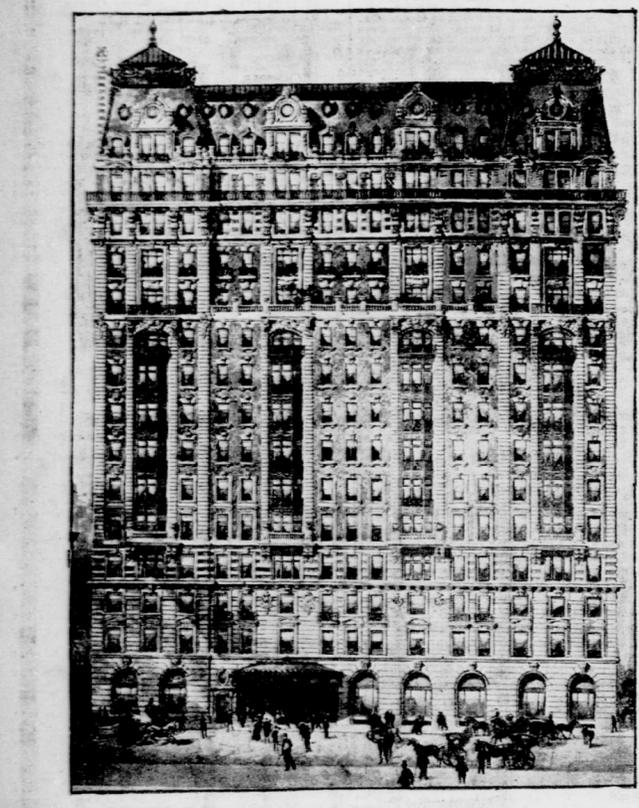


THE WEEK IN REALTY.

THE NEEDS OF THE FUTURE THE MOST IMPORTANT QUESTION.

The active season of the real estate market is here. Everybody identified with the real estate market appears to be busy, and one and all expect to do an unusually big business in the coming fall and winter months.



SIXTIETH-ST. FRONT OF HOTEL TO BE BUILT OPPOSITE METROPOLITAN CLUB. It will stand at the southeast corner of Sixtieth-st. and Fifth-ave.

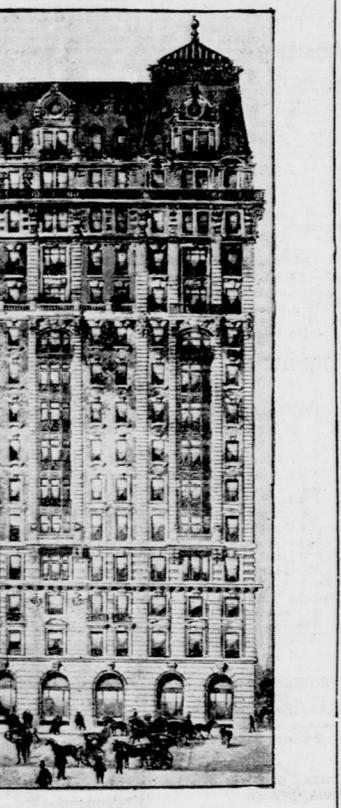
these few transactions they keep themselves in their unattractive offices, and therefore, as members of the real estate market, they have little standing. They are like the idlers along a river bank. They see all the boats plying up and down, they witness certain changes as soon as they appear, they take delight in thinking and talking of the scenes that are past and the probable future ones.

Of course, it undoubtedly pays to spend some hours each day talking about real estate with the small and big leaders of the real estate market. It not only gives a person an insight into the character of many of his coworkers, but he gets some valuable ideas from a Tribune reporter a few days ago: "I make it my business to get more into the sunshine each day than I ever did before, and I find that I am better posted as to the wants of many more persons than I ever was in my life."

Some persons may think that last week should be considered to contain a slight forecast of the coming fall and winter business. Last week, when all the small and big sales are reviewed, was an excellent beginning for the present season. If it is really a forerunner of what is to come, the volume of business done last year is likely to be surpassed. It is thought that such sales as that of the M. Orme Wilson property will have a stimulating effect upon a market which needs no vision to make it healthy, for it is healthy. It is only when the market is weak and unstable that it requires a sale of such importance to lift it to the place where it should be.

