REALTY MARKET IMPROVED.

TRADING IN LARGE PARCELS A FEATURE LAST WEEK.

Two Sales Affecting Property Valued at Over $500,000 Reported—Buyers Quickly Found for Auction Offerings.

A marked improvement in the real estate market was plainly noticeable last week. At this season of the year there are usually few big deals. Last week a large number of important transactions were reported, and the budget of auction sales was not only big, but attractive to investors.

Trading was scattered. The features of the business of the week were two transactions involving property valued at over $500,000, a $225,000 Wall st. sale, several interesting sales in the midtown section and a $300,000 6th ave. lease. The principal deal of the week was the sale by the McVickar-Gaillard Realty Company for the Central Realty Company (Todd Brothers) of the Bismarck, an eleven story fireproof apartment house in course of construction at the northeast corner of Broadway and 101st st., fronting 126.10 feet in Broadway and 100 feet in 101st st.

The Bismarck will be one of the highest class apartment houses on the West Side. A number of the most expensive apartments have already been rented from the plans. The store floor is rented for a long term of years to Park & Tilford. The purchase price was $850,000. Mrs. J. M. Livingston is the buyer.

A big Bronx deal was the sale by the Jackson estate of a tract of thirty-six and one-half acres fronting in Fort Schuyler Road at Throg's Neck. It lies between the Bruce Brown and Havemeyer tracts. It was sold by Risse, Veit & Fleisch to the Jackson Estate Development Company, which owns the Bruce Brown, Coster and Havemeyer parcels.

John G. Agar increased in the week his downtown holdings by the purchase of a four story building, on a plot 43.10x41.4 feet, at the southwest corner of Wall and Water sts. The parcel adjoins the Orient Building, which Mr. Agar bought last December. Douglas Robinson, Charles S. Brown & Co. were the brokers in the sale. With this purchase Mr. Agar owns the entire block front on the south side of Wall st., between Pearl and Water sts. The asking price for the four story building parcel was $225,000, and it is understood that the premises changed hands at that sum.

In the central or midtown section of the city, in which M. & L. Hess have been prominent for many years, two important deals were the sale by the Lincoln Trust Company, as trustee, for the Gardner estate, of No. 50 West 21st st., a four story dwelling house, on a lot 25x92 feet, and of No. 48, a four story dwelling house, adjoining, on a lot 25x92 feet, by the Oothout Realty Company.

The Stuyvesant, a seven story elevator apartment house, on a plot 53x120 feet, at the southeast corner of Livingston Place and 17th st., figured in a $500,000 deal. The apartment house occupies a plot 53x120 feet. The Berman Realty Company sold the apartment house for Isaac Polstein. In part payment Mr. Polstein took the three six story new law houses, on a plot 100.11x100 feet, at the southwest corner of 101st st. and 1st ave.

Pease & Elliman sold for Hellner & Wolff No. 34 West 91st st., a four story and basement dwelling house, on lot 18x100.8½ feet, to a client for occupancy.

S. Osgood Pell & Co. were the brokers in the 6th ave. lease. They leased for the Schachtel estate Nos. 279 and 281 6th ave. for a long term of years, at an aggregate rental of about $300,000. The tenants will occupy the entire upper floors for the manufacture and sale of moving pictures and their machines in all its branches. They will sublet the ground floor. Owing to the agitation against the moving picture theatres, the lessees were of the opinion last week that a New York office would probably not be a paying venture. As the agitation seems to have subsided, they were willing to lease this property.

Schiefflin & Co. bought last week the plot, 83.3x98.9 feet, at the southeast corner of Pearl st. and Peck Slip. The firm will erect on the site a large building for its own use. On one of the old buildings on the plot is a tablet placed there in 1904 by the Society of Mayflower Descendants, recording the fact that Isaac Allerton, one of the Mayflower's passengers, lived on the premises after his removal to New Amsterdam. This tablet will be preserved on the front of the new building.

Horace S. Ely & Co. sold last week for Harry M. Austin Nos. 583 and 585 Park ave., a four story brick garage, on a plot 50.5x100 feet, to Abraham B. Cox and another person, who also own Nos. 587 and 589, adjoining. They now control a plot 100.5x100 feet.

Felix Fittichauer sold for A. Guthman & Co. Nos. 237 and 239 West 107th st., a six story elevator apartment house, on a plot 50x100.11 feet, to Mrs. Carrie Herzig. In part payment Mrs. Herzig gave No. 208 West 126th st., a four story dwelling house, on a lot 20x99.11 feet.

Charles W. Smith sold for Ottinger Brothers and I. S. and M. S. Korn No. 138 East 14th st., extending to No. 135 East 13th st. The parcel has a frontage of 20.10 feet in 14th st. and 25 feet in 13th st.

