CITY REAL ESTATE FOR SALE.

Central.

ASSORTMENT CHOICE DWELLINGS—MODERATE prices; own production; send for description. DUGGIN & CROSSMAN, architects, 63 East 41st.

A FIRST CLASS DWELLING (RENTS FOR $3,000) for half former value, and only $3,000 cash and $3,000 per annum. TRUSTEE, Herald Uptown office.

CASH PURCHASER WANTED.—FOUR STORY brown stone House 20 West 31st st., furnished throughout; exchanges considered.

Miscellaneous.

FOR SALE—WATER FRONT FOR REFINERIES, chemical works, factories, &c; large Blocks with bulkhead water front, also Blocks for dwellings for sale on easy terms. Apply to R. A. YOUNG, Engineer, &c., 20 Exchange place.

BROOKLYN PROPERTY FOR SALE AND TO RENT.

FOR SALE—BARGAIN—THREE STORY BROWN stone House, containing every improvement, Washington av., near Willoughby av.
H. R. DONNELLON 116 Pacific st., evenings.

FOR SALE—A HOUSE AND LOT, CONSISTING OF store and nine rooms; good for any business; at present occupied as grocery. Apply 128 Myrtle av., Brooklyn.

FOR SALE OR TO LET—FINE MANSION, STABLE and eight lots, on Willoughby av.; will sell or rent very low. SUMNER DORLAND,
Broadway, corner 4th st., Brooklyn.

WESTCHESTER COUNTY PROPERTY FOR SALE AND TO RENT.

FOR SALE—COUNTRY PLACE IN YONKERS, BETween 8 and 9 acres, $11,000. Inquire 18 East 15th st. Mme. GRAPANCHE.

YONKERS.—SEVERAL FURNISHED AND UNFURnished Houses to let cheap; season or year. Apply YOUMANS, Agent, Yonkers.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

AT LONG BRANCH, MONMOUTH BEACH AND vicinity, elegant Cottages, nicely furnished, to let for the summer; also Board procured in hotels or cottages. For particulars apply to WM. LANE & CO., East Long Branch.

A LADY, LIVING ALONE, IN LARGE, HANDSOME house, in beautiful, healthy village in Connecticut, 16 miles from New Haven, two trains daily from New York, will rent six Rooms, nicely furnished for housekeeping, piano included, for $25 per month; less for a year; the whole House, if desired. Call or address Mrs. MOORE, 20 North Washington square, New York city.

A FURNISHED COTTAGE; ALSO LARGE HOUSE at Rye, Long Island Sound, 45 minutes by rail from city; bathing, yachting, &c.
GEORGE R. JACKSON'S SONS, 201 Centre st.

A VALUABLE AND VERY COMPLETE COUNTRY Seat, all furnished and stocked, for sale or exchange for free and clear Property in city; will pay money on difference, or will trade for securities. Address BUSINESS, Herald office, with particulars.

FARM—IN EASTERN CONNECTICUT, 100 ACRES, on Quinebaug River, 1½ miles from Putnam, 3 from Woodstock; two houses and large outbuildings; all in first rate order. Address W. H. BATTEY, Putnam, Conn.

FOR SALE—AT UPPER NYACK, 20 ACRES OF Land, running from the river to the top of the mountain. Inquire of GARRET SARVENT, Upper Nyack.

FOR SALE OR AT AUCTION—A COUNTRY SEAT IN Greenwich, Conn.; 15 rooms; view to Sound and village; 3½ acres land; not exchangeable; owner is going to Europe; price $10,000. Apply to 116 Nassau st., restaurant, or to A. GEORGI, Greenwich, Conn.

FOR SALE AT A BARGAIN—GOOD FARM OF 45 acres (suitable for summer boarders), building, stock and crops; price $3,500. Apply to OWNER, 54 Lafayette place.

FOR SALE OR TO RENT—FINE RESIDENCE AT Darien, Conn.; all the modern improvements; five minutes from depot; eight acres of ground, nicely laid out; barns, stables, &c. J. H. HARDENBECK, 39 Park row.

FURNISHED HOUSE, MONTCLAIR—9 ROOMS; COMplete, pretty, all improvements, garden, play ground, near depot, commanding situation; for season $100 per month. Address MONTCLAIR OWNER, Herald office.

SARATOGA.—FURNISHED COTTAGES TO LET WITH all modern improvements and ample carriage room; the cottages are on Phila st. and within a short distance of the park and principal hotels. Address H. A. SPOFARD, 162 Broadway, or B. F. JUDSON, Post office, Saratoga Springs, N. Y.

$5,000 CASH WILL PURCHASE 500 BUILDING Lots in New Jersey, one hour from New York; these lots have been sold for $300 each and can be traced for other property at that figure; any one having the cash can make a rare investment. Location and all particulars at NICHOLS' office, 95 Liberty st.

REAL ESTATE TO EXCHANGE.

AT SHARON SPRINGS—A COUNTRY SEAT, FREE and clear, to exchange for Avenue Property or City Lots. JACOB ROSENSTEIN, 261 East 4th st.

