

City Property For Sale.

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Apartment Hotels.

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24 EAST 81ST STREET.

Between Madison and Fifth Avenues.

A palatial dwelling, ready for immediate occupancy, 32 feet wide and 70 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.



There is an old tradition that a young ground-hog's shadow is a weather index. For years we have studied the financial shadow of real estate investments on the upper West Side, where we have invested 90 per cent of the best properties, and we offer you the immediate sources of our study and experience.

ALSO GOOD INVESTMENTS.

A 7 STORY B'WAY CORNER. This block from new underground station, total rents \$25,500 (no vacancies), running expenses \$6,000, owner is agreeable to considering other Properties in part payment, terms to suit purchaser.

ASKING PRICE \$400,000

SIX STORY SINGLE FLAT, with elevator and all improvements, will be sacrificed, total rent \$5,700 (no vacancies), total expenses \$2,000, might \$57,500 at 4 1/2 per cent; a possible exchange might be considered. PRICE \$57,000

PRIVATE HOUSE (RENTED) paying 7 1/2 per cent income, is offered for sale; a most reliable investment, requiring \$10,000 cash. PRICE \$34,000

AN OPPORTUNITY

is offered party owning good private House in the 70's, to turn same into well paying investment property; 30 foot six story apartment house, terms to suit. PRICE \$95,000

Frank L. Fisher Co., 440 COLUMBUS AV., CORNER 81ST ST.

INVESTMENT PROPERTIES

NETTING 3 AND 6 PER CENT. RULAND & WHITING CO., 6 BEEKMAN ST.

BARGAINS IN PRIVATE HOUSES.

15TH STREET, near Park Avenue, 3-story, 14 foot private block, Madison Avenue, 4-story, 17 foot, \$20,500

91ST STREET, near Madison Avenue, 4-story, butler's pantry extension, perfect order, \$26,500

IN THE 60'S, near Fifth Avenue, 3-story American basement, \$35,000

82D STREET, handsome American basement, near Madison Avenue, \$50,000

70TH STREET, near Fifth Avenue, 10 foot, \$70,000

70TH STREET, handsome 4-story bay window house, near Fifth Avenue, \$75,000

IN THE 80'S, near Fifth Avenue, American basement house, just completed, \$130,000

DUFF & CONGER, MADISON AVENUE, COR. 86TH STREET.

75TH STREET, ADJOINING RIVERSIDE DRIVE

Elegant four story modern dwelling, ready for immediate occupancy; must be sold to close an estate; price \$45,000.

Sole agent BRYAN L. KENNELLY, 7 Pine St.

49TH STREET, NEAR MADISON AVE.

Superb American basement modern dwelling, ready for immediate possession; must be sold to close an estate; price \$45,000.

Sole agent BRYAN L. KENNELLY, 7 Pine St.

A VERY GREAT BARGAIN in "sill edge" West Side

corner residence; must have sixteen to twenty two rooms; balance on mortgage; may be sold quickly. Address, with real name and address, OWNER, Box 47, Tribune Lipton Office, 1,364 Broadway.

I HAVE FOR SALE at bargain prices several Houses

and many lots, near Riverside Drive, Mount Vernon, N. Y. EDWIN W. FISKE, Mount Vernon, N. Y.

FOR SALE, 30 WEST 100TH ST., fronting Mt. Morris Park South. Open daily 12 until 1.

77TH ST., 106 WEST.—A high class modern dwelling,

four story brown stone box stoop; house, 16 ft. 6 in. by 58 ft.; lot, 19 ft. 6 in. by 102 ft. 2 in.; three story extension; cabinet finish; sanitary plumbing; All conditions; most desirable street on west side; price, \$35,000; terms easy. Inquire owner, above address.

Auction Sales of Real Estate.

PETER F. MEYER, Auctioneer, will sell at auction on

TUESDAY, December 9, 1902, at 12 o'clock, at the New York Real Estate Salesroom, 111 Broadway.

PARTITION SALE OF THE

Choice and Valuable Manufacturing Property, CONSISTING OF

2-story brick building, with one story brick extension and large plot of land.

Nos. 229, 231, 233, 235, 237, & 239 West 28th Street.

All machinery, elevator, and electric wiring will be sold with the property.

70 per cent may remain on bond and mortgage at 4 per cent interest.

For maps, terms, etc., apply to Henry F. Miller, Esq., Attorney for owners, 44 Pine Street, or at the Auctioneer's office, 111 Broadway.

