPS & WELLS, Tribune Bldg.

$2,000, Rutherford, N. J., $2,000.
Great sacrifice; two story, attic and cellar, slate roof, eight rooms; lot 65x250; nine rooms and bath, all improvements, 50x125, $3,250; seven rooms and bath, large lot, $2,900; also large house, 18 rooms, improvements, 40 lots, stable, &c., four blocks from depot (terms to suit); also a large number of fine Building Lots, from $100 to $500 per lot (instalment plan).
E. D. CORDTS, 234 Broadway, New-York.

$3,500, Arlington, N. J. $4,250.
Great sacrifice, nice two story, attic and cellar, nine rooms, bath, all improvements; lot 41x200, 10 minutes from depot; fine neighborhood; high ground, overlooking the Oranges; terms to suit (furnished or unfurnished).
E. D. CORDTS, 234 Broadway, New-York.

ENGLEWOOD, N. J.
Large stone country house, modern and perfect in all appointments; extensive grounds; rural features preserved; superb view, and neighborhood the very best; for sale $40,000. Other houses for sale $5,000 upward. Land on the Palisades for sale, small and large tracts. One piece of 600 acres. Houses for rent Englewood and vicinity, complete list. A few furnished houses for summer or longer. H. WEATHERBY & CO., 271 Broadway, N. Y.

COUNTRY PLACE.—55 acres; 1,800 feet beautiful shore front; 37 minutes from 34th-st. ferry; can be divided in two parts; $2,000 to $3,000 per acre. F. W. WRIGHT, Manhasset, L. I.

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