BOARDING AND LODGING.

AT THE FRANKFORT HOUSE, ONE BLOCK EAST of the City Hall, corner of Frankfort and William streets, 250 rooms, neatly furnished. One room to one per son, 50c. to 50c. per day; $1 50 to $3 per week. House open all night.

A NICELY FURNISHED PARLOR AND BEDROOM to let, with or without partial Board, to one or two gentlemen. Apply at 14 Tenth street, between Fifth and Sixth avenues.

A SUIT OF MOST DESIRABLE ROOMS, FURNISHED or unfurnished, with any style of Private Table desired, near Fifth avenue. No 11 East Twentieth street.

AT 280 WEST THIRTY-SECOND STREET, TWO LARGE Rooms, with closets, to rent, with Board. Terms moderate. Best references given and required.

AN ENTIRE THIRD FLOOR TO LET—WITH BOARD, in a private family; neighborhood unexceptionable. Best of references given and required. Address B. S. W., Union square Post office.

AT 18-20 NINTH STREET, BETWEEN FIFTH AND Sixth avenues, very elegant Floors and single Rooms to let, with first class Board, in French and German style; private table if desired. References required.

A FEW FAMILIES DESIRING PERMANENT BOARD may obtain excellent accommodations, on reasonable terms, at Summit, N. J., one hour from New York per Morris and Essex Railroad. The Summit Hotel is pleasantly situated, near churches, schools, post office, and within two minutes' walk of depot. Sixteen trains daily.

A HANDSOMELY FURNISHED FRONT ROOM AND back Room to rent, with board, to a gentleman and wife or two gentlemen; home quiet and homelike; handsomely furnished, and contains all modern conveniences. Table abundantly supplied. 149 Waverly place, near Washington square.

A PRIVATE FAMILY, RESIDING AT 32 WEST SEVENTEENTH street, will let, with Board, an entire Second Floor, furnished, to a party of gentlemen or family. References exchanged.

A SUIT OF ROOMS ON THE SECOND STORY—handsomely furnished, can be had by applying at 47 West Fourteenth street. Also a Room for a single gentleman.

A HANDSOMELY FURNISHED ROOM, SECOND story to let, near Twenty-ninth street and Fifth avenue, with or without Board; room $5 a week. Address B., box 2,076 Post office.

A LADY, HAVING MORE ROOM THAN SHE REquires, would let a small Furnished Room to a gentleman, with or without Board. Apply at 248 East tenth st.

A LADY AND DAUGHTER WISH ONE LARGE front Room, on second or Third floor, with good Board, and Fire for the winter; terms not to exceed $20 per week. Address J. H., Morrisania, Westchester county.

A GENTLEMAN AND WIFE LIVING IN THEIR OWN house (modern brown stone), near the Central Park, will let an elegant suit of Rooms furnished, with first class Board, to a family or gentlemen. Address M. M. M., Herald office.

A NEATLY AND HANDSOMELY FURNISHED ROOM on second floor, to let, with board, for gentleman and wife or two single gentlemen. Price, including gas and fire, $30. 187 West Twenty-fourth street.

A PRIVATE FAMILY HAVE DELIGHTFULLY SITUated Furnished Front Room, 16 Abingdon place, with hot water, closets, all modern improvements; excellent board for two, $17; also another, $15.

AT 41 WEST SIXTEENTH STREET, BETWEEN FIFTH and Sixth avenues, a handsomely furnished second floor to let, with board. A private table if required. References.

A FURNISHED PARLOR AND BEDROOM ON SECOND floor to let, with board, to a gentleman and his wife, or single gentlemen, at 228 West Fourteenth street. Dinner at one.

A FEW FURNISHED ROOMS TO LET, WITH BOARD. Apply at 216 West Fiftieth street.

AT 36 GREAT JONES STREET, NEAR BROADWAY.—Married gentlemen can obtain neatly furnished Rooms, with Board. Single gentlemen willing to room together can also be accommodated.

AN ELEGANTLY FURNISHED PARLOR AND BEDroom to let, with Board, to a gentleman and wife, in a first class house, 47 East Twenty-third street. References exchanged.

A LARGE FRONT FURNISHED ROOM TO LET—TO two single gentlemen, or man and wife. Call all the week at 129 East Thirty-ninth street.

A SUIT OF DELIGHTFUL ROOMS—ALSO TWO SINgle rooms, may be obtained, with a first class table, at 1,125 Broadway, one door from Twenty-fifth street. Undoubted references exchanged.

A SUIT OF FURNISHED ROOMS—ON THE SECOND floor, may be had, with Board, at 48 West Thirty-eighth street, between Fifth and Sixth avenues. Reference required.

A LADY, LIVING ALONE, DESIRES A COMPANIONable young lady to board with her; remuneration no object. Address A. A. A., box 149 Herald office.

A LADY HAVING A HOUSE ELEGANTLY LOCATED, above Forty-second street, and near Broadway, would let one Room to a single gentleman; references required. Address E. H. D., station G, Broadway.

