THE WEEK IN REALTY.

Continued from ninth page.

Nos. 340, 342, 344 and 346 West Thirty-second-st., to the Stuyvesant Realty Company.

John M. Reid and Thomas Murphy have sold for Margaret Gallagher to Patrick J. Byrnes No. 336 East Thirty-second-st., a four story and basement tenement house, with store, on a lot, 18x98.9 feet.

Cohen & Glauber have sold No. 412 Cherry-st., and have bought No. 98 Avenue D, 24.4x85, and Nos. 230 and 232 East Third-st., 50x106 feet.

Peter S. O'Hara & Brother have sold for Elmer D. Smith, of Philadelphia, a lot on the west side of the Grand Boulevard and Concourse, south of Van Cortlandt-ave.

D. Kempner & Son were the brokers in the recent sale of Nos. 321 and 323 West Forty-fourth-st., for Emil Rudolph and Jacob Beck to Mandelbaum & Lewine.

W. K. VANDERBILT, JR., GETS TITLE TO LONG ISLAND TRACT.

A deed was filed at the County Clerk's office at Mineola yesterday conveying about forty-one acres of land to William K. Vanderbilt, jr. The deed was signed by Richard S. Williams and Gertrude R. Williams, his wife, and it says that the transfer was made for $1 and other valuable consideration. The property adjoins that at Lake Success owned by the purchaser. Part of it lies in North Hempstead Township and the remainder in the Third Ward, Borough of Queens.

PLANS FOR PHYSICAL CULTURE SCHOOL.

Plans were filed on Friday at the Bureau of Buildings, Manhattan, for a five story and basement brick school, to be erected at No. 543 to 551 West One-hundred-and-twentieth-st., being in size 110x84x104x56.3 feet. The trustees of Teachers College are the owners. Parish & Schroeder, of No 3 West Twenty-ninth-st., are the architects. The building is to be used as a physical culture school and adjoins the new Horace Mann School. In the basement will be a swimming pool, bowling alleys and three handball courts. On the first floor a lecture room, reading room, seminary room, reception parlor and lavatories will be situated. The second floor will be devoted to exercise rooms and classrooms for men and boys. On the third floor will be exercise rooms for women, girls and boys, with shower baths for the women. The fourth and fifth floors will be given over to the gymnasium. In the attic will be a fencing room, with galleries for spectators. The front will be of brick and Long Meadow stone, trimmed with marble. A cupola will be on one end of the building. The cost is placed at $200,000.

THE BRONX BUILDING PLANS.

Cambreling-ave., west side, 220 feet north of Pelham-ave., two story frame dwelling house, 20x58; Francis Ludford, on premises, owner and architect; $4,500.

TWO BIG BUILDING LOANS.

James Byrnes has obtained a building loan of $250,000 on a plot 63.2x100x60.1x100 on the east side of Broadway, 83.3 feet south of Ninety-fourth-st., from the Metropolitan Life Insurance Company.

The Bank for Savings has loaned $1,000,000 at 4 per cent for five years to Jacob Rothschild on the property in Central Park West extending from Seventy-first to Seventy-second st.

BUILDING LEASED BY D. K. E. SOCIETY.

The Delta Kappa Epsilon Society has leased for two years from John Goodwin No. 538 West One-hundred-and-fourteenth-st., a dwelling house. The building is opposite Columbia's South Field.

DESCRIPTION OF SUBWAY POWER HOUSE.

The great power house of the Rapid Transit Subway Railroad will, as previously reported in The Tribune, cover the east part of the block bounded by Fifty-eighth and Fifty-ninth sts., Eleventh and Twelfth aves. It will be 580 feet in length by 200 feet in width, and 115 feet in height. The exterior work will be of brick, granite and terra-cotta. The roof will be covered with enamelled Spanish tiles. The exterior plans were prepared by Stanford White, and all the other plans, except those for the electrical work, by J. Van Vleck, mechanical engineer for John B. McDonald, the contractor. The electrical work plans were designed by L. B. Stillwell. The building comprises two parts, one of which will be for a boiler house and the other for the engines and electrical machinery. There will be ten 8,000-horsepower engines, each directly connected with a 5,000-kilowatt alternator. For each engine there will be six boilers. The construction of the building will be such that the power house can be extended to receive twelve or even fourteen engines by erecting additional sections to the building. The biggest power house in the world is said to be the Edison. It has 83,000 horsepower, or 3,000 more than the one for the subway. The subway building will contain a coal bunker with a capacity of about fifteen thousand tons. The building is to be completed on or before November 1, 1903. Work on it is well under way.

