For the Main Body of Real Estate Advertisements See the REAL ESTATE SECTION.

CITY REAL ESTATE.

Borough of Brooklyn—Sale or Rent.

BAY RIDGE LOTS.
(On line of new 4th av. subway.)
25 Lots, south side 83th st., 3d and 4th avs.
4½ Lots, north side 76th st., 5th and 6th avs.
7½ Lots, south side 88th st., 1st and 2d avs.
5 Lots, north side 88th st., 1st and Narrows avs.
11 Lots, south side 87th st., 1st and Narrow avs.
5 Lots, south side 85th st., 4th and 5th avs.
3 Lots, south side 57th st., 3d and 4th avs.
8½ Lots, west side Fort Hamilton; corner 81st.
3 Lots, west side Fort Hamilton, corner 66th.
2 Lots, west side Fort Hamilton, near 66th.
ALL OFFERED AT VERY LOW PRICES AND EASY TERMS.
WINDSOR REALTY CO.,
186 Remsen st. Tel., 3864 Main. Brooklyn.

TO BUILDERS AND INVESTORS IN REAL ESTATE. BROOKLYN LOTS.
Lots along the Elevated railroad lines and along the line of the Subway to be constructed between Manhattan and Coney Island. We own a number of large plots and now offer lots at low prices and on very easy terms of payment; these lots are the best investment to be had in Brooklyn and are being bought up rapidly by the leading builders in this section; don't neglect this opportunity to buy; a little money invested now in Brooklyn lots will bring big profits in the near future; call or write for map and full information.
Two family Houses in the same locations; easy terms; new Flats for rent; no raise of rents this year. REALTY TRUST, 60 Liberty st., New York.

LOOK SEA GATE
Owner will sacrifice his beautiful House at private Sea Gate; handsome grounds, 100x120; house 45x55; 12 rooms and three baths; parquet floors; cabinet trim; nickel plumbing; centre and reception hall; piazza on three sides of house; cost $12,000 to build; price $18,000; will take back mortgage of $10,000; will exchange for good income Property; not open Sundays.
A. J. Long, 651 Flatbush av.

SALE OR LEASE.
Water Front,
South Brooklyn.
490 feet on Henry st. slip, off Gowanus Bay; channel 18 feet deep at low water;
also adjoining blocks.
Apply or write WM. H. COOMBS, Trustee, 15 William st., New York city.

FINEST SNAP,
Corner, 60x100 ft.,
30 per cent under surrounding prices, in
BOROUGH PARK.
Reasonable terms arranged; answer now.
Box 99 Herald Downtown.

PRICE $7,250; worth $8,250; three Lots, 60x100, and Dwelling; 10 rooms and bath; open nickel plumbing; hardwood trim; gas logs; storm sash, screens and decorated throughout; bank mortgage at 4½ per cent. Call Sunday, 1,536 49th st.; owner on premises, or READ REALTY COMPANY, 44 Court st., Brooklyn, N. Y.

Plot 10 Lots, St. John's Place,
near Nostrand av.; only vacant plot; suitable for building flats; $25,000. HENRY PIERSON CO., 350 State st., at Flatbush av., Brooklyn.

PRICE $35,000; rented for over $3,600; finely located Double, stores and apartments; splendid speculation or investment.
GEO. E. LOVETT & CO., 30 Court st., Brooklyn.

RENT $2,256. PRICE, $19,000.
Two 4 story brick Flats; ranges, tubs and sinks. All rented.
CHAS. B. MOLLOY, Tel. 3237—Main. 44 Court st.

SACRIFICE on account of illness, 5 South Oxford st., Brooklyn, N. Y., near De Kalb av. and Washington av.; $14,000 cash only; no mortgage on property; title guaranteed; four story and basement brown stone Dwelling; Lot, 22x92; can be seen by appointment; no agents. Write Owner, 150 East 25d, New York.

THE boom is now on in Nassau county. There is a rush in the affairs of men which takes on the flood tide on to fortune. 78 acres; only a few minutes' walk to railroad station at Hempstead; on macadam road; large frontage; $1,000 per acre. LE GRAW STERLING CONST. CO., 180 Montague st.

THREE story Double frame in A1 condition; all improvements; rented for 3 years; always rented; brings annual rent $1,008; will be sold for $8,900. DOERNER, 1,919 Bergen st.

TWO family Frame; fine location; in first class condition; 11 rooms, two baths and all latest improvements; can be bought for little cash. Owner, DOERNER, 1,919 Bergen st.

TWO story brick House, McDonough st., near Patchen, $6,500; terms right. J. W., Herald Brooklyn.

21 Bensonhurst Lots, 20x100,
For sale—21 Lots, corner 21st av. and 81st st., Bensonhurst; one block from 22d av. boulevard; convenient to shops and trolley lines and most modern school building.
JAMES JOHNSTON, 81 Flatbush av., Brooklyn.

