REAL ESTATE BOARD OF BROKERS
OF THE CITY OF NEW YORK,
NO. 111 BROADWAY.
WANTS AND OFFERS.

WANTS.

POLSOM BROS., 835 Broadway.—Want a four-story building, 25x100, with store, or that can be altered, below 14th st., between 2d and 8th avs.; not to exceed $30,000. Also, for a private family, a small house in the Ninth ward; price must be reasonable.

J. CHAS. O'BRIEN, 141 Broadway.—Wants a furnished house from Nov. 1 to May 1, between Central Park West and Amsterdam av., 69th and 80th sts.; must be a four-story and basement house; rent, $325 a month; will give name of client, who is a member of the New York Stock Exchange.

WM. HENRY FOLSOM, 14 West 20th St.—Wants a private house between 30th and 40th sts., Park and Lexington avs. Also, a private house on the West Side, below 90th st., for a cash buyer. Also, a house 25 feet or over, near Gramercy Park, or 8th av., above Washington Square.

B. L. KENNELLY & CO., 7 Pine St.—Want an apartment house on the line of Broadway or Columbus av.; must be a bargain.

DE SELDING BROS., 149 Broadway.—Want, for a quick buyer, lots on the line of the Harlem Railroad, between Mount Vernon and White Plains; must be convenient to station and near a stream suitable for tannery.

JOHN DAVIS, 7 Pine St.—Wants a plot suitable for improvement with an apartment hotel; building loan required.

A. V. AMY & CO., 95 St. Nicholas Av.—Want, for a club, 125 acres on the Connecticut or Long Island shore, within easy access of New York.

JOHN H. PHIPPS, 149 Broadway.—Wants a plot in the vicinity of 42d st. and Broadway, for a theatre; client has $60,000 cash for the operation. Also, a gentleman's country residence near New York, worth about $50,000 free and clear; will give in payment a $50,000 equity over and above a first mortgage on four five-story three-family flats on Columbus av.

OFFERS.

RULAND & WHITING, 5 Beekman St.—Offer three plots for improvement on East 55th st. Also, a corner on Lalghi st., containing about two lots, to lease on long term; owner will erect building to suit tenant. Also, a corner in the Ninth ward, to lease, owner will erect building for tenant. Also, on the north shore of Long Island, a country seat containing 75 acres of high ground, one-half mile of shore front, modern house, stable and outhouses; $75,000 free and clear; will consider first-class New York property in payment.

FOLSOM BROS., 835 Broadway.—Offer $25,000 to loan on bond and mortgage at 4½ per cent.; might divide into two loans. Also, on West 53d st., a three-story, high stoop private house, 18.9x53x100, at $18,000; mortgage $10,000 at 5 per cent.; want offer. Also, a Lexington av. corner, near 34th st., 44x100; price, $65,000.

WM. HENRY FOLSOM, 14 West 20th St.—Offers a private house on a Park av. corner, below 72d st., at a bargain. Also, a private house in the 60s, near Park av., 20 foot front; price, $25,000. Also, a private house near 50th st. in exchange for city property or nearby country place. Also, a magnificent West Side dwelling in the vicinity of the Schwab property, almost 50 feet of frontage.

B. L. KENNELLY & CO., 7 Pine St.—Offer a well-rented five-story apartment house on the corner of Amsterdam av. and 106th st.; can be bought at a low figure, at present condition; superior location. THOMAS ROSECRANS, 315 Seventh av.

City Real Estate.
Borough of Manhattan—Sale or Rent.

PRIVATE HOUSES in Manhattan Borough

TO-DAY, October 20th, Page 12,

THE SUN

publishes an article of general interest to those seeking

PRIVATE HOUSES

as well as those who have these properties for sale.

There is published each day in THE SUN a complete budget of real estate news and official records. Every dealer, broker or individual interested in Real Estate will find THE SUN absolutely reliable and useful as a medium of exchange.

If you have something special to offer, it will be to your advantage to use THE SUN'S advertising columns, which are unquestionably the best medium through which to reach those living in this community.

Requests for rates will meet with prompt response. Write THE SUN, telephone 1282 Madison Square, or send to any advertising agency.

Above 14th St.—5th Av. to North River.

106th St. and Riverside.

P. M. Stewart and H. Ives Smith, who have required considerable property in this section, all of which found quick sale, are now building five splendid residences at the southeast corner of 106th street and Riverside Drive. These residences are equal in every respect to the high-class houses on the upper east side, sharing with them all improvements in construction and well regulated appointments. They were designed by architects eminent in this particular branch of work and possess many distinguishing features. The style of their architecture is French Renaissance and an especially noteworthy feature is the variation in the design of each house. No two are alike, and yet the whole group possesses a strikingly imposing and harmonious composition. Their interior plan possesses likewise many innovations. A feature of each house is a servants' dining room. While the arrangement of the salon floor follows the latest models, a complete departure has been effected in the plan of the third floor, where the bed rooms and baths are en suite, thus affording a bath and dressing room for each room. The fourth floor contains the guests' chambers, billiard room, and trunk closets, the fifth is devoted to bedrooms, bath and storerooms, and the half-story above this contains the servants' quarters. On the ground floor proper provision has been made for the comfort of guests in the way of a cloak and coat room, toilets and water closets.

