corner of old Crescent ave. (now closed), and in East 188th st., two frame buildings.

B. Flanagan & Son and S. B. Goodale & Son have sold for A. Coleman No. 58 West 68th st., a four story dwelling house, 18.9x100 feet.

Duff & Brown have sold to Kate Hellnegel Nos. 614 and 616 West 148th st., two three story brick dwelling houses, each 15x60x100 feet.

P. Dailey has bought from a Mrs. Kavanagh No. 2276 Bathgate ave., a two story dwelling house.

Mary A. Stewart was yesterday reported to have sold Nos. 61, 63 and 65 East 59th st., a six story fireproof apartment hotel, on plot 60x100.5.

Ellen McK. Gunning has sold No. 227 West 71st st., a three story and basement brownstone front dwelling house, on lot 15.9x102.2.

Esther Minsky has sold to Catharine A. F. Casanova No. 235 to 239 East 13th st., two six story tenement houses, on plot 60x103.3.

Paul Halpin has sold six lots on the north side of 134th st., 500 feet west of Broadway, 150x99.11. The westerly half of the plot will be improved.

The Brokers' Realty and Mortgage Company has sold for Samuel Blumenstock No. 261 West 145d st., a five story new law apartment house, on plot 28x99.11.

Sarah E. Shear has sold to Nicola di Francesco Miles No. 20 King st., a three story dwelling house, on lot 20x100.

Elisha Crawford has sold No. 77 West Washington place, a four story dwelling house on lot 22x97 feet.

Hayden & Co. have sold for the estate of Benjamin H. Tuthill to John C. Rodgers No. 450 West 145th st., a three story dwelling house on lot 16x99.11 feet.

Mrs. Johanna C. Deiffenbach has sold to Nathan Meyer No. 1537 Madison ave., a three story dwelling house on lot 16.8x70 feet.

A. Trube has sold the plot, 125x100 feet, on the east side of Vyse ave., fifty feet south of Jennings st., to L. J. Sheridan, who will erect four story flathouses on the site.

McRickard & Co. have sold for L. C. Hahn No. 2770 Morris ave., a two family house, 25x95 feet; also, for Asher Freedman No. 445 Kingsbridge road, a dwelling house on plot 48x100 feet; also, for L. C. Hahn, No. 2768 Morris ave., a two family house, 25x95 feet.

THE HARGRAVE A MODERN HOTEL.

The Hotel Hargrave, which occupies a large plot of ground just west of Columbus avenue and has a large frontage both in 72d and 73d streets, is one of the most imposing and one of the best built structures of its kind ever erected on Manhattan Island. Moreover, its interior finish and equipment is modern in every respect, and its attendance and elevator service are perfect.

The structure was erected for the purpose of affording a palatial and comfortable home to families who do not want to burden themselves with housekeeping duties. Not only did the builders achieve their object, but the proprietors, too, in their efforts to add to the attractiveness of the house. The proprietors live on the premises and personally direct the management of this high class fashionable apartment hotel.

The building is thirteen stories high, and its floor plan is so arranged that suites of from one to six and even more rooms, with baths, may be had. A feature of the house is rooms for bachelors. These rooms are fitted with all modern conveniences to be found in suites exclusively for bachelors. The finish of the suites for families and also for bachelors is varied. Some suites are finished in oak, some in mahogany and others in white. On the main floor are a sumptuous dining room, a large parlor and small reception rooms. The structure is of steel riveted construction and is thoroughly fireproof. There are no rooms opening on an interior court, so the rooms of every suite are unusually light and have plenty of fresh air. The heating, lighting and ventilation system of the house is excellent. Within about half a block of the premises is the 72d street express station of the subway, and at 72d street and Columbus avenue is a station of the Ninth avenue "L" road.

MANY FINE HOUSES LEASED.

