CITY REAL ESTATE.

Borough of Manhattan—For Sale.

From Battery to 14th St., Inclusive.

LARGE and small Properties for sale; 4 per cent mortgages; exchanges considered; wants and offers solicited. CYRILLE CARREAU, Agent, Grand st. and Bowery.

Above 14th St.—5th Av. to East River

FINE five story double Tenement, on 2d av., near 118th st.; two plate glass stores and in first class order; well rented; $19,500.
A. A. SCHOPP, 53 3d av.

FRONT and rear Tenement, on 17th st., complete order; $25,000. A. A. SCHOPP, 53 3d av.

SINGLE Flat on 19th st., $15,000.
A. A. SCHOPP, 53 3d av.

Above 14th St—5th Av. to North River

BARGAINS in Flats and Private Houses on west side; $25,000 to loan on flat at 5; money to loan on dwellings.
F. R. WOOD & CO., Broadway and 87th st.

CHOICE PROPERTY ON 6TH, 7TH AND 8TH AVS.,
between 14th and 59th sts.
ISAAC K. COHN & CO.,
216 West 42d st.

FOR Sale—New five story American basement limestone and light brick Dwelling; three story extension; butler's pantry, three baths; house finished in the most artistic hard woods and equipped in detail with the latest modern improvements; located in the Hundreds, near West End av., and convenient to new rapid transit station; moderate price. F. B. DONOVAN, 7 West 42d, near 5th av.

FIVE story and basement triple Flat, perfect condition; all modern improvements; $37,500; rents, $3,960; terms to suit. H. J. FOLEY, 1 Union square.

FOR SALE.—$3,500 cash buys a five story 20 family Tenement on West 58th st; rental $2,700; price $24,500. Address RENTAL, 167 Herald.

LENOX AV., near 120th.—Elegant three story stone, 18 feet wide; cheap.
THOMAS F. PAYNE, 96 Broadway.

NEW four story bay window front, medium sized American basement Dwellings, 235 to 243 West 100th st.; steam heated and electric lighting; moderate prices.

83D ST., 18 West.—Four story high stoop House, perfect order, at moderate price. Keys with T. B. ROBERTSON, 907 7th av., 57th st.

$6,500 cash will buy handsome four story and basement House, upper west side; a perfect gem; physician will remain if desired. OPPORTUNITY, 404 Herald.

Miscellaneous.

A vacant, modern House, in fine block, will be sold $13,000; new plumbing; mortgage $6,500, 4 per cent. WILCOX & SHELTON, 245 West 125th.

Borough of Bronx—Sale or Rent.

A.—If you are looking for a home in the Bronx examine the Johnson houses; Houses for 1, 2, and 3 families, of brick and stone; take 3d av. "L" to 149th st., transfer to the Westchester av. trolley, ride to 156th st. and walk east to the Johnson houses; write for descriptive booklet. GEO. F. JOHNSON & SONS, Owners and Builders. P. O. address East 156th st., Bronx Borough, N. Y.

A.—Handsomely decorated brick private Dwellings; large front porches; cabinet finished; parquet floors; restricted neighborhood; prices, $8,500 up; terms to suit; rents, $40 to $50. H. U. SINGHI, 184th st. and Jerome av.

FIVE story business corner, 25x65x100; all improvements; good location; price $33,500; rent $3,000; bank mortgage $25,000; must be sold quick. H. L. PHELPS, 168 Willis av., corner 135th st.

LOTS, 187th st.; easy terms; maps mailed; rapid transit; titles guaranteed. ROSE, 29 West 42d st.

WILLIS AV.—Five story double Flat, near 138th st., 25x75x100; price $24,500; terms to suit. H. L. PHELPS, 168 Willis av., corner 135th st.

Borough of Brooklyn—Sale or Rent.

AN OPPORTUNITY.

Sacrificed by owner; $2,400 cash will buy fine three story and basement brick Dwelling, 11 rooms and bath; all improvements; Bedford section; subject to bank mortgage of $2,500.
Wood & Kingman, 108 Reid av., near Gates, Bk'n.

BEAUTIFUL FLATBUSH, REAL BARGAIN.
AN ARTIST'S HOME.

ONE of the Most ORIGINAL and STRIKINGLY HANDSOME HOUSES ever erected, on Fine Large Grounds. Gentleman going South, will SACRIFICE below cost to Builder. PRICE, $10,500, Cost $12,000. Terms, $1,200 Cash, Rest Mortgage to suit. IN THE BEST SECTION, on Beautiful WIDE Av., Near "L" Station and Trolley, 25 Minutes to Park Row. Magnificent Large Living Room, Open Fireplace, Seats, Bookcases, Beautiful Open Fireplace, Panel Wainscot, Grand Wide Stairs, Parlor, Cozy Library, Exceedingly Large, Handsome Dining Room, Beam Ceilings, Open Fireplace, High Wainscot, Six Bedchambers, Tiled Baths, Large BILLIARD Room, ELEGANT LARGE BEDROOMS. House is nearly completed. Beats any apartment.
W. H. GOLDEY, 982 FLATBUSH AV.
Cor. Albemarle Rd. Sunday or any day.