23 CHEAP BROOKLYN LOTS,
located in midst of the boom; Dyker Heights section; one price; only $350 per lot; 50 per cent mortgage. LEVINO & ENGLISH, 26 Court st., Brooklyn. (Apply mornings.)

15 PER CENT INVESTMENT;
$5,000 CASH; PRICE $26,000.
Four story double Apartment House, near Prospect Park; $3,000 cash required; rents; improvements. HENRY WARD, 5th av., corner 48th.

24 Double Corners and some inside Lots, Flatbush; mortgage $30,000; price $51,000; make offer. BINGHAM & FITZGERALD, 139 Montague st.

$1,000 cash, balance mortgage, buys two story brick two family Flat in Greene av. near Knickerbocker. CHAS. GALEWSKI, 280 Broadway, Manhattan.

$2,000 required to purchase one of the handsomest three story and basement brown stone Houses, situated three blocks from Prospect Park; splendid vicinity; ten rooms, bath; in pink of condition; mortgage $6,000, may remain for indefinite period; special bargain, at $13,000; possession at once; appointment by letter only. Mrs. MATTHEWS, 876 Jefferson av., Brooklyn.

Borough of Queens—Sale or Rent.

BELLE HARBOR,
GREATER NEW YORK.
A naturally beautiful location between the Atlantic Ocean and Jamaica Bay; fully restricted.
COTTAGES FOR SALE OR TO LET.
LOTS $500 AND UP.
Terms to Suit.
Titles Guaranteed.
No Assessments.
$100,000 is now being spent for improvements on the property to make it the most desirable residential section on the Rockaway coast. A large number of cottages in the course of erection.
With the completion of the tunnels under and bridges over the East River, Belle Harbor will be within 20 minutes of Manhattan or Brooklyn.
Present time 35 Minutes.
59 Trains Daily.
Trolley through property, connecting it with Arverne, Edgemere, Far Rockaway, Lawrence and Cedarhurst.
Write, call or telephone
WALTER SCHULZE,
1,170 Broadway,
New York City.
Telephone, 3879—Madison square.
On property every Saturday and Sunday.

RICHMOND HILL
15 MINUTES FROM 34TH ST. FERRY BY L. I. R. R. STATIONS ON PROPERTY. BEING ON BOTH RAILROAD LINES WILL SECURE FULL BENEFIT OF THE TUNNELS AND OTHER EXTENSIVE IMPROVEMENTS NOW PROGRESSING. ALSO FREQUENT ELECTRIC SERVICE.
RICHMOND HILL is an ideal residential suburb, with beautiful surroundings, best school facilities, churches, club houses and fine golf course. All the streets are macadamized, have dagged sidewalks, full grown shade trees, gas and water mains.
HOUSES FOR SALE
FROM $5,000 UP. ALSO LOTS AND PLOTS. WELL LOCATED, AT MODERATE PRICES.
FRED PHILLIPS,
BROKER AND AUCTIONEER, MYRTLE AND JAMAICA AVS. AND 2,302 JAMAICA AV.
Agent for Man estate and other principal owners.

A.—
24 ACRES,
Long Island City.
A VERY CHOICE TRACT FOR IMMEDIATE DEVELOPMENT; 10 MINUTES FROM 34TH ST. FERRY, DIRECTLY IN THE PATH OF THE TWO TUNNELS AND BLACKWELL'S ISLAND BRIDGE. THIS PROPERTY WILL BE SOLD AT A VERY LOW PRICE.
GRANGER & JAMES,
38 Park row.

CITY REAL ESTATE.

Borough of Queens—Sale or Rent.

A.— EIGHT ACRES,
MASPETH, ELMHURST.
FINE, HIGH LAND, NEAR TROLLEY; GREAT BARGAIN IF SOLD AT ONCE; CHEAPEST OFFERED.
GRANGER & JAMES, 38 Park row.

ACREAGE FOR DEVELOPMENT on and near Bayley lines; also Farms. GRANGER & JAMES, 38 Park row.

STRIKING in architecture, construction, beauty; new Residence, 10 rooms, handsomely decorated; gas, electric light, heat; porches; decidedly attractive; choicest situation Flushing; $7,500. GEORGE CRANSTON, 151 West 129th, Manhattan.

Borough of Richmond—Sale or Rent.

FOR SALE—By owner compelled to move West, eight room and bath frame Dwelling with attractive high lying grounds, 50x100, overlooking Staten Island Sound; pleasant surrounding, near schools and churches; one hour from New York; trains hourly; two minutes from depot; $6.75 monthly commutation; price $7,000. Address ABRAM RUSSELL, Hopping av., Tottenville, Staten Island, or CORNELIUS KOLFF, 50 Broadway, New York city.

FOR sale cheap, 80-60-150 Acres; also House, Barn and 12 Acres; water fronts. D. T. COORNELL, Stapleton, S. I.

REAL ESTATE—OUT OF THE CITY.

Long Island—Sale or Rent.

