Flats and Apartments To Let.

Desirable Apartments to Let.

PEABODY—102 WAVERLEY PLACE, steam heat, elevator, hall boys, every convenience; 7 rooms and bath, $75.

IRVINGTON—196 WEST 10TH ST., steam heat, hall boys; 7 large rooms and bath, $50 to $65.

ST. JOHN—35-41 EAST 60TH ST., opposite Columbia College, two blocks from 6th av. station L; steam heat, hall boys, 7 and 8 rooms and bath, $50 to $70.

SUTHERLAND—760 MADISON AV., corner 63d st.; steam heat, hall boys, every convenience, 6 large rooms and bath. Apply to Janitor on premises, or to GERALD E. BROWN, Equitable Building, 120 Broadway, N. Y.

$16 to $22. 148-150 Columbus av.	Adjoining new L station at 66th st.; 4 rooms and bath; specially attractive house.
$23 to $26. 200 West 69th st.	Cheerful, sunny corner flats of 4 rooms and bath; decorated, &c.
$30 to $34. 202 West 69th st.	6 and 7 light rooms and bath, steam heated; private halls; decorated.
$32. 204 West 69th st.	Single flat of 7 extra large, light rooms; steam heated; private halls, &c.
$32 up. 236 West 154th st.	Six light rooms and bath; steam heat; private halls, &c.

Janitors or HAVENS & BEEBE, Attys., 18 Wall st.

ELEGANCE AND ECONOMY

in a city residence are rarely combined. To live in town within a half hour's ride of almost anywhere in the city limits is a boon to business. When a palatial residence of six to nine rooms, fashionably located, with all improvements, near both 6th and 9th Av. "L," can be had for $35 to $40 per month as at

THE FENIMORE,

442, 444, 446 West 57th st., near 9th av., is suggested an opportunity of a lifetime. Janitors on premises.

FLATS.

VERY DESIRABLE. Restricted neighborhood. First-class surroundings. In thorough order. Best service. RENTS $16 to $24—4 OWNERS $20 to $25. EXAMINE AT ONCE. East Side 8th Av., 136-138th St. Apply to Janitor on premises or GERALD E. BROWN, Equitable Building, 120 Broadway, New York.

A.—A.—

TWO HANDSOMELY DECORATED FLATS TO LET, SEVEN AND EIGHT ROOMS AND BATH; ALL LIGHT. CALL ON AGENT, 212 WEST 125TH ST., BETWEEN 7TH AND 8TH AVS.

FLATS TO LET.

Splendid New Steam-heated Flats, Six large, light, airy rooms and bath, On 126TH and 129TH STS. and 8TH AV. Thoroughly Equipped and Beautifully Decorated. RESTRICTED NEIGHBORHOOD. For terms apply to janitor, 2,569 6th av., or GERALD E. BROWN, 2,574 6th av. and Equitable Building, 120 Broadway, New York.

THE BROCKHOLST,

101 WEST 55TH ST.,

Apartments of eight rooms, bath, and kitchens; all light rooms with southerly exposure; $1,500, $1,200, $1,100; also some with three rooms and bath, without kitchens, including chambermaid service, $800, $600; restaurant, barber shop, cafe, billiard room; model house; home comforts. Inquire inside or of W. L. POWER, 552 Columbus av.

CORNER ROOMS.

Rents low and free to November; $16.50 to $17.50 monthly; 5 nice light rooms; good entrance; halls decorated and carpeted; 282 West 132d st.; also adjoining house, 2,466 8th av.; 5 rooms; improvements; rent $15 to $17 monthly; free to November. Janitor each house, or MEAD, 2,495 6th av.

HARDMAN APARTMENTS.

168 5th av.; attractive suit of apartments, facing 5th av., handsomely decorated, elegantly furnished, and unfurnished; every convenience; first-class attendance, steam heat, elevator, &c. Apply at piano warerooms of Hardman, Peck & Co., 5th av. and 19th st.

FREE TO NOV. 1.

1,287 and 1,289 Columbus av., overlooking the beautiful Morningside Park; elegant double flat, 5 rooms and bath; halls heated; mantel and pier mirrors; $19 to $22. Janitor in basement, or MAINHART & LOWE, 2,085 7th av., near 125th st.

FREE TO NOV. 1.

Southeast corner of 130th st. and 7th av., elegant steam-heated double and single flats of 6 and 7 rooms and bath; all improvements; just finished; decorated throughout; perfect order; $26 to $32; janitor, 172 West 130th st. MAINHART & LOWE, 2,085 7th av., near 125th st.

FREE TO NOV. 1.

7th av., west side, between 133d and 134th sts.; elegant steam-heated single flats of 7 rooms and bath; all improvements; private halls; decorations to suit the first-class tenant; $26 to $35; janitor, 208 West 133d st.; seen Sunday. MAINHART & LOWE, 2,085 7th av., near 125th st.