A NICELY FURNISHED FRONT ROOM ON THIRD floor to let, to a gentleman and wife, with Board. 152 West Thirty-ninth street.

A PRIVATE FAMILY, RESIDING IN WEST THIRTYfourth street, will let handsomely Furnished Rooms, with Board, to a gentleman and wife or single gentlemen. Address Epicure, box 5,304 Post office.

A YOUNG WIDOW LADY HAS A FRONT PARLOR to let to a gentleman and lady. Board for lady only, at 124 West Houston street, between Thompson and Sullivan streets.

AT 242 WEST TWENTY-FIFTH STREET, BETWEEN Seventh and Eighth avenues, two elegantly Furnished Rooms to let, with Board, to two gentlemen and their wives. House first class. Terms moderate.

A FEW SINGLE GENTLEMEN CAN BE ACCOMMOdated with good Board and superior accommodations at 109 East Twenty-seventh street.

AT 48 WEST TWELFTH STREET—A GENTLEMAN and wife and two gentlemen can obtain Furnished Rooms, with first class Board. Servants and children not taken. References required.

A SUIT OF DELIGHTFUL ROOMS (SECOND FLOOR, front), with Board. Private table, if desired. Location desirable, family small. Address Mason, box 1,678 Post office.

AT 618 BROADWAY—THE RUSSIAN HOUSE.—THIS house, having been closed for repairs, is now open, thoroughly refitted for the reception of families desiring furnished Rooms for housekeeping. Also small Rooms for gentlemen, without Board.

A SMALL PRIVATE FAMILY, WITHOUT BOARDERS or children, would like to let the Second Floor, neatly furnished, with first class Board. Private table, if preferred. The location is desirable, being in the vicinity of Central Park. For further particulars call in Eighty-first street, between Second and Third avenues, second cottage west of Second avenue, south side.

A ROOM TO LET—WITH BOARD; FAMILY STRICTly private. Apply at 129 East Twenty-fourth street, between Fourth and Lexington avenues.

A WIDOW LADY, OCCUPYING A SMALL HOUSE, would let handsomely Furnished Rooms to gentlemen and their ladies, with Board, if desired, for the ladies only. Apply at 160 East Thirty-second street, near Lexington av.

BOARD—185 WEST TWENTY-FOURTH STREET. A handsomely furnished front and back Parlor, second floor, hot and cold water in bateroom, gas, bath, closet room, &c., will be let, with Board, to a gentleman and wife or single gentlemen. Reference given and required.

BOARD.—A SUIT OF WELL FURNISHED ROOMS AT 189 and 191 West Fourteenth street. House first class. Dinner at six o'clock.

BOARD.—A LARGE FURNISHED ROOM TO LET, WITH Board, to a gentleman and wife or two single gentlemen. Apply at 609 Fourth avenue.

BOARD.—A LADY LIVING ALONE WOULD LET A Room to a lady and gentleman; Board for the lady only, on moderate terms, in advance instead of references. Address J. H. Lewis, station A.

BOARD.—A PARTY OF ADULTS DESIRING HANDsome Apartments, with or without meals, can obtain the same in a private family; also accommodations for several single gentlemen. Apply at 36 West Twenty-fourth street, near the Fifth Avenue Hotel.

BOARD.—AT 118 WEST TWENTY-THIRD STREET, A suit of Rooms and a Room suitable for a gentleman. References required.

BOARD—WITH LARGE FURNISHED ROOM; ALSO one large unfurnished Room, with or without Board, well suited for a physician; house newly fitted up and furnished. Apply at 56 East Fourth street.

BOARD.—ELEGANTLY FURNISHED ROOMS, EN suite, at 147 West Fourteenth street. References exchanged.

BOARD.—205 WEST TWENTY-THIRD STREET, A SUIT of furnished Rooms to let, with Board.

BOARD.—TO LET, WITH BOARD, A LARGE, FURnished Room, with alcove, on second floor, suitable for gentleman and wife or two single gentlemen; neighborhood unexceptionable and convenient to ferries. Refers to present occupant. Possession 12th October. Address Charles Lee, box 4,247 New York Post office.

BOARD CAN BE OBTAINED IN THE FIRST CLASS house 27 West Eighteenth street, for gentlemen and wives and single gentlemen. Between Fifth and Sixth ave.

BOARD AND FURNISHED ROOM—AT 89 STATE street, Brooklyn; reference, by permission, to present occupants (gentleman and wife, who vacate to-day). Address Kirkham, box 6,775 N. Y. Post office.

BOARD AND TWO NICELY FURNISHED ROOMS communicating, are wanted for the winter, by a gentleman, wife and two children (aged six and four years). Address, giving full particulars and stating terms, which must be moderate, Young Merchant, box 179 Herald office.

BOARD WANTED.—FOUR OR FIVE ROOMS, FURnished or unfurnished, with Board, for a genteel American family, gentleman, wife, two children (7 and 9 years), infant and nurse, in Brooklyn, or New York above Fourteenth street. Address R., box 160 Herald office, stating terms.

