Auction Sales of Real Estate. | *Auction Sales of Real Estate.*

ABSOLUTE SALE.

R. E. SIMON, Auctioneer.

Will Sell at Public Auction

At Exchange Salesroom, 14-16 Vesey St., N. Y.,

TUESDAY, MAY 23d, 1905,

At 12 o'Clock, Noon,

Bathgate Beck Property,

300 BRONX LOTS,

on

Boston Road	Seabury Place
Southern Boulevard	Charlotte Street
Wilkins Ave.	Minford Place
Hoe and Vyse Sts.	East 170, 172, 173 Sts.

TERMS: 70% may remain on mortgage at 4½%. Lawyers Title Ins. and Trust Co.'s Title Policies free. If desired Savings bank books accepted instead of cash to save interest for purchaser to July 1st.

The property is choice high ground, opposite Crotona Park, and a few blocks from Bronx Park. Second avenue "L" trains now stop at the Freeman and 174th St. Stations of the Rapid Transit line, which are right by the property; and the Boston road and Southern Boulevard Trolleys pass it.

For Books, Maps, Etc., Apply to

L. J. PHILLIPS & CO., Auctioneers,

BRONX OFFICE: Corner Westchester and Longwood Avenues.

MAIN OFFICE: 158 Broadway, New York, or on Property.

Bryan L. Kennelly, Auc'r,

will sell at auction

Thursday, May 25, 1905,

at 12 o'clock noon, at the New York Real Estate Salesroom, 14, 16 Vesey St.,

By Order of the Commissioners of the Sinking Fund of the City of New York,

8 CHOICE PARCELS.

127 PARK ROW,
near New Chambers St., size of lot, 30x65.3.

253 WILLIAM ST.,
near New Chambers St., size of lot, 31.8x63.6.

66-68-70-72 ELM ST.,
the three 3, 4 and 5 story brick buildings, size, 100x90x irregular.

235 FRONT ST.,
Southwest Corner Peck Slip, size of lot, 22.5x86.6x24.1x87.3.

WEST SIDE MARGINAL ST.,
from South Side East 95th St. to North Side East 94th St., size of plot, 149.49x201.5x irregular.

NORTHEAST CORNER FIRST AVE. AND 96TH ST.,
running to West Side Marginal St., size of plot, 100.11 on avenue x168 on street.

2,212 TO 2,224 THIRD AVE.,
and

192 TO 198 EAST 121ST ST.,
being SOUTHWEST CORNER, size of plot, 126.2x100, connecting with

171 EAST 120TH ST.,
choice lot, 25x100.11.

NORTHWEST CORNER 12TH AVE. AND 131ST ST.,
size of plot, 87.7x186x irregular.

Book, maps and further particulars at the Comptroller's Office, 280 Broadway, or at Auctioneer's Offices, 7 Pine St. Also full particulars in the City Record.

BRYAN L. KENNELLY, Auct'r.,

will sell at auction,

THURSDAY, MAY 25, 1905,

at 12 o'clock noon, at the New York Real Estate Salesroom, 14-16 Vesey St.

PARTITION SALE

By order of Chas. Thaddeus Terry, Esq., Referee,

481 Eighth Ave.,

—and—

301, 303 West 34th St.

Being Northwest Corner.

The four-story brick buildings, with store; size of lot, 24.9x100.

Messrs. WALDO & BULLARD, attorneys for plaintiff, 290 Broadway.

Maps, etc., with attorney or at auctioneer's offices, 7 Pine St.

THURSDAY, MAY 25, 1905,

314 Tenth Ave.,

Northeast Cor. 28th St.

The three-story brick hotel, leased to one tenant who pays water tax and inside and outside repairs. Situated opposite the NEW CHELSEA PARK. Size of lot 25x75. Maps, etc., at auctioneer's offices, 7 Pine St.

BRYAN L. KENNELLY, Auctioneer,

will sell at auction

TUESDAY, MAY 23, 1905,

at 12 o'clock noon, at the New York Real Estate Salesroom, 14-16 Vesey St.,

18 West 21st St.,

the four story, high stoop, brownstone Dwelling, size of lot, 25x92; possession; 70 per cent may remain on mortgage at 4 per cent for one or three years. Messrs. WARD, HAYDEN & SATTERLEE, Att'ys, 120 Broadway. Maps and further particulars with attorneys or at auctioneer's offices, 7 Pine st.