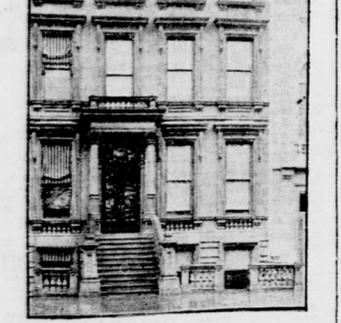
SALES REPORTED YESTERDAY. John Peters has sold for the Redmond estate to Jacob Weinstein No. 341 East Twentieth-st., a three story dwelling house, on a lot 18x32 feet. This purchase is given to Jacob Weinstein two plots 44x100 feet each in the same street, which he will resell, with a builder's loan, for improvement.

John M. Reid and Thomas Murphy have sold for Henry Berglath to Patrick J. Byrnes No. 34 East Thirty-second-st., a four story tenement house, with store, on a lot 17.5x33.3 feet. M. L. & C. Ernst have sold to John Laffer No. 2011 Fulton-ave., Bronx, a four story double flat-house, on a lot 25x100 feet. E. Osborne Smith & Co. were the brokers.



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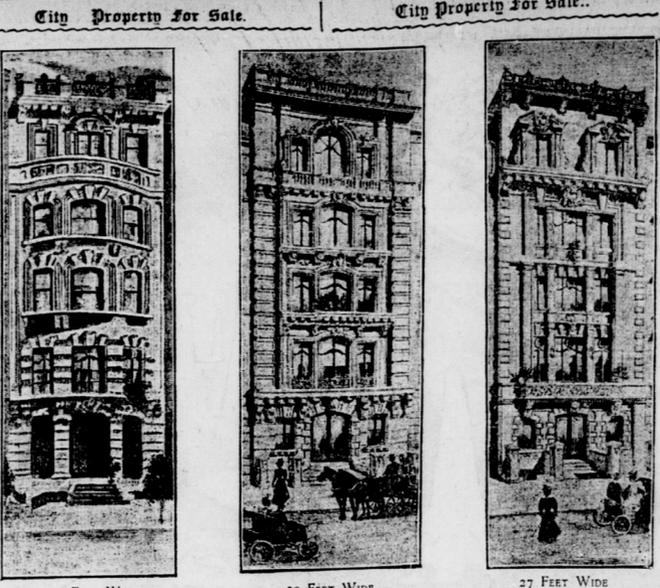
John N. Cantwell has sold to Abram Rapp No. 36 St. Nicholas-ave., a five story flat-house, on a lot 20.2x33.7 feet. He took in exchange No. 1949 Mott-ave., a two story frame dwelling house, on a lot 20x30 feet. Green & Taylor have sold for J. C. Lyons to an intending occupant No. 26 West Forty-seventh-st., a four story dwelling house, on a lot 20x100 feet. Duff & Brown have sold for W. Nelson Edleston No. 47 West One-hundred-and-forty-sixth-st., a four story dwelling house, on a lot 12.5x33.1 feet. B. & D. W. Blumenthal have sold for Seligmann & Bullinger, No. 292 East Tenth-st., a five story building, on a lot 25x34 feet. Louis Wechsler has bought the lot, 25x30 feet, on Amsterdam-ave., adjoining the northwest corner of One-hundred-and-eighty-second-st. He owns an abutting lot on One-hundred-and-eighty-second-st., 30 feet west of Amsterdam-ave.



NO. 85 FIFTH-AVE.

Seventy-ninth-st., a four story brownstone dwelling house, on a lot 13x102 feet. Peter S. O'Hara & Brother have sold for Emma H. Stoddard a plot of ground and improvements at the northwest corner of One-hundred-and-ninety-eighth-st. and Bainbridge-ave. Louis and Joseph Klein have sold to O. Baumann No. 222 to 223 East Eighty-ninth-st., three five story tenement houses, on a lot 25x100 feet. Tepper & L. have sold for M. B. Tepper a lot 25x107 feet on the east side of Boston Road, near Pelham Parkway.

