Real Estate.

SLAWSON & HOBBS
Real Estate
BROKERS, AGENTS and APPRAISERS

Extensive Bureau of Information, covering entire city; tabulated records of sales, mortgages, and other items of interest.

284 Columbus Ave., near 73d St.

TELEPHONE CONNECTION.

BREEN & SHERWOOD,
Building Contractors,
126 WEST 40th ST.

ESTIMATES FURNISHED.

TEL. 3001 38TH.

D. Y. Swainson, A. H. Carpenter, C. L. Carpenter.
Firm of
Leonard J. Carpenter,
41 Liberty St. & 1181 3d Ave.
Makes a specialty of the collection of rents and the entire management of property.

City Property For Sale.

EAST RIVER WATER FRONT
with bulkhead and 40,000 square feet adjoining land, between East 10th and 11th sts., Manhattan, including ferry lease and title to all land under water between piers to the pier line.

Owing to the Uptegrove Fire,
this desirable property is now placed on the market; might build on part to suit tenant. Apply to
C. J. SANDS, 7 Pine-st.

87th St., Near Madison Ave.
THREE 20 FOOT PRIVATE HOUSES CHEAP.
DUFF & CONGER,
MADISON AVE., COR. 85TH ST.

Lexington Ave., Near 71st St.
FOUR STORY RESIDENCE, 20x55x75. $26,500.
DUFF & CONGER,
MADISON AVE., COR. 85TH ST.

72d St., Near Madison Ave.
BEAUTIFUL RESIDENCE, 22 FEET WIDE, $85,000.
DUFF & CONGER,
MADISON AVE., COR. 85TH ST.

5th Ave., South of 72d St.
FORTY FOOT MANSION. PRICE $400,000.
DUFF & CONGER,
MADISON AVE., COR. 85TH ST.

92d St., Near Madison Ave.
Four story private house, extension, under $25,000.
DUFF & CONGER,
MADISON AVE., COR. 85TH ST.

78th St., Near Madison Ave.
Good wide house, suitable for remodelling, $35,000.
DUFF & CONGER,
MADISON AVE., COR. 85TH ST.

87th St., Near 5th Ave.
25 foot 5 story American basement. Price, $175,000.
DUFF & CONGER,
MADISON AVE., COR. 85TH ST.

SLAWSON & HOBBS
WEST SIDE DWELLINGS.

$23,000—Exceptionally fine 20 ft. wide 3 story dwelling with bath extension on full depth lot, in the Eighties, near Riverside.—Open plumbing and distinctly modern and attractive.

$28,000—Inside figure for new 5 story American basement dwelling, beautifully situated and containing all the most modern features.

$29,000—Three story brownstone high stoop, between Central Park West and Columbus Ave., 20 ft. wide and three rooms deep. Open plumbing.

$35,000—New five story American basement, 20x60x100, four story extension, three baths; magnificently located, near Riverside. Builder will sacrifice one house to quick cash buyer.

$36,000—Owner going abroad will sacrifice magnificently decorated 4 story 20 ft. dwelling, with parquet floors throughout, located near 72d st. "L" station. Talk quickly and you secure a bargain.

$45,000—To close estate four story, 21x60x100, bath extension; best block in 70's, near Central Park West.

$60,000—Between Central Park West and Columbus Ave., in the 70's—22x90x100—4 story brownstone, with dining room extension. A most complete and attractive house.

$100,000—Fireproof, 5½ story, 25 feet wide; constructed for present owner by day's work; passenger elevator, steam heat, electric light and refrigerating plant; located in the heart of the best resident section of the west side, where a large advance in value within the next year is assured.

N. B.—For full particulars of above, as well as of many other desirable houses, see

Slawson & Hobbs
284 COLUMBUS AVE.

IN THE 50s, NEAR 5TH AVENUE.
For Sale. An American basement 25-ft. dwelling; elevator, etc. (8958)
GEO. R. READ,
60 CEDAR ST. 1 MADISON AVE.

FOR SALE ABOVE 60TH ST.,
Close to 5th Ave.
An extra wide, well-built and substantial dwelling. Exceedingly attractive. (8957)
GEO. R. READ,
60 CEDAR ST. & 1 MADISON AVE.

IN THE 80s,
125 feet east of 5th Ave.
For Sale. A medium sized house, with extension; price moderate. (8859)
GEO. R. READ,
60 CEDAR ST. 1 MADISON AVE.

Below 86th St., Near 5th Avenue.
A plot, 50 ft., suitable for improvement, for sale under $160,000. (8900)
GEO. R. READ,
60 CEDAR ST. 1 MADISON AVE.