FOR SALE OR EXCHANGE—TWO COUNTRY RESIdences, furnished or unfurnished; nine miles in New Jersey; river front and near depot. Apply S. E. REED, 157 East 65th st., New York.

SALE OR EXCHANGE—SEVEN ELEGANT HARDwood finished brown stone Houses, 77th st., near Madison av.; bargains. T. S. CLARKSON & CO., 149 Broadway.

TO EXCHANGE FOR COUNTRY PROPERTY—A TWO story basement brick House in Brooklyn; good neighborhood, convenient to ferries; party wishes to obtain a home, with a few acres, in country, convenient to New York; equity, $2,000. Address EXCHANGE, Herald office.

REAL ESTATE WANTED.

WANTED TO BUY—FOR $12,000 CASH, A SMALL high stoop House, about 16 feet wide, below 75th st., west of 3d av. Address V., 192 Herald office.

TO LET FOR BUSINESS PURPOSES.

BENNETT BUILDING,
corner of Fulton and Nassau sts.
Several offices in this building to let at greatly reduced rents. The offices will be altered to suit tenants.
The building is heated by steam, and each office has washstand and water in it.
Two elevators running. No extras.
Apply to JOHN L. KNIGHT,
at the building.

A CHEAP STORE TO LET, WITHIN FIFTY FEET of Central Park station of elevated railroad, 3d av. and 59th st. Apply on premises 1,001 3d av. rent, $50 per month.

LARGE STORE ON 6TH AV. TO RENT; NEAR Depot Elevated Railroad; 22x96; suitable for furniture, drugs, &c. TIMPSON & PEET, 1,516 Broadway, near 44th st.

LOFTS TO LET—WITH OR WITHOUT STEAM power; all modern improvements. 345 East 29th st.

PART OF STORE 33 UNION SQUARE, BROADWAY side, to let reasonably. W. L. BUTLER, 33 Union square.

STORE 360 AND 362 GREENWICH ST.; ALSO HOUSE 296 Mott st., at a low rent. Apply at 263 Elizabeth st. JACOB WEEKS.

TO LET—A WELL KNOWN DOWNTOWN HOTEL, ON the European plan; established since 1849, and has about 300 rooms, gas and water throughout, the furniture will be sold or rented with hotel. Address full name to EXECUTOR, box 2,893 Post office.

TO LET—DESK ROOM IN A MANUFACTURING jeweller's office. Address DESK ROOM, Herald office.

TO LET—SIX STORY FACTORY; STEAM ENGINE, elevator; rent moderate. NATHANIEL ROE, 194 Varick st.

TO LET—THE BANKING ROOM OF BULL'S HEAD Bank, with fixtures complete; desks, fire and burglar proof vaults, &c.; also basement office. Apply at the Bank. Property for sale.

TO LET—OPPOSITE WASHINGTON MARKET, 252 Fulton, fitted up for lager beer saloon and apartments up stairs; rent low. C. DENISON, North River Bank Building, 187 Greenwich st.

235 GREENWICH ST.—FINE DOUBLE WINDOW Store suitable for any business; great thoroughfare; near Hoboken ferry; rent low to good tenant.

DWELLING HOUSES TO LET.

Furnished.

LARGE FOUR STORY BROWN STONE HOUSE, 43D st., near 5th av.; partially furnished; rent low to private family. TIMPSON & PEET, 1,516 Broadway, near 44th st.

Unfurnished.

A THREE STORY HOUSE, 10 ROOMS, IN FIRST rate order, 162 West 45th st.; good location to let furnished rooms to gentlemen; rent $625 per annum. Grocer in corner will show the house.

TO LET—ON UNIVERSITY PLACE, BETWEEN 10TH and 11th sts., a medium sized high stoop House, being now put in good order. Address box 4,890 Post office, N. Y.

TO LET—WHOLE OR PART OF VERY NEAT BROWN stone House 359 West 56th st.; very low rent. Apply on premises or 785 6th av.

TO RENT—AT MODERATE RATE, A COSEY HOUSE, centrally located in a convenient neighborhood down town. Address box 160 Herald office.

THREE STORY BROWN STONE HOUSE, 162 WEST 150th st., 20 feet wide, all modern improvements; will be put in perfect order; rent, $1,000. TIMPSON & PEET, 1,516 Broadway, near 44th st.

40 EAST 20TH ST., NEAR BROADWAY.—13 ROOMS, newly painted, $1,500. OWNER, 128 East 22d st.

$800.—THREE STORY HIGH STOOP BRICK House; 158 West 24th st. Inquire B. AUBRY, 915 Broadway.

FURNISHED ROOMS AND APARTMENTS TO LET.

A COMFORTABLE FURNISHED REAR PARLOR to let—$4; suit two persons; private residence 332 East 13th st.; gas, bath.

AN ELEGANT PARLOR, ALSO OTHER ROOMS, newly furnished, to let to gentlemen, summer prices; back Parlor, unfurnished, if desired. Call 52 West 26th st.