COST $16,000, SELL FOR $11,000.
1,411 Bean st., near Kingston av.; elegant four story American basement, stone front, private Dwelling; replete with every modern improvement; hardwood trim, open plumbing, parquet floors, decorated; select neighborhood; choice location; keys at drug store, corner Kingston av. and Bergen st. For further particulars consult TRACEY & CLARKE, 189 Ralph av., Brooklyn.

FLATBUSH Lots, $175, worth $500; must close estate immediately; splendidly improved neighborhood; easy terms; 25 minutes to Bridge. Call EXECUTOR, 850 Flatbush av., Brooklyn.

FOR sale cheap, a magnificent cottage; 10 rooms and bath; carriage house; lot 50x100. HENRY E. COX, 204 West 64th st., Manhattan.

MODERN Houses, best Brooklyn neighborhoods; rents $540 to $2,000; send for list. HAVILAND & SONS, 982 Fulton st., corner Grand st., Brooklyn.

THREE story and tenement brick Dwelling on Cumberland st.; $8,000.
A. A. SCHOPP, 53 3d av., Manhattan.

$40 monthly, $500 down, soon pays for handsome, brand new modern Queen Anne, on 46th st., near 12th av., Brooklyn's most suburban porcelain bath, hardwood trim, console mirrors, elegant decorations, foyer hall, furnace; 26 minutes to Park row; taken in trade; can be sold for $5,250; worth $6,000 cash. WALTER SMITH, 215 Montague st., Brooklyn.

Borough of Richmond—Sale or Rent.

STATEN Island Land, Houses, Factories and Water Fronts for sale or rent. DANIEL T. CORNELL, Stapleton.

REAL ESTATE—OUT OF THE CITY.

Long Island—Sale or Rent.

South Shore of Long Island
LAND FOR SEASIDE HOMES.
BELLE HARBOR
The natural summer home for the New York business man, between the Atlantic Ocean and the bay. Within forty-five minutes of the city. Sewerage, gas, electric light and water at your door. Land beautifully laid out, handsome summer villas now being built.

Apply for particulars to Dr. THOMAS P. HUGHES, room 1,308, Commercial Cable Building, 20 Broad st., New York. Telephone, 7,749—Cortlandt, or on the property at Belle Harbor.

Rockaway Park
ON THE ATLANTIC, GREATER NEW YORK.
Express—36 minutes from Long Island City. Lots, $400 up. Restricted. Cottages. Titles Guaranteed by Title Guarantee and Trust Co., New York. Maps and particulars, ROCKAWAY PARK IMP. CO., 11 John st. and 192 B'way, Cechin Building, N. Y.

BEAUTIFUL, modern Queen Anne, summer and winter house; eight rooms and bath; furnace; $4,000 buys it; only $400 cash, $30 monthly; five minutes to Jamaica and Myrtle av. cars; take entrance of Forest Park. WALTER SMITH, 215 Montague st., Brooklyn.

CEDARHURST, L. I.
30 acres choice property for sale; within five minutes' walk of the depot. JOHN KENSETT KELLOGG, 80 William st.

HOUSE, seven rooms; all improvements; convenient to cars. 397 9th av., Long Island City.

LYNBROOK.—Nice, large modern House; nine rooms; open plumbing; two acre plot; high ground; fine lawn; fruit, shade; small barn; worth $6,000 cash, yours at $4,750; easy payments; near station; commutation 20c. daily. WALTER SMITH, 215 Montague st., Brooklyn.

Westchester County—Sale or Rent.

ANGELL, 289 4th av., New York.—He sells all kinds of Homes in Westchester county.

HEADQUARTERS for Mount Vernon real estate; established 25 years. 28 East 4th st. Write, call. Telephone, 191—J. GEO. W. BARD REAL ESTATE, CO.

Larchmont & Along the Sound.
Cottages and Villa Plots.
EUGENE B. SANGER, 39 East 42d, and Larchmont.

ONE of the largest Stores, with Basement, in Mount Vernon, suitable for department store; $2,500. Inquire Janitor, on premises, 6th av. and 1st st.

New York State—Sale or Rent.

A.—A.—Sacrifice, best Farm in Rockland county; 90 acres good land; mansion; 20 rooms; all improvements; suitable for stock farm; two sets outbuildings; high location; ice house, hennery; $12,500; $5,000 cash. BOHR, Spring Valley, N. Y.

A modern Store Building, sale or rent, in heart of business section of Glens Falls, N. Y.; 20 miles north of Saratoga. Particulars given by F. BYRNE, 132 West 77th st., New York.

CATSKILL Mountains.—Delightful cool summer Residence, surrounded by old shade trees, for sale; 2,000 feet elevation; Cottage with nine rooms and bath, completely furnished; large piazzas, garden, fruit trees, tennis court, fine forest trees; near club house and good livery; photo; a bargain if sold this season. Apply to A. WANDERS, 342 East 92d st.