THIRD AVENUE CORNER,
SOUTH OF 72D ST.
Splendid investment; always rented; pays liberal interest. Never been offered before. Must sell. Call for particulars.
DUFF & CONGER,
MADISON AVENUE, CORNER OF 86TH ST.

8 PER CENT. NET
CAN BE REALIZED ON INVESTMENT.
10-STORY FIRE PROOF
CORNER APARTMENT HOUSE
in a most desirable location on West Side.
ALL RENTED TO SELECTED TENANTS.
Mortgage at a very low rate of interest.
WILLIAM R. WARE,
451 Columbus Ave. 81st St.

TO INVESTORS.
MERCANTILE BUILDING,
Near Waldorf-Astoria.
One tenant at a net rental.
For particulars address
CHAS. H. EASTON & CO.,
TEL. 795—38TH. 116 W. 42D ST.

AT A REAL BARGAIN, an attractive 4 story private dwelling, on n. s. of 76th St., between Columbus and Amsterdam Avenues; new open plumbing and decorations; in fine order. Caretaker on premises. Apply to CHARLES E. SCHUYLER & CO., Broadway, corner of 107th St.

A FINE, MODERN STABLE,
Close to Park Ave., above 67th St., 25x100, for sale cheap, to close estate.
Apply to WM. P. SEYMOUR, 171 B'way.

FOR SALE AT A GREAT BARGAIN IF PURCHASED IMMEDIATELY.—Private residence No. 64 West 96th Street. Apply Room 15, 99 Franklin Street, New-York.

WASHINGTON HEIGHTS—FOR SALE—Three-story brick dwelling, 10 rooms and bath; perfect condition; modern plumbing; near subway station; price, $8,500. W. D. MORGAN & CO., 1,685 Amsterdam-ave., near 144th-st.

ADVERTISEMENTS and subscriptions for The Tribune received at the Uptown Office,
NO. 1,242 BROADWAY,
2d door north of 31st-st., until 9 o'clock p. m.
Advertisements will be 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.; **153 6th-ave.**, cor. 12th-st.; **92 East 14th-st.**; **257 West 42d-st.**,

Auction Sales of Real Estate.

JAMES L. WELLS, Auctioneer.
EXECUTORS' SALE.
By order of the Executors of the
Estate of Josephine L. Peyton, Dec'd,
at 111 Broadway, N. Y. Real Estate Salesroom,
TUESDAY, Feb. 18, Noon,
46 PARCELS
CHOICE BUSINESS AND INVESTMENT PROPERTIES,
Manhattan, N. Y. City.

FIFTH AVENUE.

No. 363, east side, about 100 ft. n. of 34th St., five-story brick, stone and iron building, 17.6x67, with three-story brick extension, 17.6x50; lot 17.6x125.

DUANE STREET.

No. 130, south side, about 47 ft. w of Church St., five-story brick and stone store; lot about 27x116; building about 108 ft. deep.

No. 132, adjoining above, similar building; lot 24x116.

THIRD AVENUE.

No. 2185, n. e. cor. 119th St., five-story brick store and apartments, 28x73, with one-story brick extension, 28.7; lot 2[illegible]x80.

SIXTH AVENUE.

No. 155, west side, about 43 ft. n. of 11th St., three-story brick store, about 20x40, with one-story extension, about 19x20; lot about 20x60.

No. 881, west side, about 45 ft. s. of 50th St., five-story brick and brownstone building, 30x50; lot 30x61.11.

EIGHTH AVENUE.

No. 11, southeast side, about 45 feet northeast of Bleecker St., five-story and basement brownstone building, with one-story extension, covering whole of lot, 22.4x45, irregular.

No. 149, west side, about 66 feet north of 17th St., two-story and attic brick store and apartment, about 20x24, with one and two story brick extension in rear, about 20x56; also three-story brick building in rear of extension, about 20x20; lot about 20x100.

No. 151, west side, about 87 feet north of 17th St., a five-story and attic brick store and apartment, about 20x78, with one-story brick extension in rear, about 22x20; lot about 20x100.

No. 153, west side, adjoining above, five-story brick building, about 19.7x65, with a one-story extension, 19.7x19; lot 19.7x75.

NINTH AVENUE.

No. 342, east side, 78.6 feet south of West 30th St., four-story and basement brick building, 19.8x40; lot 19.8x75.9.

TENTH AVENUE.

Nos. 851 and 853, n. w. corner 56th St., each a five-story and basement brownstone and brick flathouse, 25x50 each; No. 851 has a one-story extension, about 17x25; lots about 25x75 each.

ELEVENTH AVENUE.