BOARD WANTED—BY A GENTLEMAN, WIFE, TWO small children and servant; good table and good sized Room; neighborhood unexceptionable; must be within an hour's ride of St. Nicholas; private family preferred. Address, stating particulars and terms, which must be reasonable, E. J. P., station A, Post office.

BOARD WANTED—BY A YOUNG GENTLEMAN, WIFE, and child 2 years old, in a private family where there are few or no boarders. Boarding house keepers need not reply. Address A. G., Herald office, stating terms, &c. References exchanged.

BOARD WANTED—BY A GENTLEMAN AND WIFE, on or near Madison avenue, in a first class house; second or third floor front rooms; private family preferred; if suited will be permanent; references given and required. Address C. A. L., box 4,980 Post office.

BOARD WANTED—BY FOUR SISTERS. TERMS NOT to exceed $20 per week; must be within half an hour's walk of Cooper Institute. References exchanged. Address Miss P. M. B., station D, New York.

BOARD WANTED.—A GENTLEMAN AND WIFE DEsire Board with a private family; must be a pleasant street and good neighborhood; will require two Rooms, fire and gas; board not to exceed $100 per month. Address box 4,921 New York Post office.

BOARDING AND LODGING.

BOARD WANTED—FOR A GENTLEMAN AND WIFE, in a private house, above Twentieth street. Address W. F. C., box 1,254 Post office, with price, situation, &c.

BOARD WANTED—BY A YOUNG GENTLEMAN AND wife, in a private family, where a good quiet home may be had, at a reasonable terms. Address, stating terms and particulars, M. J. T., Herald office.

BOARD WANTED—FOR A GENTLEMAN AND WIFE, above Fourth street or central location, where there are few or no other boarders. State location and terms, which must be moderate. Best references given and required. Address for two days R. D., box 2,410 New York Post office.

BOARD WANTED—BY A YOUNG LADY, IN A first class house. Location between Fourth and Twenty-fourth streets, and Second and Fifth avenues. Price moderate. Address A. W. S., 113 Fourth avenue.

BOARD WANTED.—A TEACHER OF THE PIANO wishes Board in exchange for instruction and use of instrument. Address Professor, box 2,200 Post office.

BOARD WANTED—NOT ABOVE TENTH STREET, FOR family of four persons—three adults and one lad. Address S. S. S., Herald office.

BOARD WANTED—FOR MARRIED COUPLE, WET nurse and baby, and one single lady; one large room, unfurnished, and two smaller, furnished. Terms must be moderate and house located as west side, above Fortieth street. Address, stating terms, box 5,285 Post office.

BOARD WANTED—BY TWO QUIET, SINGLE GENtlemen, in a private family with no boarders, below Fourteenth street. Dinner at 6½. Address, with terms, box 237 Herald office.

BACK PARLOR TO LET—FURNISHED OR UNFURnished, with Board, at 44 West Washington place.

CHOICE FURNISHED ROOMS, SINGLY OR IN SUITS, can be had at 1,127 Broadway, between the Hoffman House and St. James Hotel. References exchanged.

ELEGANTLY FURNISHED ROOMS TO LET, NEAR Broadway, between Union and Madison squares; first class house; private family; breakfast if required; references exchanged. Address A. T., box 3,150 Post office.

ELEGANTLY FURNISHED ROOMS FOR LADIES and gentlemen. Board for ladies, at 87 Amity street.

FIFTH AVENUE.—FIRST CLASS ACCOMMODATIONS for a family can be had on applying at drug store corner Broadway and Twenty-eighth street.

BOARD WANTED—BELOW FOURTEENTH STREET, for a young lady employed in a store during the day. Address, with location and terms, J. Holland, box 144 Herald office.

FURNISHED ROOMS TO LET.—BOARD FOR LADY only. Liberal price in lieu of reference. Address for one week Mrs. Haymond, station D.

FURNISHED ROOM TO RENT—TO A GENTLEMAN, IN a private family, with partial Board. Apply at 159 West Fifteenth street. References given and required.

FOR A PARLOR AND TWO SMALL BEDROOMS, with Breakfast, two single gentlemen will pay $20 per week; situation between Fourth and Twenty-third streets and Third and Sixth avenues. Address P., box 5,064 Post office.

FURNISHED ROOM AND BOARD WANTED—IN Brooklyn, near Fulton ferry, by a single gentleman. Address A. J. M., box 5,031 New York Post office.

FURNISHED ROOMS TO LET—TO GENTLEMEN and ladies, ranging in price from $18, $20 to $22 per week; everything is new, and located in a genteel and quiet neighborhood. Board for ladies only. Address box 101 Herald office.

FURNISHED SECOND FLOOR TO LET.—THE HOUSE contains all modern improvements, with or without board. Inquire at No. 43 East Thirteenth street, between Broadway and University place.

FURNISHED ROOMS TO LET.—A LADY OF THE highest respectability, who has a handsomely furnished house near Fifth Avenue Hotel, wishes to meet with a party willing to advance $400 and take a choice of rooms for the winter. Apply to ADAMS & CO., 253 Broadway.