Each house is provided with an electric elevator, a laundry with steam drying apparatus and other up-to-date conveniences.

These residences are situated on the highest point of the most exclusive section of Riverside Drive.

So far as natural advantages of this locality are concerned, the Riverside section is in every way superior to any other residential part of the city. In natural formation, in elevation, in perspective and outlook, and in accessibility to good city services, the advantages are obvious. Another consideration is that property is very much cheaper here than in the Fifth avenue residential section, and the building of the underground road with a station at 104th street and Broadway, has already marked the beginning of a revival of interest in this locality that promises to eclipse anything that has heretofore transpired in the real estate development of New York. For prices, etc., apply to

STEWART & SMITH,
2291 Broadway, N. Y.

We are offering an investment in West Side improved Real Estate which gives us pleasure to recommend. The particulars will be given bona fide purchasers upon application at our office or by letter. Exchange entertained.

A Solid Real Estate Investment

F. R. WOOD & CO.,
412 Columbus Ave., Near 80th St.

Manufacturers, Attention.
BARGAIN.
53d St., Near 8th Ave.

Long Acre square neighborhood, suitable for factory storage, stable automobiles or engine; positive bargain to quick buyer. CHAS. HIBSON, 34th st. and Lexington av.

FOR INVESTMENT.

Factory property, 75x100, paying over 18% on equity. Bargain. For particulars address

CHAS. H. EASTON & CO.,
Tel. 795-38. 116 West 42d St.

RIVERSIDE DRIVE.
Northeast Corner of 81st St.
4 STORY AMERICAN BASEMENT DWELLING.
For particulars and terms apply to
E. C. SIMMONS, 146 Broadway.

42D ST., NEAR 10TH AV.—A 25-foot 5-story family tenement rented $1,700; must sell to close estate; mortgage $16,000; price, $15,000.

ASHFORTH & CO., 51 W. 42d St.

Borough of Bronx—Sale or Rent.

7 Room Cottage,

All improvements; near L and trolley. Plot 50, adjacent av., 24x118, all assessments paid; $6,350; a bargain. KIRBY, 722 Tremont av. (open Sundays).

OWNER will cut corner lots near city line, 25 minutes from 42d st.; sell some from $200 up, $10 cash, balance $5 monthly; without a cent; 20 per cent. LAWRENCE, 53 West 33d st.

$4,000. BRONX.—Two-family house, 11 rooms, opposite trim, all improvements, near elevated station, schools, easy terms, great bargain. STRICKER, Bronx 3d av., 158th st.

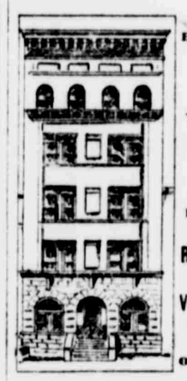
$1,000 BUYS 6 LOTS and large house, 5 blocks from L station, bargain. BROOKES, 779 Tremont av.

ELEGANT TWO-FAMILY DWELLINGS, near rapid transit station, bargain if bought now. LORENZ, 971 Brook av.

City Real Estate.
Borough of Brooklyn—Sale or Rent.

BROOKLYN HEIGHTS.
Newest Apartments.

The Baltusrol, *87 Hicks St.*



FEATURES.
Gas Ranges.
Hot Water Supply.
Steam Heat.
Enameled Sinks.
Open Plumbing.
Parquet Floors.
Tiled Bath Rooms.
Uniformed Hall Boys.
Telephone Each Apartment
Electric Lights.
Enameled Parlors.
All Light Rooms.

Rents Very Moderate.

Apply to
V. F. PELLETREAU,
186 Remsen St.,
Brooklyn,
OR JANITOR ON PREMISES.

PROSPECT PARK SOUTH

THIS is just to remind you to visit this beautiful property one of these glorious autumn days. It will repay you. You have never seen anything like it in the artistic beauty of its houses, parks and streets. Everybody says so. Take Kings Co. "L" Flatbush Train, twenty minutes from bridge. Photos of property of

DEAN ALVORD, Owner
257 Broadway, New York

TWO-FAMILY HOUSES,
60th St., near Fort Hamilton Ave.

Take a look at the two family houses being erected by CHARLES HART at the above address. They combine all the qualities of the modern apartment house and can be bought on easy terms. Apply at the houses or office of

CHARLES HART,
Fourth avenue, corner Degraw st., Brooklyn.
Telephone, 77 Prospect.

DON'T DECIDE

Until you look at these elegant new apartments, corner Flatbush av. and Hawthorne st. 6 and 7 rooms, steam heat, gas ranges, hot water supply, newly decorated, location unsurpassed, rent $32 to $37; janitor on premises.