Co Let for Business Purpose.

PARK PLACE, near Broadway—Whole building five story and basement, from July 1 next. PLASS, 234 Broadway.

Real Estate Loans.

4% Money from DICKWORTH, WORLD BUILDING, N. Y., FOR 1ST, 2ND AND 3RD MORTGAGES.

City Property To Let.

TO LET—Private house; must be let. Any reasonable offer. 23 Boulevard Lafayette. Inquire 165 West 44th-st.

Real Estate Wanted.

SMALL HOUSE wanted for fire and clear lots in Passaic, N. J. MENZEL, 25 East 42d-st.

City Property For Sale.

Handsome four story box stoop stone front dwelling on West 72d Street, near Riverside Drive, handsomely furnished and decorated throughout; will rent for the season, by the month or for a term of years; immediate possession. For further particulars apply to BRYAN L. KENNELLY, 7 Pine St.

TO RENT FURNISHED.

Handsome four story box stoop stone front dwelling on West 72d Street, near Riverside Drive, handsomely furnished and decorated throughout; will rent for the season, by the month or for a term of years; immediate possession. For further particulars apply to BRYAN L. KENNELLY, 7 Pine St.

Furnished houses to Let.

Handsome four story box stoop stone front dwelling on West 72d Street, near Riverside Drive, handsomely furnished and decorated throughout; will rent for the season, by the month or for a term of years; immediate possession. For further particulars apply to BRYAN L. KENNELLY, 7 Pine St.

Real Estate Wanted.

SMALL HOUSE wanted for fire and clear lots in Passaic, N. J. MENZEL, 25 East 42d-st.



THE POWELLTON, the new apartment house, N. E. cor. Broadway and 97th St., sold yesterday for \$500,000, by F. BIRDSALL SMITH, Real Estate Broker and Agent, 2603 Broadway. The attention of investors is directed to my long list of bargains in most desirable Apartment and Private Houses, which it would pay to investigate before going elsewhere. Telephone 3188 Riverside.

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 egress of 15 feet on the westerly side, thus insuring perpetual and abundant light in every room. The house is a conspicuous example of the highest type of domestic architecture. Everything pertaining to the most advanced art and science of construction and mechanics has been incorporated. For price, plans and details inquire of any 5th Ave. broker.

In the Purchase of a Home Location, character and quality of the house, neighborhood and probable future value of the property are the prime considerations. With these Points in Mind EXAMINE THE FIVE NEW HOUSES ON Riverside Drive and 106th St. FOR PRICES, ETC., Apply to H. IVES SMITH, 481 Fifth Avenue. These dwellings vary in size and design, but not in their finish and excellence of construction.

The Ansonia Broadway---73d to 74 th Street. The largest and most complete Apartment House in the World. World-famed for its superb architecture and numerous original features. Apartments of Every Size and Description for Families or Bachelors. BACHELOR SUITES: 1 Room and Bath \$500 to \$900, 2 Rooms and Bath \$800 to \$1,500, 3 Rooms and Bath \$1,200 to \$1,600. HOUSEKEEPING APARTMENTS: Suites of from 6 Rooms and Bath to as many rooms as may be desired, ranging from \$1,000 upward.

The following are some of the Ansonia's numerous conveniences: Restaurant, with public and private dining rooms; also service of meals in apartments; valet service; maid attendance on each floor; servants by the day, week or month; private carriage service; detective service; telephone in each suite; telegraph and messenger station; theatre ticket and newspaper kiosk; florists, druggists, physicians, dentists, barber shops, manicure and ladies' hair dressers; bank and safe deposit vaults, cold storage compartments; house laundry; grocery, bakery, butcher and dairy depots in the building for the exclusive use of tenants; cold storage refrigerators and running ice water in each housekeeping apartment; every room artificially ventilated and cooled in the summer. SLAWSON & HOBBS, Agts. 284 Columbus Ave., near 73d St. GUERNSEY E. WEBB, Resident Manager.

ONLY ONE LEFT. Beautiful Corner Apartment, 8 Rooms and 2 Bathrooms, inlaid floors and every appointment most luxurious; perfect service; new building; Madison ave., northeast corner 90th st. Inquire of superintendant. "The VAN NYDECK," 64 East 90th St. A splendid first flat, seven rooms and bath, rent \$40, elevator house, close to Madison ave. Inquire superintendant on premises. DUFF & CONGER, Madison ave., corner 86th st.