FREE TO NOV. 1.

S. W. cor. 132d st. and 7th av.; handsome single flats; steam heated; 7 rooms and bath; all improvements; perfect order; decorations to suit; $26 to $30; janitor, 200 West 132d st. MAINHART & LOWE, 2,085 7th av., near 125th st.

FREE TO NOV. 1.

S.E. cor. 120th st. and 7th av.—Elegant large corner flats of 8 rooms and bath; steam heat; all improvements; all light rooms; $40 to $45. Janitor, 1,966 7th av., seen Sunday. MAINHART & LOWE, 2,085 7th av., near 125th st.

FREE RENT TO NOV. 1.

Four-room apartments, clean and in perfect order. $11 to $13 monthly. 2,479 8th av., or janitor on premises. MEAD & SON, 2,495 8th av.

FREE TO NOVEMBER.

Only one left, nice five-room flat, very light, $16.50 monthly; side street, near station, 252 West 143d st. Janitor or MEAD, 2,495 8th av.

RENT FREE TO NOV. 1.

Nice, well-kept 5-room apartments in good order; nice entrances; rents low, $17 and $18 monthly. 2,437 and 2,439 8th av. Janitor each house, or MEAD & SON, 2,495 8th av.

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 ON PREMISES. E. DE LAMARTER, ATTORNEY, 51 CHAMBERS ST.

A. HOTEL SAN REMO,

Central Park West and 75th st.

A few very desirable apartments to rent from September or October in the most delightful location in the city; no housekeeping; chamber service, heat, light, and all attendance free; meals served on the American plan at very reasonable prices.

STEAM-HEATED FLATS.

43d st., 270 West. Handsomely decorated, all light, 6 rooms and bath, $34 to $50. Janitor.

APARTMENTS in the improved dwelling, 354 East 72d st., of two, three, and four rooms; all light, with bath, laundry, hot and cold water, and halls heated; rent $6.75 and $14. POLSOM BROS., 826 Broadway, cor. 12th st.

A NEW BUILDING, corner 15th st. and 7th av.; 6 rooms and bath, with all the latest improvements, $40 to $50. JOSEPH CORBIT & CO., 23d st. and 9th av.

A.—A.—LOOK AT THIS!—Five large rooms and bath, all light, corner of Bradhurst av. $18 to $21. 2 West 143d st., or COLLIN H. WOODWARD, 304 West 145th st.

A FEW NICE LIGHT ROOMS in 530 and 532 West 35th st.; rent $7 to $9 per month. Janitor, 532 West 35th st.

AMSTERDAM AV., 649.—Corner flats, 7 rooms; steam heated; all improvements; $26 to $28. NALLY, premises.

A FLAT of seven rooms in the splendid house, 340 East 80th st.; all modern improvements.

BANK ST., 44.—Elegant light four and five room flats; private stock. GOODRICH & WOODCOCK, 20 6th av.

CORNER FLATS, 3D AV. AND 119TH ST., OVER MAGUIRE'S DRY GOODS STORE. FIVE LARGE ALL-LIGHT ROOMS AND BATH. All modern improvements; newly decorated. RENTS ONLY $19 AND $20. Apply to Janitress on first floor.

DAUNTLESS AND CORONET, 17 and 19 Morton st. Three and four rooms. Modern improvements; rooms decorated. Halls heated; $18 to $20. KYLE, 610 3d av., or janitor on premises.

FREE TO OCT. 15, 1893. Flats of 5 rooms; hot and cold water; $16 to $17. 226 to 236 West 144th st., near 7th av. COLLIN H. WOODWARD, 304 West 145th st.

FREE TO NOV. 1. FIRST-CLASS APARTMENTS, 6 AND 7 ROOMS AND BATH; all improvements. 14 West 125th st.

FLATS.—Elegant order; 7 rooms and bath; halls and steam heated; private neighborhood. Apply of janitor on premises, 174 East 71st st., or for inspection, PETER A. LALOR, 1,035 3d av., near 61st st.

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

IMPROVED APARTMENTS of three and four rooms, $12 to $15; 511 and 513 West 126th st.; 436 to 440 West 26th st.; 446 to 452 West 26th st.; 356 West 26th st.; 331 West 40th st.; 333 West 21st st. Janitors or J. CORBIT & CO., 23d st. and 9th av.

JACKSON FLATS, 234, 236, 238 WEST 13TH ST., BETWEEN 7TH AND 8TH AVS. Handsomely decorated flats, five all-light rooms and bath, with all improvements, to small families only; rents $22 to $24. Apply to janitor, in 234.

JONES ST., 14.—Flat, 3 light rooms, 1st floor, $13.

KING ST., 87, between Varick and Macdougal.—Range, hot and cold water, gas, bath, heated halls; four all-light rooms; rent, $20-$21; 6 rooms back, all improvements, rent, $14. See janitor.

