

Go There and See It

LAND DELIGHTFULLY SITUATED
FERTILE SOIL, GOOD DRAINAGE
LOW PRICE, SOLD ON EASY TERMS

Workingmen and Investors, Look at the Building Lots For Sale in the NAIRN & PARSONS ESTATE

How to Get There

Take a Lansdowne-avenue or Carlton-street car to Davenport-road, then east to Dufferin, and then north to the Nairn & Parsons Estate, where the big sign and the little office are. Another and better way is to arrange with us and we will take you there in our automobile. Ring us up—write us—or call in and see us. Office open Friday and Monday evenings till 9 o'clock. See Us—it will pay you.

Why You Should Buy

You need a lot for a home that is not too expensive for you, so buy a lot in the Nairn & Parsons Estate. You need a home near the city, near the car line, and where the surroundings are beneficial to your family. Churches, schools and stores of first-class character near by. Beautiful view, pure air, prices low. As an investment this land is a snap at present prices.

THE GREATEST REAL ESTATE BARGAIN OF THE DAY

A Chance for the Workingman to Become a Landlord

Prices: \$3 to \$8 Per Foot

Terms: \$10 Down, \$5 Monthly

TEL. MAIN 7281. OFFICE OPEN FRIDAY AND MONDAY EVENINGS TILL 9 O'CLOCK.

The Dovercourt Land, Building & Savings Co., Limited

24 Adelaide Street East

Elevator to First Floor

PROPERTIES FOR SALE.

C. W. Laker's List.

C. W. LAKER, 6 SUMMERHILL AV.
Phone North 3071.

PROPERTIES SOLD—IF YOU WISH to dispose of yours, send me full particulars. There are homes here just as represented; also large and small farms. Choice fruit and mixed farms in the area. Now is the time to purchase; also beautiful summer homes, some cash, some on terms. I have a large number of properties in Port Carling, 43 rooms, furnished, together with 100 acres; no better location or investment can be made; also up of 20 rooms, and one at Jackson's Point, 13 rooms, furnished. Prices for these are right. Ingersoll, right in residential district, 11 acres, 9 acres at Port Perry; 100 acres, 100 acres, same spot, land A1; 4 acres, 10 miles up Yonge-street. Beautiful residence at Bowmanville. Large residence in Deer Park and Boulevard. Vacant lots and small homes. My intention is not to speculate; just to show what you will see. Beautiful homes in Macpherson Estate.

Immediate Possession.

\$4250—CHEAPEST NINE-ROOMED detached brick residence, number 100 High Park-avenue, newly decorated and painted; combination heated; plumbing A1. This is the brightest home in the area; splendid fruit trees and garden; could sell for \$1200, balance cash. Could have sold many times with less down built for owner's home. Look at outside, then make appointment with me and I will drive you out; very large garden. Owner has had to remove; good investment; best avenue in west end.

\$3500—WEST SIDE OF CONCORD avenue, north of College, well-built and planned by owner, solid brick, two overmantels and grates, 7 of the brightest rooms, square hall and pantry; just a model home, could have sold many times with less down built for owner's home. Look at outside, then make appointment with me and I will drive you out; very large garden. Owner has had to remove; good investment; best avenue in west end.

\$2500—SUMMERHILL AVE. THIS is a price only for immediate sale. If you are waiting to go to northwest cash is wanted; you can secure your own loan; six rooms, attic, hardwood floor, but unfinished; all conveniences and nearly new; detached, brick front; good garden and very cheap. Home not far from Yonge-street, opposite beautiful grounds.

Deer Park, Toronto.

\$6950—ST. CLAIR AVENUE, ONLY for immediate sale at this price; nearly new; perfect order; west from Avenue-road; hot water heating; two thousand down. If you give your name by phone, also address, will give number. Chance for some one.

\$5500—JUST REDUCED THIS \$6000 model, detached, well built home. The plumbing and hot water heating equal to any in a twenty thousand dollar home; shower baths, electric light; large veranda and balcony; laundry in basement; built for a family; close to Avenue-road and 250 feet above the lake; nothing like this for the money can be secured. Show you through personally.

135 AVENUE ROAD, SUITABLE FOR dentist, doctor or rooming house; ten large bright rooms, all in good order. In very near future will be a twenty thousand dollar property; chance for someone to invest or secure it for that purpose. Possession at once; just half-mile from Davenport-road and will rent it.

C. W. LAKER.

Fortune in This One, \$5,500

Muskoka, Endiang, Port Carling.

NO HOTEL ON THE MUSKOKA

Lakes which has such a beautiful

frontage. About half-mile of sandy lake

frontage, dotted with shade trees; all

PROPERTIES FOR SALE.