Auction Sales of Real Estate.

JERE. JOHNSON JR. COMPANY

POSITIVE AUCTION TO-MORROW,

LABOR DAY, RAIN OR SHINE, AT NOON, ON THE PREMISES.

150 RESTRICTED LOTS,

Lefferts & Belmont Aves., etc.,

MORRIS PARK, RICHMOND HILL,

BOROUGH OF QUEENS, NEW YORK CITY.

IF YOU CANNOT CALL OR SEND FOR PASSES, TAKE THE 10:36 OR 11:13 LONG ISLAND RAPID TRANSIT TRAIN FROM THE BROOKLYN BRIDGE OR THE CITY HALL OR FULTON ST. STATION OF THE BROOKLYN UNION ELEVATED R. R. OR FROM THE BEDFORD, NOSTRAND OR EAST NEW YORK RAPID TRANSIT STATION. OR ELSE TAKE ANY ELEVATED ROAD IN BROOKLYN TO THE EAST NEW YORK LOOP AND TRANSFER WITHOUT EXTRA FARE TO A JAMAICA AV. SURFACE CAR; GET OFF AT LEFFERTS AV. AND WALK TO OUR OFFICE ON ATLANTIC AV.

JERE. JOHNSON JR. CO.,

187 Broadway, N. Y.; 189 Montague St., Brooklyn, or temporary office on Atlantic Av., Morris Park.

Brooklyn Property for Sale.

PROSPECT PARK SOUTH

DON'T ask for our booklet, but take car, and in 25 minutes from Park Row, inspect ten perfectly appointed houses; one of them must certainly please you. Every one is a work of art. Prices $10,000 to $20,000; 10% cash. "Manhattan Beach" L, any "Brighton Beach" trolley from Bridge or ferries, or Smith St. or Franklin Ave. trolley. Get off at Beverley Road right at office.

DEAN ALVORD, Owner.

BROOKLYN'S GARDEN SECTION.

Seven new, modern, 3 story and basement brown and lime stone houses, including corner

PARK PLACE and BROOKLYN AVE.,

OPPOSITE BEAUTIFUL

BEDFORD PARK.

Contains 2 baths (tiles to ceiling), with shower; exposed beam, panel dining room ceiling, kitchen and laundry tiled, porcelain tubs, sinks, exposed nickel sanitary plumbing, selected hardwood trim and doors throughout; second floor, bird's eye maple, bookcase, cedar closet, separate dressing rooms, plenty closets and mirrors, electric light, burglar alarm. Hardwood parquet floors throughout; completely decorated; tapestry on side walls of parlors; heated by steam, not by dust creating system of hot air. Corner house adapted for physician. These houses complete in detail, built, not thrown together, under careful supervision of builder and assistant of over 16 years' experience. Savings bank mortgage. Open daily.

CHARLES HAGEDORN, Builder, on premises.

A BARGAIN FOR INVESTORS.—No. 731 Washington Ave., Brooklyn, N. Y.; price, $16,500.00; 3 rented, $1,680 a year, to permanent tenants; three story double, six-family; hot water and steam heat; brick and brownstone front; choice apartment house; $500 down and $0.00 a month, with guarantee that three apartments will pay all interest. J. T. ACKERMAN, No. 56 Leonard St., New-York.

Country Property for Sale or To Let.

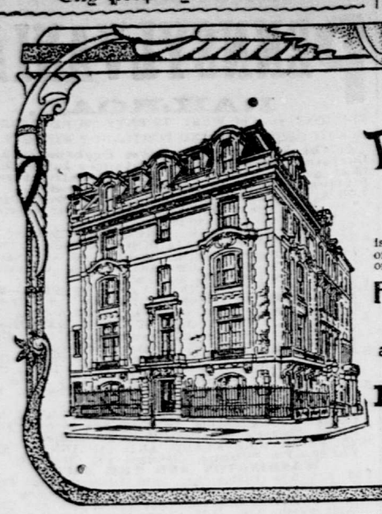
FOR SALE OR RENT.—Glenwood-on-Hudson; 30 minutes from New-York; large house, with spacious grounds; all modern improvements. Apply JOS. S. PEENE, No. 18 Wicker-st., Yonkers, N. Y.

