

WESTERN AVENUE—Two fine building lots, corner of Elm Avenue, 27 ft. front x about 93 ft. deep, good lane in rear. These lots are exceptionally well situated, good view of the mountain, adjacent houses are all handsome, well built and occupied by owners. (176-B).

WESTMOUNT—A magnificent corner property on the uplands, with grounds containing over 100,000 feet, with a substantial three-story solid brick house, heated throughout by hot water furnace, and contains seven bed-rooms, besides other ample accommodations. This is a good opportunity to combine the purchase of a home with a speculation, as the price is about the value of the land. Would be sold in lots if required.

WOOD AVENUE—A handsome new stone front house, conveniently laid out, in perfect order. All up-to-date improvements. Particulars at office (110-B).

Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & CO'Y.

BEAUREPAIRE—A charming cottage on the Lake front, built for owners occupation, two stories, galleries on three sides, large lot. (183-B)

CHAMBLY BASIN—A fine residence property, containing 28 arpents, of which five arpents is beautifully wooded. River frontage on two sides; about one mile from Richelieu station, (C. V. R.) Solid stone three story house, fifty feet square; hot water furnace; large stable and coach house and other out-buildings; good boating and fishing; telephone in house; only 1½ hours drive from Longueuil. Moderate price. (119-B)

COTE DES NEIGES ROAD—Choice building lot, just above Sherbrooke street.—51 ft. 9 in. x 115 ft. deep. Price \$1.25 per foot. (184-B)

COTE-DES-NEIGES—That beautifully situated property known as "Fern-grove," bounded by Cedar, Crescent and Lakeview Ave., between Cote St. Luc Road and Westmount. Particulars at office. (168-B.)

DIXIE—Several choice lots at this popular summer resort. Easy terms to suit purchasers. (158-B.)

DIXIE, now called **SUMMERLEA**—We have some choice villa lots within three minutes walk of the railway station, and within two minutes walk of the River St. Lawrence with boating privileges, varying in price from 5 cts a foot up. And there are also a few choice lots on the river front for sale at 25 cents a foot. A few pretty cottages, substantially built with stone foundations and extension kitchen with cellar, for \$2,500, including 7500 feet of land on the principal avenue. Terms easy. (84-B).

ing in the amount of the fuel bills, says the *Industrial World*. One of the reasons why the floors of a frame dwelling are so frequently cold is due to the way in which the floors are built. In some cases when the joists are placed in position the spaces between them at the walls are left in such a way that the cold from the outer skin of the wall can readily enter between the ceiling and the floors. How to remedy this is described by a writer in one of our exchanges, who suggests that in all cases the spaces between the joists at the walls be lathed, and a strong coat of well-haired mortar applied before the ceilings are lathed. This precaution would make a house fifteen or twenty per cent. warmer than where it is neglected. In lower floors this method of dealing with the spaces, or some similar one, should never be overlooked or cold feet will be the rule with those who are obliged to remain over them for any length of time in the winter. A good way to avoid cold in the lower floor if the joists rest on a stone foundation, is to "brick fill" between the joists and made level with the floors, making the brick "filling" not less than four inches thick. The bricks should be laid in good mortar, well "flushed" up to the joists and made level with the top of the timbers. In stone or brick buildings "brick filling" is generally done on the lower floor, but often in the upper stories where the walls are left thinner by the set backs the joists rest on the steps formed by the set brick in many cases nothing being done to the wall between the joists, while the ceiling and floors are finished with nothing to prevent the cold penetrating through the thin walls to the spaces between the lath and the floor. Sometimes a careful workman will see that the brick walls between the joists are rendered with a heavy coat of mortar, which is very good in its way, and would be better if the furring ran down to the edge or step and the space lathed and plastered; but this is perhaps objectionable because of its forming places where mice or other vermin would find resting places. The better way is to brick fill, leaving a hollow space between the wall and the filling on the room side. If the projection of brick work receiving the joists is not more than four inches, the brick filling may overhang the walls and inch or so on the inside, so as to give a one-inch hollow space between the wall and the filling. As this projection would be between the joists it would be hidden from sight.

Scientific American.

SUNDAY BICYCLING.

"We are asked," says the *N. W. Christian Advocate*, (Meib.) of Chicago, "if bicycling does not increase Sabbath-breaking, and if the wheel does not, therefore, deserve discouragement. There is no room for doubt that the wheel encourages Sabbath-breaking—upon the wheel. Good roads also increase Sabbath-breaking. Horses in their day led to Sabbath-breaking. Good fishing does so. Yachting does so. The chief trouble, however, is in the man or woman who misuses the horse, the wheel, the yacht, the fishhook, or good roads. One may as well

GEORGEVILLE, P. Q.—One of the finest farms in the townships, containing 387 acres, with a frontage of 1¼ miles on Lake Memphremagog, and only a short distance from the Owl's Head Hotel. First-class house and suitable out buildings. A charming situation for summer residences. (206-C.)

LOWER LACHINE ROAD—A choice piece of suburban property adjoining that of the late Mr. Sippell; one of the most desirable frontages on the river. Very easy terms. (119-2)

MONTREAL JUNCTION—18 choice lots situated near the station, would be sold en bloc or separately. (183-a).

NORWOOD—A charming frame cottage, situated in one of the most commanding sites on the bank of the Back River, convenient to both C.P.R. Station and electric road. Cottage contains nine rooms and summer kitchen, good stable and coach house. Area of grounds about 60,000 feet. Photo and particulars at office. (428-a).

NOTRE DAME DE GRACE—A beautifully situated lot of land on Cote St. Antoine Road, 46 feet by 178 feet, running back to an avenue on which electric cars are now running. Commands a magnificent view.

OLD ORCHARD, ME.—A charming seaside cottage, containing thirteen rooms, all well finished and nicely laid out, ample cupboards and closet accommodation. Piazza on three sides. Splendid view of beach and ocean. Photo and plans in office. Price only \$7500. (203-C)

OTTERBURN FARM—Belonging to the Estate of the late Sir Joseph Hickson, contains about 2800 acres of which 225 acres are under cultivation. The property is situated on the river Madawaska about four miles south of Lake Temiscouata, and is reached by the Temiscouata Railway which runs through the property at about half a mile from the house. The distance from Riviere du Loup on the St. Lawrence is 65 miles, and about 17 miles from Edmundston, St. Johns River, the junction of the Temiscouata and Canadian Pacific Railways. Cleared land produces large crops of hay, oats, peas, wheat and potatoes, well fenced. The uncleared land contains fine timber, principally cedar, pine, ash and tamarac which produces some revenue without depreciating the value of the property. Considerable stock has always been kept on the farm, and there are large barns, sheds and outhouses in first class condition. Good dwelling house and a farmers house, also boathouse, blacksmiths shop, carts and farm implements. There is good trout fishing throughout the whole of this district, the toulida being abundant in Lake Temiscouata. Partridge and hares are also plentiful. Other particulars at this office.

POINTE CLAIRE—A new frame house on avenue leading to lake on lot 100 feet by 165 feet. Price only \$2500. (97-B).

SHERBROOKE, P.Q.—Some choice factory sites with water power (about 500 horse power at present available) adjoining the Grand Trunk line. Call at office for plan and particulars. (288-A).