

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. (110-A)

MONTREAL JUNCTION—18 choice lots situated near the station, would be sold en bloc or separately. (188-A)

NORWOOD—A charming frame cottage, situated on 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. (423-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. (143-A)

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 4 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 farmer's house, also boathouse, blacksmith's 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. (183-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)

SAULT AU RECOLLET—BACK RIVER—A farm of about 150 arpents, with a frontage of six arpents on the river, main road also runs through farm; close to electric cars. Divided up into building lots. An opportunity to purchase a good lot at this charming suburb cheap. Good car service. Call at office to see plan and get particulars. (94-B)

STRATHMORE—Four handsome frame cottages at this popular summer resort, nicely laid out, large lot, and convenient to railway. Moderate price. (100-B)

STE. ANNE DE BELLEVUE—A frame cottage situated on Grand Trunk Ave., 8 rooms, lot 200 by 150. (173-B)

ST. LAMBERT—A detached villa residence, built of brick and stucco work, on stone foundation, 10 large rooms, bath room and closets, day furnace,

There is no true potency but that of help; nor true ambition but ambition to save.—*Ruskin*.

There are certain things that we can do and can be. There are other things that we cannot do and cannot be. Wisdom consists in thinking only of the former and refusing to think of the latter.—*Epictetus*.

THE VIRTUE IN THRIFT.

We should say that the virtue in thrift so far as there is virtue in it—and we have met with it in some of the meanest as well as some of the noblest of mankind—lay in the development which the practice must give to the power of self-control. There are many higher occasions for the exercise of that high quality, but there are none, except in the case of ill-tempered men, which recur so frequently. All men naturally like to spend, and to be thrifty the resolve not to spend whenever expenditure is avoidable must be acted on twenty times a week, and will in short time exercise a perceptible influence on the character. The man learns to resist momentary temptation, and becomes, therefore, a stronger man, just as a white man becomes more enduring from the constant wearing of clothes. The weight of clothes is seldom great but the perpetual habit of carrying them almost imperceptibly strengthens the muscles. The thrifty man is more master of himself than the extravagant man, and in self-mastery is one most fertile seed of virtue.

But thrift in itself is not virtue any more than a plough is agriculture or mathematics accuracy of thought. The best test of this is that a Christian teacher, who in England would inculcate thrift, would in many another country be compelled to condemn it as of all qualities the one which most interfered with freedom of the spirit. Now a virtue which is a real virtue, and not merely an expedient practice, must be as independent of national manners as of geography. No doubt in England the use of care, fulness needs to be inculcated, the typical Englishman, if he wants sparrows, being ready to shy at them with half-crowns; but it should be taught as arithmetic is taught, not praised as a Christian virtue. The two most thrifty people mentioned in the New Testament are Ananias and Sapphira, and their thiftiness was considered worthy of death. They were thrifty, no doubt, at the wrong time and in the wrong way, but still they were thrifty, and it was not counted to them for virtue. A little less reluctance to reduce their balance would in their case at least have been considered more consistent with the Christian character.—*London Spectator*.

large verandahs on ground floor, balcony on first floor. Lot 90 ft. x 175 ft., laid out in lawn and planted with apple, pear and plum trees, five minutes from station. (191-B)

ST. LAMBERT—A very handsome brick and stucco detached house, on lot 50 feet by 200 feet, extension kitchen, heated by hot water furnace. Ground laid out with fruit trees, &c. (129-B)

ST. HILAIRE—28 arpents of land, all in choice orchard and garden, with frame-house; beautifully situated for summer residence. (159-B)

ST. JOHNS, QUE.—Three solid brick cottages with extensions, well situated on Champlain street, facing Richelieu River; nine rooms, bath and w. c. in each. Area of lot about 16,700 feet. Price only \$8,000 (205-C)

VAUDREUIL—Beautiful river point of five arpents of level land, nicely wooded; deep water, convenient to both railways. Low price (101-B)

BROCKVILLE, ONT.—A handsome white pressed brick villa residence, with Ohio sandstone facings, with grounds of about three acres, having a frontage of 50 feet on the best residential street in the town, and a frontage of 250 feet on the River St. Lawrence, with stable, porch and boat house; the house is two stories and mansard, and fitted with all modern conveniences. Photos at office. (154-B)

A COUPLE OF FARMS on the Lake front, suitable for subdivision, choice location for summer residences. Particulars at office. (30-B)

LACHINE—A brick encased building, containing six dwellings; all rented; on a lot with a frontage of 52 feet on College street, 81 feet wide in rear by 100 feet deep; cost \$6,000; would sell for \$4,000 to close estate. (108-B)

ST. ANNE'S—That unique property formerly known as Beckers Island. One of the most picturesque spots in the vicinity of Montreal, comprising a large island in a high state of cultivation, completely walled, beautiful lawn shade trees, gardens, fruit trees, etc. A handsome residence completely furnished, wharf, boat house, and out-buildings. Splendid train service, satisfactory reasons for selling. Price only \$7,000. (31-B)

ST. HUGHES—Domain of 159 arpents, with small wooden house and large barn; a beautiful situation for a country house, magnificently wooded, fencing in perfect order. Price only \$8,200. (56-B)

SEIGNIORY FOR SALE—A fine seigniorial property, beautifully situated, within twenty miles of Montreal; comprising the Manor House on six arpents of land laid out with ornamental trees and shrubs. The house contains twenty rooms, heated by hot water, and there is excellent stabling. There is also a well wooded domain of 150 arpents; a grist mill; water power; water works and aqueduct; three islands, etc. The total revenue is about \$3,750. This is an exceptionally good opportunity for a capitalist or a well-to-do politician to acquire a fine country residence, within an hour's ride of Montreal, with all the advantages accompanying the position of Seignior. (47-B)