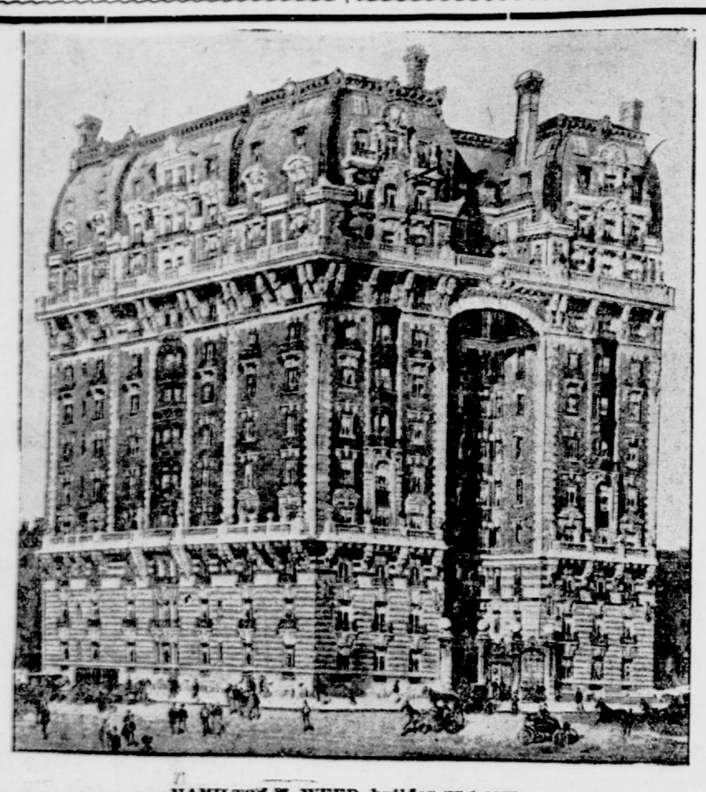
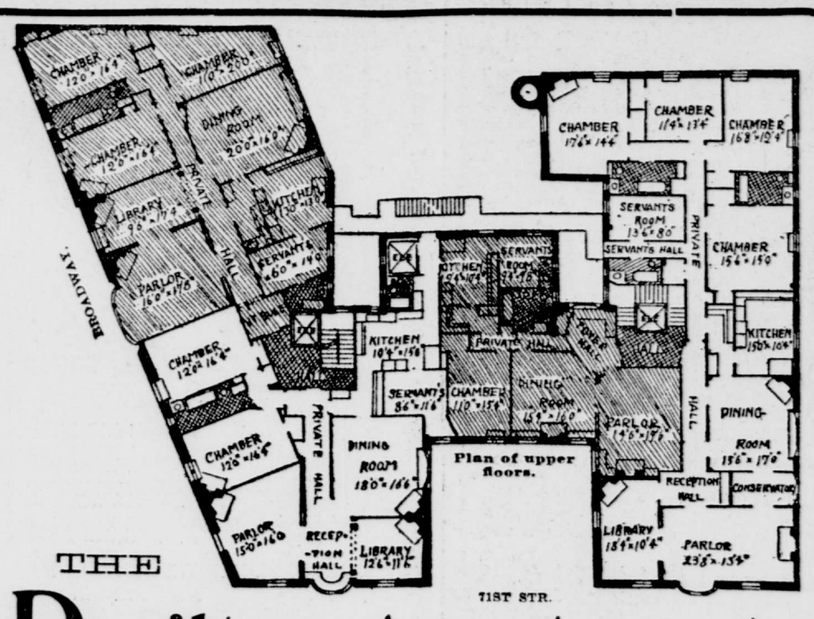
Unfurnished Apartments To Let. | Unfurnished Apartments To Let. | Unfurnished Apartments To Let. | Unfurnished Apartments To Let.



HAMILTON M. WEED, builder and owner.



Plan of upper floors.

THE

Dorilton Apartments

On Sherman Square, Broadway and 71st St.

Apartments of 5, 7, 8 and 10 rooms. Will be ready for occupancy Sept. 1st. Leases may now be made from the plans at the office of

SLAWSON & HOBBS, Agts., 284 Columbus Ave., near 73d St.

Unfurnished Apartments To Let. | Unfurnished Apartments To Let.

The ELENORE

ON CATHEDRAL PARKWAY,

141 West 110th St., Near 7th Avenue Drive.

Directly Opposite Central Park, and Affording Magnificent Views of the Lakes and Drives.

Handsomely Appointed Apartments of **8 Large Rooms and Bath,** with a free outlook from every window.

Size of parlors, 19x14½ feet; dining room, 14x14½; average chamber, 12x12.

Stationary washstands and built-in closets in every bedroom. LARGE DRESSING ROOM, with marble washstand, between the two principal bedrooms; shower bath, electric elevator, electric lights, etc.

