THE REAL ESTATE MARKET.

AN INTERESTING NEWS BUDGET REPORTED YESTERDAY.

The Remington Construction Company to Build at Fifth Avenue and Sixtieth Street—George R. Sheldon Sells No. 414 Fifth Avenue—Other Good Deals.

The details were obtained yesterday of the new apartment hotel which is to be built on the south corner of Fifth avenue and Sixtieth street. The site has a frontage of 50.10 feet on the avenue and 200 on the street. The interior lines are irregular, as the property consists of two pieces, one a plot 50.10x100 on the corner, and the other an abutting plot 100x100.5 on the street. It was bought last December from the Lee estate by a syndicate composed of the Van Norden Trust Company, Ladenburg, Thalmann & Co. and the Century Realty Company. The price was reported at the time as $765,000.

The new hotel will be fifteen stories high, and its cost, including that of the site, is estimated at $2,500,000. It will be built by the Remington Construction Company from plans by H. J. Hardenburg and Edwin Kaufmann. The ground floor at the Fifth avenue corner, 50.10x100, will be occupied by the Van Norden Trust Company. The rest of the building will be devoted to the hotel, the entrance to which will be on Sixtieth street.

Most of the floors will be divided into two large apartments, each with a private dining room and rooms for servants. The top floor will be laid out in two, three and four-room apartments for bachelors. The building will be ready by Oct. 1, 1903. It will be in the modern French style of architecture, with a façade of Indiana limestone and terra cotta, and with a high mansard roof.

The Remington Construction Company was recently organized under the auspices of the Century Realty Company. Its directors are E. Remington, H. B. Hollins, Oakleigh Thorne, Warner Van Norden, W. H. Chesebrough, Walter J. Rosen of Ladenburg, Thalmann & Co. and Edgar J. Levey, president of the Title Insurance Company of New York.

Holbridge & Ward have sold for George R. Sheldon, who will probably be elected Lieutenant-Governor on the Republican ticket, No. 414 Fifth avenue, a four-story and basement dwelling, on lot 32.6x195, with the easement of a twelve-foot alley in the rear extending to Thirty-eighth street. The estate of John Duncan is the buyer. The property has been leased for twenty-one years to a mercantile firm. The house was built by William Astor and presented by him to his daughter, Mrs. M. Orme Wilson. Last January it was purchased by the New York Realty Corporation, together with the abutting property, Nos. 8 to 12 West Thirty-eighth street, for $425,000. The Thirty-eighth street parcel was sold to Mrs. George L. Rives, and, in February, the Fifth avenue house to Martin & Brother. In July Martin & Brother disposed of this parcel to George R. Sheldon, who, it is said, now obtains something over $350,000 for it.

Thomas H. Barber has sold the two old residences, Nos. 32 and 34 West Thirty-fourth street, between Fifth and Sixth avenues, each 22.6x98.9, for $430,000. Mr. Barber is in Europe and further information was unobtainable yesterday concerning the deal. Last month President Bradford Rhodes of the Thirty-fourth Street National Bank bought No 41, a twenty-four foot lot, for $150,000. Yesterday's sale shows an advance from $6,250 a front foot to $9,555 in a single month. Fifth avenue inside lots between Thirty-first and Thirty-fifth streets are held at $12,000 per front foot. George C. Boldt is the owner of No. 36 West Thirty-fourth street, which he bought in 1894 for $115,000.

Frederick T. Barry has sold for William Hoes the private residence No. 77 East Seventy-ninth street.

The Ruland & Whiting Company negotiated the sale of the stable No. 122 East Thirty-second street, reported yesterday. The buyer is a client of E. Victor Loew.

The Louis Becker Company has leased for John H. Springer the dwelling No. 302 Audubon avenue to R. T. Lansfield of Hamilton, Ont.

Philip Joselson has sold for Mrs. Julia Ravane the three-story hotel at the southwest corner of Jerome and Burnside avenues, on lot 40x100x irregular, also an adjoining vacant plot running west to Davidson avenue. The two pieces combined measure 77 feet on Jerome and 228 feet on Burnside avenue.

Annie N. Hoes has sold No. 77 East Seventy-ninth street, a four-story and basement brownstone dwelling, on lot 17x102.2.

Mrs. Mary M. Baldwin has sold No. 26 West Eighty-fifth street, a four-story and basement dwelling, on lot 20x102.2.

Harry Overington has sold the plot 54.5x198.9, on the west side of Third avenue, 112 feet south of 176th street.

Kidansky & Levy have sold to Samuel Borstein Nos. 742 and 744 East Sixth street, a six-story tenement, on plot 44x97.