471 Central Park West. One spacious sunny corner apartment, rent \$100, concessions owing to lateness of the season. E. K. VAN WINKLE, 477 Central Park West, at 106th St. FURNISHED HOUSES TO LET. Handsome four story box stoop stone front dwelling on West 72d Street, near Riverside Drive, handsomely furnished and decorated throughout; will rent for the season, by the month or for a term of years; immediate possession. For further particulars apply to BRYAN L. KENNELLY, 7 Pine St.

The Arlington, 18-20 WEST 25TH ST., Adjoining Broadway and Opposite Trinity Chapel. A FIRST-CLASS NEW FIREPROOF APARTMENT HOTEL, provided with every modern innovation for the comfort and convenience of tenants. Filtered water throughout. APPOINTMENTS AND SERVICE OF A SUPERIOR CHARACTER. Apartments of one, two and three rooms and bath, also three rooms and two baths. Rents \$600 to \$1,550. The Cuisine to be a distinguishing feature. Service a la carte or on the American plan. Booklet with floor plans, etc., sent on application. RANALD H. MACDONALD & CO., 41 West 33d St.

39 1/2 WASHINGTON SQUARE, overlooking square, 7 water, \$75. FURNISHED APARTMENTS TO LET. PARLOR, bedroom, bath to rent until May. Fully furnished; attendance; meals if desired; unusual opportunity for winter home. Life Building, 21 West 42d-st.

Hotel Belleclaire. THE NEWEST AND MOST SPACIOUS APARTMENT HOTEL ON UPPER BROADWAY. In this age of progress in art, literature and commerce, it is doubtful if New-York has taken as big a stride forward in any one thing as it has in its method and manner of living. Even in the memory of the young men of the city the limit of luxury in hotel life was that behind the gloomy brown walls of the famous old Metropolitan. A score of other hotels of that time have gone the way of the Metropolitan and are now forgotten. In their places have arisen stately structures, the furnishings and architecture of which mark as clearly as anything the progress which has been made, not only in the out and out hotel, but in the apartment house. The apartment house of fifteen years ago is a depressing relic of a period in building and furnishing skill which New York is rapidly forgetting. Its place has been taken to a very large extent by that delightful combination of hotel and apartment life, the apartment hotel. One might search a long way and not find a better illustration of this metamorphosis than that furnished by the beautiful new Hotel Belleclaire, at Broadway and 77th street, which will be opened the 15th of December. The Belleclaire fills a demand that New York has felt for some time. It is the most complete apartment hotel in the world; the features of each, down to the smallest detail, are there. The suites range from one to six rooms with bath, and in each is contained every requisite of comfort and luxury. Then there is a restaurant and the cafe, which will bear comparison with any

THE WESTMINSTER Apartments. Absolutely Fireproof. Handsomely furnished suites to lease consisting of PARLOR, FOUR BEDROOMS AND BATH. Rent from \$125 to \$200 per month. Meals served in the apartments or in the hotel dining room. The apartments are connected with the WESTMINSTER HOTEL, EAST 16TH STREET, ONE BLOCK FROM UNION SQUARE, N. Y. The quiet and privacy of a home combined with the conveniences and independence of a city hotel. T. THOMPSON, Manager. THE HARGRAVE, A NEW APARTMENT HOTEL, 112 WEST 72D ST. Now open. Suites furnished and unfurnished. In perfection of equipment, superior service and location it is unequalled. Booklet mailed. GEORGE S. HARRAL, Unfurnished Apartments Co. Ltd.

Now Ready for Inspection. Beverly Hall, 94th Street, Near Riverside Drive. APARTMENTS of 8 Large, Light Rooms, handsomely trimmed in hardwood. Large closets. First-class appointments. Elevator and hall service. Rents Considerably Lower than any similar quarters on the West Side. SLAWSON & HOBBS, AGENTS, 284 Columbus Ave.

EL DORADO Central Park West's NEW CENTRAL STRUCTURE. It occupies the entire block front, 96th and 97th Streets. A magnificent new fireproof Apartment Building, with a superb location, laid out in suites of four, five, six, eight, nine, ten, fourteen and fifteen rooms. The equipment includes every known device. The large suites have three bathrooms. Special accommodations are provided for servants, with separate entrances and elevators for their use. Superintendant on premises. Rents, \$1,000 to \$4,500. JOHN V. SIGNELL, OWNER AND BUILDER.

