

# Houses and Building Lots

FOR SALE

-AT-

## WESTMOUNT.

**J. CRADOCK SIMPSON & CO.**

**ARGYLE AVENUE**—Three very desirable building lots, each fifty feet front, on the west part of the avenue. (51-B)

**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 mantles. Price \$7500. (28-B.)

**BURTON AVENUE**—A good building lot, 50 ft. by 79 ft., would be sold very cheap. (136-B)

**CAMPBELL STREET**—Two very desirable lots each 68 feet by 175 feet; fine situation. (104-B)

**COTE ST. ANTOINE ROAD**, corner of Victoria Avenue—A fine block of land, having a frontage of 185 feet 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. (266-2)

**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. (298-B.)

**COTE ST. ANTOINE ROAD**, Corner 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. PAUL**—Corner of Upper Lachine Road—A fine block of land, situated at the junction of these two main thoroughfares. Offers solicited. (221-a)

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

**DORCHESTER STREET**—A modern stone front house, heated by hot water, fronting Wexdale Park; the rear view commanding the whole mountain side, a minute's walk from one of our prettiest city squares. Price only \$7,500. (457-3)

**DORCHESTER STREET**—Two handsome stone front houses, just west of Greene Avenue, each 28 feet front, with all modern improvements, kitchens on ground floor. (798-3)

**DORCHESTER STREET**—Three choice lots near Clarendon Avenue, each 23 feet front. (205-a)

**DORCHESTER STREET**—A handsome corner stone front house, in first-class order, all conveniences, hot water furnace, a comfortable family house, vacant lot adjoining would be sold if desired. (61-B)

or three pictures hang on the walls in white frames. One of these is "Repose," that familiar but always inscrutable and restful stone face of the Sphinx rising out of the plains of the Egyptian desert. The face of a beautiful child, too, looks down upon one. It is almost impossible to convey in words the beautiful harmony of the coloring of the apartment, each step of the evolution of which has been wrought out by careful and artistic effort.—*N. Y. Evening Post*.

### EFFECT ON REAL ESTATE.

While real estate dealers are not agreed, there seems to be a growing sentiment that apartment houses, department stores and sky-scraper office buildings are not conducive in enhancing surrounding real estate. A careful review of the situation will develop cogent reasons for this assertion. There is an analogy between the three classes of property mentioned. An average apartment house may cover 50 x 100 feet of ground and be from three to six storeys high. It will accommodate from eighteen families up, thus virtually doing away with from eighteen to twenty-five separate dwellings. It is not uncommon to find one of these large buildings situate on a street with but few, if any other buildings in the block. At the same or a trifle more rental people prefer the apartment house to the care and maintenance of an individual house, and there is therefore no incentive for the improvement of property by the erection of detached dwellings, and there is a consequent tendency to cheapen contiguous lots and to lessen the number of individual holdings.

The sky-scraper, towering higher and higher, until some of them have reached a height of twenty storeys or more, are to the business district what the apartment house is to the resident; one of these immense structures filling the place of half a dozen of the old-time buildings. Many of the leading dealers in realty do not hesitate to express the opinion that the value of surrounding property is depreciated by this class of building. As a rule they are owned by syndicates and not by individuals. If the buildings were not put up so high there would be more of them, thus making more taxable property and increase the revenue from taxes, at the same time assisting in the development of surrounding property and appreciating its value. In some cities laws have been passed restricting the height of buildings and seem to have given general satisfaction outside of a few lot owners.

The department store is one of the peculiar institutions that has increased its scope until at the present time, in the majority of them, everything may be bought from a silk dress to a pound of steak, from a paper of tacks to a bottle of patent medi-

**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 \$6,500 each. (287-B.)

**DORCHESTER STREET**—Two 2½ story grey cut stone houses, just completed, each 25 feet x 40½ feet, and extension 15 feet x 32 feet, full height; cemented cellar, basement contains furnace, coal storage, laundry and servants' w. c. Principal floor, drawing, dining and breakfast rooms and kitchen; five bedrooms separate bath and w. c. Sanitary and plumbing work of the most description. Vestibule has mosaic floor and Tennessee marble dado. All front windows are of heavy plate glass. All material and workmanship of the very best, electric bells, wired for class residence at a moderate price electric light. Anyone wanting a first should inquire about these houses.

**DORCHESTER STREET**. — Just west of Greene Ave., two choice lots on the south side of the street, commanding uninterrupted view towards the south, with two mitoyen walls available for building; size of piece, 57 x 150. Offers solicited. (274-b)

**GREENE AVENUE**. — First class two storey cottage, with every modern convenience; porcelain bath, stationery wastubs, Daisy furnace, asphalted basement, extension kitchen, 5 bedrooms. Price \$5,250. (287-B.)

**GREENE AVENUE**. — A valuable building lot, forming the corner of Prospect Ave., 90 ft. by 73 ft., only 12½ cents per foot. (287-B.)

**METCALFE AVENUE**. — Three sandstone and pressed brick houses with extension kitchens, hot water furnaces, 7 bedrooms, all improvements; price, \$7,500 each. (892a-3).

**ST. CATHERINE STREET**. — A lot of land 49 ft. 7 in. x 160 ft., near Metcalfe Ave. Very desirable lot, only 70 cts. per foot. (272-b)

**ELM AVENUE**—A choice building lot, having an area of about 2,700 feet; moderate price to a prompt buyer. (202-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 choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and conservatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$8,000. (700-3)

**ELM AVENUE**.—A 2 storey stone front house, with a 2 story 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.)

**DORCHESTER STREET**.—A handsome gray stone front house, 3 storeys and 2 story extension, contains nine bedrooms, with drawing, dining, break-