Gorden, Levy & Co. have bought from Conrad Schmidt No. 132 Orchard street, a five-story flat, on lot 25x87.6, and from John Katzman 94 Monroe street, a six-story brick building, on lot 18x45.3x irregular. They have sold Nos. 314 and 316 East Eleventh street, two five-story tenements, on plot 38.8x94.10, and 27 Henry street, a five-story building, on lot 25x100.

Plans have been filed with the Building Bureau for the alteration of the six-story apartment house at the northeast corner of Fifth avenue and Twenty-eighth street, known as "251 Fifth avenue," into an office building, with stores on the two lower floors and storage cellars in the basement. The reconstruction is to be fireproof, and will be made from plans by Bruce Price, for the Beacon Hill Real Estate Company. The cost is estimated at $80,000.

To-day's Auction Sales.

BY VINCENT A. RYAN.

Fifty-sixth street, Nos. 207 and 209, north side, 150 feet west of Seventh avenue, 50x95.6, six and seven story brick flats; Carrie Kaufmann vs. E. Richards, Jr., et al.; P. Jacobs, attorney; J. W. Pinner, referee; due on judgment, $12,857.07; subject to taxes, &c., $10,10; prior mortgages, $80,000.

Yesterday's Auction Sales.

BY PETER F. MEYER.

Walker street, Nos. 9 to 13, south side, 100 feet east of West Broadway, 60x107.6, two five story loft buildings; Eliza Guggenheimer vs. Esther Levin et al.; due on judgment, $37,251.96; subject to taxes, &c., $356; to the plaintiff ... $158,225

106th street, No. 116, south side, 127.7 feet east of Park avenue, 16x100.11, three-story dwelling; Morris Manowitch vs. George V. Ellis et al. ... Adjourned to Sept. 24

104th street, southeast corner Park avenue, 16x100.11, three-story dwelling; same vs. same; due on judgment, $8,391.43; subject to taxes, &c., $160.62; to the plaintiff ... 8,000

104th street, No. 118, south side, 115.7 feet west of Park avenue, 16x100.11, three-story dwelling; J. H. Bolsen et al., executors, vs. George V. Ellis et al.; due on judgment, $9,494.98; subject to taxes, &c., $495.63; to the plaintiff ... 7,800

104th street, No. 120, south side, 139.7 feet east of Park avenue, 17x100.11, three story dwelling; Eugene Schultz vs. same; due on judgment, $5,455.51; subject to taxes, &c., $173.21; to the plaintiff ... 8,800

104th street, No. 122, south side, 176.7 feet east of Park avenue, 17x100.11, three-story brick dwelling; Annie Diehl vs. same; due on judgment, $8,402.29; subject to taxes, &c., $173.21; to the plaintiff ... 9,000

BY VINCENT A. RYAN.

Spruce street, No. 38, south side, 75.2 feet west of Gold street, five story building, lot 25x100.9x24.11x104.1; executors' sale; estate of Angus Flers; to Richard Young ... $62,000

100th street, No. 68, south side, 129.5 feet west of Park avenue, 25x100.11, five-story flat; William L. Wyatt, trustee, vs. Louis Lippman et al.; due on judgment, $21,159.95; subject to taxes, &c., $871; to the plaintiff ... 20,000

West End avenue, No. 708, east side, 76.8 feet south of Ninety-fifth street, 20x100, five-story flat; Mary Thomas vs. Alfred Mack et al.; due on judgment, $21,126.85; subject to taxes, &c., $38.85; to E. L. Hornthal ... 21,600

BY STRONG & IRELAND.

Third avenue, No. 2495, west side, 50 feet north of 126th street, 25.1x99.8x25.6x99.8, five-story flat; F. S. Lockwood vs. C. C. Hubsam et al.; due on judgment, $16,818.97; subject to taxes, &c., $556; to the plaintiff ... $17,500

BY JAMES L. WELLS.

Lincoln avenue, No. 159, west side, 30 feet south of 135th street, 20x100, four-story flat; T. F. McManus vs. Mary E. Taylor, trustee, et al.; due on judgment, $5,587.60; subject to taxes, &c., $60; to Leopold Hutter ... $5,080

BY HERBERT A. SHERMAN.

St. Nicholas place, east side, at centre line 153d street, 50x100; Edgecombe avenue, west side, at centre line 153d street, 25x100; F. H. Faye et al., exrs., vs. D. O. Beale et al. ... Adjourned to Oct. 2

Real Estate Transfers.

DOWNTOWN.

(South of Fourteenth st.)