Nos. 670 and 672, east side, 50 feet north of 48th St., each a four-story brick flat, about 25x48; each lot about 25x100.

BOULEVARD.

Southwest corner 131st St., five-story brick factory, with one-story extension; plot 74.11 on Boulevard by 125 on 131st St.

WEST 13TH STREET.

Nos. 236 and 238, east corner Greenwich Ave., "The Jackson," five-story brick flat, covering nearly entire plot, 132.7 on West 13th St. and 111.11 on Greenwich Ave.

WEST 14TH STREET.

No. 154, south side, 71.6 feet east of 7th Ave., four-story brownstone dwelling and one-story extension, about 28.6x69; lot 28.6x103.3.

No. 156, south side, 46.6 feet east of 7th Ave., four-story brownstone dwelling and one-story extension, about 25x63; lot 25x103.3.

WEST 19TH STREET.

No. 360, south side, 80 feet east of 9th Ave., three-story and basement brick dwelling and extension, about 20x38; lot about 20x69.8.

WEST 20TH STREET.

No. 349, north side, 180 feet east of 9th Ave., three-story and basement brownstone dwelling and extension, about 15x63; lot about 15x91.8.

EAST 59TH STREET.

No. 116, south side, 165 feet east of Park Ave., four-story and basement brownstone building and extension, about 25x72; lot 25x100.5.

BARROW STREET.

No. 29, south side, about 94 feet east of Bleecker St., three-story and basement brick and frame building, about 18.9x38; lot about 18.9x80.

BLEECKER STREET.

Southeast corner West 11th St., 393 to 401 Bleecker St., and 280 to 286 West 11th St., three, four and five story brick buildings; plot about 97 feet on Bleecker St. by 100.8 feet on West 11th St.

Nos. 396, 398, 400 Bleecker St., and Nos. 288, 290, 292 West 11th St., southwest corner Bleecker and West 11th Sts., five three, four and five story store and apartment buildings, on plot 72 feet on West 11th St. and 96 feet on Bleecker St.

GREENWICH AVENUE AND BANK STREET.

Southeast corner, being Nos. 81 to 85 Greenwich Ave., and No. 4 Bank St., three and four story brick and frame flats; plot 62.3 on Greenwich Ave. by 58.5 on Bank St.

GREENWICH AVENUE.

No. 110, west side, 111.11 feet south of West 13th St., five-story brick flat, 20x41.9; lot 20x51.8.

HORATIO STREET.

Northeast corner Greenwich St., being 59 Horatio St. and 825 Greenwich St., four-story brick flat and three-story extension, about 20x55; lot about 20x55 and L.

HUDSON STREET.

No. 577, west side, 82.2 feet south of Bank St., four-story brick building, about 18.10x55, on lot 19x74.3½.

RENWICK STREET.

Nos. 41 and 43, west side, about 95 feet south of Spring St., two three-story and basement brick dwellings, each about 18x36, on irregular plot.

THOMPSON STREET.

No. 79, west side 75 feet south of Spring St., two-story, attic and basement brick tenement, about 18x33; lot about 19x50.

29 PARCELS
BUSINESS PROPERTIES, DWELLINGS AND LOTS,
BRONX, N. Y. CITY.

THIRD AVENUE.

No. 3027 to 3033, west side, about 53 feet south of 156th St., three three-story frame stores and flats, each about 25x70, very near L station; lots vary in depth from 75 to 89 feet.

S. w. corner 159th St., Nos. 3113 to 3123, six one-story frame stores, with Nos. 724 and 726 East 156th St. adjoining, two two-story frame dwellings; plot about 125 on avenue by 99.8 on street.

BATHGATE AVENUE.

S. e. corner 173d St., Nos. 1662 to 1670, and No. 770 East 173d St., six three-story brick dwellings, each about 16.8x36 and extensions; lots each 16.8x81.

EAST 173D STREET.

Nos. 774 and 776, adjoining above, two three-story brick dwellings, each about 17x36 and extension, each lot 17x100.

JEROME AVENUE.

S. w. corner of North St.; lot 25x100.

NORTH STREET.

South side, 100 feet west of Jerome Ave., two lots, each 25x100, adjoining above.

EVELYN PLACE.

Cor. Davidson Ave., plot 115x100.
Northwest corner Davidson Ave., one lot, 25x100.

FORDHAM ROAD.

Southerly corner Grand Ave., four choice lots, plot being about 84 feet on Grand Ave. and 106 feet on Fordham Road.

TERMS LIBERAL. SALE ABSOLUTE.