GENTLEMEN CAN HAVE FURNISHED ROOMS AND Board; also a front Room for a gentleman and wife; family small. 258 West Forty-second street, between Seventh and Eighth avenues.

HANDSOMELY FURNISHED ROOMS (AND ONE UNfurnished) to let, with or without Breakfast, at No. 116 Fourth street, opposite Washington square. References exchanged. French and Spanish spoken in the house.

HOBOKEN.—TWO OR THREE SINGLE GENTLEMEN can be accommodated with fine large Rooms, with Board, by applying at 18 Hudson terrace, directly opposite the ferry. References exchanged.

IN A PRIVATE FAMILY—A PLEASANT SINGLE ROOM, suitable for a young gentleman; references exchanged; at 152 West Twelfth street.

JERSEY CITY.—A SUIT OF ROOMS, WITH BOARD, for gentleman and wife; also a large Room for two gentlemen, at 32 Sussex street, Jersey City, near the ferry.

LARGE AND HANDSOMELY FURNISHED ROOMS to let, with Board, at 15 Washington terrace, Hoboken.

LARGE ROOMS TO LET—WITH BOARD, IN A FRENCH family, at 697 Second avenue, near Thirty-eighth street. Pantries, closets, hot and cold water, bath, gas, &c.

LARGE, AIRY ROOM AND BEDROOM, TO ONE OR two gentlemen, with Breakfast, in a private family. Stages and cars pass the door and corner. 43 St. Mark's place.

NICELY FURNISHED ROOMS TO LET—WITH OR without board, at 409 Hudson street.

NO. 1½ CHARLTON STREET, NEAR MACDOUGAL—A large, pleasant Front Room, on the second floor, to let, with Board, to a gentleman and wife, or a party of single gentlemen; furnished or unfurnished.

PRIVATE BOARDING.—ANY LADY DESIRING TO find an elegant home, with excellent medical attendance, kind care and strict retirement during sickness, can find every requisite with a widow lady, living genteelly, without children or boarders. Address Reliability, box 381 Brooklyn Post office.

PLEASANT FURNISHED ROOMS TO LET—FROM $8 to $15 per week, with Board, for ladies only, with a widow lady. 193½ East Fourteenth street.

PERMANENT BOARD WANTED—FOR A GENTLEMAN and wife having first class references; a parlor and bedroom adjoining required, with large closets; terms moderate. Address, stating terms, H. H. W., box 1,414 Post office.

PERSONS DESIROUS OF OBTAINING BOARD FOR the winter can be accommodated with large, comfortable Rooms and good Board in a private family on Staten Island, ten minutes' walk from the boat, which leaves every hour during the day; references given and required. Address L. C. B., Herald office.

ROOM TO LET.—PLEASANT FURNISHED FRONT Room to let, on second floor, to a gentleman, or lady and gentleman. Apply at 165 West Nineteenth street.

ROOMS TO LET—WITH BOARD, FOR GENTLEMEN and their wives, and single gentlemen; the house contains all the modern improvements. Apply at 161 Hudson street, opposite St. John's Park.

SUITS OF FURNISHED ROOMS TO LET—WITH Board; house has all the modern improvements. Reference required. Apply for three days at 91 Clinton place.

TO LET—WITH BOARD, A HANDSOME BACK PARlor, unfurnished except carpets; suitable for gentleman or gentleman and wife; in a private family; references given and required. Call at 103 East Twenty-seventh street, near Lexington avenue.

TO LET—TO SINGLE OR MARRIED GENTLEMEN (with or without Board), richly furnished and well ventilated rooms, with all the modern improvements. Apply at 712 Broadway.

TO GENTLEMEN ONLY.—FURNISHED ROOMS MAY be had at 1,128 Broadway. None need apply but those willing to pay liberally, and having the best of reference.

TO RENT—WITH BOARD, IN THE VICINITY OF Fourteenth street and Sixth avenue, a handsome Parlor Floor, with Piano; private table if desired; also two second story Rooms. Address for two days Mrs. J. E., box 190 Herald office.

TO RENT—WITH BOARD, TWO DESIRABLE SECOND story Rooms. Apply at 103 West Thirteenth street.

WANTED—IN A STRICTLY PRIVATE FAMILY (French preferred), a Room for two foreign gentlemen, with Board; locality must be highly respectable, between Fourteenth and Twenty-eighth streets and Fourth and Seventh avenues; price $20 per week, and references exchanged. No others but those moving in the best society and able to afford the comforts of a home need apply. Address Foreigners, box 1,073 Post office.

WANTED—BY AN AMERICAN GENTLEMAN AND wife, a large pleasant Room, with good plain Board, in a first class private house where they can feel at home, between Third and Eighth avenues, near Twenty-first street; best of references given and required. Address Board, 221 Broadway.

WANTED—LODGING AND BOARD, BY A YOUNG man, in a strict orthodox Jewish family; location between Twelfth and Fortieth streets and Fifth and Ninth avenues. Address S., box 5,544 Post office.