Country Property To Let.

AN ELEGANT suburban residence, 40 miles from New-York; rent free to responsible parties who would regard gentleman and his daughter; first class references required. Address A. D., Box 38, Tribune Office.

TO LET.—CRANFORD, New Jersey.—Labor Day will be an ideal time to inspect our selection of up to date dwelling houses. Moderat rentals make them attractive. FERGUSON & VAN NAME, 34 Pine Street, N. Y. City.

City Property For Sale.



This Superb Mansion on the South Side of

Riverside Drive and 106th St.

is one of the most artistic and complete works of domestic architecture on the West Side. It is one of

Five New Dwellings

JUST COMPLETED

and now open for inspection.

For plans, prices, etc., apply to

H. IVES SMITH,

Successor to Perez M. Stewart & H. Ives Smith,

OFFICE, 481 FIFTH AVE.

FOR SALE,

THE MOST SPACIOUS AND UNIQUELY SITUATED

Fireproof Residence

NOW FOR SALE IN NEW YORK CITY.

No. 2 East 87th St.

Directly opposite the garden front of one of 5th Ave.'s finest mansions.

The house is 40 feet wide and 100 feet deep, and has an easement of 13 feet on the easterly side, thus insuring perpetual and abundant light in every room.

The house is a conspicuous example of the highest type of domestic architecture.

Everything appertaining to the most advanced art and science of construction and mechanics has been incorporated.

For price, plans and details inquire of any 5th Av. broker.

Slawson & Hobbs,

SPECIAL SELECTION — DESIRABLE DWELLINGS.

WE ADVERTISE NO ANTIQUITIES.

Every house is a modern architectural gem, Superbly located and in perfect condition.

Slawson & Hobbs, 284 Columbus Ave.

Near Central Park West, in a very high class block, 4 sty. limestone, 22 ft. wide. First class in every respect. Quick buyer $48,000.

Slawson & Hobbs, 284 Columbus Ave.

A choice 4½ sty. modern American basement, near 72nd Street "L" station. A little gem. Only $25,000. Worth $30,000.

Slawson & Hobbs, 284 Columbus Ave.

312-332 West 101st St.

NEW 5 STY. AMERICAN BASEMENT DWELLINGS.

17, 20 and 22 ft. wide.

OPEN FOR INSPECTION.

Daily, 8-5. Sundays, 10-12, 3-5.

Full particulars. Best price. — Slawson & Hobbs, 284 Columbus Ave.

On Riverside Drive, exceptional 5 Story Limestone American basement. Distinctly modern. Gracefully decorated and elctric lighted; $65,000.

Slawson & Hobbs, 284 Columbus Ave.

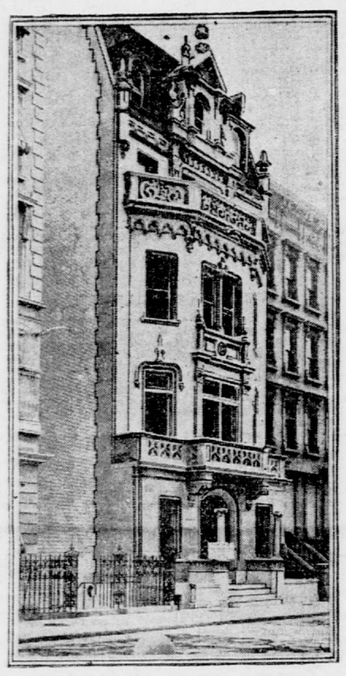
New 4 sty. 25 ft. front dwelling. Wide street, near Central Pk. West. (Worth $85,000.) Offered at $65,000.

Slawson & Hobbs, 284 Columbus Ave.

American basement, 22 ft. wide, commanding view of Riverside, and overlooking beautified lawns of adjoining property. Delightful house. Superb location. Price $38,500.

Slawson & Hobbs, 284 Columbus Ave.

284 Columbus Av.



24 EAST 81ST STREET,

Between Madison and Fifth Avenues.