(The letters q c stand for quit claim deed; b and s for bargain and sale deed; c a g for deed containing covenant against grantor only.)

Carmine st, n s, 175 e Bedford st, 25x100; Marie Kiemann to C Livingston Kiemann ... $50,000

Catharine st, 60, w s, 93.11 n Oak st, 24.11x103 x24.9x103; Lazarus Levy to Barned Friend mtge $27,500 ... nom

Houston st, 413-415, s s, 93.3 e Sheriff st, 75.3 e 42.10½ s 43x s w 6.6 x w 8.1½ s 24.2 x w 34.2 x n 73 to beginning; Louis Rosenstein to Adolph Rosenstein, q c ... nom

Same property; Harris Mandelbaum and ano to Louis Rosenstein ... nom

Houston st, 413-415, s s, 92.10 e Sheriff st, 75.3 e 42.10½ s 29x s w 6.6x w 6.1½ s 24.2x w 33.2x n 76; Leon Lanrowitz and ano to Louis Rosenstein, mtge $45,000 ... o c and 100

Same property; Louis Rosenstein to Adolph Rosenstein ... 100

10a st, 265, n e s, 319 n w Av A, 25x94.8; Charles Seligman and ano to Edward T Engel, mtge $27,500 ... 29,750

EAST SIDE.

(East of Fifth av, between Fourteenth and 110th sts.)

34 av, w s, 75.8 n 105th st, 25.3x100; Francis Ehrmann to Lina Ehrmann ... gift

20th st, 345, n s, 100.5 n w 1st av, 15.3x92; Edwald H Richter to Jacob Weinstein ... o c and $100

20th st, 347, n s, 151.1 w 1st av, 15.3x92; William J Taylor to Jacob Weinstein, mtge $3,500 ... 8,100

33d st, 144, s s, 287.5 w 3d av, 18.6x25; Ada G B Rockwell to George H Gibson, mtge $5,000 ... 7,500

36th st, s w s, 100 s e 3d av, 25x74.1; John Thomas to William Thomas, mtge $13,000 ... nom

46th st, 343, n s, 140 w 1st av, 20x100.5; Otto Stahl to Auguste Stahl, q c ... nom

WEST SIDE.

(West of Fifth av, between Fourteenth and 110th sts.)

10th av, 62, e s, 74.1 s 38th st, 21.8x100; Leopold Kaufmann to Jonas Weil and ano, mtge $28,000 ... nom

31st st, 122, s s, 205 w 6th av, 20x123.6x20.5x 110.5; Municipal Realty Corporation to Curtis W McNeily, mtge $27,000 ... nom

34th st, s s, 400 w 9th av, 20x98.9; Emma Carpenter et al, heirs, &c, to Samuel Ingersoll, q c ... nom

45th st, n s, 271.9 e 7th av, 68.6x100.4; William B Reeve to James McLaughlin and ano ... nom

64th st, s s, 225 w Central Park West, 25x100.5; William C Orr to Augustus W Kelley ... $28,000

102d st, 240, n s, 128 e West End av, 18x100.11; Meta Reincke to Ferdinand Kuhn, mtge $20,000 ... nom

104th st, 119-21, n s, 225 w Columbus av, 50x100.11; James E Pitman and ano to Joseph D Sawyer, mtge $20,000 ... o c and 100

Same property; Joseph D Sawyer and ano to James E Pitman, mtge $20,000 ... o c and 100

HARLEM.

(Manhattan Island, north of 110th st.)

Lexington av, 1818; 113th st, s s, 30.6 e 4th av, 18x100.11; 113th st, 136, s s, 37.9 e 4th av, 18.9x100.11; Louisa C Doelfel to Charles J F Decker et al, q c ... nom

115th st, s s, 225 e Amsterdam av, 50x100.11; Milton S Glaterman, referee, to Nellie A Lavelle, mtge $70,000 and ½ part mtge $9,000 ... $550

127th st, s s, 210 w 5th av, 25x99.11; Elizabeth P Gatfield, widow and devisee, to John J McBride, mtge $7,000 ... nom

137th st, 240, s s, 185 w 7th av, 18x99.11; John A Picken et al, exrs, to Julia A Picken, mtge $12,500 ... 16,250

Same property; Julia A Picken to Fanny Rosenthal, mtge $12,500 ... nom

141th st, n s, 300 w Amsterdam av, 50x99.11; Kate Murphy to John Murphy, mtge $20,000 ... nom

BRONX.

(Borough of The Bronx.)