WANTED—IN A FEW WEEKS, A PARLOR AND large Bedroom, for a gentleman, wife and child (seven years old.) Locality must be highly respectable; between Fourteenth and Thirtieth streets preferred. Perfectly satisfactory references given and required. Address, with full particulars, price, &c., box 543 Post office.

WANTED—BOARD FOR A YOUNG LADY, IN A PRIvate family; location between Fourteenth and Thirtieth streets and Third and Sixth avenues. Address E. Spencer, station D.

WANTED—A SUIT OF APARTMENTS, IF POSSIBLE on first floor; one for an invalid; must be large and airy, in an open, bright and accessible part of the city, for probably four persons; meals if required. Address box 401 Post office.

WANTED—BOARD, FOR A LADY OF QUIET HABITS, with a widow or a lady living alone. For particulars address S. E. R., Union square Post office, N. Y.

WANTED—A NICELY FURNISHED FRONT ROOM for lady and gentleman, with Board and comforts of a home for lady only; widow lady, with no other boarders, preferred. Address, with terms and location, Boarder, station D.

WANTED—BOARD BY A YOUNG GENTLEMAN, A good room and good meals; a room preferred where there is ladies' society, or in the family of a widow, where all the comforts of a home can be enjoyed. Address, stating terms, location, &c., President, Herald office.

WANTED—BY A GENTLEMAN, LODGINGS IN A private family (two rooms preferable), in or about West Tenth street. Address F. I. P., Herald office.

WANTED—A NICELY FURNISHED ROOM, ON THE west side, below Tenth street, for gentleman and lady; Board for lady only. Address D. L., station G.

WANTED—BOARD, BY A LADY AND GENTLEMAN, Board for the lady; in a private family where there are no other boarders preferred; location between Fourth and Seventh avenues and Twenty-second and Thirty-fourth streets. Any parties desiring a quiet, prompt paying boarder may address Edwards, Union square, Post office.

WANTED—BY A GENTLEMAN AND HIS SISTER, A furnished Room and Bedroom, with Board for the lady; terms must be moderate. Address Holmes, station C, N. Y.

37 BANK STREET, NEAR FOURTH—LARGE, PLEASant furnished Rooms to let, with Board from $18 to $22, to adults. Dinner at 6½.

83 CLINTON PLACE, NEAR FIFTH AVENUE—A gentleman and lady, or several gentlemen, may have pleasant Rooms, with Board.

BOARDING AND LODGING.

118 EAST TWENTY-FIRST STREET.—A NICELY furnished Front Room to let.

135 EAST THIRTY-EIGHTH STREET, NEAR THIRD avenue.—Furnished Bedrooms for two, three or four gentlemen, from $2 to $5 per week. Single Rooms from $1 25, $1 50, $1 75 per week.

166 EAST TWENTY-THIRD STREET.—A FURNISHed Room to let, to a single gentleman. References required.

COUNTRY BOARD.

A LADY, OWNING A DELIGHTFUL COUNTRY SEAT of five acres, would like to meet with a small family of respectability, desirous of finding a permanent and pleasant home. First class schools in the immediate vicinity. Address box 103, Nyack-on-Hudson.

COUNTRY BOARD—CAN BE OBTAINED, IN A PRIvate family, two hours' ride from the city, for a little girl, from 10 to 14, where instruction will be given at home if desired, music included, with all the advantages of a pleasant home. Call on or address for one week M. A. Smith, 319 West Twenty-third street.

HOTELS.

ASHLAND HOUSE, 307 TO 313 FOURTH AVENUE AND 102 East Twenty-fourth street.—Families wishing board for the fall and winter will make early application. The entire parlor floor, 60x25—three rooms—to let, with private table. Transient board $3 per day.

BANCROFT HOUSE, CORNER OF BROADWAY AND Twentieth street, New York.—This hotel having been thoroughly renovated and put in complete order, is now prepared for the reception of both transient and permanent guests. Arrangements can now be made for the accommodation of families for the winter at reasonable rates.
A. H. CRANEY, Proprietor.

CLIFFORD HOUSE, BROADWAY, CORNER OF THIRTY-first street.—This new hotel is opened by WM. L. FISH, formerly of Astor Place Hotel.

CHASE'S HOTEL, CORNER 125TH STREET AND Eighth avenue, terminus of Eighth Avenue Railroad.—Boarders can be accommodated for the fall and winter at the above hotel on reasonable terms.

MYRTLE AVENUE HOTEL, CORNER OF MYRTLE and Bushwick avenues, Brooklyn. R. SMITH, of the House of Commons, will be glad to see his friends this day, (Sunday).

WALL HOUSE, WILLIAMSBURG.—BEAUTIFUL Rooms, en suite and single, only 25 minutes from New York City Hall. Transient Board twenty-five per cent less than New York city first class hotels.

SALES OF REAL ESTATE.

