that self-interest was not
ide in this sublunary exist-
Yes, Philip admired him.
same time Philip d t
ee himself dead! Th
nd passionate instinct of
ation gradually assumed
f his brain, and he began
he situation, to search for
escape, to calculate his

n of Mary Pollexfen rose
and as that image gained
his mind an anger against
llexfen—an anger which no
ous indignation had been
ite—seethed and boiled with-
Was he to be cut off from
exfen? The mere idea of
ssibility was grotesque. It
lous! It was inconceivable.
and Mary Pollexfen had be-
ate! Only a few hours since
was dining with him and she
d to trust him, to rely on
after that, was he to disap-
e face of the earth accord-
whim of Walter Pollexfen?
waited for him, and she
t in vain? A wave of su-
ineffable tenderness swept
as he recalled the tone in
y had said, speaking of the
"I hope you don't mind."
hear her voice as he lay
e cabin under the implacable
ss of Walter Pollexfen,
spiritual echo brought the
o his eyes. He felt in the
t depth of his heart that
only one thing worth living
And he had found that
nd Pollexfen meant to kill

strange!" he thought.
ence to what secret end of
t power had he, hitherto a
rough the absolutely com-
been deflected from his
o this bliss of passion and
r of death? He could not
But he could say, with the
magnificent enthusiasm of
ity, that the bliss of passion
d the danger of death. And
e the last week to live again,
ould induce him to forego
s with Mary Pollexfen.
met Pollexfen's. Should he
m and take the chance of not
d or seriously hurt by the
No. That would not be
le. Pollexfen would not be
of man to run the slightest
ch a situation. And doubt-
uld shoot as well as he
a spade or act the part of a
invent interesting evidence
uest. The only thing to do
it, with a lynx eye, for any
nt which he might turn to
. And then the idea of
illed him, chilled his inmost
led the mad hopes in his
brain. The fact was, he was
He could do nothing. To
rmal protest would be farci-
thing more. Should he make
to Pollexfen, an appeal ad
liam? Such was Philip's
nstitution that not even to
could he have persuaded
o do that. He was vastly
ined to spit out at Pollexfen
ous disgust.
say you take it very calmly,"
observed at length.
said Philip scornfully. "If
n honest man you would at
"
minute," Pollexfen interrupt-
"What is an honest man? Do
ourself an honest man?"
ly," Philip replied. "I have
n a thief, much less a mur-
I have never cheated and
ken my word."
" was Pollexfen's comment.
suppose that's an ideal, like
ideal. But I would honestly
now how far your honesty
ry you. I have a good mind
the experiment."
do you mean?"
e you your life in exchange
word.
rd?" Philip questioned. And
curious feeling in the small
ck.
ecy word that you won't
do anything that might
rectly or indirectly help to
into the hands of what Eng-
justice."
won't give you away to the

ely. Either now or in the fu-
so that you won't leave this
thout my permission."
pondered, thinking of Mary
, and life and love, and the
orld. He thought a long time
minutes.
bargain," he murmured.
mind," Pollexfen warned him.
well over what you are prom-
nd remember that I'm doing
of an idle and quixotic desire
if, after all, there is an honest
his earth. I expect I'm mak-
l of myself. But it's in me to
that, and it would be useless
try to be anybody but Wal-
fen. You give me your word
thing against me?"
't I told you its a bargain?"
lip testily. "How many more
you want to be informed?"
en laughed.
e return your revolver," he
, stepping forward he laid the
on the bunk by Philip's side.
hid his face in his hands.

(To be continued.)

Y BUILDINGS BURNED.

ores, Post Office and Cottages
troyed—Loss Over Hun-
red Thousand Dollars.

Falls, Mass., April 25.—One
and twelve buildings at Lake
two miles from here, were
o-day, causing a loss esti-
t $115,000. The burned build-
uded a hotel, several stores,
office, dancing pavilion, the
ters of the New England
ists' Camp Meeting Associa-
about 100 cottages. The fire
ed by the explosion of a lamp
ttage of Geo. F. McKinney.

MPTED TRAIN ROBBERY.

Did Not Succeed—Town Mar-
shal Wounded.

lle, Ky., April 25.—An attempt
e last night to rob a passenger
the Southern railroad. The
fired a bridge. W. E. Cum-
own marshal at English, wa
sly wounded in attempting to
e robbers.

Merely Some Which Has Not Been Advertised.

REAL ESTATE ADVERTISEMENTS.

WANTED—MALE HELP.
Advertisements under this head a cent a word each insertion.

WANTED—Bookkeeper. Apply Capital Furniture Co., Fort and Douglas streets.

WANTED—Respectable boy. Apply Mrs. M. A. Vigor, 83 Yates street.

WANTED—Smart youth, to drive grocery wagon. Apply 126 Yates.

I MADE $50,000 in five years in the mail order business; began with $5. Anyone can do the work at homes in spare time. Send for free booklet. Tells how to get started. Manager, Box 570, Lockport, N. Y.

