Select Board.

East Side.

85 EAST.—Nicely furnished room for one or two gentlemen, with good German cooking, $4.50.

T., 214 EAST.—Double room, good board, party of men or man and wife; other vacancies; early breakfast.

12TH ST., 119 EAST, near 4th av.—Large front room; excellent board; moderate rates; also table board.

23D ST., 222 EAST.—Large furnished room to let, with or without board, suitable for two gentlemen or married couple.

43D ST., 20 EAST.—Handsome room, superior board; transients accommodated; reasonable, also table board; references.

46TH ST., 115 EAST.—Pretty large and small rooms; excellent table; all conveniences; terms very moderate.

46TH ST., 111 EAST.—Large and small rooms, with hot and cold water; excellent table; prices very moderate.

55TH ST., 148 EAST.—Comfortably furnished rooms; excellent board; American family; also table board.

60TH ST., 103 EAST.—Elegant large and small rooms; every convenience; first-class board; southerners accommodated; references.

69TH ST., 236 EAST, block from L.—Pleasant, well-furnished rooms; good home table; terms moderate.

105TH ST., 112 EAST.—Furnished room, with board, for couple or two gentlemen, in Jewish family. Mrs. GABRIEL.

129TH ST., 65 EAST.—Choice rooms with first-class board; L station block, near Madison av.; references.

West Side.

BANK ST., 42.—Large and small room, with board; first-class table; terms reasonable; reference.

9TH AV., 191, near 22d st.—Nicely furnished house, with excellent board, $5; boarders reading room.

15TH ST., 355 WEST.—Large handsome front room, with good board; moderate terms.

20TH ST., 254 WEST.—A large front room and one small one, newly furnished, with substantial board; rates from $4 50 to $6.

23D ST., 334 WEST.—Hall room at moderate price; table board optional.

32D ST., 345 WEST.—Large and small rooms, with board; everything clean and nice; good attendance.

46TH ST., 357 WEST.—Large front room and others; all conveniences; good board; terms moderate.

50TH ST., 351 WEST.—Pleasant rooms, with board, suitable for two; respectable mechanics preferred; near L.

63D ST., 117 WEST.—Large hall and front bedroom, with board; terms reasonable.

64TH ST., 103 WEST.—Fine second floor, private bath; other rooms; excellent table; fine neighborhood; moderate.

78TH ST., 112 WEST.—Very pleasant newly furnished large rooms, with excellent board; opposite Park and Museum of Natural History.

96TH ST., 60 WEST.—Handsome rooms; first-class board; private house; references exchanged.

128TH ST., 112 WEST.—A few new and handsomely furnished rooms; excellent board; terms moderate; references.

135TH ST., 234 WEST.—A Christian home is offered for three children, between the ages 5 and 12. TEACHER, Sumpington office, 1,265 Broadway.

Board and Rooms Wanted.

A GENTLEMAN wishes a pleasant room with good board in desirable location below 40th st. east of 7th av.; price not to exceed $7 per week. Address J. W. C., P. O. box 499, N. Y.

ROOMS AND BOARD for 10,000 delegates to the Christian Endeavor Convention, July 7 to 10; only $1 wanted. C. E., box 116, Sun office.

Furnished Rooms & Apartments To Let

East Side.

FURNISHED ROOMS for light housekeeping; front parlor with or without board; L station. 202 East 116th st.

GREAT JONES ST., 54.—Nicely furnished rooms; light housekeeping if desired; terms moderate.

LEXINGTON AV., 412, near 42d st.—Handsomely furnished rooms, convenient to Grand Central Depot; terms moderate.

WELL FURNISHED ROOMS, bath, and all conveniences; desirable house and location; $3 to $5. 806 7th av., junction Broadway and 42d st.

3D AV., 426.—Nicely furnished rooms; large and hall rooms; for ladies or gentlemen.

29TH ST., 145 EAST.—Large handsomely furnished rooms; all conveniences; strictly private family; terms very reasonable.

42D ST., 298 WEST.—Large, desirable front room; also hall room; hot and cold water; near "L."

58TH ST., 142 EAST.—A fine furnished large front, also dark room, in private house; all conveniences; near all the L. references.

59TH ST., 47 EAST.—First floor, front; handsomely furnished; every convenience; also small rooms; private family.

67TH ST., 301 EAST.—Comfortably furnished rooms for gentlemen; every convenience; door attendant; an apartment house built expressly for gentlemen.

96TH ST., 230 EAST, one flight up.—Nicely furnished front parlor and bedroom for gentleman.

107TH ST., 224 EAST.—Nicely furnished room; light housekeeping.

108TH ST., 48 EAST.—Several furnished rooms to let in private house, suitable for housekeeping.

110TH ST., 61 EAST.—Nicely furnished rooms, $1.25 up; housekeeping if desired; private house; near Park.

125TH ST., 215 EAST.—Back parlor, also hall room; all conveniences; reasonable; near L station.