D. Phoenix Ingraham & Co., Auctioneers,

will sell in partition,

Thursday, May 25, 1905,

at 12 o'clock noon, at the N. Y. Real Estate Salesrooms, 14 & 16 VESEY ST.,

449 & 459 West 32d St.,

Between 9th and 10th Aves.

by order ALBERT RITCHIE, REFEREE.

Maps and particulars of Auctioneer, 198 Broadway. Tel. 2481 Cort.

City Property for Sale.

DESIRABLE DOWNTOWN

INVESTMENT PROPERTY

FOR SALE TO CLOSE ESTATE.

RULAND WHITING CO.,

5 BEEKMAN ST.

Country Property to Let.

TO RENT for season (June 1 to Nov. 1) Cottage of 14 rooms, all improvements, fully furnished, at Stonington, Conn., one and one-half miles from R. R. Station. Stable for four horses. Extensive inland and water views. Apply to H. H. KNOX, 45 Broadway, N. Y.

EASTPORT, NEAR WESTHAMPTON.—New modern house; improvements; 8 acres; finest boating, bathing, fishing, driving; ten minutes' easy walk to depot; will rent cheap by year; also cottage at Amityville. CHAS. E. STRONG, 48 Franklin-st., N. Y. Tel. 4258 Franklin.

EAST ORANGE, N. J.—To rent, 10 room house, all improvements; hardwood finish throughout; 3 fireplaces; lot, 70x150; $60. Will sell for $10,000. HARRISON, 452 Broad-st., Newark, N. J.

WOODMERE, L. I.—To rent, cottage, unfurnished (9 rooms and bath); latest improvements; electric light, stable, orchard, etc. For information inquire of A. ZUCCA, 235 West-st., New-York.

TO LET AT NEW-DORP, first class house; 14 rooms, 2 bathrooms; all modern improvements; keys at R. R. depot. JOHN P. PURCELL, 60 Harrison-st., N. Y.

RUSTIC, N. J., near Lake Hopatcong.—Cottages to let; furnished or unfurnished; 8 to 14 rooms; open plumbing, porcelain bath, etc. Send for booklet. MERRITT, 229 Broadway, or Rustic, N. J.

BRYAN L. KENNELLY, Auctioneer,

will sell at auction

WEDNESDAY, MAY 24, 1905,

at 12 o'clock noon, at the New York Real Estate Salesroom, 14-16 Vesey St.

EXECUTORS' SALE

TO CLOSE THE ESTATE OF JOSEPH H. SNYDER, DECEASED,

by order of John C. R. Eckerson, Oliver L. Jones, and Charles J. Snyder, Esqs., executors.

481, 483, 485, 487, 489 Seventh Ave.,

being

Northeast Corner 36th St.

The five three story frame Buildings, with stores, size of plot, 96.9x75.

18 East 32d St.

The four story and basement brick Apartment, size of lot, 21.10x98.9.

146 & 148 West 31st St.

The two three story and basement brick Buildings, with stable in rear, size of plot 49.6x98.9.

110 & 112 West 30th St.

The two four story brick Flats, size of plot, 36.9x106x irreg.

347 West 43d St.

The five story brick Tenement, with three story brick Tenement on rear, size of lot 25x100.4.

453 West 43d St.

The four story and basement brownstone front, brick Flat, size of lot 25x100.4.

110 & 112 West 104th St.

The two five story brownstone front brick double Apartments, size of plot 61x100.11.

828 Ninth Ave.,

NEAR 54TH ST.

The four story brick Flat, with store and basement store, size of lot, 27.7x10.9½x irreg.

60 PER CENT may remain on bond and mortgage for three years at 4½ per cent., with privilege to pay off on sixty days' notice.

Messrs. DEYO, DUER & BAUERDORF, Attorneys for estate, 111 Broadway.

Messrs. HOADLY, LAUTERBACH & JOHNSON, Attorneys for estate, 22 William St.

Maps, etc., with Attorneys or at Auctioneer's offices, 7 Pine St.

WEDNESDAY, MAY 24, 1905,

62 West 70th St.,

the four story and cellar brick and stone Dwelling, with extension; size of lot, 18x100.5.

Messrs. Black, Olcott, Gruber & Bonynge, Attorneys, 170 Broadway.