WANTED—Janitor, for night work; state references and wages expected. Box 239, this office.

ANY INTELLIGENT PERSON may earn a good income corresponding for newspapers. Experience unnecessary. Send for particulars. Press Syndicate, Lockport, N. Y.

SMART BOY WANTED—To deliver parcels, one with bicycle preferred, wages $15. Angus Campbell & Co., 48 Government street.

ENERGETIC MEN WANTED in every locality throughout Canada to advertise our goods, tacking up showcards on trees, fences and along roads; also distributing small advertising matter. Commission or salary, $83 per month, and expenses $4 per day. Steady employment; no experience necessary; write for particulars. Wm. R. Warner Medicine Co., London, Canada.

ANY INTELLIGENT PERSON may earn $75 to $100 monthly corresponding for newspapers; sure, steady work; no canvassing; experience unnecessary. Send for particulars. Press Syndicate, Lockport, N. Y.

WANTED—A competent youth, must have knowledge of bookkeeping and insurance. Apply, by letter, to Pemberton & Son, Victoria, B. C.

WANTED—At once, on salary and expenses, one good man in each locality, with rig, or capable of handling horses, to advertise and introduce our guaranteed stock and poultry specifics. No experience necessary; we lay out your work for you. $25 a week and expenses. Position permanent. Write W. A. Jenkins Manufacturing Co., London, Ont.

DRUG APPRENTICE WANTED. Apply P. O. Box 506, Victoria, B. C.

WANTED—Messenger boys. Apply C. P. R. Telegraph Office.

WANTED—FEMALE HELP.
Advertisements under this head a cent a word each insertion.

WANTED—A few more men and women of fair education for a good business position, two to travel; salary $18 to $20 per week and expenses. Address A. P., Times Office, or call at 73 Blanchard St.

WANTED—Pant and vestmakers. P. M. Linklater, tailor, Fort street.

ANY INTELLIGENT PERSON may earn a good income corresponding for newspapers. Experience unnecessary. Send for particulars. Press Syndicate, Lockport, N. Y.

WANTED—Girl wanted, for general work, 5 miles out, good wages. Apply Mrs. C. B. Jones, Colquitz P. O.

WANTED—Middle-aged woman to do house work for two old people. Apply 71 Kingston street.

ANY INTELLIGENT PERSON may earn $75 to $100 monthly corresponding for newspapers; sure, steady work; no canvassing; experience unnecessary. Send for particulars. Press Syndicate, Lockport, N. Y.

WANTED—Waitresses. Balmoral Hotel.

WANTED—Sewing machine operators, shirt and overall factory, electric power, 8 hour day, union wages. Apply Turner, Beeton & Co., Ltd., factory, Bastion Square.

SKIRT HAND WANTED for factory. Apply Miss Stewart, 2nd floor. Also apprentice for mantle department. Apply 2nd floor. David Spencer, Ltd.

WANTED—Ladies to do plain and light sewing at home, whole or spare time; good pay; work sent any distance, charges paid; send stamp for full particulars. National Manufacturing Company, Montreal.

WANTED—MISCELLANEOUS.
Advertisements under this head a cent a word each insertion.

WANTED—Old cotton rags; must be clean. Times Office.

WANTED—To rent, by 1st of May, furnished house or cottage, for summer months; James Bay district preferred. Apply Box 70, Times.

FURNISHED COTTAGE, of 3 or 4 rooms, wanted by satisfactory tenant for a permanency, from about May 7th next; must be within reasonable distance of city. Address lowest terms to Box 75, Times Office, city.

WANTED—A 5 or 6 roomed cottage, not too far out; must be in good repair and on easy terms; would buy from owner only. Apply Box 216, Times Office.

WANTED—To rent for one year or more, by a gentleman from the East, a FURNISHED HOUSE of at least 12 rooms, with 4 or 5 acres of ground preferred. Apply to Gavin H. Burns, Room 20, Five Sisters' Block.

WANTED—To purchase, about 3 acres of land, suitable for poultry, a few miles from city; must be reasonable. Apply E. T., 146 Johnson street.

WANTED—A clean, comfortable home in the country, for an elderly man, at reasonable terms. B., Times Office.

WANTED—Old coats and vests, pants, boots and shoes, trunks, valises, shotguns, revolvers, overcoats, etc. Highest cash prices paid. Will call at any address. Jacob Aaronson's new and second-hand store, 54 Johnson street, two doors below Government street.

WANTED—Upright office desk, six feet long; also typewriter, in good condition and cheap. P. O. Box 858, city.

WANTED—Scrap brass, copper, zinc, lead, cast iron, sacks, and all kinds of bottles and rubber; highest cash prices paid. Victoria Junk Agency, 30 and 32 Store street. Phone 1336.

SUNLIGHT SOAP COUPONS WANTED—Toilet soaps given in exchange for these coupons by C. R. King & Son, 75 Wharf street, Victoria.

SITUATIONS WANTED—MALE.
Advertisements under this head a cent a word each insertion.