George W. McAdam sold Nos. 229 and 231 West 50th st., old buildings, on a plot 48x98.9 feet. The buyer is a large publishing firm, which will erect on the site a seven story building for its own use.

A. L. Mordecai & Son and Samuel H. Stone sold for Samuel Mandel to Jacob Axelrod the plot at the northwest corner of Morningside ave., west, and 118th st., fronting 100.11 feet in the avenue by 150 feet in the street. Two six story elevator apartment houses will be erected on the site.

Pehlieman & Schwegler sold for Maud E. Molloy the Ackerly, a seven story apartment house, Nos. 241 and 243 West 101st st. It occupies a plot 60x103.2 feet.

J. Clarence Davies sold for August Jacobs to Thomas Kennedy, president of the Sagamore Club, No. 1930 Morris ave., a three story brick dwelling house, on a lot 20x100 feet. It is one of a row of new houses.

Louis J. Pooler sold to W. H. Murphy a plot of thirteen lots at the northeast corner of Brook ave. and 159th st., extending through to St. Ann's ave. The plot has a frontage of 190.9 feet in Brook ave., 154.4 feet in 159th st. and 75.4 feet in St. Ann's ave. The asking price was $100,000.

William H. Rosenblatt and Fleck & Brown sold for Samuel Strasbourger to Hyman Horwitz and Levy & Weinstein the seven story elevator apartment house, on a plot 100.8x90 feet, at the southeast corner of 96th st. and Park ave.

J. Clarence Davies sold for the Jerome Avenue Realty Company a plot of three lots on the east side of Grand ave., 130 feet south of 181st st., to the Church of God Missionary Society, whose home is at No. 2450 Grand ave. A mission house will be built on the site.

Emery and Jefferson Seligman bought through L. J. Phillips & Co. from Max Marx a two story garage and business building, No. 510 to 518 West 145th st., on a plot 100x100 feet. This is an investment purchase.

Isaac Portman resold No. 147 West 143d st., a six story flathouse, on a plot 37.6x99.11 feet, to A. Johnson, through E. H. Ludlow & Co. Also resold through Dessauer & Co. No. 210 East 63d st., a four story tenement house, on a lot 25x100.5 feet, to Jacob Brothers. Mr. Portman also resold No. 534 West 159th st., a five story tenement house on a lot 25x103.3 feet, and No. 77 East 113th st., a five and one-half story tenement house on a lot 27x100.11 feet. Rae Roll was the buyer of the 113th st. house. Mr. Portman bought from Rosa Spiegel Nos. 438 and 440 East 117th st., a six story new law house, with stores, on a plot 37x100.10 feet.

Shaw & Co. sold for Mrs. Z. C. Price No. 9 Mount Morris Park West, a four story and basement brownstone dwelling house, 20x65 feet, with extension of 100 feet, to a purchaser for occupancy.

The Acropolis Realty Company (Baum & Liebesman) sold for a client the five story cold water quadruple tenement house, on a plot 30x100 feet, No. 229 East 127th st., to B. Columbo, as an investment. This is the first sale of the property in twenty years.

The State Bank sold to Hugo Cohn the Onyx Court, a six story elevator flathouse, Nos. 193 and 195 2d ave., northwest corner of 12th st., on a plot 61.3x90 feet. The property was to have been sold yesterday by Joseph P. Day.

Fleck & Brown and W. H. Rosenblatt sold last week for Hyman Horowitz to a builder, a plot, 167x125 feet, at the northeast corner of Bradhurst ave. and 151st st. He will erect on the premises four six story elevator apartment houses.

TO IMPROVE LENOX AVE. HOTEL.

Plans have been filed for remodelling the five story apartment hotel on the east side of Lenox ave., from 113th to 114th sts., the improvements, including the installation of ground floor stores, to be made for the Sphinx Realty Company, at a cost of $100,000, and for making over the four story and basement dwelling house No. 41 West 36th st. for business uses for the Clinton Realty Company as new owner, the improvements to be made for Williams Barnard as owner.

A $900,000 BROADWAY PROJECT.

Plans have been filed for a twelve story apartment house, to be built for the Broadway and Cathedral Parkway Realty Company, at the northwest corner of Broadway and 110th st. It will have a frontage of 99 feet in Broadway and 165 feet in the street, and will have accommodations for 63 families. It is to cost $400,000. The architects are House & Sloane.

SALE OF SEVEN BROOKLYN PARCELS.

A. J. Murphy has sold for S. W. Winn to W. H. Links a plot 40x100 feet, on the south side of 42d st., between 12th and Forth Hamilton parkways, Brooklyn; for Emerson Bentley to G. L. Pepper, a plot 20x100 feet, on the north side of 43d st., 94 feet west of Fort Hamilton Parkway; for Borough Park Company to W. R. Mohr, lot No. 59, in block 14, map of Borough Park; thirteen lots on the easterly side of New Utrecht ave., between 79th and 80th st., to a Boston investor, and for A. H. Mehn to A. A. Haasse, plot 25x100 feet, on the north side of 42d st., 90 feet west of Fort Hamilton Parkway.