West Side.

APARTMENTS, suberbly furnished; bath adjoining; en suite, single; hotel attendance; restaurant adjoining. 42 28th st., near Broadway.

CLINTON PLACE, 39 (West 8th st.).—Nice light rooms; gentlemen or married couple; gas and bath.

NEATLY FURNISHED, light, pleasant room with use of bath. HAYNOR, 163 West 63d st.

WELL FURNISHED ROOMS, bath, and all conveniences; desirable house and location; $3 to $5. 806 7th av., junction Broadway and 42d st.

9TH AV., 356.—Large, furnished room and adjoining room, for one, two, or three gentlemen; also hall room; near 30th st. L station.

21ST ST., 419 WEST.—Nicely furnished square room; also hall room; no moving.

21ST ST., 146 WEST.—Furnished room to let.

22D ST., 127 WEST.—Hall room, hot and cold water; closets; every convenience; gentlemen preferred; references; private family.

24TH ST., 456 WEST.—Fine large furnished room, all conveniences; southern exposure; private house; gentleman only.

25TH ST., 351 WEST.—Cheap, nice; housekeeping and hall rooms for lodging; convenient location.

33D ST., 230 WEST.—Room and bedroom to respectable tenants; rear house; $7. Call room 8.

35TH ST., 211 WEST.—Back parlor with room adjoining, with use of gas and bath. Mrs. KERNER.

48TH ST., 246 WEST.—Beautiful large front and back parlors, suitable for physician or dentist, very reasonable; other rooms.

48TH ST., 220 WEST.—Large sunny back parlor; three windows, near Broadway.

57TH ST., 57 WEST.—Handsome square rooms, suite or single; breakfast if required; near L station; gentlemen.

63D ST., 163 WEST.—Bright, prettily furnished parlor, nice bedroom, bathroom, housekeeping if desired; $6 week. WELSON.

100TH ST., 187 WEST.—Handsomely furnished parlor and bedroom; breakfast if desired. FERREE.

124TH ST., 242 WEST.—Nicely furnished apartment, three rooms and kitchen; also front and back parlors.

128TH ST., 152 WEST.—Pleasant square room; closet, water; $8; hall bedroom, folding bed, closet, $3.

134TH ST., 227 WEST.—Nicely furnished room; all conveniences; gentleman; private family; fine location; terms moderate.

Furnished Rooms To Let—Brooklyn.

TWO furnished rooms; cook stove and water; $1.75. 178 Prospect st. Lings Co. L, Utica st., Brooklyn.

40 PROSPECT PL., Brooklyn.—Two minutes from Prince entrance; comfortably furnished rooms, with or without board.

Furnished Rooms Wanted.

A NEIGHBORLY LAY and two nieces wish about four rooms, adjoining private family; rent about $15. Address PERMANENT, box 60, 1,738 Broadway.

LAWYER WANTS ROOM anywhere, exchange for legal service; salge free. Call 41,195 Broadway, room 20.

Flats and Apartments To Let.

A.—A.—COLUMBUS AV., 119th and 120th sts.—Elegant steam-heated flats, seven and eight rooms; hardwood finished and richly decorated; overlooking Morningside Park; delightful location; rents varying from $25 to $29. Apply on premises or to THOMAS L. REYNOLDS & CO., 262 West 125th st.

A.—NOS. 223 AND 224 CENTRAL PARK, WEST.—8 rooms and bath; single flats, steam heat, handsomely decorated; rents reduced for the summer months. Particulars of FRANK L. FISHER & CO., 446 Columbus av., near 81 st.

A.—TO LET—LARGE NEW FLATS, NORTHWEST CORNER COLUMBUS AV. AND 77TH ST. NOW READY. 2 TO 8 ROOMS AND BATH; MODERN IMPROVEMENTS; HEATED; SUPERIOR LOCATION, OPPOSITE MUSEUM NATURAL HISTORY, CENTRAL PARK. APPLY ON PREMISES.

A FINE single apartment of 7 large rooms and bath; all light and heated; $40; very desirable. 225 Columbus (9th) av., near 74th st.

APARTMENTS of three and four rooms; all light. 248 East 125th st.

CHOICE APARTMENTS of 3 and 4 rooms each in house 16 East 63d st., near 2d av.; newly papered, painted and decorated; rents $14 50 to $19.50. Inquire of janitor or E. MICHAELIS & SON, agents, 88 2d av., corner 5th st.

CHOICE seven and eight large light rooms; improvements; near station. WILLIAMS, 1,241 Madison av., between 91st and 92d sts.

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

CHEAP, desirable, very home, 4 rooms, $15; fine central location. 1,608 125th st., near 2d av.

ELEGANT FLATS, RENT FREE until May 15; light, thoroughfare; six rooms, dining room, and bath; $28. JANITOR, 458 East 89th st.