For book maps, terms of sale, &c., apply to SYLVESTER POPE and WILLIAM L. CONDIT, Executors, 56 Pine Street, or ABRAM I. ELKUS, Attorney for Executors, 56 Pine Street, or to JAMES L. WELLS, Auctioneer, 141 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,
WEDNESDAY, FEBRUARY 19, 1902,
IN PARTITION OF INTERESTS,
The Valuable Entire Block
on Ground Bounded by
WEST ST.,
LAIGHT ST.,
WASHINGTON ST.
and HUBERT ST.,
containing over 40,000 square feet of land, or 16 city lots.

This plot was formerly the United States Appraisers' Stores, and is covered with brick structures, varying from 10 to 3 stories in height. It has a frontage on West St. of 179 feet, on Washington St. of 178 feet, on Hubert St. of 229 feet, and on Laight St. of 225 feet. Its great value consists of the fact that it is an

ENTIRE CITY BLOCK
of ground in the
LOWER BUSINESS SECTION

of Manhattan Island, fronting on West Street, which combines the advantages derived from the great business traffic along the water front, from the steamships, the ferries, and all the great railroad lines, as well as the unobstructed light which will forever exist.

Directly opposite this property are the freight docks of the Pennsylvania Railroad, and adjacent is the Desbrosses Street ferry to Jersey City.

The proposed elevated structure extending along the marginal street on the west side of West Street, from the Battery to 59th Street, provides for passenger and freight traffic, and switches connecting the various piers. The necessary bill for this proposed structure, which was planned in connection with the North River Bridge, passed the State Senate and Assembly in the Legislature of 1901. This is evidence of the near approach of this most important improvement. When this elevated structure shall have become a fact, and a connection made with this block of ground, the value of this property will be almost incalculable.

New York Central Depot: At the present time it is possible to arrange for car tracks connecting this property with the New-York Central Depot at Hubert, Laight and Hudson Streets, two blocks from this property.

The present owners of the property hold a policy of the Title Guarantee & Trust Co., guaranteeing the title, which will be reissued to the purchaser for a small fee.

80% AT 4½ PER CENT.
may remain on Bond and Mortgage.
Maps at Auctioneer's Office, 149 Broadway, N. Y.

To Let for Business Purposes.

5,000 SQUARE FEET TO LET
IN METROPOLITAN REALTY BUILDING.
—FIREPROOF—
LIGHT ON THREE SIDES.
HEAT AND POWER AND ELEVATOR SERVICE DAY AND NIGHT.
RULAND & WHITING,
5 BEEKMAN ST.

A FULL SIZE 4 STORY HOUSE.
To lease for business, near 5th Ave., on
WEST 31ST STREET.
H. R. DREW & CO., No. 1 West 27th St.

Unfurnished Apartments To Let.

EUCLID HALL,
BROADWAY ✓ Entire Block ✓ 85th to 86th St.

APARTMENTS OF
9, 10 and 12 Rooms,
with
2 BATHROOMS TO EACH SUITE.

There are no living quarters in this city that compare with these apartments in size, arrangement, conveniences and appointments.

Special quarters for men servants.

Rents $1,800 to $3,600.

Restaurant and Cafe a prospective feature.

A booklet with floor plans and detailed information sent on request to HERBERT DONGAN, builder, on premises.

EUCLID HALL

has been expressly designed to accommodate families that have been accustomed to living in private houses.

All the rooms are of an unusual size and the private halls large enough to hold a dance in. These halls can also be thrown together with the adjoining parlor and dining room, thereby affording facilities for the entertainment of guests that are not equalled in many modern private residences.

Every room is perfectly light. Separate passenger, servants' and freight elevators.

Heating, plumbing and sanitary equipments of the most modern type.

Decorations left to the choice of tenants.

Superb Apartments
for . . . .
Discriminating Tenants
At much lower rents than in other similar buildings
Sweet William
N. W. Cor. Broadway and 98th St.
Six and seven rooms, with all the latest improvements.
Superintendent on premises.
PAUL MAYER, Agent,
Tel. 297 Harlem, 211 W. 116th St.

Furnished and Unfurnished
Apartment Residences
Madison Av., Cor. 61st St.

A TEN STORY FIREPROOF BUILDING,
WITH APARTMENTS OF
11 ROOMS AND 3 BATHS
TWO ELEVATORS TO EACH SUITE.
RENTS $4,500 TO $6,500.

All the appointments of the furnished apartments are of the finest and richest character.

Everything is complete for immediate occupancy.

RENTS, $6,500 TO $8,500 A YEAR.

The apartments in this building, being especially designed to meet the demands of people of means, are superior to anything in this country.

SUPERIOR SERVICE AND ATTENDANCE.

Apartments can also be seen evenings. Apply on premises.