Rents Considerably Lower

than in any house of a similar character and such a superior location. Superintendent on premises.

R. B. McCotter, Agt., 1855 SEVENTH AVE., Cor. 113th St.

Furnished Houses To Let—Country | Furnished Houses to Let—Country.

Furnished STUDIO and COTTAGES

. . . IN . . .

The CATSKILLS, AT STAMFORD, DELAWARE CO., N. Y.

FOR SALE OR RENT AT A REASONABLE PRICE.

A choice of four picturesque and completely furnished cottages and a studio in Granthurst Park, opposite the *Chateau de Navarre*, Dr. Bristol's beautiful country seat. Each cottage contains six bedrooms, a bathroom, foyer hall, parlor, dining room, butler's pantry, kitchen, cellar and front and back stairs. They are provided with every modern convenience, electric lights, exposed plumbing, telephones if required, open fireplaces for wood fires, etc. Lawns kept in order by the owner.

The studio has three bedrooms. The elevation of the site is 2,000 feet above sea level and the views in every direction are superb. The summers are delightfully cool and blankets are required throughout the season. Magnificent drives and scenery for miles in every direction. Tradesmen call for and deliver orders.

Cottages Rent from May 1st to Nov. 1st.

Through trains to Stamford from New York over West Shore and Ulster and Delaware Railroad. Running time 4 hours. For photographs and full particulars address,

Dr. E. L. M. BRISTOL,

46 West 35th Street, New York. 11 A. M. to 1 P. M.

Auction Sales of Real Estate. | Auction Sales of Real Estate.

JAMES L. WELLS, Auctioneer,

AT 111 BROADWAY, NEW YORK REAL ESTATE SALESROOM.

TUESDAY, MAY 21st, 12 O'clock Noon.

Executors' Sale,

TO CLOSE ESTATE OF NATHANIEL P. BAILEY, DEC'D.

By order of H. H. Cammann, Edmund S. Bailey, and Fordham Morris, Executors.

106 Villa Plots,

CONTAINING 2 TO 6 LOTS EACH, BEAUTIFULLY LOCATED ON

KINGSBRIDGE HEIGHTS,

SEDGWICK AVENUE,
KINGSBRIDGE ROAD,
EMMERICH PLACE, BAILEY AVENUE,
OPPOSITE NEW CATHOLIC ORPHAN ASYLUM,
BOROUGH OF THE BRONX, CITY OF NEW YORK.

Also at the same time and place,

8 LARGE WATER FRONTS,

IN PLOTS CONTAINING 25 TO 40 LOTS EACH, DESIRABLY SITUATED FOR COMMERCIAL PURPOSES ON

Harlem River Ship Canal,

KINGSBRIDGE ROAD, EXTERIOR, 191ST AND 192D STS.
RAILROAD CONNECTIONS SECURED BY DEED.

All of the above properties are

CONVENIENT TO KINGSBRIDGE STATIONS

of N. Y. Central and N. Y. and Putnam Railroads.
NEW YORK RAPID TRANSIT TERMINUS AND TROLLEY RAILWAYS.
ALL PLOTS ARE CAREFULLY PROTECTED AGAINST NUISANCES.

70% MAY REMAIN ON MORTGAGE AT 5%.

Principal payable at any time on or before three years.
TITLE GUARANTEED FREE OF COST TO EACH PURCHASER
By policy of the Title Guarantee and Trust Company.

Maps and particulars can be obtained from H. H. Cammann & Co., 51 Liberty Street; Fordham Morris, 16 Exchange Place, and James L. Wells, Auctioneer, 141 Broadway, N. Y.

JERE. JOHNSON, JR. CO.
Real Estate Auctioneers,

EXECUTOR'S SALE

TO CLOSE THE

ESTATE OF WM. W. WICKES,

BY ORDER OF

E. V. W. Rossiter, Esq., Executor,

TUESDAY, MAY 14TH, 1901,

AT 12 O'CLOCK NOON, IN THE BROOKLYN REAL ESTATE EXCHANGE, 189 MONTAGUE ST., BROOKLYN,

THE VALUABLE INVESTMENT PROPERTY.

RENTING FOR ABOUT $15,000 A YEAR.

COR. FULTON & CLINTON STS.,

BROOKLYN, CONSISTING OF THE

STORE PROPERTY,

264 TO 284 FULTON ST. & 7 TO 15 CLINTON ST.,

The same being four substantial brick buildings with 2½ stories above the stores, AND THE

RESIDENTIAL PROPERTY,

17, 19, 21 & 23 CLINTON ST.,

The same being four 4-story English basement brick and brownstone houses, IMMEDIATELY ADJOINING the CRESCENT ATHLETIC CLUB.