HOUSE ADJOINING ARCHER M. HUNTINGTON'S PROPERTY SOLD. The six story dwelling house, No. 1081 Fifth-ave., one of a row of three recently erected by George C. Edgar's Sons has been sold by L. J. Phillips & Co. to the Hudson Realty Company, of which Maximilian Morgenstern is president. It is on a lot 25x102 feet. The other two houses were sold last April to Archer M. Huntington.



Modern American Basement Residences

30 AND 27 FEET IN WIDTH Nos. 20, 22 and 24 East 82d Street Near Fifth Avenue, New York

are examples of the most improved type of modern residences, perfectly planned and replete with the latest innovations, including

- OTIS ELECTRIC PASSENGER ELEVATOR AUTOMATIC HEAT REGULATING DEVICE ADEQUATE HOT WATER SUPPLY INDEPENDENT OF KITCHEN BOILER
- AUTOMATIC INTERCOMMUNICATING TELEPHONES PATENT HOT AIR CLOTHES DRYERS

Over two years have been occupied in the construction of these houses, during which time fires have been kept going constantly to drive out every particle of moisture, the result being that the houses are thoroughly seasoned and in perfect condition for habitation, and can be occupied immediately without the slightest danger to health.

Descriptive Booklet with Plans on application to McCAFFERTY & BUCKLEY Architects and Builders 384 Park Avenue, near 53d Street, New York City

This Superb Mansion on the South Side of Riverside Drive and 106th St. Five New Dwellings JUST COMPLETED and now open for inspection. H. IVES SMITH, OFFICE, 481 FIFTH AVE.

121 WEST 86TH STREET. We are authorized to offer FOR SALE THE VERY DESIRABLE PRIVATE DWELLING No. 304 West 75th St., Bet. West End Ave. & Riverside Drive.

Country Property for Sale or To Let FARM, SELL OR RENT. If you want to buy a farm anywhere, do not forget that we have just got out a new catalogue describing a large list of farms, all over the country, and we loan money to buy or build; interest from 2 1/2 to 5 per cent.

FOR SALE. American Basement Dwellings. Several most attractive American basement dwellings in choice locations at prices ranging from \$45,000 to half a million dollars. Special lists sent on application. WHITEHOUSE & PORTER, NO. 509 FIFTH AVE. (NEAR 42ND STREET).

Country Property for Sale or To Let. WASHINGTON HEIGHTS DWELLINGS for sale and rent. W. D. MORGAN & CO., 1685 Amsterdam-ave., near 144th-st.

Real Estate. Leonard J. Carpenter, 41 Liberty St. & 1181 3d Ave. Makes a specialty of the collection of rents and the entire management of property.

RESTAURANT TO LET. Choice location, 384 Columbus Ave., Apply to Superintendent of the Evelyn, 101 West 78th St.

Auction Sales of Real Estate. AUCTION SALE, SEPTEMBER 29TH, 1902, at 12 O'CLOCK, ON PREMISES—Four building lots and suitable for gentlemen's residence or Hotel site at 274th-st. on Hudson-ave. near 10th-st. to close an Estate. For particulars inquire BLAUVELT & MORRELL, No. 117 West 125th-st., N. Y.

Country Property for Sale. MODEL HOME, NUTLEY, N. J. 45 minutes, via Erie R. R.; modern, artistic house; 1 1/2 story; fine neighborhood; contains 8 rooms and 1 1/2 bathrooms; exposed sanitary plumbing and heating; gas and electric light; artistically decorated; good location; extended view; ten acres; unimproved; veranda; lot 60x100; will sell for \$25,000; 20 per cent. down; the present cost to build; a bargain for immediate purchaser; small cash payment; balance same as rent. NUTLEY REALTY CO., 69 Nassau-st., New York.