WATER FRONTS.
60 acres choice residential section St. James; 650 ft. on Stony Brook Harbor, 2,000 ft. road front; $1,000 per acre, one-half cash; no buildings.
1,300 ft. on Mattituck Bay, 12 room house; fine outbuildings, 24 acres; $17,500, very easy terms.
1,100 ft. on Sound; 40 miles out; good farm buildings; $700 per acre.
60 acres double shore front; harbor and Sound; $2,000 per acre for all; will divide to suit; at Northport.
340 ft. on Conscience Bay, near Stony Brook, in full view of Sound; beautiful 11 room dwelling fine carriage house; excellent class; $15,000.
437 ft. on Shinnecock Bay, in the midst of many wealthy people and handsome estates; at Good Ground, 8¼ acres, $12,000.
Northport Harbor, 200 ft., three acres; gentlemans 14 room residence; all improvements; stable; $25,000.
200 ft. front Hempstead Harbor, Glenwood Landing, two acres, 15 room residence; all improvements; two stables and auto house; high ground; views; $25,000; satisfactory terms.
70 acres, 1,200 ft. Sound front, Northport; no buildings; $550 per acre.
800 ft., Setauket; three acres, 14 room house, barn, orchard; $8,500.
Nine acres, about 600 ft. on Sound, at mouth Nissequogue River; two roads front; 20 room hotel; barns; several outbuildings; $18,000.
H. HENSCHEL, Northport, L. I.

FARMS
THAT ARE
FARMS
214 acres, $150 per acre, this week; 14 room house, nine outbuildings, large shade trees, choice fruit; level land, turnpike divides; 40 miles out; cash or half on mortgage.
90 acre dairy Farm, large buildings, running water in buildings; rich soil, level, cleared; near station and switch; extra fine fruit; $20,000.
180 acres, half cleared, balance wooded; rich soil, level; large house and outbuildings, fine shade; ¾ mile to station; $125 per acre; 300 acres; two complete adjoining farms; large houses, 8 and 11 rooms; large, well outbuildings; two miles road front; level, soil rich; orchard; two-thirds cleared; switch; $165 acre; long contract. H. HENSCHEL, Northport, L. I.

A BEAUTIFUL
COUNTRY HOME
AT
BAYSHORE.
Modern 12 room country home, with two acres of ground, beautiful lawn and carriage house for 6 horses and 6 carriages; located on Clinton av., near the water, with unobstructed view of bay and ocean; walks, with roadways all laid in blue stone; the house is most attractive, newly decorated and painted; hardwood floors, elegant mantels and mirrors; two elegant marble bathrooms; a broad veranda, 15 feet wide, around three sides of the house; a perfect house in every detail; cannot be improved upon; house cost $28,000; will sell for $25,000, on reasonable terms, or lease for this year at $2,000.
W. H. MOTTITT, 135-157 Broadway, New York.

HIGHEST POINT
ON LONG ISLAND.
Abbott Mountain; 200 acres with magnificent view of ocean, Sound, Connecticut and surrounding country, far as eye can see; absolutely the most desirable Hill Top property in the market; adapted for gentleman's country home; will be sold to quick buyer for half its value. Reached in an hour and a half from Huntington station; 50 acres cleared, with good farm buildings, fine young orchard.
MILLER,
121 WORLD BUILDING.

40 ACRE FARM NEAR EASTPORT; VERY RICH SOIL; PARTLY CLEARED; $27 PER ACRE; GOOD HOUSE; FEW ACRES LAND, ALL CLEARED; ONE-HALF MILE DEPOT; $1,400; ACT QUICK. M. R. SMITH, 203 BROADWAY.

A.— TTETAOINRDLU
SHORE FRONT.
About 4,000 feet of water front near Smithtown; numerous building sites; fine grove of cedar, maple and chestnut, on north shore Long Island; orchards, choice fruits; road frontage of about 700 feet; good harbor; high ground; some level; some rolling; several outbuildings; neat cottage; about 80 acres; private drive to water; also windmill water supply. Apply to or address H. HENSCHEL, Northport, L. I.

ACREAGE FOR QUICK TURN.
At R. R. station, 11 miles out (North Shore), 17 Acres, at $2,600; lots bring $1,000 now; quick operator can realize; several outbuildings; neat cottage; about 80 acres; private drive to water; also windmill water supply. Apply to or address H. HENSCHEL, Northport, L. I.

FOR SALE, or rent furnished for the season $1,000, gentleman's country Residence; Oyster Bay; near shore. M., 219 West 134th st.

FURNISHED Cottages, 12 rooms, water front, $350; eight rooms, barn, $300. CEDARS, Great River, L. I.

"GREAT SOUTH BAY."
We have several tracts west of Babylon, with large water fronts; one with OVER TWO MILES WATER FRONTAGE, which we can sell very low. GRANGER & JAMES, 38 Park row.

GENTLEMAN'S HOME,
NORTHPORT, L. I.
12 room house; 25 acres, all under cultivation; barn, outhouses; good condition; on principal road; two miles from depot; fine spot; cheap quick buyer. E., 420 Herald Downtown.