Flats and Apartments To Let.

LIGHT APARTMENTS of three rooms in houses on 54th st., between 10th and 11th avs.; these houses have been thoroughly renovated and are in first-class order; rents from $8 to $10; stores from $15 to $20. Apply at 206 West 54th st. W. P. RAE & CO.

MUST RENT remaining vacant flats; six and seven rooms, $22 to $30. JANITOR, 237 East 85th st.

NEW AMSTERDAM st., Corner of 75th st. and Amsterdam av. ELEGANT APARTMENTS TO RENT FROM OCT. 1. Steam heat, electric lights, elevators, &c. Rent from $700 to $1,500. Apply on the premises to SPENCER ALDRICH.

ONE MONTH FREE.—Four elegant rooms, improvements, $9 and $10; small families. 443 West 35th st.

RENTS REDUCED TO SUIT EVERY ONE. 137 to 147 West 60th st. Three and four desirable rooms. House all in excellent order. Halls newly carpeted and papered. Rents $9.50 to $15.50. See janitor on premises.

SEVEN LARGE ROOMS; bath; in prime order; fine location near elevated station; thirty minutes from N. Y. City Hall; third story; wide; single flat; swell front; other flats occupied; first-class families; rent only $21. Inquire on premises, 857 Quincy st., Brooklyn, 1st flat.

SUTTON PLACE, 2.—Elegant flats; 7 rooms and bath; all improvements. Apply to janitor, 440 East 58th st., or PETER A. LALOR, 1,035 3d av., near 61st st.

TO LET—Flats, $13, $14, and $15; 3 rooms and bath; all improvements, handsomely decorated, halls and stairs newly carpeted, chandeliers, mirrors, and new shades; good janitor attendance; situated north side of Lafayette av. near Patchen; location pleasant and healthful; convenient to Broadway and Lexington av. L roads; small families appreciating handsome flats, well cared for, should examine these. Keys with janitor, 21 Patchen av., Brooklyn, or inquire of owner, room 15, 237 Broadway, New York.

THE WALTON, 164 EAST 80TH ST., close to elevated. Genteel apartments for genteel people only, at very moderate rentals, from $21 to $36; five to seven rooms and bath. Call and examine the vacancies.

THE WIESBADEN, 110 WEST 40TH ST.—Two choice, roomy, unfurnished apartments in this carefully managed house to let to careful, respectable tenants only; rents $70 and $75. Apply janitor.

TO LET—Flats, 5 to 8 rooms, all improvements; $8 to $15 per month. HARRIS J. LATTA, 1,385 Broadway, Brooklyn.

VICTORIA, 11th st., near 6th av.—5 rooms and bath; handsomely decorated; all new; low rents. Janitor, No. 67. W. DOWNES, 354 6th av.

YOU LOOK AT THESE, WE'LL DO THE REST. 57 and 59 East 104th st., 6 rooms and bath. 12 to 22 East 106th st., ditto, buffet washstands. 71 to 75 East 109th st., ditto, elegantly decorated. 252 to 260 West 115th st., ditto, mantel mirrors.

1ST AV., 2,086-2,088, CORNER 105TH ST.—One month free. Three and 4 nice light rooms with improvements; rent, $7.50 to $9.50. Inquire of janitors.

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

14TH ST., 628 EAST.—Attention! New, elegant apartments; improved, decorated; all light, airy rooms; hardwood mantels, mirrors, chandeliers; $8, $16.

16TH ST., 226 WEST.—Four handsome decorated rooms, $22; basement, $10. Inquire German housekeeper.

17TH ST., 334 EAST, near Stuyvesant square.—Very desirable flat; 7 rooms; all improvements; immediate possession; rent $35; apply to janitor or FULLER & FROTHINGHAM, 945 Broadway, cor. 22d st.

30TH ST., 337 AND 339 EAST.—Clean, light, comfortable five rooms; good neighborhood; low rents. Apply Janitor.

32D ST., 316 WEST.—Choice decorated flats, four rooms and bath; reduced $23 and $26. JANITOR.

34TH ST., 325 WEST.—Upper floor in private house, 6 rooms and bath; all improvements.

35TH ST., 350 WEST.—Large back parlor (three windows), also front basement for doctor or dentist.

37TH ST., 332 WEST.—Colored tenants; small and respectable families can find handsome, clean four and three room apartments, very reasonable rent; all improvements. See housekeeper in 330, next door.

50TH ST., 546 AND 551 WEST.—Apartments of three light, large rooms; water, washtubs, and glass closets in kitchen; everything in best order; quiet houses; rent $8, $10.50.

57TH ST., 318 EAST.—Flats, 4 rooms, best part east side, all improvements, $17-$20.

71ST ST., 112 EAST.—Look at this 25-foot single flat circular-front box stoop, 9 rooms; steam heat; choice location; $80 and $90 monthly.