AN EXTRAORDINARY BARGAIN.—THE SUPERIOR four story high basement Residence 218 West Fourteenth street, near Eighth avenue, furnished or unfurnished, with immediate possession. House 25x65; lot 25x103 feet, in good order, with modern improvements; excellent neighborhood and opposite the mansion of Hon. ex-Mayor Havemeyer; is one of the most pleasant locations in the city for a private residence. Apply on the premises from 10 to 3 o'clock only. Owner determined to sell immediately.

A GREAT INVESTMENT OR CHANCE FOR SPECUlation.—Two hundred Lots, 250 feet front, on the Gowanus canal, Brooklyn, and about 300 feet on the Ninth Street Railroad. They belong to a lady, and will be sold for about half their value. Price $350 each. Inquire at 218 Fulton street, room No. 7.

A VERY DESIRABLE COUNTRY SEAT FOR SALE—In the town of Westchester, fourteen miles from the City Hall; 35 acres of Land, a very pretty Dwelling and Cottage, and commodious Outbuildings, built in the very best manner, and in good order. Land in high cultivation and finely embellished by avenues of ornamental trees, shrubbery, &c. Best fruit in abundance and variety. Beautifully located for health, land and water scenery, and accessible by carriage, rail or water. Inquire of E. CAMPBELL, Pacific Bank, New York, or ABBOTT & MOORE, 507 Broadway.

COUNTRY SEAT—WITH ABOUT FOUR ACRES OF land, handsomely laid out and well shaded, ten minutes' walk from depot, on high ground, at Elizabeth, N. J. Price $16,000. Address box 149 Post office, Elizabeth, N. J.

FURNISHED HOUSE, TEN ROOMS, FORTY-FIVE minutes from Twenty-sixth street, by railroad, fine grounds, fronting on water; horse carriage, two cows, boat, &c. W. P. SEYMOUR, 171 Broadway.

A TWO AND A HALF STORY HOUSE AT MORRISania for sale—In first rate order; lot 50 by 209 feet. Also ten Lots at East New York, cheap. Inquire of or address F. MERCIER, 403 Fourth avenue, N. Y.

A FARM OF 155 ACRES—2½ MILES FROM DEPOT, with house, large barns and out buildings of every description, at $65 dollars per acre. Also one of 65 acres, with stock, crops and tools; price $10,000. Also House and five acres of land, price $2,000. Apply to E. F. HARROTT, 14 Pine street, or HANIOTT, VAIL & CO., Plainfield, N. J., opposite depot.

A SPLENDID PIECE OF CORNER PROPERTY, near the East river, renting for over $1,800, can be bought for about $14,000, by applying to JOSEPH McGUIRE, 125 Third av.

A FARM FOR SALE—157 ACRES OF SUPERIOR Farming Land, in Tompkins county, N. Y., near Cayuga Lake, with large dwelling house and numerous outbuildings. Possession immediately; terms reasonable. Address S. B. Wheelock, Jacksonville, Tompkins county, N. Y.

A STORIA HOUSE FOR SALE.—AN ELEGANT TWO story brick House, with French roof, thoroughly built and finished, having all the modern conveniences, suitable for winter and summer residence, situated on the high land in Astoria, with about four lots of ground, is for sale. Apply to E. MILLS, Astoria; J. J. ADAMS & CO., 75 Beekman street; COBB, ZAVALA & CO., 32 Broad street, New York.

A VERY FINE RESIDENCE, 25x60, LOT 35x100, AND an elegant coach house, near Fifth Avenue Hotel. Price $50,000. Immediate possession
W. P. SEYMOUR, 171 Broadway.

AN ELEGANT BROWN STONE HOUSE, 25x60, ON Thirty-eighth street, near Fifth avenue—For sale cheap. Immediate possession. Furniture if desired.
W. P. SEYMOUR, 171 Broadway.

A HOUSE FOR SALE—WITH POSSESSION, ON Murray Hill, near Sixth avenue, in elegant order; modern; first class neighborhood. Price $17,000. B. H. TAYLOR & CORBIERE, Nos. 8 and 10 Pine street.

A LARGE FARM, CONTAINING 182 ACRES OF GOOD Land, located 2½ miles from Tarrytown, 2½ from White Plains; fine buildings, good water, abundance of fruit and shade trees; most of the land in a high state of cultivation; price low; terms moderate. Further particulars with S. EMBERSON, 421 Eighth avenue.

A FARM OF 49 ACRES FOR SALE—WITH ALL THE Stock, Crops, Farming Utensils, &c.; 1½ mile from Nanuet depot, in Rockland county; the buildings nearly new, land good, abundance of choice fruit, everything desirable; price for all $10,000. Particulars with S. EMBERSON, 421 Eighth avenue.

A SPLENDID COUNTRY RESIDENCE FOR SALE—with immediate possession, located immediately upon the banks of the Hudson, 25 miles from this city; about 25 acres of good land, laid out in garden and lawn, with fruit, shrubbery, ornamental and shade trees; artificial lakes, fish ponds, graperies, greenhouses, &c. The improvements are elegant, the grounds superb; one of the few places of its class for sale in this choice location. Parties wishing to purchase at about $100,000 may apply to S. EMBERSON, 421 Eighth avenue.