YOUNG MAN, 3 years timekeeping, etc., International Harvester Co., desires situation. W. C. W., care of Y. M. C. A.

AN EXPERIENCED BOOKKEEPER, with first-class Victorian references, has portion of day at liberty. Address P. O. Box 840, city.

CONTRACTORS—We can furnish you with laborers, or any kind of men, at short notice; Poles, Slavs, Huns, Italians, Lithunians, etc. Boston Shipping Co., 14 Norfolk street, New York City.

LOST AND FOUND.
Advertisements under this head a cent a word each insertion.

LOST—Between Keating Station and Butler's cross road, a brown sable collar, on April 11th. Finder please notify A. Ferguson, Sluggett P. O.

WOULD LADY who left $20 by mistake instead of $2 in store, please call?

LOST—A lady's gold watch, with pin attached. Return to Times Office. Reward.

FOR SALE.
Advertisements under this head a cent a word each insertion.

DE LAVAL SEPARATOR—In good working order, $45. Kingscote, Heal's, S. Saanich.

FOR SALE—Quantity of logging tackle, camp utensils, blacksmith's outfit, etc. For particulars address P. O. Box 176, Victoria.

A FINE BREEDING PEN of Single Comb Brown Leghorns; also Single Comb Brown Leghorns' eggs, from prize winners, $1 and 75c. a setting. 116 N. Pembroke street.

FOR SALE—Four hives of bees. Inquire Speed's Grocery.

FOR SALE—Tartar King seed oats, clean and bright; also suckling pigs. F. Turgoose, Saanichton.

FOR SALE—A number of second-hand buggies, rubber and steel tires, express and delivery wagons, 1 road sulky, 1 pony cart, 2 split seat and other carts, 2 one-horse farm wagons, 1 English wagonette; also 4¾ acres on Burnside road. Carriage painting and rubber tires put on. R. Ledingham's Carriage Shop, 97 Cormorant street.

ADARE POULTRY FARM—Choice eggs from prize stock. Plymouth Rocks, Wyandottes, Leghorns, Minorcas, $2 setting, 50 $5, 100 $10; cockerels, $2 to $5. W. Baylis, Queen's Hotel, Victoria.

FOR SALE—A thoroughbred, pedigreed fox terrier dog, 9 months old, price $10. Apply to T. N. Hibben & Co.

FOR SALE—Gold filled seal fob chain, $3.50; sterling silver chain, $2.50; Elgin watch, stem winder and setter, $7.50; lady's silver watch, $3.50; new tweed pants, $1.75; Shepherd's plaid coat, $1.50; Morgan coaster brake, $8.50; railroad watches, $5. Jacob Aaronson's new and second-hand store, 64 Johnson street, two doors below Government.

FOR SALE—Combination sofa bed, almost new, $12. Apply 53 Simcoe street.

FOR SALE—Eggs from thoroughbred pure white Wyandottes at $1 per setting. W. H. Todd, 120 Cawego street.

FOR SALE—2 horses and farm wagon, carts and light wagons; carriage painting done. 58 Discovery street. W. A. Robertson & Son.

S. C. BROWN LEGHORN EGGS, for hatching, $1.50 per 15, $2.50 for 30; guaranteed from prize winning and laying stock. Fred. Garland, Oaklands, Victoria.

FOR SALE—Underwood typewriter, No. 5. Apply 70 Yates street, room 20.

FOR SALE—Magoon strawberry plants. Apply T. A. Bryden, Craigo Park, Royal Oak.

FOR SALE—Four fresh cows with calves, one team heavy horses about fifteen hundred each, four-inch tire wagon and harness, cheap. Apply to L. J. J. Fisher, carriage shop, corner Herald and Store streets.

HOUSES AND LOTS FOR SALE.
Advertisements under this head a cent a word each insertion.

4 BEAUTIFULLY SITUATED 60 ft. x 161 ft. 9 in. LOTS, being numbers 356-7-8-9, on Cook street, between Arthur and Topaz avenues. These lots command a magnificent view of the whole coast. $600 each. Terms, 1-3 down, 1-3 in 1 year, 1-3 in 2 years, at 6 per cent. interest. The Dominion Real Estate Exchange, 22 Trounce Avenue.

FINE ROOMY HOUSE of 5 apartments, etc., in northern district, newly painted and papered, $1,300, terms. The Dominion Real Estate Exchange, 22 Trounce Ave.

TWO HOUSES, on a large Pandora street lot, $2,100, terms. The Dominion Real Estate Exchange, 22 Trounce Ave.

FOR SALE—Cloverdale Ave., new modern bungalow, with lot 65x140 ft., price $2,700, on very easy terms. Apply P. O. Box 275.

FOR SALE—Bay street, close to Douglas street, two story nine roomed house, with three lots, brick and stone foundation, well finished and fully modern. For price and particulars apply P. O. Box 275.

FOR SALE—Four lots, Hillside Ave. and Fourth street, $3,100 all; will sell separate. Hinkson Siddall & Son, New Grand Theatre Building, Government street.