Homes on Morningside Park.
Two Large New Buildings Occupying Entire Block Front,
ON MORNINGSIDE AVENUE, 118th to 119th Street,

4 and 6 Bright, Cheerful Rooms,
HANDSOMELY FINISHED.
RESTAURANT WITH EXCELLENT TABLE D'HOTE AND A LA CARTE ON PREMISES. FURNISHED ROOMS FOR TRANSIENT USE BY GUESTS OF THE TENANTS. SERVANTS' BATH AND OTHER ATTRACTIVE FEATURES.
Rents: $40 for four rooms; $60-$75 for six rooms.

A Suburban Spot
WITH URBAN CONVENIENCES.
THREE MINUTES FROM THE 116TH STREET EXPRESS STATION OF THE ELEVATED, METROPOLITAN SURFACE CARS WITHIN ONE BLOCK. THE HOUSES FACE THE MOST PICTURESQUE PARK IN MANHATTAN. HALL AND ALL-NIGHT ELEVATOR SERVICE.

H. C. COLEMAN, Agt., Office on Premises.
Telephone, 1913 Harlem.

The
Manhanset,
New Family
Apartment Hotel,
59th Street,
Near Madison Ave.,
Nos. 61-65 East.
Strictly Fireproof.

Suites of three rooms and bath. Unfurnished. **$60 to $75.** Double suites, six rooms and two baths. All the rooms are exceptionally large and light. Full hotel service. Convenient to all carlines. Rented by season or year.

The Vera,
The best run and best kept seven story Apartment House on the West Side.
305 & 307 West 97th St.
Close to Riverside Drive with charming views over the Hudson and the Palisades.
6 and 7 ROOM APARTMENTS
from $720 to $840 a year.
with all modern conveniences, such as electric elevators, long distance telephones, mail chutes in halls on each floor, garbage closets in kitchens, etc., etc.

Liveried servants, luxuriously fitted up halls,—in every respect a truly hightoned and dignified up-to-date new Apartment House.

Superintendent on premises.

Only three vacant apartments left. One apartment of two rooms and bath, suitable for physician or dentist.

The very best of references required.

(This house is not owned by speculators, but by private people, whose main aim is to maintain a first class property.)

AT "THE TURRETS,"
ON Riverside Drive, At Southeast Corner 84th Street.

America's most superb residential building, where all the disadvantages of housekeeping may be obviated. Superior in arrangement. Replete with innovations and conveniences not obtainable elsewhere.

At an Annual Rental of $2,000—$2,300—$3,000, $3,500 and $3,800, Suites of Ten and Eleven Rooms, Three Bathrooms and Two Maid's Rooms. Diningrooms wainscoted to the ceiling. Beamed Ceilings. Inglenooks, Oriel and Shakesperean Windows, Marble pastry-tables in kitchens. Servants' bathrooms. Laundry, ironing and drying rooms. Yacht Landing. Butler's and Coachmen's rooms. Servants' rooms do not open into kitchens. Decorations to suit Locataires. No long, narrow halls. No gloomy rooms.

The most complete and luxuriously appointed structure yet erected to meet the requirements of refined people. Immediate possession. Apply at The Turrets.

THE LANCASTER, 39 and 41 E. 10th-st., near Broadway.—One elegant apartment, $65. Apply premises, or PIRSSON & RENWICK, 19 Park Place.

The Vera,
The best run and best kept seven story Apartment House on the West Side.
305 & 307 West 97th St.
Close to Riverside Drive with charming views over the Hudson and the Palisades.
6, 7 Room Apartments
from $720 to $840 a year.

With all modern conveniences, such as electric elevators, long distance telephones, mail chutes in halls on each floor, garbage closets in kitchens, &c., &c.

Liveried servants, luxuriously fitted up halls—in every respect a truly high toned and dignified up-to-date new Apartment House.

Superintendent on premises.

Only three vacant Apartments left. One Apartment of two rooms and bath, suitable for physician or dentist.

The very best of references required.

(This house is not owned by speculators, but by private people, whose main aim is to maintain a first class property.)

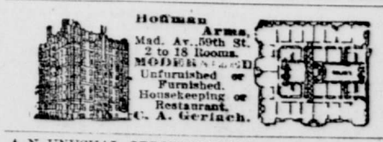
SUPERB APARTMENTS
Cor. Madison Ave. and 90th St. NEW BUILDING

Suites of 9 Large, Handsomely Finished Rooms with Two Baths

TWO APARTMENTS TO A FLOOR
Steel safes, telephones, sanitary garbage closets and various other innovations. Two elevators run night and day.