H. S. STEWART, 261 Flatbush av.

MAGNIFICENT DWELLINGS

Facing Prospect Park, 103 to 106 Prospect Park West, most desirable section, four-story and basement, limestone fronts, extension dining rooms; must be seen to be appreciated; might take smaller house in exchange. BUILDER, on premises.

ASKING $7,000; WANT QUICK OFFER. WILL RENT FOR OVER $1,000.

Last one of four 4-story double brick flats recently foreclosed; conveniently located, Tenth Ward; 28 feet wide, all improvements except baths, somewhat out of repair; with expenditure of $300 will rent as above, cheapest flat in Brooklyn. J. H. RYON, 105 Montague st., Brooklyn.

ARE YOU READY

to purchase? If so investigate this opportunity; 2-family house, south Brooklyn, rents for $22; all improvements; $3,650 takes it; terms to suit; take 5th av. train or Bridge, change at 36th st., take Bergen 12th ave. 5 minutes from City Hall. W. M. C. S. EVENSON & CO., 12th ave., corner 38th st.

A BROOKLYN MANSION.

FOR SALE—Two-story, 40x60, extension, 20x20 ground, 124x215, fine lawn, garden; light all around; stable in rear; location Bushwick av., near DeKalb. For full particulars address REYNOLDS, Morgan av. and Meserole st., Brooklyn.

MUST BE SOLD THIS MONTH.

12TH ST., NEAR 6TH AVE.
Four-story brick double flat, all rented. Month $100, Price $13,000. Mortgage, $6,000.
JNO. S. MACGILLIVRAY, 311 7th AV., B'KLN.

PARK SLOPE.

Three out-story and basement private houses, 21 feet 7 inches x 80 feet 6 inches. First st., 150 feet from Prospect Park West, on premises of Ira Underhill av.
PETER F. DELANEY, Builder.

ELEGANT SINGLE FLATS, 251 and 253 Flatbush av., fronting St. Mark's Square, 24x72, 7 and 8 large, well-ventilated rooms, all improvements, rent very reasonable, including steam heat. Inquire of F. W. YATES, owner, and see plans at 32 Nassau st., New York, or E. F. SMITH, 269 Flatbush av., Brooklyn.

BARGAIN! BARGAIN!

1241, 1243, 1245 ST. MARKS AV., near Ralph av., Brooklyn—8 rooms, all improvements, asphalted street; price, $2,800; cash, $300, balance to suit. Inquire on premises or ERDTMANN & CO., 1013 BROADWAY, BROOKLYN.

FRAME HOUSE on 17th st., near 6th av. (6th av. now being asphalted); two-story and front basement; 6 rooms, lot 20x100; alley on side; $2,000, part cash remain on mortgage. Apply at WILLIAM WIRTH, 358 17th st.

$50,000 ON BOND AND MORTGAGE, sums $2,000, $3,000, $5,000, $7,000 and larger amounts; low charges; liberal loans.
HORATIO S. STEWART, NO. 261 FLATBUSH AVE.

SMALL AND LARGE **LOANS** FIRST AND SECOND
HENRY L. REDFIELD, 16 COURT ST.

BOROUGH PARK COTTAGE, WITH LATEST improvements, school and cars, open plumbing, gas fixtures, quartered oak mantels and trim, tile bath room, ground 50x100; easy terms, also two-family house. JAMES DAWE, owner, 1184 44th st.

FOR SALE or TO LET, 37, 39, 41 Maspeth Av., Brooklyn.—Factory and tenement property, free and clear, growing in value as the new bridge to Brooklyn nears completion. Apply 183 Greene st., near Bleecker, Manhattan, ground floor.

HOME, SWEET HOME.

Six room house at Freeport, L. I.; plot 60x150. All conveniences; price, $1,000; half cash.
CHARLES POWELL, 181 Montague st., Brooklyn.

DO YOU WANT TO SELL OR EXCHANGE your property? If so, send full particulars and receive quick results.
HORATIO S. STEWART, 261 FLATBUSH AV.

TWO out-story double brick and stone apartment houses in fine renting location, to be sold at sacrifice for cash. HOWLAND, 187 Tompkins av., Brooklyn.

150 LOTS, 32d ward, vicinity Bushy, $22,000; exchange for apartment house, Brooklyn. JONES, 189 Montague st.

FOR SALE—NEW BRICK HOUSES, $3,600, 7 rooms, all improvements, easy terms. CLAUS DORCHEN, Van Siclen and Pitkin avs., Brooklyn.

City Real Estate.
Borough of Brooklyn—Sale or Rent.

SCIENCE AND ART

Enter into the construction of the best model homes. I have made a study of the latest scientific methods employed in house building and have applied them to my new dwellings on Sterling place, between Underhill and Washington avs. Care has also been taken to embody in the finishing of these houses many artistic features. The very best materials have been used and only skilled artisans have been employed in the work of construction. Such combinations, of course, have yielded the very best results.