SOME ACRE AND HALF ACRE BLOCKS—Near Tolmie Ave. and Quadra streets, from $650 up; fine building sites. Hinkson Siddall & Son, New Grand Theatre Building, Government street.

FOR SALE—Bay street, close to Douglas, two story nine roomed house, with three lots, brick foundation, well finished throughout, fully modern. For price and particulars apply P. O. Box 275.

FOR SALE—5 acres in Strawberry Vale, $500. Some choice lots on Douglas street, from $400 to $800. Apply P. O. Box 194, or 334 Douglas street.

FOR SALE—6 roomed house, nice lot, electric light, etc., flowers and fruit, on Douglas street car line, price $1,350. Apply D. Hammond, owner, Box 194, Phone 1369, Res., 334 Douglas street.

FOR SALE—5 roomed house, bath and pantry, and lot, on Pembroke street, above Cook, $1,050; $250 cash, $25 per month. Apply D. Hammond, owner, Box 194, Phone 1369, Res., 334 Douglas street.

IMPROVED FARM of 100 acres for sale, in best farming district on Vancouver Island. Apply for address to Times Office.

FOR SALE—7 roomed house, 2 big barns, chicken houses, fruit trees, 3 acres. Apply R. Bosence, Cedar Hill road, Oaklands.

FOR SALE—Cord wood timber, near railway; also a few lots, cheap, terms. See owner, F. J. Bittancourt, at his Grocery Store, 60 King's road, off Douglas street. Phone B1236.

MISCELLANEOUS.
Advertisements under this head a cent a word each insertion.

A LOCAL REAL ESTATE FIRM is prepared to treat with private individuals capable of influencing business, on the basis of a liberal commission. Apply Box 239, Times Office.

FURNITURE—We have secured the agency for the famous Gunn sectional book cases. Come and examine the special features, fully explained. Baxter & Johnson, Government street, opp. Post Office.

START YOUR LIBRARY NOW with a Gunn sectional book case. You will not miss the investment in one or two sections each month until your library is complete. Baxter & Johnson, Government street, opp. the Post Office.

A FIRST-CLASS MUSICIAN, graduated in Germany, with 12 years' experience, wishes to locate in a lively city in British Columbia. Same has experience in theatre work (opera, etc.,) and as orchestra leader, band director and teacher. Plays piano, organ, violin, clarinet and solo violoncello. Can furnish a first-class orchestra to play at seaside, hotel, at home, etc. Permanent position preferred, gilt edge references furnished upon request. Correspondence solicited. Herr George Hagel, Treherne, Man.

A. B. McNEILL
17 TROUNCE AVE. PHONE 645.

VICTORIA WEST—2 brick houses, modern conveniences, rent paying 11 per cent., $3,200.

STANLEY AVE.—New cottage, strictly modern, $2,500.

QUEEN'S AVE.—A beauty, cheap, $3,600.

VINING ST.—7 room brick, very cheap, $1,900.

JOHN ST.—Very cheap, cottage, modern, $1,000.

ROCK BAY AVE.—House and 2 lots, sewered, $3,150.

PEMBROKE ST.—House and 3 lots, good value, $3,000.

LOTS—St. Andrew's, best in locality, $1,150.

LOT—Cor. Alfred and Camosun, $650.

LIST YOUR PROPERTY WITH US.

SWINERTON & ODDY
102 GOVERNMENT ST. EST. 1892.

TEN AND TWENTY ACRE BLOCKS.

We have a large list of property suitable for
ORCHARDS,
POULTRY,
MARKET GARDENING,
Situate in
Lake District, Metchosin and Victoria District.
IT IS ADVISABLE TO SEE US BEFORE BUYING.

SWINERTON & ODDY,
102 Government Street.

BRITISH COLUMBIA LAND & INVESTMENT AGENCY, LIMITED.
40 GOVERNMENT STREET.

6 ROOMED BRICK COTTAGE—Centrally located, just off car line, with lot 60x120, nice garden, $1,850.

5 ROOMED COTTAGE—In Rock Bay, and lot, $1,100.

CADBORO BAY ROAD—Near Oak Bay junction, 6 roomed cottage and 3 lots, on a corner, cheap at $3,250.

GOOD 6 ROOMED 2 STORY HOUSE—On Second street, modern, large lot, front and back entrance, $2,600; a bargain.

8 ROOMED MODERN HOUSE—On Fort street, and lot 60x120, facing south, $3,750.

G. E. GREENE
REAL ESTATE.
ROOM 2, 76 GOVERNMENT STREET.
PHONE 497.

8 LOTS—50x124, on Prior and Blackwood streets, between King's road and Hillside Ave., $500; 1-3 cash, balance 6, 12, 18 and 24 months.

COMPARE PRICES IN THIS DISTRICT AND ACT QUICKLY.

ACRE AND ½ ACRE LOTS—Between Summit and Tolmie avenues.

1-3 ACRE LOTS—On Burnside and Cecilia roads.