FOR THIRTY YEARS WE HAVE SOLD COUNTRY PROPERTY ONLY. BUYERS, get our FREE CATALOGUE. OWNERS, write or call. PHILLIPS & WELLS, Tribune Building, N. Y.

New England States—Sale or Rent.

FURNISHED COTTAGE to rent from SEPTEMBER 1 for BALANCE of SEASON at Ocean Beach, New London, Conn.; best bathing in New England. EDWARD S. NEILAN.

REAL ESTATE—OUT OF THE CITY.

New England States—Sale or Rent.

SACRIFICE.—New House, 12 rooms; barn; fruit; four acres; five minutes to station; hour out. New Haven road; high ground. McDONALD & MILLSPAUGH, Darien, Conn.

FARMS.—If you want a good Farm write HAWLEY & BUTLER, Springfield, Mass.

New Jersey—Sale or Rent.

VISIT PALISADES PARK.
You are invited to write for descriptive map and complimentary passes to visit our nearby incorporated borough; time, 40 minutes from West 23d st., Erie ferry, 30 minutes from Chambers st., and 30 minutes from West 42d st. via trolley; all city improvements at west end of our property; 300 feet high at east end, on the Palisades. The excursion will be pleasant; you will enjoy it. Address for full particulars,
PALISADES REALTY COMPANY,
49 5th av., near Horatio st., New York.

FACTORY Site for sale; must sacrifice choice Factory Site, containing five acres, located on Lackawanna Railroad, nine miles from N. Y.; has large running stream spring water; worth $500 per acre; will sell for $300; title guaranteed. WALTER VANDENBURGH, Rutherford, N. J.

FOR SALE—In Summit, N. J., near the depot, about 20 acres unimproved Property, suitable for building plots; price $30,000, two-thirds cash. JACOBUS, 155 Chambers st., N. Y.

ENGLEWOOD and vicinity!—Houses for sale or rent. H. WEATHERBY & CO., Englewood, N. J.

Miscellaneous—Sale or Rent.

FARM.—Elegantly located, completely equipped with stock and harvest; 1½ hours from New York; on account of immediate return to Europe. For particulars see V. BARONI, 483 Madison av., New York city.

MINERALOGICAL.—For sale or lease, a developed Quarry of the celebrated Georgia marble; a RARE OPPORTUNITY to acquire a FINE PROPERTY. Address COKER BANKING COMPANY, Atlanta, Ga.

REAL ESTATE WANTED.

A few more Flats, Tenements, in good locations, for cash. BROADWAY RELIANCE REALTY CO., 135 Broadway.

ANY property holders desiring to dispose of Real Estate, sale or exchange, send particulars and wants. F. E. BARNES, 211 West 125th st.

OWNERS.—We make a specialty of selling Manhattan Property for cash. Please send particulars ARNOLD & BYRNE, 41 Liberty st.

TO LET FOR BUSINESS PURPOSES.

6 AND 8 WEST 22D ST.,
Near 5th av.,
FIRST FLOOR & OFFICES;
ALSO IN
JEFFERSON BUILDING,
6th av. and 23d st.,
LOFTS AND OFFICES.
Inquire H. J. SACHS, 119 West 23d st.

A.—OFFICES, FIREPROOF CONSTRUCTION.
Offices, several Suites, excellent light; singly $510 yearly; desk Rooms. Beard Building, 120 Liberty.

A.—A.—REDUCED RENTS.
Factories, Lofts, Floors, Vacant Buildings and Power.
D.W. HAYNES, Specialist, 235 Broadway, room 4.

A.—A.—FINE, LIGHT LOFTS,
NO. 781 BROADWAY.
Top Loft, 24x100, heat, elevator, $1,500.
MORRIS E. STERNE, 9 EAST 14TH ST.

A fine Store, light on three sides, 40 8th av., junction Jane and 4th sts. WILLIAM C. FLANAGAN, 53 Bond st.

A 3d av. Store to let; No. 699, near 44th st. RULAND & WHITING CO., 5 Beekman st.

CHEAP LOFTS.
$50.—Large, light Loft, all improvements, 235 Mercer st. Inquire elevator man.

For Light Manufacturing.—All light Loft, 25x80 or 50x80; heat and elevator; also an all light Store, 25x90; 142 East 59th st., opposite Bloomingdales'; brokers protected. John Miller, 137 East 57th st.

FACTORY specialists. DOW-KAVEN, 235 Broadway; anything, anywhere; Factories, Buildings or Lofts, with or without power.

GOOD Part of large store and basement to let; best location on street; low rent. Apply on premises, 122 Chambers st.

LARGE, LIGHT LOFTS, WITH POWER. H. B. WELSH, 465 GREENWICH ST.

MARKET ST., Newark, N. J.—Large Store; best location. Inquire D. WOLFF & CO., 121-137 Market.