Av C, s e cor 2d st, 75x105, Unionport; Annie Temple to Frank Gass, q c ... nom

Same property; Simson Wolf, referee to Frank Gass ... $2,400

4th av, e s, lot 166, map of Mt. Eden, 50x100; Henry C Berghoff to Franz Markgraf ... nom

Bracken av, e s, 125 n Jefferson av, 25x100; Land Company Association of Edenwald to Richard H Hanrahan and ano ... nom

Cedar av, n w cor 177th st, 126.6x97.6x127.1x 89.2; Patrick G Tighe to Patrick Murphy, q c, mtge $55,500 ... nom

Davidson av, (proposed), e s, 177 n North st, 17x115; Carlo J Stughi to H Gerald Chapin, mtge $4,200 ... nom

Harrison av, e s, 200 s McGraw av, 25x100; James C Gaffney to Henry Borgstedt and ano, mtge $4,000 ... nom

Sedgwick av, n w s, 490.1, n e Perot st, 24.6x 76.4x25.7x96.1; Catherine A Smith to John McLaughlin ... nom

Tremont av, cor 177th st, n e cor Morris av, 100x100; Louis A Risse to Pauline Haebler mtge $7,000 ... 4,750

142d st, n s, 231.6 e Alexander av, 50x100; Marie M Muller to Philip B Jennings, mtge $10,000 ... exch

Lot 20, map Arden property, 100x100; Anastasia T Murphy to John Murphy ... nom

10th st, s s, at n w cor lot 235, 25x100, being part lot 236, map Unionport; Emma Feuerner to Adolph Heinrich and ano ... 400

10th st, s s, 25 w from n w cor lot 235, 25x100, being part lot 236, map Unionport; same to William Heinrich and ano ... 400

Recorded Leases.

Bleecker st, n w cor Sullivan st; Reuben Isaacs, trustee, to Joseph Sabbatino, 5 yrs ... $1,200

Houston st, 493; Max Eisman to Paul Szabo, 3 yrs ... 360

125th st, s s, 175 w 7th av; Adelaide B Cromwell to Henry Morgenthau, 42 yrs ... 10,400 12,650

Goerck st, 102; Jacob Larchan to Abraham Waldinlag, 5 yrs ... 1,800

8th av, 198; James Everard to Frederick Hahn, 3 7-12 yrs ... 2,500

116th st, 543-49 E; Ida M Tucker to George H Newhall, 3 yrs ... 850

10th av, 144; Delia Halpin, exr, to John Bergin, 5 yrs and 5 mos ... 2,000

Hester st, 115; Harris Mayer to Victor Goldstein and ano, 3 yrs ... 900

80th st, 102; 80th st, s s, 124.1 w Columbus av; Theodore H Mead to Arthur W Eager, 21 yrs ... 18,000

Recorded Mortgages.

DOWNTOWN.

(South of Fourteenth st.)

(Where no interest is stated read 5 per cent.)

Cannon st, s, Jacob Cohen to Henry Pasinky, due Sept., 1903, 6 per cent ... $10,000

Caroline st, n s, 175 e Bedford st; C Livingston Kiemann to Marie Kiemann, 10 yrs ... 26,000

Mercer st, 133; William H Slegman to Joseph Ullman, 2 yrs, 6 per cent ... 5,000

Prince st, 163-65; also Thompson st, 126; Jacob Bender and ano to Pincus Lowenfeld; old building loan, 1 yr, 6 per cent ... 26,000

6th st, s s, 177 w Avenue D; Louis Oshursky to American Mortgage Co, 5 yrs, 4½ per cent ... 47,000

EAST SIDE.

(East of Fifth av, between Fourteenth and 110th sts.)

20th st, 247 E; Jacob Weinstein to William J Taylor, prior mtge $2,500, 1 yr ... $3,500

20th st, n s, 166.5 w 1st av; Jacob Weinstein to American Mortgage Co, 1 yr ... 7,500

20th st, 345-47 E; Same to Harris Mandelbaum and ano, prior mtge $13,500, 1 yr, 6 per cent ... 2,950

co st, 137 E; Martin A Dewey to Title Insurance Co of New York, 3 yrs, 4½ per cent ... 21,600

100th st, n s, 425 e 3d av; Patrick Gilmore to Jennie E Heller, as trustee, 3 yrs ... 10,000

109th st, 317 E; Pasquale Pafi to Mary E Depferris, widow, 3 yrs, 5 per cent gold ... 9,000

109th st, 317 E; Pasquale Pafi to Levy Rothstein, prior mtge $9,000, due Dec 12, 1902, 6 per cent ... 3,000

WEST SIDE.

(West of Fifth av, between Fourteenth and 110th sts.)

