

ST. ANNES—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 \$7000. (31 B)

ST. HUGHES—Domain of 150 arpents, with small wooden house and large barn; a beautiful situation for a country house, magnificently wooded, fence in perfect order. Price only \$32,000. (56-B).

NOTICE.

The publishers of the **REAL ESTATE RECORD** would like to get the correct address of any reader of the **REAL ESTATE RECORD** who has moved this spring.

SPECIAL.

Our bargain counter this month contains two properties which call for special mention and should attract the attention of bargain hunters.

One is a stone front terrace property in the west end, only built a few years and situated in good street, within a block of the cars, this property is forced to sale for benefit of the mortgagees will be sold \$3000 under cost. Terms easy.

The other is a large and well built stone front house in the neighborhood of Dominion Square, with extra deep extension suitable for business or professional purposes or as a first class residence. We are prepared to convince the most skeptical that this a bargain.

LAKE ST. LOUIS.

Farm for Sale.

With good lake frontage, situated between Dorval and Pointe Claire. Would sell a part of the river front, which is one of the best point between Dorval and Pointe Claire. (32-B)

PRIVATE MOTOR-TRAINS THE NEXT THING.

The latest development as regards motors is the private motor-train. One of these is being built which is to be composed of an engine, a saloon—to be used during the day as a drawing room and at night as a sleeping-car—a wagon for the accommodation of servants, and a luggage-van. If private and public motor-trains become common, as no doubt they will do in time, the traffic along the country roads will appear strange to those who are not accustomed to the present order of things in this respect. Moreover, the railway authorities will have to bestir themselves to counteract the evil result of this unexpected form of competition, which will be tantamount to the revival of stage-coaches, only with electricity substituted for horses. With motor-cars, motor-trains, and bicycles to compete against it would appear that the halcyon days of railway enterprise are threatened with extinction. *London Truth.*

GOOD HEALTH IN BUSINESS.

There is no use in hoping to gain prominence in any business undertaking—large or small—unless you are physically able to see through it. It is said that very few could endure the extreme hardships of an arctic expedition, hence the North Pole may never be reached. A cardinal point in business success is good health. This is absolutely necessary in order to reach the north pole of business.—*Ad Sense.*

SPECIALS.

2 CHOICE corner lots, Westmount. One nearest to the city—small area, excellent surroundings—economical to build—owner anxious to sell. The other on the high land, corner of Cote St. Antoine road, commanding fine view.

3 Houses.—Must be sold. One semi-detached residence above Sherbrooke street. One modern cottage house above Sherbrooke street—specially built. One terrace house in West end above St. Catherine st. Owners all leaving the city.

SPECIAL.

Opportunity for a Gentleman

RETIRED FROM BUSINESS.

Residence with 3 Acres of Grounds

Circumstances compel the sale of a fine property, comprising three acres of land beautifully wooded, with flower and kitchen garden, lawns, fruit trees, stone stables and outbuildings. The house is substantially built of stone and is fitted with the most modern hot water heating, plumbing, &c., with ample accommodation for a moderate sized family.

This property is not in the vicinity of Montreal.

J. CRADOCK SIMPSON & CO.

TO LET

We have a large list of desirable houses in our books to rent and intending tenants would do well to call for a printed list.

J. CRADOCK SIMPSON & Co

181 ST. JAMES STREET.

1897.
STATEMENT showing valuations of Land and Buildings compared with number of Proprietors, in certain Wards.

WARD.	Valuation of Land	Valuation of Buildings	Number of Proprietors	Ratio of Population to Proprietors	Average holding After deducting City and Govt Property
East.....	\$2,792,046	\$2,791,754	158	3,900	20,000
Centre	3,532,000	4,015,980	140	750	* 40,000
West.....	6,104,200	4,671,200	180	1,100	Do.
St. Ann's.....	7,201,802	6,135,648	1125	20,000	1 in 5
St. Antoine.....	25,240,000	38,143,245	2800	50,000	More than 1 in 4
St. Denis	1,727,034	818,651	783	3,500	Equal.
					8,800

* Note special deduction for Seminary and Nun's Properties, representing \$1,250,000.
Note—Each proprietor supposed to represent a family of five persons.

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