Flats and Apartments To Let:

TO LET—ONLY TWO LEFT out of twenty of these splendid new flats, consisting of five fine airy rooms and bathroom, handsomely decorated and papered, halls heated; halls laid in velvet carpet; handsome shades and gas fixtures; rent from $21 $23 a month, commencing May 1; these are the cheapest apartments in the city; rented eighteen within the last week and could have them all rented if we took large families; parties with a small family won't find a more comfortable living apartment in the city and they are invited to call and see them before hiring elsewhere; no trouble to show; can be seen at all times; the neighborhood is the finest and healthiest in the city. Inquire of owner or janitor on premises, 46 and 48 West 132d st., between 5th and Lenox ave.

A.—

THREE HANDSOMELY DECORATED FLATS TO LET; SEVEN AND EIGHT ROOMS AND BATH; ALL LIGHT. CALL ON AGENT, 819 WEST 135TH ST., BETWEEN 7TH AND 8TH AVS.

TO LET. TO LET.
The finest steam-heated Flats in the city, consisting of seven, eight and nine large airy rooms and bathroom; all handsomely decorated and papered, and in the rear having a large courtyard laid out as a flower garden, with shrubs, &c.; none knows how nice these flats are except they call and see them for themselves; best attention from janitors and hall boys in halls of the corner houses; rents from $37.50 to $65 a month; the cheapest rents in the city; the location cannot be beat for health, and only two blocks from the elevated station, 116th st. and 8th av.; express trains morning and evening, either to the 6th or 9th av. "L;" there are only fourteen of these splendid flats vacant out of 96; rent from MAY 1; can be seen daily from 7 A. M. to 7 P. M., and Sundays from 10 A. M. to 5 P. M. Inquire in office on premises, 104 St. Nicholas av., cor. 118th st.

A.—

ST. CATHERINE APARTMENT HOUSE, MADISON AV. AND 53D ST.
To let,
one elegant suite of fifteen rooms, two servants' rooms and laundry; has a direct and unobstructed exterior view of 220 feet; suite comprises the entire floor; the cabinet work and decorations are not surpassed by any house in the city. Particulars at premises from J. D. BROOKS, Superintendent.

SELECT AND FASHIONABLE.
A perfectly equipped and commodious residence in a first-class locality is always in demand, but they are usually very dear. A handsome apartment of six to nine rooms with all improvements in an excellent neighborhood, near both 6th and 9th avs. L, at $35 to $40 per month, is, on the contrary, very cheap.
There are such at
THE FENIMORE,
442 444, 446 West 57th st., near 9th av. Inspection respectfully invited. Janitors on premises.

THE RUTLEDGE.
FIRST-CLASS APARTMENTS, 6 AND 7 ROOMS AND BATH, ALL LIGHT, N. W. CORNER 82D ST. AND CENTRAL PARK, WEST.
RENTS LOW.
JANITOR, OR T. A. STODDART, ATTY., 51 CHAMBERS ST.

TO LET!! TO LET!!!
Reduced prices; most comfortable apartments uptown; small families; five elegant rooms, bathroom; improvements; handsomely decorated; halls heated; $15, $19; call and examine them; janitor, premises; seen all times, Sundays included. 6-14 West 136th st., between 5th and Lenox avs.

RENT FREE TO JUNE 1.
Good 4-room apartments; halls carpeted and papered; well kept; rents $12 to $14. Janitor, on premise, 2,479 8th av., or MEAD, 2,495 8th av.

SPECIAL SUMMER RATES.
BIG SLAUGHTER IN RENTS.
324-326 COLUMBUS AV., NEAR 72D ST.
FROM $22.00 UP.
SIX ROOMS AND BATH; STEAM HEAT.
F. ZITTEL, AGENT, 266 COLUMBUS AV.

A.—LOOK AT THESE FLATS.
Nos. 51 and 53 East 87th st., one block from Central Park; six rooms and bath; every improvement; exquisitely decorated; rents $30 to $35; liberal inducements to small, select families. Agent on premises.

THE NORMA,
PARK AV. AND 82D ST.
Two apartments; steam heated; elegantly decorated; coal and wood free; apply on premises.

"THE CENTRAL,"
68 SOUTH WASHINGTON SQUARE.
Seven light rooms and bath; in personal care of owner; reference required; see janitor.

FREE RENT TO JUNE 1.
Good five room apartments, with tubs, ranges, &c.; improvements; halls carpeted and decorated; rent $15 to $17. 2,466 8th av. Janitor on premises always.

RENT FREE TO JUNE.
Nicely decorated flats, 5 rooms and bath; improvements; gas range; $20 monthly. 306 West 126th st. Janitor, 2,495 8th av., or MEADS, 2,495 8th av.

TO JUNE 1 FREE.
Elegant little 5-room flats, with hot and cold water and other improvements; halls decorated; rents $14.50 and $16.50. 204 West 143d st. See janitor.