77TH ST., 334 EAST.—$13 and $15; three rooms and bathroom; owner supplies hot water; steam heat; all improvements; small families.

86TH ST., 70 EAST.—Five steam-heated flats of 7 rooms and bath; one apartment handsomely carpeted; rents, $40 to $50.

118TH ST. AND MANHATTAN AV.—Elegant, new, steam-heated flats; 7 and 8 rooms; $23 upward.

121ST ST., 72 EAST.—Flat of 7 rooms and bath; all improvements; half block from Mount Morris Park; two flights up; $21.

125TH ST., 248 EAST.—Apartments of three and four rooms; every room has windows; cheap rent.

130TH ST., 71 EAST.—Desirable single flats; 7 rooms, bath, private hall; low rents; janitor wanted.

132D ST., 26 AND 28 WEST.—Eight and nine-room flats; steam heated; all improvements. Janitor.

148 9TH AV., CORNER, 6 ROOMS AND BATH. $40 00
341, 345 West 24th st., 6 rooms and bath, steam heated ..... $32 to 38 00
8 Rank st., 7 rooms and bath ..... $38 to 42 50
605 Hudson st., 6 rooms and bath ..... $30 to 33 00
95 Greenwich av., 5 rooms 25 00
326 Greenwich st., 6 rooms 23 00
314 West 40th st., 5 rooms and bath 22 00
301 West 28th st., 5 rooms and bath, corner 30 00
373 West 3d st., 6 rooms and bath, corner 40 00
JOSEPH CORBIT & CO., 23d st. and 9th av.

433 WEST 51ST ST., 3-story H. S., 11 rooms $850
433 West 51st st., 3-story H. S., 11 rooms 850
468 West 24th st., Chelsea Cottage, 7 rooms 600
485 West 22d st., 4-story and basement, 11 rooms 950
562 West 26th st., 3-story H. S., 8 rooms 540
JOSEPH CORBIT & CO., 23d st. and 9th av.

1,523 3D AV.—$10 to $13.50; 3 and 4 rooms; unequalled ventilation. Inquire in shoe store.

$20—$23.—SIX LARGE ROOMS and bath; month free; every convenience. Janitor, 107 West 108th st.

Flats and Apartments—Brooklyn.

81 HARRISON AV., BROOKLYN, E. D.—Good neighborhood; walking distance from Broadway ferry; 4 desirable rooms, fine order, first floor front, over grocery store; house well kept; small family with good reference, $9; others. WILLIAM H. GRACE, Willoughby st., corner Jay.

Rooms and Apartments Wanted.

WANTED—Parlor, bedroom, and bath, furnished or unfurnished; not over $50 a month; meals extra and optional. Address B. F. J., 30 West 51st st., city.

Real Estate for Sale—City.

YOU Are Invited

to inspect the

KING MODEL HOUSES,

Which have been Decorated by the following firms:

GEO. A. SHASTY CO., CHAPMAN & CO., HERTER BROS., WARREN LANGE & CO., F. BECK & CO., BAUMGARTEN, FISHER BROS., DOUTHITT & CO., COTTIER & CO.

NO TWO ALIKE.

These houses are situated on

138th St., bet. 7th and 8th Avs.

Open for inspection at all times.

Intending purchasers apply on premises to

JAMES L. LIBBY & SON,

215 West 138th St. or 79 Cedar St.

FOR SALE.

RESTRICTED NEIGHBORHOOD. HANDSOME FOUR-STORY, CABINET-TRIMMED HOUSES, NOS. 58, 60, AND 62 WEST 88TH ST. Butler's pantry, extensions, best plumbing, mirrors, all improvements; perfect in every respect. INQUIRE OF GERALD E. BROWN, Equitable Building, 120 Broadway, New York. Inquire on Sundays only at 58 West 88th st.

FOR SALE.

The new and elegant four-story high-stoop stone and terra-cotta dwelling, No. 17 TO 23 WEST 88TH ST., built in the most substantial manner by day's work; hard-wood trimmed, parquet flooring, open plumbing, tiled bathroom; terms to suit, open for inspection. Apply to Estate of H. D. ALDRICH, 29 Broadway.

FORT WASHINGTON, KINGSBRIDGE. A few choice lots for sale on easy terms; bargain to prompt purchasers. S. H. FURMAN & CO., 59 Liberty st.

A.—A.—A.—West 87th st., a few feet from Columbus av., an elegant 3-story house, handsomely decorated, all improvements; a perfect gem. Can be bought cheap on exceedingly favorable terms. Address box 158, Mount Vernon, N. Y.

ATTENTION.—Great bargain; fine corner plot 50x100, 148th st. and Brook av.; elegant cottage house on end; leaves ample space on avenue for business building; terms to suit; owner on premises.

