Select Board.

East Side.

ONE WAY TO SAVE TIME WITHOUT ADDITIONAL COST. YOU MAY LEAVE YOUR ADVERTISEMENT at an AMERICAN DISTRICT MESSENGER Office, if in our list of Advertising Agencies you do not find one convenient.

MADISON AV., 157.—Desirable large front room, with board.

NICELY FURNISHED ROOMS, with or without board; also for light housekeeping. 626 E. 145th st.

1ST ST., 14.—Gunther's Mechanics' Boarding House—Good rooms with good board, $3.50 per week.

5TH AV., 7.—Handsome large and small rooms; summer prices; excellent table.

9TH ST., 54 EAST.—Double and single rooms for gentlemen, with home comforts; table board if desired.

10TH ST., 34 EAST.—Large double and single rooms; good board; all conveniences; terms moderate.

10TH ST., 110 EAST.—Room, with board; also table boarders.

12TH ST., 115 EAST, near Broadway.—Large front rooms; excellent board; visitors to city accommodated; table board.

12TH ST., 32 EAST, corner University place.—Elegant furnished rooms; top floor; with or without board.

19TH ST., 36 EAST.—Nicely furnished single and double rooms, with board; table board.

23D ST., 130 EAST.—Desirable rooms, large and single; well furnished; excellent table; permanent or transient.

27TH ST., 250 EAST.—Nice, light, furnished rooms, double or single, with or without board.

29TH ST., 44 EAST.—Very pleasant rooms; also hall rooms; excellent board.

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

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

55TH ST., 148 EAST.—Desirable hall room to let with excellent table; American family; table board.

58TH ST., 230 EAST.—Elegantly furnished front room, also hall room; exquisite German board; fine, quiet house; references.

West Side.

BANK ST., 7.—Well furnished rooms, large and small, with board; first-class cooking; also table board.

BANK ST., 42.—Large furnished room, with board; terms reasonable; first-class table; references.

BROOME ST., 575.—Nicely furnished large and small rooms, with board; terms reasonable.

CLINTON PLACE, 82, near 5th av.—Nicely furnished rooms and excellent table; conveniences; terms reasonable; Southern art solicited.

CLINTON PLACE, 58.—Handsomely furnished rooms, large and small; with board; all modern conveniences.

CHARLES ST., 72.—Sunny extension, running water, large closets, and connecting large room, $7; others $3 up; board $5.

CHARLES ST., 15, near 8th st. station.—Furnished rooms, with board; also table board; modern conveniences.

CHARLTON ST., 20.—Large, finely furnished room (facing south), with board, suitable for two gentlemen.

PRINCE ST., 260.—Well-furnished rooms, large and small; gentlemen only; French family; also table board.

PERRY ST., 70.—Large and small finely furnished rooms with board; table board.

SPENCER PLACE, 1.—Large furnished room; front hall room, with board; table board.

THE JUDSON, 53 Washington square south.—Nicely furnished rooms, with board; steam heat, elevator, and electric bells.

WASHINGTON SQUARE, 83 WEST.—Desirable single and double furnished apartments; excellent table; beautiful corner back parlor; reference.

WASHINGTON PLACE, 70.—Room and board; gentlemen; also table board; transients; Southern or English preferred.

WAVERLEY PLACE, 124.—Nicely furnished rooms, with good board; gents only; strictly respectable.

WEST HOUSTON ST., 139.—Neatly furnished large and small rooms, with or without board.

4TH ST., 274 WEST.—Large furnished front room, with board, two gentlemen; bath, gas; references.

4TH ST., 272 WEST.—Large furnished front room, 2d floor; small room, with board; table board.

9TH ST., 28 WEST.—Pleasant furnished rooms, en suite or single, with board; transients accommodated.

11TH ST., 293 WEST.—Nicely furnished hall rooms, $5 weekly, with board; table board, $3.50.

12TH ST., 326 WEST.—Furnished back parlor; two gentlemen, or man and wife, with board, $12.

12TH ST., 40 WEST.—Suite of rooms with private bath; meals if desired; references.

21ST ST., 262 WEST.—Large and small furnished rooms, suite and singly, with board; table board.

21ST ST., 220 WEST.—Large finely furnished front and back rooms, with board; table board.

22D ST., 307 AND 309 WEST.—Suite of furnished rooms; single room, with board; table boarders.

22D ST., 237 WEST.—Handsomely furnished second floor front room, with board; also small room.

23D ST., 334 WEST.—Two connecting rooms, or will rent single; private bath; transient from June 1; also large hall room, now vacant; board optional.