HAVE choicest Property on Long Island; need good business man with cash to join me; will give and require highest references. L. I., 220 Herald Downtown.

REAL ESTATE—OUT OF THE CITY.

Long Island—Sale or Rent.

BELLCOURT
IN NEW YORK CITY,
one block from Bayside, L. I., station.
THE MOST ACCESSIBLE HIGH CLASS SUBURB on LONG ISLAND
Convincing improvements, such as city water, gas, electric light, stone sidewalks, shade trees, &c., appeal to discriminating investors.
Lots $250 to $500,
on attractive terms. Invest now, as developments under way will double values in six months.
FOR FACTS AND FIGURES showing profits that may be realized write for our booklet, which will be sent free promptly upon request, with tickets to the property.
BELLCOURT LAND CO.,
Dept. H.
1 WEST 34TH ST.

HUNTINGTON.
35 Acres—Large Jericho Turnpike and New York av. (proposed trolley) frontage.
ROCKVILLE CENTRE.
32 Acres—Large frontage on Village av.
ST. ALBANS.
8 Acres—Large frontage on Farmers av.
Liberal Contracts.
THE McCORMACK REAL ESTATE CO.,
44 Court st., Brooklyn. 369 Fulton st., Jamaica.
'Phone, 4556—Main. 'Phone, 486—Jamaica

LYNBROOK.
21 acres, two minutes' walk from station; churches, stores; terms and price on application.
OCEAN SIDE.
24 acres, 650 feet on trolley line; cheapest farm in this vicinity; price $1,000 per acre; mortgage $14,000, 5½ five years.
HEMPSTEAD.
75 acres, with extra fine road frontage; finest piece for development in section; price $350 an acre; easy terms; full commission.
GILMAN, 26 Court st.,
Doolittle, 220 Broadway, N. Y.
Tel., 4745—Main.

HEWLETT.—Rent, season or year, furnished or unfurnished, beautiful 14 room House, bath; electric lights, running water, steam heat; barn. Miss GARBEAUD, box 18, St. Levan, Hewlett, L. I.

I have 20 acres of Meadow Land, with water frontage on Jamaica Bay; a snap for quick buyer.
M. C. MENGIS,
26 Court st., Brooklyn, N. Y.
Tel., 4368—Main.

LONG ISLAND.
Before buying any lots see me; will save you money and furnish money to build homes. Suite 705, 43 Exchange place.

NATTITUCK WATER FRONT.
100 acres Land, with 2,200 feet deep water front on deep; property near Sound, where United States government is building harbor; high shore front, with riparian rights, overlooking village; cheapest water front on market; price $200 an acre; adjoining property held at $300; map and booklet, "The Only Long Island," mailed. MILLER, 121 World Building.

ONE of finest Residences in the fashionable Meadow Brook colony, between Westbury and Hicksville; 20 acres; beautiful shade trees, beautiful shrubs; lovely drives; one mile and a half from Hempstead station; price $12,000. DE GRAW STERLING CONSTRUCTION CO., 180 Montague st.

OWNER has 13 acres water front Property at Great Neck, on Manhasset Bay; elevated, sloping to water; $2,000 per acre if sold at once; will divide. Box 56, Great Neck, L. I.

SUMMER COTTAGES to rent, furnished and unfurnished; shore fronts, &c.; also 32 room summer Boarding House, cost $70,000; for sale; booklet. G. H. LIEDTKE, Westhampton Beach, L. I.

'The New Cold Spring Colony.'
Estate 135 acres; natural park; rolling ground; overlooking Sound and surrounding country; 50 acres virgin woodland; never before offered; $400 acre. CHARLES E. HERBERD, architect, 134 Broadway, Brooklyn.

TO LET—Commodious Residence, 12 rooms; improvements; one acre; fruit, bennery; two minutes Freeport trolley; hour to New York; lease; reasonable. E. MORRAY, Owner, Rockaway turnpike, Jamaica South.

TO Let—Woodmere, L. I., Cottage, eight rooms; plenty fruit and shade trees; ten minutes' walk to station; five minutes to Bay. Inquire EMIL STEFFINS, 335 East 21st.

VALLEY STREAM.
120 Acres; half mile from trolley and L. I. R. R. stations; all high and level, with over a mile of road frontage; ready for immediate development; very cheap; easy terms. Address quickly,
BERRY, SHERWOOD & MILNOR,
180 Montague st., Brooklyn.
Telephone, 1931—Main.

WHITESTONE.—New House, eight rooms, bath, two toilets, steam heat; grand view; $4,750; Lot, 50x125. WM. J. BAILEY, 514 West 162d.

180 acres at Douglaston, on Little Neck road; Clinton av., East Alley road and near Broadway; $4,000.—Rockville Centre.—Eight room House, corner, 100x100; five minutes station; great future. B. PECK, 114 West 14th. Restaurant.