DECIDED BARGAINS, lovely homes; modern, uncommon 10-room cottages; Forest av., junction Westchester av.; great prospective value; take Westchester av. cars from Harlem Bridge.

Real Estate For Sale. | Real Estate For Sale.

SHERMAN PARK

ON THE HARLEM RAILROAD.

COLUMBUS IN DISCOVERING AMERICA

MADE IT POSSIBLE FOR US (SOME 400 YEARS LATER) TO DISCOVER **SHERMAN PARK**, AND WHAT A MAGNIFICENT PIECE OF GOD'S HANDIWORK IT IS! AS GREAT AS AMERICA STANDS TO-DAY AMONG CIVILIZED NATIONS, SO **SHERMAN PARK** REIGNS PRE-EMINENT AMONG AMERICAN HOME SITES. THIS IS NO IDLE TALK. FOLLOW OUR ANNOUNCEMENTS IN THE DAILY PAPERS DURING THE NEXT SEVERAL WEEKS, AND YOU WILL BECOME THOROUGHLY CONVINCED OF THE HONESTY OF OUR STATEMENTS, AND OF THE GREATNESS AND SUPERIORITY OF OUR PROPERTY OVER OTHER PROPERTIES NOW BEFORE THE PUBLIC.

SHERMAN PARK is chock-full of Health and Sunshine and is just the Spot for Homes and Investments.

ANNOUNCEMENT NO. 1 WILL SOON BE READY.

Free Excursion To-day at 10:55 A. M.

From Harlem Division, Grand Central Depot, and from Mott Haven 10 minutes later.
WEEK-DAY EXCURSIONS AT 10:39 A. M. AND 3:15 P. M.
TITLES GUARANTEED BY THE GERMAN-AMERICAN REAL ESTATE TITLE GUARANTEE CO.
Free Tickets to be had from Our Agents at Either Depot.
RAPID TRANSIT REAL ESTATE CO., 167 BROADWAY, 2d Floor.

WALLENDORF PARK.

The refined portion of Valley Stream, is just the place for home seekers. Owners do not wait for purchasers to build up Park, but are erecting cottages themselves, which they will sell on easy terms. This is the place to buy lots; owners living on property, employing men continually to keep the Park as an ideal spot, not neglecting it when lots are sold, like the average places put in market for sale. Lots $80 and upward. Send for circular and inspect property. HEUBACH & KUEBKAMPF, Owners, Wallendorf Park, Valley Stream, L. I.

OWN YOUR OWN HOME. 85 houses built in two years for people on salary or moderate means; paid for $1 per month for each $100 the house costs; distance, 40 minutes from the ferry; 27 trains daily; lots from $150 up. Free tickets on application to W. D. SNOW, 136 Liberty st., New York.

Real Estate For Sale—Staten Island. | Real Estate For Sale—Staten Island.

"WHAT A LOVELY SPOT!"

Cries the visitor, upon alighting from the train after 40 minutes' trip from South Ferry, New York, to

NEW DORP, S. I.

Not the barren waste so often called "a town," but a thriving place, where the best people live, where the houses are of the highest grade, and where the restrictions are so severe that only desirable residents can locate. This is New Dorp, where lots are as low as $150.

No better home for

A BUSINESS MAN

and his family can be found. The trip morning and night by boat and train is a tonic. The pure air and the rest for the eyes and brain in country quiet and scenes will save many a doctor's bill.

All this is combined with city conveniences, for a quarter of a million dollars has been spent in improvements, and the town has covered walks, streets lined with trees, water works, hotels, stores, telegraph, &c.

If you would learn more of New Dorp, and how easy it is to save your rent, send for our pamphlet, "Across the Bay," or call on

HUGHES & ROSS, 47 Broadway.

Several new houses at low rental, or for sale, easy terms.

Real Estate For Sale—City.

FOR SALE—Two extra large lots on East 175th, near Prospect av., 25x145, $1,600 each; 2 on East 176th, 21x100, $1,200 each; 1 corner East 176th, 23x100, $1,600; 1 Waterloo place, 25x95, $700. WM. G. MULLIGAN, 777 East 177th st.

FOR SALE—To close an estate, three-story and basement brown-stone house, 134 East 124th st.; will be sold cheap, on easy terms, to quick buyer. MACLAY & FORREST, Attorneys, 102 Chambers st.

FOR SALE or to let, best corner horse on Washington av.; all improvements; plot 75x100; price $12,000; cash $2,000. RIEHL, 651 East 150th st.

IF YOU WISH to get a $30,000 house for $26,000 on easy payments (sold on credit ors' account) look at 847 West End av., and if you like it call at Room 124, 111 Broadway, for terms.