Maps, etc., with attorneys, or at auctioneer's office, 7 Pine St.

BRYAN L. KENNELLY, Auctioneer,

will sell at auction

TUESDAY, MAY 23, 1905,

at 12 o'clock noon, at the New York Real Estate Salesroom, 14-16 Vesey st.,

EXECUTOR'S SALE,

Estate of John Duer, Dec'd,

34, 36, 38 and 52 West 91st St.,

the four story, high stoop, brownstone front brick Dwellings, with extension; size of lots 18x100.8½ each; 70 per cent of the purchase money may remain on bond and mortgage for three or five years at 4½ per cent.

Messrs. DUER, STRONG & WHITEHEAD, attorneys for estate, 50 Wall st.

Maps, &c., with attorneys, or at auctioneer's offices, 7 Pine st.

SAME DAY.

241 East 22d St.,

the five story brick double Tenement, with store, size of lot 18x74.1.

Maps, &c., at auctioneer's offices, 7 Pine st.

Bryan L. Kennelly, Auct'r.

will sell at auction

THURSDAY, MAY 25, 1905,

at 12 o'clock noon, at the New York Real Estate Salesroom, 14-16 Vesey St.,

PARTITION SALE

By order of Charles Thaddeus Terry, Esq., Ref.,

481 Eighth Ave.

—and—

301, 303 West 34th St., Being Northwest Corner,

The four story brick buildings, with store, size of lot 24.9x100.

Messrs. WALDO & BULLARD, attorneys for plaintiff, 290 Broadway.

Maps, etc., with attorney, or at auctioneer's offices, 7 Pine St.

THURSDAY, MAY 25, 1905,

314 Tenth Ave.,

Northeast Corner 28th St.,

The three story brick hotel, leased to one tenant who pays water tax and inside and outside repairs. Situated opposite the NEW CHELSEA PARK, size of lot 25x75. Title guaranteed by the Title Guarantee and Trust Co., of New York, and policy furnished free of charge to purchaser. Maps, etc., at auctioneer's offices, 7 Pine St.

Bryan L. Kennelly, Auct'r.

will sell at auction

Thursday, June 1, 1905,

at 12 o'clock noon, at the Real Estate Salesroom, 14-16 Vesey St.,

BY ORDER OF

the Board of Rapid Transit Railroad Commissioners,

CHOICE PLOT,

west side 11th av.;

running through to

east side Hillside av.;

about 408 feet west of Underground Rapid Transit Station.

Size of plot, 153.98 on 11th Ave., x205.92x155.68 on Hillside Ave., x irreg.

Maps and further particulars at the COMPTROLLER'S OFFICE, 280 Broadway, or at Auctioneer's office, 7 Pine St.

BRYAN L. KENNELLY, AUCTIONEER,

will sell at auction,

Thursday, June 1, 1905,

at 12 o'clock noon at the New York Real Estate Salesroom, 14-16 Vesey St.,

7 Choice Lots,

SOUTHWEST CORNER

Broadway and 135th St.,

Size of plot, 149.11x100,

South side 135th St.,

100 FEET WEST OF BROADWAY,

Size of lot, 25x99.11.

Maps, etc., at Auctioneer's offices, 7 Pine St.

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

No. 1,364 BROADWAY.

Real Estate.

UNITED STATES TITLE Guaranty & Indemnity Co.

Capital Paid In.....$1,000,000.
Surplus.....250,000.

Insures Titles of Real Estate.
6% Mortgages for Sale.
160-164 Broadway, New York.
178-180 Montague St., Brooklyn.
3d Avenue and 161st St., "Bronx."
346 Fulton Street, Jamaica, Long Island.
White Plains, Westchester County, New York.

4% Builders' Loans. 1st and 2d Mortgages. Kings or Queens Co. 5%
WILLIAM F. RICHTER, 16 Court Street.

CARANZA ROOFING CO., A. Delukey, Prop., 81 York St., Brooklyn. Rock asphalt for cement walks and toilets. All kinds roofing. Repairing promptly attended to.

City Property to Let.

FOR RENT

New American Basement Dwellings

Absolutely Fireproof

SOUTH SIDE OF 74TH ST.,

Between Central Park West and Columbus Ave.

No residences have ever been offered for rental in New York City comparing with these in construction, equipment, appointments and detail.

They have been designed and built with the careful attention to details of construction given only to the highest class houses built for private ownership.