Muskoka Navigation Company steamers.

100 acres of good land with this. House contains 12 bedrooms for guests and five for family; large dining-room, finished in oak; hall and reception room finished in oak and hardwood; handsome fireplace of native quartz; parlor, serving room, two kitchens, rooms and hall plastered, all floors hardwood and oil finished; large veranda and balcony. Water engine. Acetylene gas all throughout. Number of fruit trees. Nearly all supplies you get from the farm, so the roomers enjoy this, because it is home-like. Large stone foundation, plenty of stable room. Bathing house, ice house (full) and laundry. This is without exception the best investment. Hotel is worth the money without land. \$5000. After 100 acres, 100 acres, same spot, land A1; 4 acres, 10 miles up Yonge-street. Beautiful residence at Bowmanville. Large residence in Deer Park and Boulevard. Vacant lots and small homes. My intention is not to speculate; just to show what you will see. Beautiful homes in Macpherson Estate.

Indian River, overlooking the

pictureque Village of Port Carling; suitable for summer resort. Owner coming to Toronto; might take house for this. House is well built and finished in oak and hardwood; there are about 4 acres of orchard and shade trees to the river; photo of it; about 50 fruit trees of various kinds in full bearing; close to postoffice, telegraph and church; splendid spot for tourist, could always be filled, or summer home for any family. Terms easy.

Jackson's Point.

1. If this contained fifty rooms, they could be filled during summer, being so near to Toronto and electric cars going about every hour. This is well suited for perfect order. Owner coming to Toronto; might take house for this. House is well built and finished in oak and hardwood; there are about 4 acres of orchard and shade trees to the river; photo of it; about 50 fruit trees of various kinds in full bearing; close to postoffice, telegraph and church; splendid spot for tourist, could always be filled, or summer home for any family. Terms easy.

THE BELLEVUE-SUMMER HOME.

1. If this contained fifty rooms, they could be filled during summer, being so near to Toronto and electric cars going about every hour. This is well suited for perfect order. Owner coming to Toronto; might take house for this. House is well built and finished in oak and hardwood; there are about 4 acres of orchard and shade trees to the river; photo of it; about 50 fruit trees of various kinds in full bearing; close to postoffice, telegraph and church; splendid spot for tourist, could always be filled, or summer home for any family. Terms easy.

Large Cottage—IT IS RENTED

for season. Photo at office. If you go and see it you will purchase. Could have sold if it had not been leased for the season. Secure it now for future use. Price is right.

Sturgeon Point.

8 OF THE CHOICEST LOTS AND A two-acre block right beside this beautiful lake. No better summer resort in Ontario; everyone knows this; sell these separate, \$6000 for one hundred and fifty dollars each; or take good house for all of it; close to a gentleman's summer resort, with sixty thousand. No risk here. Will sell you the whole of it, so that you can be made; investment to build cottages and sell. Plan at office.

PRETTY COTTAGE FOR SALE OR

rent at Sturgeon Point.

\$650—TROUT LAKE, FURNISHED

cottage and site. Very cheap; season, photos at office. Very cheap; Parry Sound district.

Small Farms.

Town of Ingersoll.

Eight acres, about 1250.

Five town. Two railways from Toronto;

good property; chance for someone to

invest or secure it for that purpose. Pos-

PROPERTIES FOR SALE.

Want cash. Having no use for this

property; if I had, double would not take it; take a house of good value, in Toronto; have a man looking after it. Photo and plan at office; am offered a big rent for it, but only for sale. Offer in within \$200 of selling price.

Port Perry, on Lake Simcoe.

\$3000—MIGHT TAKE HOUSE IN city; 9 acres, fruit farm; only three blocks from lake; 3/4 acre choice apples, pears, plums, cherries, raspberries, strawberries, half-acre of onions planted, other seeds, 1/2 acre planted potatoes; orchard protected by high evergreen, nicely situated, overlooking lake, streets on three sides; good six-roomed house, close, veranda, summer kitchen, stone foundation, concrete floor, good water; all barn, 20 x 40, stone stabling, room houses, outside shed, large henry, hold two hundred fowls, carriage house; opportunity for someone.

\$800—CLOSE TO KINGSTON ROAD.

only 1/2 mile from the lake, no better view can be secured. This is four miles from electric cars, one mile from postoffice, school and church. The gentleman could not afford more, he would have purchased. Sell five acres for \$400 cash. Sown with alfalfa. Lies very high. You will have to move quick.

\$2500—TEN ACRES, NO BETTER

view can be secured. This is four miles from electric cars, one mile from postoffice, school and church. The gentleman could not afford more, he would have purchased. Sell five acres for \$400 cash. Sown with alfalfa. Lies very high. You will have to move quick.