ONE LIGHT LOFT,
460 BROOME ST.; suitable for salesroom or light manufacturing purposes.
PASSENGER AND FREIGHT ELEVATOR.
Low rent; open for inspection; 25x100.
WM. A. WHITE & SONS, 115 Broadway.

OFFICES FOR RENT,
Corner Whitehall and Bridge sts., opposite new Custom House, large and small Offices, all modern improvements. JOHN KENSETT KELLOGG, 80 William st.

PART of a Store to let in connection with a first class ladies' tailoring establishment; suitable for first class millinery. P. W., 209 Herald 23d St.

PRIVATE Office and desk room, fully equipped Office. 15 West 42d st., second floor.

STORE AND LIVING ROOMS,
suitable for cigar, express, ticket office, &c.; $45. 375 West st., near Morton, and opposite French steamship pier.

TRANSIT BUILDING.
Desk Room to let in finely equipped offices. No. 7 East 42d st.; $15 per month; all conveniences, including telephone. Address BUSINESS, 100 Herald.

TO LEASE.
East 32d and 33d sts.—A first class Building, suitable for fine livery or boarding stable, factory or storage; each floor 8,500 square feet; may be increased; some changes might be made to suit.
JOSEPH M. ADRIAN, 472 Grand st.

TO LET—294 East 61st st., four story and basement Dwelling. B. GINSBURG, 132 Nassau st.

WILL erect 12 story fireproof business building on prominent corner, near Broadway and 14th st. for desirable tenant; rent 6 per cent net on total cost. OWNERS' REALTY CO., 10 West 23d.

10 EAST 16TH ST., between Union square and 5th av.—Desirable Store, large show window; steam heat, electric light. Inquire on premises.

22 East 22d st.—Five story Building, 26 feet front, to lease for term of years. T. B. ROBERTSON, 907 7th av., 57th st.

26TH ST., 48 West.—Whole or part Parlor Floor, furnished, doctor or dentist; moderate rental; central.

81 Beekman st.—Four Lofts, 25x130; immediate possession; heat, power and elevator. RULAND & WHITING CO., 5 Beekman st.

108 WEST 29TH ST. | Three story Building, with store and 10 rooms above. WILLIAM J. ROOME, 11 West 34th st.

BUSINESS PLACES WANTED.

PHYSICIAN, specialist, would share Office with other physician. Address 45 2d av., Long Branch.

DWELLING HOUSES TO LET.

Unfurnished.

Most desirable Dwellings to let. | Call or send for list. PORTER & CO., 159 WEST 123TH ST. 2,727 B'WAY, at 104TH.

A.—We are offering to rent in the Schermerhorn block of private residences a modern three story high stoop Dwelling, tastefully decorated, open plumbing. Rent $1,100.
Firm L. J. CARPENTER, 1,181 3d av., nr. 68th.

A three story brick Dwelling to let, 169 East 63d st.; rent $804; has 12 rooms and bath; size 20x40; possession now. E. A. CRUIKSHANK & CO., 141 Broadway.

EAST 37TH ST.
Private Dwelling, near Lexington av., for rent. JOHN KENSITT KELLOGG, 80 William st.

THREE and four story private Houses to let; rents from $720 to $1,400. M. H. MEYERS, 2,521 8th av.

2 East 86th st.—New American basement, overlooking Central Park; open.

DWELLING HOUSES WANTED.

Unfurnished.

WANT Dwelling for dressmaking; west side, below 59th, under $1,200; furnish security. ESTABLISHED, 386 Herald.

WANT private Houses to let. Owners, please send particulars to M. H. MEYERS, 2,521 8th av.

FLATS AND APARTMENTS TO LET—FURNISHED.

Above 14th St., East Side.

ELEGANTLY furnished and unfurnished corner Apartments in new fireproof building; $70 upward. 75 East 81st st.

Above 14th St., West Side.

A completely furnished housekeeping Apartment, seven large rooms. Telephone, 544—Riverside. Inquire 107 West 84th st.

BEAUTIFUL five room Apartment for rent, fully furnished, including electric light and cold storage, overlooking Central Park, $1,500, from now until October 1, 1904. Apply Ardsley Hall, 92d and Central Park West.

CHOICE six room Apartment, furnished complete; select neighborhood; Park; elevated, surface. 11 West 107th; $50. Janitor.

FOR RENT—Furnished or unfurnished, at native corner Apartment, 23 Columbus Court, Riverside Drive and 116th st.; eight rooms; two baths; immediate possession if desired. JANITOR.

29 WEST 97TH.—Six light rooms, bath, completely furnished; linen, silver; near Park; rent moderate. JANITOR.

44TH ST., NO. 59 WEST.—Rooms, with bath and telephone; transient or permanent; $14 weekly and up.

64TH, 169 West.—Large, modern Apartment, with basement kitchen; roomy as small house; nicely furnished; $65.

80TH, 215 West.—Six rooms, bath; hot water; telephone; completely furnished for housekeeping. Janitress.

Miscellaneous.

