

**City Property For Sale.**

**FIRST-CLASS FIVE-STORY**  
American Basement Private Dwellings,  
**317-319-321 @ 325 West 100th St.**  
Near Riverside Drive.

They are 20 feet front by 60 feet deep, with extensions having servants' stairs to fourth story. The houses have three bathrooms, with mosaic floor and tiled walls; rolled rimmed bathtubs, wash basins, shower baths, &c., of the latest design.

**JAMES LIVINGSTON, Builder, on premises.**

**Murray Hill Residence.**  
With three-story extension, 20-foot-10-inch driveway between 45th and 50th Streets, just West of 8th Avenue.

**TO CLOSE ESTATE.**  
A prompt proposition will receive prompt consideration.  
**J. EDGAR LEAVY & CO., 19 West 42d St.**

**Breen & Sherwood,**  
Building Contractors,  
126 West 40th St.  
ESTIMATES FURNISHED.  
TEL. 3001 38TH.

**Auction Sales of Real Estate.**  
R. E. SIMON, Auctioneer.  
**L. J. PHILLIPS & CO., Aucl'r's**  
Wednesday, Dec. 11th, 1901  
at 12 o'clock noon, at the N. Y. Real Estate Salesroom, 111 Broadway, New York City.

**Real Estate.**  
**BRYAN L. KENNELLY, Aucl'r.**  
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**Real Estate for Exchange.**  
Builder owning Madison-ave. corner apartment house, just completed, perfectly constructed, desirably located and rented to excellent tenants, wants to exchange for old buildings suitable for conversion for business purposes, only desirable property considered. This is an excellent opportunity to acquire a most desirable investment property, where values are advancing rapidly.

**SALES REPORTED YESTERDAY.**  
M. Lindheim & Co. have sold for George W. Splinter to Maximilian Morgenthau Nos. 84 and 85 South-st., running through to No. 167 Front-st. The frontage in South-st. is 38.5 feet and in Front-st. is 18.10 feet. The total amount of ground is more than one thousand square feet. The price paid was \$85,000.

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Unfurnished Apartments To Let

**Slawson & Hobbs**  
WEST SIDE APARTMENTS

**The Dorilton,**  
N. E. Cor. Broadway and 71st St.  
FIRE-PROOF APARTMENTS  
5 and 7 Rooms  
(two baths in seven room suites).  
RENTS \$1,900 TO \$2,400 A YEAR.  
Electric light and refrigerator included in rent; expensively trimmed and entirely new style of decorations. Two passenger elevators and separate freight elevators. Plans and full particulars mailed on application.

**Ardley Hall,**  
Central Park West, Cor. 92d St.  
NEW TEN STORY FIRE-PROOF BUILDING.  
Apartments of 6 to 12 Rooms.  
AT \$1,500 TO \$3,100 PER YEAR.  
One or two baths; iceboxes, artificially cooled; elevator service all night; long distance telephone in each apartment; very large and expensively furnished reception room and entrance hall; electric light included in rent.

**Frontenac and Corona,**  
SOUTH SIDE OF 9TH ST., NEAR RIVERSIDE.  
New houses; Apartments of five and six rooms and bath; elevator; electric light fixtures; telephone in main hall; laundries and steam drying rooms in basement. Send for pamphlet and full particulars.  
RENTS \$540 TO \$720 A YEAR.

**207-209 West 87th St.**  
New Houses, seven rooms and bath, artificially decorated. Rents have been reduced 25% as owner only wants a small rate of interest on investment.  
RENTS \$40 TO \$50 A MONTH.

**225 Central Park West.**  
Seven rooms and bath; exposed plumbing; modern improvements; fine location overlooking the Park; elevator service; telephone in office of building. Lowest rents for high class elevator apartments on Central Park West.  
RENTS \$800 TO \$1,100 A YEAR.