DUFF & CONGER, Agents,
Tel. 641—79th St Madison Ave., Cor. 86th St.

THE FLORENCE
105-109 East 18th St.
Desirable suite of rooms for rent. Excellent cuisine.



AN UNUSUAL OPPORTUNITY for a dentist. Ground floor office and living apartments in "The Mestanique," 688 E. 138th Street, one of the largest elevator apartment houses in the city. Over 120 families in the building.

85TH ST., 250 WEST.—Handsome Apartment, every modern convenience; seven rooms, bath; will decorate to suit; rent $60. Apply POCHER.

Country Property For Sale.

For Sale at Lenox, Mass.
"Shadow Brook"

THE magnificent country seat of ANSON PHELPS STOKES, containing 900 acres in Park, farm and woodland. The house stands on high land, commanding a grand lake and mountain view.

THE house contains Music, Reception, Morning, Drawing, Billiard, Breakfast and Dining Rooms; 22 Master Bedrooms, besides bath and dressing rooms; also 16 servants' rooms.

THE Park consists of about 40 acres, containing house, tables, greenhouses and two lodges. This will be sold with waterfront on Lake *at much less than cost*, without the farm, if desired, and the house with or without furniture.

THE farm, besides the usual farm buildings, has six tenants' houses; dairy, chicken and incubator house, ice house and boat house on lake. The whole place is abundantly supplied with water from its own reservoirs on the mountains, and the famous "Shadow Brook" runs through the property.

For particulars apply to your own broker; to Real Estate Department, Anson Phelps Stokes, 47 Cedar St., New York; or to William Curtis, Lenox, Mass.

OUR SYSTEM OF SELLING
REAL ESTATE and other sound properties has proved a decided success no matter where it is; if you are willing to sell for what it is worth, we can secure a purchaser for you. Write for particulars. Does any of the following interest you?

80 ACRES ON SHELTER ISLAND
Half-mile waterfront, with 20 acres timber; the balance, 60 acres, is good farming land; there is no finer place for summer residence than this waterfront with plenty of young trees for shade, and if properly handled could be sold for more than the whole tract cost. Must be sold this month. Price, $15,000.

ANOTHER TRACT OF 800 ACRES
In Isle of Wight County, Va., on James River, well watered by small streams; suitable for game preserve; plenty of wild boar and other small game on grounds. Which is the next club or society to take this one? Tracts of this kind are becoming scarce.

A 60 ROOM HOTEL
In fashionable summer resort, well furnished. The best bargain we know of in the line; price, $15,000. We have a large list of farms and country seats in Dutchess and other counties in New York, New Jersey and Virginia.

H. B. CRAM & CO.,
256 and 257 Broadway, N. Y. City.

Valuable Island For Sale
Situated in Long Island Sound,
in Greenwich Township, Conn.
just south of Bellehaven and only a short distance from the mainland of Port Chester, N. Y. The island consists of 30 acres of upland, with an abundance of spring water, fruit and shade trees, and an unsurpassed bathing beach, over 800 feet long.

Over an acre on the mainland will be sold with the Island, giving ample space for a stable and landing facilities.

Electric lights and the Greenwich water supply can be placed on the island at a very small expense. (8971.)

For further particulars apply to
GEO. R READ,
60 Cedar Street.

TO CLOSE ESTATE
Residence of the late Mrs. Kunhardt, Clinton and Prospect Avenues, New Brighton, Staten Island; most richly finished and decorated private residence; complete in all appointments; fine large shaded grounds; brick stable and carriage house, greenhouses, etc.; high class neighborhood; 40 minutes from Battery; particulars and inspection permit. Apply CORNELIUS G. KOLFF, 50 B'way, N. Y.

NARRAGANSETT BAY.
Elegant modern residence, complete in every detail; unsurpassed location, commanding fine view of Bay; yacht anchorage; short distance from Newport and Narragansett; ideal Summer Home for yachtsman; sell low, owner having taken permanent residence abroad; PRICE $45,000.
Ames & Co., 122 West 34th Street.

HUNTING ISLAND.
For sale, NORTH HALF "The Hunting Island," S. C. (except small government reservation); entrance St. Helena Sound. Apply to W. B. McKEE, Savannah, Ga.

CRANFORD, NEW-JERSEY.
Ideal Homes In an Ideal Place.
A choice selection of up-to-date houses. Choice of selection to early applicants. Cranford Office open Lincoln's Birthday. FERGUSON & VAN NAME, 34 Pine St., N. Y.

A SPLENDID HOME in a select part of Roseville, N. J., lot 50x130; house 11 rooms and bath; telephone; 2½ story; also stable. Call or address M. V. DISBROW, 2 Vroom St., Newark, N. J.