Theodore Merkt, jr., has bought two lots on the east side of Hancock st., near Freeman ave., Brooklyn, from the Bell estate, and has resold same to a Mr. Carroll; also bought three lots on the east side of 11th av., near Broadway, Brooklyn, from the Koch estate, and has resold same to investors, who will erect two five story flathouses on the premises.

MAY BUY ASTORIA LOTS.

Land Suitable for Model Tenement Houses.

Dr. Elgin R. L. Gould, president of the City and Suburban Homes Company, visited last week the new East River Park, with a view to building in Astoria, facing the park and the river, a group of the model tenement houses which the company has made so successful in Manhattan under Dr. Gould's management. The company earned $132,440 last year, and now has a surplus of $119,105, besides unissued stock to the amount of $1,130,500, which is not difficult to market, as it pays 4½ per cent regularly, year in and year out, and its assets greatly exceed its liabilities.

The company is planning a new building operation. In looking for a favorable site Dr. Gould has been much impressed with the blocks in East River Heights, facing the new park. The location affords great advantages in the way of healthy surroundings and good air, and is easily reached even now from Manhattan, while the new bridge and tunnels will practically make it a part of Yorkville, where a large site would cost Dr. Gould's company ten times as much. All the lands bought by the company in the past have enhanced in value since their purchase, and its policy is to seek locations where similar advances may be depended upon, so that Astoria naturally appeals to its management very strongly. Dr. Gould has opened negotiations with the Rickert-Finlay Realty Company, owners of East River Heights, and it is said to be probable that a deal between the two companies will be closed in the near future. Considerable building is now under way in Astoria, but there is no likelihood that the builders will catch up with the demand for cheap accommodations for a long time to come. The plans of the City and Suburban Homes Company may, however, assist materially in relieving the situation.

ACTIVITY AT RICHMOND HILL SOUTH.

The B. N. Dawley Real Estate Company reports the following sales at Richmond Hill South: To A. C. Sievers, west side of Hamilton ave., 295 feet south of Metropolis ave., 40x100 feet; J. J. Fielder, west side of Briggs ave., 180 feet north of Sutter ave., 40x100 feet; George M. Haley, north side of Sutter ave., 48 feet west of Church st., 40x100 feet; Adam and Lottie Deifenbach, east side of Walnut st., 300 feet south of Liberty ave., 40x100 feet; Dr. D. B. Pindar, west side of Hamilton ave., 300 feet north of Metropolis ave., 40x100 feet; Annie and John Duke, east side of Hamilton ave., 260 feet north of Metropolis ave., 40x100 feet; E. J. Gorman, west side of Stoothoff ave., 240 feet south of Liberty ave., 40x100 feet; D. Christopher, west side of Church st., 340 feet south of Liberty ave., 40x100 feet; George H. Simpson, east side of Stoothoff ave., 180 feet south of Liberty ave., 120x100 feet; James Coyle, south side of Arthur ave., 40 feet east of Briggs ave., 40x100 feet; J. M. Henderson, south side of Alden ave., 40 feet west of Quinn ave., 40x100 feet; J. T. Menger, west side of Quinn ave., 180 feet north of Arthur ave., 40x100 feet; E. G. Woodford, east side of Lefferts ave., 120 feet north of Arthur ave., 40x100 feet; Charles Stahlschmidt, south side of Alden ave., 40 feet east of Quinn ave., 60x100 feet; C. M. Kochian, east side of Spruce st., 80 feet north of Old South Road, 40x100 feet; H. Beastron, west side of Church street, 260 feet north of Alden ave., 40x100 feet; S. H. McLaughlin, west side of Lefferts ave., 240 feet north of Arthur ave., 40x100 feet; C. B. McLaughlin, west side of Lefferts ave., 280 feet north of Arthur ave., 40x100 feet; C. V. Smith, west side of Lefferts ave., 240 feet south of Alden ave., 40x100 feet; R. Conrad, east side of South Vine st., 175 feet north of Alden ave., 25x100 feet; M. Dwyer, southwest corner of Birch st. and Alden ave., 40x100 feet; Thomas Fisher, south side of Arthur ave., 40 feet west of Quinn ave., 40x100 feet; J. J. Coughlin, west side of Church st., 160 feet south of Alden ave., 40x100 feet; M. J. McCarthy, west side of Church st., 100 feet south of Alden ave., 60x100 feet; William J. Fletcher and Wilhelmina B. McEwen, west side of Birch st., 280 feet north of Arthur ave., 40x100 feet; Harry W. Holbrook, north side of Old South Road, 60 feet east of Birch st., 20x80 feet; Vincent J. Reade, north side of Old South Road, 40 feet east of Birch st., 20x100 feet; Harry B. Lombard, east side of Lefferts ave., 240 feet north of Arthur ave., 40x100 feet.