ADVERTISEMENTS and subscriptions for The Tribune received at their Uptown Office, 1384 BROADWAY. Between 36th and 37th sts., until 9 o'clock p. m. Advertisements will be received at the following branch offices at regular office hours until 8 o'clock p. m.: 254 5th-ave., a. s. cor. 23d-st., 153 6th-ave., cor. 29th-st., 406 W. 100th-st., 505 5th-ave., 125 W. 10th-st., 263 West 125th-st., 1338 3rd-ave., bet. 10th-st. and 7th-st., 1020 3d-ave., near 61st-st., 1708 1st-ave., near 81st-st., 157 East 125th-st., 750 Tremont-ave., 650 3d-ave.

At Glen Ridge, N. J. Twelve room house, newly appointed; steam heat and convenient to station; charming home for refined family. TALLAFERRO, 258 Broadway.

REAL ESTATE TRANSFERS. 75th-st. No. 107, n. e. 268 ft. of Amsterdam-ave. Laura M. Rankin, mortgagee, \$10,000, conveyed to Boulevard Lafayette, n. s. 130.8 ft. n. curved line 126th-st. on curved line runs n. on course, 24.9n. w. 59.11x 29.6x 70.3 to beginning; Morrell B. 55th-st. n. s. 100 ft. w. of Park-ave. runs w. 100.0x 100.0x 100.0 to 56th-st. x s. 25x 100.0x s. 25x 100.0 to 57th-st. x w. 17.7x 100.0x w. 203.0 also lots 69 and 61, map 65 lots of Oak Tree Plat. Tremont, except part taken for Arthur-ave; Nellie Rice to Maggie A. Beckers

NEW BUILDING PLANS. 46th-st., No. 49 West, for a three story brick storage, 19.4x37; 1 Bishop, 97th-ave., 49th-st., owner; J. W. Cole, 403 West 51st-st., architect. 35th-st., Nos. 325 and 327, East, for a three story brick building, 50x50; E. M. Anderson, 81 East 88th-st., owner; C. A. Reel, 85 Nassau-st., architect. 157 East 125th-st., 750 Tremont-ave., 650 3d-ave., 75,000

SLAWSON & HOBBS SELECTED JOHN HOUSES FOR SALE Superbly located and in perfect condition On Riverside, exceptional 5 sty., American basement, electric lighted and gracefully decorated. Price, \$65,000.

Nos. 312-322 W. 101st St., NEW FIVE-STORY AMERICAN BASEMENT DWELLINGS, 17, 20 and 22 ft. wide. OPEN FOR INSPECTION.

284 Columbus Ave. A Trust Company has authorized us to sell at \$50,000 a large 24-ft. dining extension house in the Seventies. Decided sacrifice.

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.

Country Property for Sale or To Let. A HEALTHY HOME FOR ALL THE YEAR AROUND, 45 minutes from 34th St. Ferry.

Country Property for Sale or To Let. A GARDEN CITY, L. I. To let in the upper part of N. Y. water, in perfect condition; three bathrooms, gas, direct water, electric, etc.

Country Property for Sale or To Let. CHANFORD, N. J.—Attractive 8 room residence, all improvements, fine location, near station, \$30,000. DOORHOUT, 35 Liberty St.

Country Property for Sale or To Let. FURNISHED HOUSES TO LET—Country. A BEAUTIFUL FLUSHING—New furnished house, 3150 monthly, open fireplace, bathroom, arched view, etc.

Country Property for Sale or To Let. REAL ESTATE FOR EXCHANGE. A COUNTRY PLACE WANTED—Locality must be beautiful and desirable for children; will exchange for flat in the upper part of N. Y. water.

Country Property for Sale or To Let. UNFURNISHED APARTMENTS TO LET. 19 W. 26th St., opposite Trinity Chapel. 4 rooms; bath; modern improvements. See Janitor.

Country Property for Sale or To Let. THE HENRY JAMES 501 West 113th St. N. W. Cor. Amsterdam Ave. All outside light, location, 5, 6, 7, 8 large rooms, ventilation, location, 1 and 2nd floors, electric lift, etc.

Unfurnished Apartments To Let. Not "once in a month of Sundays" do you have a chance to hear of a vacant apartment at The Aylesmere, 58 West 76th Street. But there's one to-day—a seven room apartment with electric light and steam heat; \$1,000. Elevator and hall boys, of course.

THE AYLESMERE, 58 West 76th St.