5-ACRE FARMS—On Saanich road, near Cordova Bay.

LOW PRICES AND TERMS TO SUIT ALL PURCHASERS.

VANCOUVER ISLAND REAL ESTATE CO.
OFFICE, 51 FORT ST. PHONE 1384.

BEACON STREET—Two lots, close to park and car, a bargain for $1,500; terms.

COLLINSON STREET—A fine double corner, 120x120; with 5 roomed cottage, only $2,750; terms.

DUNEDIN STREET—Two choice residential lots, only $700 each; terms.

ELFORD STREET—A pretty modern bungalow and full-sized lot, $4,750; terms.

CADBORO BAY ROAD—Near Oak Bay avenue, choice building lot, $1,000; terms.

JAMES BAY—Near Dallas road, good lot, $1,000; terms.

FARMS NEAR CITY, DUNCANS, LADYSMITH, ALBERNI.

FINANCIAL AND INSURANCE AGENTS, ETC., ETC.

TO LET.
Advertisements under this head a cent a word each insertion.

TO LET—Small furnished cottage. Apply 32 Quadra street.

FOR RENT—Furnished house, Fourth street, just off King's road, 6 rooms, all modern conveniences, well furnished. Inquire Hinkson Siddall & Son, New Grand Theatre Building, Government street.

TO LET—Furnished cottage. Apply 104 Yates street.

TO RENT—Suite of offices on first floor in Bank of Montreal Building. Occupation May 1st. Apply Bank of Montreal.

PARSONS, LOVE & CO.
NO. 74 DOUGLAS STREET.

LOTS—On Hillside Ave., from $500 to $750.

LOTS—In James Bay; these are some of the best lots in that district.

1 LOT—On King's road, $600.

2 LOTS—In Oak Bay, $900.

2 ACRES—Burnside road, $2,000.

5½ ACRES—At Esquimalt, for $9,000.

1½ ACRES—In Victoria West, $1,600.

A FINE 4 ROOMED COTTAGE—Near Gorge road, $2,500.

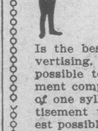
A NEW BUNGALOW—In James Bay, $4,000.

A FINE LARGE HOUSE—In Burnside District, $7,000.

2 HOUSES TO RENT.

C. NEWTON YOUNG.
REAL ESTATE AND INSURANCE AGENT, NOTARY PUBLIC, ETC.
PHONE 6. DUNCAN, V. I., B. C.

FOR SALE—IN DUNCAN.
BUSINESS AND BUILDING LOTS—Adjacent town of Duncan.
RESIDENTIAL PROPERTIES—In 5 and 10-acre lots.
FARM—87½ acres, 50 acres cultivated, house, barn, etc., on easy terms.
ON SOMENOS LAKE—1 mile from Duncan, farm, 80 acres, 20 cultivated, balance slashed and seeded, house, barn, outhouses complete, implements and stock, fine view, cheap for cash.
OTHER PROPERTY—On Somenos Lake.
ON COWICHAN RIVER—1 mile from Duncan, farm, 52 acres, 15 cleared, 6 planted in small fruit, river frontage.
ON COWICHAN RIVER—1 mile from Duncan, 9½ acres, with fine residence.
MANY FARMS throughout the Cowichan Valley.
TOWN LOTS—In Nanaimo. Residential property and farms in neighborhood.
FARMS—At Comox, Extension, Alberni, Saanich and elsewhere.
GOING BUSINESSES in the town of Duncan.



GOOD PLAIN ENGLISH

Is the best kind to use in advertising. I believe if it were possible to write an advertisement composed wholly of words of one syllable that that advertisement would be the strongest possible to write. Do not go beyond your depth in writing. Do not try to give the public the benefit of your superior wisdom and education, but rather appeal to them in good, plain English.

This kind of advertising in the Times invariably brings the advertiser the most gratifying result in dollars and cents—net profit.

McPHERSON & FULLERTON BROTHERS.
PHONE 278. 96½ GOVERNMENT ST.

BUSINESS PROPERTY.
1. Water frontage, good location, 400 feet, at $350 per foot, terms arranged.
2. Business property, on Government street, paying 7 per cent. net. A cheap buy at $45,000.
3. Nursery in city, containing 7 acres, good profitable business, first-class house and outbuildings, as a going concern. Price $17,500 (terms).
4. Business property, on Johnson street, off Government, one story brick buildings, bringing in a rental of $130 per month; property in this vicinity will advance 25 per cent. within 12 months. Price $15,000; half cash, balance 6 per cent.
5. Business property, on Yates street, 47.6x120, four story brick building and stone building, paying 7 per cent., $40,000. This is a good investment, which will increase in value.
6. Business property, 22.6, on Langley streets, $8,500. This is a good pick-up. Terms.
7. Business property and building, Store street, opposite C. P. R. Depot, corner worth $50,000, for quick sale $35,000. This property is paying good interest on first mentioned figure.

BANNERMAN & NIVIN
108 GOVERNMENT STREET, NEXT IMPERIAL BANK.