MORE EAST RIVER HEIGHTS SALES.

The Rickert-Finlay Realty Company has sold in East River Heights to Alfonso La Greca the plot, 20x100 feet, on the east side of Goodrich st., 60 feet north of Woolsey ave.; to Joseph Franceschini the plot, 19x97 feet, on the north side of Hoyt ave., 100 feet west of Van Alst ave.; to Thomas B. Whithead the plot, 20x100 feet, on the east side of Barclay st., 24 feet south of Murson Place; to Herman Edelstein the plot, 40x100 feet, on the north side of Astoria Place, 120 feet east of Van Alst ave.

Also, in Broadway-Flushing, to Philip W. Hublitz the plot, 40x100 feet, on the west side of 26th st., 60 feet south of Franconia ave.; to Claus Schlatter the plot, 20x100 feet, on the southwest corner of Station Road and 24th st.; to L. Chezar the plot, 40x100 feet, on the west side of 27th st., 60 feet north of Cypress ave.; to John Sundermann the plot, 20x100 feet, on the southeast corner of Station Road and 24th st.

Also, in Douglas Manor, to A. Goldstein the plot, 80x100 feet, on the northeast corner of Cherry st. and Circle Road; to Frederick Muller the plot, 80x100 feet, on the north side of Park Lane, 285 feet east of Centre Drive.

NEW HOME FOR HUDSON GUILD.

Plans have been filed for a five story and basement clubhouse to be built at Nos. 436 and 438 East 27th st. for the Hudson Guild, of which Charles Lieberman is president, and which is now at No. 252 West 29th st.

It will have a frontage of 50 feet and a depth of 85 feet, with a façade of brick, trimmed with limestone and terra cotta. The basement will contain a workshop and bowling alleys. On the main floor will be clubrooms for girls and the library, in addition to the offices. Kindergartens will occupy the second floor, classes and a ballroom the third story and a general clubroom the fourth floor, the fifth floor being fitted with a gymnasium, with a gallery. The building is to cost $60,000. Charles Volz is the architect.

BUILDING AT BAYSIDE-PLUSHING.

Work on the Bayside-Flushing development of the McKnight Realty Company, at Bayside, is well under way. A large part of the development work has already been completed. Part of the 100-foot Boulevard, starting from the railroad station, is finished, and almost all of the sidewalk has been laid and macadam work is going on rapidly on a large number of the streets. The improvement work on some of the blocks is entirely finished.

The double track of the Long Island Railroad, from Flushing to Port Washington, was begun last week, and a part of the track laid at Bayside. As soon as the double track is completed the road will be electrified, and it is expected that the electric power will be used next fall.

The New York & Queens County Railroad Company have secured practically unanimous consent for the extension of their line from Flushing to Bayside by way of Broadway. This gives the Bayside-Flushing property a frontage on the trolley line of about a mile.

More than thirty houses are in course of erection on the Lawrence Manor property of the McKnight Realty Company, which was placed on the market last summer. The significant feature of this building development is that all of these houses, with the exception of two, are being built by lot purchasers for their own homes.

Ground was broken yesterday for the dwelling house of J. C. McKnight, of the Bayside-Flushing Company. The house is to be built at Stewart avenue and Palace Boulevard, Bayside-Flushing. The house is of the Colonial design and will cost $15,000.

The McKnight Realty Company report the following sales on their Lawrence Manor tract at Bayside, Queens Borough: To M. J. Wyatt, lots 22, 23 and 24, fronting in 1st st., price $1,875.

On Vista Lawn tract at Bayside: To J. Clarke, lots 7 and 8, fronting in Maxwell ave., $800; D. Goodman, lots 48 and 49, fronting in Maxwell ave., $950; W. Mount, lots 16 to 19, fronting in Titus st., $1,150; S. W. A. Carrington, lots 1, 2, 3 and 4, fronting in Maxwell ave., $1,750; W. E. Brigg, lots 9, 10 and 11, in Maxwell ave., $1,215; H. W. Thomas, 5 and 6, fronting in Maxwell ave., $800; T. H. Sheen, 22 and 23, fronting in Vista ave., $1,000; A. Hess, 46 and 47, fronting in Maxwell ave., $800.

At Murray Heights, Flushing: To B. Dooley, lots 9 and 10, fronting in 29th st., $900; P. J. Pawl, 7 and 8, fronting in 29th st., $900; P. J. Burns, 20 to 24, fronting in State st. and 25 to 58, fronting in 29th st., $8,550, and to C. F. Wolf, 33 to 51, fronting in 30th st., $8,550.

BUSINESS STRUCTURE IN A TRADE.