40 CHERRY ST., near Franklin square, 32x84; easy terms; $11,000; vacant. EDWIN ELY, 103 Gold st.

420 ST., 304 EAST.—Three-story, high-stoop house and lot, 17x100; for sale, at $9,000. RICHARDS & SOUSE, 53 Liberty st.

168 CHOICE CITY BUILDING LOTS, Croton av., Sing Sing Heights, from $100 to $150 each; corners $200 to $250; soon to start building; electric railroad on avenue which is now lighted with electricity and macadamized; commutation from Grand Central, 60 rides for $7. Inquire of WILLIAM BEDELL, on premises, or at 965 8th av., New York city. Send for map; terms made liberal for cash.

$250 CASH and $25 per month will buy a nice brick house, 7 rooms, all improvements, 23d Ward, city; line of new electric road; easy of access; neighborhood bound to improve; now rented for $20 monthly; sold to close estate. Full particulars apply H. GILBERT, 37 Frankfort st.

Real Estate For Sale—Country.

FOR SALE—A country home on the banks of the Shrewsbury River, at Locust Point Landing; two acres. W. BURDGE, Navesink Post Office, M. C., N. J.

TEXAS TIMBER AND FARMING LANDS, $1.50 acre up; Mexico grazing lands, 50c. acre up; Montana gold and silver mines. LYMAN O. DANA, 287 Broadway.

Real Estate to Exchange.

FOR EXCHANGE.—Three-story and basement brown-stone house, choice location, for smaller house in Brooklyn or suburbs. LEONARD MOODY, 276 Flatbush av., Brooklyn.

Westchester Co.—For Sale or To Let.

MOUNT VERNON.—New 2½ story cottage, a decided bargain, choice location and near New Haven depot; send for photograph. W. W. HOWLAND, Mount Vernon.

Dwelling Houses To Let.

DON'T FAIL

To see No. 151, No. 161, No. 168 West 86th st., to rent, three years' leases, all built by J. G. Prague, architect, for an estate. Price $2,000; three years' lease; all thoroughly decorated, beautiful wood work. Can be seen daily, or inquire of POWER, 562 Columbus av., between 86th and 86th sts.

FREE RENT TO NOVEMBER.

Three-story brown-stone front, nine rooms and bath; in perfect order; from top to bottom; rent $30 per month. 440 East 123d st.; key in 443, or MEAD, 2,495 8th av.

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

SIMILAR HOUSES down town rent for $6,000 a year; rent $2,200, St. Nicholas av., 140th st., corner; advantages, better air, better drainage, and $3,800 a year lower rent; disadvantages, 18 minutes longer in elevated. Agent on premises all day Sunday.

2-STORY HIGH-STOOP brown-stone front in good order; rent reasonable. Apply on premises, 329 East 123d st.

9TH WARD.—Well-located three-story brick house and basement; high stoop; 10 rooms; all improvements; rent low. BURDETT, 80 Barrow st.

25 EAST 77TH ST. To let, unfurnished, very stylish, medium sized houses, decorated; up-stairs dining room, butler's pantry, extensions; very nice room on top story; seen with out permit, week days, 9 to 10 and 5 to 6; Sundays 2 to 4; rent, $1,000. OWNER, room 50, 79 Cedar st.; 2 until 4.

159TH ST., 718 EAST, near 3d av. Large double frame dwelling house, with three lots of land, fruit trees, and flowers; nine rooms; bath, water, and gas; rent only $30 a month; immediate possession. Apply to W. K. FITZPATRICK, 206 East 124th st.

1,335 LEXINGTON AV.—To let, unfurnished, very stylish little house, decorated; up-stairs dining room, butler's pantry, extension; very nice for refined family; plenty of room; rent, $1,500; 3-years' lease at less. Keys with janitor, 164 East 82d st.

$1,200.—Immediate possession, convenient to elevated; very nice house in pleasant location; all modern improvements. Inquire on premises, 119 West 97th st.

Dwelling Houses To Let—Brooklyn.

DESIRABLE 3-story basement brown stone, 12 fine rooms, 304 Macon st., near Bumer av. elevated railroad station; $45; 798 Sterling place, near Bond, 11 rooms, $45; others reasonable. WILLIAM H. GRACE, Willoughby st., corner Jay, and 208 Montague st.

Real Estate For Sale. | Real Estate For Sale. | Real Estate For Sale.

JERE. JOHNSON, JR.

The House shown in the annexed cut illustrates the class of residences that have been built at

MORRIS PARK.

1,600 LOTS HAVE ALREADY BEEN SOLD AND OVER 100 HOUSES ERECTED.

Morris Park is sold by order of Wm. Ziegler, Esq., and is just beyond Brooklyn on the Atlantic Avenue Rapid Transit and the Long Island R. R. There are sidewalks, shade trees, well-kept streets and avenues, water mains, a large brick school house, a fire engine house, a club house, a handsome depot—everything.

ALL THE ABOVE ARE RIGHT ON THE PROPERTY.

Lots have just been purchased for another school and a church. Broadway is now being macadamized through the property at the town's expense.