A NICELY FURNISHED HALL ROOM, WITH GAS, to gentlemen only; price $2 50 weekly. 348 East 9th st.

A FURNISHED ROOM TO QUIET PARTIES BY day or week, east side. Address AVEC CONFIANCE, Herald office.

A NEATLY FURNISHED HALL ROOM, GAS, BATH, to gentleman only. 140 East 27th, Lexington and 3d.

A GENTLEMAN GOING ABROAD FOR THE SUMmer, having occupied his room in private family for several years, is desirous of recommending it to a party before leaving. For particulars address C. S. C., box 4,581 Post office.

A—HANDSOMELY FURNISHED ROOMS ON SECond and third floors; terms low. 44 West 27th st.

A PRIVATE FAMILY WILL RENT A LARGE THIRD story furnished Room; hot and cold water, bath and gas. 348 West 37th st.

A NEWLY FURNISHED HALL BEDROOM; PRIvate family; terms low to desirable party. 131 East 12th st.

A PRIVATE FAMILY WILL LET HANDSOMELY furnished Rooms at reasonable rates; Board if desired. 46 East 20th st.

A FURNISHED FRONT ROOM, KITCHEN, BEDroom, first floor, $6; also four Rooms, third floor, $4. 401 West 37th st.

A—5TH AV., 299, CORNER OF 31ST ST.—HANDsomely furnished Rooms, without Board; also Rooms for single gentlemen.

AT 230 EAST 15TH ST., OPPOSITE PARK.—ELEgant Rooms; house and location first class; gentlemen only.

A NEATLY FURNISHED ROOM, KITCHEN, PRIvate Bath, &c.; every convenience for housekeeping; terms moderate. 209 West 35th st.

A SECOND FLOOR, FULLY FURNISHED, FOR housekeeping; piano; private bathroom. 408 West 24th st.

A SPLENDID SUIT—PARLOR, BEDROOM, BATH, &C., second floor, front. 222 5th av., opposite Hotel Brunswick.

FURNISHED ROOMS AND APARTMENTS TO LET.

A—LARGE, PLEASANT ROOMS, FURNISHED, housekeeping or gentlemen, $2 to $5; good location. 354 West 20th st.

CENTRAL POINT.—ROOMS, FURNISHED, FOR GENtlemen or married couples; $2 50 to $4. 196 Hudson st., opposite Dispatch office.

ELEGANT SUIT OF ROOMS, ENTIRE SECOND Floor; large and small Room on third floor; private family. 140 West 42d st.

ELEGANTLY FURNISHED ROOMS, AT REASONAble prices, at 53 West 9th st.

FRONT PARLOR AND BEDROOM, WELL FURnished, on first floor; $4 50 per week. 300 3d st., corner 8th av.

FURNISHED—A LARGE SITTING ROOM AND Bedroom; terms very moderate; suitable for two persons. 304 East 37th st., third floor.

FURNISHED ROOMS TO LET TO SINGLE GENTLEmen, without board, in American family; references required. East 50th st. (Dunscomb place). Address B., box 110 Herald office.

FURNISHED ROOMS FOR GENTLEMEN, WITHOUT board, in first class house 33 West 25th st.

FURNISHED ROOM FOR TWO GENTLEMEN; PRIvate house, with bath; rent $10 month. Inquire 17 Abingdon square.

FURNISHED ROOMS ON WASHINGTON SQUARE, $1 50 and upward; housekeeping if desired. 56 West 4th st.

FURNISHED ROOMS, WITHOUT BOARD, FOR GENtlemen only; choice accommodations and very central. 34 West 25th st.

FURNISHED ROOMS TO LET—WITH GAS, BATH and all modern improvements, in private house 223 West 30th st.; front Rooms, $14; back Rooms, $10 per month.

FURNISHED ROOMS TO LET FOR HOUSEKEEPING for gentlemen. 405 West 23d st. (London terrace).

FURNISHED FLAT FOR HOUSEKEEPING; OR will rent to a club of gentlemen; excellent condition. 1,257 Broadway.

FURNISHED ROOMS TO LET—TO LADIES OR GENtlemen; house quiet. 156 West 36th st., near Broadway.

LIGHT HOUSEKEEPING—NICELY FURNISHED front Room, water and gas, $3. 417 4th av., near 29th st.

SECOND FLOOR, NEWLY AND DESIRABLY FURnished, $10 a week; also back Parlor, $5; Board if desired, $5 each; house first class; all improvements. 260 West 42d st.

WELL FURNISHED FIRST FLOOR FOR HOUSEkeeping; $6 weekly. 266 West 25th st.

$2 WEEKLY.—NICELY FURNISHED HALL ROOM; gentlemen only; 406 6th av., second floor; also a large Room, $3.

3 FURNISHED FRONT ROOMS, FIRST FLOOR, FOR housekeeping; Ninth ward; $22 month. CHRISTALLER, 17 Abingdon square.

9 EAST 27TH, BETWEEN MADISON AND 5TH AVS.—Furnished Rooms for gentlemen, without board; references; breakfast if desired; terms moderate.