BACHELOR APARTMENTS, Cor. 34th St. and Lexington Ave. IN SUITES OF TWO LARGE LIGHT ROOMS AND BATH, EQUIPPED WITH EVERY APPOINTMENT. ELECTRIC LIGHT, STEAM HEAT HOT AND COLD WATER, AND FIRST CLASS ATTENDANCE. RENTS, \$30 TO \$40 PER MONTH.

66 EAST 77TH STREET 7 AND 8 ROOMS AND BATH, with the latest modern appointments; every room light. RENTS, \$50.00 TO \$65.00.

101 LEXINGTON AVE. SIX ROOMS AND BATH, hot water supplied; steam heat; gas range; perfect order; rent \$35. CHAS. HIBSON, Agt., Cor. 34th St. and Lexington Ave.

THE CHATILION, Corner Riverside Drive and 94th St.

A situation affording a superb panoramic view of the Hudson—away from the noise of traffic and the clanging of streetcar bells.

7, 8, 9, 10 rooms and bath, all exceptionally large. Electric elevator; long distance telephone in each apartment; servants' baths; laundry; steam drying and ironing rooms; mail chute, &c. Rent, \$1,800 to \$3,000.

FRANK L. FISHER CO., Agts., Columbus Ave., Corner 81st St. Tel., 109 Riverside. Tel., 3,397 Riverside.

The Manhanset, New Family Apartment Hotel, 59th Street, Near Madison Ave., Nos. 61-65 East, Strictly Fireproof. Suites of two and three rooms and bath. Unfurnished. \$720 to \$900. Double suites, six rooms and two baths. All the rooms are exceptionally large and light. Full hotel service. Hotel dining room, also public restaurant, a la carte and American. One furnished apartment. Convenient to all car lines.

THE RIVIERA, S. E. Cor. Broadway and 99th Street. THE GLENHAM, 2626 Broadway, near 99th Street. APARTMENTS OF 7 AND 8 ROOMS. RENT \$800 to \$1,000. AGENT ON PREMISES.

EVELYN, 101 West 78th Street, Opposite Manhattan Square. ABSOLUTELY FIREPROOF. Choice housekeeping apartments of five, six, and seven rooms and bath. Handmade Apartments, suitable for a doctor, electric and gas. Also non-housekeeping apartments, three and four rooms and bath, room attendants. Apply to Superintendent, on premises.

GREENFIELD, 46 WEST 73D ST. UNUSUAL OPPORTUNITY TO SECURE DUPLEX APARTMENT. Suitable for physician. Ten very large rooms (two servants' rooms). Open plumbing, servants' toilet, electric light, gas, electric lift, etc. Also a block from Central Park. Rent \$1,200. ALSO separate telephone, etc. See at 60th St. John's Cathedral Park or 11th St. RENT \$1,000 to \$1,400. Apply to Superintendent, on premises.

THE VAN KOVEN, 2700 Broadway, on Schuyler Square, at W. 106th St. Separate telephones and refrigerators, with lease. Also individual management; care at 60th St. Apply to Superintendent, on premises. WILLIAM R. WARE, Agent, 451 Columbus Ave., 81st St.

THE HENRY JAMES 501 West 113th St. N. W. Cor. Amsterdam Ave. All outside light, location, 5, 6, 7, 8 large rooms, ventilation, location, 1 and 2nd floors, electric lift, etc. Also a block from Central Park. Rent \$1,200. ALSO separate telephone, etc. See at 60th St. John's Cathedral Park or 11th St. RENT \$1,000 to \$1,400. Apply to Superintendent, on premises.

KNICKERBOCKER, 251-255 WEST 97TH ST. High class apartments, 7 & 8 rooms, elevator, individual long distance and local telephones; all improvements; \$840 to \$1,000. Apply to Superintendent, on premises. GLOVER & CO., 80 William St.

THE CENTRAL, CREST OF MURAY HILL, 351 Lexington Ave., corner 101st-st. High class apartment, eight large rooms, each facing street, street view, central location, elevator, etc. Rent \$1,200 to \$1,500. Apply to Superintendent, on premises.