23D ST., 322 WEST.—Furnished rooms, with or without board; first-class table; every convenience; transients accommodated.

23D ST., 161 WEST.—Handsome front parlor, suitable for physician; other rooms; excellent table board; transients.

27TH ST., 351 WEST.—Large and small rooms with board; grts $5, ladies $3.50; table board.

32D ST., 332 WEST.—Large handsomely furnished rooms, with first-class board; also office for physician.

34TH ST., 456 WEST.—Large furnished front and back rooms, with board; table board.

36TH ST., 151 WEST.—Handsomely furnished rooms, with or without board; moderate.

42D ST., 126 WEST.—Entire floor, one flight up; en suite or separate; excellent board; reference.

48TH ST., 51 WEST.—Pleasant connecting rooms, en suite or singly; hall room; superior board; references.

50TH ST., 63 WEST.—Handsomely furnished rooms, third floor, en suite or singly; bath; fine table; references.

53D ST., 150 WEST.—The Marshall, sunny rooms, $5 up, with first-class board; also table board.

59TH ST., 201 WEST, near Central Park.—Large and small rooms, with or without board; permanent or transient.

Miscellaneous.

LARGE ROOMS, good table, private house, excellent location; near station; terms reasonable. HUBBARD, 963 Fleetwood av., N. Y.

Board Wanted.

TWO young ladies desire sunny room and board in refined private Jewish family, between 80th and 90th sts., East; references exchanged. Address M., box 149, Sun up-town office, 1,265 Broadway.

Select Board—Brooklyn.

93 PINEAPPLE ST.—$5 to $6; 3 minutes from the Bridge; excellent board and pleasant rooms.

Furnished Rooms & Apartments To Let

East Side.

THE CMOISIC,
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 June 1, furnished or unfurnished; private bath; attendance. Seen 1 to 3. JAMES M. FAGAN, Superintendent.

AV. B, 149.—Beautiful large room, furnished; opposite Tompkins square. Call and see before going elsewhere.

BREWSTER ST., 19, near Bowery.—Cheap, nice, newly furnished rooms, double and single.

FURNISHED BACK PARLOR; suitable for doctor or two gentlemen; rent reasonable; house private. 182 East 1:30 st.

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

LEXINGTON AV., 237.—Nicely furnished rooms; also office for physician; all conveniences; reasonable terms.

ST. MARK'S PLACE, 80.—Nicely furnished large front room for one or two gentlemen; two beds; $2 each.

2D AV., 352, 19th and 20th sts.—Two large furnished rooms, separate or together; light housekeeping if desired; private family.

2D AV., 96.—Well-furnished large front room; corner, four windows; fine neighborhood. Mansfield's bell.

2D AV., 324.—Newly furnished rooms, large and small, with all modern conveniences, from $2 upward.

3D AV., 1,073, near 63d st.—Furnished rooms, light, for two or three men. WILLIAMSON.

4TH AV., 377, bet. 26th and 27th sts.—Nicely furnished parlor, bark parlor, and dressing room, convenient for two or three; first floor. MIELSEN.

5TH AV., 567, near the Windsor Hotel.—Beautifully furnished large and small airy rooms; elegant locality; summer rates; references exchanged.

21ST ST., 157 EAST, near Gramercy Park.—Nice, newly-furnished, square room; gas, bath; terms moderate.

23D ST., 126 EAST.—Large and small room, also connecting room, furnished; location central; private family.

24TH ST., 134 EAST.—Beautifully furnished rooms; large and small; closets, hot and cold water; $2 upward; references.

27TH ST., 151 EAST.—Nicely furnished rooms, large and small; running water; large closets; southern exposure; terms moderate.

27TH ST., 7 EAST.—Large and small rooms; private baths; good attendance; reference if desired; gentlemen preferred.

29TH ST., 145 EAST.—Handsomely furnished square and hall rooms; hot and cold running water; terms low.

29TH ST., 141 EAST.—Nicely furnished back parlor to let.

37TH ST., 107 EAST, near Lexington av.—Furnished rooms; light, airy corner; married couple, gentleman, ladies.

41ST ST., 332 EAST.—Elegantly furnished rooms for ladies or gentlemen; private family; conveniences; reference.

45TH ST., 215 EAST.—Newly furnished large front room; one or two gentlemen; conveniences; terms moderate.

45TH ST., 201 EAST.—Handsomely furnished large front room; bath; hot; one or two gentlemen.

49TH ST., 68 EAST.—Nicely furnished parlor; also comfortable hall room; meals and other desirable rooms for one.