The property is well rented to a good class of tenants, most of whom have occupied their present quarters for a long time and have become identified with the locality. Diagrams, terms and all particulars from JERE. JOHNSON, JR., CO., 189 Montague St., Brooklyn, and 169 Broadway, N. Y.

PETER F. MEYER, Auctioneer,

WILL SELL AT AUCTION, ON

Thursday, May 16th, 1901,

at 12 o'clock, at the New York Real Estate Salesroom, 111 Broadway,

198 Choice & Valuable Lots

KNOWN AS

THE SEAMAN PROPERTY,

LOCATED ON

Broadway, Seaman & Isham Avenues and 215th, 217th and 218th Streets, Park Terrace & U. S. Ship Canal, 12th Ward, New York City.

70 per cent. may remain on Bond and Mortgage at 5 per cent. or 60 per cent. may remain at 4½ per cent. for 1 or 3 years. Titles will be guaranteed to each purchaser

FREE OF CHARGE.

For book-maps and further particulars apply at the Auctioneer's office, 111 Broadway.

MASTER'S

SALE AT AUCTION ON SATURDAY, MAY 18, 1901.

At 2 P. M. on the premises.

VALUABLE AND DESIRABLE PROPERTY.

Known as the Le Mon-Pitcher Estate, consisting of about 25 acres of land, with a large and commodious house and outbuildings. Beautifully situated on Rumson's Neck, on the south shore of the Navesink or North Shrewsbury River, at Fair Haven, Monmouth Co., N. J., about one mile east of Red Bank.

Conditions made known on day of sale

By CHAS. D THOMPSON,
Special Master in Chancery,
No. 1 EXCHANGE PLACE,
Jersey City, N. J.

Richard V. Harnett & Co., Auc'rs,

WILL SELL AT AUCTION TUESDAY, MAY 7, At 12 o'clock noon, at the New York Real Estate Salesroom, 111 Broadway,

539 WEST 28TH ST.

Ray Estate Leasehold. 4-story brick tenement 25x50, with 2-story brick stable, 15x25, on rear of lot. Lease expires April 15, 1911. Privilege of renewal. Ground rent $250 per annum, taxes, assessments, etc. Maps at Auctioneers', 73 Liberty St.

BRYAN L. KENNELLY, Auct'r.

EXECUTORS' AND TRUSTEES' SALE

OF THE

ESTATE OF EUGENE KELLY, DEC'D,

BRYAN L. KENNELLY & CO.
WILL SELL AT AUCTION ON

Wednesday, May 29, 1901,

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

No. 137 West 51st St.

3-story brick, private stable, with living apartments above. Building covers lot, size 25x100.5.

South Orange, N. J.

About five acres of land, fronting on South Orange Ave., with handsome residence, containing 23 rooms, 3 bathrooms; fine stable; carriage-house, cuthouses, etc.

23 CHOICE LOTS

AT

Staten Island,

West Brighton,

Situated corner of Broadway and Forest Avenue; average size 25x129 each. To be sold separately.

EUGENE KELLY,
EDWARD KELLY,
THOMAS H. KELLY,
PAUL FULLER,
DANIEL F. SULLIVAN, } Executors and Trustees.

Maps and further particulars at the office of the estate of Eugene Kelly, 5 Beekman, or at the office of the auctioneers, 7 Pine St.

D. PHŒNIX INGRAHAM & CO., Auct'rs

Supreme Court Partition Sale.

Will sell at auction at the New York Real Estate Salesroom, 111 Broadway,

WEDNESDAY, MAY 15TH,

AT 12 O'CLOCK NOON,
By order of Charles N. Morgan, Esq., Referee,

Nos. 1 to 15 Union Court

(UNIVERSITY PLACE),
Between 11th and 12th Streets.
Three-story brick dwellings; size of plot 100x150.

382 & 384 Broome Street,

Two-story and attic brick houses; 35.7x97.

ALSO AT SAME TIME AND PLACE,

EXECUTOR'S SALE

(To close Estate of Clara Cox, deceased),

No. 386 Broome St., 24.9x91,

Two-story and attic brick building, adjoining the above property.

Messrs. De Grove & Riker, Attorneys for Plaintiff and Executor, 145 Nassau St.

For maps and further particulars apply to the Auctioneers, 111 Broadway. Telephone 2481 Cort.

City Property To Let.

HOUSES FURNISHED AND UNFURNISHED.

Desirable locations, $1,000 to $18,000.

FOLSOM BROTHERS, 835 Broadway

TO LEASE.—House, 127 Waverley Place; 12 rooms; in good order; immediate possession; also at 133 and 131 Waverley Place; entire dwelling parts above stores; three floors, eight rooms each house. Key of 127 at Renner Bros.', next door. T. M. RODMAN, Real Estate, 146 West 23d St.