FINE furnished Apartments; season or year; personally inspected and recommended. BRONN & BRONN, 500 Fifth av.

FLATS AND APARTMENTS TO LET—UNFURNISHED.

Below 14th St.

APARTMENT of two rooms and bath to let (no kitchen), to bachelor or man and wife; steam heat; hall boy and service; rent $400. Hampshire, 46-50 West 9th st.

E. A. CRUIKSHANK & CO., 141 Broadway.

A single Flat, 242 West 4th st.; five rooms and bath. WILLIAM C. FLANAGAN, 53 Bond.

PORTSMOUTH AND HAMPSHIRE,
38-50 West 9th st.
Choice, large, light Apartments to let; elevators, steam heat, hall boys, &c.
Rents $900 to $1,300.
Elevators run all night.
E. A. CRUIKSHANK & CO., 141 Broadway.

Single and Double Flats, Six large, light rooms and bathroom; steam heat and hot water supplied; $28 and $34. 49 8th av., two blocks below 14th st.

4 East 8th st.—Parlor Floor, front basement and kitchen; a complete house within itself. Janitor.

Above 14th St., East Side.

MODERN DUNSBRO, FIREPROOF.
$1,200 120 East 31st st. $1,500
Five blocks from the Waldorf.
Low buildings each side; entirely light.
Apartments of nine rooms and bath, servants' toilet; all night service; electric light; electric elevator; hall service; steam, hot water, telephone, mail chute; parquet floors; mirror doors, filtered water; glass lined refrigerators; tiled open plumbing; gas ranges.

$800 66 to 72 East 77th, $810
Near Madison ave.
Apartments of seven and eight rooms and bath; telephone, hall service; steam, hot water; tiled open plumbing; gas ranges.

Apply to
Superintendents, on premises.
Apartments shown evenings.

The Stratford,
Madison avenue,
Southwest corner 81st st.
Highest class fireproof Apartments.
Suites of 10 extra large, light rooms and three baths; also Suites of nine rooms and two baths.

A family Apartment; 2, 3 and 4 Rooms; bath; elevator; hall service; telephones; parquet floors; tiled bathrooms; caterer on premises. 1 East 32d.

FLAT, with six rooms and bath, in private house. 346 East 18th st., 1st-2d aves.

Hotel Jefferson, 102 E. 15th, near Union square.
New management; newly decorated Apartments, private bath; two rooms, $40 month upward. Roof Garden. Popular Restaurant.

MADISON AV., NO. 80.
Handsome corner Apartment, furnished, for rent; all outside rooms; owner going abroad. See superintendent.

NEAR Central Park, 52 East 106th.—Six and seven rooms; newly decorated; modern plumbing; porcelain bath, gas range; steam heat, hot water; $25-$27.

PARK AV., 736, near 73d st.—$35 to $45; elegant Apartments; seven rooms and bath; steam heat; hot water; select neighborhood. JANITOR.

16TH ST., 139 East (near Irving place).—Flat, six rooms and bath; rent $43; small family.

86TH ST., 57 East.—Seven rooms, bath; steam, hot water; $42.50. ERNEST TRIBELHORN, 1,278 Madison av.

50 East 86th.—First floor, eight large, light rooms, bath; all latest improvements; near Central Park.

200 EAST 33D ST.
NEW CORNER APARTMENT,
four and five light rooms and bath; steam heat, hot water; low rent.
CHARLES HIBSON, 34th st. and Lexington av.

111TH ST., 112, 114 East.—Apartments four large, light rooms and bath to let; all improvements, including steam heat, hot water supply; low rent.

Above 14th St., West Side.

A.—108 to 109 West 88th st.—A

Single Flats, seven and eight rooms and bath; all improvements; hall attendance; exceptionally attractive location; rents $50 to $65. Janitor, or J. E. BRIGGS, 432 Columbus av., adjoining 81st st.

A.—Strictly fireproof. | The Saxon, N. E. cor. B'way and 55th st. | Centrally located.
Southern exposure; exceptionally desirable Apartments of 9 and 10 rooms and bath; all modern improvements; rents $1,500 to $2,400 per annum. Phone, 406—Col.

A.—A.— NO. 335 WEST 19TH ST.

10 rooms; immediate possession; $750.

MORRIS E. STERNE, 9 EAST 14TH ST.

A.—304 West 22d st.—Second Flat, five large rooms; practically a corner, having side light; rent $25; single house.
Firm of L. J. CARPENTER, 41 Liberty st.

A desirable single Flat, one flight up; seven rooms, bath; steam heat, hot water; private hall; rent $45. Janitor, 2,014 7th av., near 121st.

AT 805 8th av., 53d st.—Large Rooms; central location; references required. Apply to janitor.

BACHELOR APARTMENTS,
No. 260 West 42d st.
Two rooms and bath; electric light, steam heat, running hot and cold water; eleven service; reduced rentals during summer months. Inquire office, on premises.

COUNTRY in city, adjoining Morningside Park; six rooms, bath; all improvements; convenient transportation; private surroundings; telephone; rent $24-$27; references. 360-366 West 117th.