Booklet sent on application.

Size 25x85x102.2.

FIVE STORIES IN HEIGHT

These houses can be inspected by applying to Janitor at 67 West 73d-st.

For particulars inquire of

CLARK ESTATE,

Corner 87th St., No. 2381 B'way

City Property for Sale or to Let.

ATTRACTIVE RESIDENCE.

IDEAL COMBINATION OF CITY AND COUNTRY HOME 30 MINUTES FROM WALL STREET.

Popham-ave., between 176-177th sts. opposite Washington Heights, overlooking speedway; finest view in New York; reached by five different rapid roads; dwelling about 65x55; 9 bedrooms (3 extra large), library, billiard room, conservatory, tower room, commodious garage with coachmen's rooms above, etc.; replete with every modern improvement; grounds 125x150; beautifully terraced; surrounding property closely restricted. Apply to EMILE UTARD, Owner, 90 5th Ave. Telephone 1261—Gramercy.

Unfurnished Apartments to Let.

The Barnard,

COR. CENTRAL PARK WEST & 71ST STREET.

A choice 10 room apartment in this centrally located fireproof house for rent. Artificial Refrigeration included in rent.

Superintendent on premises.

El Dorado,

CENTRAL PARK WEST AND 90TH.

In this magnificent fireproof structure there are Suites of 5 to 14 rooms for rent; every known improvement, including one to three baths, separate servants' elevators and entrance.

RENTS $1,000 TO $4,500.

Superintendent on premises.

The Manhasset,

BROADWAY, 108TH TO 109TH ST.

6, 7 AND 9 ROOMS.

Most modern, largest and without exception the finest located apartment house in the city.

Subway Station 110th st. (Cathedral Parkway), one block from building. View of Drive, Hudson River, Palisades.

RENTS $1,400 TO $3,000.

OPEN FOR INSPECTION AT ALL HOURS.

F. R. WOOD & CO.,

BROADWAY AND 80TH ST.

Telephone 189 Riverside.

SPENCER ARMS

A Modern Apartment House at its best.

Broadway at 69th St.

A magnificent high-class, strictly fireproof structure, the most complete and elegant building of its class so far erected in this city.

READY FOR OCCUPANCY

SPENCER REALTY CO., Owner,

Superintendent on Premises.
TELEPHONE, 3996 COLUMBUS.

HOFFMAN ARMS,

Madison av. and 59th st.; housekeeping simplified; private kitchen or restaurant service; apartments, 7 to 18 large, sunny rooms; $1,400 up; one furnished; unexcelled advantages for refined families; doctor's offices.

CHARLES A. GERLACH, Prop'r.

ALL IMPROVEMENTS, five rooms and bath, $35-$45; for small select families. LEMON, 453 West 152d Street, near St. Nicholas Avenue.

200 WEST 82D-ST., corner Amsterdam-ave., 7 rooms and bath, all light, every improvement; rent $40. Agents, ROCHER & CO., 40 W. 34th. Telephone 6,140-38th.

157 EAST 81ST-ST.—Handsome apartments, 5 and 6 rooms and bath, $32-$42.

Apartment Hotels.

THE GERARD.

123 WEST 44TH ST.

The Most Convenient Location IN NEW YORK.

APARTMENTS rented, furnished and unfurnished, by week, month, or year.

RATES REASONABLE.

Excellent accommodations for transients.

UNDER ORIGINAL MANAGEMENT.

T. J. MORRIS, Mgr.

To Let for Business Purposes.

DESK ROOM TO LET at 910 Bowling Green Building.

Furnished Apartments to Let.

CORNER APARTMENT, West End-ave., completely furnished; seven rooms, bath; southern exposure; elevator; June, October, nominal rent. BARGAIN, Box 8, Tribune Office.

1.—ELEGANTLY FURNISHED APARTMENT.—Private baths; including meals, $15 weekly; two, $25. VAN RENSSELAER, 19 East 11th-st., near 5th-ave.

City Hotels.

HOTEL GRENOBLE,

56th St. & 7th Ave.

OPPOSITE CARNEGIE HALL, NEW YORK.

A SELECT FAMILY AND TRANSIENT HOTEL.

European Plan. Rates Reasonable.

FRANK N. LORD, JR., Manager.
Also Proprietor DUTCHER HOUSE, Pawling, New York. Open May 25.