A. B. Mosher & Co. have sold for the Madison Square Mortgage Company No. 165 West 23d st., a five story business building, on a lot 22x112.6 feet. In part payment the Madison Square company takes No. 311 West 116th st., a five story double flathouse, on a lot 25x100.11 feet.

THREE FLATHOUSES IN AN EXCHANGE.

Mrs. Mary McCarthy has sold to Philip Englander No. 232 East 118th st., a six story tenement house, with store, on a lot 21x100.11 feet. She takes in part payment Nos. 1017 and 1023 Washington Square, two three story frame tenement houses, each 25x100 feet.

Mrs. M. Perlman has sold to Jerome J. Wilson Nos. 202 and 204 Allen st., two three stroy tenement houses, on a plot 42.5x50 feet. She took in part payment Nos. 12 and 14 Oak Terrace, two two story frame dwelling houses, on a plot 50x100 feet.

TRANSACTIONS IN REALTY.

Pehlemann & Schwegler have sold for Lydia J. Jenkins to a client the Brittany, a six story high class elevator apartment house, No. 241 West 102d st. It occupies a plot 50x100 feet.

Leroy Coventry has sold No. 323 West 90th st., a three story dwelling house, on a lot 17.6x100.8 feet.

The Equitable Realty Company and Finney & Matthews negotiated the trade by which ex-Judge Rufus B. Cowing became the owner of the apartment house at the southwest corner of Claremont ave. and 119th st., giving in exchange to Robert Ferguson & Sons the six dwelling houses, Nos. 534, 536, 560 to 564 and 570 West 161st st.

William Stonebridge has sold through the Associated Board of Brokers of New Rochelle a two and a half story frame dwelling house, on a lot 50x100 feet, in Liberty ave., New Rochelle, to H. Gerald Chapin.

Smith & Phelps have sold the four story double flathouse No. 741 East 142d st., 25x100 feet.

Henry Nechols and Samuel Blumenstock have sold to Mrs. G. Brownson, Nos. 331 and 333 West 60th st., two five story tenement houses, on plot 50x103.3 feet.

Emily Gerhardt has sold to Landsman & Berkowitz No. 331 East 14th st., a six story tenement house, on lot 25x103.3 feet.

Abraham Davis has sold to August Jacobs the plot, 75x100 feet, on the west side of Whitlock ave., 100 feet south of Longwood ave.

Ponter & Crawford have sold for Edward A. Arnold four lots on Kingsbridge Road, running through to Kingsbridge Terrace, east of Heath ave., to the Fordham Realty Company, which will erect dwelling houses.

A. Shatzkin & Sons have sold No. 687 Union ave., a two family house, on lot 20x100 feet; also, to Thomas Soldo and Caterina Beneventi a lot, 25x145 feet, on the south side of 213th st., 106 feet west of 4th ave.; also, to Nicola and Giovanni Spinelli a lot, 25x100 feet, on the east side of Maple ave., 125 feet east of 213th st.; also, a lot, 25x100 feet, on the west side of Carlisle Place, 100 feet south of 213th st.; also, a plot, 50x100 feet, on the north side of 214th st., 225 feet west of Tilden ave.