29 BANK ST.—PRIVATE FAMILY; ELEGANTLY furnished Rooms; all modern improvements; moderate rates; gentlemen only.

32 WEST 26TH ST.—LARGE NEWLY, HANDSOMELY furnished Rooms; physician's office; half block Madison square; summer prices; references.

42 EAST 28TH ST., BETWEEN 4TH AND MADISON Avs.—Furnished Rooms, with bath, gas.

47 WEST 12TH ST.—HANDSOMELY FURNISHED front alcove; also square Room, reasonable to permanent parties; references.

63 BARROW ST.—FURNISHED SECOND FLOOR for housekeeping, $5; small Rooms, $2; bath, gas.

64 WEST 36TH ST.—FURNISHED ROOMS TO rent, to single gentlemen; also Extension Parlor for doctor or dentist.

66 WEST 4TH (WASHINGTON SQUARE).—NICELY furnished Rooms to let to single men or housekeeping in a private family; gas and bath; rent, $250 per week upward.

98 3D AV.—FIRST FLOOR, FRONT, FURNISHED Rooms to gentlemen or housekeeping; terms low.

100 EAST 30TH ST.—HANDSOMELY FURNISHED Parlor and Bedroom, or pleasant front and hall Room, to gentlemen.

114 EAST 27TH ST.—NICELY FURNISHED ROOM, with bathroom attached; house private; terms moderate; gentlemen only.

117 LUDLOW ST.—A WIDOW LADY, RESIDING alone, has handsomely furnished Rooms to let, for gentleman and wife; Board for the lady only.

302 EAST 30TH ST.—A NICELY FURNISHED SECond Floor, consisting of two large rooms, for light housekeeping; terms $7 per week.

UNFURNISHED ROOMS AND APARTMENTS TO LET.

A—PLEASANT SECOND FLOOR ROOMS, ALL large and light; closets in abundance, bath, with front Basement; large pantry, washroom, separate gas meter; perfect order. 114 East 11th st., near 4th av.

A LARGE, HANDSOME FRONT PARLOR, UNFURnished, to let, to gentlemen, without board. 238 4th av., near 19th st.

APARTMENTS, 265 WEST 25TH.—SPACIOUS GARden, shade trees, play ground, summer house; janitor; new, refined, moderate.

A SPLENDID PARLOR FLOOR UNFURNISHED, three rooms deep; hot and cold water; elegant house. 9 East 22d st.

A LOWER PART, FRONT AND BACK PARLORS and two bedrooms, front and back basement and bedroom, bath, stationary tubs, hot and cold water, gas fixtures, &c., $35 per month. 130 East 51st st., near Lexington av.

FIRST CLASS APARTMENTS TO LET—IN THE Irving, 57th st., near 9th av.; 100 feet street; high, healthy ground; all light rooms; mirrors, cornices; floors deadened; all modern conveniences; near Elevated Railroad and Central Park; rents reasonable. Apply on premises.

FINE FRENCH FLATS TO LET—ALL MODERN improvements; all the rooms well lighted; cheapest in city. Inquire on premises 453 West 43d st.

FLATS TO RENT IN CONVENIENT LOCATIONS ON 5th av. and side streets: corner 43d st. at $30, $35 and $40 per month. TIMPSON & PEET, 1,516 Broadway, near 44th st.

HANDSOME SECOND FLOOR TO LET IN PRIVATE house 343 East 19th st., near 2d av.; five large rooms, all light; bathroom, gas, hot and cold water; closets; use stationary tubs.

PART OF A HOUSE TO LET, 386 WEST 32D ST. Inquire on the premises. Good location; rent cheap.

PARLOR FLOOR, FIVE ROOMS, TO SMALL FAMily; newly painted and in good order. Apply to janitor, 318 East 79th st.

TO LET—A FRONT AND BACK PARLOR IN A first class neighborhood; an excellent opportunity for a physician or dentist; rent low. 222 East 61st st.

TO LET—FROM JUNE 1, FOUR ROOMS, ON SECOND floor, to a small family; rent $16 per month. Inquire at 287 Bleecker st.

TO LET—BY A FAMILY OF TWO, IN PRIVATE ENGlish basement house, Kitchen, Dining Room, Extension, four nice Bedrooms; use of bath; rent $36 per month. AMERICAN, Herald Uptown office.

$40. HANDSOME PARLOR FLOOR AND BASEment; all improvements; fine order; also Second Floor, $25. 135 East 49th st.

222 EAST 61ST.—PRIVATE HOUSE; THIRD Floor; three connecting rooms; everything first class; arranged for housekeeping.

HOUSES, ROOMS, &C., WANTED.

In this City and Brooklyn.

ONE LARGE OR TWO SMALL ROOMS WANTED—For a law office; in vicinity of City Hall; must be cheap. L., box 166 Herald Uptown office.