Westchester County—Sale or Rent.

AT NEW ROCHELLE.
For Sale—Attractive modern Dwellings; convenient to station and Sound; SUPERIOR Building Sites, restricted, at moderate figures.
Joseph Lambden & Son,
281 Main st., New Rochelle, N. Y.

Westchester County—Sale or Rent.

ACREAGE,
800 yards from Elmsford station, on main road, White Plains to Tarrytown; trolley passes the property; 18 acres free and clear; due on lots already sold on contract, $2,300 cash; price, including amount due on contract, $6,000 cash; for immediate sale.
Frank L. Fisher, Co.,
440 Columbus av., New York city.

AT YONKERS ON THE HUDSON.—Several attractive 11 room new Houses; hardwood finish and floors; open fireplaces; quite up to date; near station; good surroundings; $13,500 to $12,000; terms $1,500 or more cash; also spacious 14 room modern Residence, overlooking the Hudson; trees; about ½ acre; $25,000. BEELLOWS & WARREN, 20 Getty square, Yonkers; access by west side elevated.

AT Mount Kisco, hour out, Harlem Railroad.—Unfurnished Residence for year, 13 rooms and bath; all improvements; electricity; four acres in grounds; carriage house, stabling, vegetable garden, fruit, bennery, unexceptional surroundings; $80 monthly. Box 65, Mount Kisco.

Bargains for cash. 60 lots
in Mount Vernon, within two blocks of the new station of Boston and Westchester Railroad; sold singly or in bulk. RAPID TRANSIT R. E. CO., 299 Broadway, room 522.

BEAT THIS IF YOU CAN.
Westchester Park Lots, 24 minutes from 125th st., Harlem Railroad station and trolley lines within stone's throw; high, dry; wide streets; title guaranteed free; moderate prices; easy terms.
HENRY MORTIGE, 24 East 21st st.

BRONXVILLE, 30 minutes from 42d st.; 10 room House; all improvements; splendid view; $6,500. DANIEL C. WHEARTY, 1,280 Broadway, New York.

DOCTORS, TAKE NOTICE!
A strictly up to date Country Seat of 19 acres, at Katonah, N. Y.; very high elevation; dwelling house of 18 rooms and all the necessary outbuildings; just the place for a sanitarium, being two miles north of the well known Montefiore Home; price $18,000. SCHMIDT, 131 Lenox av.

FOR RENT—BRONXVILLE and vicinity, Houses and Apartments, furnished and unfurnished, from $22 month upward; near station; central location.
BURKE STONE,
HOTEL GRAMATAN, ARCADIA, BRONXVILLE.

FOR RENT—We make a specialty of properties along the HUDSON, SOUND and throughout Westchester county; furnished and unfurnished; send for rental catalogue. WM. H. HOYT & CO., 15 West 42d st., New York city.

FIRST class House, $11,000; also vacant Lots, 8x144, $800, and Lot, 101x133, $2,750. White Plains; acreage at Scarsdale. R. A. KEOUGH, 41 Grand st., White Plains, N. Y.

REAL ESTATE—OUT OF THE CITY.

Westchester County—Sale or Rent.

FOR SALE—First class Stock or Dairy Farm, 200 acres high ground, fine land, on macadamized road, ½ mile from depot, N. Y. and Putnam Railroad; good house, 12 rooms; eight acres in fruit; buildings worth $10,000; price $100 per acre. CLARENCE LEVINESS, WHITE PLAINS, N. Y.

FOR SALE—At Hartsdale, Westchester county, N. Y., several Lots for business or residential purposes; also two new up to date Cottages; all improvements, one six rooms and one nine rooms; no agents. ALONZO J. HART, Hartsdale, N. Y.

FOR SALE—Peekskill, large House; modern improvements; view of Hudson; near station. Address A. TATE, Croton on Hudson, N. Y.

HOUSE, newly built, 12 rooms, all modern improvements, corner lot 100x185 feet, at No. 1 Sterling av., White Plains, N. Y.; rent $75 per month. Apply GEORGE S. HOLMES, owner, 156 West 27th st., between 12 and 1 P. M.

LARCHMONT REAL ESTATE.
Large selection of Furnished Houses to rent. Many desirable year round homes for sale.
HOWELL C. PERRIN & CO.,
503 Fifth av., cor. 42d st., Branch Larchmont.

LAWRENCE PARK.—For sale, two handsome Residences for large and small family; CENTRAL location and near station; beautiful views.
BURKE STONE,
HOTEL GRAMATAN, ARCADIA, BRONXVILLE.

RYE REAL ESTATE.
Finely furnished Residence, 12 bedrooms, baths, Stable, &c.; many other attractive places.
HOWELL C. PERRIN & CO.,
503 5th av., cor. 42d st., New York city.

RESIDENCE Park, near the Sound, Colonial House, hardwood finish, 10 rooms and bath; 96 foot front; lot 60x180. OWNER, 51 Maple av., New Rochelle, N. Y.