A WHOLE MONTH FREE.
Neat 5-room apartments, with improvements; halls carpeted and decorated; nice entrance; rent $17 and $18 per month. 2,437 8th av. Janitor seen any time.

ONE MONTH FREE.
134th st., 592 to 596 East. Elegantly decorated and heated flats; 5 large, light, airy rooms and bath; half block from L station; $17 to $20. See janitor.

FLATS;
5 to 8 rooms and bath; rents from $19 UP.
HOMER BOSTWICK, Park av. and 86th st.
$50 TO $65. $50 TO $65. $50 TO $65.
89 West 71st st., corner Columbus (9th) av.—Seven extra large and sunny rooms and bath, steam heat; rents $50 to $65. Apply to janitor on premises or GONON & MACDONALD, 39 West 31st st.

$16 TO $20.
FLATS OF 5 ROOMS AND BATH, MOST DESIRABLE FLATS ON WASHINGTON HEIGHTS.
309 AND 311 W. 143D ST.
HAYDEN & CO., 320 West 145th St.

THE CHOISIC.
Northwest corner of 5th av. and 26th st. An apartment of three rooms and bath to rent, unfurnished, from July 1. Also single room from May 1, furnished or unfurnished; private bath; attendance, 12 to 2.
JAMES M. FAGAN, Superintendent.

ELEGANT FLATS of four rooms each, with range, hot and cold water, &c., in 209 East 10th st., near 2d av.; house carpeted and decorated; reasonable rents. Inquire of janitor or F. MICHAELIS & SON, agents, 88 Second av., corner 5th st.

FLATS TO RENT
63d st., between 10th and 11th ave.
64th st., between 10th and 11th ave.
These brick dat buildings are in fine order and condition and suitable for small families at monthly rents of $7.50 to $10; no rent for balance of April.
Apply to WILLIAM P. RAE CO., 206 West 04th st.

FINE NEW APARTMENTS, with improvements, in house 338 and 340 5th st., bet. 1st and 2d avs.; 3 and 4 rooms; rent from $14.50 up. Inquire of janitor on premises, or E. MICHAELIS & SON, Agents, 88 2d av., cor. 5th st.

FREE TO MAY 15.
Flats of five rooms, hot and cold water, $16 to $17.
228 to 230 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.

FLATS $14 UPWARD.—These apartments are well kept, and extremely quiet and orderly.
Janitor, 253 West 33d st.

MORTON ST., 42.—Handsomest new house in 9th ward; elegantly decorated; portico stoop; private baths and closets; $22 to $26; open Sundays.

NICE APARTMENTS of three and four rooms each in 2,097 3d av., one block from 116th st. L station; cheap rents; the lightest rooms on the block. Inquire of janitor.

NICE APARTMENTS TO RENT to respectable colored families. Apply to janitor, 204 East 59th st.

READ THIS.—Two and three room apartments in new houses to small families; elevated station at corner; rents $7 to $11. Apply to JAMES J. ETCHINGHAM, Agent, 2015½ West 66th st.

STEAM-HEATED CORNER FLATS, 44 Bradhurst av., cor. 144th st., five rooms and bath $22 to $26. COLLIN H. WOODWARD, 304 West 144th st.

TO RENT.—Elegant flats, 5 and 7 rooms and bath; all improvements; near L station; one of the best locations on west side; rents very low to desirable people. Inquire 162 West 1031 st.

TO LET.—Apartments of three light front rooms to small families; fine house and neighborhood; rents $8 and $9. 433 East 144th st.

TO LET.—Elegant flat; 6 rooms and bath; all improvements; every room light; rent, $24. 107 East 85th st.

VICTORIA FLATS, 11th st., near 6th av.—Handsomely decorated, ranges, baths, wash trays, &c.; rents from $30. Apply to janitor, 67 West 111th st.

5 NEW, LARGE, LIGHT ROOMS; all improvements; 5 blocks from L station; rent, $18 and $19. 217 East 80th st.

10TH AV., 601, NEAR 47TH ST.—Choice apartments; painted walls; 4 front rooms, all light; reasonable rental to nice families. JANITOR.

15TH ST., 231 WEST.—A small family flat, six rooms and bath; all modern improvements, price $29, $30, and $35 monthly. Janitor on premises.

17TH ST., 324, near 8th av.—Seven elegant light rooms, bathroom, private hall; newly decorated; every improvement; $30.

21ST ST., 410 WEST.—Decorated apartments; all improvements; four rooms and bath; rents $22, $24.

24TH ST., 242 EAST.—Four rooms, improvements, $16 to $20; to small families. Janitor.

24TH ST., 236 AND 238 EAST.—Three rooms, with all improvements, $11 to $14. Janitors.

25TH ST., 310 AND 312 EAST.—Apartments 3 and 4 rooms, all improvements; rent, $14 to $20.

32D ST., 316 WEST.—Choice decorated flats, four rooms and bath; all improvements, stationary stoves, &c.; reduced, $23 and $26. JANITOR.