Pease & Elliman have made the following leases:

No. 13 Park ave., for Dr. William B. Coley; Nos. 1604-1606 Broadway, for the Grannis estate to the McLean Automobile Company; No. 7 East 41st st., for M. S. and O. S. Korn to Eugene Christian; No. 194 Riverside Drive, for Charles Lowen to C. J. Billwiller; building at the northeast corner of West End ave. and 63d st., for Emil Voigt to Louis B. Burghardt; No. 1161 Park ave., for H. H. Pease to A. Jellinghaus; Nos. 150-152 East 27th st., for Joseph Guttman to E. W. Ketcham; No. 244 West 74th st., for Frank H. Platt to John T. Farrell; No. 70 West 45th st., for Edward A. Arnold; No. 481 West End ave., for C. B. Rouss to Mrs. J. Bonne; No. 279 Lexington ave., for G. J. Leigh to Mrs. John H. Bradford; No. 515 West End ave., for William B. Blackwell to J. Hatfield; No. 15 West 86th st., for Charles B. Cole to Mrs. Semple; No. 136 West 95th st., for William Colgate to Nicholas Banet; No. 60 East 56th st., for Mrs. E. F. Rock to F. C. Hollins; No. 16 East 47th st., for the Goelet estate to William H. Church; No. 674 West End ave., for L. W. Betting to Mrs. A. E. Taylor; No. 14 West 54th st., for Mrs. William Bloodgood; No. 337 West 86th st., for Lord, Day & Lord to L. S. Levi; No. 312 West 94th st., for James D. Smith to Charles S. Crohen; No. 42 Fifth ave., for Miss M. F. Coddington; No. 162 West 95th st., for William Colgate to Mrs. A. K. Brown; No. 266 West 86th st., for Mrs. A. R. Mosler to Mrs. J. Allen; No. 150 West 48th st., for Mrs. M. Jay; No. 126 East 31st st., for Mrs. J. C. Shaw; No. 128 East 39th st., for Mrs. Lydia Y. Thomas; No. 315 West 70th st., for George H. Robinson; No. 76 East 56th st., for James A. Hawes; No. 909 West 87th st., for A. R. Tucker; No. 4 West 53d st., for Mrs. Daniel Lamont; No. 347 West 86th st., for M. T. Murray; No. 830 West End ave., for W. H. L. Lee; No. 72 East 54th st., for the Goelet estate; No. 104 East 92d st., for Hyman Specktasky to Mrs. R. Weil; No. 1024 Park ave., for Charter Realty Company; No. 59 East 52d st., for Mrs. Mary D. Perkins; No. 120 East 65th st., for I. Chauncey McKeever; No. 134 West 82d st., for Mrs. Grace L. Conger; No. 37 West 48th st., for Mrs. William A. Flagg; No. 45 West 48th st., for George C. Zabriskie; No. 129 East 38th st., for Caspar Whitney; No. 106 West 53d st., for the estate of W. S. Pyle to Thomas A. McIntyre; No. 141 West 76th st., for Dr. William Rockwell; No. 772 West End ave., for Mrs. Hannah Colgate to Terence L. McManus; No. 122 East 38th st., for Mrs. J. F. Stone; No. 52 East 53d st., for Mrs. E. H. Stanton; No. 57 West 9th st., for Mrs. F. M. Campbell; No. 235 West End ave., for Mrs. D. E. Crouse to Charles Duell; No. 13 West 86th st., for Mrs. S. E. Dwight to Dr. Gray; No. 56 East 61st st., for C. J. Langdon Schroeder; No. 278 West 84th st., for Mrs. F. Proban to A. E. Rothstein; No. 122 East 65th st., for I. Chauncey McKeever, and No. 132 West 95th st., for George D. Dickinson to Mrs. Agnes Richter.

Country Property for Sale.

A Grand Estate.

One of the best known, most beautiful Hudson River estates; two hours from Grand Central Depot. An excellent mansion, completely furnished, stands in centre of 40 acre park, having 1,500 feet river frontage; to railroad tracks through grounds (an exceptional advantage); miles of shaded drives and walks; charming river and mountain views; most attractive private landing place on river; entrance lodge, gardener's cottage and numerous other buildings; immediate possession; price $175,000; over 200 acres additional land can be had. Maps and photographs may be seen at

PHILLIPS & WELLS,
505 TRIBUNE BUILDING, N. Y.

IN THE BERKSHIRE HILLS.