1.—ELEGANTLY FURNISHED APARTMENT.—Private baths; including meals, $15 weekly; two, $25. VAN RENSSELAER, 19 East 11th-st., near 5th-ave.

BOSTON.

BOSTON—THE VENDOME

COMMONWEALTH AVENUE.

A HOTEL FOR REFINED PEOPLE.

Unexcelled in location and appointments by any hotel in the city. Particularly attractive to ladies, families, and tourists. Near Public Library, Art Museum, and prominent churches. Perfectly quiet; one block from trolley, and 5 minutes from Back Bay R. R. stations.

GREENLEAF & BARNES,
Summer Hotel, PROFILE HOUSE, White Mountains.

Country Property for Sale.

Between Ocean & Bay.

Lots at Belle Harbor (ROCKAWAY COAST) FOR SALE.

$400 and Upwards

TERMS TO SUIT; TITLES GUARANTEED BY TITLE GUARANTEE AND TRUST COMPANY. 35 MINUTES FROM MANHATTAN AND BROOKLYN. EVERY MODERN IMPROVEMENT. MACADAMIZED ROADS. WRITE, CALL, OR 'PHONE WALTER SCHULZE, 1170 BROADWAY, NEW YORK CITY.

Beautiful Modern Colonial

House and stable, with over 15 acres fine land, fronting over 1,000 feet on main macadamized road, having CITY WATER and ELECTRIC LIGHTS; one hour from city; good express service; house is perfect in design and construction; 7 bedrooms; every modern convenience, including parquet floors, shower baths, etc.; every part of the house has some delightful feature; nice new stable, garden, lawn, fruit trees, etc.; owner will sell now for $13,500, which is considerably less than cost; easy terms; photos. (Folio J-3310.)

HORACE A. ROUNDS.

COUNTRY REAL ESTATE.
PARK ROW BUILDING.

FOR 30 YEARS WE HAVE SOLD

COUNTRY PROPERTY ONLY.

Catalog free to intending buyers!
Owners, wishing to sell, call or write!
Phillips & Wells, H93 Tribune Building, N. Y.

ABOUT 300 feet from Van Cortlandt Park; beautiful; 157 Bruce avenue, Yonkers, for rent at $75, a cut of 25% owing to lateness of season; privilege to buy on your own terms; city conveniences, country surroundings; new, never occupied; 12 living rooms and 2 baths, laundry, storerooms; hot water heat; hardwoods, beautifully decorated; plot, 100x100; lawns, shade, roomy porches; take train at Grand Central Station or 155th-st. to Caryl station; time, 25 minutes; open for inspection every day. C. W. CLARK, owner, 74 Wall-st., New-York.

FOR SALE.

2,000 acres coal, 60 miles from Pittsburg, on railroad, at $30 per acre, containing 1,200,000 tons of coal. In two years this coal will sell for $60 an acre, and in five years will bring $100 an acre. 'Phone or write GEO. H. SHICKLER, Arrott Building, Pittsburg, Penn.

FOR SALE—On Lake Champlain, near Essex Village, N. Y., fine summer residence, excellent repair, 14-room house, nearly six acres land; 25 rods lake shore; shade trees, variety of fruit; water from lake; hot air engine; scenery unsurpassed. For full description and terms of sale address owner, (Rev.) CHARLES N. WILDER, Champaign, Ill.

HAVE YOU BREATHED the air of Southmont Park? Dividing line of Montclair and West Orange. If not, see Axworthy before buying your home. He has three just being completed; sewer, gas, all imp'ts; price very low; near depot and trolley; terms, your own. Address 143 High St., Montclair, N. J.

Ideal Cottage, ample grounds; LOCATION one of best in ALLENHURST, N. J.

F. HUMPHREY, Elizabeth, N. J.

$9,750 Yonkers; new; 11 rooms; 50x200; fronts private park; overlooks Palisades and Long Island; fourth cash; cost $11,500; trolley; no agents. CLARENCE L. BARBER, 149 Broadway, N. Y.

GENTLEMAN'S HUDSON RIVER HOME; residence, 16 rooms, 2 baths, every improvement; stable, greenhouse, large dock, 2 story boathouse; 4 acres; grand views; 30 miles out; near station; at ½ cost; might rent. OWNER, 105, Tribune Office.