A palatial dwelling, ready for immediate occupancy, 32 feet wide and 75 feet deep, with an extension running the full depth of the lot, viz., 102 ft. 2 in. Absolutely fireproof in construction. A court 17 feet wide runs along the easterly side of the house, thus providing abundant light and ventilation to every room. The house contains 34 rooms, including six bathrooms and lavatories. An electric passenger elevator, dumbwaiter, intercommunicating telephones, electric lighting and indirect steam radiation are among the various modern improvements that have been introduced. For plans and full particulars apply to

J. C. LYONS, Builder and Owner,

4 & 6 East 42d St.

Furnished Houses to Let.

MURRAY HILL CORNER

Furnished or Unfurnished.

Full size Madison Ave. Corner, below 42d St., with large dining room extension; equipped throughout with exposed plumbing, porcelain tubs, etc.; tiled bath rooms, electric light, lift, etc.; handsomely furnished; splendidly adapted for entertaining. For further particulars apply to the sole agents,

WHITEHOUSE & PORTER,

509 FIFTH AVE., NEAR 42D ST.

Real Estate For Exchange

TO EXCHANGE.—Handsome corner residence, on 5th-ave. SWARTWOUT & CO., 1,822 Park-ave., cor. 125th.

Furnished Apartments To Let.

FOR RENT FURNISHED.

FIFTH AVENUE APARTMENT

Gentleman going abroad would rent apartment consisting of parlor, library, two bedrooms and bath, in first class exclusive apartment hotel, south of 59th St. Completely and very handsomely furnished throughout. For particulars apply to WHITEHOUSE & PORTER, 509 Fifth Ave., near 42d St.

TO RENT ON RIVERSIDE DRIVE, NEAR 84TH ST., from October 1st, for a term of one year or more, an elegant apartment, completely furnished, or partly, or unfurnished, at the option of the lessee, containing eleven rooms and three baths; everything modern, and said to be one of the most artistically furnished apartments in New-York; reason of sublease, owner leaving city; this apartment should be seen to be appreciated. Address ARTISTIC, box 102, 530 6th-ave.

To Let for Business Purposes.

OFFICES AND STUDIOS.

Newly Fitted Up for the Season.

(Rents include steam heat, light, elevator, janitor, etc.)

Early Application Advised

JOSEPH P. McHUGH & CO.,

THE SLATER BUILDINGS,

No. 7, 42d St. W. at 5th Ave.

A HALF FLOOR.

5,000 Square Feet in

METROPOLITAN REALTY BUILDING,

Fronting Brooklyn Bridge. Light on three sides. Heat, Power, Elevator Service, &c. For rent, inquire

RULAND WHITING CO.,

5 Beekman St.

RESTAURANT TO LET.

Choice location, 384 Columbus Ave. Apply to Superintendent, The Evelyn, 101 West 78th St.

Real Estate Wanted.

A HOUSE and good-sized lot wanted, or possibly some acres attached; locality must be healthful and desirable for children; will exchange for it one or more flats in the upper part of New York City; they are suitable for owner to live in the first apartment and let the upper ones; equity can be arranged according to price of place offered in exchange from $5,000 to $25,000.

H. C. DEMOREST, 15 East 14th-st.

ADVERTISEMENTS and subscriptions for The Tribune received at their Uptown Office,

Between 36th and 37th sts., 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.: **354 8th-ave., s. e. cor. 23d-st.; 153 6th-ave., cor. 12th-st.; 92 East 14th-st.; 257 West 42d-st.**

City Property To Let.

$5,000 PER ANNUM.

Large private residence, 21 E. 60th St., for rent, adjacent Metropolitan Club. Decorations to suit; otherwise good sanitary condition. Apply your own broker or MUNICIPAL REALTY CORPORATION, 115 Broadway.

THIRTEEN-ROOM, 19-ft. residence; first class in every detail; near 146th-st. and St. Nicholas-ave.; furnished or not furnished; or for sale on easy terms. OWNER, Room 700, 96 Wall-st.

City Property For Sale or To Let.

FOR SALE OR LEASE.—Two new five story American basement dwellings, one finely decorated; private neighborhood; 244 and 252 West 163d-st. W. W. BROWER, 16 Water-st.

Country Property For Sale.