FIRST FLOOR, for Doctor—Broadway, 2,331, near 78th-st. An elegant apartment, seven rooms and bath, with decorative finish; rent only \$32.00. Agent, FUCHER, 40 West 24th-st. FOR RENT—An apartment in one of the best downtown houses near Union Square, much below its value, owing to death in family. F. E. BARNES, 344 4th-ave. Russian Sable Muffs, round and flat, newest shapes, large assortment, \$125, \$175, \$250, \$300, \$400, \$500, \$650, \$750, \$900, \$1,000, \$1,250, \$1,500. Neck pieces, Mantles, Victorines, Capes at corresponding prices. Articles to order without extra charge. NOTE—I do not sell darkened or blended Russian Sable; only the genuine natural color. C. C. SHAYNE, Manufacturer, 41st & 42d Sts., Bet. B'way & 6th Ave. Country Property For Sale. OYSTER BAY WATER FRONT. Most attractive site on Long Island. Eight acres, finest shore front. Magnificent views; new 16 room house, three baths; hardwood floors; everything complete. A charming home. Price \$60,000. T. B. ACKERSON CO., 140 NASSAU ST.

Teachers' Agencies. WANTED, IMMEDIATELY.—Teacher, English, drawing, book-keeping, German, French, English piano, \$40 (Florida); French, English, lady's companion, governess, teaching German, English, piano, \$40; first class city position; mother's assistant; German surgery; governess, Miss DONOVAN'S Educational Agency, 30 East 14th-st. Established 1884. THE M. MIRIAM COTRIERE 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 1880.

THE COURT INN, CAMDEN, N. C. OPEN DEC. 1ST, 1902. BOOKLETS. Address: CALER TICKNER & SON, Prop. HOTEL BON AIR, AUGUSTA, GA. An ideal winter resort, mild, bracing climate, with exceptional facilities for outdoor sports. Good 18 hole golf course, new squash courts and bowling alleys, tennis, billiards, etc.; also good golf and woodcock about- beautiful drives and a well equipped livery stable. Book-lets and full information on application to C. G. TRUSTEY, Manager. THOMASVILLE, GA. Through Pullman service on fastest trains to PINEY WOODS HOTEL DOWN IN THE PINE FORESTS. COUNTRY CLUB, GOLF LINKS, QUAIL AND TRAP SHOOTING, BICYCLE PATHS. HARVEY & WOOD, Hotel Bellevue, Boston, Mass. 3 Park Place, New York, Mondays, 11 to 2.

Hotel Belleclaire. In the city. The building is constructed in a style of architecture which gives it dignity, beauty and impressiveness, without undesirable ostentation. From foundation to roof fireproof material has been used in the construction of the Belleclaire. A few facts about the Belleclaire cannot fail to impress the reader with the care skillfully arranged for promenading. The restaurant decorations are after the period of Louis XV, and are the work of the foremost firm in this kind of work in the city. The windows of the restaurant are exceptionally large opening on to Broadway and 77th street, and making the entire room cheerful and well ventilated. The prices in the restaurant are to be reasonable, consistent with good service and good food. The palm garden is in Italian Renaissance style, and has a spacious dome and front worked out of the most expensive cathedral glass. The warm tones of beautiful Italian marble, combined with elaborate floral decorations of palms and tropical plants, make it easily the most attractive room in the hotel, and it will surely become the favorite rendezvous and lounging place of guests and visitors. The usual care has been given to the decoration and equipment of the billiard room, which is to be for the exclusive use of guests. Here women as well as men will be admitted, and for their amusement only the highest grade of billiard and pool tables will be installed. Adjoining will be a writing room and a library, where the works of standard authors will be always at hand for guests. A reference library will also be a feature of this room. In the men's cafe will be the new and stock tickers, all daily and weekly publications of note, and many attributes which will make it an agreeable haunt for men. The suites of apartments are all large and airy and have an abundance of sunlight to recommend them to the fastidious. There will be a sufficient number of furnished apartments to meet the demands of transients. All bath rooms are tiled and have the latest improvements in plumbing. There is an abundance of closet room, a telephone in each apartment, electric lights, electric elevators, stairways of stone and iron, mail chutes on every floor and special elevators for servants and baggage. The service of the Belleclaire will be as perfect as the long experience of Proprietor Milton Robles can make it. There will be an efficient staff and hall attendants and a staff of maids and valets familiar with the requirements of well bred people.