Furnished Rooms & Apartments To Let

East Side.

ONE WAY TO SAVE TIME WITHOUT ADDITIONAL COST. YOU MAY LEAVE YOUR ADVERTISEMENT at an AMERICAN DISTRICT MESSENGER Office, if in our list of Advertising Agencies you do not find one convenient.

50TH ST., 204 EAST.—Handsomely furnished rooms, large and small; conveniences; breakfast optional; very reasonable.

54TH ST., 184 EAST.—Back parlor, two hall rooms, bedroom; all conveniences; with or without board.

54TH ST., 152 EAST.—A handsomely furnished front room, with folding bed; bath; use of piano.

54TH ST., 238 EAST.—Furnished room by a German widow; suitable for an elderly gentleman.

59TH ST., 55 EAST.—Furnished second floor, large back parlor, or first hall room, fourth floor.

67TH ST., 300 EAST.—Comfortably furnished rooms for gentlemen; every convenience; door attendance; an apartment house; built expressly for gentlemen.

87TH ST., 310 EAST.—To let, nice large front room furnished for one or two persons.

107TH ST., 324 EAST.—Nicely furnished rooms for light housekeeping. Inquire in tailor store.

109TH ST., 56 EAST.—Furnished room to let, with bath, one flight above parlor floor. A. SULL.

West Side.

ABINGDON SQUARE, 25, 8th av. and 12th st.—Handsomely furnished second floor front room; two gents; breakfast optional.

BANK ST., 27.—Nicely furnished front rooms; hot and cold water; moderate prices; gentlemen preferred; perfectly new house.

BROOME ST., 560.—Large, finely furnished front room; first floor; gas, bath.

CLINTON PLACE, 89 (West 8th st.).—Nice light rooms; gentleman or married couple; $1.50 upward.

CLINTON PLACE, 121.—Furnished parlor, $5; second floor front, $4; single rooms, $1 to $2.50.

COTTAGE PLACE, 31.—Large and small handsomely and newly furnished rooms; gas, bath.

FRONT HALL ROOM and large room to rent, furnished; all conveniences. 68 Bank st.; ring twice.

GREENWICH AV., 47.—Two rooms, second floor, furnished for housekeeping; also single room and front parlor.

HUDSON ST., 469.—Furnished rooms for gentlemen, with or without board, or light housekeeping.

KING ST., 16.—Large furnished front room and extension, with or without board.

PERRY ST., 103 (9th ward).—Pleasant furnished room, with closet, for one or two gentlemen; ring second bell.

PERRY ST., 84.—Furnished rooms, large and small; for gentlemen; hot and cold water with bath.

PERRY ST., 152.—Nicely furnished room for gentleman or lady, $1.50 per week.

VARICK ST., 87.—Nicely furnished rooms, with board; terms moderate; gentlemen; hot and cold water.

VARICK ST., 91.—Nicely furnished rooms, large and small, for gentlemen; $2 up.

VANDAM ST., 54.—Nicely furnished rooms, large and small, $2 up; meals if desired; house renovated.

VANDAM ST., 53.—Furnished rooms, large and small, from $2 upward; also brick stable, five stalls.

VANDAM ST., 113½.—Private family has large front room suitable for two; also hall room.

WASHINGTON PLACE, 117.—Large front room, closet room, running water, good board; two gentlemen or married couple.

WAVERLEY PLACE, 147.—Connecting front and back rooms; housekeeping; large and small rooms; to respectable parties.

WAVERLEY PLACE, 211.—Large newly furnished connecting rooms; hall room; gas, bath, hot and cold water.

4TH ST., 225 WEST.—Large sunny rooms; closets, baths, hot and cold water; gentlemen only; reasonable.

4TH ST., 177 WEST, near 6th av.—Furnished rooms, with first-class board; also table board.

10TH ST., 156 WEST.—Cosey sunny floor for two; use Chickering piano; reasonable; convenient to 6th av. L.

10TH ST., 143 WEST.—Second story front; private family; suitable for two gentlemen.

11TH ST., 268 WEST.—Large finely furnished front room, and one furnished hall room.

12TH ST., 299 WEST.—Large front room, suitable for two; running water; two front hall rooms; gentlemen.

14TH ST., 103 WEST.—Nice light furnished rooms, small, $2 weekly; others large enough for two gentlemen, $3.

16TH ST., 235 WEST.—To let, large furnished room; also hall room; with reference.

17TH ST., 46 WEST, near 5th av.—New house, superb rooms; plenty of light; sanitary plumbing; references.

18TH ST., 21 WEST.—Nicely furnished rooms to let; terms reasonable.