A SMALL FARM, CONTAINING 30 ACRES OF GOOD land, 22 acres in a high state of cultivation, 8 in wood land, all kinds of fruit in abundance; the buildings are all nearly new; house two stories and basement, 10 rooms; located 2¾ miles from Nanuet station, in Rockland county; for sale with all the Stock, Crops, Farming Utensils, &c.; immediate possession; price for all $5,000.
S. EMBERSON, 421 Eighth avenue.

A FINE COUNTRY SEAT—LARGE, ALMOST NEW. House and outbuildings, thirty acres, one hour from city, excellent for boarding house, the neighborhood being a fashionable summer resort and very healthy; $12,000, terms easy; also, another place near the above, furnished House eight rooms, $4,500. Apply to THORNDIKE SAUNDERS, room 26, 132 Nassau street.

AN ELEGANT FOUR STORY, HIGH STOOP BROWN stone House for sale, with possession; 77 West Forty-fifth street, between Fifth and Sixth avenues; house 20x55; lot 103. Inquire on the premises.

BROADWAY AND DOWN TOWN PROPERTY—OFfering great inducements to those seeking investment, for sale. Appy to or address ALVAH BEEBE, 117 Nassau street.

BROOKLYN HOUSES FOR SALE—IMMEDIATE POSsession.—One first class brown stone, on Oxford, near Hanson place; one three story, brick, on Fort Green place; four brick Cottages, with grounds attached, on Herkimer street. Apply to EFFINGHAM H. NICHOLS, No. 9 Pine street, N. Y.

BERGEN HEIGHTS PROPERTY AT PRIVATE SALE.—Houses of every description and of all prices, located in Bergen, Hudson city and vicinities. Building lots in every desirable location, on the most favorable terms. JOHN H. PLATT, opposite Court House, Hudson city.

CENTRAL PARK LOTS
FOR SALE.
59th street—Just west of Fifth avenue and opposite the Central Park. Four lots, through to 58th street.
59th street—Just off Fifth avenue. Four lots, through to 58th street.
5th avenue, corner 59th street—Five lots.
63d street—Just east of Fifth avenue. Four lots.
Apply to E. H. LUDLOW & CO., No. 3 Pine street.

COUNTRY RESIDENCE FOR SALE—WITH IMMEdiate possession, located directly on the river bank, between Irvington and Tarrytown, four acres in garden and lawn, abundance of fruit, shrubbery and shade trees, good dwelling, fine stable, carriage house, icehouse filled. This is an handsome piece of property as there is for sale on the banks of the Hudson. Particulars with S. EMBERSON, 421 Eighth avenue.

CENTRAL PARK LOTS.—THE UNDERSIGNED HAS a few more choice Lots on the Fifth avenue which he is authorised to sell on very favorable terms. Apply to or address ALVAH BEEBE, 117 Nassau street.

DELAWARE FARMS.—TO THOSE WANTING LANDS for farming, trucking or fruit growing purposes we are prepared to offer superior inducements, as we have a large quantity of the best lands in Delaware, which we will sell at low figures, with or without improvements, in quantities from 5 to 500 acres. City property or good stocks would be taken in part payment. Send for full description.
NILES & HERING, Felton, Kent county, Delaware.

DESIRABLE COUNTRY RESIDENCE, 19 MILES FROM Jersey City, on the Central Railroad, one mile from depot, of thirty-eight acres of highly improved land, choice fruit and fish pond; two houses, barns and outbuildings will be sold, with stock, crops, &c., a bargain, by A. SERGEANT, 15 Wall street.

DAIRY, GRAIN AND FRUIT FARM FOR SALE AT A bargain, in Rockland county, of two hundred and six acres, ten in wood, balance improved, well watered, house, barn, with all the crops. A. SERGEANT, 15 Wall street.

EXCHANGE FOR A HOUSE IN THE CITY, FARM OR small place, first class salable Merchandise; will pay a portion in money.
W. H. WELLS, 40 Cortlandt street, up stairs.

ELEGANT BROWN STONE HOUSE FOR SALE—Well located up town, full size, very stylish, beautifully frescoed; Furniture if wanted.
STEPHEN A. PIERCE, 158 Broadway, room 20.

FOR SALE—A SMALL HANDSOMELY FINISHED House, No. 17 West Forty-sixth street. Inquire of T. GARDINER, Jr., 10 East Nineteenth street.

FOR SALE—DWELLING AT TREMONT, WITH ONE acre of ground; Central Park lots, on Fifty-ninth street; Harlem lots on 126th street. Apply at paint store, 274 Third avenue.

FOR SALE—HIGH STOOP FIRST CLASS HOUSE NO. 157 East Thirty-ninth street, in complete order. Immediate possession given. Apply at HOJER'S paint store, 274 Third avenue.

SALES OF REAL ESTATE.