These houses—homes for the most exacting persons—are awaiting owners, at prices that cannot but procure purchasers upon inspection. Finished with the choicest hard woods; model all-tiled kitchens, electric light combination chandeliers; shower, tiled bath rooms; butlers' pantry, and extension dining rooms; paneled ceilings.

Don't do yourself the injustice of purchasing elsewhere until you have seen these model homes.

Take Flatbush or Vanderbilt av. cars from City Hall, New York, to Sterling place (time 22 minutes), one block from main entrance to Prospect Park. The highest and choicest location in Brooklyn. Open daily, including Sunday, 8 A. M. to 9:30 P. M.

WM. H. REYNOLDS, BUILDER, ON PREMISES.

$5,500 CASH; $15,500.

Rents $1,500 yearly; magnificent 4-story brownstone store property; excellent condition; superior location. THOMAS ROSECRANS, 315 Seventh av.

Borough of Queens—Sale or Rent.

FOR SALE—LOTS 25x100—$275 TO $450.
CARMAN PARK,
WOODHAVEN, Borough of Queens.
10% DOWN, $5.00 MONTHLY—NO INTEREST.
WM. H. MARQUAND, 1582 FULTON ST., BROOKLYN.

Real Estate—Out of the City.
Long Island—Sale or Rent.

HUNTINGTON, L. I.—Large double house, 16 rooms, 3 acres of ground; centre of town; to close an estate, this property will be sold at a genuine sacrifice. HOWLAND, 187 Tompkins av., Brooklyn.

New Jersey—Sale or Rent.

EXCEPTIONAL OPPORTUNITY—Family in Europe, beautiful nine room house; three servants' rooms, modern plumbing, hard floor, artesian well; lawn, garden, fruit, ample stable, greenhouse, bicycle house; grounds about 200x175, mile from Fanwood station, Jersey Central, 1¼ miles from Netherwood station, express trains, excellent riding, wheeling and driving; beautifully furnished for summer and winter; rent $50. M'Cready Sykes, 30 Broad st.

AT LAKEHURST, N. J., seven miles south of Lakewood, with same train service, for sale, or will rent, furnished or unfurnished, as PRIVATE RESIDENCE, BOARDING HOUSE OR SANITARIUM, newly furnished house, containing 21 rooms and bath, sanitary plumbing, steam heat, large kitchen, butler's pantry; climate mild and dry; town surrounded by pine woods. Pine Tree Inn and Lake Horicon within few minutes' walk. For terms address
WILLIAM T. BAIRD, 25 Park place, New York.

Miscellaneous—Sale or Rent.

MARYLAND FARM FOR SALE. BELMONT.

This magnificent estate is one of the finest trucking, fruit and stock farms in the State of Maryland, containing 410 acres of highly improved land, 15 Miles from Washington, D. C., three-quarters of a mile from steamboat landing; a large house, containing 17 rooms, finished in hardwood and in perfect repair, porches on four sides, concreted cellar under the entire house, two bathrooms, with closets hot and cold water, two ranges, stationary tubs, new two-story tenement house, five rooms, porch on front; new barn, 58x120 feet, with room for 50 stalls, basement and shed attached; large corn house, smoke house, dairy, spring water, pumped up by windmill into 2,000 gallon iron tank; stationary engine, sawmill, blacksmith shop, tobacco barn; 10 poultry houses; Italian bees, 7,300 bearing fruit trees in varieties; 400 grapevines, choice vines and shrubbery, peaches, about 4,000 asters, grapes, 4,000 pounds, varieties, Concord, Niagara, &c.; apple trees, about six years old, fair crop this year; other fruits in abundance; water furnished through barn yard and fields; will send pictures of buildings if desired. Price $25,000 on one third cash, balance to suit. Address H. K. BLISS, 35 B st., N. W., Washington, D. C.

FOR SALE—An elegant 360-acre farm, 325 tillable, within county seat Port Jervis, N. Y.; might exchange. REYNOLDS, Morgan av. and Meserole st., Brooklyn.

SHORE FRONTAGE, 20 acres upward, elevated, wooded, Connecticut nearby, very desirable for shore country seat, hotel or subdivision. J. W. ATWATER, 55 Liberty st.

Real Estate to Exchange.

MAGNIFICENT DWELLING
in the most beautiful part of
East Orange, N. J.

Three story and cellar, containing 11 rooms, large hall, bathrooms, dressing rooms, &c., up to date in every respect; parquet flooring, hardwood trim, open plumbing, solid porcelain bathtub, &c., will sell cheap for cash, or will trade for a private dwelling in New York city. Plans, photographs, &c., at office of
WILLIAM M. RYAN, 149 Broadway, N. Y.

Real Estate Wanted.

HAVE THREE CUSTOMERS for dwelling houses between 34th st. and 59th st., Fourth to Seventh avs., not to exceed $40,000 each. Principals or brokers.
JAMES L. LIBBY,
Telephone 1297 Cort. 7 Pine st.

