A GOOD-BY TO WINTER.

It's Spring Now, and We Have Spring Weather—Freshets Likely Up the State.

Expert Dunn says that the young man may now linger on the stoop after dark without fear of freezing. He may also arrange about the deliverance of his spring overcoat and may safely exchange his heavy winter coat therefor. Winter has gone for good, and the warm weather of the past two days has not been due to temporary causes. There is not a cold wave in sight, and if one should arise in the frosty northern regions it would surely be dissipated before it reached this town.

The thermometer was down to the freezing point yesterday only in a few spots in the extreme north of Maine, the lake regions, Minnesota, and the Dakotas. There was a storm down in the Gulf, but it was a warm rain storm, and has been stationary for several days. The indications here are for continued fair weather, but if a storm should come it will bring rain only. We have seen our last snow storm. The warm weather yesterday was seasonable. The thermometer stood at 42° at 8 o'clock in the morning. At the same hour it was 34° in Albany and 36° in Oswego. The temperature rose all over the State in proportion as it rose here, and last night was warm in every part of the State.

Mr. Dunn said he believed the snow would soon disappear throughout the State. This makes it very probable that up the State the streams will be greatly swollen. The last heavy snow storm, which occurred only a week ago, covered the country above Albany with deep snow. Until a few days ago the snow in this region was from three to five feet deep on the level, and in the hills, where it had drifted, it was two and three times as deep. It was a light snow, that would melt easily, and had no solid foundation, so that the warm weather of yesterday and Thursday would readily turn it into water.

Information recently received from the foothills of the Adirondacks is to the effect that the snow has been piled up very high there. Around North Lake, one of the feeders of the Erie Canal, the snow is five feet deep on the level, and there are enormous drifts between the mountains that surround the lake. If these have melted the lake will be so high that the gates will not be able to hold back the waters and the Black River will be changed into a torrent.

SYRACUSE, March 25.—The indications for a big flood are increasing with every hour of continued warm weather. The same conditions existed prior to the great floods of 1865, when towns were invaded by the waters, and the people had to use boats in getting about.

Dr. Furness of Philadelphia Now Is Harvard's Oldest Graduate.

CAMBRIDGE, March 25.—By reason of the death of the Rev. Dr. Farley of the class of 1818, who was the oldest graduate living of Harvard, the Rev. Dr. William H. Furness of Philadelphia of the class of 1820 becomes the oldest graduate. Mr. Furness is 92 years old.

HAVE some H-O for breakfast.

The spots on the floor, the dirt on the wall, the finger marks on the doors, the stains on the windows, the grease on the dishes, the tarnish on the silver, are all quickly removed by

GOLD DUST WASHING POWDER.

It makes radical change in the household work by making it both easier and less expensive. Large package (4 lbs.) Small price, (25 cents)

N. K. FAIRBANK & CO., Sole Manufacturers,
CHICAGO, ST. LOUIS, NEW YORK, PHILADELPHIA, BOSTON, BALTIMORE, NEW ORLEANS, SAN FRANCISCO, PORTLAND, ME., PORTLAND, ORE., PITTSBURGH AND MILWAUKEE.

Real Estate Transfers.