FOR SALE.—Large two story house of 14 rooms, handsomely finished in natural woods; oak and walnut floors in parlor, hall and dining room; fireplace in library; every room has pleasant outlook; fine veranda; handsome stable, finished in hard pine, with box and single stalls; from one to forty acres go with this place; the lawn has large shade trees, and fine view of Mountains. This desirable property is situated in a beautiful village of stores, churches, hotels, golf links, etc.; 17 minutes' drive from Great Barrington. Will sell this fine property at a very reasonable price and on very easy terms. Address H. C. WOODIN, Box 54, Great Barrington, Mass.

NEW ROCHELLE

FOR RENT.—For winter season, fully furnished house, 15 rooms, 3 baths; all improvements; about 1 acre of grounds; stable, garden; rent $175 per month.

J. B. THILL,
30 EAST 42D ST. NEW YORK CITY.

NEW ROCHELLE.

A modern house of thirteen rooms has just been offered at the low price of $11,500 to insure immediate sale; present mortgage, $7,000; half mile from station; corner one block; beautiful lawn; location best in New Rochelle.

ASHFORTH & COMPANY, 11 EAST 42D ST.

FOR SALE.

12,000 acres land, both sides Southern Ry.; joining Pinehurst, N. C. property well watered; fine for peaches, pears, dewberries and all fruits; strong indications of oil in this land; natural gas and coal discovered in adjoining counties. Will sell part of it for $10 per acre or will form corporation with others on that basis. Do not ask for options. Write or wire

THE FRIX COMPANY,
Statesville, N. C.

THE RICHEST FARMS FOR SALE.—Where everything grows large in Southeastern Kansas, 115 miles south of Kansas City and 20 miles west of Missouri; prices away below their value. Maps and printed information. No trades. TILOS D. HUBBARD, Kimball, Kansas.

FOR SALE.—Ossining, Westchester County, house and seven acres; three miles from the depot. THOMAS LEARY, Ossining, N. Y.

FARM OF FIFTY (50) ACRES; 1½ miles from Croton-on-Hudson; well watered; fine river view. H. A. CONNELL, Jr., Ossining-on-Hudson.

CORCORAN MANOR.—Beautiful stucco house; plot 100x100; mortgage to suit; price $15,000. COOLEY & WEST, INC., Mount Vernon, N. Y.

ENGLEWOOD AND VICINITY REAL ESTATE. E. WEATHERBY & Co., Englewood, N. J.

Unfurnished Apartments to Let. | *Unfurnished Apartments to Let.* | *Unfurnished Apartments to Let.* | *Unfurnished Apartments to Let.* | *Unfurnished Apartments to Let.*

"MARKENFIELD,"

605-611 West 111th St., bet. Broadway and Riverside Drive.

The Finest Apartments on the West Side.

SUITES OF

four, five and six rooms and bath; every modern improvement; location the very best; just off Riverside Park and only one block from subway station at 110th st. and Broadway; pamphlet and further details on application.

4 rooms.....$50.00
5 rooms.....$65.00
6 rooms.....$75.00

APPLY ON PREMISES.

GIBBS & KIRBY, Agents, Broadway and 103d St.

43 FIFTH AVE.,
at North East Corner
of 11th St.,
A NEWLY COMPLETED
EXCLUSIVE
HOUSEKEEPING APARTMENT HOUSE.

Telephone 948 Gramercy.

ALPINE
55 W. 33d St.
BACHELORS
Apply to or Telephone Superintendent, 6121—38th.
1-2 Rooms, bath, heat, all night elevator, meals served in rooms if desired, telephone in each suite.
$350 to $1,200
ALPINE

SOUTHEAST CORNER
THE
FIFTH AVENUE
57TH AVE. and 55TH ST.
Apartments of 8 and 9 rooms, handsomely decorated, parquet floors throughout, plenty large closets, all outside rooms, ready for occupancy. Rentals, $1,800 to $2,100. Supt. on premises.

City Property to Let.

FOR RENT.
New American
Basement Dwellings
ABSOLUTELY FIREPROOF
SOUTH SIDE OF 74TH ST.
Between Central Park West & 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.