Real Estate Wanted.

REAL ESTATE WANTED.

Dock Property in Manhattan.
Purchase or Lease.
Maps and full details to
CHARLES HENRY DAVIS, C. E.,
25 Broad Street, N. Y.

WANTED.—For the summer months, a cottage in the country, within easy access to New-York; price about $500. Address E. F., Box 505, Tribune Office.

Real Estate For Sale or Exchange.

"The finest apartment building above 73d Street in exchange for lots or a downtown piece of property which can be improved."

JAMES L. LIBBY,
Telephone 1297 Cort. 7 Pine Street.

The Corinseca

209 W. 97th St., Near Broadway.

Modernly equipped and handsomely appointed apartments of *six, seven* and *eight* large, light rooms.

Large exterior courts and the unique plan of the building give to all the apartments a free outlook upon the streets.

A TENNIS COURT for the exclusive use of the tenants one of the many attractions of the house.

Elevator and hall service. Long distance telephone in every apartment. Mail chutes. Steam laundry in basement.

Rents lower than in any other house of this character in the city.

Apply on premises or to
JESSE C. BENNETT & CO., Agents., 338 Columbus Ave., corner 76th St.

Harold Court and Brittany

Northwest Cor. 102d St. and Broadway.

Ideal accommodations for those wishing to locate in a modern house, luxuriously equipped.

Apartments 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.

VERY MODERATE RENTS.

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

THE NIAGARA,

71 EAST 87TH ST.
(Northwest corner Park-ave. & 87th-st.)

Large, light, airy apartments of from five to eight rooms and bath each; elevator, steam heat, hot water, marble halls and staircases; all improvements; rents $30 to $65 per month. Apply to Superintendent, or BROOKE & GEORGER, AGENTS, 41 WEST 33D ST.

WASHINGTON HEIGHTS.

Desirable Flats of seven and eight rooms and bath; all improvements; rent $45 to $55; corner 151st and St. Nicholas ave.

THE STUYVESANT,

238-244 EAST 13TH ST.,
Two blocks from Broadway.

Nine rooms and bath; steam heat and hallboys; $800 per annum.
J. EDGAR LEAYCRAFT & CO., B'way, cor. 44th St.

ONE MONTH FREE.

Choice apartments, 230, 232, and 234 West 122d St.; 7 and 8 rooms and bath; all improvements; hall service, steam heat, hot water supply, &c.; rents from $33 up. Janitor on premises.

CORNER APARTMENT.—Handsomely furnished; seven rooms and bath; all light; seven windows overlooking the Hudson; delightfully cool for summer; elevator; six months or less. FLEMMING, 758 West End-ave.

128TH ST., 112, near Lexington Ave.—Elegant apartment, 6 rooms and bath; well kept house; small families; $23 to $25.

Furnished Apartments To Let.

HOFFMAN ARMS,

MADISON AVE. & 59TH STREET.

Family apartments, two to nine rooms, furnished or unfurnished; private kitchen or restaurant; decorate to suit.

ATTRACTIVE, airy apartment, furnished or unfurnished, 9 rooms and bath. Columbia College, St. Luke's Hospital vicinity. Roof garden view of Hudson River and city; only vacancy. Reasonable. 606 West 113th-st., Owner.

Country Property For Sale or To Let

CAMP IN ADIRONDACKS ON RACQUETTE LAKE.

Accommodations for six; also servants' and guides' quarters. Best of lake and speckled trout fishing. Apply to SETH M. PIERCE, Durant, Hamilton Co., New-York.

ENGLEWOOD AND VICINITY! Houses for sale or rent. H. WEATHERBY & CO., Englewood, N. J.

FOR SALE OR RENT—A GREAT BARGAIN.—Magnificent summer or all year home, at Great Neck, L. I.; 10 minutes' walk from station; property is known as "Idylhurst," and contains over 30 acres of beautifully located land; modern house and outbuildings, with all modern conveniences; lawns, shade and fruit trees in abundance; pure water, pure air and perfect drainage; an ideal gentleman's home; will sell at low price to quick purchaser. Address or call J. F. PHILLIPS, 114 West 32d-st.

FOR SALE OR RENT.—Farm of 118 acres, in Orange County, 50 miles from city; good buildings; high ground; well watered; near lake; will make an ideal summer residence. Apply to M. WOODRUFF, Woodbury Falls, N. Y.

LYME, CONN.—For sale or to let, two carefully built and furnished cottages, eleven to thirteen rooms; also to let a large, fine, richly furnished old Colonial house, fifteen rooms, all with modern conveniences, shade trees, gardens, stables, sea bathing, fine views. Address Mrs. E. E. SALISBURY, New Haven, Conn.