20 LOTS—Oaklands District, a snap, $200 each; terms.
2 LOTS—Bank street, $300 each; terms.
3 LOTS—Douglas street, $800 each; terms.
2½ LOTS—Belmont street (near), $1,800; terms.
2 LOTS—Superior street, near Government (beauties), $5,250; terms.
2 STORY HOUSE AND 4 LOTS—Oaklands, $2,250.
NICE COTTAGE—Near Oak Bay road, $2,100.
2 MODERN COTTAGES—Close in (bargains), $2,500 each.
8 ACRES—4 miles from P. O. (choice land), $3,200.
4 ACRES AND SMALL HOUSE—Oak Bay, $9,000.
4½ ACRES—Saanich road, $4,000.
1½ ACRES—Douglas road (easy terms), $1,300.
WE HAVE A NICE LIST of small acreage, Mount Tolmie District. See us about this.
WE HAVE CLIENTS who want houses to rent.

T. G. RAYNER & CO
NO. 18 FIVE SISTERS' BLOCK.

HOUSES.
BUILDING LOTS.
FARMS.
FRUIT LANDS.

FINE HOUSE, AVELIN ROAD, CLOSE TO PARK, VERY CHEAP.

E. C. B. BAGSHAWE
REAL ESTATE AND FINANCIAL AGENT.
PHONE 918. 22 FORT ST.
FARMS—Several very desirable fruit farms at reasonable prices.
FRUIT LAND—4 miles from the city, in the Gordon Head District, from $250 per acre, in 2½, 5 and 10-acre blocks.
6 LOTS—On St. Joseph street, 1 block from Dallas road, quick sale, only $1,600.
WATERFRONTAGE—On Esquimalt harbor and Gorge.
GORDON HEAD—Fruit land, in small or large blocks, $300 per acre.

LEE & FRASER,
REAL ESTATE AGENTS,
11 TROUNCE AVE., VICTORIA, B. C.

FIVE ACRES—All cleared and fenced, good running stream all the year, fruit trees, splendid soil, 2 story house, outside of the city, price for a few days only $1,750.
CORDOVA BAY—25 acres, splendid soil, on water front; this is the cheapest property on the market; only $150 per acre.
DISCOVERY STREET—16 cabins and ½ lot, snap, $1,000.
COLLINGWOOD STREET, ESQUIMALT—House and large lot, $1,000.
NEW SUB-DIVISION—Near water, James Bay, lots from $400 up, on easy terms; cheapest property on the market.
MONEY TO LOAN on real estate security.
LEE & FRASER,
11 TROUNCE AVE., VICTORIA, B. C.
FIRE AND LIFE INSURANCE.

J. W. GIDLEY
VICTORIA WEST DRUG STORE.
PHONE 290.

NEW 6 ROOMED HOUSE AND 3 LOTS—On Craigflower road, for $3,250.

6 ROOMED HOUSE—Modern, with basement, large garden, fruit trees, greenhouse, for $3,650.

WE HAVE ACREAGE on Craigflower road and near Esquimalt road, at prices that will soon advance.

H. P. WINSBY
REAL ESTATE.
TEL. 714. 74 YATES ST.

2 SIX ROOM COTTAGES AND LOT—Catherine street, Victoria West, $2,700; terms.
100 ACRES—Sooke District, 25 cleared, 5 roomed frame cottage, barn, etc., orchard, $3,000; terms.
4 ROOMED HOUSE AND 2 LOTS—North Park street, $2,300.
66 ACRES—Just outside city limits, $800 per acre.
AN INVESTMENT for $26,000, yielding a clear 10 per cent.
2 LOTS—Near Dallas road and Menzies street, only $1,100.
FINEST RESIDENCE in the city, as to view, architecture, convenience and grounds, etc., 6-acre plot, $26,000.

I. STUART YATES
22 BASTION ST., VICTORIA.

FOR SALE.

A BARGAIN—One of the few large tracts of land still open for sub-division, close to the city limits, part of Section 81, within fifteen minutes' car line; cheapest land on the market.

SECTION IV.—Sooke District, fronting on Sooke Harbor.

THREE ACRES of land at car terminus, in Esquimalt, having fine sea frontage.

TWO WATER FRONT LOTS at foot of Yates street, with wharf and two large warehouses.

LOTS 198 and 199, corner of Yates and Wharf streets, with buildings on the whole of the lots.

TO RENT—Large wharf, at foot of Yates street, with commodious sheds and offices.

For particulars apply to
J. STUART YATES,
22 Bastion Street, Victoria.

HEISTERMAN & CO.
REAL ESTATE AND INSURANCE.
75 GOVERNMENT STREET.

LOTS.

$3,000—Buys good new cottage, all modern conveniences, Victoria West.

$3,000—For choice acre lot, Oak Bay.

$2,000—Buys new cottage, James Bay, near outer wharf, modern.

$1,500—For a cottage in nice locality, James Bay, modern conveniences.