RARE OPPORTUNITY,

Summit, N. J.—Climate dry. For sale to close estate; modern 16 room residence; sanitary plumbing; superior sewerage; all improvements; faces S. W.; no sea winds. Handsome stable. Beautiful grounds; best location in town; golf links short distance. Convenient to Lackawanna Depot. Present bankers' train to New York 43 minutes; quicker on conclusion of transit now completing. Principals only. Apply H. WEATHERBY & CO., 271 Broadway.

AT SCARSDALE.—For sale, $8,500, handsome Colonial house; all modern improvements; high ground; fine view; easy terms. SWARTWOUT & CO., 1,822 Park-ave., corner 125th-st.

$6,500.—Rare opportunity; beautiful shore front; $6,500; modern cottage; summer or winter use; 14 rooms; excellently furnished; half acre ground; improvements; splendid view; bathing, boating, fishing; Fort Trumbull Beach; send for description. Box 425, Milford, Conn.

HEALTH and pocket benefit by suburban life. For details apply Erie Railroad Information Bureau, 1150 and 399 Broadway, New York.

WANTED.—100,000 men for Oregon; correct information regarding homesteads, timber claims, price of farms and wages paid all class of labor, for 25c. RUMMELL & STRAHN, Room 39, Russell Bldg., Portland, Ore.

Unfurnished Apartments To Let.

THE HENRY JAMES

501 West 113th St., N. W. Cor. Amsterdam Ave.

All outside light, exceptional ventilation, location and plans. 7, 8, 9 spacious rooms, electric lift, separate telephones and refrigeration, with lease. St. John's Cathedral Park opposite. Rents, $1,080 to $1,500.

5, 6, 7, 8 large rooms, handsome finish, thoroughly modern, electric lift, lights, etc. Separate telephones and refrigeration, with lease; one block from river; beautiful, healthful district. Rents, $480 to $1,200.

THE VAN KOVEN,

2,790 Broadway, on Schuyler Square at W. 108th.

Liveried attendants; individual management; electric cars at doors.

Agent, J. H. MILLER, 501 West 113th-st.

ONLY ONE LEFT.

Large apartment, seven handsomely decorated rooms and bath; every modern improvement; rent $50; finest location in Washington Heights, 100 Convent-ave., cor. 140th-st., or PECHER & CO., 40 West 34th-st.

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

SLAWSON & HOBBS

West Side Apartments.

A SELECTED LIST.

The Barnard, Cor. C. P. W. & 71st st.	6, 7, 8 and 9 rooms and baths, fireproof; electric lights and cold storage included in rent.	1,200 to 2,600
	also One apartment 13 rooms and 2 baths.	2,700
The Avonmore, 2,131 Broadway, near 74th st.	Apartments of 7 and 8 rooms and bath. Handsome trim throughout; large entrance hall, decorated with silk tapestry, and marble wainscoting. Elevator, electric light, telephone, &c.	1,100 to 1,600
The Melrose, Cor. 108th st. and Central Park West.	7 and 8 rooms and bath; up to date in every detail. Elevator, electric lights, &c. NEW HOUSE.	720 to 1,200
The Rosary, 312 West 99th st., near Riverside.	A New Building. Apartments have 9 very large rooms and bath; handsomely trimmed throughout. Elevator, electric lights, telephone, &c.	1,100 to 1,300.
The Rexmere, 330 West 85th st.	7 and 8 large light rooms and bath, electric light, elevator, telephone, &c. Two to rent.	900 to 1,100
The Kendrick, 2,788 Broadway, near 107th st.	7 rooms and bath; one apartment on a floor, elevator, electric light, telephone, &c.	840 and 900
The Lolita, 2 West 83d st.	7 rooms and bath, corner apartments; elevator, telephone; hall service, &c.	720 to 1,200
The Von Colon, 311 West 97th st.	6 rooms and bath; elevator, electric light, telephone, &c. Large and handsome entrance.	720 to 840
The Orchid, 170 West 78th st.	7 rooms and bath; hall service; unusual value for rent asked. Private house location.	690 to 900
600 W. 114th St., Corner Broadway.	7 rooms and bath; corner apartment; located near Columbia University.	630 to 720
The Pamlico, 97 C. P. W., near 69th st.	7 and 8 rooms and baths; fireproof; elevator, electric light, telephone, &c.	1,350 to 1,800
The Catherine, Cor. 69th st. & C. P. W.	6 and 7 rooms and bath; fireproof; electric light included in rent. Elevator, &c.	1,000 and 1,200
The Meissonier, 204 West 55th st.	5, 6 and 7 rooms and bath; splendid location; near Broadway. Elevator, electric light, telephone, &c.	1,000 to 1,300
Buckingham Court, 314 West 99th st.	Apartments overlooking Riverside Drive and Hudson. 8 large rooms, all exposed to sunlight. Elevator, electric light, telephone. These are exceptional apartments for rent asked.	1,100 to 1,400
The Freemont, 310 West 94th st.	8 very large rooms and bath; elevator, electric light, telephone, &c. Near Riverside Drive.	1,100 and 1,200
New Windsor, 294 C. Pk. West, near 89th st.	8 and 9 rooms and bath; new modern apartments overlooking a beautiful section of Central Park.	1,200 and 1,300
202, 204, 206 W. 86th St. near B'way.	8 rooms and bath; elevator, &c.; every room large and light. Handsome entrance.	900 to 1,100
The St. Germaine, 200 West 86th st.	5 and 6 rooms and bath; large and handsomely furnished entrance. Elevator, electric lights, &c.	660 to 900
The Ben Hur, 2,643 Broadway, near 100th st.	8 rooms and 2 baths; elevator, electric light, telephone, &c.; new building.	1,100
St. Elmo, 170 West 85th st.	7 rooms and bath; corner; hall service; large and attractive entrance hall.	600 to 900
The Orlando, 311 West 94th st.	5 and 6 rooms and bath; elevator, electric light, telephone, &c. New building.	540 to 720