20TH ST., 227 WEST.—Hall rooms, $1.50 to $2.50; large rooms, $2.50 to $7. We have six houses, forty rooms vacant. Apply all the week.

20TH ST., 254 WEST.—Pleasant light room for gentlemen; $2.50 for one, $3.50 for two; excellent table board, optional.

22D ST., 354 WEST.—Most charming front rooms in city; summer prices; luxurious bath; house newly furnished.

23D ST., 455 WEST.—Nicely furnished large room, suitable for two; also two smaller rooms; gentlemen only; references.

24TH ST., 472 WEST.—Two connecting rooms, suitable for gentlemen or light housekeeping; private family; terms reasonable.

25TH ST., 219 WEST.—Handsomely furnished room for gentlemen; bath and gas; private house.

25TH ST., 320 WEST.—Two small furnished rooms; references.

27TH ST., 57 WEST.—Handsomely furnished rooms, suitable for two gentlemen or gentleman and wife; breakfast if desired.

31ST ST., 331 WEST.—Newly furnished rooms for gentlemen in a private family; near L station.

31ST ST., 325 WEST.—Large handsomely and newly furnished rooms, without board.

32D ST., 346 WEST.—Large handsomely furnished rooms; bath, gas, hot and cold water; private family.

34TH ST., 223 WEST.—Nicely furnished large square room; ample closets; hot and cold water; also small room.

36TH ST., 228 WEST.—Two nicely furnished rooms, all complete for light housekeeping; dishes, &c.; respectable.

37TH ST., 247 WEST.—Well furnished square room; large closet; strictly private family; terms moderate.

43D ST., 445 WEST.—Second floor; large front, square parlor; adjoining bedroom; closets, bath, spare kitchen; all conveniences; respectable house, handsomely furnished.

45TH ST., 416 WEST.—Two nicely furnished hall rooms on second floor.

46TH ST., 158 WEST.—Neatly furnished rooms; large closets; running water; terms moderate.

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

50TH ST., 158 WEST.—Handsomely furnished rooms to let.

52D ST., 228 WEST, near Broadway.—Furnished rooms with folding beds; references required.

93D ST., 51 WEST.—Nicely furnished room in private house, half block from elevated station; gentlemen only.

Furnished Rooms Wanted.

FURNISHED ROOMS wanted on 5th or Madison av., or on cross streets between Broadway and 4th av., not above 42d or below 23d st.; at least two rooms and bath, not above second floor, to be occupied by man and wife. Address C., 1,327 Broadway.

Flats and Apartments To Let.

6TH ST., 223 EAST.—Elegant flat, 4 large light rooms and bath; all improvements; low rent.

15TH ST., 231 WEST.—Small family flats, six rooms and bath; all modern improvements; prices, $28, $30, $31, and $33 monthly. Apply owner, on premises.

24TH ST., 349 EAST.—Three rooms, with improvements, in clean house; $11.

25TH ST., 312 EAST.—Apartment, 3 or 4 rooms, hot and cold water; baths; $14 to $20.

33D ST., 230 WEST.—Room and bedroom, to respectable tenants only; rent $7. Call room 8, 230 West 35th st.

35TH ST., 443 WEST.—Free to June 1; 3 light rooms; improvements; small families; quiet house.

39TH ST., 250 WEST.—Four rooms and bathroom; decorated; all improvements, $25, $26, $27. Inquire janitor.

40TH ST., 254 WEST.—Parlor floor to let; three or four large rooms to small family; rent $18; seen Sund y.

52D ST., 413 EAST.—Handsomely decorated single second flat; 7 rooms and bath; free until June.

54TH ST., 230 EAST.—Two beautiful floors; improvements, gas, washtubs, and door-openers, rents, $17 and $16; 2d and 3d floors.

56TH ST., 231 EAST.—Elegant flats, newly painted and papered; light rooms; one block from L station. Janitor on premises.

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

83D ST., 130 WEST.—Third flat, eight rooms and bath; private hall; newly decorated; $30. WILLIAM R. WARE, 451 Columbus av., 81st st.

84TH ST., 118 WEST.—Comfortable flats of six rooms and bath; steam heat; $28 to $34. WILLIAM R. WARE, 451 Columbus av., corner 81st st.

86TH ST., 70 EAST.—Elegant steam-heated flats; 7 rooms and bath; one flat handsomely carpeted; inducements for summer.

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 store room; 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.

114TH ST., 313 EAST.—A single flat of 6 rooms; rent $18. Owner on premises.