MODERN HOUSES, all parts of Staten Island, to let and for sale. CORNELIUS KOLFF, 50 Broadway.

SALE OR LEASE.—Beautiful seventeen room house, on Chester Hill, Mount Vernon; fruit and barn; rent $1,500. C. A. BRECK, 411 Pearl St.

Country Property To Let.

BERKSHIRE HILLS.

Interlaken of America.

Interlaken Park, 60 acres, 105 variety wild flowers, a great variety song birds, 9-hole Golf links, 2,570 yards.

To rent—Cottage, fully furnished; modern improvements; 2½ hours from N. Y.; near Sharon and Lakeville, Conn.; situated between two beautiful lakes; 10 acres land; elevation, 1,000 feet; fine views; Berkshire and Litchfield Hills Golf. Address 308 W. 77th St., N. Y.

FOR RENT.—At Plainfield, N. J., corner Grant Ave. and 8th St.; beautiful modern house, 15 rooms; fine stable; six minutes' walk from Grant Ave. station; house connected with sewer; delightful surroundings. Apply on premises, or H. H. ABERNETHY, 118 Mercer St., Jersey City.

SUMMER COTTAGES TO RENT is my specialty, and I have the finest kind of cottages, and at the finest summer resort on Long Island; prices from $300 to $3,000; send for list. W. A. SCHWAB, Bayshore, Long Island.

CRANFORD, NEW JERSEY.

Modern houses at attractive rentals, owing to lateness of season.
FERGUSON & VAN NAME, 34 Pine Street, New York.

SHARON, CONN.

To let, furnished house, fourteen rooms, bath, stable, icehouse filled, garden planted. Address L. DUNHAM, 72 Bible House, New York.

LAKE GEORGE.—Furnished cottage; stable, ice, boat, fine lawn, ground views; near hotel and Postoffice; rent low. STOCKWELL, 204 West 55th-st.

A.—

THE HETHERINGTON,

571 PARK AVE., CORNER 63D ST.

Only one Apartment, for rent from May 1; eight rooms and bath; elevator, hall attendance, etc.; rent $1,000; fuel supplied.
J. EDGAR LEAYCRAFT & CO., B'way, cor. 44th.

NOS. 510 AND 512 MANHATTAN AV.,

BETWEEN 121ST AND 122D STS.

Two fourth floor flats, seven rooms and bath, steam heat and hot water supply; very desirable; rent $33 per month. Apply to Janitor, or J. C. HULL, Jr., 175 2d-ave.

COMPLETELY furnished balcony apartment of 7 light rooms, on Central Park, to rent for 3 months from June 20; rent $80 a month. Apply Agent, MELROSE, 478 Central Park West.

FURNISHED APARTMENT for summer; top floor, eight rooms and bath; all light; references required; inspection evening. H. T. PERRY, 215 West 105th-st.

TO RENT.—For the summer months, an attractively furnished small apartment in the Sevillia, 117 West 58th-st. Address M. G.

TO LET.—Corner parlor flat, complete and elegantly furnished; 8 rooms, all light and airy; carpeted throughout; piano, linen and silverware included; from June 1st to November 1st; can be seen daily. E. MARCHI, 39 Washington Square West.

Country Property For Sale.

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 Co. 60 and 62 Liberty St.

Brick Mill at ½ Cost.

Three stories, sixteen hundred foot floor space, 150 horse power engine, two boilers; best location for help in the country. For particulars address owner, R. GARDNER, 688 St. Nicholas Ave. If not sold, would rent.

ATTRACTIVE COUNTRY RESIDENCE, in Northern New-York, overlooking Adirondacks; 115 acres forest and meadow land; extensive drives; full particulars. Address Mrs. CLINTON MERRIAM, 209 West 56th St., New-York City.

AT PORT CHESTER, N. Y.—A bargain. A 10-ton Hygiene Ice Plant. Apply to AUSTIN & MERRITT, Agents, Port Chester, N. Y.

EAST MORICHES, L. I.—For sale, country residence; windmill; ample barns; shade and fruit.
GEO. E. HOB, 10 Liberty Place, New-York City.

FOR SALE.—A plot of about 70 acres; immediately surrounding the **UNDERHILL HOMESTEAD**, at Tuckahoe, N. Y. (one mile from station). About 1,000 feet frontage on Central Park-ave. For particulars see owner personally on premises. T. B. UNDERHILL.

FOR SALE, at discount, all comforts of city and country; cottage, 9 rooms and bath; improvements; 5 lots; good order; old trees; 50 minutes out; 36 trains daily; price $3,500; terms to suit. Address W. D. SNOW, Attorney, Hackensack, N. J.