Yonge Street.

\$2500—ABOUT FOUR ACRES— heating, radiators; large barn and henry; small orchard; stands well; know you will purchase. The finest real estate would pay twice for place; creek, never dry, across good house, 28 x 25, and kitchen, finished inside, 24-inch; floor 2 1/2 miles; barn 40 x 27, cow house, 12 x 12, fowl house; grow oats, peas and potatoes, and anything you wish to plant; five sawmills close to property.

\$4000—LARGE BRICK RESIDENCE.

about six acres; owner, waiting to go to Northwest; good orchard; view to lake; sawmills close to property. See this, as well as others.

\$4500—FORTY ACRES, WITH

house and barns, close to Kingston-road, four miles from electric cars, and overlooking lake; sown with alfalfa, small orchard; good investment or home; land A1.

\$3000—AURORA, FOUR ACRES.

brick house, barn and poultry house, good orchard and all under cultivation. This is opportunity for some one.

C. W. LAKER.

Large Farms.

200 ACRES, TRAFALGAR, 10 CLEAR clay loam; 20 acres hardwood bush; all well fenced and drained; also cropped; two frame houses, three barns, two having stone stables beneath; plenty of good water and windmill, delivering it to barns; six acres of orchard, apples, pears, plums, cherries, etc.; only 3 1/2 miles from Bronte; \$3000 will take this half-acre from postoffice, churches, school and stores.

\$85 PER ACRE—ONLY ELEVEN

miles from Toronto, 2 1/2 east from Yonge; one hundred acres; farm close to this, no better; sold at \$85 per acre; some very fair; plenty of buildings; within five years you will be looking for good land like this at double this figure; only for immediate sale at this price; might take Toronto house as part.

\$65 PER ACRE—CLOSE TO KING-

ston-road, four miles from electric cars, 100 acres. The owner is in business and needs \$2500 ready cash. You will understand why the price is low. Expect electric railway to pass close to this; then you will be glad to give double this figure. House and barns are fair; one of the best tenants upon this farm;

PROPERTIES FOR SALE.

overlooking the lake; great investment

for someone; less than three years, if I know anything regarding properties, you will be glad to secure this at \$100 per acre.

\$7400—140 ACRES, ONLY \$53 PER

acre. The buildings are cheap me to hold about four days and out of the money. Only two miles from the Metropolitan Electric Railway; about 5 miles from Mount Albert; best of markets; not far from Newmarket. This is a good farm; 100 acres working land, no better for crops; 30 of the best pasture, 30 in hardwood bush; creek at each end of farm, never dries up; water from top of hill, about \$2000, opportunity for investment; close to Davenport-road, overlooking the lake; beautiful view of city.

\$1150—EARLSCOURT, WELL BUILT,

and lot adjoining of 40 feet; set back, 100 feet; opportunity for investment; close to Davenport-road, overlooking the lake; beautiful view of city.

DEER PARK, SOME HOMES

\$9250—DEER PARK, ALL I ASK for you to do is to make an appointment with me to show you this modern up-to-date home, with its polished hardwood floor and four rooms on ground floor. If you are looking for anything in the best spot of all Toronto, here it is; you will say it is a perfect model.

\$12000—DEER PARK, THREE

road cars, most desirable family home of fourteen rooms and basement; not far from Upper Canada College. Lot 30 x 100; nearly half of the money. Large detached house and other buildings; hot water heating is perfect. Five rooms and a bathroom, kitchen and pantry glassed. Large lawn and shrubbery. Will take \$1000 down, balance cash. If I show you this home, please let me know. The finest real estate in the area.

Large Residences.

\$15500—A BEAUTIFUL HOME every room bright and airy; very large, decorated throughout. Residence lies very high, from the city and across the lake can be seen, and never blocked by other buildings. If the residence was not there, nearly ten thousand should be paid for the view. The hardwood and finish throughout is of the most expensive and best materials and basins, overmantels, etc., will surprise you. It is massive in appearance. If you will kindly make appointment by phone, I will show you through this. You can at any time have hot water in half minute. That is only one feature.

\$10000—NOT FAR WEST FROM

Yonge street, large residence, 60 x 40, not new, but well built, stands well back, surrounded with beautiful large trees and shrubs; this has a frontage of one hundred feet, about 1/2 mile, and without any other features, is worth \$6000. I dispose of this property within ten days, so persuaded the owner to drop the price. If you want a chance, will gladly show this to you; north end; front door in centre.

\$8500—SOLID, WELL BUILT, TEN

rooms, large for owner; good stable, close to Yonge-street, north end; splendid avenue; a concession and term; arranged; gladly show you this beautiful home, planned and built by owner.