WANTED—BY A COUPLE WITHOUT CHILDREN, Part of a house, with a private family; rent not to exceed $25 per month; west side preferred; reference given and required. Address C. W., Herald Uptown office.

WANTED—BY THREE ADULTS, FURNISHED Floor, for housekeeping, in strictly private family; state terms; references. Address B. G., box 192 Herald Uptown office.

In the Country.

SEASIDE COUNTRY HOUSE AND GROUNDS wanted for the summer; house furnished and with not less than eight bedrooms; must be within two hours of the city. Address E. J. H., 154 Congress st., Brooklyn.

WANTED—FURNISHED COTTAGE, FOR THE SEAson, with garden and shade, within one hour of New York. Address, with full particulars, L., Post office box 3,553 New York.

BOARDERS WANTED.

HANDSOME FURNISHED ROOM; GOOD TABLE; $12 and $14 for two; ample closets. 126 West 45th, near 6th av.

SMALL ROOM TO LET, WITH BOARD.—229 EAST 12th st.

2 FRONT ROOMS, FIRST FLOOR, BEAUTIFULLY furnished; also other rooms; excellent table; elegant residence. 20 North Washington square.

$4 TO $7 WEEK, BOARD AND ROOM, 15 NEIL son place, corner Clinton (8th st.), near Broadway.

5TH AV., 351.—HANDSOME SUIT OF FURNISHED Rooms, on parlor floor; private bath, &c.; also other desirable Rooms, with excellent table.

5 PROSPECT PLACE (EAST 41ST ST.)—EXCELLENT Board; well furnished Rooms; will let at any price; reference.

7 WEST 14TH ST.—FINE SUITE ON SECOND FLOOR, also single Rooms, with or without board; excellent accommodations. Mrs. SUDERONS.

12TH ST., 132 WEST.—LARGE, PLEASANT ROOM; also hall Room, with Board, to gentlemen; family small.

13 PARK AV.—HANDSOMELY FURNISHED LARGE Room on second floor, front; also hall Room, with Board; references.

14TH ST. WEST, 343.—ROOMS TO LET, EN SUITE or singly, with first class Board; best of references.

14 WEST 40TH ST., NEAR WINDSOR HOTEL.—DEsirable Second Floor, en suite, and one other Room, with Board.

20 WEST 38TH ST.—PLEASANT ROOMS, WITH OR without Board.

21 WEST 31ST ST.—ELEGANTLY FURNISHED SECond Floor and other Rooms, with superior Board, at reduced rates for the summer.

21 WEST 30TH ST.—DESIRABLE ROOMS, WITH Board, to families or single gentlemen, at reasonable prices.

22D ST., 50, BETWEEN 5TH AND 6TH AVS.—SPLENdid accommodations; handsomely furnished Apartments for gentlemen and wives or single gentlemen; cleanliness and superior table guaranteed.

22D ST., WEST 159.—NICELY FURNISHED ROOM; $12 for two; first class Board; other rooms.

29 WEST 16TH ST., NEAR 5TH AV.
Furnished Rooms; first class Board.

37 WEST 24TH ST.—ROOMS FOR GENTLEMEN, with first class Board; few day boarders taken; private family.

38 EAST 20TH ST.—SUIT OF THREE ROOMS, PRIvate bathroom, with private table or without board; Rooms for gentlemen; references.

42 CLINTON, CORNER UNIVERSITY PLACE.—Very desirable Rooms for families, with permanent or transient Board; table bountifully supplied; terms reduced to summer prices.

49 WEST 16TH ST.—NICELY FURNISHED ROOMS, with Board, to families or gentlemen; price moderate; transient or permanent.

BOARDERS WANTED.

53 EAST 9TH, NEAR BROADWAY.—LARGE front Rooms, first and second floors; excellent Board; moderate charges.

53 WEST 33D ST. HANDSOMELY FURNISHED Rooms on second floor, en suite or singly, with first class Board; references.

63 5TH AV. HANDSOMELY FURNISHED ROOMS, also Parlor Suite, for single gentleman, with first class French cuisine; terms reasonable; references required.

71 MADISON AV.—ROOMS TO LET, TO FAMILIES and gentlemen, with Board; transients taken; references.

128 MADISON AV.—DESIRABLE SUITS AND SINgle Rooms, with or without Board; also Office for physician; reasonable terms.

127 WAVERLEY PLACE.—SINGLE ROOM, WITH Board; also day Board.

130 WEST 44TH.—SUPERIOR ROOM FOR ONE OR two; location and table unexceptionable; best references; reasonable.

156 WAVERLEY PLACE.—THE CHEAPEST boarding house in New York; excellent table; neat and clean front Room, with Board for two, $9.

206 WEST 49TH ST.—HANDSOMELY FURNISHED Rooms to let, with or without Board.

230 WEST 38TH ST.—LARGE, PLEASANT ROOMS, furnished or unfurnished, with Board; terms moderate.

308 WEST 22D ST.—NEWLY FURNISHED ROOMS, with or without Board, for gentlemen and their wives or single gentlemen, very reasonable.