FOR SALE TO CLOSE ESTATE.
In New-Jersey, 12 miles from New-York, large 14 room house, with modern improvements, situated on corner lot in best residential section of town, with plenty of land and shade; with or without stable; will be sold at reasonable figure for cash. Address ESTATE, Box 28, Tribune Office.

FOR SALE.—A beautiful estate in Eastern Connecticut; 150 acres land; successful farmer in charge; an ideal location for an ideal country home; on high hill, half mile from village; fine view, fine roads; buildings first class; very low to close estate.
C. D. GEER, 741 President St., Brooklyn.

FOR SALE.—Three Colonial houses, at MORRIS HEIGHTS, on the N. Y. Central, 17 minutes from Grand Central Depot, and on the New-York and Putnam, 45 minutes from Rector St., via 6th or 9th Ave. L.; houses situate on TREMONT AVE., just west of JEROME AVE.; 10 rooms, all improvements, street sewered; ground 50x150. Price $8,000 each. Terms to suit. Apply Estate of Hugh N. Camp, 55 Liberty St.

FOR SALE.—Large, roomy house; fine river view, with spacious yard; near Camp Meeting Woods, at Ossining, N. Y.; excellent place for summer boarders; price, $8,000. H. A. CORNELL, Jr., Agent, Ossining, N. Y.

FOR SALE.—One of the most desirable properties in Forest Hill; everything modern and up to date; a summer and winter home, convenient to New-York; worth every dollar asked; price $15,000.
EDGAR A. PEMBER, 220 B'way, N. Y.

FOR RENT.—Plainfield, N. J.—Modern ten room house, finely furnished; gas and electric lights; June to October, at $75. KIRKNER, 20 Broad, New York. Country Board, New Jersey.

FOR SALE.—Choice residence property, with stable, Montclair, N. J. All modern conveniences. A great bargain. Apply JAMES H. TUTTLE, Tribune Bldg., N. Y.

PLAINFIELD.—Worth $16,000; price $8,000; modern house; large grounds; stable. Photographs.
GERALD LA MONT, 203 Broadway.

GREAT BARGAIN.—$3,000 cash, balance mortgage, 4 per cent; house 20 feet wide; carpets and chandeliers; all in perfect order; Washington Heights; grand view Hudson River; near station new underground road. JAMES E. KELLY, 45 Broadway.

RYE.—Very attractive homes; prime condition; improvements; ample grounds; near station; sell bargain. PERRY, 309 Broadway.

$6 PER WEEK TOTAL COST.—A model house, meeting every requirement for refined people; splendid neighborhood, in the city; with all conveniences; but above all, low in price and offered on terms which will interest you, costing to carry less than rent; these are new; eight or ten rooms; gas, electricity, running water; only 30 minutes from Manhattan business centre; they are out of the common and worthy of your consideration. Write for particulars to L., P. O. Box 2,678, N. Y. City.

CRANFORD, N. J.

From June to Oct. 15th, perfectly furnished 12 Room House; every known improvement, finest of city water, electric light, sanitary plumbing, etc.; large piazza; garden all planted; small stable, two stalls; situated in the nicest part of town; a perfect summer home; rent $400. GEORGE G. ELY, Cranford, N. J.

BABYLON AND WEST ISLIP, L. I.

Furnished Cottages, Country Seats, Water Fronts and Farms for rent, sale or exchange. Illustrated catalogues. JEREMIAH ROBBINS, Babylon, L. I.

TO RENT FOR SEASON.

AN ISLAND IN ST. LAWRENCE RIVER,

at Alexandria Bay; house is fully furnished, including linen, etc.; boathouses, with a number of skiffs and a 30 foot naphtha launch; icehouse, filled; the location of this island is the most desirable in the river. For particulars address
W. S. SINCLAIR, 127 DUANE ST., NEW YORK.

ASBURY PARK, ALLENHURST AND DEAL.
Desirable furnished cottages to rent.
MILAN ROSS AGENCY, ASBURY PARK, N. J.

ATTRACTIVE, new, roomy villa at Allenhurst, N. J., to be rented for season at $2,500. Close to sea; fully furnished; all improvements. Address J. C. O'CONOR, 62 Wall Street.

A.—To let, furnished, for summer season, gentleman's handsome seaside residence; every modern convenience; bath and billiard rooms; coach house and stables; two acres ground; on Great South Bay and adjoining golf links. Address, for photo and particulars, THOS. J. JOHNSTON, 30 East 10th-st.

ADMIRABLY located seashore cottages, 8 to 10 rooms; safe bathing; also spacious country residence; fireplaces; running water; circular, photos; references. Professor NORTHROP, Brooklyn Polytechnic.

FULLY FURNISHED HOUSE, 12 rooms, on beautiful harbor; bathing, sailing, golf club; open new plumbing, bath and toilet in house; kitchen garden, fruit, vegetables, shade; two hours from New-York; stable; extensive grounds; to rent for season, $500; six months or longer. Address NORTH SHORE, Box 118, St. James, Long Island.