$1,100—Large corner lot, Queen's Ave. and Quadra.

$700—Lot 50x120, on Hillside Ave., close in.

MONEY TO LOAN.

FIRE INSURANCE WRITTEN.

G. B. HUGHES.
REAL ESTATE, INSURANCE, MONEY TO LOAN, ETC.
50 YATES ST., VICTORIA, B. C.

6 ACRES—On Oxford street, near Cook street, lots 15, 16, 17, 18 and 19, price only $10,000. This is certainly a snap.
4 6-10 ACRES—On Carey road, just outside city limits, a splendid property; call and investigate; terms.
A 2 STORY 8 ROOMED HOUSE—All modern, together with 2½ lots, No. 2 Superior street, price $8,000; terms.
8 ROOMED HOUSE AND 2 LOTS—On Burns avenue, lots 11 and 12, corner Ardester road, $3,100, close to car line; terms.
8 LOTS—Block 1, Map 302A, city.
5 LOTS—Block 2, Map 302A, city.
2 LOTS—Block 3, Map 302A, city.
1 LOT—Block 4, Map 302A, city.
4 LOTS—Block 4, Map 302B, city.
THE ABOVE LOTS are beautifully located, good land, all cleared, are considered cheap at $250 per lot; would sell the above 20 lots altogether for $190 per lot; immediate sale; owner going East.

G. B. HUGHES,
Real Estate. 50 Yates Street.

ARTHUR BELL
PHONE 1335. 91 YATES STREET.

A SNAP.
10 ACRES ON DOUGLAS STREET.

BEFORE BUYING, it will pay you to look into our Oak Bay proposition. The prices and terms are made to suit the most careful buyers. It is selling fast and the prices will be advanced shortly. Buy now and get in on the ground floor.

LIST YOUR PROPERTY with us for quick sale. We are represented in most of the towns in the East, and in the last week have been asked by them to send a new list. If you list your property before Wednesday it will go out on this new list all over the East, and in all probability will be sold quickly.

CHOICE LOTS IN OTHER PARTS OF THE CITY AT LOW RATES.

VICTORIA AND DISTRICT REALTY CO.
8 METROPOLITAN BLOCK, OPP. POST OFFICE.

GONZALES HEIGHTS—Fairfield road, acre building sites on Gonzales Hill, splendid view, overlooking city to west, Oak Bay, Mount Baker, and Cascade Range and Gulf Islands to east, and Olympian Mountains, Straits of Fuca to south. Soil is good, and the ground is well sheltered with fine, handsome firs, oak, pine, arbutus trees and flowering shrubs. This well known, park like property is now on the market in acre lots.

PEMBERTON & SON
45 FORT STREET.

CEDAR HILL ROAD—Nearly 2½ acres of all good land, 1½ acres in orchard (some fine cherry trees), brick house, 7 rooms, $5,250.

PUMPING STATION—10.61 acres, on Quadra street, adjoining the Pumping Station, new house, good view, promising orchard, $7,350.

FIRST STREET—3 good houses, easy terms, $1,000, $1,250, $1,250.

FERNWOOD ESTATE—10 lots, large and with excellent view, $4,000.

CAREY ROAD—Acreage, within 15 minutes of car terminus, $600 per acre.

CORDOVA BAY—61 acres, with splendid beach and good view, 9 miles out, $125 per acre.

SHOAL BAY—4 acres, $5,000.

SHOAL BAY—House and 2 acres, $3,000.

MOUNT TOLMIE—2 acres, with good house, barn and other outbuildings, good well, fruit trees, on main road, $6,000.

YATES STREET—2 large lots, with small house, this side of Vancouver street, $10,000.

PANDORA AVE.—60x120, just above Douglas street, small buildings, $10,000.

SAANICH—100 acres of good land, no rock, just 11 miles from town, $60 per acre.

KING'S ROAD—Two good houses, close to North Ward school, $1,700 and $1,800.

TWO LOTS—Adjoining the above, one on each side, $600 each.

ADELAIDE STREET—Off Lansdowne road, cottage and two large lots, all ploughed and ready for planting, fruit trees, barn, currant bushes, all fenced, $1,500.

BURDETTE AVE.—New 1½ story house, with lot 60x130, $6,500.

VICTORIA WEST—5 roomed cottage on large corner lot, bath, sewer, etc., $2,300.

SHAWNIGAN DISTRICT—75 acres of choice land, about 40 acres can be easily cultivated, frontage on stream, $2,000.

BELMONT AVE.—Two lots, on corner, one block from Cadboro Bay road, $1,200 the two.

FOUL BAY ROAD—Lots 50x120, $450.

ACREAGE—Just off Oak Bay avenue, at $1,750 per acre.

CALEDONIA PARK—Lot, $1,075.

HULTON STREET—Two lots, each 63x120, 1 minute from car track, $400 each.

YATES STREET—Large house, with good grounds, $9,000.

CADBORO BAY ROAD—Large lot, containing half an acre, $1,400.