Marbury Hall 164-166 West 74th St. An exclusive Family and Bachelor Residence Hotel of modern fireproof construction. Furnished or unfurnished suites of 2 and 3 large rooms, with baths. Unique decorative effects. All the latest conveniences and devices for comfort. Uniformed attendants. Domestic cuisine, with superior service. Several handsomely furnished Suites for transient guests by the week or month. Antenna Resorts. FLORIDA. TAMPA BAY, FLORIDA. Land of the Oranges, Pines and Palmettos. Tampa Bay Hotel. Modern, Luxurious, Fireproof Resort Hotel. Fine Golf Links, Turf Greens, Shell Roads for Wheeling, Automobileing, Pretty drives, splendid quail and duck shooting, trap shooting and Gun Club. All kinds fishing, sailing, launching trips. Tropical river for canoeing. Riverside Boat Club, Casino and Swimming Pool, Tennis Courts, out-of-door Concerts in beautiful gardens. A Resort for Young People. A Winter Home for Families. Medicinal, Sulphur Spring, Bathing in Pool. Hydratic Establishment Finest in America. Open Jan. 8, 1903. Through Pullman Cars on Fastest Trains to Hotel HARVEY & WOOD - Hotel Bellevue, Boston 3 PARK PLACE, NEW YORK, MONDAYS 11 TO 2.

NEW-YORK. OPEN ALL WINTER. MILLBROOK INN MILLBROOK, DUTCHESS CO., N. Y. NEW-JERSEY. LAKEWOOD, NEW JERSEY. THE FAVORITE WINTER RESORT FOR NEW YORKERS. THE LAUREL HOUSE and LAUREL-IN-THE PINES ARE NOW OPEN FOR THE SEASON. UNDER THE MANAGEMENT OF DAVID B. PLUMER. Season continues until June first. A. J. MURPHY, Ass't Manager Laurel House. FRANK F. SHUTE, Ass't Manager Laurel-in-the-Pines.

SOUTH CAROLINA. HAMPTON TERRACE AN IDEAL WINTER RESORT, LOCATED AT NORTH AUGUSTA. ONE MILE FROM CITY OF AUGUSTA, GA. WILL OPEN FOR ITS FIRST SEASON JAN. 1ST, 1903. Over 400 rooms, luxuriously furnished, each room connects with privy to bath. Complete electric service, including telephone in every room. For booklet and rates apply to W. F. WARREN, Fifth Avenue Hotel, New York, or Hampton Terrace, North Augusta, Aiken Co., S. C. Formerly proprietor of the Bon Air Hotel, Augusta, Ga., and Kentwoods Inn, Asheville, N. C. THE COURT INN, CAMDEN, N. C. OPEN DEC. 1ST, 1902. BOOKLETS. Address: CALER TICKNER & SON, Prop. HOTEL BON AIR, AUGUSTA, GA. An ideal winter resort, mild, bracing climate, with exceptional facilities for outdoor sports. Good 18 hole golf course, new squash courts and bowling alleys, tennis, billiards, etc.; also good golf and woodcock about- beautiful drives and a well equipped livery stable. Book-lets and full information on application to C. G. TRUSTEY, Manager. THOMASVILLE, GA. Through Pullman service on fastest trains to PINEY WOODS HOTEL DOWN IN THE PINE FORESTS. COUNTRY CLUB, GOLF LINKS, QUAIL AND TRAP SHOOTING, BICYCLE PATHS. HARVEY & WOOD, Hotel Bellevue, Boston, Mass. 3 Park Place, New York, Mondays, 11 to 2.

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THE WILTSHIRE VIRGINIA AVE. AND BEACH ATLANTIC CITY, N. J. OPEN ALL THE YEAR. All amusements; steam heat, sun parlor, steel pier and street level. \$2.50 PER DAY. \$12.00 PER WEEK. Send for illustrated booklet. BROOKLYN, N. Y. 280 4th Ave., cor. 23d St. HOTEL TREMAYNE ATLANTIC CITY, N. J. Remains open throughout the year. Every known comfort and convenience for fall and winter guests. Tremayne Hotel Co. D. S. WHITE, JR., President. VIRGINIA. THE VIRGINIA HOT SPRINGS. OPEN ALL THE YEAR. THROUGH COMPARTMENT TRAINS DAILY. Financial. MORTGAGE LOANS WANTED OF \$25,000 and \$45,000 on real estate. Address: SOLE OWNER, Box 602 Tribune Office, 307 Fulton-st., Brooklyn.

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