121ST ST., 72 EAST, near Mount Morris Park.—Flats of 7 rooms and bath; all improvements; small families preferred; $22 and $18.

$13.—Three rooms and bathroom; owner supplies hot water; steam heat; all improvements; small families. 334 East 77th st.

$15 FLATS TO JULY 1.—Five rooms, bath, all improvements; good as you pay $20; for elsewhere; one New Brighton well-furnished flats; Junction Broadway and 104th st., ten minutes above Harlem. Express train from 42d st. Owner will stay in town to-day. Inquire janitor in corner or Mr. TOBIN, superintendent.

Flats and Apartments To Let.

ONE WAY TO SAVE TIME WITHOUT ADDITIONAL COST. YOU MAY LEAVE YOUR ADVERTISEMENT at an AMERICAN DISTRICT MESSENGER Office, if in our list of Advertising Agencies you do not find one convenient.

DESIRABLE APARTMENTS TO LET.
Peabody, 168 Waverley place, steam heat, elevator, and hall boys; rental $75 per month.
The Irvington, 168 West 16th st., steam heated, newly decorated, hall boys; rental $50 to $65 per month.
407 West 23d st., cor. 9th av., single flats; rental $45 to $50.
55 to 61 East 59th st., opposite Columbia College, steam heated, hall boys, newly decorated; rental $60 to $70.
227 West 135th st., finest apartments in Harlem; rental $40 to $60.
All seven rooms and bath.
Apply to janitor on premises, or GERALD H. BROWN, Equitable Building, 120 Broadway.

RARITIES.
One apartment left in Essex, 61st st. and Columbus av., two blocks from station. Apply to janitor.

ONE
left in BROCKHOLST, 101 West 85th st. Fine rooms and bath. Elegance and refinement. Apply to POWER, 532 Columbus av., bet. 85th and 86th sts.

ONE
seven-room and bath in Scarboro, 86th st. and Amsterdam av.
POWER, 532 Columbus av., bet. 85th and 86th sts.

FLATS.
Very desirable, restricted neighborhood, first-class surroundings, in thorough order; best service.
Rents, $16 to $18; corners, $20 to $25.
Examine at once.
East Side 8th Av., 136th, 138th Sts.
Apply to janitor on premises, or GERALD H. BROWN, Equitable Building, 120 Broadway, New York.

"THE FLORENCE."
18TH ST. AND 4TH AV.
TO LET, ONE VERY DESIRABLE SUITE, CONSISTING OF PARLOR, FOUR BEDROOMS AND BATH, THIRD FLOOR, SOUTHERN EXPOSURE.
Elevators run all night.
The Florence is absolutely fireproof.

THE RUTLEDGE.
FIRST-CLASS APARTMENTS, 6 AND 7 ROOMS AND BATH, ALL LIGHT. N. W. CORNER 63D ST. AND CENTRAL PARK, WEST. RENTS LOW. JANITOR, OR T. A. STODDART, ATTY., 47 CHAMBERS ST.

ROOMY, AIRY, ELEGANT.
Hall attendance; thorough service.
Eight rooms and bath; all latest modern improvements; elevators.
"THE ASTOR."
Agent on premises from 1 to 3.30 P. M. Only one left; $40.
R. BURGESS, AGT., 581 Columbus av., bet. 88th and 89th sts.

TO JUNE 15 RENT FREE.
2,455 8th av. Best flats in Harlem; five light rooms; hot water; halls newly carpeted; good, healthy neighborhood; near L station; low rent; $15 and $17 monthly. Janitor, or MEAD, 2,495 8th av.

ONE MONTH FREE RENT.
Nice little five-room flats, with hot water, &c.; halls carpeted and well kept; two blocks from L station; 252 and 254 West 143d st.; rents $14.50 to $16.50. Janitor in both houses.

RENT FREE TO JUNE 15.
Good 5-room apartments, with improvements, to let at moderate rent; good entrance, &c.; well-kept house; 2,439 8th av.; rent $16 and $17 per month; call and see janitor any time.

FREE RENT TO JUNE 15.
Good 5-room apartments in good order; halls carpeted and papered; near L station; rooms light; rent only $16 and $17 monthly; janitor on premises, or MEAD & SON, 2,495 8th av.

TO JUNE 15 RENT FREE.
2,437 8th av.—Five room floors to let, with improvements; halls carpeted and well kept; good neighborhood; rent $17 and $18 1st floor. Janitor seen any time, or MEAD, 2,495 8th av.

"THE CENTRAL,"
68 SOUTH WASHINGTON SQUARE.
Seven light rooms and bath, $50; in personal care of owner; reference required; see janitor.