BERNARDSVILLE, N. J.—Modern Colonial House, 10 rooms, all improvements, steam heat, spring water, open plumbing, electric lights, large open fires, spacious porches, commanding most magnificent view in New Jersey from elevation of nearly 900 feet. Fine barn accommodating 3 horses, carriage room, coachman's room, large poultry enclosure and house. 2 acres ground in lawn, garden, chestnut grove. Will sell furnished with horse, carriages, poultry, etc., complete. Price, $12,000. Address Box 36, Bernardsville, N. J.

ENGLEWOOD AND VICINITY! For real estate apply to H. WEATHERBY & CO., office, Englewood, N. J.

FOR SALE.—A well improved Stock Farm of 1,170 acres, in S. E. South Dakota, near town; plenty of water and timber. A bargain for cash. Box 45, Avon, South Dakota.

FARMS—Our new list ready; farms, all sizes; all Eastern States; terms to suit. MAYNARD & MANN, 11 Willoughby st., Brooklyn.

SUMMER HOMES.—Correspondence is invited with gentlemen who are looking for farm properties. No section can compare with the lake district of New-Hampshire for beauty of mountains, in summer or winter, and purity of drinking water. A practical man who has had the experience of taking up and improving an old New-Hampshire farm will gladly give all information.
D. R. SLADE, Centre Harbor, N. H.

SALE—LEASE.—Finely located; big railroad siding; corner business site. JERSEY CITY, Box 10, Tribune.

Country Property For Sale or To Let.

FOR SALE OR FOR RENT, FURNISHED.—At Hastings-on-Hudson, in Broadway, one mile from station; brick house of 17 rooms, 2 bathrooms; modern plumbing; garden, lawn; stabling for six horses; fine view of the river. WHITEHOUSE & PORTER, 509 Fifth Avenue.

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

Country Property To Let.

SEA GATE, N. Y. HARBOR.
A handsome, well built 14 room cottage for sale or to let. Photo and particulars at the office of
QUINCY TUCKER, YACHT BROKER,
63-65 WALL ST., NEW YORK.

TO LET.—House, Bayshore, L. I., 12 rooms, butler's pantry and all modern improvements, on Maple-ave., near the water. Address H. R. BOYLE, 106 Centre-st., New-York City.

Real Estate For Exchange.

FOR SALE OR EXCHANGE.—House and barn in Brooklyn; plot 200x160; up to date; St. George (S. I.) preferrred. JOHN DUNPHY, Maritime Exchange.

50 ACRES LAND, free and clear, 100 miles out, will exchange Flats or private Houses; will accept subject taxes, interest. HENDERSON, 43 Murray-st.

Furnished Apartments To Let

HANDSOMELY FURNISHED AND UNFURNISHED
Suites of One, Two and Three Rooms and Bath,
with every up-to-date convenience and improvement, in
The Grand Circle Hotel,
A superb fireproof structure.
58TH ST. AND EIGHTH AVE.
This hotel has just been completed, and is one of the finest equipped apartment hotels uptown.
RENTS VERY MODERATE.
Banquet Hall and private dining rooms. $1.00 Table d'Hote dinners. Music.

NEAR FIFTH AVE.
Overlooking the park. Family leaving town offer at reduced rate their magnificent double apartment in large private house. Beautifully furnished. Spacious, sunny rooms. Perfect condition. Address F. A., P. O. Box 193, N. Y. City.

Dancing Academies.

DANCING AND DEPORTMENT. Children and adults. Mr. and Mrs. LESTER, 101st st. and Columbus ave. Circulars.

Country Property For Sale.

City Property To Let.

STABLE TO LET
Below 14th St.,
Near 5th Ave.
APPLY TO
S. FROTHINGHAM & CO.,
51 Liberty St.

Brooklyn Property For Sale

PROSPECT PARK SOUTH

IS the only property in Greater New York with all the following improvements: Sewers in every street, with house connections to each plot; water, gas and electric light wires, with all connections; asphalt pavements, not to be opened; cement curbs and sidewalks of uniform width; beautiful parkways and shrubbery in every street with provisions for permanent care. If you are satisfied with anything short of the most artistic surroundings and the best society for your family, Prospect Park South is not your place. Fifteen houses of distinctive architecture now building.

The Kings County L. Brighton Beach train, will take you to the property in 22 minutes from the bridge, or Smith Street or Franklin Av. trolley. Handsome illustrated booklet from

DEAN ALVORD, Owner.
725 Broadway, New York.