CORNER Flat, seven large rooms, new decorations, modern conveniences; $42; seven rooms, private hall; bath with steam and hot water. CHRISTIE, 727 Amsterdam av.

CHOICE single Apartment, eight rooms, bath; steam heat, hot water; one flight; $55. 133 West 84th.

ELEGANT corner Apartments, eight rooms and bath; modern improvements; near Central Park, subway express and "L" station. Apply on premises, 22 West 61st st.

FLAT to rent; six rooms and bath; all improvements. 155 West 22d st.

LOUELLA, 159 WEST 45TH ST., adjoining Longacre square, elegant Apartments of six and seven rooms, bath, steam heat, elevator and all improvements; only $900 yearly.
MORGAN & LEONARD, 1,561 Broadway.

ON THE DRIVE, 2,056 7th av.—Seven large, light rooms; improvements; $35. (Mill bell.)

SARANAC AND PLACID,
22 AND 24 LENOX AV.
Select and quiet Apartments; choice neighborhood; steam heat; hot water; elevator; private halls; telephone; convenient and comfortable home; $30 to $40. Superintendent.

THE ELISE APARTMENTS,
55th, 57th st. and 8th av.
Seven rooms and bath; open plumbing; all light rooms; rent $60-$65; electric elevator and hall service.

THE BEACONSFIELD, 125 WEST 115TH.
Elegant four and six room Apartments; fully to date; telephone, electric light; yearly lease, $420-$600.

THE Jeannette, new single Apartment, 546 West 165th; all improvements; seven rooms, bath; $48 to $55.

4 rooms and bath, newly, artistically papered in Turkish and Colonial effects; first floor, rear, $22; suitable for refined couples or bachelors; open plumbing, steam heat, &c.; inspection invited. THE WHITE HOUSE, 25 West 98th st., near Central Park West, or LOUIS RODNEY BERG, 39 Nassau st.

18TH ST., 12 West.—Bachelor Apartments, eight rooms; every modern improvement; possession immediate. See janitor.

21ST ST., 340 West.—Apartments of four large, light rooms and bath to let; all improvements, including steam heat, hot water supply; low rent.

26TH ST., 320 West.—Six large Rooms and bath. Janitor, or WILLIAM C. FLANAGAN, 53 Bond.

34-40 WEST 65TH ST.
FINE MODERN SINGLE APARTMENTS; IMPROVEMENTS.

34TH, 130 West.—Bachelor Apartment, two rooms, bath, hot water; service; $40. AMES, 122 West 34th.

44TH ST., 417 WEST.
First floor (5 rooms), for business, $30. Third floor, 6 rooms and bath (dwelling), $35. WM. RICHTBERG, 729 6th av., corner 42d st.

51ST ST., 332 West.—Seven rooms and bath; all improvements; rent $40. Apply to janitor.

64TH ST., 9 West, near Central Park.—Elegant Suites, six rooms; third floor, $35.

65TH ST., 29 West.—Charming, newly decorated, Suite five rooms and bath, fourth floor, $25; light, pleasant.

66 WEST 107TH ST.,
between Manhattan and Columbus avs.—Elegant new elevator Apartment, four and five rooms and bath; electric lights, steam heat; all improvements; rents $30 to $40. Apply superintendent.

80th st. and West End av.
10 ROOMS AND 2 BATHS.
LOWEST RENTS IN LOCATION.
112TH ST. AND BROADWAY.
10 ROOMS AND 2 BATHS.
If engaged now will decorate to suit.

84TH, 113 West.—Select, handsomely decorated Apartment, seven large, light rooms; no noise; hall attendant; telephone.

92D, West, 202-204.—Absolutely light, large nine rooms; modern, single Apartments.

104TH ST., 244, near West End av.—$65 and $75.—Elegant Apartments; seven and eight rooms; bath; all improvements; elevator; near all cars. JANITOR.

113TH ST., 267 and 269 West.—Elegant, up to date, seven rooms and bath, $35 to $43.

2,730 Broadway, near 105th st.—Very desirable seven large rooms, bath and private hall; every modern convenience; hardwood trim, &c.; rents $40 and $45.
PORTER & CO., Broadway and 105th st.

239 WEST 116TH ST.
Excellent Apartments 5 and 6 rooms, near "L" station; elevator, electric lights, telephone; all light rooms; $30 to $45. J. W. HAZLETT, Superintendent.

2,730 Broadway, near 105th st.—Very desirable seven large rooms; bath and private hall; every modern convenience; hardwood trim, &c.; rents $40 and $45.
PORTER & CO., Broadway and 105th st.

FLATS AND APARTMENTS TO LET—UNFURNISHED.

Above 14th St., West Side.

$1,200 THE MILANO, $1,800
125 and 127 West 58th st.
Broadway and "L" terminals on block.
Apartments of seven rooms and bath; all night elevators; modern appointments; fireproof building; entire woodwork trim cabinet finish; telephone in each apartment; shown evenings.