\$3000—ONLY SIX HUNDRED

feet, overlooking ravine and park; good street, northeast, 8 rooms, plumbing good and water; house detached; side entrance; very cheap; perfect order; overmantel and grate.

PROPERTIES FOR SALE.

Exchange For Toronto Property.

FIVE SEVEN-ROOMED HOUSES. live town of Barrie, all in good order. Six thousand; sewer, town water and sink; the price is right. Sale or exchange.

Business.

GOOD STORE, PLATE GLASS WIN- dow, with small grocery stock, on Bathurst-street; take seven-roomed house in exchange. Possession at once; good location; price right for immediate sale.

Vacant Lots.

51 X 142 DEER PARK, AT \$20 PER foot; cash only, for immediate sale.

DEER PARK, CITY—ONE OR FOUR

choice 50-foot lots; \$20 per foot. Chance for home or investment. This price only for immediate sale. Now is your opportunity. Show these to you; cheap.

25 FEET ON DAVENPORT—ROAD;

very cheap; will show this to you.

\$18—CHEAPEST AND BEST 10 FEET

on Glenview-avenue, North Toronto; only for immediate sale.

\$90 FOOT-IF SOLD AT ONCE—5

feet, west side of Yonge-street, just north of C.P.R.

\$110—25 FEET, ON YONGE STREET,

only for immediate sale.

To Let.

\$40—AVENUE ROAD, NO. 135, TEN large rooms; just the place for students or roomers; see this.

\$15—BATHROOM FLAT ON MAC-

pherson-avenue; will decorate.

VERY COSY SIX ROOMED HOME,

all conveniences, overmantel and grate, one year, 27 Multi-avenue; possession June 1st; \$30; if you see this you will rent it.

BRIGHT FLAT OF THREE ROOMS

for light housekeeping; close to Avenue-road cars, north end, south of Davenport-road; location good; only to small family.

COTTAGE, BIRCH AVENUE, CLOSE

to Yonge-street.

\$5200—WELL-PLANNED, ST. WELL

built, brick, nine rooms, hot water heating. This will bear inspection; perfect order.

\$7500—BEAUTIFUL ROOMY

house, all rooms large, overlooking park. Anyone having large family, just the spot; close to cars. Hard to secure homes such as this. Very beautiful spot this is; let me show you.

\$6000—WALKER, BEAUTIFUL

home, up-to-date in every way, highly finished, and ready to move. Location is all that one can desire, built by owner, and is very cheap.

\$4300—SUMMERHILL, DETACHED.

9 rooms, well built, perfect order, decorated throughout, rooms are not too large for someone like this at the figure, location all that can be desired.

\$6000—VERY ROOMY, DETACHED.

10 rooms, each one above the ordinary size, and in perfect order, Summerhill-avenue, fifty feet frontage.

\$6500—WELL PLANNED AND IN

perfect order, on Summerhill-avenue, rooms are bright, decorated and painted throughout, the situations of these properties are good; detached.

\$5000—SUMMERHILL—AVENUE,

and in perfect order, nearly new; if these are not sold quickly prices will not be the same.

\$5500—BEAUTIFUL NINE ROOMED

house, on Howard Park-avenue; I have not had time to inspect this, but it is right in every way; frontage 27 feet.

\$4500—DETACHED, INDIAN RD.

district, well built, and price is right, built by owner, splendid spot and view.

Earlscourt.

TWO HOUSES—NEW, WELL RENT- ed, and lot adjoining of 40 feet; set back, 100 feet; opportunity for investment; close to Davenport-road, overlooking the lake; beautiful view of city.

\$1150—EARLSCOURT, WELL BUILT,

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A FEW FACTS

WE are the only people in Toronto making a specialty of houses at \$2500. Hence this result:

WE were obliged to discontinue our advertising some two weeks ago on account of being unable to meet the demands of our clients. All spring our sales department has been selling in advance, and the construction department has been unable to cope with their demands.

THE WHY OF IT

BECAUSE the people are looking for an attractive, compact house, at a moderate price, combined with all the conveniences of a modern home.

BECAUSE the wise man realizes that it is better to have the monthly rent adding to his equity in a home than swelling the landlord's coffers.

BECAUSE our one price and terms are within the reach of every man.

SATURDAY

\$2,500

FIVE square—planned, solid brick houses, six rooms, gas, electric light, and all other conveniences, sliding and swinging doors, first floors grained throughout, colonial verandahs, concrete walks, full size cellars. These homes are ideal in every particular.

\$2,500

FOUR attractive homes of cross-hall design, six large rooms, solid brick, electric light and gas. These are dainty houses and will satisfy the most exacting housekeeper.

\$3,100

Corner Lee and Violet-avenues,