WANTED FOR CASH PURCHASER, LARGE PRIVATE DWELLING, BETWEEN 60TH AND 72D STS., MADISON AND PARK AVS.
WILLIAM M. RYAN, 149 BROADWAY.

WANTED FOR CASH PURCHASER, PRIVATE DWELLING ABOUT 15 FEET WIDE, BETWEEN 60TH AND 72D STS., MADISON AND PARK AVS.
WILLIAM M. RYAN, 149 BROADWAY.

WANTED FOR CASH PURCHASER, LARGE PRIVATE DWELLING, BETWEEN CENTRAL PARK WEST AND COLUMBUS AV., 72D, 77TH OR 81ST STS.
WILLIAM M. RYAN, 149 BROADWAY.

Real Estate at Auction.

James L. Brumley AUCTIONEER

EXECUTORS' SALE

To close the estate of Winant W. Bennett, deceased, by order of Van Brunt Bergen and H. D. Hubbard, executors.

WEDNESDAY, OCT. 30, 1901,

At 12 o'clock noon in the Brooklyn Real Estate Exchange.

189 MONTAGUE ST.

313 VALUABLE LOTS,
INCLUDING
Two 2-Story Basement and Attic Frame Dwellings

on south side of Bay Ridge Ave., between First and Narrows Avenues.

THE PROPERTY IS SITUATED ON BAY RIDGE PARKWAY OR SHORE ROAD, NARROWS AVE., FIRST AVE., BAY RIDGE AVE., MACKAY PLACE, 70TH, 71ST, 72D, 73D, 75TH and 76TH STS.

THIS IS THE FIRST OPPORTUNITY EVER OFFERED TO SECURE PROPERTY AT AUCTION ON THE SHORE ROAD.

Look at Property Before Day of Sale.

10 PER CENT. of the purchase money MAY REMAIN on mortgage at 5 per cent.

For maps and particulars apply to Messrs. HURBARD & BUSHMORE, Attorneys, 6 Court St., or JAS. L. BRUMLEY, 756 Montague St., Brooklyn.

Herbert A. Sherman, Auctioneer.

Will sell at auction at
New York Real Estate Salesroom,
No. 111 Broadway, New York City,
On Wednesday, Oct. 23, 1901, 12 o'clock, noon

EXECUTOR'S SALE

ESTATE OF ANNA M. CORNING.

SITUATED AT RYE, N. Y.,

Consisting of a large residence lined with brick, and land, 186x296 feet. The house contains 19 rooms, and is in good order, three-quarters of a mile from Rye station, on the Boston Post Road, 45 minutes from 42d Street, 40 trains daily, also ten building lots, 54x185, adjoining. The property has gas and water in front of it, and macadamized roads. 50 per cent. of the purchase money may remain on bond and mortgage for three or five years at 5 per cent.

For maps and photographs apply to
Herbert A. Sherman, 9 Pine St. & 142 8th Ave.

Real Estate at Auction.

WILLIAM M. RYAN, Auct'r,

will sell at auction at the New York Real Estate Salesroom, 111 Broadway, at 12 o'clock noon, THURSDAY, OCTOBER 31ST, 1901, SUPREME COURT PARTITION SALE, under direction of WILLIAM J. A. McKIM, Esq., Referee,

137 DUANE ST.,
BETWEEN WEST BROADWAY AND CHURCH ST.,
three-story and cellar brick building, covering lot, size 25x75.

139 DUANE ST.,
running through to
62-64 & 66 THOMAS ST.,
BETWEEN WEST BROADWAY AND CHURCH ST.

139 DUANE ST.—Five-story and cellar brick and iron front building, covering lot 25x75.
62, 64 AND 66 THOMAS ST.—Five-story and basement brick and iron front building, covering plot 75x100.

48 LEONARD ST.,
BETWEEN WEST BROADWAY AND CHURCH ST.,
five-story and cellar brick and stone front building, covering plot 37.8x100.

489-491 & 493 BROOME ST.,
BETWEEN WEST BROADWAY AND WORSTER ST.,
five story and cellar brick, stone and iron front building, covering plot 62.8x96.2x25.2x9.8x16.6x21.8x21.8x84.11.

WILLIAM P. DIXON, Esq., Att'y for Plaintiff, 32 Liberty St., New York City.
Maps and particulars at Auctioneer's office, 149 Broadway.

WILLIAM M. RYAN, Auct'r

will sell at auction at the New York Real Estate Salesroom, 111 Broadway, at 12 o'clock noon, THURSDAY, OCTOBER 24TH, 1901, EXECUTOR'S SALE, ABSOLUTELY WITHOUT RESERVE, by order of ALBERT J. WISE, Esq., Executor,

104 & 106 W. 49th St.,

BETWEEN 6TH & 7TH AVS., two four story high stoop basement and cellar brownstone private dwellings, size of No. 104, 21.8x100, size of No. 106, 21.4x100.5.