APARTMENTS in the improved dwelling, 344 East 72d st., of two, three, and four rooms; all light, with bath, laundry, hot and cold water, and halls heated; rent $6.25 and $14. FOLSOM BROS., 826 Broadway, cor. 12th st.

A.—CENTRAL PARK, WEST, 228 AND 224.—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 81st st.

A.—RENT FREE TO JUNE 1.—Three rooms; some all light; $11 to $12.50. Janitor, 235 West 24th st., or McMONEGAL & ECKERSON, 696 Columbus (9th) av., near 93d st.

ELEGANT FLAT to let; six rooms and bath, all improvements; 12 Amsterdam av., near 59th st.; $23. Also fine apartments, 4 rooms, 270 Spring st., near Varick. Inquire of janitors on premises.

FLATS TO LET.—Call and convince yourself that these are the handsomest flats in Harlem, situated at 37 West 131st st; all improvements, refrigerator, &c. OWNER, on premises.

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

FURNITURE SOLD.—Nothing required down; longest credit, lowest prices, largest stock. Manufacturer's agent, 103 West 29th st.

FOURTH FLOOR to let in private house; all conveniences; 5 rooms; all light. Inquire at 183 East 59th st.

FREE half month; elegantly decorated 4-room flats; all improvements; private halls. 345 East 41st st.

LEROY ST., 32.—Elegant flat; 4 large light rooms and bath; all improvements; low rent.

MODEL FLATS.
134TH ST., 592 TO 596 EAST. Six large light rooms, decorated and heated, $17 to $20. Janitor.
NORTH OF 40TH ST., west of 3d av.—7 rooms; all improvements; in private house. CARDWELL & REYNOLDS, 832 3d av.

PRETTILY FURNISHED four-room flat, price $38 per month; central location. FLAGG, agent, 103 West 29th 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, 2014½ West 66th st.

UNFURNISHED ROOMS to rent. 340 West 23d st.

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

4TH ST., 143 AND 145 WEST, near Washington square.—Four rooms, with and without bath.

Flats and Apartments—Brooklyn.

FIVE NICE ROOMS, with improvements, halls lighted and furnished, $9 and $10; to adult families, cheapest rent in Brooklyn. Apply at 388 Prospect av., near 7th av.

Flats and Apartments Wanted.

OWNERS OF HOUSES, apartments, and flats, please call or communicate with ALFRED BERNHEIM, Real Estate Agent, 646 Broadway, Brooklyn, who has a large demand, especially for houses suitable for one or two families.

WANTED—Small floor of 3 or 4 rooms in private house by man and wife; 8th or 9th ward. F. L. POLLARD, 34 Morton st.

Furnished Flats to Let.

THE CHELSEA, West 23d st.—$50, small furnished apartment for summer; 10th floor; restaurant in house; apartment 108.

Dwelling Houses To Let.

House to let, 28 West 10th st. To a private family, brown stone, English basement, five-story, $2,200 per annum. Can be seen 11 to 4. Inquire A. J. Cammeyer, 169 Sixth av.

I
HAVE TWO IN THAT STREET OF WEST 86TH ST., BETWEEN COLUMBUS AND AMSTERDAM AVS., WEST SIDE, $1,800, $2,500 (E-TATE). POWER, 532 COLUMBUS AV.

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

TO RENT, at High Bridge, five minutes' walk from Washington Bridge and ten minutes' walk from station, house with twelve rooms, water, gas, and all modern conveniences. Apply to WILLIAM WALLACE, on the premises; or B. STRONG, 52 William st.

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.

Furnished Houses To Let—Country.

COTTAGES TO LET—Furnished; at seaside. J. T. COMMOSS, Lawrence, L. I.

Dwelling Houses Wanted—Country.

WANTED—To rent at moderate figure, a small house, with improvements and some grounds, in respectable and healthy locality, country or seaside, within an hour from City Hall. Address W. S., 150 Pearl st., New York city.

Dwelling Houses To Let—Country.

A HOUSE FOR RENT, 16 rooms, ready furnished; near Sea side Park, situated between Barnegat Bay and ocean; good fishing, fishing and boating. Address Capt. JOS. F. REED, SEA SIDE PARK, Ocean county, N. J.

Real Estate at Auction.