41ST ST., 345 EAST.—Free half month; decorated 4-room flats; improvements; hall carpeted; $17, $19.

41ST ST., 338 EAST.—Five light rooms and wash room in private house; nice neighborhood; $23.

59TH ST., 511 AND 513 WEST, near Amsterdam av.—One block from elevated station.—Three and four nice, convenient rooms; rents, $9 to $13.

60TH ST., 227 EAST.—Elegant steam-heated flats; hall boy; below 7th st., near Park av. Apply to owner, 9 to 12 A. M.

76TH ST., 218 EAST.—Upper floor, four rooms, in private house; small family adults; rent, $15.

Flats and Apartments To Let.

86TH ST., 70 EAST.—Fine steam-heated flats, 7 rooms and bath; one flat handsomely carpeted; rents $30 to $50. Apply on premises or to HOMER BOSTWICK, 101 East 86th st.

92D ST. AND LEXINGTON AV.—Cheerful, sunny, corner flats of five rooms and bath; house and neighborhood first-class in every particular; all improvements; rents $26 to $31. JANITOR, 1,407 Lexington av.

92D ST., 145 EAST.—Top flat of eight large rooms, bath and storeroom; appointments perfect; rent $50. JANITOR, in basement.

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 flats for small families; near 104th st. station and entrance to the Park; inquire on premises. WM. M. WALSH, Builder.

112TH ST., 68 EAST.—Fourth flat; 6 rooms and bath; all light; all improvements; good order; pleasant house and neighborhood; rent $17. Inquire Janitor.

114TH ST., 453 EAST.—Apartments of three front rooms, to respectable small families only; fine house and neighborhood; rents $8 and $9.

125TH ST., 61½ EAST.—Handsomely decorated flat; all improvements; parlor carpeted; one flight; $37. Janitor.

125TH ST., 61½ EAST.—Handsomely decorated flat; parlor carpeted; one flight; $37. Janitor.

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

132D ST., 26 AND 28.—Apartments of 8 and 9 rooms; healthy location; handsomely decorated; servants' stairs on rear; rents $28 to $38. Apply on premises.

$13.—Three rooms and bathroom; owner supplies hot water; steam heat; all improvements; small families. 534 East 77th st.

Miscellaneous.

GARDEN ST., 734, HOBOKEN, N. J.—Second and third floors, five rooms each, private family; suitable for young couple; rent $18 and $20.

Flats and Apartments—Brooklyn.

GRAND ST., 691, near Ewen, Brooklyn.—Four convenient rooms; cars pass; quiet; healthy; $8.

TO LET—483 and 485 Court st., Brooklyn, 1st and 2d floors, cold water flats, stone tubs, first-class condition; 4 large, light rooms; rent, $13 and $14. Apply on premises or to owner, 693 Hicks st.

Dwelling Houses To Let.

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

168 WAVERLEY PLACE, near Grove st.—Newly renovated house of 13 rooms; all modern conveniences; rent moderate; possession immediately. Inquire 49 East 9th st.

$30 MONTH.—House, 11 rooms, all improvements; 105th st., Mott, near Jerome av. OWNER, 131 West 122d st.

Dwelling Houses To Let—Brooklyn.

TO LET—House, 155 South Elliott place, near Hanson place; 3-story brick, 12 rooms; good order; rent, $550; possession at once. Apply to G. D. GRACE, 391 Fulton st., or DAVENPORT, SON & CO., corner Oxford and Fulton sts., Brooklyn, N. Y.

TO LET—House, 2 story high, basement; all improvements; 8 rooms; everything excellent; 12 minutes from 23d st. Ferry; $22.50 a month; permit at 64 Reid av.

TO LET.—The 2½ story frame cottage, 468 Carlton av., Brooklyn (near Fulton); all improvements; $450. J. DAVENPORT, SON & CO., cor. Fulton and Oxford.

Dwelling Houses To Let—New Jersey

ASBURY PARK, N. J.—Desirable furnished cottages and boarding houses to let for the season; lists forwarded upon application. MILAN ROSS, Asbury Park, N. J.

Dwelling Houses Wanted—Country.

WANTED—Unfurnished house, for season or the year, near depot; on line N. Y. and Northern R. R. not beyond Nepperhan; about 10 rooms, with improvements; rent must be reasonable. Address A. C. W., box No. 101, Sun up-town office, 1,265 Broadway.

Real Estate for Sale—City.

$250
will purchase one of the most desirable lots now in the market; lots located at BRYN MAWR HEIGHTS, twenty minutes from 155th st., via Northern R. R.; $50 cash, $10 monthly. Those desiring to purchase for a future home or investment should examine this property at once. FARSELLS & CO., 15 CORTLANDT ST.