46th st, e s, 325 w 10th av, 50x100.5; Marie T Coddington to John Swift $30,000
Amsterdam av, e s, 50.8 n 90th st, 25x80; Eugenia K Campbell to Thomas J Caulfield 25,000
72d st, s s, 91.9 w West End av, 18.9x58.11; Wm E De Lacy to Louisa A Lee 33,750
8th av, e s cor 55th st, 25x86.10; William H Scott to John Alcott 35,000
82d st, s s, 175 w 8th av, 25x102.2; Richard Deeves to Henry Oppenheimer 1
83d st, s s, 250 w 8th av, 50x202.2; Henry A Robbins to same 36,500
86th st, s s, 325 w 8th av, 75x100.8; George J Hamilton to C Gabrielli 1
86th st, n s, 300 w 11th av, 25x102; Alice Mason to Henry O Shaw 4,250
77th st, s s, 50 e 5th av, 200x102.2; the Catholic University of America to J. Steinhardt 160,000
7th st, n s, 50 e 9th av, 20x102.2; James McMahon to same 1
71st st, s s, 450 w 9th av, 25x100.5; William Mahe to F Casebier 1
Same prop; Frederick Casebier to H Meles 1
83d st, s s, 375 w 10th av, 25x67.8; Edmund L Bayles to M F Reynal 8,250
92d st, n s, 345 e Amsterdam av, 105x100.8; Anderson Price, ref, to Herman Kertcher 2,000
90th st, 120 East; Ann Martin to Kate F Martin
72d st, 850 East; Clarence Davis to Samuel Davis 1
71st st, s s, 213 e 1st av, 25x100.4; William McElroy to Leopold Breithout 19,500
2d av, 964; Julia Fleischmann to M Hamelburger 1
3d av, e s, 74.7 n 104th st, 27.6x100; Levi Jacobs to Carl Rodman 28,300
West End av, e s, 73.11 n 97th st, 18x89; Edward Elliottick to Robert McWilliam 1
132d st, 129 West; William McKeynolds to C A Ross 14,000
136th st, s s, 100 e Amsterdam av, 125x99.11; Joseph Mahoney to George Martin 17,000
Lot 466, map Melrose, south; John Diehl to William Drollinger 1
Same prop; William Drollinger to John Diehl 1
Brook av, w s, 25 s 144th st, 75x100; Frederick Foit to F F Forster 14,000
Rider av, e s, 75.2 s 142d st, 25.2x88.7; George Weeks to Philipp Fehr 2,100
Bussing av, n s, 85.5 w Williamsbridge road, 75x100; Charles Mailto to R N Quinn 2,100
Villa av, w s, 221 n Potter place, 50x100; Walter Rutherford to R N Quinn 800
Broad st, 50.1 s Lindenhurst; to H N Hjelmsen, Pearl st, 11.39 and 11.39x100; Richard J Mahoney to J Wheaton 1
Washington st, 522 West st, 29, one-third part; Peter J Munro to J Berah 10,000
Same prop, one-third part; Richard H Post to same 70,000
Same prop, one-third part; James De H Brock to same 10,000
Washington st, 32, and 29 West st; Joseph Beran to Emanuel Tanenbaum 30,000
Bowery, 59; H W Monsees to H Monsees 37,700
Columbia st, s s cor Livingston st, 26.10x45.8x55.8; Adolph Cohen to Rosanna Rosenfeld 1
8th av, n w cor 35th st, 19.6x98.9; Andrew Rohr to Edward Schwerdtfeger 70,750
18th st, 414 East; Samuel Kempner to J Gaines 14,650
5th av, s s, 88.9 n 17th st, 29.9x80; Edwards Pierrepont to M Pierrepont 10
60th st, s s, 352.7 w 2d av, 19.2x100.5; Aaron Goodfella to E Goodfella 1
Av C, s s, 48.6 e 6th st, 72.9x92.8; Edward Clark, ref, to Alfred Gutwillig 15,900
Amsterdam av, s w cor 90th st, 50.2x100; Susanna Hagan to W H Harris 1
10th st, n s, 80 e West End av, 18x91.11; Edward Kilpatrick to E C Nicoll 19,000

MORTGAGES.