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

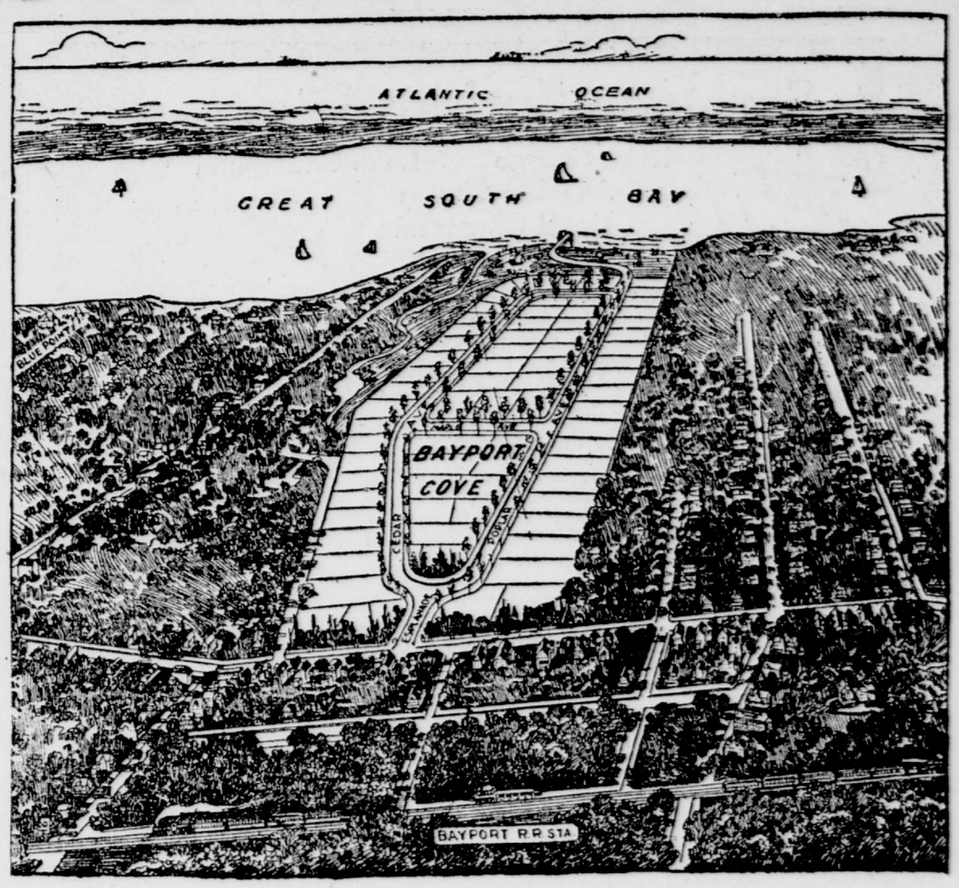
VILLA PLOTS AT AUCTION

In the Heart of

Millionaire Colony.

W. K. Vanderbilt's "*Idle Hour*" estate marks the westerly boundary of that portion of the famous "South Shore" of Long Island, from which stretch, eastward, the great *Bourne, Roosevelt* and other like estates and enormous Club preserves. It is very seldom that the general public has an opportunity to break in on this *choice waterfront property*, most of it having long since passed into the hands of millionaire owners because of the opportunities for various aquatic sports, for bathing, both in still water and in the surf, for ice-boating in the Winter, and for duck shooting in season. Peculiar interest attaches, therefore, to the **auction sale** of the beautiful tract of land known as **"BAYPORT COVE,"** situated in the HEART of the Village of Bayport, and stretching from the famous *Merrick Road*—the greatest automobile road in the country—to the waters of the *Great South Bay*. With all its natural beauty and charm, the property is only TWO short blocks from the Bayport Railroad station. It will be sold by John L. Parish, Auctioneer, at *absolute, unreserved* auction in 76 plots, each about 100 by 150 feet (making about seven and one-half City lots for each plot), **ON THE PREMISES, ON SATURDAY, JULY 6th, 1907, at 2.30 P. M.**

The terms of sale are *so easy* that only a *few hundred dollars* will be necessary to secure title to any plot, the vendors agreeing to take payment for the balance in the form of mortgages. This opportunity for people of refined tastes to locate in the **IDEAL SUMMER HOME SECTION** of the entire Atlantic seaboard, on the *Great South Bay*, seems *unprecedented* in *attractiveness*.



Particulars, *transportation for the day of sale*, and maps may be obtained by addressing Department "L,"

Bankers' Realty and Security Company, Owners, Times Building, 42d St. and Broadway, New York.

BRYAN L. KENNELLY,
AUCTIONEER,
will sell at auction on
Monday, July 8, 1907,
at 12 o'clock noon at the
Exchange Salesroom, 14 Vesey st., N. Y. City,
a Handsome Country Home, No. 91
South Highland av.,
OSSINING, N. Y.,
overlooking Hudson River; three story brick and frame house, 22 rooms; all modern conveniences; stable, gardener's house, &c.; restricted neighborhood; place contains 6 acres; all highly cultivated; near N. Y. C. R. R. station; frequent trains.
TERMS EASY.
Maps and further particulars at Auctioneer's offices, 156 Broadway, N. Y. City; telephone 1547—Cortlandt.

Real Estate.

RULAND & WHITING COMPANY.
REAL ESTATE. Downtown business property our specialty.
5 Beekman Street, N. Y.

City Property for Sale.

AT $23,000.
An opportunity to purchase a bargain; NO. 69 WEST 83D ST., BETWEEN CENTRAL PARK WEST AND COLUMBUS AVE., four story, high stoop, private house; brownstone and brick front, foyer hall; laundry and butler's pantry extension; lot 16.8x102.2; open plumbing; parquet floors; entirely redecorated; possession. Caretaker on premises, or N. L. & L. OTTINGER, Room 602, 31 Nassau st.

HOUSE FOR SALE.—
Two large four story and basement private dwellings, convenient to Riverside Drive and Central Park; suitable for a select private school or sanitarium.
ASHFORTH & CO., 11 East 42d st.

Furnished Apartments to Let.

TO LET, for 3 months or longer, 4 nice rooms, furnished; no board; commuting distance to city; terms reasonable. A. B. K., Bardonia, N. Y.

Unfurnished Apartments to Let.

HOFFMAN ARMS,
Madison Avenue and 59th Street.
Select patronage. Sunny apartments, 5 to 18 rooms, with kitchens. Restaurant in the building. Prices $1,200 to $3,000 a year. Select your apartment before leaving for the summer.
APARTMENTS FOR SALE ON THE CO-OPERATIVE PLAN.