A BARGAIN, 18TH ST.—Brick cottage, 12 rooms, all improvements; 20 minutes from 42d st., 10 from Harlem; high ground only; 3 minutes' walk from station; must be sold; send for full particulars. T. S. ATWATER, 39 Nassau st.

A CREDITORS' SALE.—A bargain can be had in 847 West End av.; built by first-class mechanics, decorated by Robert Graves & Co. of 5th av.; terms easy. Address creditors' attorneys, LEAVITT, WOOD & KEITH, 111 Broadway.

BUILDERS.—90th st., between 2d and 3d avs.; nine lots, $5,000 each; all mortgage. ELY, 103 Gold st.

FOR SALE in 105th st., near Mott av., an 11-room house; new and in good order; all improvements; lot 100x25. Inquire of GEORGE W. McADAM, attorney at law, 57 Chambers st., New York.

HIGH BRIDGE—Ten minutes from depots of two railroads and five minutes from Washington Bridge; two fine cottages, one with twelve rooms, the other ten rooms, besides kitchen; all modern conveniences; delightful locality. Apply to W. WALLACE, on premises, or BENJ. STRONG, 52 William st.

JEROME AV., near 183d st.—Must sell; lot 25x100; a golden opportunity to buy a city lot cheap. A. MANDE, 127 East 23d st.

TWO FIVE-STORY TENEMENTS ON AV. A, 75th st., price $23,000 each. ROBINSON, Attorney, 21 Park row.

40 CHERRY, near Pearl st.; $11,000; all mortgage; 32x64 feet; vacant. SMITH ELY, 103 Gold st.

58TH ST., NEAR 1ST AV.—Three-story brown-stone; at a bargain. ALFRED E. MARLING, 64 Cedar st.

89TH ST., PARK AV.—Five-story double flat; price $30,000. ROBINSON, Attorney, 21 Park row.

75TH ST., 182 WEST.—Elegant, new four-story house, less than cost. Owner, SPENCER, 15 Maiden lane.

122D ST.—Lots suitable for flats; finest street in Harlem. J. S. ROBINSON, 145 Broadway.

117TH ST., NEAR 2D AV.—Three-story brick; rented in floors; low price. ALFRED E. MARLING, 64 Cedar st.

$4,500.—NEW FRAME HOUSE at 133d st., east of Southern Boulevard; all improvements; for two families; terms easy. OWNER, at 965 East 133d st.

Real Estate For Sale—Brooklyn.

BROOKLYN LOTS FOR SALE.
$500 Lots for $250; $600 Lots for $300.
$25 Cash; $10 Monthly.
VAN PELT MANOR,
THE GARDEN SPOT OF BROOKLYN.
Only 30 minutes from the City Hall, New York. Don't miss this opportunity. Buy the foundation for a home and make 100 per cent. in one year. This property is overlooking Bensonhurst, Bath Beach, Lefferts Park, and Bay Ridge, the paradise for homes.
Free excursion daily and Sundays, every train.
Free engraved maps and tickets on application.
J. M. LANE, Agt., 73 Fulbush av., Brooklyn.
GEO. W. HANLEY, Manager, 51 Jay st., New York.

THE NASSAU LAND AND IMPROVEMENT COMPANY are offering very cheap well built, low-priced houses; three-story brick, 20x45, lot 100; some specially arranged for the wants of two families; others for three families. Prices are extremely low, and terms so easy that they can be made to suit buyers. Located on 8th av., between 16th st. and Windsor place, the healthiest and highest point in Brooklyn; one block from 15th st. entrance to Prospect Park, and easy of access by half a dozen lines of horse cars and the 6th av. elevated.
Can be seen at all times; watchman on premises.

House, 5-story and basement stone; 27 minutes from City Hall, N. Y. Price, $5,800. Near Albany av. L station. MARQUAND BROS., 1,598 Fulton st. After May 1, No. 1,562.

BROADWAY PROPERTY FOR SALE.
Fronting square South 8th st.; 6 blocks from ferry; at entrance to new bridge; lot 20x100; 2-story and stores well rented.
"FOR SALE."
Box 122, Sun uptown office, 1,265 Broadway.

FOR SALE—18th ward, 8 blocks to L stations, 2-story and basement frame houses, 20x45x100; 11 rooms and bath; all improvements; terms to suit; street all made; price $3,500. Lots in the 26th ward from $250 up; convenient to L roads. JOHN JENKINS & SON, 1,985 Broadway, Manhattan Junction.

FOR SALE—Factory, size 60x100, on Water st., between Bridge and Jay, suitable for boiler, tannery, or machine shop, or other business; price only $8,500. For particulars apply at 20 Court st., Brooklyn. LEONARD MOODY, Real Estate.

FOR SALE, AT RAY RIDGE PARK—A few handsome detached villas on plots of ground, all improvements; terms easy. FRED C. COCHEU, 199 Montague st., Brooklyn.