JAMES L. WELLS, AUCTIONEER.
GRAND AUCTION SALE
at the Real Estate Exchange and Auction Room, 59 to 65 Liberty st., at noon,
TO-MORROW,
MONDAY, MAY 16,
By Order of JOHN A. AMUNDSON, Att'y,
231 SUPERB LOTS,
comprising Section A of
EDENWALD,
on Kingsbridge Road and 10th Ave., in and adjoining the prosperous city of
MOUNT VERNON,
WESTCHESTER CO., NEW YORK.
These lots are beautifully situated on very high ground, overlooking the city of Mount Vernon and commanding lovely and extensive views in every direction. Among the many advantages possessed by this
IDEAL SUBURBAN HOME SITE
are easy accessibility, perfect healthfulness, charming scenery, desirable surroundings, freedom from nuisances, wide, graded streets and avenues, flagged sidewalks, nearness to the schools, churches, banks, libraries, handsome residences, stores, and markets of Mount Vernon.
QUICK TRANSIT AND LOW FARES
are afforded by the New Haven R. R. to Mount Vernon. Only twenty-five minutes by express from Grand Central Depot, fare eight and one-third cents per ride by monthly ticket, and by the Harlem R. R. four-track rapid transit system to Woodlawn, fare seven and three quarter cents a ride; 107 trains daily. Horse cars, connecting with both Mount Vernon depots, run within a short distance of the lots.
ALL THESE ADVANTAGES
commend this superb property to the home seeker and the investor. Only a personal examination of the lots offered at this sale can give a complete idea of their value and desirability.
TITLE GUARANTEED FREE OF COST
to each purchaser. Liberal terms. Lots sold separately. Send for maps to JOHN A. AMUNDSON, Attorney, 146 Broadway, ROBERT WALLACE, Real Estate Broker, Williamsbridge, or JAMES L. WELLS, Auctioneer, 59 Liberty st.

JAMES L. WELLS, Auctioneer.
will sell at auction at the Real Estate Exchange and Auction Room, 59 to 65 Liberty st., at noon,
TUESDAY, MAY 31,
146 SELECT LOTS,
comprising a portion of the
DICKINSON ESTATE,
all splendidly located and adjacent to Sedgwick av., on beautiful and popular
KINGSBRIDGE HEIGHTS,
24TH WARD, NEW YORK CITY.
High, healthy ground, lovely views, neighborhood of handsome private residences, no nuisances permitted, graded avenues and streets, property carefully developed and ready for immediate building.
SEWER, WATER, AND GAS.
All city improvements and conveniences.
TWO RAILROAD STATIONS
are within a few minutes' walk of the lots, and 117 trains daily forms quick, cheap transit. By the New York and Northern, connecting on same platform with elevated road, only 21 minutes to 42d st., 33 minutes to 14th st., and 45 minutes to Rector st. by express trains. Fare, including elevated, nine and one-quarter cents per ride. By New York Central, 21 minutes to 42d st.
ALL THESE ADVANTAGES
render this property unusually attractive for home building and for investment, and a personal visit and a careful examination are solicited.
TITLE GUARANTEED FREE OF COST
to buyers. Easy terms of payment. Send for maps to JAMES L. WELLS, AUCTIONEER, 59 LIBERTY ST.

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 23,
17 Choice Plots
OVERLOOKING THE HUDSON AT
WASHINGTON HEIGHTS,
NEW YORK CITY, on Northern av. and Overlook Terrace, just north of 181st st., adjoining the James Gordon Bennett property and opposite old Fort Washington. Every plot has an unobstructed view of the Hudson and Palisades; gas and water pipes laid, sewer in Overlook Terrace, only six minutes' walk from Fort Washington depot and cable cars. This handsome property offers to people of moderate means an opportunity to own a Hudson river villa site in the city of New York.
ALSO, SAME TIME AND PLACE,
15 Valuable Lots,
WESTCHESTER AND BROOK AVS.,
23D WARD,
NEW YORK CITY. Two-story frame store and dwelling on one lot; only two blocks from L station; 3d av. and 146th st.; avenues paved and sewered; all especially valuable for business or investment. All of above plots and lots will be sold separately. 50 per cent. may remain on mortgage. Titles guaranteed free of cost to purchasers. Send for maps to JAMES L. WELLS, AUCTIONEER, 59 LIBERTY ST.