LOTS MAY BE PAID FOR IN SMALL MONTHLY INSTALLMENTS.

FREE PASSES GOOD ANY DAY.

JERE. JOHNSON, Jr.,

189 and 191 Montague St., Brooklyn. 60 Liberty St., New York.

LAKE KENSICO PARK,

EASY OF ACCESS TO UPPER NEW YORK, BEING ON THE HARLEM RAILROAD, THE ONLY RAILROAD WHICH DEPOSITS PASSENGERS AT ALL STATIONS ABOVE 42D ST.,

Beginning at the station lying alongside of and overlooking the lake, with scenery unsurpassed, magnificent drives, free boating, fishing, &c. Improving so fast that building loans are easily obtained. Lots $126 and upward. The choicest lots are unsold. Your investment cannot be more solid.

Free tickets and maps can be obtained from agents at Harlem waiting room, Grand Central Depot, or Mott Haven station, on Wednesdays and Saturdays at 2:15 P. M., or 1:35 P. M. Sunday trains; or from the main office, 28 World Building.

Real Estate at Auction.

JAMES L. WELLS, AUCTIONEER, will sell at auction at the New York Real Estate Salesroom, No. 111 Broadway, at noon,

TUESDAY, OCT. 4,

172 EXTRA CHOICE LOTS

all finely located on and adjacent to Broadway,

KINGSBRIDGE,

12th Ward, New York City.

These lots are on high ground, affording extensive views of all the surrounding country from Harlem to Yonkers, and from the hills of Westchester to the Palisades of the Hudson. Avenues and streets are all macadamized and the entire property is fully developed and ready for immediate improvement. All city conveniences, including

SEWERS, WATER, AND GAS.

TWO RAILROAD STATIONS are just three minutes' walk from the lots, 44 minutes to Rector st. by express on the N. Y. and Northern and L roads, 21 minutes to 42d st. by N. Y. Central. Several handsome private residences are now being erected on the property.

DON'T FORGET that this is one of the most beautiful parcels of land ever offered

ON MANHATTAN ISLAND,

extra choice for home sites, gilt edged for investment, and that it must be seen to be fully appreciated. Lots sold separately. Restricted against nuisances. Title guaranteed free of cost. Easy terms.

AGENT AND MAPS ON THE GROUND, OR SEND FOR MAPS to JAMES L. WELLS, Auctioneer, 59 Liberty st.

H. C. MAPES & CO., AUCTIONEERS, 59 LIBERTY ST., NEW YORK, WILL SELL AT AUCTION

281 CHEAP LOTS,

NEAR VAN NEST STATION AND Morris Park Race Track, AT

UNIONPORT,

ADJOINING ODD FELLOWS' HOME.

TO-MORROW AT 12 O'CLOCK,

ON THE GROUNDS.

Only 12 minutes from 129th st. and 3d av. "L" station, where trains leave 10 minutes before every hour. Special train on day of sale. RAIN OR SHINE. TROLLEY CAR now being built from Harlem to Unionport.

JAMES L. WELLS, AUCTIONEER, Will sell at auction on the ground, Saturday, Oct. 15, at 2 o'clock,

253 FINE LOTS, Being a portion of the conveniently located JONES ESTATE, Just east of

WOODLAWN STATION,

HARLEM R. R. RAPID TRANSIT. High ground, graded avenues and streets, frequent trains, quick time, and low fare from Grand Central Depot. On line of improvement. Valuable for investment and just the place for moderate priced homes. Easy terms. Title insured. No sale, rain or sunshine under tent. Special train on day of sale. Send for maps and free passes to JAMES L. WELLS, Auctioneer, 59 Liberty st.

Real Estate For Sale or Exchange.

FOR SALE, OR WILL EXCHANGE for New York city real estate, a large 3-story brick boarding stable; located in lower central part of city; income $5,000 annually; long lease and low rent. Address GEORGE FREIFELD, 32 Nassau st., New York city.

WILL TRADE a good flat in Harlem for a small private house near cable road. LAMONT McLOUGHLIN, Attorney, Stewart Building.

Real Estate.

IF YOU WANT MONEY to purchase real estate, erect buildings, or make other improvements, or pay off encumbrances, you can borrow it at cost of about 3 per cent., repayable in easy monthly installments, by joining the MUTUAL LAND AND BUILDING SYNDICATE, 76 Montgomery st., Jersey City, N. J.

Real Estate For Sale—New Jersey.

THE NEW YORK PRESS CLUB SECTION LOTS AT

PINE VIEW

Are being sold for the benefit of the N. Y. Press Club Building and Charity Fund at the mere nominal price of

FIVE DOLLARS

EACH; FULL WARRANTY DEED. If you have not helped this Fund, do so now, and have your friends join you. For maps, circulars, and order blanks address PINE VIEW Col. Ltd., 171 Broadway, or care The N. Y. Press Club Building and Charity Fund, Temple court, New York.