SEVERAL BRICK HOUSES on easy terms; three stories each; water on each floor; live on one floor, rent the other two, owning a home and getting an income at one time; only $1,000 down; balance easy payments to suit; janitor at 2,347 Pacific st., Brooklyn, will show the houses; you may never see such a chance again; only a block from elevated station at Manhattan Crossing, on Atlantic av. R. W. HITCHCOCK (owner), 14 Chambers st., New York.

Real Estate.

GERMAN-AMERICAN REAL ESTATE TITLE GUARANTEE CO.
First-class Mortgages for Investors.
Money to Loan on Bond and Mortgage.
Titles Examined and Guaranteed.
FIXED AND LOW RATES.
NO CHARGES FOR DISBURSEMENTS.
84 NASSAU ST.
Mutual Life Ins. Building, New York,
189 MONTAGUE ST.,
Real Estate Exchange Building, Brooklyn.

Real Estate at Auction.

JAMES L. WELLS, AUCTIONEER,
will sell at auction at the Real Estate Exchange and Auction Room, 59 to 65 Liberty st., at noon,
MONDAY, MAY 2,
250 Choice Lots,
comprising a portion of the desirable property known as the
SCOTT ESTATE,
conveniently located near station
WOODLAWN HEIGHTS.
These lots are on the direct line of the wonderful northward growth of the city of New York, and have now all the benefits of
RAPID TRANSIT AND CHEAP FARES.
Only twenty-seven minutes from Grand Central Depot by the Great Four-Track Harlem R. R.; 60 trains daily. Fare seven and a half cents per ride by monthly ticket.
High ground, healthy location; convenient to Woodlawn Station, near Van Courtlandt Park. Protected against nuisances and ready for building.
NOW IS THE TIME
to buy at auction prices lots that are certain to increase in value, and no property in the suburbs of New York offers greater advantages to the home seeker and investor than the lots offered at this sale.
TITLE GUARANTEED FREE OF COST
to each purchaser; lots sold separately; very easy terms; 60 per cent. may remain on mortgage, or payment in installments if desired; 5 per cent. discount for cash.
SEND FOR MAPS
to LEWIS A HOLDER, Real Estate Brokers, Tremont, or JAMES L. WELLS, Auctioneer, 59 Liberty st.

IF YOU ARE IN EARNEST ABOUT PURCHASING A SUBURBAN LOT, WHY NOT BUY IN AN ALREADY SETTLED LOCALITY? SEND FOR MAPS AND PASSES FOR THE GREAT DORBS FERRY-ON-THE-HUDSON SALE ON MAY 12. ONLY 6 MILES FROM NEW YORK.
SMYTH & RYAN, AUCTIONEERS, 111 BROADWAY.

RICHARD M. MONTGOMERY, Auctioneer,
SUPREME COURT SALE.
The Real Estate Loan and Trust Co. of New York
will sell on commission, through R. M. Montgomery, Auctioneer at the Real Estate Exchange, 59 Liberty st., at 12 o'clock noon, on
APRIL 29, 1892,
675 SECOND AVENUE,
4-story brick building with store; size of lot, 20x70. Lewis Hessburg, Esq., Plaintiff's Attorney; 38 Park row, James M. Varnum, Esq., Referee; 31 Nassau st., Fritz Esper, Executor, 987 3d av.
Map, &c., at office of auctioneer, Real Estate Loan and Trust Co., 59 Nassau st. Telephone call, 1,821 Cortlandt.

JAMES S. McQUILLEN, Auctioneer.
D. PHOENIX INGRAHAM & CO. will sell at auction, in partition at the Real Estate Exchange, 59 Liberty st., on
THURSDAY, APRIL 28, 1892, at 12 o'clock,
TWO DESIRABLE VACANT LOTS ON JUMEL PLACE, between Edgecombe Road and 167th st.
JNO. M. TIRKNEY, Plaintiff's Att'y, 132 Nassau st.
Particulars of Auctioneers, 73 Cedar st.

JAMES S. M'QUILLEN, Auctioneer.
D. PHOENIX INGRAHAM & CO. will sell at auction at the Real Estate Exchange, 59 Liberty st.,
WEDNESDAY, MAY 4, 1892, at 12 o'clock.
Plot desirable vacant lots on west side St. Nicholas av., 315 feet south 141st st., size 50x135x127.
Particulars of auctioneer, 73 Cedar st.

Real Estate For Sale—Long Island.

Bensonhurst-by-the-Sea.
The unique New York suburb, with gas, sewers, water, sidewalks, fences, and park on the beach. Restricted against nuisances. Easy access by rail or boat and electric cars.
45 minutes from Battery.
38 minutes from Brooklyn Bridge.
Fare, 10 cents.
For illustrated circulars apply to W. H. CARLOUGH, 41 Wall st., New York.