Send for our pamphlet, giving full description of a number of choice apartments.

SLAWSON & HOBBS,

284 Columbus Avenue, Near 73d Street.

The Hudsonia,

79th St. and Riverside Drive.

SUITES OF 6 AND 7 ROOMS AND BATH.

Reception Room and Office, suitable for physician or dentist.

Everything that can be wished for in modern construction and elegance. Send for descriptive booklet.

MAX VOGEL, owner and builder, on premises. Tel., 194—Riverside.

THE ALVARADO,

Southeast cor. 80th St. and Park Ave.

HIGH CLASS APARTMENT, COMPLETE IN EVERY DETAIL.

OPEN FOR INSPECTION.

Apartments of **7, 8 or 9** rooms and bath, with servants' toilet and bath extra in each suit;

Rentals $1,200 to $1,800

Call or send for descriptive booklet.

This house is conveniently situated in a choice, residential section of the city. The rooms are large and well lighted; every modern convenience; telephone in each apartment; all-night elevator service, uniformed attendance; very select.

WE WILL NOW MAKE ARRANGEMENTS FOR RENTALS FROM OCT. 1. APPLY TO

SUPERINTENDENT, on premises.

Southeast corner 80th St. & Park Ave.

A New Departure.
A Private House—Apartment House.
1078 Madison Avenue.
One Apartment on a floor.
In construction and appointments cannot be excelled on the Avenue.
Choicest residential section in city.

RIVERSIDE DRIVE.

FIREPROOF APARTMENTS

North corner 84th St., nine-story strictly fireproof building; eight rooms and bath; finished in first-class style; location finest in city, with extensive views of the Hudson and Drive; building faces south and southwest, insuring abundance sun in winter and cool breezes in summer; rent $1,800; only one left; tenant may select decorations. W. R. STEWART.

THE BELLA,

48 EAST 26TH ST.

Eight to ten rooms and bath; corner apartments, large rooms, handsomely decorated; conveniently located, theatres, hotels and clubs; every room perfect light; two passenger elevators; rent $1,600.

"THE ANTOINETTES."

Park Av., 58th St. and 59th St., near Madison Av., one block from Savoy and Netherland Hotels, fire-proof apartment from three to eleven rooms and hotel accommodations from one to seven rooms; ready for occupancy now or from October 1; rents from $300 to $2,000; restaurant accommodation. Inquire on premises.