Central Park West, s w cor 106th st; George Dilley and ano to Joseph Hamersbig, prior mtge $220,000, building loan, due Oct 1, 1903, 6 per cent ... $300,000

10th av, 492; Leopold Kaufmann to Charles Griffin, et al, trustees, 5 yrs, 4½ per cent ... 28,000

31st st, 122 W; Curtis W McNeily to Municipal Realty Corporation, prior mtge $22,000, 1 yr, 6 per cent ... 2,000

41st st, 415 W; Katharina Balheimer, widow to Farmers' Loan and Trust Co, 3 yrs, 4 per cent ... 6,000

41st st, 417 W; same to same, 3 yrs, 4 per cent ... 6,000

57th st, 301 W; Annie J Vincent to Greenwich Savings Bank, 1 yr, 4 per cent ... 17,000

104th st, 19 W; James E Tallman to Title Ins Co of New York, 3 yrs ... 20,000

104th st, 121 W; same to same, 3 yrs ... 20,000

HARLEM.

(Manhattan Island, north of 110th st.)

127th st, s s, 240 w 5th av; Joan J McBride to Edward H Poerschke, prior mtge $7,000, due July 1, 1903, 6 per cent ... $2,500

137th st, 240 W; Fanny Rosenthal to Title Guarantee and Trust Co, 1 yr, 4 per cent ... 10,000

138th st, s s, 305.6 w Boulevard (11th av); Clara W Stadler and ano to Alexander Walker, 1 yr, 6 per cent ... 8,000

3d av, w s, 40.3 n 166th st; Walter Stabler to Alexander Walker, demand, 6 per cent ... 2,500

BRONX.

(Borough of The Bronx.)

Cedar av, n w cor 177th st; Patrick Murphy to William L Flanagan as managing director, prior mtge $53,500, 1 yr, 6 per cent ... $15,000

Davidson av, proposed e s, 117 n former n s North st; Gerald H Chapin to Henry W Singhi, prior mtge, due May 15, 1905 ... 800

Fordham av, n w s, 49.6 n 5th st; Adeline Engelohn et al, by gdn, to Joseph Messerschmitt, 3 yrs ... 5,500

Green lane or av, e s, 528 s Levere av; also Washington av, s e cor proposed 5th st; Henry Pulitzer to Silvia C. Milligan, demand, 6 per cent ... 2,000

Harrison av, e s, 200 s McGraw av, Van Nest station; James C Gaffney to Mary W Gaffney, 5 yrs ... 1,100

Matilda st, n w s, lot 185, map Washingtonville; Amelia or Emilie Weisgerber and ano to Annie L Ritterbusch, due Oct 1, 1904, 6 per cent ... 650

Pond pl, w s, 152.1 s 198th st; Marie J Doering to Millie H Rindskopf, 2 yrs ... 6,000

120th st, s s, 231.6 e Alexander av; Dorothea Adelmann to Frank Faulstich, 3 yrs, 6 per cent ... 1,700

161st st, n s, 62.6 e Woodlawn av; John Breitenbach to John Jaburg and ano, bldg loan, 5 yrs ... 9,000

184th st, s s, 100 e Park av; Mary E Condon to Cass H Dugliss, prior mtge $4,000, 1 yr, 6 per cent ... 543

Same property; same to Mutual Life Ins Co, due Oct. 1, 1903 ... 4,000

234th st (Clinton av), n s, 123.4 e Verio av; William A Roemer to Mary A Roemer, 3 yrs, 6 per cent ... 3,000

Mechanics' Liens.

7th av, 562; David Gosbee and ano vs John G Wendel ... $295.00

195th st, s s, 127.4 e Marion av, 25x100; Richard R Cassidy vs Harriet T Lum ... 92.00

Hester st, 117; Lawrence J Rive vs Isaac Marx ... 875.00

77th st, 314 E; Vincenzo Serritella vs Emanuel Scheuer ... 80.00

Satisfied Mechanics' Liens.

Broadway, 72-74, and New st, 9-13; John C Gibler vs Century Building Co. Aug 8, 1902 ... $3,000

Same property; same to same, Aug 9, 1902 ... 1,411

Same property; Murray & Hill vs same, Aug 9, 1902 ... 1,767

97th st, 237 W; Francesco Lemonte vs Peter J Clarkin, Aug 14, 1902 ... 1,500

Main st, e s, 38.8 n Cross st, running through to Minneford av, City Island; George E Dietsch vs the St. Mary's Star of the Sea Church, April 26, 1902 ... 461

Union av, w s, 80 s 169th st, 184x125; Patrick Maher and ano vs Ellen O'Leary, July 16, 1902 ... 2,850

Building Loan Contracts.