FOR SALE—AT FORT WASHINGTON, A SNUG COTtage, eight rooms, $3,500; a number of small brick Houses, per cent on investment, two frame Houses near Harlem, $2,600 each, also brown stone front and brick Houses.
RANDELL & PORTER, 1,331 Third avenue.

FOR SALE—A FURNISHED THREE STORY HOUSE, 254 Degraw street, Brooklyn; Philadelphia brick front, with a brown stone trimmings; in perfect condition, with all the modern improvements, gas, water, bath room, washhouse, &c.; in an excellent grape vine and a large and pleasant yard. Price $7,500. Possession given on the 1st May, 1866, or sooner if required. Apply to WILLIAM BRAMHILL, 77 Beekman street, N. Y.

FOR SALE—POSSESSION AT SHORT NOTICE, PRICE reasonable, a comfortable three story high stoop House in Lexington avenue. Apply to H. MERRITT, 49 Third avenue.

FOR SALE—LARGE DOUBLE HOUSE AND SIX LOTS of Ground, corner Third avenue and Seventy-fifth street. Can be easily altered into two houses. Also three lots and two Houses, northwest corner Seventh avenue and Fifty-fourth street. Apply to MOORE & BROWN, 31 Nassau st.

FOR SALE—A TWO STORY BRICK HIGH STOOP AND basement House, in Eighty-second street, two doors east of Second avenue; a very fine location. Possession by 1st of November. For terms inquire of O. P. POLLEY, 196 Chatham street.

FOR SALE—WITH IMMEDIATE POSSESSION, A VERY pretty two story country Residence delightfully located on Bergen Hill, three-quarters of a mile from Hoboken ferry, convenient to horse cars, with 4 lots of ground, fine well of water, plenty of fruit of all kinds, will be sold on reasonable terms. For particulars inquire on the premises, or address R. Copeland, Prospect street, Waverley, Hudson City, N. J.

FOR SALE—FOUR NEW BRICK AND TWO FRAME Dwellings, all located in Harlem. Price moderate. Will be completed November 1. Apply at 279 Broadway, room 5.

FOR SALE—WITH OR WITHOUT FURNITURE, A first class House, nine feet front, full 50 feet 25x87. Possession on November 1. Apply to W. M. KENNELLY, 14 Pine street.

FOR SALE—FOR BANKING AND INSURANCE USE, near and communicating with Broadway, just above Wall street. Will be leased with right to purchase. Possession at once. Address for one week box 760 New York Post office.

FOR SALE—MODERN BUILT HOUSES (SOME WITH immediate possession) on Fourth, Nineteenth, Twenty-second, Twenty-third, Forty-second, Forty-sixth and Sixty-second streets. Apply to M. S. MYERS, 476 Broadway.

FOR SALE—THREE FIRST CLASS FOUR STORY high stoop stone front Houses; all built by days' work; near Central Park, in Fifty-second street, between Fifth and Sixth avenues. Apply on the premises, or to S. M. STYLES, 187 East Fiftieth street.

FOR SALE—WITH IMMEDIATE POSSESSION, A first class four story brown stone House, of extra width, situated on Ninth street, between the Fifth and Sixth avenues. The house is in first rate order, elegantly frescoed, and will be sold with or without the Furniture, which is of the best description. Apply to MULLER, WILKINS & CO., No. 5½ Pine street.

FOR SALE—A FIRST CLASS BROWN STONE FRONT high stoop four story House, partly furnished house, 25 by 60, lot 25 by 103. The house is thoroughly built and in good order. Inquire at 255 West Fifteenth street. Immediate possession given.

FOR SALE—THE FOUR STORY ENGLISH BASEMENT House, 158 West Twenty-fifth street, between Sixth and Seventh avenues; size about 18.6 by 98.9; house 48 feet deep.
J. & W. DENHAM, Eighth avenue and Sixteenth street.

FOR SALE—TWO FIRST CLASS HOUSES, THREE story and basement; brown stone; all modern improvements; beautiful location; 109 feet street; immediate possession. Inquire of FRANCIS GRIMM, on the premises, Fifty-seventh street, between First and Second avenues, from 9 to 11 A. M., and 2 to 4 P. M. Terms easy.

FOR SALE—A NUMBER OF COUNTRY SEATS, VAriously located on Staten Island, varying in price from $3,500 to $25,000. Apply to A. JOURNEAY, No. 6 Pine st.

FOR SALE—FURNISHED OR UNFURNISHED, A very pretty place, desirably located, on the line of the Northern Railroad of New Jersey, nearly new, well finished House, containing ten rooms; good barn and well, choice fruit, nine acres of land; price $4,000 with furniture, $3,000 without. Apply to A. JOURNEAY, No. 6 Pine st.

FOR SALE—A VILLA SITE, 3 6-10 ACRES, ELIGIBLY located at Tompkinsville, Staten Island. Ground high, view unsurpassed. One of the finest sites on the island. Apply to A. JOURNEAY, No. 6 Pine street.

FOR SALE—IN EAST FORTY-FIRST