228 WEST 44TH ST.,

near Broadway; first class apartments; 7 and 8 rooms and bath; steam heat, elevator, hot and cold water; hall service; telephone; coal or gas ranges; parlors 17x18; $75 to $85 monthly; first floor suitable for physician.

THE SUSSEX,

55 EAST 65TH ST.

From October 1st handsome eight room suites; $1,250 and $1,350; modern in all appointments. Superintendent.

A $29.00 NEAR CENTRAL PARK.

7 light rooms and bath; steam heat; open plumbing; porcelain baths; handsomely decorated; rents $29.00 to $32.00, one month free. Agent, No. 52 East 106th-st.

39½ WASHINGTON SQUARE.—Newly decorated flat, 7 rooms, bath; open plumbing; steam heat, hot water; $60.

The APARTMENTS in

GRAHAM COURT

The Astor Estate's New Building

on Seventh Avenue and 116th Street

ARE CONCEDED TO BE THE MOST ATTRACTIVE AND BEST APPOINTED IN NEW YORK.

The building covers the entire block front and surrounds a court garden 79 feet wide and 108 feet deep, and every apartment receives its light both from this court and the street.

The appointments and equipments comprise every known device for comfort and convenience.

There are a few vacancies in Suites of

6 to 10 Rooms at $1,000 to $2,000 a year.

Booklet with floor plans mailed on application.
Apply at office of Superintendent on premises.

The EL DORADO

Central Park West's New Palatial Structure

Occupying Entire Block Front, 90th to 91st Sts.

NOW OPEN FOR INSPECTION.

This new fireproof apartment building is unequalled by any on the West Side. Its magnificent location, commanding an unobstructed view of the Park and City, and its accessible location make it an ideal home. The suites contain FOUR, FIVE, SIX, EIGHT, NINE, TEN, FOURTEEN and FIFTEEN rooms, unusually light, hardwood trim throughout (the larger apartments having three bathrooms), and equipped with every device and convenience known to modern architecture. The entrances are works of art. Special accommodations for servants with separate entrances and elevators. This building must be seen to be appreciated. Superintendent on premises. Leases now being made for October occupancy. Rents $1,000 to $4,500.

JOHN V. SIGNELL, Owner and Builder, on premises.

The Franklin,

202-206 West 94th St.,

NEAR BROADWAY.

New, modernly equipped apartments of 2, 3 and 4 rooms and bath, designed for light housekeeping.

EVERY UP-TO-DATE IMPROVEMENT AND APPOINTMENT.

Electric Elevator Service.
All rooms light and airy.
Bachelor Suites of 2 Rooms.
First-class Restaurant Next Door.

RENTS: 2 rooms and bath $35
3 " " " 40
4 " " " 50

Slawson & Hobbs, Agts., 284 Columbus Ave.

EVELYN,

101 West 78th Street,

opposite Manhattan Square.

ABSOLUTELY FIREPROOF.

Choice housekeeping Apartments of five, six and nine rooms and bath.

Handsome Apartment, suitable for a doctor.

Also non-housekeeping Apartments, three and four rooms and bath; room attendance.

Apply to Superintendent, on premises.

84TH ST., 21 WEST—Single flat; seven rooms; bath, steam, hot water; select neighborhood; rent $55.

LA ROCHELL, Columbus-ave., 75th-st.—Fireproof, electric lights, gas ranges, elevators, all night service, telephone each apartment; $1,200, $1,400; Haan's restaurant in house.

The Powellton

A new, superior, high class Apartment House,

Northeast corner Broadway and 97th St.

SUITES OF 6, 8, 9 AND 10 ROOMS,

larger and better planned than in any apartment house in the city.

Two bathrooms in the 9 and 10 room suites and stationary washstands in principal bedrooms; also separate servants' baths in the basement.

The unique construction of the building, with its broad exterior courts, affords direct sunlight to every room in the house. Numerous spacious closets in every apartment.

All the latest modern conveniences and the finest appointments and decorations. Parquet floors, tiled baths, with shower fixtures; long distance telephone in each apartment; basement laundry, with steam dryers; separate servants' and freight elevator.

Superb entrance hall and reception room.

Booklet, with floor plans, sent on application.

ARDEA 31-33 West 12th St.

ONE APARTMENT WILL BE LEASED.
Seven rooms with bath.

Appointments, Surroundings, Occupancy CORRECT.