FOR RENT.—At New-Canaan, Conn., fully furnished house, with or without stable. Rent includes care of lawns, etc. Five bedrooms, besides servants' rooms. For particulars and rent, address WILLARD PARKER, Jr., P. O. Box 1,017, New York.

TO RENT.—For the summer, furnished, a pretty Dutch cottage; all conveniences; fine water; in a secluded, charming spot; specially desirable for one who must get into New-York daily; $100.00 per month. Address "WALTER V. C.," 215 Montague St., Brooklyn.

AT MONTCLAIR, N. J.—For rent, for the season or year, a large, handsomely decorated and furnished house; commodious veranda; grand view; beautiful lawn; on Mountain-ave.; would sell. Address HENRY, Postoffice Box 900, New-York City.

FLUSHING, Long Island, 45 minutes to Wall Street.—To let, fully furnished, desirable family residence, Colonial style (owner in Europe), containing 18 rooms; open plumbing; stabling for five horses; excellent garden; grounds contain five acres; adjoining FLUSHING GOLF CLUB; ¾ mile from R. R. Depot; can be leased furnished for one year, or unfurnished for a term. Price, $150 a month. R. H. E. ELLIOTT, Real Estate, 62 William St.

FURNISHED COTTAGE on Manasquan River, Brielle, N. J., to rent for summer at moderate price; seven rooms, bath and outside kitchen; lawn, shade and ocean view. Address GEORGE M. KEASBEY, Newark, N. J.

FOR RENT.—Seabright, directly on ocean, handsomely furnished cottage, 16 rooms, bath, exposed plumbing, electric lights; stable. LELAND, 2 West 33d-st.

FURNISHED Farmhouse to let for summer; Wilton, Saratoga Co., N. Y.; comfortable, restful; reasonable; good air, water, shade. H. T. PERRY, 119 B'way, N. Y.

FURNISHED COTTAGES, with city improvements, at Kiamesha Lake, Sullivan County; golf, tennis, boating, fishing, swimming; plenty of shade. D. S. YEOMAN, Monticello, N. Y.

FOR RENT.—At Sayville and Bayport, L. I., furnished cottages for the summer. Tell us what you want and get full particulars. Address J. S. EDWARDS & SON, Sayville, Long Island.

AT LAKE HOPATCONG, N. J., near Hotel Breslin; 12 room furnished cottage; all improvements; broad piazzas; beautiful grounds; 1,000 feet elevation; rent reasonable. Photographs at office. W. E. SAMMIS, 55 Liberty St., New-York City.

LAWRENCE BEACH, Long Island.—Seaside; one hour; 12 rooms; furnished; $300 to $500. DAWSON, Lawrence, L. I.

SHORE FRONT COTTAGE; furnished; all improvements; barn, boats, shade; rent, summer. Box 115, Glen Cove, L. I.

FOR SALE.—25 acres, with two houses, stable, barn, etc.; city water; near two stations, New-York and Putnam Railroad; 55 minutes to Rector-st.; suitable for subdivision. J. F. WALLER, Yonkers.

TWO COTTAGES, six rooms each; one furnished, the other unfurnished; five minutes' walk from station. Inquire F. A. TURFLER, Sugar Loaf, Orange Co., N. Y.

TO LET—HOUSE.—Lovely little furnished cottage to let for the season; modern improvements; you will be well pleased with our beautiful Sharon. For photos, terms, etc., address GEO. M. MARCKRES, Sharon, Conn.

UPPER MONTCLAIR.—Furnished house to let for the season; party going away for the summer will let their home; modern house; beautifully located; fine view and plenty of fruit and flowers. For particulars address F. R. W., Box 243, Upper Montclair, N. J.

UPPER MONTCLAIR, N. J.—High, dry and healthy. Would rent for summer, to small, desirable family, new house, finely furnished; 6 bedrooms, 2 bathrooms, coal and gas ranges, long distance telephone. Fine situation, extensive views, and house within five minutes' walk of station. Good train service. Rent, $150 per month. B. W., Tribune Office.

Country Property For Sale.

NORTH DAKOTA LANDS.

We have 44,000 acres of first class farming lands in the famous James River Valley that must be sold soon to be had at the present low prices. One block of 2,000 acres and one of 7,600 acres can be bought at $5.00 an acre, another block of 5,000 acres can be had at $6.00, and another of 30,000 acres at $4.50 an acre. In less than five years these lands will be selling for $8.00 and $10.00 an acre. For description and terms write B. S. RUSSELL & CO., JAMESTOWN, N. D. Established in 1880.