AN EXPERIENCED MIDWIFE WILL ACCOMMOdate ladies during confinement with good Board and medical attendance; terms moderate. Address L. B., Herald office.

A SUIT AND SINGLE ROOMS, WITH OR WITHOUT private table; summer prices. 442, 438 Madison av.

BACK PARLOR—ALSO OTHER LARGE ROOMS TO let, with good Board; central location. Address PERMANENT, 139 Herald Uptown office.

LARGE AND SMALL ELEGANT ROOMS—WITH OR without Board, 23d st., near Gilbert road. PRIVATE FAMILY, Herald Uptown office.

NO CHARGE.—APPLY FOR LISTS OF FIRST CLASS boarding accommodations, city or country. SANDS' Boarding Directory, 1,151 Broadway.

SECOND AND THIRD STORY ROOMS, WITH OR without Board; house and table first class. 53 East 21st st.

BOARD AND LODGING WANTED.

A LADY WOULD LIKE UNFURNISHED ROOM, with or without Board, in exchange for music lessons. Address L. W., Herald Uptown office.

A YOUNG GENTLEMAN DESIRES BOARD; PRIVATE family; home comforts; society; bank of Hudson, 30 minutes out; terms very reasonable for season; testimonials. Address SANFACTORY, Herald office.

FRENCH BOARD WANTED—FIRST CLASS, BY A gentleman who requires large room with ample closets or room and bedroom, between 14th and 30th sts. and 4th and 6th avs.; unexceptionable reference given and required. Address, giving full particulars of location, price and description of rooms, E. W., care of S. S. White, Nos. 767 and 769 Broadway.

WANTED—BY A GENTLEMAN, HIS WIFE AND two children, furnished Apartments, with Board, between 23d and 34th sts. and 4th and 6th avs.; state lowest terms. Address A. A. J., Herald Uptown office.

WANTED—BY A GENTLEMAN, A NICE ROOM, with Board, up town; state price and full particulars. P. S. S., Herald office.

WANTED BOARD FOR GENTLEMAN AND WIFE; private family preferred; above 27th, west of 3d av. Address BONNER, Herald Uptown office, stating terms.

WANTED—BOARD FOR A SMALL FAMILY, ABOUT 10 minutes' walk from Arlington House. Address, by letter, Mrs. MYERS, 22 East 14th st.

HOTELS.

AT NEW ENGLAND HOTEL, 30 BOWERY—200 Rooms; Lodging, 30c., 40c., 50c.; weekly, $2 to $3.

CARLETON HOUSE, WILLIAM, CORNER FRANKfort st.—single and double Rooms, with new furniture, beds and bedding.

HOTEL BRISTOL, 5TH AV. AND 42D ST.—SUITS of apartments can be secured by addressing J. H. COREY, Manager.

COUNTRY BOARD.

BOARD WANTED—AT NEW BRIGHTON, S. I., IN A private family, by a young married couple, within convenient distance of landing. Address, stating location, time from landing and terms, G. S. C. P., Herald office.

BOARD WANTED—ON SOUTH SHORE, LONG Island, for lady, two children and nurse, for about three months; high, shady ground; healthy locality; good bathing; two good sized Rooms; moderate terms. Address, with full particulars, N. W., 46 West 35th st.

COUNTRY BOARD—FARM HOUSE, ON MORRIS AND Essex Railroad, not further than Morristown, near station, for 3 adults and 2 children; state terms. Address L. H., box 127 Herald office.

FIVE OR SEVEN ADULTS CAN HAVE GOOD BOARD, in private family, on farm one hour from city; terms moderate. Address box 714 Post office, Rahway, N. J.

IF YOU WISH TO SPEND THE SUMMER PLEASantly, in a quiet way, where everything will be made agreeable and at very moderate expense, write to NELSON MABEE, Pleasantville, Westchester county, N. Y.

NEW JERSEY, NEAR STATION AND NEW YORK.—Elegant place; fruit and milk abundant; terms $5 and $6. HOMES, Hackensack.

SIX OR EIGHT PERSONS CAN BE ACCOMMODATED with Board for the season at a farm house pleasantly situated near the water, with every facility for boating, fishing, gunning; also stillpond sea water bathing; house well shaded and rooms pleasant; terms moderate. Address ALANSON EDWARDS, Centre Moriches, L. I.

SUMMER AND WINTER RESORT EXCHANGE, 735 Broadway.—Free to the public; complete descriptions of Summer resorts and cottages; hotels and furnished cottages; proprietors of summer hotels and boarding houses desiring guests should avail themselves of the facilities offered by this Exchange; call or request circular.
HASBROUCK & LAKE.

SUMMER RESORTS.

A.—
GRAND UNION HOTEL,
SARATOGA SPRINGS, N. Y.,
THE LARGEST AND MOST MAGNIFICENT SUMMER HOTEL IN THE WORLD.
WILL OPEN JUNE 15, 1878.
ROOMS CAN BE SECURED ON APPLICATION AT THE METROPOLITAN HOTEL, NEW YORK.
HENRY CLAIR, MANAGER.