Gannon St, S; Henry Pasinsky loans Jacob Cohen ... $10,000

161st st, n s, 87.6 e Cauldwell av, 37.6x99.11; John Jaburg and ano loan John Breitenbach ... 9,000

138th st, 352 36 E; Pincus Lowenfeld and ano loan Charles I Weinstein ... 22,000

Foreclosure Suits.

135th st, 120 W; Jane A Townsend, extrx and trustee, &c., vs Thomas H Bell et al, attys, Townsend, D & F.

142d st, 523 W; Leander Brink vs Ella A Jennings; atty, L Brink.

5th av, w s, 25 n 126th st, 25x85; Alice G Sarles vs William Lyman et al; atty, L F Doyle.

86th st, s s, 291 e 1st av, 25x102.2; Augusta F Merritt vs Simon Adler and ano; attys, Van Duzer & T.

Lis Pendens.

179th st, n e cor Vyse st, 102x118x irreg; Annie Gleason vs Mary A Jacques, individual and as exrtx, et al (partition); attys, Gretz, N & M.

21st st, n s, 261 e 3d av, 44.6x98.9; City of New York vs James Carr and ano (action to acquire title); atty, G L Rhoades.

9th st, n s, 93 e Avenue B, 150x181.6 to 10th st; same vs John G Wendel et al (action to acquire title); same atty.

Elizabeth st, w s, 184.6 s Prince st x w 90x s 75.4x w 96.6 to Mott st x s 75.6 e 186 to Elizabeth st x n 151.8 to beginning; same to Cleveland De Marco et al (action to acquire title); same atty.

Plans Filed for New Buildings.

BOROUGH OF MANHATTAN.

29th st, 506 W; two-story stable and storage; William Brangan, 548 W 29th st, owner; F H Styles, 449 W 28th st, architect; cost ... $4,000

Cannon st, 115-117; six story tenement and store; Hirshkowitz, Roth & Klein, 21 W Houston st, owners; Bernstein & Bernstein, 111 Broadway, architects; cost ... 40,000

BOROUGH OF THE BRONX.

Burnside av, s s, 118 w Jerome av; one story shed; Julia Rooane, 84 Belmont av, owner; J F Kerby, 722 Tremont av, architect; cost ... $250

Plans Filed for Alterations.

MANHATTAN AND THE BRONX.

(Items under $1,000 omitted.)

5th av and 28th st, n e cor; improvement to apartment house; Lennox Hill Real Estate Co, 259 5th av, owner; Bruce Price, 1133 Broadway, architect; cost ... $80,000

9th av, 570; improvement to dwelling and store; Lena Maier, 318 W 42d st, owner; J H Kimball, architect; cost ... 1,750

West End av, 250; improvement to dwelling; Mrs H B Cowen, 66 Madison av, owner; J A Ellicott, 2048 Ryer av, architect; cost ... 1,000

6th av, 110-112; improvement to tenement and store; Emma Edington, 2 W 60th st, owner; G F Pelham, 503 5th av, architect; cost ... 1,500

124th st, 79 E; improvement to tenement; Charles Weide, 77 E 124th st, owner; C A Kehoe, 1123 Broadway, architect; cost ... 1,000

108th st, 329 W; improvement to dwelling; George W Walker, 17 W 126th st, owner; Horgan & Slattery, 1 Madison av, architects; cost ... 35,000

108th st, 327 W; improvement to dwelling; same owner and architects; cost ... 50,000

129th st and Lenox av, s e cor; improvements to dwelling; Mrs Ann Lee, 67 W 129th st, owner; Horgan & Slattery, 1 Madison av, architects; cost ... 71,700

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BEVERLEY SQUARE.
EAST EIGHTEENTH ST., near Beverley road, 11 room detached dwelling, plot 50x100; price $10,250.
EAST 19TH ST., NEAR BEVERLEY ROAD.
Lot 50x100; 10 rooms; all improvements; beautiful tree; price $8,750.
THESE HOUSES ARE MODERN IN EVERY RESPECT; have steam heat, reception halls, beautiful grills; hardwood trim and floors; open fireplaces, etc.; some handsomely decorated; can be bought on reasonable terms.
OPEN DAILY.
GEO. W. EGBERT, BLDR., 126 E. 19TH ST.

FOR SALE.
Overlooking the bay on the best block in Bay Ridge; lot 50x100.4; hardwood floors, open plumbing, porcelain baths; Cypress trim; house built to order for owner; $8,750 cash, balance on mortgage; special inducements in winter's supply coal; telephone installed; electric and gas fixtures; house will rent for $50. Address OWNER, 704 6 Greenwich st., Manhattan.