RYE ON SOUND FOR SALE.
LARGE TRACT OF LAND,
situated among the hills, back of Rye;
fine view of Sound and Long Island.
RENWICK C. HURRY & CO.,
6 WEST 28TH ST.

Save Time and Make Money.
BUILD AT COST.
TOWN OR COUNTRY.
W. H. A. HORSFALL, ARCHITECT.
20 East 42d st. Telephone, 2968—38th.

SHORE FRONT NEAR
GREENWICH.
12 acres choice high property, restricted, is offered cheap to desirable party; might divide.
H. E. HAYES CO., 500 Fifth av.

New York State—Sale or Rent.

A gentleman's elegant Country Place, ¼ mile from station, eight miles from Grand Hotel, Catskill Mountains, consisting of 175 acres, 100 under cultivation, balance woodlands; main house finest hardwood; electric light, gas; two baths; open plumbing; in every respect up to date; three other houses and keeper's house; large barn and stable, hen yard, asphouse, dog house, &c.; horses, carriages, cows, farmers' implements, &c.; price $70,000; free and clear; exclusive entertained; brokers protected. S. L. PAKAS, 33 Nassau.

A.—Gentleman's Country Place, Dutchess county; owner will rent for season to desirable tenant Country Place, on line Harlem Railroad; large old fashioned house, completely furnished; modern plumbing and conveniences; about 25 acres, containing stables, garden, extensive and well shaded lawns, abundant fruit; tennis court; half mile from station and post office. Address R. S. P., 30 West 44th st.

ADIRONDACKS, Lake Placid.—Fine Cottage on Signal Hill; enjoying unrestricted views of Lakes Placid and Mirror; 13 rooms; every convenience; sanitary plumbing; ice house filled; garden; boat; rent or sell; photographs, particulars, apply Owner, HENRY CHAPMAN, Jr., 1348 Pine st., Philadelphia.

BARGAIN.—Country Place for sale; 1¼ hour from New York, Erie Road; 16 room House, with several acres, situated on high ground; beautiful country; extensive views in every direction; barn, carriage house; 10 servant rooms; house completely furnished; antique mahogany furniture; all kinds of fruit; spring water in house; good furnace. D. R., 222 Herald Harlem.

BARGAIN, SHELTER ISLAND COTTAGE, 11 rooms, newly decorated and completely furnished, two baths, servants' toilet; broad veranda on three sides; slate roof; 100 feet from Prospect House; price, $6,000 unfurnished, $8,000 furnished; easy terms. JOHN CRAWFORD, 500 5th av., New York, or RALPH G. DUVALL, Shelter Island, N. Y.

BARGAINS in large and small Farms, village Homes and Lots in Rockland county. EDWARD M. HAMILTON, New City, N. Y.

CATSKILL MOUNTAINS, near Pine Hill, N. Y.—Gentleman's Country Place, rent for season, 90 acres, fine lawn, handsomely furnished 14 room house; baths, stables. MOUNTAINS, 405 Amsterdam av.

DIESTEL & CO.,
REAL ESTATE AGENTS,
MONTICELLO, N. Y.,
SULLIVAN COUNTY.
Furnished and unfurnished COTTAGES for rent. Good FARMS for sale, easy terms; BAKERY, lot; also modern FLATS. Write for particulars.

"FAIR LAND OF GOSHEN."
To close an estate we are authorized to offer one of the most attractive places in Orange county; the house contains 14 rooms, 2 baths, including billiard room and conservatory, with hardwood floors on first floor, modern sanitary plumbing, hot and cold water in bedrooms, gas and electric light, steam heat, &c.; stable is exceptionally fine, having been built for the accommodation of thoroughbred horses; contains 12 stalls, harness room, space for a dozen traps and all up to date improvements, with a private entrance to track of Goshen Driving Park; this fine property can be bought at a sacrifice of $15,000.
McVICKAR, GAILLARD
REALTY COMPANY,
'Phone, 4000—38th. 489 Fifth av.

HORTON HOMESTEAD, GOSHEN, N. Y., 16 rooms, furnished; summer months; fruit and garden. W. R. HORTON, Steeplechase Park, Coney Island.

I sell farms, country homes, summer resorts, &c. Lists. H. H. HAZEN, Port Jervis, N. Y.

NYACK.—Furnished Cottage and Mansions; picturesque views; water fronts; improvements; boating; rent $400 to $2,400 season. MORROW, Nyack, N. Y.

NYACK.—Elegant new Cottage, seven rooms; good location; improvements; perfect condition; large lot; hour out; bargain, $2,600. MORROW, Nyack, N. Y.

ON BEAUTIFUL LAKE, IN MOUNTAINS, hour and a half from Grand Central, 100 Acres, free and clear; handsome 35 room house; fully furnished; stable, carriage house, outhouses, &c.; 1,200 fruit trees; every known improvement; will sell or exchange for Flat, Apartment, Bronx Lots, Brooklyn, Long Island Acreage.
D. H. SCULLY,
57 East 125th st., 149 Broadway.