GRAND SALE OF LOTS IN Ridgewood Heights,
immediately adjoining the City Limits, but two blocks from Wyckoff Avenue Elevated Railroad Station, and terminus of five lines of street cars.
400 Lots
on Covert, Woodward, Gates, and Putnam avs., Bleecker, Ralph, Grove, Linden, Palmetto, Woodbine, Madison, and Cornelia sts., situated in the healthiest portion of the city of Brooklyn.
Streets will be paved, graded, curbed, and guttered. No better investment to be had for those desiring delightful homes, which in but short time will double in value.
Examine for yourself and obtain particulars, either at our office or at the office of Beckelman's Ridgewood Park Hotel, opposite the grounds.
DO NOT MISS THIS OPPORTUNITY.
THE LONG ISLAND REAL ESTATE EXCHANGE AND INVESTMENT COMPANY,
1,159 MYRTLE AV., Brooklyn,
Opposite The Berlin, near Broadway.
IGNATZ MARTIN, President.
S. H. CARR, Secretary.

LOCUST GROVE, L. I.—four miles from 34th st. ferry, 4—Handsome cottage, with corner lot, 50x100; near station; price $2,700; $500 cash. Apply to owner, E. OSBORNE SMITH, 5 Beekman st.

SUBURBAN HOMES.—Splendid building lots, Northport, L. I., $15. Holbrook, L. I., $10; $2 down, $2 monthly; double in value in a year; perfect title; deeds by mail. J. S. LEWIS, 13 Park row.

Westchester Co. Property For Sale.

LACONIA PARK,
IN THE VILLAGE OF
Williamsbridge, Westchester Co., N. Y.,
ADJOINING THE
24th Ward of New York City,
has been enlarged by its proprietors, who have just purchased the
TILDEN AND BLODGETT FARM
of 60 acres. These grounds are high, dry, and healthy, are directly east from Williamsbridge Depot, on the Harlem four-track Rapid Transit Road, and about 7 minutes' walk therefrom.
ABOUT 800 BUILDING LOTS
in this beautiful park are now for the first time offered for sale
ON EASY TERMS,
at $250, $300, $400, $450, and $500 per lot.
For maps and particulars apply to
D. R. SHEIL,
WILLIAMSBRIDGE, N. Y.

DESIRABLE FARM—100 acres, good house, 14 rooms, ample outbuildings, attractive central location; healthy, hour distant; $12,000; easy terms. J. W. ATWATER, 150 Broadway.

For Sale or To Let—Brooklyn.

SPLENDID LOCATION for lumber yard for rent; water front, growing part of Brooklyn; 25 minutes from Battery; favorable terms to right man. H. HOUGHTON, 50 Broadway, New York.

For Sale or To Let—New Jersey.

EAST ORANGE, N. J.—Desirable properties (all prices) for sale; furnished and unfurnished houses to rent. S. D. CONDIT, opp. BRICK CHURCH STATION.

ELBERON, Norwood Park, Monmouth Beach.—Sale or rent, elegant furnished residences. WILLIAM LANE, Long Branch, N. J.

Real Estate For Sale.

FREE OCEAN VOYAGES TO FLORIDA.

The OCALA AND SILVER SPRINGS COMPANY have arranged for a series of semi-monthly FREE OCEAN EXCURSIONS to their properties, located at Ocala, Florida. These Excursions are open to everybody EXCEPT CHILDREN, and are absolutely FREE. The object, of course, is to familiarize investors with the ACTUAL MERITS of the Company's valuable properties—to show the extent of the Phosphate Mining industries, Orange Groves, and to prove the splendid possibilities of Fruit and Garden Farming in the fairest land 'neath heaven's canopy; to convince interested parties that the Company's statements regarding the value of their stock as an investment are really modest in the light of personal investigation.

The route of these Free Ocean Excursions will be by the fine steamers of the Ocean Steamship Company to Savannah, Ga., thence by rail to Ocala, Fla., through the most entrancing country on the face of the earth. The steamers engaged for these excursions will leave New York twice a month, and all tickets issued by us will provide first-class passage throughout, staterooms and meals on shipboard, first-class cars on railroads, and free rooms and board at the Ocala House in Ocala. Tickets will be good for returning at any time within sixty days from date of starting.

Dates of departure, assignment of staterooms, and all information may be secured by personal application at the Company's offices. Out-of-town applicants should forward their names by first mail. Address

OCALA AND SILVER SPRINGS CO.,
172 World Building, New York.
504 Penn Mutual Building, Philadelphia, Pa.

! WONDERFUL !
THE SALE RESULTS AT
SHERMAN PARK
ON THE HARLEM R. R.
MEN PLEASED! WOMEN DELIGHTED!
$26,000 Worth of Lots Sold Since Sunday.
"FACTS SPEAK LOUDER THAN WORDS."
FREE EXCURSION TO-DAY AT 10:39 A. M.
SATURDAY AT 10:39 A. M. SUNDAY AT 10:55 A. M.
From Harlem Division Grand Central Depot and from Mott Haven Station, 138th st., 10 minutes later.
TICKETS TO BE HAD