RENTS $5,000, $5,500, $6,000.
Booklet Sent on Application.
Size, 25x85x102.2
FIVE STORIES IN HEIGHT.
Caretaker at No. 67 West 73d St.
For particulars inquire of
CLARK ESTATES,
Corner of 87th St. No. 2381 Broadway.

48th St. bet. 5th & 6th Aves.
To rent, 4-story dwelling; medium size, in good order.
GEO. R. READ & CO.
60 Liberty St. (10946) 1 Madison Ave.

Real Estate.

ESTABLISHED 1867. INCORPORATED 1902
RULAND & WHITING COMPANY,
REAL ESTATE.
5 BEEKMAN STREET, N. Y. CITY.
BUSINESS PROPERTY A SPECIALTY.

$35,000
as permanent loan, first mortgage on high class improved property, worth $75,000. Principals only. Address "OWNER," Box 21, Tribune Office.

$2,500.—FIVE STORY AMERICAN FASEMENT private residence; fine condition; 248 West 105d st.; selling price, $35,000; seen by appointment with OWNER, 16 Water st.

City Property for Sale.

A Four Story Dwelling.
Handsome residential street, with 72d st. rear, near 5th ave.; sale essential to closing estate. ECKERSON & DAVIS, 280 Broadway.

Brooklyn Property for Sale.

TAYLOR'S TIPS ON REAL ESTATE.

One-family frame, 7 rooms and bath. Plot, 30x85. Special price, $3,500; cash, $900.

Plot, 35x115, with 2 one-family houses. Bargain. Price, $5,500; easy terms.

Two-story two-family brick, 11 rooms and baths; fine section. Price, $6,750; cash, $1,000.

One-family detached frame, on corner, 7 rooms and bath, all improvements; electric lights; fine location. Price, $5,250; cash, $1,750.

One-family Colonial Cottage, 14 rooms. Plot 70x100. Parquet floors, steam heat, gas, electric lights. Price, $13,000; cash, $2,500.

M. H. TAYLOR,
3923 New Utrecht Ave., Brooklyn. Phone 1469 Bay Ridge.
1831 Bath Ave. Phone 188 Bath Beach.
TAKE BOROUGH PARK & BATH BEACH "L."
OPEN SUNDAYS, 2 to 5 P. M.

Country Property to Let.

COUNTRY PLACE, SUBLET.—Party having leased for fall season country place, with shore frontage, in the town of Greenwich, Conn., will sublet furnished during months of September, October and November. For particulars address A. R. CLARK, 80 Broad st. Telephone 11-Broad.

Long Island Real Estate for Sale.

GENTLEMAN'S beautiful country place; 7 acres; new modern house; 14 rooms, gas, hot and cold water; 45 minutes from city; price $50,000. B. Z., Box 13, Tribune Office.

The LORINGTON APARTMENTS

THE FINEST EXAMPLE
OF MODERN APARTMENT HOUSE CONSTRUCTION.

Superb location, overlooking Park. Magnificent Housekeeping Suites of eleven and twelve rooms, 3 baths.

Ready for Occupancy Oct. 1.
NOW RENTING.
$3,250 to $6,000 Per Annum.
Apply to superintendent on premises.

Special Features: Refrigeration, Automatic Mail Service, Vacuum Cleaning System, Electric Light, all included in Rent.

Central Park West,
at Seventieth Street.

ROBERT T. LYONS, Architect. JACOB A. ZIMMERMANN, Builder.
Telephone 481 Columbus.

EXCLUSIVE APARTMENT,
Newly constructed.
74TH ST. WEST.
One apartment of 3 rooms, bath and kitchenette.
STUDIO APARTMENT.
Four rooms, bath and kitchenette.
LAWRENCE & WOLFF,
'PHONE 1024—PLAZA. 379 MADISON AVE.

NEW APARTMENTS.
Washington Heights, between High Bridge and Washington Bridge, facing the park, 2364 and 2366 Amsterdam ave., near 178th st.; Amsterdam ars, 8d ave. cars pass the door; subway station at 181st st.; steam heated and all improvements; rents, 4 rooms, $19 to $23; 5 rooms, $24 to $27; 6 rooms, $29 to $32.

To Let for Business Purposes.