HUGUENOT PARK, S. I., well kept, attractive 10 room cottage; barns; 4 acres; electric lights; macadam roads; near depot; settle estate. 1 State-st., Room 4, city.

RICHMOND HILL.—For sale, beautiful modern home of 10 large rooms; cabinet trim; double floors; tiled bathroom; open plumbing; cabinet mantels; large conservatory; plot 75x100. HALSEY, 45 Oak-st., near Fulton.

SOUTH NORWALK, CONN.—4 acres good land, 12 room house, nearly new; good barn, chicken house and other outbuildings; all kinds fruit and berries; $4,500; part down; discount to quick buyer. For particulars address Box 464, South Norwalk, Conn.

FOR SALE.—On the east side of Gaston-ave., 425 feet south of Ocean-ave., Arverne, N. Y.; lot 75x115 feet, with the furnished house thereon. Apply to JAMES O'NEIL, 371 Montrose-ave., South Orange, N. J.

PLOT, 50x109, Prospect-ave., West Chester, Westchester Co.; free and clear; $1,400; no agents. Address W. G. H., Tribune Office.

STOCK FARM.—300 acres; house, cottages, 5 barns; crops planted; stock and tools; $15,000. ARCHIBALD C. FOSS, 39 East 42d-st.

NEW JERSEY.—Nine acres, house, barn, brook; $750. ARCHIBALD C. FOSS, 39 East 42d-st.

GREAT BARRINGTON, MASS.—Stone house; 100 acres; $5,000. ARCHIBALD FOSS, 39 East 42d-st.

HUNTINGTON, L. I.—Houses for sale and rent; building sites; beach and casino. ARCHIBALD C. FOSS, 39 East 42d-st.

STAMFORD, CONN.—Gentleman's country seat; great bargain. ARCHIBALD C. FOSS, 39 East 42d-st.

STONE HOUSE, all modern conveniences, in fine condition; stable, cottage, 5 acres, shade, garden; at fraction of cost if sold immediately. ARCHIBALD C. FOSS, 39 East 42d-st.

500 BUILDING LOTS FOR SALE at White Plains, N. Y. Send for particulars. A. C. TODD, 92 Spring-st., New-York City.

Furnished Houses to Let—Country.

SHELTER ISLAND, L. I.

Summer Cottages

TO RENT, FURNISHED, AT

MANHANSET MANOR,

Shelter Island, L. I., N. Y.

For Terms and Diagrams address

ROBERT MURRAY, Room 3,
23 Union Square, New York.

SOUTHAMPTON

AND SHINNECOCK HILLS, L. I.

Furnished Cottages to rent. List on application.

J. McCALFE THOMAS,
19 LIBERTY ST., NEW YORK.

Furnished House, Litchfield Co., TO RENT FOR SEASON.

In Marbledale, Conn. Near Lake Waramaug. For description see W. B. BRYANT, Tribune Office, City, or write to

SPERRY BROS., Marbledale, Litch Co., Conn.

CAMP TO RENT—Eight rooms, furnished. Ice and wood. On shore of Asquam Lake.

Holderness, N. H.

Apply to DR. HUNTINGTON, Newport, R. I.

Handsomely Furnished Residence.

For the season, westerly slope of Orange Mountain; 14 rooms, 2 baths; stable, carriage and automobile house; 3 acres beautiful lawn, shade, fruit of every kind; garden planted; telephone, electric light; hour from New-York, mile from station, five minutes from Essex Country Club; coolest place in the Oranges.

OWNER, Box 869, Orange, N. J.

FOR RENT—FURNISHED—Cottage at Winter Harbor, Maine, splendidly located on shore. For particulars apply to ERNEST G. GROB, New-Amsterdam Hotel, 4th-ave. and 21st-st., New York.

TO LET.—Completely furnished house; south side Long Island, within commuting distance; splendidly situated; 9 rooms and large attic; stable if desired; rent $300; an exceptional opportunity at the price. A. T. D., 611 Lexington-ave., Brooklyn.

AT UPPER MONTCLAIR—12 room house and stable to rent, furnished, for summer; high ground, beautiful outlook, shade and fruit trees, lawn, small fruits; all modern improvements; convenient to station; low rental. JOHN S. GRIGGS, JR., 25 Broad-st., New-York. Telephone.

AN ELEGANTLY FURNISHED house to rent for the summer; 4 acres of ground; ideal location on slope of Orange Mountain. Address J. E., Box 110, Tribune Office.