GRAND VIEW HOUSE, 140TH ST., ON THE HUDson.—New open. Application at the hotel or W. L. FISH, restaurant, 231 Broadway. W. J. FISH, Proprietor.

MONTCLAIR, N. J.—MOUNTAIN AVENUE HOUSE, now open; all city improvements. Call or address. A. T. LACK.

PAVILION HOTEL, WOODSBURG, LONG ISLAND, South Shore—Eighteen miles from New York.
WALKER & GLADWIN, Proprietors.

SALES AT AUCTION.

AUCTION—AT PRIVATE RESIDENCE.
Messrs. RANDOLPH & CO.
WILL SELL THIS (TUESDAY) MORNING,
10 O'CLOCK PROMPT,
AT PRIVATE RESIDENCE NO. 41 WEST 16TH ST.,
BETWEEN 5TH AND 6TH AVS.,
PROPERTY OF A GENTLEMAN GOING ABROAD,
STEINWAY PIANOFORTE,
CHICKERING UPRIGHT PIANO,
PARLOR AND DRAWING ROOM SUITS, in crimson, tan and gold brocade satin and cotelaine; Spanish Lounges, Easy Chairs; marquetry, gilt Centre and Console Tables; Etageres, Cabinets, Pier and Mantel Mirrors, French Mantel Sets, 60-day Clocks, Musical Boxes, Lace Curtains, Library and Secretaire Bookcases, Turkish Suit, Library Tables, Desks; OIL Paintings, by eminent artists, comprising:—"ANCIENT CYPRUS," BY MELROSE.
"OFF THE FRENCH COAST," BY LEGANO.
"VIEW OF VENICE," BY HARTWICK.
"SENTINEL ROCK," BY ANDREWS.
"ON GUARD," BY LANGWORTHY
And 33 others, all choice collections, rich gilt frames.
Fine selection imported bronze Statuary.
One pair French bronze Cupids, cost $800.
Cæsar, Mark Antony, Milton, Shakespeare.
The Four Seasons and 28 pairs of other desirable Figures.
BEDROOM FURNITURE, CONSISTING
Bedroom Sets, Inlaid and Gilt Bedsteads, Dressing Cases, Bureaus, Chiffonnieres, Washstands, single and double Bedsteads, 33 hair and spring Mattresses, Pillows, Blankets, rep and plush Suits, marble top Tables, Chairs, Rockers.
DINING FURNITURE, viz.:—Two Extension Tables, Inlaid French walnut sideboard, Chairs in leather, Silverware; Dinner, Tea Sets, Cutlery, &c.; 3½ Carpets. N. B.—Take Sixth avenue cars to 16th st. Men to pack, ship goods, city or country. RICHARD H. RANDOLPH, Auctioneer.

AUCTION SALE THIS DAY (TUESDAY),
TO BE SOLD WITHOUT RESERVE,
ALL THE ELEGANT FURNITURE, WORKS OF ART, &C.,
IN PRIVATE RESIDENCE
120 WEST 23D ST., NEAR 6TH AV.,
COMMENCING AT 10 O'CLOCK.
WINDSOR SQUARE GRAND PIANOFORTE,
STEINWAY UPRIGHT PIANO,
RICH PARLOR SUITS, COVERED IN SATINS,
LIBRARY, CHAMBER AND DINING FURNITURE.
N. B.—SALE POSITIVE, RAIN OR SHINE.
PARLORS CONTAIN Suits covered in crimson satin, with silver puffing, Reception Chairs and Rockers, in raw silks; Cabinets and Tables, inlaid marquetry and bois du rose Centre and Console Tables, Etageres, Encoignures, Pedestals, Music Cabinets, Easels, Pier and Mantel Mirrors, lace Curtains, Sevres and Ormolu Mantel Sets, 60 day Clocks; also large collection of
CHOICE OIL PAINTINGS BY MASTER ARTISTS, MODERN AND ANTIQUE BRONZE GROUPS, STATUES, &C.
CHAMBER SUITS, inlaid and plain Dressing Cases, Bureaus, Bedsteads, Washstands, Chiffonnieres, hair and spring Mattresses, Bolsters, Pillows, Sheets, Quilts, Suites in haircloth and reps, Turkish Lounges and Chairs, rockers, Brussels and Ingrain Carpets, lace Curtains, Clocks, Mirrors, Engravings, &c.; Library, Secretary, and Dwarf Bookcases; Library Tables, Desks, ladies' Escritoire and Worktable, Books, &c.
DINING ROOM—Buffett, Extension Table, Side Tables, Chairs, Silver Cabinet, China, Glass and Silverware, Cutlery, butler's Tray, Marvin's fire and burglar proof Safe, &c.; Hallstand and Chairs, hall and stair Carpets and Rods; also Furniture of Kitchen and Servants' Apartments; over 400 lots by catalogue.
LUKE FITZGERALD, Auctioneer.
N. B.—Goods packed and shipped. Take 6th or 7th av. car or 23d st. stage to door.