72 E. 119th St.

BETWEEN PARK & MADISON AVS., five-story and cellar brick apartment house; two families on a floor, 5 rooms to each apartment, size, 25x100.10.

LAMBERT G. QUACKENBUSH, Esq., Atty. for Executor, 25 Pine St.
Maps at Auctioneer's office, 149 Broadway.

WILLIAM M. RYAN, Auct'r,

will sell at auction at the New York Real Estate Salesroom, 111 Broadway, at 12 o'clock noon,

Tuesday, October 29, 1901

VALUABLE PLOT

360 & 362 Washington St.,

Between Franklin and North Moore Sts., consisting of valuable plot of ground, 44x75 ft., with old 2½ and 3-story brick buildings thereon. 80 per cent. may remain on Bond and Mortgage, at 4½ per cent.

ALBERT J. APPELL, Esq., Atty., 90 West B'way.
Maps at Auctioneer's office, 149 B'way.

PETER F. MEYER, Auctioneer,

WILL SELL AT AUCTION ON

TUESDAY, October 22, 1901,

at 12 o'clock, at the New York Real Estate Salesroom, 111 Broadway,

TRUSTEES' SALE
OF THE
Choice and Valuable Property
NO. 5 CHATHAM SQ.,
Between Mott and Doyer Streets.

ALSO,

4 and 5-story brick and stone buildings with lots,

Nos. 58, 62, 64 and 66 WATER STREET,
Between Coenties and Old Slips.

For maps, etc., apply to Robinson, Biddle & Ward, Esqs., Attorneys for Trustees, 160 Broadway, and at the Auctioneer's, 111 Broadway.

To Let for Business Purposes.

Four extra light Lofts, 3,500 square feet each, suitable for light manufacturing or cold storage; corner Reade and Hudson sts.; electric elevator and power, and steam heat if required. Apply to T. G. & W. R. PATTEN, room 11, No. 66 Broadway.

THE SLATER BUILDINGS,
42d St. West at Fifth Ave.
ONE STUDIO, THREE OFFICES. | TO RENT.
Rents include Steam Heat, Gas Light, Electric Elevator, services of Janitor and Janitress.
Apply on Premises.

ON 8TH AV., WEST SIDE—Lofts, 18x90; side light; rents $40 and $45 per month. Apply to
S. F. JAYNE & CO.,
254 West 23d St.

Very desirable store and basement, 75x100, at 31-35 West 15th st.
THOMAS & ECKERSON,
35 West 30th st.

36 Pine st., offices and lofts to let in the financial district; rents reasonable. Apply in restaurant premises.

BUILDINGS, stores, lofts, offices, exceptionally fine list; this and other desirable locations.
FOLSOM BROTHERS, 835 Broadway.

Dwelling Houses to Let.
Brooklyn.
Furnished.

WASHINGTON AV., 588—Private family will let fully furnished corner house, three stories, every convenience, for winter months, at $50 per month. Call.

Unfurnished.

73rd St., West,
between Columbus and Amsterdam avs.
one three-story house.
Janitor, 67 West 73d st., or office of
CLARK ESTATE, 25 West 23d st.

73D ST., WEST,
between Central Park West and Columbus av.
ONE FOUR STORY HOUSE,
electric light and steam heat.
Janitor, 67 West 73d st., or office of
CLARK ESTATE, 25 West 23d st.

ELEGANTLY FURNISHED DWELLING to rent for season; new American basement five story house, No. 244 West 102d st., near West End av.; rich and expensive furniture complete in every detail from roof to kitchen; $400 per month.
ALVEN BEVERIDGE, 10 Wall st.

FOR RENT—No. 6 Hampden street, near Sedgwick avenue, University Heights, New York City; Hampden modern detached dwelling, 10 rooms and bath; high class accessible neighborhood; every city convenience. Apply on premises or address
H. H. T., box 456 New York City.

44th St., near Broadway,
3 STORIES, $1,600.
ASHFORTH & CO., 51 W. 42d St.

ATTRACTIVE four-story English basement; 4 East 37th st.; perfect order; rent, $1,500.
FOLSOM BROTHERS, 835 Broadway.

A—HOUSES, unfurnished and furnished, in desirable locations, rents, $1,200 to $18,000.
FOLSOM BROTHERS, 835 Broadway.

Flats and Apartments to Let—Unfurnished.
Below 14th St.

WASHINGTON SQUARE, WEST—Corner; seven large, light rooms; rent $75 per month. Apply to
S. F. JAYNE & CO.,
254 West 23d St.

The Criterion.

10th st., 60-62 West.—New house, now ready for occupancy, suits of 4 rooms and bath, all large, light rooms, thoroughly up to date in every respect; electric elevators, floored hall service, &c.; rents, $45 to $55. Inquire on premises.

Above 14th St., East Side.

