

ONTARIO STREET—Two solid brick double tenements on the best part of this street, a few yards from the Bleury street electric cars, and one of the best renting properties in the city, no trouble to secure tenants. In first-class order throughout. (347-A.)

PARK AVENUE—Stone front tenement, well built and nicely laid out, heated by Daisy furnace, in thorough order throughout. A good investment property. (812-B.)

PARK AVENUE—A first-class stone tenement house in thorough order, heated by hot water furnace, all modern conveniences. Drainage and ventilation in perfect order. A good investment. (84-B.)

PARK AVENUE—A handsome stone front apartment house 27 feet front by 92 feet deep, containing three dwellings, one on each flat, heated by hot water furnaces, has all modern conveniences, material and workmanship first-class. Is a splendid investment property, easily rented to good class of tenants. Would exchange for desirable building lots. 811-B.

PEEL STREET—That fine cut stone house, 28 feet wide; lot 130 feet deep, with lane in rear. Situated just on the rise of the hill and in the best part of the street. Everything in perfect order. This is one of the best values as a family house we have on our hands. Price \$14,000. (819-B.)

PEEL STREET (Special)—A well built stone front house with bay window and deep extension a short distance above St. Catherine street, will be sold cheap. Suitable for private residence or for a medical man. Would also make a specially good stand for a milliner or dressmaker. This property is worth looking into. It is on the bargain counter. (115-B)

PEEL STREET—A handsome stone front house, on the very best part of the street, above Sherbrooke street; the house has been designed and built for owners' occupation, and is filled with every convenience; has stone steps, basement entrance, electric light; good stable in rear. (190-B)

PINE AVENUE—A new red Scotch sandstone, semi-detached house, extra well finished; basement (floor cemented), contains laundry, larder, bath, w. c., wash-tubs, coal cellar and furnace. Main floor, drawing and dining-room, pantry, kitchen, etc. Two upper floors contain eight bedrooms, dressing and trunk room, bath and small conservatory. Two main floors finished in butternut, wired for electric light. 689-B.)

PINE AVENUE—A handsome stone front house, on lot 24 by 100 feet, extension kitchen, three flats, six bedrooms. Daisy furnace, all improvements. Moderate price. (71-B.)

THE PERFECT HOUSE.

People who know my house come to like it a little; people who merely glance at it see nothing to call for comment, and so pass on..... My house not being a fine house, nor a costly house, nor what people call an elegant house what is here in it to describe?—O. B. Bunce, *My House*.

I make no claim that the house wherein I dwell is a perfect one; it is my first house—a fledgling. One must build at least thrice, it has been truly observed, to obtain the perfected dwelling, and still there will remain room for improvement. So many things go to make up the ideal house, it is beyond human possibility to combine them all; while even during the process of construction one's tastes are liable to change or become subject to modification.

To the most of mankind a single venture is sufficient; only architects build more than once for a pastime. For the sole office of the architect is to plan; the province of the builder to delay. The asylums teem with victims to the vexations of house-building. Having money to make and not to disburse, with no further care than to complete the work in hand with the utmost leisure, the architect and builder pass through the ordeal unscathed, and remain to lure new victims. One exception I recall. Picturesquely situated on the eastern coast, within hearing of the surge and rising amid the forest-growth, stands an untenanted villa. The imposing exterior is of massive stone, and all that unlimited wealth and taste could contribute has been lavished upon the interior. The mansion was completed within the specified time, but during its construction architect and builder both died; the owner living only three days after its completion. From the placing of the foundation-stone to the prospective fire in the hearth—from commencement to completion—who may foresee the possibilities? Ever man proposes while Fate disposes.

Plans look so feasible on paper, and building seems so delightfully facile in theory—so much time, so much money, and your long-dreamed-of castle in Spain is a reality. But, like the quest of a German professor I once knew who was searching for a wife who must be rich, beautiful, young, angelic, and not afraid of a mouse, the perfect house is difficult to attain; while plans often resemble the summer excursions one takes with the mind during winter, apparently so easy to carry out and yet so unfrequently realized. We forget the toilsome climb up the mountain where we arrive, perchance, to find the view shrouded in mist; or a cold spell sets in when we reach the seashore; or heavy rains render the long-contemplated angling trip a dismal failure.

If we leave the house to the architect, he builds merely for himself—he builds *his* house, not yours. You must be the idealist of your own ideal. "Our so-called architects," says Richard Jefferies, "are mere surveyors, engineers, educated brick-layers, men of hard, straight ruler and square, mathematically accurate, and utterly devoid of feeling. You call in your practical architect, and he builds you a brick box. The princes of Italy knew better; they called in the poet and the

PRINCE ARTHUR STREET. A first-class stone residence; corner house; none better built in Montreal; containing sixteen rooms; equipped with modern conveniences; handsome drawing-rooms and library; two baths; extra cup-board room, pantries, stone laundry tubs; drainage perfect; first-class stable and coach-house in rear. Terms low to prompt buyers. 222-B.

PRINCE ARTHUR STREET—A comfortable stone front house, with all improvements, Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price \$7000. (595-B.)

SEYMOUR AVENUE—A handsome stone front cottage with extension kitchen, cemented cellar basement, stationery wash tubs, Daisy furnace. Finished in cottonwood, natural color. Price only \$7250. (80-B.)

SEYMOUR AVENUE—Two stone front cottages extension kitchens, cemented basement, Daisy furnaces, four bed-rooms. Price only \$7000 each. Wanted exchange. (71-B)

SHERBROOKE STREET WEST—A handsome corner house, containing all modern improvements, and in perfect order from top to bottom. A splendid position for a doctor, and in every way a comfortable and elegant house. Price only \$16,500. (815-B.)

SHERBROOKE STREET—A handsome stone front house, on the best part of the street; extension kitchen, Daisy furnace, basement entrance, laundry, fuel cellar and w.c. in basement; all modern improvements. (793-B.)

SHERBROOKE STREET—A full size stone front residence, on lot 26½ feet by 120 feet solidly built, and in first-class condition throughout. Particulars at office. (40-B.)

SHERBROOKE STREET—A new stone house, carefully built under owners' supervision, on lot 25 feet by 189 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (218 B.)

SHERBROOKE STREET—A very comfortable stone front house, substantially built and in thorough order. Lot 25 feet x 128 feet. Price, only \$9,000. (120-P)

SHERBROOKE STREET—A handsome well built stone front house, recently renovated for owner's occupation and fitted with every modern convenience; separate bath and w. c., also servants' w. c., in basement; grates in drawing, dining room and principal bedroom; plumbing is modern and in perfect order. Brick stable and coach house. Lot 27½ feet front x 180 feet deep to a 20 foot lane in rear. We can confidently recommend this house to any one wanting a comfortable family residence, the owner, who is leaving the City, having spared no expense to make the house first-class in every respect. Price very reasonable. (877 B.)