257 WEST 69TH ST.—Single flat, 7 rooms and bath; heat, hot water; 20 feet wide, 87 feet deep. Janitor.

4 AND 5 ROOM APARTMENTS.—All latest improvements; near subway and elevated road; rents $18 to $24. Inquire LOUIS GRIMM, 790 E. 148th st., or janitor.

Apartment Hotels.

HOTEL NARRAGANSETT,
93D ST. AND BROADWAY.
EXPRESS SUBWAY STATION.
Ten minutes from theatre and shopping districts. A fireproof hotel in a delightfully cool location, overlooking the Hudson.
1, 2, 3 ROOM SUITES, WITH BATH, FURNISHED OR UNFURNISHED; LARGE CLOSETS.
Excellent Cuisine. **American & a la Carte.** References required.
EDGAR BRONK, Prop.

Furnished Houses to Let—Country.

Cottage at Lake George.
10 ROOMS, 2 BATHS, fully furnished, electric light and hot water supply, on grounds of
Fort William Henry Hotel
Can be rented now for season.
W. P. CHASE, Grenoble Hotel, 56th st. & 7th av.

TEN ROOM FURNISHED COTTAGE, at Green's Farms, Conn., with stable, beautifully situated on North Shore, Long Island Sound, five minutes' walk from station; rent, $1,000 the season. RAYMOND BROS., South Norwalk, Conn.

FURNISHED COTTAGE to rent, at Klamesha Lake, Sullivan County, N. Y.; 10 rooms and bath; all improvements; boating, bathing, fishing, golf, tennis, bowling alleys all near by. D. S. YEOMAN, 312 Macon st., Brooklyn.

FOR rent, furnished, desirable, comfortable cottage; all improvements; splendid location, view, shade; low rates; immediate possession. Owner, Box 251, Bernardsville, N. J.

MONTCLAIR, N. J.—Modern house, ten rooms, all improvements; large lawn, fine shade, fruit and garden. $100 for season. Address C., Box 31, Tribune Office.

COTTAGE FOR RENT.—At Seal Harbor, Maine; unexpectedly for rent; the very attractive little furnished cottage "Wayside." Terms reasonable. GEORGE L. STEBBINS, Seal Harbor, Maine.

FOR RENT.—In Stonington, Conn., for summer of 1907, modern dwelling, 12 rooms, furnished; large stable; ocean view and first class in every detail.
D. B. SPALDING, Agent.

Country Property for Sale.

A Few More Lots
$300.00
"Blossom Heath"
On Palmer Ave. Trolley,
MAMARONECK, N. Y.
In the Right Place for
Homes or Quick Profits??
Daymon & Boyd
220 Mam. Ave., Mamaroneck, N. Y.

Canada—Province of Quebec.
For sale, at a bargain, the beautiful estate "Villa mon repos," on the Intercolonial Ry., consisting of large, comfortable dwelling, 300 acres of fine land and a lake teeming with speckled trout. A most delightful retreat for health and recreation.
AUSTIN FINEGAN, 35 Nassau St.

EAST ORANGE—FOR SALE.
TWO-FAMILY—18% INVESTMENT.
Elegant new two-family house, just completed, near East Orange Station; 14 rooms and 2 baths; steam heat; separate entrances; handsomely decorated; surrounded by strictly private dwellings; will rent for $864 per year; price, $7,600; only small amount cash needed.
EXTRA CHOICE ONE-FAMILY.
Eight rooms and bath; steam heat; butler's pantry; large reception hall; gas and electric light; extra toilet in cellar; handsomely decorated; three minutes from "Brick Church Station"; price, $7,800; only small amount cash needed. WILLIS, "Builder," 107 St. Felix st., B'klyn.

FOR SALE.
Finest place on Connecticut Shore; six acres, large house (Colonial), barn, icehouse; fish pond stocked; all conveniences. Whoever wants a fine seashore place will like this. For particulars address P. O. Box 609, New Haven, Ct.

FOR SALE.
Suitable for Seminary, Home or Asylum,
Monmouth County, N. J.
five story Hotel, containing over 150 rooms; passenger and freight elevators, electric light, radiators in rooms and halls; engine house containing two boilers and two dynamos; about 19 acres of land. For particulars apply to EDWARD C. MARTIN, 95 and 97 Liberty st., New York.

SOUTH ORANGE, N. J.—For sale, $18,000, cost over $27,000, four acre home on slope of Orange Mountain at Mountain station; 14-room house, broad verandas, stable, garden, trees, view; quiet, refined neighborhood; high, healthy situation. Apply MERCER, 28 White st., New York.