RUTHERFORD TERRACE.

THE BEST BUILDING LOTS Within 10 miles of New York city. Rutherford, N. J., has water, gas, electric lights, and, in fact, all improvements. LOW PRICES AND VERY EASY TERMS. If you wish to purchase as substantial and finely situated nearby property as the market affords, on the main line of the Erie Railroad, near depot, kindly give us a call or write for particulars. COFFIN & ALLEN, 287 Broadway.

CRANFORD, N. J.

Lots $80; 6 minutes' walk from station, 40 minutes from City Hall; loan to build; 3,000 population; library, casino, bicycle, camera, boat clubs, hotels, opera house; commutation 9½ cents; 68 trains. BENEDICT & MOODEY, 165 Broadway.

A FEW LEFT.

20 minutes from New York, nearer the city than Harlem. Four railroads. Train every half hour. Commutation 8 cents. Depot in centre of grounds. A suburb of Newark. LOTS $78 and Elizabeth. Horse car to both towns. High land. Easy payments. Baybrook, N. J., is the place. Call or send for free passes. E. R. HARBRICK, General Manager, room 218, 29 B'way.

A HANDSOME new dwelling, just completed; 11 rooms, reception hall, open plumbing, hardwood trim, open grates, &c.; built by owner for his own use; 5 minutes from East Orange station; biggest bargain ever offered; price $8,000; also largest list of properties for sale, rent, or exchange in all the Oranges. EDWARD E. BRUEN, Brick Church Station, N. J.

BARGAINS in suburban cottages at Fairmount, N. J., with gas, water, electric light, and all improvements, can be had this week by calling on F. B. ROSS, 150 Broadway, New York city.

EAST ORANGE, N. J.—New modern, stylish residence, 4 minutes' walk from station; every improvement; hard-wood finish, hard-wood floors; large, square reception hall; open fireplaces; platform staircases; handsome mantels, gas fixtures all through the house; large veranda; nice lawn and shade; cathedral glass windows; electric bells, burglar alarms, &c.; parlor, dining, and sitting rooms; butler's pantry and kitchen; large closets, storerooms, bath, and concrete cellar; healthy, restricted neighborhood, macadamized street; price only $8,000; owner leaving town; will make any terms of payment that may be desired. ROBERT APPLETON, Jr., 120 Broadway, Equitable Building, N. Y.

FOR SALE—Small amount cash, and balance on monthly payments, houses of two and three rooms, all improvements on Hudson tube property, Hasbrouck Heights, N. J.; must be seen to be appreciated. G. B. F. RANDOLPH, 136 Duane st., N. Y.

FOR SALE—You know what you want, but where to find it—there's the rub. You might on the mere property, Hasbrouck Heights, N. J. Houses for sale and built to order. Easy terms. G. B. F. RANDOLPH, 136 Duane st., N. Y.

FOR SALE—Plainfield, N. J.; five minutes' walk from railroad station in a desirable part of the city; a large frame dwelling, in first-class order, containing fourteen rooms; terms easy. Address R. H. E., box 125, N. Y. Sun uptown office, 1,205 Broadway.

FOR SALE—47-49 Grand st., Hoboken, N. J., factory building and lots, 50x150, including boiler, engines, &c., in perfect order; terms easy. Inquire at FRITSCHE BROS., 34 Barclay st., N. Y.

Real Estate For Sale—Jersey City.

FOR SALE ON JERSEY CITY HEIGHTS, 16 minutes to New York, new detached extension houses; 6 large rooms; concreted cellar and attic; full lot; title guaranteed; price $2,600, $200 cash, balance monthly; others to $2,900. Call or address JOHN A. LANE, builder, 230 Randolph av.

$400 FOR CITY LOTS, $40 down, balance 5 per cent. monthly; 18 minutes from New York side, immediately opposite depot in Jersey City; churches, schools, stores, electric cars, city water, gas; everything ready for your house; also four houses building, choose one quickly. V. N. SAVALE, room 14, 1 Montgomery st., Jersey City.

For Sale or To Let—Brooklyn.

FOR SALE—TO LET—Houses every description. WILLIAM H. GRACE, Willoughby, corner Jay, and 208 Montague st.

Real Estate For Sale. | Real Estate For Sale. | Real Estate For Sale.

"ROANOKE"—The famous estate formerly owned by John Randolph, 1,027 acres; 400 rich river bottoms protected by dyke; averages 2 tons of timothy or clover hay to acre without manure; 350 acres fertile cultivated uplands; 300 now in grass, fine sod; 277 acres forest; handsome residence, ample barns and outbuildings, mostly brick; charming view; good society; perfectly healthy; depot and Post office adjoin farm. Finest farm for sale in Virginia. Home markets; hay, $10