**SLAWSON & HOBBS,**  
284 Columbus Ave., Near 73d St. Telephone, 2,214—Riverside.

Unfurnished Apartments To Let

**The Astor Estate's New Apartments.**  
**Graham Court**  
On SEVENTH AVE. DRIVE,  
St. Nicholas & 7th Aves., 116th to 117th Sts.  
At the Meeting of  
St. Nicholas & 7th Aves., 116th to 117th Sts.  
A LARGE FIREPROOF STRUCTURE,  
Unique in design and construction,  
with 42 apartments in  
SUITES OF 7, 8 AND 9 ROOMS  
Arranged so as to give each room an exposure upon the street by means of a court, 32x102 feet, which faces Broadway.  
The equipment and appointments comprise every known device for comfort and convenience. Large rooms, cold storage refrigerators, numerous closets, large foyer halls, and many novel features not found elsewhere.  
Rents \$1,600 to \$2,000.  
Apply at office of Superintendent, on premises.  
ILLUSTRATED BOOKLETS WITH FLOOR PLANS MAILED ON APPLICATION.

**The Hillcrest**  
116th St., near Columbia University.  
Two Choice Apartments Left,  
9 large sunny Rooms and Bath,  
\$1,600.  
These apartments are designed for those accustomed to every luxury and comfort. They are superbly finished. A large light reception foyer forms the entrance of each apartment. The parlors, libraries and dining rooms can be thrown into one suite. The main bedrooms are large and sunny, with open fireplaces and big closets. The bathrooms are equipped in solid porcelain.

**One Bachelor Suite,**  
2 Big Rooms and Bath,  
\$60 per Month.

**PAUL MAYER, 211 W. 116th St.**

**"The Emerson"**  
S. E. corner 116th St. and Lenox Ave.  
ONE APARTMENT OF 6 Rooms and Bath;  
all modern conveniences; parquet floors; shower baths; elevators; electric lights. Rent, \$50.  
Apply on premises, or **PAUL MAYER, 211 W. 116th St.**

**The VAHANA**  
305 West 97th Street,  
between West End Ave. and Riverside Drive.  
Overlooking the Hudson and Riverside Park.  
New 7 Story Apartment House  
arranged in Suites of  
6 and 7 Rooms and Bath.  
Beautifully appointed and complete with every modern innovation. Decorations left to the choice of tenants.  
All night elevator service; combination electric and gas fixtures; private storerooms, etc.  
Louvered hall attendance.  
RENTS ONLY \$60 TO \$840 A YEAR.  
A. N. BROWN, Owner and Builder.  
CLIFFORD N. SHURMAN, AGT.,  
2649 Broadway, near 100th St.

**W. M. OSTRANDER'S REAL ESTATE OFFERINGS**  
SEND FOR FULL PARTICULARS.

Desirable Bldg. Lot, Clarkdale, Chicago, Ills. \$300  
Desirable Bldg. Lot, North Wales, Pa. \$400  
Desirable Bldg. Lot, Detroit, Mich. \$400  
19 Desirable Bldg. Lots, Port Discovery and Clatsop Beach, Ore. \$400  
Desirable Bakery, Lynden, Wash. \$400  
100 Acres, Orange Co., Fla. \$1,000  
Desirable Bldg. Lot, Great Falls, Mont. \$800  
Desirable Bldg. Lot, Bath, Me. \$800  
6 Acres, Garland Co., Ark. \$1,000  
90 Acres, Timber Land, Scioto Co., Ohio. \$2,200  
200 Acres, Fairfax Co., Va. \$1,000  
162 Acres, Bradford Co., S. C. \$1,500  
3 Desirable Bldg. Lots, Fairfax, Va. \$1,500  
100 Acres, Fairfax Co., Va. \$1,000  
162 Acres, Edmunds Co., S. Dak. \$1,700  
70 Acres, Lancaster Co., Pa. \$1,800  
Cash your real estate (no matter where it is) may be obtained through me. Write at once.  
W. M. OSTRANDER,  
NORTH AMERICAN BLDG.,  
PHILADELPHIA, PA.

**BUENA VISTA,**  
375, 376 Central Park West,  
Near 98th St.  
Eight rooms, all light and extra large; also butler's pantry, two baths, overlooking the most picturesque portion of Central Park; heated by electricity, heated night and day, direct telephone connection in each apartment; modernly equipped drying room; all night elevator.  
RENTS FROM \$1,100 TO \$1,400.  
SUPERINTENDENT ON PREMISES.  
S. HIRSH,  
TEL. CALL—1,824 HARLEM,  
1,868 8TH AVE., 114TH ST.