$540 200 and 202 West 78th. $720
Apartments of 7 and 8 rooms and bath, steam, hot water, hall service, open plumbing, tiled bathroom; telephone; shown evenings.

Real Estate Management Company,
APARTMENTS OF ANY SIZE ANYWHERE.
7 East 42d st., or on premises.

L. J. PHILLIPS & CO.
corner 72d st. and Columbus av.,
Offer Apartments to Rent in
THE FOXHALL,
116TH ST. AND AMSTERDAM AV.;
Splendid Location. High Class House.
5 to 7 rooms. Rents, $660 to $1,200.
THE CECIL,
WEST END AV., 105TH ST.;
Very desirable 8 room Apartment at $1,200.
THE PORTLAND,
53 WEST 72D ST.;
8 exceptionally large rooms at $1,320.
63d st., 101 W., 6 r. & bath, steam heat, $32.
64th st., 100 W., 6 r. & bath, steam heat, $35-$40.
71st st., 100 W., 6 r. & bath, steam heat, $35-$40.
86th st., 61 W., 7 r. & bath, hall service, $50.
86th st., 101 W., 7 r. & bath, hall service, $40-$50.
87th st., 72 W., 7 r. & bath, hall service, $45.
87th st., 100 W., 7 r. & bath, hall service, $45.
90th st., 100 W., 7 r. & bath, steam heat, $40.
APPLY ON PREMISES OR TO
L. J. PHILLIPS & CO.,
72D ST. AND COLUMBUS AV.

Riverview—
149th st. and Broadway.
A new modern seven story Apartment House, most accessibly situated on one of the highest points of Washington Heights.
Electric light, elevator and Hall service. | Ready for occupancy Sept. 15. Very attractive Suites of 5, 6, 7, 8 and 9 rooms. Rentals, $45 to $85 monthly. | Telephone installed in every apartment.
commanding a superb view of the Palisades and Hudson River and equipped with all modern improvements known in the building art.

AT THE **Towers,** N. W. Corner Central Park West (One West 96th St.) | AT THE **Tyrrets,** 116 Riverside Drive, At S. E. Cor. 84th St.
America's Smartest Residential Structures. Replete with Innovations and Conveniences not obtainable elsewhere.
Unequalled Suites of 8, 9, 10 and 12 Rooms, including 3 and 4 Master's Rooms. Two and 3 Bathrooms. Dining Rooms, wainscoted to Beamed ceilings. Appointments to Conform to the Ideas and Individuality of the Occupiers. Rentals, $1,800 to $3,600 per annum. Apply at the buildings.

The Nevada,
Broadway, Amsterdam av., 69th and 70th sts.
Choice, Sunny Housekeeping Apartments.
The most central location of the west side; accessible to all lines of transfer; service unexcelled; modern conveniences; elevators all night; electric light furnished; janitor's servant' rooms; Apartments redecorated in conformity with tenants' taste and furnishing; long distance telephone in each apartment; Louis XVI. reception room; ballroom to let for select affairs.
E. W. WARFIELD,
2,025 Broadway. Manager.

The Westbourne,
930 West End av.,
near 106th st.
RENTS $660 TO $1,000 ANNUALLY;
SUITES OF 6 AND 7 ROOMS.
BEAUTIFULLY FINISHED,
large, light and well ventilated, containing every modern improvement, including all night elevator and liveried hall service.
Charles E. Schuyler & Co.,
2,780 Broadway, N. E. Cor. 107th st.

IVY COURTS,
220 West 107th st. | Directly off Broadway.
Apartments OF 6 AND 7 LARGE, BRIGHT ROOMS,
with maid's toilet; hall, telephone and elevator service unequalled.
ALSO
12 ROOM APARTMENTS.
These are unexcelled on the west side. Great large rooms and all light. THREE BATHROOMS and maid's toilet. Beautifully furnished and all improvements. Splendid closet room.
RENTS $600 AND UP.
INSPECTION DAY OR NIGHT.

NEW, HIGH CLASS APARTMENTS.
THE LYRIC,
352 TO 356 WEST 46TH ST.
4, 5, 6 AND 7
LARGE, LIGHT ROOMS AND BATH,
containing every modern device;
immediate possession.
Inspection day or night.
RENTS, $540 TO $900.
Telephone 1,686—38th to Superintendent on premises, or apply to
WILLIAM J. ROOME, 11 West 34th st.

COLUMBIA COURT,
Riverside and 115th st.,
overlooking River, Drive and Park.
New; seven stories; modern construction, and every improvement and convenience; seven and eight extra large, all light rooms; extra bathroom in each apartment; parquet floors; decorations to suit; long distance telephone in each apartment; rents, $1,300 and upward.
APPLY ON PREMISES.
PORTER & CO.,
BROADWAY AT 104TH ST.
159 WEST 125TH ST.