A BEAUTIFUL HOME; high ground; fine views; restricted neighborhood; close station; new, well built house; hardwood floors; exposed plumbing; electric lighting; large piazza; lot 100x100; $7,500; easy terms; at Fairview, Yonkers. Others as low as $5,000. Send for booklet. GORDON, 20 East 42d-st.

AT BLOCK ISLAND.—"Pebble Beach" Cottage; 10 minutes from landing, East Side. Capt. NATHANIEL DODGE, Prudence Island, R. I.

SPLENDID HOMES, all sections, for sale. Send for photographs and particulars.
GERALD LA MONT, 203 Broadway.

LAKE CHAMPLAIN.
$300 for season of 1901; furnished house at Port Kent, 6 miles south of Hotel Champlain; 2½ miles from Ausable Chasm; unequalled view of lake and Green Mountains; 20 rooms; 100 feet of covered piazzas; good boating and bathing. Address
KELLOGG, 107 John-st., New-York, or 48 Fourth Place, Brooklyn.

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; 200 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—NEWTON. 1961—JOHN.

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.

TWIN LAKES, CONN.,

CHARMING SUMMER HOME.

700 feet lake front, about 30 acres; easy drive to Sharon, Norfolk, Mt. Washington; Bungalow cottage, 8 rooms and bath; sanitary plumbing; farmhouse; stables; thirty mile view; abundance spring water; fruit; will sacrifice for $5,000. Photographs. (Folio 8895.)
PHILLIPS & WELLS, Tribune Building.

ON SOUTH MOUNTAIN,

BUCKS COUNTY, PENN.; 1,000 FEET ELEVATION; TWO HOURS FROM PHILADELPHIA, NEAR GRAND VIEW SANATORIUM; A GENTLEMAN'S COUNTRY HOME; modern residence, 12 rooms, all conveniences; magnificent views, valley and mountains, ten acres, highly improved; shade, fruit, garden, stable; a most salubrious and delightful situation; price $12,000. Photographs here.
PHILLIPS & WELLS, Tribune Building.

WATER FRONT ESTATE.

150 acres, two hours from Grand Central Depot; almost two miles water front; deep water; grand opportunity for summer colony, private estate, or institution; old English brick house, with improvements; farmer's house, outbuildings; price $75,000. Want offer. (Folio 8911.)
PHILLIPS & WELLS, Tribune Building.

$3,500, ARLINGTON, N. J., $4,250

Great sacrifice; nice 2-story, attic and cellar, 9 rooms and 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, N. Y.

$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 $200 per lot. (Instalment plan.) E. D. CORDTS, 234 Broadway, New York.

OCEAN TERRACE, near Country Club.—Grand ocean view; two large private residences, outbuildings, greenhouse, bowling alley, gardener's lodge and 58 acres; ripe for subdivision into building lots; 3,000 feet street frontage; trolleys every seven minutes; two minutes' drive from Gesmere 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.

FOR SALE, NEAR BRIDGEPORT, CONN.

A farm, situated in the town of Trumbull, just across the boundary line of Bridgeport, about four and one-half miles from the centre of Bridgeport, contains about sixty acres, all under cultivation; a good house, ten rooms; fine barn and cow shed, with running water at barn from a good spring on premises, never known to run dry; 18 cows, four horses, farming implements, etc.; splendid view of Long Island Sound; highest ground, between Greenwich and New-Haven; will sell with or without stock; want part cash, balance can remain on mortgage at 5%. For particulars write P. O. Box 826, Bridgeport, Conn.

TO RENT.—Furnished or unfurnished, house containing fourteen rooms; improvements, shade, fruit, large piazza; forty-five minutes from city, five from station; golf club, good roads; rent moderate; references. Call or address Mrs. C. L. ABRY, Box 52, Cranford, N. J.

Canada.

HAY FEVER SUFFERERS.

BLUE MOUNTAINS, CANADA,
OVERLOOKING GEORGIAN BAY,
920 FEET ABOVE LAKE.

The executors instruct us to sell a gentleman's country seat, comprising some 330 acres, near the town of Collingwood, about half of which is original forest, four hours from Toronto, and within easy reach of the celebrated hunting and fishing of the Georgian Bay; stone house, 16 rooms, exclusive of three bathrooms; four open fireplaces; young orchard, 300 trees; good garden; several springs; rise on property, yielding 500,000 gallons per day; lakelet, pond, and trout stream, with fishing rights on adjacent property; yields about 400 brook trout the season, and can be largely increased; water power to install electric lights; an historical locality; grand scenery, cool and healthful; good farmer's house and farm buildings; excellent water works; hydraulic ram; Waring system of isolated dwelling sewage. Cost upward of $30,000. Price $15,500. Photographs.

PHILLIPS & WELLS,
Tribune Building, New York.
High-class country real estate.