ORANGE COUNTY Stock and Dairy Farms, some finest and best in Orange county, vicinity Goshen. Middletown and throughout county; all sizes; large list to select from; truthful descriptions; free catalogue.
A. V. BOAK, Middletown, N. Y.

WEST NYACK, N. Y.—To rent for year or season, a large House, fully furnished, with stable, carriage, outbuildings, &c.; eight acres; garden, shade trees, lawn and no malaria or mosquitoes; ¾ hours from city; West Shore R. R.; 10 minutes from station. OWNER, 54 East 75th st.

$3,000 secures a fine little village Farm in Shrubbery village, midst of Catskills, 1,000 feet elevation; over four acres; large house; large vacant store; orchard, garden; on State road, near depot; a grand opportunity for some one; don't miss it; such properties are scarce. Address RIP VAN WINKLE, Kingston, N. Y.

$300 from May till October, well furnished frame House; one hour and 20 minutes from city; in hills of Orange county; beautiful views; spring water in house; garden planted; fruit in abundance. Address box 117, Cornwall, N. Y., or telephone, 7300—Riverside, Manhattan.

New England States—Sale or Rent.

BARGAIN at $1,200.—40 acre Farm, near lake; good buildings; fertile soil; suitable for dairy, poultry or summer home; $700 cash down. ELMSLIE FARM AGENCY, East Brookfield, Mass.

COMMANDING BEAUTIFUL
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SOUND AND COUNTRY.
NEAR STAMFORD, CONN.
25 acre Farm; one mile from station; high ground, bracing air.
Also a number of other attractive Farms and Country Places, shore and inland, along New York, New Haven road; electric system, installed by next September, will cut running time 15 to 20 minutes, which at present is 50 to 60 minutes.
CHAS. H. SEELY, Owner, 23 West 39th.

BELLE ISLAND, ON SOUND.
Small summer Cottage on shore; city water; trolley connections to South Norwalk; sell furnished; easy terms. ANDREWS, Owner, 500 5th av.

CHOICE Ridge Farms; magnificent views; 20 acres, new house, outbuildings, ¾ mile depot, $3,500; 80 acres, house, outbuildings, two miles depot, $10,000; 76 acres, 12 and 10 room houses, outbuildings, all good condition, ½ mile depot, no finer farm in State, $18,000; 47 acres, farm house, barns, grandest home site, commuting distance New York, ½ mile depot, $25,000; gentleman's Country Place, 30 acres, grand shade, fruits, shrubbery, 23 room house, 9 room cottage, both completely furnished, improvements, ready to move into, ½ mile depot, $50,000.
W. DOUGLASS, Opera House, Stamford, Conn.

CONNECTICUT-shore Cottages for sale and to rent; beautiful building Sites for sale; all have fine view of Long Island Sound; electric cars; electric lights and city water; fine harbor for boating, fishing and bathing; good anchorage for yachts; ideal spot for any one fond of the water; easy access to and from the city; Cottages to rent for the summer, from $200 to $600; building Lots from $500 up; small Islands for sale; also Cottages on islands for sale; Sites with acreage. For further particulars and photographs address A. E. TUTHILL, Hickory Bluff, South Norwalk, Conn.; telephone connection.

FOR SALE—Gentleman's ideal Country Seat, on the Sound; rare to duplicate, seldom surpassed, as to all points of advantage, position, improvements and view; exclusive, yet near to station, trolley, school; stores, churches, library, clubs; situated on a very high bluff, overlooking Sound and inland from all points of the compass; modern, new, up to date Villa of 12 large rooms, wide verandas, hardwood finished, all latest improvements, electric light, telephone, city water, elegantly furnished, including gold strung grand piano; large stable, bennery, stocked; all fruits; six acres fine land; hour from New York. TH. EUPHRAT, Bonnyton, Conn.

FARM House to let for the summer; elegant condition; near beautiful Ridgefield and Lake Kenchewan; large and small Farms, large Farms for sale; several very high building Sites.
J. CURTIS, box 5, Ridgefield, Conn.

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New England States—Sale or Rent.

FURNISHED House to rent at Riverside, Conn.; all improvements; fine location and view; bard; salt water bathing, golf and yacating. Apply 88 Washington av., Brooklyn; 'phone, 2300—Williamsburg.

FARMS for sale, Litchfield, Berkshire counties; fishing, hunting; summer Homes; also furnished summer Hotel at Highland Lake.
DENNIS HAYES, Winsted, Conn.

HOUSE, barn and 80 acres in beautiful Berkshire county, Mass., $1,500; big bargain.
TAYLOR & STEWART, 510 Gates av., Brooklyn.

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and other Connecticut towns.
I offer selected list of over 100
FURNISHED HOUSES.
Also for sale, all the desirable Country Places, Farms, Plots; best informed residence broker.
WM. F. DAY, 500 FIFTH AV.
Telephone, 2332—Bryant; residence, 851—L, Greenwich.