The Olga,
42 and 44 West 120th st.
New seven story building, opposite and overlooking Mount Morris Park and avenue; eight extra large, all light rooms and bath; electric lights; all night elevator service; telephone; hardwood trim; modern in every detail; rents $1,000 to $1,100.
PORTER & CO.,
159 West 125th st. Broadway at 104th st.

The Leyland,
306, 308 WEST 80TH ST.,
NEAR RIVERSIDE DRIVE.
Most aristocratic location on the west side; two elegant Apartments of eight rooms and bath; beautifully decorated; hall service and private entrance to apartment for servants; electric elevator and lights; moderate rents. Janitor, on premises.

12 WEST 44TH ST.
THE MANSFIELD,
New 12 story apartment building, with every modern convenience, exclusively for
BACHELORS.
Doctor's and Studio Apartment.
Squash Court; Cafe, with excellent Cuisine.
E. S. WILLARD & CO., 44 PINE ST.

HOTEL CARLTON,
54TH ST., NEAR BROADWAY.
The only hotel apartments in the city having a BUTLER'S PANTRY,
with refrigerator, china closets and chafing dish conveniences, combining the advantages of apartment and hotel life.

CAMERON,
ST. NICHOLAS AV., CORNER 126TH ST.
New Apartment House: five and six rooms; housekeeping Suites; electric light free; elevator all night; liveried attendants; rents $45-$60.

ST. NICHOLAS TERRACE APARTMENTS.
Built Under the New Law.
ALL LIGHT.
Block west of St. Nicholas av. and 127th st.; six rooms; bath, steam heat; all improvements; rents moderate.

STRATHMORE,
52D ST. AND BROADWAY.
All large and light; 7 and 8 rooms, with bath.
Apply to HORACE S. ELY & CO.,
21 Liberty st. 27 West 39th st.

65TH ST., 48 and 50 West.—Six and seven rooms, bath; private hall; hot water, steam, open plumbing; newly decorated and renovated; $40, $50.

FLATS AND APARTMENTS WANTED.

WANTED—BY A BACHELOR, FURNISHED APARTMENT, WITH KITCHEN AND BUTLER'S PANTRY, ON 5TH AV., BETWEEN 21ST ST. AND WASHINGTON SQUARE OR ADJACENT STREETS. ADDRESS I. G. W., ROOM 915 ST. JAMES BUILDING, 26TH AND BROADWAY.

FURNISHED ROOMS TO LET.

1.—Absolutely clean, newly furnished, cool rooms; conveniences; plenty baths; telephone, &c.; reasonable. 49 West 19th.

1.—Gentleman or party offered beautiful Room or luxurious Suite, with bath, in lady's home near West 72d st; "L" station. X. F., 420 Herald.

1.—36th, 143 (near Marlborough).—Beautiful Turkish Suite; two gentlemen, $10; smaller, $3; telephone; porcelain bath.

1.—Transients; cosey, cool Room; quiet, private house; select location; $1 day (meals). 162 East 37th st.

1.—28TH ST., 20 EAST,
between Madison and 5th avs.; excellent accommodations; transients.

13TH, 133 West.—Nicely furnished parlor Floor; also large, small Rooms; for gentlemen; in German house.

16TH, 116 East, opposite Westminster Hotel.—Charming Rooms; also Parlor Floor; private bath, &c.; select location.

17TH, 110 East.—Elegant Rooms, Parlor suite and single; exceptionally clean house; reference.

19TH, 43 West.—Very desirable Rooms; well kept house; central location; transients accommodated; summer rates; references.

26TH ST., 48 West.—Front Room, with private bath, $6.50; also hall Rooms, $3; central location.

26TH, 109 East.—Scrupulously clean; light housekeeping arrangements; Madison square; $2, $3; suites separate; southern exposure.

27TH, 34 West.—Desirable furnished Rooms, suite or single; delightful and cool; elegant baths; terms moderate.

28TH ST., 39 East.—Nice large Room; newly furnished; running water, hot and cold; also hall Room; gentlemen only.

28TH ST., 16 East.—Nicely furnished large and small Rooms.

33D, 52 West.—Attractively furnished Room; running water; small Room, baths; breakfast optional; transients; telephone.

33D, 49 West.—Large Room, hall Room; newly furnished; breakfast; transients or winter arrangements.

34TH ST., 138 West.—Your choice of handsomely furnished, large and small Rooms; terms moderate.

35TH, 18 West.—Well furnished large and small Rooms; all conveniences; breakfast optional; transient or permanent.

43D ST., 113 West.—Handsomely furnished sunny Rooms; large and small or en suite; hot and cold water; large baths; sanitary plumbing; superior accommodations; Board optional; private house; references; telephone.

43D ST., 115 West.—Large hall Room, nicely furnished, in well kept house, for gentlemen.

44TH ST., 59 West.—Rooms with bath and telephone; transients or permanent; $14 weekly and up.

44TH ST., 155 West.—Rooms, small or large, with private bath; board or without.

45TH, 243 and 333 West (near Broadway.)—Exceptionally fine Rooms; superior accomm