CAREY ROAD—24 acres of land, suitable for strawberries, $7,200.

CONSTANCE COVE—4 lots on water front, $4,500.

CAREY ROAD—5.46 acres, $1,200.

NORTH PEMBROKE ST.—Cottage (5 rooms), with large stable, easy terms, $1,250.

KING'S ROAD—Cottage, adjoining school grounds, lot with forty feet frontage, $1,500.

RICHARDSON ST.—Well built 6 roomed cottage, with lot and a half, $3,500.

FAIRFIELD ESTATE—18 lots at continuation of Vancouver street, each 60x120, $9,000.

MICHIGAN ST.—Half acre, between Menzies and Birdcage Walk, $2,750.

SHAWNIGAN LAKE — 2 and 3-acre patches, fronting on the lake, $250 per acre.

STANLEY AVE.—3 lots, on corner, $2,300.

B.C. INFORMATION AGENCY LIMITED
78 DOUGLAS STREET.

6 ACRES—Under cultivation and fruit, new, well finished, 7 room house, with basement, stable and outbuildings, horse, wagon, poultry, and implements, one mile from city limits, $6,000.

GOOD-WILL AND FURNITURE of a centrally located lodging house, over 90 rooms.

6 ACRES—Under cultivation, planted in fruit, 4 room house, Oak Bay, $1,500 per acre.

LOTS AND RESIDENCES—In all parts of the city.

CONSULT US for general information on B. C.

A. WILLIAMS & CO., LTD.
104 YATES STREET.

7—155 acres, good cottage, stable, nice location, 7 miles from city, $8,500.
3—5 acres, cleared, 4 miles from town, cottage, stable, good water, rich soil $3,000.
21—Fine farm, 50 acres, all under cultivation, water front, $10,000.
17—Modern cottage, 8 rooms, S. C., E. L., first-class finish, 3 lots, good garden, orchard, lawn, $4,000.
4—One acre, Shoal Bay, near water, beautiful location, $2,000.
3—Very choice lot, corner Queen's avenue, 70 ft. by 140 ft., $1,050.
44—54 acres, 24 cleared, all good land, good orchard, excellent buildings, water front, fine view, $10,800.
48—New 6 roomed house, stone foundation, near Central school, close in, $3,200.
14—27 lots, close in, good garden soil, near main line of railway, $9 by 120, $140 up.
40—6 roomed house, near High school, lot 50 by 124, modern, $3,200.
37—12 roomed house, brick, modern, fronting on park, lot 85 by 285, $8,500.
106 acres, ready for sub-division, 4 miles from City Hall, would make good fruit farms, $36,000.
44—52 acres, close to water front, $5,200.
34—Neat cottage, large lot, $1,100.
33 acres, close in, 2 houses, going concern, tile drained, soil rich black loam, $21,000.
12 acres, excellent land, 6 cleared, close in, good buildings, young orchard, $3,600.

R.S. DAY & B. BOGGS
REAL ESTATE AGENTS,
42 FORT STREET.
Established 1890. Phone 30.

ELFORD STREET—Bungalow, 6 rooms, modern, brick foundation, price $3,850.

ROCKLAND AVENUE — Dwelling, 7 rooms, near Government House, immediate possession, stable and garden, price $4,750.

MOUNT TOLMIE—Dwelling, 7 rooms, barn and outbuildings, 2 acres orchard, bearing trees, price $6,000.

CEDAR HILL—Dwelling, 6 rooms, stable, 2 acres orchard and garden, a pretty home in every way, price $4,750.

KING'S ROAD—House, 6 rooms, lot 50x140, price $1,700.

DUNCANS—160 acres, 4 miles from Duncans, 12 acres cleared, balance valuable timber, price $2,000.

ESQUIMALT—3 lots, Admiral's road, price $900.

CADBORO BAY—Over 2 acres, price $750.

JAMES BAY—3 lots, Ladysmith street, price $350 each.

OLD ESQUIMALT ROAD—Cottage, barn, 1½ acres, orchard and garden, price $3,500.

SAANICH ROAD—8 acres fruit land, sloping to southwest, cultivated, and can be planted at once, price $400 per acre.

NORTH SAANICH—Farm, 70 acres, of which 60 acres are cultivated, 1,200 feet sea frontage. This is one of the best and cheapest properties in the district. Terms easy.

OAK BAY—Dwelling, 7 rooms, nice garden and fruit trees, close to sandy beach, price $3,150; terms.

GOVERNMENT STREET — Southwest corner Simcoe, very choice lot, price $2,000.

JAMES BAY—2 story dwelling, near Methodist church, price $1,500.

CORDOVA BAY—Cottage, on water front, 3 acres, garden, orchard and pasture, water piped to house, barns, etc., price $8,500.

HUDSON BAY LANDS—On "Viewfield Farm," Macaulay Point, blocks of 1 to 2 acres; these lots were selected from the H. B. Co. and can be secured at low prices and easy terms.

NORTH DAIRY FARM—8¼ acres, close to pumping station and Rockside