GREENWICH REAL ESTATE.
Complete list of Furnished Cottages for rent. Vicinity of Belle Haven, Rock Ridge, &c.
HOWELL C. PERRIN & CO.,
502 Fifth av., cor. 42d st., New York.

TWO furnished Cottages of 22 rooms each to rent for the summer; telephone, piano, verandas and well kept grounds; high altitude and healthful situation; reasonably convenient to New York city. Address Mrs. IDA HAZARD, R. F. D. 14, Stepney, Conn.

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AT HAMMONTON, N. J.
located in the heart of the town, on the road skirting the lake, a very pretty sheet of water; street has electric lights, water and gas; property contains 17¾ acres, all under cultivation; there are about 600 fruit trees, comprising pears, peaches and apples; excellent soil; small stream in the rear and abundance of cranberries; perfectly new house, three stories, nine rooms and bath, open plumbing, toilet, all conveniences, electric light, reception hall, front and side porches, fine cellar, large stone foundation; fine oak shade trees; splendid city and well water; good barn; property is a chicken plant with capacity of 4,000; large incubator House, built on most approved plan; hot water system brooder house complete; title is perfect; encumbrance $3,700 at 6 per cent; place is a genuine bargain; price $10,000. GILBERT & O'CALLAGHAN, 243 Broadway, N. Y.

A.—A—
IDEAL COUNTRY HOME.
Three (3) acres, lawn, garden, tennis court, fine trees, shrubs, &c.;
large brick House, 12 rooms; city water, electricity, telephone, hot water heat, three tiled baths, gun parlor, carriage house, stable, ice house, boat house, other buildings; river front; within mile four stations, three railroads, two trolleys; 40 minutes to New York; good neighborhood, adjoining Phelps estate, Teaneck, Bergen county. Write for photos and particulars; price $18,000. K. MOORE, 152 Nassau st., New York city.

AT Glen Ridge, N. J.—12 miles out on Montclair branch of Lackawanna or Erie; Colonial House, four years old, in A1 condition, nine rooms; large piazza; all improvements. Apply to agents, or address OWNER, box 254 Ridley Park, Pa.

AT Rutherford, N. J.—Rent, all improvements, house, 11 rooms, $50; house, 9 rooms, $40; house, 8 rooms, $30; house, 7 rooms, $25. Particulars H. G. BELL, 8 Erie av.

A FARM, 80 acres, for sale; seven room house and barn; 20 miles out, on trunk railroad; three minutes' walk from depot, price $4,000. OWNER, 229 Broadway.

AT Lakewood—Farm of 12 acres; house, nine rooms, and outbuildings, in good condition; suitable for chicken farm; large orchard. Address STEVENS, 583 Broad st., Newark, N. J.

A large 24 room country Residence will be rented furnished as summer hotel; all improvements; $500. Apply A. C. BROWN, Kearny, N. J.

BLOOMFIELD.—Nine rooms, all improvements; newly painted, decorated; open plumbing; gas, sewer; large lot; outhouse; photo. B., 533 Herald Downtown.

BARGAIN.—Twelve room Cottage; all improvements; at Belmar; only $6,000; will exchange. BELCHER, 114 Herald.

BELLEVUE (Atlantic Highlands).—Eight rooms; $4,000; barn; easy terms; desirable; grounds.
ACKERMAN, 271 Broadway.

BEAUTIFUL furnished House to let. Inquire 213 West 22d.

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TO LET—The balance of our list of UP TO DATE HOUSES are in the market at attractive rentals.
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"Far and away" the best place for Homes in the vicinity of New York.
Winter, summer, spring and autumn.
Plots from 1 to 100 acres; altitude 500 feet and upward.
Westerly and southerly exposure.
View over 200 square miles of beautiful country. Good water, sewerage system, churches, schools, public and private; society, golf, tennis and all outdoor sports.
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HACKENSACK.
One block to station, 50 minutes from City Hall; choice corner property, 200x300, with a three story frame house; filled House, 10 rooms and bath; all improvements; immediate possession. Photos and particulars of
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489 5th av., below 42d st. 'Phone, 4000—38th.

ENGLEWOOD, N. J.—Home for sale; large, elegant House, with modern improvements, including hot water heat; stable acres, beautiful grounds; lovely shade trees; picturesque lake and large stable; must be sold on account of death of owner; price $21,000; terms reasonable. R. O. HAYTHE, 611 Broadway, New York.

EAST ORANGE.—North 18th st., modern nine room reception hall, three open fireplaces, billiard room; lot 65x100; cost $10,000; sacrifice $7,500. GIFFORD, 734 Prudential, Newark, N. J.

FOR RENT,
One of the best located Ocean-view Cottages in Chelsea, handsomely furnished, 11 bedrooms, 3 baths, billiard room, electric lights, gas, &c.
FOR SALE OR RENT HOT