HAVE NEW YORK BAY water front for sale, on line of harbor improvements, near Pennsylvania terminal (Long Island R. R.); value increasing every day. Full riparian rights extending out 1,500 feet from low water; 40 feet water at pierhead.
WALTER L. KENT, 189 Montague St., Brooklyn.

Brooklyn Property To Let.

TO LET.—4 story and cellar brick; main building 18x100; extension, 26x58, at 29 and 31 Dekalb Ave., near Fulton St., and opposite Loeser's. Address HENRY LOCKWOOD, 280 Flatbush Ave. Open evenings.

Real Estate Wanted.

I WILL BUY AT ONCE, for cash, Brooklyn property at real value. Will give immediate answer to letters stating full particulars and lowest cash price.
HENRY HILAIR, Executor, New York Postoffice.

City Hotels.

Sherman Square Hotel,
BROADWAY, COR. WEST 71ST ST.
AMERICAN PLAN.
Strictly a family hotel; choice suites, furnished or unfurnished, to rent by the season or year. Cuisine and service of the highest order. Rates reasonable. Location convenient to all parts of the city.
WALTER LAWRENCE.

MILLER'S HOTEL 39, 41 West 26th St. One block from Madison Sq.
Clean, cosey, comfortable. Handy, homey, heart, healthy. Excellent table, mixed diet, health foods; elevator; baths on every floor. Quiet home for ladies and families, permanent or transient. Terms reasonable.
DR. E. P. MILLER, Proprietor.

Musical.

INCORPORATED 1884.
NEW YORK
GERMAN CONSERVATORY OF MUSIC,
23 West 42d St., near 5th Ave.
L. G. PARMA, DIRECTOR.
PIANO, SINGING, VIOLIN, ORGAN, ELOCUTION, PIANO LESSONS FROM $15 QUARTER UP.
OPEN DAILY FROM 9 TO 6 P. M.

Instruction.

For Young Ladies—City.

KINDERGARTEN Training.—Classes now forming (free Scholarships). Z. A. C. TEN, Supt., 48 Irving Place, near E. 17th St. (Formerly Met. Temple.) Evening Classes.

MISS MURPHY.
BOARDING AND DAY SCHOOL. Foreign travel. 160 and 117 West 85th St.

MRS. DORR'S BOARDING AND DAY SCHOOL FOR GIRLS AND CHILDREN.—Home School, 303 W. 106th St.; Day School, 303 W. 102d St. Hours from 9 to 1:15.

For Both Sexes—City.

BERGER'S Academy, 106-108 East 23d.—French, Spanish lessons by natives; trial; no payment in advance.

GRACE AND DIGNITY of carriage, charm of speech and manner easily acquired; rapid, practical method by cultured woman. Address HIGHEST REFERENCES, Tribune Office.

THE BERLITZ SCHOOL OF LANGUAGES, Madison Sq., New York, 52 Court St., Brooklyn. Pupils speak the foreign language from beginning. FOUR MEDALS AT PARIS EXPOSITION. Best native teachers only. Fee moderate.

Brooklyn.

FRENCH, Spanish, German, Italian.—Prof. Pollack's School Languages, 126 West 23d, New York. Branch, 77 Court-st., Brooklyn.

Teachers.

A. EVERETT STONE (Yale and Columbia), 216 West 56th St. Tutor for all colleges; long experience.

DR. W. G. NOWELL, private tutor, at pupils' homes or at 117 E. 82d-st. Two pupils received in family.

SPANISH, French, German. English to foreigners; translations; native teachers. CABALLERO COE, 759 Lexington-ave.

School Agencies.

AMERICAN AND FOREIGN TEACHERS' AGENCY supplies Professors, Teachers, Tutors, Governesses, etc., to Colleges, Schools and Families. Apply to Mrs. M. J. YOUNG-FULTON, 23 Union Square.

THE E. MIRIAM COYRIERE AGENCY, 150 5th-ave., New-York City, makes a specialty of conscientiously furnishing to parents full information of good schools; professors, tutors and governesses supplied. Established 1884.

WANTED.—Teachers; Governess, willing to go to Europe; American, French and German governesses; companion. Miss HOPKINS, American and Foreign Educational Agency, 1 Union Square.

WANTED.—Teacher, English branches for city school; governess-companion for family going abroad; Spanish-English correspondent; finishing governess, languages, piano; several German governesses. Miss DONOVAN'S Educational Agency, 30 East 14th-st. Established 1884.

Musical Instruction

A.—PIANO taught, noteless, in three months; accompaniment specialty. PROMONTROY, 150 West 125th St. Telephone 3,433—18th.

PIANO LESSONS by professional German teacher. E. ENGELKE, 104 West 90th-st.