AUCTION. AUCTION. AUCTION.
This TUESDAY, commencing at 10 o'clock,
at the elegant four story mansion,
21 East 17th st., between 5th av. and Union square.
2 elegant rosewood Pianofortes.
1 satin and 2 raw silk Suits, 7 pieces.
2 Bookcases, Lady's Desk.
12 elegant velvet and Brussels Carpets.
4 elegant Centre Tables.
3 Library Tables.
13 elegant imported Bronze Figures.
21 Oil Paintings, by Molloy, Lepine and others.
Elegant imported Clocks.
6 Parlor Suits in reps, 7 pieces.
7 elegant French walnut Bedroom Sets.
25 spring and hair Mattresses.
Pillows, Bolsters, Sheets, &c.
2 elegant Buffets, Dining Chairs.
5 Spanish Lounges, Chairs to match.
Elegant Silverware, Cutlery.
Glassware, Wall Pockets.
Kitchen and servants' Furniture.
N. B.—Take Broadway stages or cars from Astor House, or green cars from Grand st. ferry. B. R. MARTIN, Auctioneer, office 42 Union square.

A.—OLD POST OFFICE SALESROOMS,
Nassau st., between Cedar and Liberty,
ON WEDNESDAY, MAY 22, AT 11 A. M.,
immense sale of fine Household Furniture, Carpets, &c.; walnut and enamelled Chamber suits, fine Parlor Suits, Bedding of all kinds, Crockery, Glass and Kitchen Ware, Upright Piano, Paintings, Lounges, Chairs, Desks, &c., &c.; also 1 sidebar Top Wagon, 1 sundown Depot Wagon, Harness, Robes, Whips, Silver and Japanese Ware, &c.; all without reserve, to close an estate.

SALES AT AUCTION.

ASSIGNEE'S SALE OF TROPICAL PLANTS, SHRUBS and Flowers, &c., of C. L. Schmieder, at Inwood, on the Hudson, on Wednesday, May 22, at 10:30 o'clock, by order of Henry E. Roeder, esq., assignee. For catalogues, &c., apply to YOUNG & ELLIOTT, Auctioneers, 12 Cortlandt st.

A.—GEO. W. KEELER, AUCTIONEER.
TO-DAY, 12 o'clock, at 53 Liberty st.,
SALE OF HOUSEHOLD FURNITURE,
Paintings, Bronzes, &c.

A.—TUNIS JOHNSON, AUCTIONEER.
Old stand 37 Nassau st.
THIS DAY, AT 10½ O'CLOCK,
at our salesroom 37 Nassau st.
SALE OF HOUSEHOLD FURNITURE,
FINE GILT MANTEL AND PIER MIRRORS, VELVET and Brussels Carpets, Buffets and Extension Tables, Glassware, Crockery, Oilcloths, large assortment of fine Office Furniture from an insurance office, rosewood Etageres, Bureaus and Card Tables; also 10 solid black walnut saloon Tables.

A.—JAMES H. LENT, AUCTIONEER, WILL SELL this day, without reserve, at 409 Broadway, at 11 o'clock (by order of L. B. Almy, to close out stock of the late firm of Almy & Co., of Warren st.), new and second hand Harness, all kinds; Blankets, Sheets, Laps, Whips, Brushes, &c., making an assortment of horse goods. Saddlers, livery men and dealers invited. Sale positive.

AUCTION SALE.
PETER BOWE, Auctioneer,
sells, WEDNESDAY, at 10 o'clock, the entire Furniture of
the West Street Hotel, containing 100 rooms,
Nos. 41, 42, 43 and 44 West st.
Black walnut Bedsteads, Cottage Suits, hair and spring Mattresses, quantities Blankets, Counterpanes, &c.; 200 Dining Room Chairs.
Black walnut Tables, Brussels and Ingrain Carpets, silver-plated and copper Ware, Tea and Coffee Urns, Castors, Cutlery, Glassware, Crockery, Engravings.
Two large Ranges, 2 Broilers, 2 Steam Tables, Icehouse, Iceboxes, contents of Laundry, Office Furniture, Desks, Hotel Annunciator, Chandeliers, &c.

AUCTION! AUCTION! AUCTION!
LARGE HOUSEHOLD FURNITURE SALE
THIS (TUESDAY) MORNING, rain or shine,
COMMENCING AT 10 O'CLOCK,
AT THE ELEGANT BROWN STONE MANSION
127 EAST 27TH ST.,
BETWEEN LEXINGTON AND 4TH AVS.,
two magnificent rosewood Pianofortes, one Steinway, 17 fine Carpets, 35 Oil Paintings, magnificent crimson satin Queen Anne and Grande Duchesse style Parlor Suits; silk, cotelaine and rep Marie Antoinette and Pompadour Drawing Room Suits; large and small Mirrors, Lace Curtains, Etageres, Tables, Book