Scott, John, to William H Scott, 9th av s e cor 60th st, 9 mos $35,000
Same to same, 9th av, s e cor 60th st, 9 mos 19,000
Smith, Adam, to Anna Carroll, Prince st, n w cor Thompson st, 1 yr 6,000
Brock, Helen M, and others to Met Life Ins Co, n s 73d st, e s West End av 20,000
Baldwin, Julia, to Germania Sav Bank, City N Y, n s 42d st, e 10th av, 1 yr 1,200
Bernstein, Joseph, to Greenwich Sav Bk, 52 Washington st and 20 West st 20,000
Breithuth, Leopold, to William McIlroy, s s 71st st, e 1st av, 5 yrs, installments 4,000
Caulfield, Thomas F, and others to E A Campbell, e s Amsterdam av, s s 90th st, 1 yr 3,500
Campbell, John V, and wife to Alexander Brown, 229 Madison st, 3 yrs 25,000
Crosby, John E, to Mary A O'Reilly, e s Edgecomb av, s s 155th st, bond 15,000
Crosby, John E, and wife to Richard H Handley, e s Edgecomb av, 155th st, 3 yrs 10,000
Gifford, George V, and wife to Mary M Lozier and others, exors, Madison av, n s cor 104th st, 3 yrs 12,500
Goetz, Jacob, to Binkeiser Barnes, n s 23d st, e 7th av, 3 yrs 12,728
Demarest, Henry and wife, to the Emigrant Indus Sav Bank, e s 25th st, e 9th av, 1 yr 7,500
Fehr, Philipp, to Gertrude Weiss, e s Rider av, s 142d st, 3 yrs 600
Glass, John, and wife to Charles A Peabody, Jr, 8th st, s w cor 11th st, 3 mos 7,000
Gahren, Charles, to Jos J Hamilton, n s 80th st, w Central Park West, 3 mos 7,250
Guinzburg, Julius, to Samuel Kempner, s s 16th st, e 1st av, installments 4,500
Hagan, Susanna V, to Russell Sage, Amsterdam av, s s cor 90th st, bond 125,000
Same to John Hagan, same prop, 4 mos 49,981
Hagan, Susanna C, to Paul Gannert and others, Amsterdam av, s s cor 90th st, installments 1,302
Same to Eder Samuel Sachs, same prop, 3 mos 15,000
Same to Julius Lipmann et al, same prop, 1 mo 41,900
Hamelburger, Norris, to Julia Fleischmann, e s 2d av, 5 sts at 3 yrs 6,000
Hedge, James, to the Northern Bldg Sav and Loan Assoc, Kingsbridge road, e s, lot 50, map
Anthony estate, 1 year 4,500
Johnson, George, and wife to Sidney T Dyer, 8th st, w s, 25 s 9th st 17,000
Johnson, George, and wife to Sidney T Dyer, e s 8th st, w 25 s 9th st 17,000
Taylor, Jacob C, and wife to Henry A C Taylor, e s 8th st, w 25 s 9th st, 3 yrs 33,500
Kuschewitz, Johannes, and wife to Edith Kuschewitz, e s 124th st, e 3d av, 1 yr 2,000
Lennon, William F, and wife to Greenwood Cemetery, city N Y, e s Gerrick st, s Stanton st, 5 yrs 18,000
Same to Mary L Hall et al, e s Gerrick st, s Stanton st, 3 mos, 3 yrs 46,000
Le Caix, Wm N, and wife to Title Guar and Trust Co, e s 12th st, w West End av, 3 yrs 6,500
Monsees, Hermann, and also H Hermann W Monsees, Jr, and also Gottlowery, 3 morts 10,000
Mahony, Michael J, et al to Brooklyn Sav Bank, Pearl st, s w cor William st, bond 200,000
Needham, Henry E, ex r to Chas C Young, 88 Varick st, 3 yrs 4,000
Oppenheimer, Henry, to Henry A Robbins, e s 82d st, w 8th av, 2 yrs 32,500
Same to Richard H Deeves, e s 82d st, w Central Park west, 2 yrs 6,500
Quinn, Robert N, to Walter Stubberfield, w s Villa av, n Potter pl, 3 yrs 300
Ramsay, Wm H, to George Crawford, n s 35th st, e 8th av, bond 2,500
Rothmann, Carl, to East River Sav Inst, e s 3d av, n 104th st, 1 yr 15,000
Rust, Catharine A, to William McReynolds, e s 152d st, w Lenox av, 4 yrs 3,000
Sauerwein, John, and wife to Louisa Schulz, e s 8th st, 1 old st, 2 yrs 3,000
Smith, Jno, to M T Coddington and also, extrs, e s 4th st, w 10th av, 3 yrs 7,000
Steinhardt, Jacob, and also to the Catholic University of America, e s 72d st, e 9th av, 3 yrs, 2 mos 160,000
Same, Henry O, to Alice Mason, n s 93d st, w West End av, 3 yrs 8,000
Strauss, James, and wife to the Emigrant Ind Sav Bank, n s 8th st, e Lexington av, 1 yr 8,500
Schreyer, Edward, to Andrew Rohr, 8th av, s s 40th st, 3 yrs 50,000
The Lincoln Safe Deposit Co to N Y Life Ins Co, n s 41st st, e 4th av, 3 yrs 250,000
Tomlinson, Jas, and wife to Richard H Townsend, ex, lease at 45 and 47 Cedar st 4,500
Sage to Hills & Thacher, e s 106th st, s 5th av, 3 yrs 20,000

LEASES.

Fuller, Charles A, to Louis Lose and ano, Field, David D, to 6 Carlisle, 10th av, e s, between 126th and 128th sts, 3 yrs $10,000
700

Gates, C E, & Co to J Stephens & Son, Main st to West Farms, e s, 83d 10 n Westchester av, 5 yrs 2,000
Gluckman, Morris, to G Fishr, 1½ Rivington st store, 5 yrs $456
Same to C West, same prop (store), 5 yrs 456
Kalish, Joseph, to P Manning, 902 2d av (store), 5 yrs 1,500
Roth, Elizabeth, to T M Storp, 42 Amsterdam av, 5 yrs 540
Rittenhaus, Ann, to G J Specker, 174 East 110th st (store), 5 yrs 1,020
Prague, John, to Thos Lidgerwood, 520 and 522 Columbus av, 3 yrs 4,000
A Ich, B F (assignee), to P Wedekend, 155 3d av, 5 1-4 yrs 1,500
Lonergan, Anna E, to A W Roggenbrodt, 224 4th av, store, 3 yrs 1,500
Martin, Abram J, to R S Valkenburgh, 70 West 125th st, 5 yrs 2,500
Merten, Levi P, and ano to C N Fane, 282 4th av, 2 yrs 1,600
The United States Trust Co to D Lehnert, 80 Pike slip, 5 yrs 1,400
The Rector, &c, Trinity Church, to John W Mackay, n w cor Broadway and Murray st, 21 yrs ..... $17,500, $24,000 to 52,500

Select Board.

East Side.