131 East 15th St.—Apartment having eight very large rooms and bath, $900.
THOMAS & ECKERSON,
35 West 30th st.

CORNER FLATS, 17 Livingston place, Stuyvesant Square, elevator, steam heat, most modern plumbing, telephones, attractive entrance, rents, $1,000 to $1,400.
FOLSOM BROTHERS, 835 Broadway.

72D ST., 302 EAST—Apartments in the improved dwelling, 2, 3, 4 rooms, all light, bath, laundry, hot and cold water, $7 to $13.50; halls heated.
FOLSOM BROTHERS, 835 Broadway.

Flats and Apartments to Let—Unfurnished.
Above 14th St., East Side.

THE GANOGA.

A few one and two-room apartments, with bath, to lease on yearly basis, in this elegant, new and select apartment hotel, situated at No. 35-37 East 27th st. All night elevator, electric lights and gas, private telephone, hall boys, day and night clerks, always on duty. Full hotel service with restaurant, exclusively for tenants and their guests, with service in dining room and apartments optional with tenants.

Call Day or Evening. Send for Descriptive Booklet.

JUST THINK OF IT!

A corner Apartment of six light and large rooms and bath in seven-story modern elevator building for

$45.

IT SOUNDS INCREDIBLE, BUT IT IS A FACT.

Call quick at the

WALKUERE,

N. W. COR. 85TH ST. AND LEXINGTON AV.

SUPERINTENDENT ON PREMISES.

Paul Mayer, Agent.
Telephone, 297—Harlem. 211 West 116th st.

THE GANOGA

35-37 E. 27th Street.

One and two room Apartments, with bath, to let, unfurnished, in this new and select Apartment Hotel; private telephones, electric lights, superior restaurant, all night elevator and full hotel service. Ground floor apartment suitable for a physician.

Call, day or evening, or send for descriptive booklet.

THE RAYMOND
42-44-46 EAST 28th ST.
Telephone Call 2565-2566 Madison Square.
NEW MODERN APARTMENT HOUSE.

Suites of Three, Four and Six Rooms and bath can be had at most Reasonable Rates. Full Hotel Service with Restaurant. Exclusively for Tenants and Their Guests.

Apply on premises or address
GEO. R. READ, 1 Madison Ave. 60 Cedar St.

THE DUNSBRO,
120 EAST 31ST STREET.

ONLY ABSOLUTE FIREPROOF APARTMENT ON MURRAY HILL.
NINE ROOMS, BATH, BUTLER'S PANTRY, AND SERVANTS' TOILET, ELECTRIC ELEVATOR, MAIL CHUTES, PARQUET FLOORS THROUGHOUT. PERFECTION IN EVERY DETAIL. READY IN OCTOBER.
RENT $1,500.
CHARLES HIBSON,
34TH ST. AND LEXING. ON AVE.

THE HERBERT,

Southeast corner Lexington av. and 126th st.; New seven-story Apartment House. Five and six rooms and bath. Rent, $30 to $40. Electric light, elevator day and night, steam heat, hot water supply, tiled halls and bathrooms, telephone service, all light rooms.

L'AIGLON.

High class apartments, 6 and 7 rooms; steam heat; electric lights and elevator service; from $420 to $700. Apply on premises, 151-153 East 81st st.

FAIRFAX, s. w. corner Madison av. and 94th st.—One vacancy to be filled, seven rooms and bath, corner apartment, every room large and light, no shafts, windows all to the street, elevator, electric lights, hall service, long distance telephone in each apartment, all parquet floors, tiled baths and every modern improvement; liberal concession to desirable tenant. Apply ERNEST TRIBELHORN, on premises.

66 EAST 77TH ST.
CHOICE APARTMENTS.

Eight rooms, all light, perfectly appointed, every modern convenience, hall service. CHARLES HIBSON, 34th st. and Lexington av.

Above 14th St., West Side.

The Patterson,
56-58-60 West 47th St.
Between 5th and 6th Aves.
New Family Apartment Hotel.

OF THE FIRST CLASS AND RUN ON THE MOST EXCLUSIVE LINES.

Fireproof, Steel Construction

Two rooms and bath to any size apartment.

The Patterson is designed in every particular so as to bring to the highest perfection all the benefits that architecture and science can devise. The restaurant is for the exclusive use of guests and will be maintained on the highest plan, with moderate prices.

Riverside Drive.
FIREPROOF APARTMENTS.

North cor. of 84th st., nine-story strictly fireproof building, eight rooms and bath, finished in first-class style, location finest in the city, with extensive views of the Hudson and Jersey, building faces south and southwest, insuring abundance of sun in winter and cool breezes in summer, rent, $1,800; only one left; tenant may select decorations.

W. R. STEWART.

THE HOLYOKE,
758 West End Av., Cor. 97th St.

7 to 10 rooms, large and light; handsomely decorated; elevator, hall service; rents, $720 to $1,000.

345 WEST 31ST ST.,
BETWEEN 8th & 9th AVENUES

Handsomely decorated, light, airy apartments, five rooms and bath; open plumbing, steam heat, hot water supply; $31 TO $35. Janitor. OR CHAS. HIBSON, 34th st. and Lexington av.