FACING PROSPECT PARK.
4 story and basement whitestone fronts; replete with every convenience for comfort; also a 3 story and basement whitestone front on Plaza st., near Flatbush av.; finest location in city; small amount of cash needed; all offers, cash or exchange, carefully considered. PETERSON, BUILDER, ON PREMISES, 105 PROSPECT PARK WEST.

ELEGANT SINGLE FLATS, 257 and 265 Flatbush av., fronting St. Mark's Square, 24x72; seven and eight large, well-ventilated rooms; all improvements; rent very reasonable, including steam heat and janitor on premises. Inquire T. W. YATES, OWNER, and see plans at 32 Nassau st., New York, or janitor, 257 Flatbush av., Brooklyn.

FOR SALE, HANDSOME TWO-FAMILY BROWNSTONE houses, 603 to 615 Quincy st.; all modern improvements; lower part, 8 rooms and bath; upper part 6 rooms and bath; easy terms to suit. Apply on premises, or to owner, FRANK BERLENBACH, 838 Flushing av.

FLATS! FLATS! FLATS!
For sale, one of the finest rows in the city; they are three story double fancy brick and stone and up to date; all decorated and rented; if you are looking for an investment see these. Apply after 4 p. m. WEBER, 1203 Bushwick av., Brooklyn.

150 FEET FROM FIRST ST., PROSPECT PARK.
Three and four story private dwellings, every modern improvement. PETER T. DELANEY, Builder, on Premises.

NEW DEPARTURE IN TWO-FAMILY Houses, two story and basement stone fronts; nothing like it in Greater New York; new designs. OTTO SINGER, Builder, Decatur st., near Howard av.

NEW TWO-FAMILY HOUSE, white and brown stone, up to date, hardwood trim; 12 rooms, 2 baths; cash $600; price, $7,000. Nos. 1212-1216 Sterling pl., asphalt st., near Albany av., open.

BUSINESS AND INVESTMENT PROPERTY, St. Mark's section, 2 story brick, $9,000; best value for the cash; tens. 741 Nostrand av., between Park and Sterling places. OTTO SINGER, Builder.

$8,500 THREE-STORY MANSION, 12 rooms, all improvements, steam heat; 40x128, cheap home; cost $12,000; easy terms. Owner, Bergenpt st. builder, 744 Nostrand av. OTTO SINGER.

BOROUGH PARK COTTAGES, near school, churches, latest improvements, easy terms. JAMES DAWE, BUILDER, 1184 44th St., Borough Park.

BIG BARGAIN 7-ROOM BRICK HOUSE, all improvements; $5,000; terms to suit. RENIKING, 476 Crescent st., Brooklyn.

Borough of Queens—Sale or Rent.

RICHMOND HILL.—I have the best bargain ever offered; seven room cottage, every improvement; very choicest location; only $2,450. SAMMIS, 261 Graham av., Brooklyn.

FLATS AND APARTMENTS TO LET—FURNISHED.

Above 14th St., West Side.

REISENWEBER'S
CIRCLE HOTEL, 59th St. and 8th Av.
HANDSOMELY FURNISHED APARTMENTS, 1, 2, 3 rooms and bath, moderate rents, reached by all cars. REISENWEBER & FISCHER, Props.

50TH ST., 27 WEST.—An established office for rent for one or two parlorettes, handsomely furnished.

FLATS AND APARTMENTS TO LET—UNFURNISHED.

Above 14th St., East Side.

128 East 34th St.
Eight rooms and bath; butler's pantry; servants' toilet; handsomely decorated; elevator, electric light, hall service and every modern convenience.
Superintendent on Premises.

61-69 EAST 86TH ST.,
STRICTLY FIRST CLASS APARTMENTS,
SUITES, 6, 7, 8 ROOMS AND BATH.
RENTS, $50 TO $80.
LARGE CLOSETS. LIGHT KITCHENS.
ALL LIGHT.
HALL AND ELEVATOR SERVICE.
TWO ROOMS AND BATH, BACHELOR APARTMENTS, } $35.
SUPERINTENDENT ON PREMISES.

"THE ANTOINETTES,"
Park av., 78th st. and 30th st., near Madison av., one block from Savoy and Netherland Hotels, fireproof apartments from 6 to 8 rooms and hotel accommodations from 1 to 3 rooms, rents of these $500 a room, apartments for housekeeping from $1,100 to $1,600; restaurant accommodation, inquire on premises.