9TH ST., 53 EAST.—Nicely furnished rooms, large and small, good board, for gentlemen and ladies.

10TH ST., 118-120 EAST.—Nicely furnished large and small rooms; excellent board; reasonable; table board.

10TH ST., 40 EAST.—Nicely furnished large and small rooms, with board; also table board.

10TH ST., 77 EAST.—Furnished rooms, with or without board.

15TH ST., 244 EAST.—Rooms, with board; spring or summer arrangements; first-class table board.

18TH ST., 241 EAST.—A large sunny square room, suitable for two, with board; also table board.

20TH ST., 37 EAST.—Excellent board; pleasant, sunny rooms; quiet, homelike; table board; prices moderate.

28TH ST., 115 EAST.—Front and back rooms; single or en suite; superior board; meals all hours; parlor to let.

43D ST., 20 EAST.—Handsomely furnished rooms, en suite or singly, with excellent board; transients accommodated; moderate prices.

West Side.

HUDSON ST., 469.—A few young men can be accommodated with good board and warm rooms.

14TH ST., 237 WEST.—Newly furnished rooms with board; southern exposure; all conveniences; moderate rates.

14TH ST., 253 WEST.—Parlor and other large and single well-furnished rooms; excellent table; references.

15TH ST., 82 WEST.—Desirable rooms, newly decorated; families and gentlemen; hotel table; dining room on parlor floor.

16TH ST., 49 WEST.—Large sunny front rooms; single rooms; superior board; moderate terms; table board.

18TH ST., 89 WEST, near elevated station.—Rooms, with or without board; nice, clean, reasonable, convenient.

21ST ST., 263 WEST.—Second floor front, with good board for two, $11; also small room, $5.

22D ST., 307 AND 309 WEST—Ingram House.—Nicely furnished rooms, with board; all conveniences; moderate prices.

22D ST., 237 WEST.—Nicely furnished rooms, with board; also table board.

43D ST., 504 WEST.—Nicely furnished room, first-class board; reasonable to right party; references exchanged. MACHAY.

Miscellaneous.

A FEW GENTLEMEN, with or without board; near depot. STORM, 17 Av. E, Greenville, N. J.

Select Board—Brooklyn.

HENRY ST., 884 and 856.—Pleasant single rooms; first-class board; convenient location; few minutes' walk to Wall and South ferries and City Hall.

$5 TO $6.—68 Pineapple st., Brooklyn, 5 minutes from bridge; pleasant rooms, excellent board.

Board Wanted.

FURNISHED ROOM AND BOARD desired by lady (employed) in vicinity of Grand Central station from April 2. Address, with terms, &c., McKAY, 136 East 48th st.

WANTED—Board and five rooms in private family, with other boarders, for nine adults; location below 23d st. Address KENDALL, 1,238 Broadway.

Furnished Rooms & Apartments To Let

East Side.

NICELY FURNISHED ALCOVE room; also large room, all conveniences, private house; reference required. 548 East 84th st.

PARK AV., 888.—Furnished hall bedroom; neatly furnished front room; pleasant location; 3d floor; ring bell 4.

3D AV., 925.—Nicely furnished large rooms; also hall bedrooms; gentlemen only; reference. Second bell.

9TH ST., 48 EAST, near Broadway.—Elegant large and small rooms; parlor nicely furnished; board if desired.

10TH ST., 92 EAST.—Neatly furnished rooms; also parlors for light housekeeping or two gents.

10TH ST., 77 EAST.—Nicely furnished rooms; with or without board.

17TH ST., 210 EAST.—Handsomely furnished parlors, suitable for physician or dentist; let together or separately; references.

17TH ST., 23 EAST.—Handsomely furnished large and small rooms; permanent or transient; restaurant on premises.

17TH ST., 23 EAST.—Large and small rooms or suite of rooms, handsomely furnished; transients taken.

17TH ST., 219 EAST.—Nicely furnished room to let, heated; very reasonable; gentlemen only.

18TH ST., 155 EAST.—Nice square room, next to bath; also elegant parlor; piano, folding bed.

22D ST., 110 EAST.—Two handsome, sunny, connecting rooms, nicely furnished, good home and location; reasonable.

26TH ST., 111 EAST.—Hall rooms, square room, and back parlor.

40TH ST., 134 EAST, near Grand Central.—Nicely furnished double rooms, $3 up; front parlor, $5.

42D ST., 326 EAST.—Large front room, heated, nicely furnished, $3; also gas and bath; hall bedroom, $1.50; gentlemen only.

57TH ST., 408 EAST.—Handsome large room, suitable for two; nice location; private house; rent $4.

83D ST., 220 EAST.—Parlor and hall room suitable for light housekeeping or two gentlemen.

84TH ST., 241 EAST, near L station.—Large and small rooms; all conveniences; gentlemen or light housekeeping.