BARFELDON,
315 West 94th St.,
NEAR RIVERSIDE DRIVE.

Five and six rooms and bath, all light, all modern improvements, elevator service all night, telephone in main hall; rents $35 to $45; new building. Inquire on premises.

MENDELSSOHN BUILDING,
113 West 40th st.
Bachelor Apartment.

One apartment left. Three rooms and bath. For particulars inquire at the building, or office of CLARK ESTATE, 25 West 23d st.

26 West 61st St.—Apartment of eight rooms, bath, elevator, steam, hot water supply.
THOMAS & ECKERSON,
35 West 30th st.

72D ST., WEST,
CORNER OF COLUMBUS AV.
FINE LARGE APARTMENT.
Electric light and steam heat.
Janitor, 67 West 73d st., or office of
CLARK ESTATE, 25 West 23d st.

126TH ST., 103-113 WEST—New up to date flats, six rooms and bath, special improvements to those hiring before Nov. 1; rent, $24. WM. HENRY FOLSOM, 14 West 20th st.

Flats and Apartments to Let—Unfurnished.
Above 14th St., West Side.

CONCERNING
THE ACKERLY
241 WEST 101ST,
Overlooking the Hudson and Palisades.
EIGHT ROOMS AND TWO BATHS.

Magnificent seven-story apartment house; extremely attractive facade, pure French Renaissance; entrance hall finished in imported marbles, with reception rooms furnished in the style of building, at once creating a pleasing impression.

Being only two apartments to a floor, of eight rooms and two baths, and built on a plot of ground 60 feet front, necessarily the rooms are large, and each separate Apartment is equal to a private house 25 feet in width, with the added advantages of

ELECTRIC LIGHTS, WARMER IN BUTLER'S PANTRY, SEPARATE BATH FOR SERVANTS, EXTRA ROOMS FOR SERVANTS, PRIVATE STOREROOMS, ALL-NIGHT ELEVATOR SERVICE, ACCOMMODATION FOR AUTOMOBILES NEAR BY, LIVERIED ATTENDANTS.

Private houses front and rear.

The parlors are finished in Louis XVI. style, while the dining rooms are trimmed in massive antique oak, with windows of delicately stained glass especially designed for this building by Tiffany; no expense has been spared to make this building as nearly perfect as modern ingenuity and builder's creative genius will permit; rent $1,100 to $1,900.

HENRY ACKER, Owner and Builder.
CLIFFORD N. SHURMAN,
AGENT,
2,649 BROADWAY.
100TH AND 101ST.
TELEPHONE CONNECTION.

The Melrose,

overlooking the most beautiful section of Central Park and within a short walk of Morningside Park.

7 and 8 large, light rooms.

THE MELROSE, at the N. W. corner of 104th st. and Central Park West, contains special features and appointments not found in modern apartments. It is classed as an apartment house superior to those on the west side, and the situation is perfect both for walking and for driving. An ideal spot for those who are seeking the best interior comforts and outdoor recreation. Cars pass the door.

Special terms may be considered for desirable guests. Open evenings. An interesting booklet has been prepared.

E. S. WING, Agent, on premises.

The De Leon,
48, 50, 52 West 112th St.
100 ft. East of Lenox Ave.

RENTS FROM $400 TO $600.
Now Ready for Occupancy.

This magnificent 7-story, high class elevator apartment house, one block from Central Park. 5 and 6 rooms. Every known modern improvement. One block from Madison ave. cars, one block from Rapid Transit Subway station, half block from 110th street crosstown cars; 116th street cars connect by transfer to all parts of the city.

For further particulars apply to
L. A. LIEBESKIND,
Owner & Builder on prem. Tel. 2702 B, Harlem.

GAINSBOROUGH,
112 RIVERSIDE DRIVE.
Between 83d and 84th Sts.

One apartment of 9 extra large rooms, all outside; also 8-room apartments. House is equipped with private telephones, electric light, laundries, etc. Trimmed throughout with hardwood parquet floors. Tenants renting now can select decorations. Rents moderate. Superintendent on premises.

Furnished Rooms & Apartments to Let.
East Side.

LEXINGTON AV., 565, near 49th st.—Handsomely furnished large rooms; all improvements; breakfast optional; excellent service.

HOME for elderly people and others, $4.50 per week. Pamphlet at 149 St. Ann's av.

127TH ST., 301 EAST—Light, pleasant room in corner house facing Stuyvesant Park; with private family.

18TH ST., 141 EAST—Adult American family have well furnished square rooms, every convenience; board optional; reference.

21ST ST., 155 EAST—Handsomely furnished sunny front room; every convenience; suitable for gentlemen only; terms reasonable; reference.

27TH ST., 7 EAST—Large, handsomely furnished rooms, private baths; modern improvements; good service; gentlemen preferred; board optional; reference.

43D ST.,