ST. IVES—153 E. 72d ST.
SEVEN EXTRA LARGE ROOMS & BATH
SUNLIGHT IN EVERY ROOM
Electric Elevator & All Improvements
DECORATED TO SUIT.
READY FOR OCCUPANCY.
RENTS, $600-900. AGENT ON PREMISES.

THE NORMA, 71-77 EAST 82D ST., BETWEEN MADISON AND PARK AVS.
A few elegant large apartments; seven rooms and bath; newly decorated; first-class service; rents from $660-$840. Inquire SPOFT, on premises.

BEAUTIFUL APARTMENTS, COR. 86TH ST. AND 5TH AVE.—6-7 rooms, apartments, $720 to $1,200 per annum; best location, for least rent on Manhattan. F. T. BARRY, 647 Madison av.

30TH ST., 133 EAST.—Corner apartments, two rooms and bath; latest improvements; $25 up.
FOLSOM BROTHERS, 835 Broadway.

Above 14th St., West Side.

FRANK L. FISHER CO.,
COLUMBUS AVE., COR. 81ST ST.,
Telephone 169 and 2307 Riverside.
SUMMIT THESE WEST SIDE HIGH CLASS APARTMENTS TO LEASE FROM OCT. 1ST.
$1,800 TO $3,000 — The Chatillon, CORNER RIVERSIDE DRIVE AND 94TH ST.; 7, 8, 9, 10 rooms and baths, with all modern conveniences; exceptionally large rooms; electric elevator; long distance telephone in each apartment; servants' baths; chambers and steam drying rooms; trail chute, &c. Panoramic view of the Hudson River.
$660 TO $1,800 — The Hudsonia, 79TH ST. AND RIVERSIDE DRIVE. Suites of 6 and 7 rooms and bath. Reception Room and Office, suitable for physician; all modern conveniences, including elevator, electric light, telephone in each apartment, &c.
$900 TO $1,000 — 252 West 91st St., BETWEEN BROADWAY AND WEST END AV. Underground station at 91st st.; 8 large light rooms and bath; electric elevator and uniformed hall service.
$900 TO $1,200 — 345 West 85th St., NEAR RIVERSIDE DRIVE.—Eight large rooms and bath; electric lights, elevator, hall service and all modern improvements.
$360 TO $600 — 7th Av. Drive, NOS. 1,867 AND 1,869, 110TH AND 111TH STS.—A unique Apartment Building for small, desirable families; Suites of 2, 3, 4 and 5 rooms and bath; all up to date conveniences; elevator service day and night; steam drying room and laundry in basement.

THE HUDSONIA
79TH ST. & RIVERSIDE DRIVE.
Suites of 6 and 7 Rooms and Bath.
RENTS, $660 TO $1,800.
Ready for occupancy.
Open evenings.
Send for descriptive booklet.

APARTMENTS TO LET AT NO. 143 WEST 73D ST.; exceptionally wide hallways and light rooms throughout apartments; building situated opposite Sherman Square, two blocks from Riverside Park and same distance from Central Park; no healthier or more desirable location for a home can be selected. Apply to janitor, on premises.

FLATS AND APARTMENTS TO LET—UNFURNISHED.

Above 14th St., West Side.

THE MARGARET.
NEW BUILDING.
120 to 126 West 116th St.
BETWEEN LENOX & 7TH AVES.
4, 5 AND 6 LARGE, ALL LIGHT ROOMS AND BATH, ELEVATOR, ELECTRIC LIGHT, TELEPHONE AND 24-NIGHT SERVICE. RENTS $35, $40 TO $45. ON PREMISES.

AMSTERDAM, ST. NICHOLAS, N. W. COR. ST. NICHOLAS AV., & 139TH ST.
Desirable corner apartments, all rooms light, five and six rooms, with bath; steam heat; hot water, elevators, electric light and telephone; rents, $35 to $45. Apply to superintendent on premises.

THE ASHLEY EL Apartment House, 409-411 West 145th st.; 8 outside rooms and tiled bathroom with all the very latest improvements; $55 to $62.50; also 7 rooms and bath apartment in the Kushaqua, 457 West 145th st.; $36; very choice.

127TH ST. AND ST. NICHOLAS TERRACE—6 light rooms; built under new law; steam heat; all improvements; rents moderate. OFFICE ON PREMISES. OPEN EVENINGS.

72D ST., 352 East.—Apartments, two, three and four rooms; all light; bath; hot water; modern improvements; $6.50 to $12.75.
FOLSOM BROTHERS, 835 Broadway.

CORNER FLATS, 17 Livingston place, Bowery and Spring; elevator, steam heat; most modern plumbing, telephone; attractive entrance;