86TH ST., 310 EAST.—Nicely furnished back room, with use of parlor; all conveniences; board if desired.

110TH ST., 107 EAST.—Back parlor, furnished, with or without housekeeping; gas, bath, $3.75 weekly.

West Side.

GREENWICH AV., 47.—Two rooms, furnished for housekeeping, front or back, with water and gas; cheap.

NICELY FURNISHED FRONT PARLOR; housekeeping or gentlemen; reasonable; respectable people. SULLIVAN, 141 West Houston st., near Macdougal.

3 DOMINICK ST.—Furnished rooms for housekeeping; $1.50 to $3.50 weekly.

4TH ST., 66 WEST (Washington square).—Furnished rooms for housekeeping or gentlemen; rent $2.50.

6TH AV., 644.—Two large, sunny rooms, separate or connecting, to one or two gentlemen or man and wife; gas, closets; extra quiet house; between 37th and 38th sts.

9TH AV., 356.—Square room and adjoining room for gentleman or married couple; near 30th st. L station.

10TH AV., 501, near 38th st.—Furnished hall room; separate entrance; lady or gentleman; ring Hoyt's bell.

12TH ST., 423 EAST.—Rooms and bedrooms furnished for light housekeeping, $3 and $3.50; single rooms, $2.

12TH ST., 57 WEST.—Desirable large sunny rooms, with bath; other rooms; reasonable; no moving.

12TH ST., 206 WEST.—Nicely furnished single and double rooms for gentlemen; terms moderate.

12TH ST., 155 WEST.—Furnished room; running water; bath, family private; gentlemen.

12TH ST., 240 WEST.—Nicely furnished room; hot and cold water; southern exposure; $2.

12TH ST., 245 WEST.—Nicely furnished rooms to rent at moderate prices.

11TH ST., 205 WEST.—Nicely furnished rooms to rent at moderate rates; all conveniences.

Flats and Apartments To Let.

TAKE YOUR ADVERTISEMENT TO DISTRICT MESSENGER OFFICE.
Advertisements for THE SUN may be left at any American District Messenger office in this city, where the charges will be the same as those at the main office.

83D ST., 527 EAST (The Augusta).—Elegant 4-room flats; bathroom; all improvements; adults; $23, $19.50, $14.50.

89TH ST., 215 EAST.—5 new large light rooms, near L station; all improvements; $18 and $19.

90TH ST., WEST, one block from Park and L station.—Six light rooms, bath, all improvements; $25 to $30. KAHN, SHOBFIELD & CO., Columbus av, and 88th street.

93D ST., 68 WEST.—Elegant apartments, 7 rooms and bath; all improvements; near station; rent $32 and $36. See janitor.

96TH ST., 147 WEST.—New house, single flat, 9 rooms, steam heat, and all improvements; newly decorated; good view, near Park and L station; rents from $45 to $60. Apply on premises, 147 West 96th st.

101ST ST., 75 AND 77 WEST.—Elegantly decorated and heated new flats for small families; location unsurpassed. WILLIAM M. WALSH, Builder.

162D ST., three minutes from Melrose station, Harlem R. R., at elevated road, first floor and basement in new two-story houses, with modern improvements and bath; rent, $19. L. V. CONOVER, 692 East 162d st.

114TH ST., 433 EAST.—To respectable small families, apartments of 3 nice front rooms; fine house and neighborhood; rent, $9, $10.

115TH ST., 16 TO 22 EAST, between 5th and Madison aves.—Elegant decorated new 7-room flats; convenient to 5d or 6th av. L station; cheapest and handsomest flats in city; all light rooms; rents only $20, $23; open Sunday. Janitor.

121ST ST., 72 EAST, near Madison av.—Flat, seven rooms and bath; all improvements; $19.

125TH ST., 248 EAST.—Apartments of three and four rooms, all light; cheap rent.

$45—EIGHT large outside rooms; bath, private hall, steam heat; stable room. 319 West 110th st.

Flats and Apartments—Brooklyn.

TO RENT—FLATS AND APARTMENTS.—Four, five, and six rooms; inside halls; hot and cold water; bathroom; awnings to windows; within two minutes' walk elevated railroad; horse cars to all ferries; healthy location and centre of the city; price $16 to $30; fifteen minutes from New York. N. T. SPRAGUE, 124 Flatbush av., Brooklyn.

TO LET—Flats—Wilton flats, 1,301 Atlantic av.—Four all-light rooms; hot and cold water; stationary tubs; dumb waiter; hall heated; near Kings County L station; $8 to $12. BAYES & RAWSON, 1,451 Fulton st.

TO LET—Flats of four to eight rooms, fine order, $8 to $17. HARRIS J. LATTA & CO., 1,385 Broadway, Brooklyn.

Dwelling Houses To Let.