A.— STORE
in the
SONOMA
APARTMENT HOUSE,
Northeast Corner
55TH ST. AND BROADWAY,
Suitable for
ANY BUSINESS.
Apply to SUPERINTENDENT, on premises.

TO LET---S. W. CORNER
GREENWICH AND VESTRY STS.
68,500 square feet, 119x80. Seven stories, two connecting buildings. Boiler, Engines, Dynamos, Shafting and Elevators. Wired for Light and Power; heated; fine light. Apply your broker or
James Pyle & Sons,
436 Greenwich St.

STUDIOS AND OFFICES TO LET
In BROADWAY STUDIO BUILDING, NO. 2231 BROADWAY, N. Y. Very desirable location. Subway station same block. 79th st. Steam heat and elevator. Apply to THOMAS DIMOND, No. 125 West 33d st.

40TH ST., 138, 142 EAST.—Short block east from Park ave. Murray Hill section; 7 and 8 rooms, with baths; tiled bathrooms, exposed plumbing, electric lighting, hall attendance, $900 to $1,200. Apply on premises.

Furnished Houses to Let.

NEW ROCHELLE.
Special chance for a gentleman to get a large house, furnished, with fine plumbing, electric light, open fireplaces, rugs, etc.; $3,000; never before rented. Apply 141 Liberty ave., New Rochelle, N. Y.

Furnished Apartments to Let.

BACHELOR APARTMENT, exceptionally well furnished sitting room, bedroom and bath; second floor, private house; occupied by owner; best service; telephone; references required. 12 East 9th st.

ARTISTICALLY FURNISHED APARTMENT, 7 rooms and bath; No. 36 West 59th st. Can be had October 1st. Apply on premises.

THE SONOMA
N. E. Corner
Broadway and 55th St.
HIGH CLASS
APARTMENT HOUSE.
A FEW DESIRABLE
8 and 9 Room Apartments
WITH 2 BATHS.
ALL MODERN IMPROVEMENTS.
REFRIGERATION, STEAM HEAT.
DAY AND NIGHT ELEVATOR SERVICE.
SUPT. ON PREMISES.

31 and 33 West 12th St.
An Apartment; modern, select
Seven rooms and bath.

A.— Established 1881.
WE ARE OFFERING
HIGH CLASS APARTMENTS,
FROM OCTOBER 1ST.
RENTS, $2,100 TO $6,000.
Apply
J. E. WHITAKER, 2,108 Broadway, at 74th St.

A.— LORING.
Entrance, 202 West 74th St.,
fronting Broadway, West 74th and Amsterdam ave.;
SIX AND SEVEN
large, light rooms and bath. Handsome Arcade Entrance.
FIRST CLASS SERVICE.
Apply on premises, or
J. E. WHITAKER, 2103 Broadway, near West 74th.

HOFFMAN ARMS
MODERNIZED.
MADISON AVE., 59TH ST.
7 to 18 Rooms.
UNFURNISHED. ONE FURNISHED.
Housekeeping or Restaurant.

SONOMA, BROADWAY and 55TH STREET.
Seventh floor; corner apartment; 10 rooms, 2 baths, 2 servants' rooms; open fireplaces and every improvement; southern exposure; present tenant subletting; low rent.
ASHFORTH & COMPANY, 11 EAST 42D ST.

674 EAST 197TH ST.
Three blocks west Bronx Park "L" station.
Eight large, light rooms, bath, pantry, latest improvements, in 2-family brick house; $45.

Real Estate Wanted.

WANTED, COUNTRY HOTEL,
From 50 to 100 rooms, all modern improvements; not over one hour from New York; to lease from November 1; expect to purchase in spring. Address, with full particulars, E. S. POTTER, 150 Nassau st., New York.

ALL KINDS properties to rent, sell, manage, insure; rent collections, managing estates a specialty. CYRILLE CARREAU, Agent, 796 6th ave., 45th.