AN IDEAL residence, 9 rooms, bath, gas, city water; barn; 20 minutes walk to St. George ferry; 75x215; $10,000. FRED AHERN, 44 Court st., Brooklyn.

ANY ONE LOOKING for $17,000 private residence, one block from subway, on Washington Heights, that combines ideal living with exceptional investment on favorable terms can have full particulars from H. CALKINS, 27 East 22d st.

FARM FOR SALE, 326 acres; large dwelling, tenant house; high elevation; barns, all first class; pretty view; buildings worth $20,000; price $30,000, one-half cash. A. D. SMITH, Croton Falls, N. Y.

FOR SALE.—Special bargain, Mountain Park Farm; a beautiful summer home, 50 acres good land; plenty of fruit and wood; fine view; mail and telephone pass the house; large house, painted and blinded; 10 ft. veranda on three sides of house; ample barns and outbuildings; water power and shop; all for $1,200. Write soon. FRANK H. BAKER, Stafford Springs, Conn.

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900 ACRES AT $40 AN ACRE,
located between Port Jefferson and Middle Country road; an elegant opportunity to buy a large tract of acreage cheap.
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ATTENTION! JUNE BRIDES AND GROOMS, ATTENTION! A beautiful home for only $4,950. New Queen Anne cottages, 7 large, light rooms, parquet floors, all the latest modern improvements; furnace; only 5 minutes' walk to Brighton Beach "L" (Newkirk Ave. station), one block to trolley; 30 minutes to Manhattan; convenient to churches, stores, etc. An ideal home! Why not start housekeeping in one of these beautiful cottages and own your own home? Small amount down; balance monthly instalments. WM. F. MEYER, 781 Coney Island Ave., Brooklyn, N. Y., between Aves. C and D. Smith St. and Franklin Ave. cars pass the door. Open Sundays.

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SUBLET AT CONCESSION
Very Desirable Light Offices
290 Broadway.
Outside rooms in Dun Building, facing on Broadway and Reade St.; 2,010 square feet of floor space, divided to suit tenant. Inquire American Real Estate Company, 527 Fifth Ave.

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BARGAIN IN FLATBUSH.—10-room house, hardwood trim, in good neighborhood, near Newkirk ave. station Brighton Beach Railway; cellar furnace; lot 40x101; terms easy. Apply on premises, H. C. RYON, 887 East 19th st., near Newkirk ave.

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ADIRONDACKS.
CAMP TO RENT for the season, on Spitfire Lake, near Paul Smith's; 14 acres, with large frontage on lake; has eight frame houses, four large tents; icehouse with three cooling rooms; beautiful well water; boathouse, with boats; blankets, comfortables, linen, bedding, china, glass, kitchen utensils, furniture, curtains, rugs, etc.; everything in good order. Apply to ALEX D. SHAW, 76 Broad st., New York.

CATSKILLS.—To rent, furnished cottages for season, $300; finest location; mountain spring water. For sale, on Shandaken Heights, ideal restricted sites for cottages; view magnificent. Rev. W. N. ACKLEY, 534 47th st., Brooklyn.

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Cottages for rent, furnished, unfurnished. Farms for sale everywhere. W. A. HOPPING, Real Estate.

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TWO HOUSES ON CHESTER HILL,
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MOUNT VERNON.
Two Houses of the most modern construction in Mount Vernon; 12 rooms and two baths, with combination shower, with needle bath, liver and bidet sprays, thermompter and mixer; parlor, living room, dining room, foyer hall and main stairs trimmed and panelled with quartered oak; floors parquet and oak, with walnut border; hot water heat; living room, dining room and main chamber have open fireplaces, gas and electric light; price, $16,750-$17,500; cannot duplicate for $20,000; be your own broker or see local brokers; title guaranteed. J. P. FARRELL, builder, on premises all week, Sundays included, from 10 a. m. to 5 p. m.

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FOURTH OF JULY
Popular Excursions
VIA
New Jersey Central
$1.50 MAUCH CHUNK $1.50
GLEN ONOKO AND SWITCHBACK.
Lv. New York, West Twenty-third St., 8:20.
Liberty St., 8:30 A. M.
$1.00 LAKE HOPATCONG $1.00
Lv. New York, West Twenty-third St., 8:50.
Liberty St., 9:00 A. M.

A GLORIOUS 4TH OF JULY EXCURSION
Up the Sound
To Great Neck and Glenwood.
The popular steamers "ORIENT" and "SAGAMORE" leave New Pier 8, E. R. (near Hanover Sq. "L" Sta.) at 9:30; 32d St., E. R., 9:50 A. M. Returning leave Glenwood at 5:00 P. M.
Excursion **50c.** Tickets

JULY 4th!! EXCURSIONS!!
Special trips, with all necessary expenses, as Railroad and Steamer fare, Hotel Board, Transfer and Sightseeing expenses included in rate.

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*Hammels only.

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