JAMES L. WELLS, Auctioneer,
Will sell at auction at the Real Estate Exchange and Auction Room, 59 to 65 Liberty st., at noon,
WEDNESDAY, MAY 25,
91 LOTS,
Known as the DUNCAN-VARIAN PROPERTY, 5 minutes' walk east of Harlem Railroad rapid transit station,
WILLIAMSBRIDGE,
adjoining the Twenty-fourth ward, New York city. For home sites or for investment these lots are unequalled, being splendidly located on high ground, in the very centre of an accessible, prosperous, rapidly growing and self-supporting neighborhood, benefited now by graded avenues and streets, flagged sidewalks, street lamps, water supply, and numerous other city conveniences. Electric street lights and electric street railway now contracted for.
CHEAP AND QUICK TRANSIT
is furnished by the great four-track Harlem Railroad; sixty-five trains daily; 20 minutes to 42d st.; fare 7½ cents by monthly ticket. Station only 5 minutes' walk from these lots.
TITLE GUARANTEED FREE OF COST
to each purchaser. Sixty per cent. may remain on mortgage. Send for maps to JAMES L. WELLS, Auctioneer, 59 Liberty st.

JAMES L. WELLS, AUCTIONEER,
will sell at auction at the Real Estate Exchange and Auction Room, 59 to 65 Liberty st., at noon,
TUESDAY, MAY 24,
51 FINE LOTS,
southeast corner 5th av. and Kingsbridge road,
MOUNT VERNON,
Westchester county, N. Y., being the well-known Andrew George property. Horse cars to both railroad stations pass the lots. Public school adjoins the property. 50 per cent. may remain on mortgage. Title guaranteed. Send for maps to Fish Brothers, Real Estate, 16 East 23d st., or to JAMES L. WELLS, AUCTIONEER, 59 LIBERTY ST.

Real Estate at Auction.

JAMES L. WELLS, AUCTIONEER.
CONTINUATION SALE
ON THE GROUND,
DECORATION DAY,
MAY 30, AT 1 O'CLOCK,
262 CHEAP LOTS;
comprising the unsold 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.; 66 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 homeseeker 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 & HOLDER, Real Estate Brokers, Tremont, or JAMES L. WELLS, Auctioneer, 59 Liberty st.

JAMES L. WELLS, AUCTIONEER.
TRUSTEES' SALE, by order of Trustees of St. Luke's Hospital, at the Real Estate Exchange and Auction Room, 59 to 65 Liberty st., at noon,
TUESDAY, May 17,
46 CHOICE LOTS
And three Cottages, all finely located on Anthony av. and Crane place, 175th st. to 176th st.,
Mount Hope,
NEAR RAPID TRANSIT STATIONS,
TREMONT,
24TH WARD, N. Y. CITY.
High, healthy location. Two blocks from Claremont Park. Graded avenues and streets. Water, gas, and other city conveniences. Neighborhood one of handsome residences. Only five minutes' walk west of station of the great four-track
HARLEM R. R. RAPID TRANSIT
and the 177th st. station of the Elevated Road; 467 trains daily; quick time and low fares.
TITLE GUARANTEED FREE OF COST.
Lots sold separately; 60 per cent. may remain on mortgage at 5 per cent.
ALSO AT SAME TIME AND PLACE, 8 DESIRABLE LOTS
on Woodruff av. and Waverly place, 140 feet east of Franklin av.,
FAIRMOUNT,
One block from Crotona Park and convenient to Tremont Station and the Elevated Road; 60 per cent. may remain on mortgage. Title guaranteed free of cost. Also
6 VALUABLE LOTS
on Marion av. and Dorothea place,
FORDHAM.
Good neighborhood; only four minutes' walk west from station; lots ready for building; 60 per cent. may remain on mortgage; title guaranteed.
Send for maps of above properties to
JAMES L. WELLS, AUCTIONEER, 59 LIBERTY ST.

JAMES L. WELLS, AUCTIONEER,
Will sell at auction at the Real Estate Exchange, 59 to 65 Liberty st.,
THURSDAY, May 26, noon,
15 LOTS
FOX ESTATE,
23d Ward, New York City.
Southern Boulevard to Hoe st., south side of Home st., 7 lots. Hoe st., west side, 100 feet north of 167th, 8 lots. Title guaranteed; one-half cash. Send for maps to JAMES L. WELLS, Auctioneer, 59 Liberty st.

PETER F. MEYER, Auctioneer.
EXECUTORS' SALE.
Valuable improved property.
ADRIAN H. MULLER & SON
WILL SELL AT AUCTION ON
Thursday, May 26, 1892,
at 12 o'clock, at the Real Estate Exchange, 59 Liberty street,
BY ORDER OF THE EXECUTORS of the Estate of ELIZABETH FOGG, Deceased,
The following described property, viz.:
The 5-story English basement brown-stone front dwelling, with lot,
NO. 859 FIFTH AVENUE,
between 34th and 35th Streets,
desirable for dwelling or business purposes.
The 2-story brick stable and lot
NO. 53 EAST 33D STREET,
between Mad