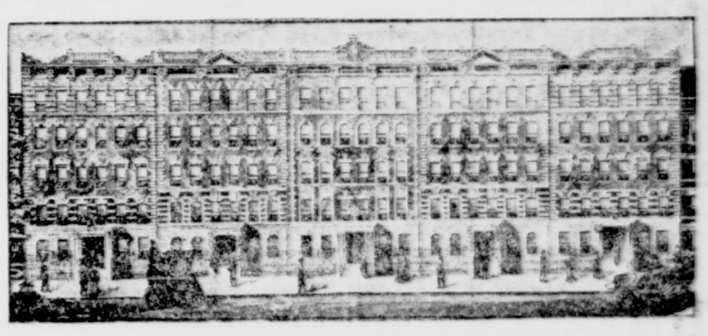
SCULPTOR'S STUDIO WANTED. BRENNER, 107 2d ave.

The Central Park View
APARTMENT HOUSE
Eighty-sixth Street and Central Park West.

Elegant housekeeping suites of 7 to 11 rooms, with 2 and 3 baths. Every detail as to finish and for house service carried out to the highest degree.

READY FOR OCCUPANCY OCTOBER 1st.
Rentals: $2,000 to $4,000.
Resident Superintendent on the Premises.

Gotham Building and Construction Co.,
Owners and Builders. Telephone No. 5300 River.



HANOVER MODEL APARTMENTS.

Nos. 127 to 135 Sherman Avenue, Dyckman Park, Borough of Manhattan. 35 minutes to City Hall by Kingsbridge Subway Express Trains. High Class Apartments in Three, Four and Five Room Suites. Rentals $18.00 to $32.50 per month, including Steam Heat and All Modern Improvements.

These apartments furnish the great desideratum to Home-Seekers, viz.:—Moderate Rentals, Private Residence Appearance, Charming Location, Freedom from Tenement House Discomforts, Quick Access to the Business Section of the City and Refined Class of Tenants. Must be Seen to be Appreciated. Now open for Inspection.

Rent free until November first to desirable tenants who apply prior to September 30.

Illustrated Booklet on application at the premises, or to the HANOVER REALTY & CONSTRUCTION COMPANY, Owners, Room No. 1013 Annex, 20 Broad street.

THE LANGHAM
Covering the Entire Block Front on
Central Park West, 73d to 74th Street,
IS NOW READY FOR OCCUPANCY.
THESE NEW HOUSEKEEPING APARTMENTS
in this new fireproof structure, planned and erected under the supervision of Messrs. Clinton & Russell, Architects, are an evolution of the highest type of private dwellings, excelling in appointments and decorative effects anything heretofore built. Leases from October 1 next now being made. Suites of 11 large and light rooms and three baths; refrigeration, safe deposit vaults, pneumatic vacuum cleaning, mail posting and automatic mail delivery.

Rentals $4,500 and upward.
Apply to Superintendent, on Premises.

MENDELSSOHN BUILDING.
Bachelor Apartments.
113 WEST 40TH ST., NEAR BROADWAY.
Several desirable Apartments, consisting of two rooms and bath, to rent from October 1st. The rental of these apartments includes electric light, heat, care of the suites, and continuous elevator service.
Apply at building or at the Office of the CLARK ESTATES, 2381 Broadway, corner of 87th St.

751 FIFTH AVE.
Apartment for rent, 3 extra large rooms and bath; electric light, steam heat.
GEO. R. READ & CO.
60 Liberty St. (10911) 1 Madison Ave.

Brooklyn.
Lafayette Ave., Cor. Ryerson St.,
Brooklyn. Two choice CORNER apartments, 6 and 7 rooms, with bath, steam heat, hot water, electric lights, gas range; opposite Adelphi st. Janitor on premises.

Georgean Court
Fronting on Central Park,
SOUTHWEST CORNER 60TH ST. AND CENTRAL PARK WEST.
Family Apartments of
10, 12 all light rooms, 2 and 3 baths; convenient to all car lines; building is thoroughly fireproof; contains all modern improvements, elevators, &c.
RENTS $3,200 TO $4,600.
Apply to Superintendent, on premises, or to
SLAWSON & HOBBS,
284 Columbus Ave.

Park Madison,
Madison Ave., S. E. cor. 28th St.
Facing Madison Square;
unusually bright, attractive Apartments; extra large rooms and baths; attendance, etc.
GEO. R. READ & CO., Agents,
1 MADISON AVE. (10958) 60 LIBERTY ST.