

ARGYLE AVENUE.—A very desirable building lot, 50 ft. front, commands a fine view of the surrounding country. (26-C).

ARLINGTON AVENUE.—Handsome 2-storey stone front house, with 2-storey extension, cellar basement, containing laundry, w.c., Daisy furnace, has four rooms on ground floor; five bedrooms and bath on 1st floor; finished throughout in white wood; fitted with electric fixtures, gas, grates and mantels. Price, \$7,500. (288-B).

CAMPBELL STREET.—Two very desirable lots each 63 ft. by 175 ft.; fine situation. (109-B).

CLANDEBOYE AVENUE.—A two-storey stone front cottage on lot 22 feet by 112 feet, with lane in rear. The cottage is heated by hot water, and the plumbing is first-class. First floor, drawing room, dining room, kitchen and servants' room, and five bedrooms on the second floor. Price, \$5,500; terms to suit purchaser. (40-C).

CLARKE AVENUE.—A solid brick house, on stone foundation, 40 feet square, with extension; grounds 97 ft x 139 ft.; nice lawn, apple trees, &c.; good stable and coach house. House is nicely laid out, has large drawing room full depth of house, library, dining-room, kitchen, and pantries, on ground floor. Price very reasonable. (900d-3).

COLUMBIA AVENUE.—A very handsome, well built tenement, containing two dwellings, heated by hot water furnaces, in perfect order, first-class plumbing, well rented for \$520 per annum. Price, \$7,000. (900E-3).

COTE ST. ANTOINE ROAD.—A magnificently situated building lot, 100 ft. front by 135 ft. deep on Metcalfe Avenue; also a lot adjoining above 45½ ft. x about 125 ft. deep. (349-B).

COTE ST. ANTOINE ROAD, MOUNTAIN AND CLARKE AVENUES.—A magnificent block of land, fronting on above streets, containing an area of over 136,000 feet. There is no better block of high class residential lots than these in Westmount. We offer this en bloc at a figure which should tempt speculators. (3-C).

COTE ST. ANTOINE ROAD, corner of Victoria Avenue.—A fine block of land, having a frontage of 135 ft. on Cote St. Antoine Road, and about 250 feet on Victoria Avenue. This is one of the finest villa residence lots in the Cote; it commands magnificent views which cannot be interfered with. (286-2).

COTE ST. ANTOINE ROAD.—A block of land with a frontage of 103 ft. on Cote St. Antoine Road and 238 ft. on Claremont ave.; fine situation; good view, could be divided advantageously. (295-B).

COTE ST. ANTOINE ROAD, corner of Mountain Avenue.—A splendid block of land, 64 feet front by about 150 feet deep, well situated for a villa residence, and surrounded by some of the best properties in Cote St. Antoine. (437-3).

COTE ST. ANTOINE ROAD.—Three magnificent building lots, facing Lansdowne Ave.; one of the finest sites in the town. (267-B).

DORCHESTER STREET.—Two handsome stone front houses, just west of Greene Avenue, each 26 feet front, with all modern improvements, kitchens on ground floor. (799-3).

a part of life's pleasant duty to make their homes places of rest and good cheer, and that the dispensing of heartfelt and inspiring hospitality, which shall enlarge the world's fountains of refreshment and pleasure, is an integral quality of the best family life, they will not readily lose sight of these fundamental principles in later years.—C.

A BLOCK OF MODEL TENEMENTS.

A Recently Built Set of Houses for the Laboring Class—Plenty of Light and Air—Not a Dark Room to be Found Details of Their Construction.

On the pper west side of this city a block of model tenements is being finished and rapidly filled with tenants. This practical attempt at model homes for the poor is the direct outcome of the Council for Improved Housing of the Poor, held in New York, in March, 1896.

The matter of affording attractive sanitary homes to the class which composes the greater part of our population is one so closely allied with public health and morality and the well-being of the entire city that it would seem a field for philanthropy alone, sacred from money speculation. But it has been demonstrated that sporadic cases of improved tenements, put up as private ventures, with the sole idea of helping the poor, are not only unsatisfactory, but thoroughly unprofitable from every point of view; besides which a glance at some of the statistics of the density of New York's population shows the hopelessness of coping with the situation, except by a large concerted movement. If it can be proved to investors that money expended in improving the condition of the laborer will yield a higher rate of interest than money in savings banks or trust companies, this new and much-needed philanthropy will be placed on a firm business foundation.

The location of the new tenements is exceptionally good, and a strong contrast to the overcrowded tenement districts down town. The houses are built upon two streets: one is filled with the better class of tenements and cheap flats, while the other is made attractive by a row of semi-detached cottages in the midst of grass-plots and trees. Thus the outlook from the windows is far from squalid and depressing, which is an important consideration with women who spend much of their time indoors, and with mothers of children whose only playground is the street. The exterior of the buildings under consideration is attractive and markedly dissimilar

DORCHESTER STREET.—Three choice lots near Cladueboye Avenue, each 25 feet front. (205-A).

DORCHESTER STREET. Six stone front 2½ storey well built family houses, containing five bedrooms, large drawing and dining room, library, kitchen, etc., ample cupboard accommodation. Splendid value for \$9,000 each. (287-B).

1140 DORCHESTER STREET, (Westmount.)—A well situated, comfortable, medium-sized, stone front house. The accommodation comprises large dining room, drawing room, reception room, five bedrooms upstairs, and one in basement, kitchen, storerooms, large cupboards and pantries. Owner anxious to sell. Price this month under \$6,000. (336-B).

DORCHESTER STREET.—A fine block of land at corner of Gladstone Avenue, Westmount. Has 75 feet frontage on Dorchester street, and about 114 feet on Gladstone Avenue. Area 1,545 feet. A good site for self-contained houses or for an apartment house. Moderate price. (215-D).

DORCHESTER STREET, cor. BRUCE AVENUE.—Lot about 25 feet front by 123 feet deep. (45-C).

ELM AVENUE.—A 2-story brick house on stone foundation. All living rooms on two floors. Extension kitchen. Lot, 25 ft. by 110½ ft. to lane in rear. No furnace; 8 rooms. Price, \$4,500. (394-B).

ELM AVENUE—A choice building lot, having an area of about 2,700 ft.; moderate price to a prompt buyer. (203-B).

ELM AVENUE—A double detached stone front cottage, near Sherbrooke street. Lot 50 x 108. Side lights and entrance on each side. Good garden and stable with lane in rear. House heated by hot water and in good order. Price, \$7,750. (851-3).

ELM AVENUE—A two-storey stone front house, with a two-storey extension, asphalted basement, with furnace, pantry, bath and w.c. 2 slate wash tubs, double drawing room, five bedrooms with clothes cupboard in each, gas grates, and mantels throughout house, electric light and gas fixtures, etc., finished in cotton wood. (894B-3).

GLADSTONE AVENUE—A neat stone front cottage, containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price, \$5,000. (386-A).

GREENE AVENUE—A brick cottage, sandstone trimmings, modern improvements, nicely laid out. Price only \$5,000. (302-B).

GREENE AVENUE—A very cosy pressed brick cottage, near Dorchester street, has extension kitchen, five bedrooms on one flat, servants' room in basement, heated by hot water furnace, modern plumbing and conveniences; a nice home for any one wanting a moderate priced house. Price \$5,000. (337-B).

GREENE AVENUE—A fine two-storey cottage, with every modern convenience, porcelain bath, stationary washtubs, Daisy furnace, asphalted basement, extension kitchen, 5 bedrooms. Price \$5,250. (287-B).