FOR RENT, furnished, desirable summer home, pleasantly situated at Gloversville, N. Y.; golf and tennis near. For particulars address Box 668, New-Britain, Conn.

TO RENT AT EAST QUOGUE, L. I.—Furnished cottage of 12 rooms and bathroom; running water; located near the bay; good boating and bathing; cool ocean breezes; moderate rent. Apply to WILLIAM TAYLOR, St. Denis Hotel, New-York.

COUNTRY HOUSE FURNISHED, Tenafly, N. J.; 12 rooms; modern improvements; extensive lawn, garden, fruit and shade trees; high ground; 2 acres; stables; to let for season or for one or two years. Call or address JOHN W. BLAKEY, 35 Wall-st., N. Y. City.

TO RENT, for the season, at Nantucket, Mass., 12 room furnished cottage; lawn, piazza; best of bathing, boating and fishing $200. D. S. FOSTER, 290 Adelphi-st., Brooklyn.

BEAUTIFUL COUNTRY PLACE.—East Orange; fourteen rooms; rent furnished to refined family for season. HASKELL, 123 Liberty St., N. Y.

BENSONHURST.—Furnished house to rent June 1 to Oct. 1; 10 rooms, bath; terms, $400. Address T. E. CLARK, 177 Montague-st., Brooklyn.

FURNISHED COTTAGE TO RENT; all modern conveniences; stabling room for six horses in stable. Apply to D. W. BOWMAN, Mt. Pocono, Penn.

SARATOGA SPRINGS, N. Y.—Furnished cottages for rent at prices to suit every one. G. H. OLMSTED, Town Hall, Saratoga Springs, N. Y.

Brooklyn Property for Sale.

1,544—46 ST. MARK'S-AVE., $5,300; 2 fam. brick; all impts.; carpets, shades. WILLIAM F. RICHTER, 16 Court-st., Bklyn.

Country Property for Sale. | *Country Property for Sale.*

MILLIONS

Have Been Made

by investors who bought real estate in the Bronx before the subway was completed.

Greater Profits Will be Made on

LONG ISLAND

by those who buy now and get the benefit of the enormous expenditures of the Long Island and Pennsylvania Railroads and allied corporations for

Tunnels and Electric Equipment

which will bring all parts of the Borough of Queens within 20 minutes' ride of the Herald Square Station, and correspondingly reduce the time to other parts of Long Island.

CITY AND COUNTRY. | **NEW YORK CITY** | HILLS AND SEASHORE.

WITH THE RESTFULNESS OF THE COUNTRY.
THE IDEAL PLACE TO LIVE.

EAST ELMHURST, N. Y. CITY,

On Picturesque Flushing Bay.

HALF HOUR FROM HERALD SQUARE, 5C. BY TROLLEY.

The most attractive town site in New York City. Contains more improvements and will show far greater profits than anything in the market.

WE CHALLENGE COMPARISON.

The sales are enormous and without any parallel. Lots, with every city improvement, on easy monthly payments. Will be worth three times present prices within two years, on completion of Pennsylvania Tunnel and Blackwell's Island Bridge. Colonial Cottages on instalments same as rent.

Send a postal card for Circular and Views.

PRIVATE BEACH AND PIER FOR LOT OWNERS. | **BANKERS LAND & MORTGAGE CO.,** 887 Manhattan Av., Brooklyn. | BATHING, BOATING, FISHING.

RICHMOND HILL Borough of Queens, L. I., 15 minutes from 34th St. Ferry, L. I. R. R. Frequent trains night and day; 40 minutes via trolley car to City Hall, Manhattan. It is on the direct line of improvements. The two East River Tunnels in course of construction will bring RICHMOND HILL within a few minutes' ride of any section of Manhattan.

Richmond Hill as a residential suburb has had a steady and healthy growth, due to its many advantages, beautiful surroundings and reasonable terms for purchasing homes. There are the best school facilities, including High School, churches of all denominations, Club Houses, Bank, fine golf course, &c. All the streets are macadamized, have flagged sidewalks, full grown shade trees, gas and water mains.

I have beautiful dwellings for sale in all sections of Richmond Hill; also plots for building purposes.

Now is the time to invest. For full particulars regarding the same write or call on

FRED. PHILLIPS, Agent for Man estate and other principal owners.

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