DESIRABLE HOUSES, unfurnished and furnished, in all parts of the city. FOLSOM BROTHERS, 826 Broadway, cor. 12th st.

Dwelling Houses Wanted.

WANTED—Small house, about 10 rooms, with grounds, unfurnished, on line of New York and Northern Railroad. Address, stating rent for summer, E. A. W., box 101, Sun up-town office, 1,265 B'way.

Furnished Houses To Let—Country.

FURNISHED HOUSES to rent in Rye, N. Y., for summer; call SMITH & LEE, 10 East 14th st.

WATER FRONT Shrewsbury River, at Red Bank, furnished; $500 season. OWNER, 123 West 38th st.

Real Estate For Sale—Brooklyn.

West Brooklyn
LOOK AT THE WORK NOW BEING DONE TO CONNECT WITH THE
39TH STREET FERRY
AND BE ASSURED THAT IN THE EARLY SPRING THIS ATTRACTIVE ROUTE TO NEW YORK CITY WILL BE OPENED.
THE FIFTH AVENUE ELEVATED R. R.
connects with
THE BROOKLYN, BATH AND WEST END RAILROAD,
and will land you on the property in TWENTY MINUTES from THE FERRIES. LOTS AT TERMS MOST ATTRACTIVE.
ALL 25x100 FEET.
WATER WORKS is COMPLETE ORDER, with mains already laid, furnish running water to each residence.
QUEEN ANNE HOUSES, WITH ALL CONVENIENCES, NOW READY FOR SALE ON EXCEPTIONAL EASY TERMS. AGENTS ON THE PREMISES.
APPLY FOR PAMPHLETS, MAPS, AND FREE PASSES TO
GEORGE A. ALLIN, SECRETARY, No. 59 Liberty st., New York.

Near 104th st. "L" Station.
Cosey flats of 4, 5, and 6 rooms; at reduced rents. Inquire CHAS. F. WHITE, 852 Columbus av.

RENT FREE TO MAY 1.
Good five-room apartments, with tubs, ranges, &c., halls carpeted and decorated; good entrance; rooms in perfect order; rent $17, monthly. 2,437 8th av. See janitor, or MEAD, 2,405 8th av.

TO MAY 1 FREE.
Neat 4-room apartments, with tubs, &c., near "L" station; halls carpeted and papered; rents $13 and $14 monthly. 2,479 8th av. Janitor on premises, or MEAD & SON, 2,495 8th av.

RENT FREE TO MAY 1
Good five-room apartments to let, with hot and cold water, good location, nice entrance, and halls carpeted and papered; rents $16 and $17 monthly. 2,455 and 2,457 8th av. Janitor seen at any time.

"LOOK—FREE TO MAY 1."
Fine five-room apartments, with improvements; good neighborhood and fine class of tenants; only one vacancy left; rent $17. 2,466 8th av. Janitor seen any time, or MEAD & SON, 2,495 8th av.

FREE RENT TO MAY 1.
Nice 5-room flats; good neighborhood; hot water; newly fitted up in good order; two blocks from "L" station; rents low; $14.50 to $16.50 monthly. 252-254 West 143d st. See janitor.

$30. SEVEN ROOMS AND BATH.
Handsomely decorated, steam heat, private hall; finest location in Harlem; will furnish if desired. Apply on premises, 1,985 7th av., or FRANK L. FISHER & CO., 446 Columbus av., near 81st st.

A DJOINING STATION elevated road on 138th st., elegant new flats of five, six, and eight rooms each; rooms all light and airy; handsomely decorated; halls heated; all latest improvements; floors laid double, insuring all the quiet and comfort of a private home; most desirable location; also similar flats on west side of 10th ave., between 155th and 159th sts., including corner flats and extra wide flats on side street. Inquire COTTER BROS., 630 East 138th st., near station elevated road; branch office, 175 Willis av., near 135th st.

A BSOLUTELY FIREPROOF APARTMENTS; overlooking Manhattan and Central Parks. THE EVELYN, Columbus av. and 76th st. Several of the largest, lightest, and best-arranged apartments in the city; elevators, electric lights, &c., at moderate rentals. Descriptive circular. F. ELIZA SLADE, 62 Liberty st.

A T 752 WEST 160 ST.—Station street; seven large light rooms; elegant finish, tiled bath, open sanitary plumbing, private hall, steam heat; private dwellings front and rear; rent, $45, $48; cheapest in the neighborhood.

A.—COME AND SEE 2 and 3 room apartments, improvements decorated; near L station and cross-town cars; rents, $7 to $12. JAMES J. EICHINGER, 2014 West 66th st.

A SECOND FLOOR, 7 rooms, on West 11th st.; only three families in house; rent $23, to a small, neat, and quiet family. M. H. HOWELL, 369 West 11th st.; 10 A. M. to 4 P. M.