**Hoffman Arms,**  
corner Madison-ave. and 90th-st.  
All modern improvements; sunny rooms and family apartments, furnished and unfurnished, with private laundry and kitchen. A restaurant, serves meals in apartment or private dining room. Select patronage.  
C. A. GERLACH, Proprietor.

**ELBANT APARTMENT** in Royalton Hotel, 44 West 44th St., three rooms, two bath rooms; suitable for gentleman or two gentlemen; newly painted and papered; telephone; winter southern exposure in each room and veranda with view of the city. Apply at hotel office.

**39 1/2 WASHINGTON SQUARE**—Newly decorated corner flat; overlooking Square; 7 rooms, bath; open plumbing, steam heat, hot water; \$16.

**Unique Apartment Homes.**  
**A New Fireproof Apartment and Dormitory Building**  
(Opposite Columbia University),  
**AMSTERDAM AVE., 120th to 121st STREETS.**

**The Lowell & The Emerson**  
HOUSEKEEPING APARTMENTS  
of 7 and 8 Rooms and Bath,  
with every sort of modern improvement.  
Every room outside and entirely light.  
Cold storage refrigerators, complete elevator system, telephones, laundry dryers in basement.  
RENTS, \$800 to \$1,100 A YEAR.  
SUITES OF 2 ROOMS and Bath,  
\$400 to \$500 A YEAR.  
SLAWSON & HOBBS, AGTS.,  
284 Columbus Ave.

**Longfellow & Whittier Halls**  
DORMITORIES FOR WOMEN.  
Furnished Single Rooms and Suites of 2 to 5 Rooms.  
Single Rooms, \$9.50 to \$17 a month. 2 Rooms and Study, \$30 a month upwards. 2 Rooms and Bath, \$45 a month upwards.  
BOARD, \$4.50 A WEEK.  
Parlors and Reception Rooms on every floor. Large, handsomely equipped Baths and Toilets. Beautiful, airy Dining Halls. Chamber Service, etc.  
Further particulars on application to Manager on premises.

Dining Halls and Restaurant on Top Floor, with good service (table d'hote and a la carte) at moderate prices.

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Incorporated under the Laws of New York.  
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Preferred Stock, 6% Cumulative . . . . . \$750,000  
Common Stock . . . . . \$750,000

Dividends on Preferred Stock payable semi-annually, accruing from January 1, 1902.

**ALL THE COMMON STOCK**  
AND  
**\$250,000 OF THE PREFERRED STOCK**  
HAVE BEEN SOLD AT PAR

**"HANOVER,"**  
N. W. Cor. 100th St. West End Ave.  
6, 7, 8 Rooms, bath.  
THE SUITES HAVE EVERY MODERN CONVENIENCE. TELEPHONE IN EACH APARTMENT. ALL NIGHT ELEVATOR SERVICE. MAIL CHUTES. DECORATIONS, ETC. ARE DESIGNED TO MEET THE MOST REFINED TASTE.  
RENTS, \$800 TO \$1,300.  
Superintendent on premises.

**PARK MADISON,**  
Madison Ave., S. E. Cor. 25th St.,  
Facing Madison Square.  
Unusually bright, attractive apartments. Extra large rooms and bath; attendance, etc. For plans and particulars apply to  
**GEORGE R. READ,**  
1 Madison Ave., 60 Cedar St.

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**Mutual Trust Co**  
OF WESTCHESTER CO.  
PORT CHESTER, N. Y.  
Capital, - \$300,000 Surplus, - \$60,000

Transacts a general Trust and Banking business. Allows interest on balances subject to cheque payable in New York Funds if desired.

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**WHITEHEAD REID, Vice-Presidents.**  
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**JOHN LEONARD, Asst. Treas't.**  
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**OLD POINT COMFORT, VA.**  
On the shores of the famous Hampton Roads, Opposite Fortress Mifflin. The finest location and the most magnificent Resort Hotels in America.  
**CHAMBERLIN AND HYGIA**  
The Hampton Roads golf course is of exceptional size and excellence. The best of facilities provided for the enjoyment of boating, riding, driving, etc.  
GEORGE A. KEELER, Resident Mgr., Fort Monroe, Va.  
..... OPEN ALL THE YEAR.....