A T 126, 124 WEST 132D ST.—Large six-room flat; bath, steam heat; rent very low.

CORNER APARTMENTS; attractive prices. Steam heated; door attendance. Hardwood throughout; tiled bathrooms. 200 to 204 West 78th st. C. K. BILL, Columbus av. and 78th st.

COSEY FLATS OF 5 ROOMS,
10 to 14 Bradhurst av., near 145d st. $14 to $17. COLLIN H. WOODWARD, 304 West 145th st.

CHEAPEST FLAT HOUSES and flats in city with all modern improvements. WILSON & ALBERTSON, 370 Amsterdam av., near 78th st.

DARDANELLES, 47 Morton st.—7 elegant, steam-heated rooms; passenger and freight elevator; hot water; $40 monthly.

ELEGANT eight and ten room apartments near station. WILLIS & CO., Columbus av., near 92d st.

FREE TO MAY 1.
Flats of 5 rooms; hot and cold water; $16 and $17. 228 to 236 West 144th st. COLLIN H. WOODWARD, 304 West 145th st.

FLATS AND APARTMENTS, unfurnished and furnished, in all parts of the city. FOLSOM BROTHERS, 826 Broadway, cor. 12th st.

FOUR LIGHT ROOMS and bath, private hall, steam heat; new house. 225 and 227 Columbus av., between 70th and 71st sts. Apply on premises.

FLATS AND ROOMS, furnished and unfurnished, in all parts city; all prices. FLAGG 103 West 29th st.

FLATS AND APARTMENTS to rent in the city. Call on SMITH & LEE, 10 East 14th st.

GREENWICH ST., 675, near Christopher.—Nice floor, private house, four rooms; rent $20 to small family of adults.

MANHATTAN AV., 586, near 116th st.—$30; six rooms, all light; bath, private hall, steam heat.

NEAR 23D ST. ELEVATED STATION.
59 West 71st st., corner Columbus (9th) av.—Seven extra large and sunny rooms and bath, steam heat; rents $55 to $65. Apply to janitor on premises or GONON & MACDONALD, 59 West 31st st.

RENT FREE until May 1, near the Park; rent $12 to $18; five rooms; hot water, &c. Inquire of Janitor SCHOONMAKER, on premises, 75 East 113d st.

VICTORIA FLATS, 11th st., near 6th av.—Handsomely decorated; ranges, baths, wash trays, &c.; rents from $30. Apply to janitor, 57 West 11th st.

3D AV., 401.—Rose Hill flats, 6 light rooms, unfurnished; moderate rents. E. R. BRAYTON, 880 3d av.

7TH AV., 300-304 27TH ST.—Handsome flats, five 7 rooms and bath; decorated; all light; polished woodwork; halls heated; new house; rent $28, $30.

8TH AV., 2,192.—Flats, 5 rooms and bath; rent $16 to $18. Inquire of owner, DEHIL.

24TH ST., 232 EAST.—Four rooms; improvements; $16 to $20 to small family. Janitor.

24TH ST., 236 AND 238 EAST.—Three rooms; improvements; $11 to $15; janitors.

27TH ST., 205-209 WEST, near 7th av.—Elegant 2 apartments, three, four rooms; all improvements; ranges, mirrors; halls heated and carpeted; rents $14, $19.50.

32D ST., 239 WEST.—Front and back room and bedroom, $6.50 to $10; floor through, $17 and $19.

53D ST., 121 EAST.—A suitable floor for small family without children; reference. Ring Berlin's bell.

56TH ST., 129 WEST.—Handsome flat; six all-light rooms, bath. See owner on third st. Janitor.

68TH ST., 252 EAST.—Second floor apartments, 3 rooms in this modern fireproof building; rent $540; first-class attendance. A. E. MACKAY, 6 Wall st.

77TH ST., 334 EAST.—$13; three rooms and bathroom; owner supplies hot water; all improvements; small families.

Real Estate For Sale—New Jersey.

CLEVELAND ON THE HILL.

The New City of Homes

NOW BEING ESTABLISHED BY THE BOSTON LAND CO.

THE MOST BEAUTIFUL LOCATION CITY. If you are SEEKING A HOME or AN FREE to all wishing to build. A FREE PASS who make it their home.

TWO-THIRDS THE MONEY ADVANCED THE TIME to secure your HOME SITES. ments. DEMAREST is situated on TWO and has 70 TRAINS A DAY. For free plans, SALES TUESDAY, THURSDAY, AND excursions or land sales, but PARTIES WISHING TO VISIT the PROPERTY MAY DO SO. TICKETS FREE AT OFFICE.

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$500 LOTS $10 CASH.
250 TRAINS A DAY. 28 MINUTES ONE BLOCK TO NORTH ELIZABETH DEPOT. BRICK WATER, GAS LAMPS, STREET CARS. TH NO BOOM HERE. NOT A MUSHROOM 75,000 MEN EMPLOYED
Within 25 minutes' walk of the property, or street cars Newark and Elizabeth. Send for maps and tickets cial excursion every saturday at 2:30 P. M., over the Pennsylvania Railroad.
WM. H. MOFFITT, 59 LIBERTY STREET, NEW YORK.

FOR $250. $1.00 A WEEK.
TO CITY HALL, N. Y., 9 CENTS FARE. SEWER, GRADED STREETS, STONE CURBING, CITY E. IMPROVEMENTS COST $175 A LOT. TOWN, NOT A SUBURB ON PAPER. EMPLOYED
at a 5-cent fare will bring you to all the manufactories of ts. Go any day and look the property over. Spe- and every Sunday at 11 A. M. and 2:30 P. M., from the foot of Cortlandt street.
F. A. D. PRUDON.

A MAGNIFICENT PLACE FOR SALE—Houses to let, furnished and unfurnished; real estate bought, sold, or exchanged; Montclair real estate a specialty. Room 227, 136 Liberty st.

UPPER MONTCLAIR, N. J.—Choice building sites, 50x150, $375; also house and lot, 140x190, $2,500; easy terms. F. GRIFFITH.

3 FARMS TO RENT at Metuchen, N. J., with privilege of purchasing; 30, 72, and 150 acres. Address A. CAMPBELL, P. O. box 95.

40 MINUTES from New York on Central R. R. of N. J.; elegant building lots on easy terms. POWERS, Plainfield, N. J.

$500 DOWN, balance $25 monthly, for new three-story store and dwelling at Palisades Park. R. W. HITCHCOCK, 14 Chambers st., New York.

Real Estate For Sale—Jersey City.

LOOK!
HOUSES FOR RENT, with all improvements, from $20 upward.
HOUSES FOR SALE from $2,000 and upward on Jersey City Heights; 17 MINUTES TO NEW YORK CITY; the best market for investments with prospects for good returns. Apply to
11-ROOM CABINET-FINISHED HOUSES; rental only $50 per month. D. VAN WICKLE & SONS, 585 Communipaw av., (Opp. Bell Tower.) JERSEY CITY HEIGHTS.

FOR SOME HOME-SEEKER.
$850 DOWN and after that $25 per month—interest quarterly. NEW 2-story and basement brick house, 10 rooms, all improvements; well built, finely finished; immediate possession; price only $3,200. A policy of title insurance will be furnished WITHOUT COST TO YOU. Title perfect. Warrantee deed. Keep at our office. Send a postal for our lists of houses for sale and to let. A copy for the asking.
EMMONS & COMPANY, Established 1874, 485 Communipaw av., Jersey City.

JERSEY CITY HEIGHTS—FOR SALE.
FOR CASH ONLY, BUT THE CHEAPEST ON THE HILL.
House that cost, with extras, $3,500, consisting of 10 rooms, bath, range, grapery, and full-size lot, 25x100; nice basement, parlor floor, and four rooms on the top floor; situated on sewered and paved private street and but two blocks from L station and elevated railroad station. Must be sold; therefore, reduced to $3,200 cash. Apply to EMILE STEGER, 64 Franklin st., Jersey City.

$200 DOWN, balance mortgage, payable $20 monthly and interest; price $2,400; cosey brick house, 2-story, high stoop, 7 rooms; suitable for small family; Jersey City; 12 minutes' walk from ferry; one block from horse R. R. J. D. CONDICT, owner, 40 Wall st.

$300 DOWN, balance $10 monthly, price $1,300, for two-story house, 5 rooms, just finished; lot 20x100 feet; 2 blocks from horse cars, Jersey City; 8 minutes from railroad station. JOHN N. BRUNS, 218 Fulton st., New York.

$400 DOWN.—Two new artistic houses; semi-detached, three stories, nine rooms; furnace; concreted cellars; stationary tubs; range; bathroom; fashionable neighborhood; Jersey City Heights; 18 minutes from Cortlandt st. ferry; terms, $25 monthly and interest; price, $3,200 for corner, $4,000. J. D. CONDICT, owner, 40 Wall st.

Real Estate for Sale—City.

FOR SALE.
Five-story B. S. FLAT on West 58th st.
HOUSES on Girard av. and 161st st.
LOTS on Girard av.
HOUSES on 138th st. and Girard av.
COTTAGE, 8 rooms, on Home st.
GAGE & CO., 341 West 59th st.

A GOOD INVESTMENT.—Tenement pays 15 per cent; all full; good order. T. S. ATWATER, 39 Nassau st.

A CORNER boulevard liquor and tenement; bargain to quick buyer. T. S. ATWATER, 39 Nassau st.

CHEAP.—A number of flats for sale in New