



The above cut shows a substantial house which was built by Mr. William Adams, on Hatherly Road, Parsons Estate, on our easy plan, in spare time and Saturday afternoons.

PARSONS ESTATE

are high, sanitary, have good water, pure air, are near the manufacturing centre, near school, church, stores and cars. An ideal suburban home-site—1000 families living there now. The property is situated westward from North Dufferin Street. A large sign marks the place.

Lots are: \$4 to \$12 Per Foot. Terms are: \$10 Down, \$5 Monthly.
For particulars enquire at office. Go and see the lots Saturday. Our autos will meet Lansdowne Avenue and Carlton cars at terminus, from 1.30 to 5 p.m. Saturday. Come and let us show you the property. Representatives on the ground to give full information.

Dovercourt Land, Building and Savings Co., Ltd., 24 Adelaide Street East
Telephone Main 7280

Where Every Workman Can Own His Home

There is no greater mistake made to-day by men of modest means than to pay rent, when, for practically the same expenditure, they could own a home and

Live in Independence, Prosperity and Security

Lots in the popular suburban district—

PROPERTIES FOR SALE

The Union Trust Company's List.
THE UNION TRUST COMPANY, LTD.,
114 Bay Street, Toronto.

Outside Factory Properties for Sale.
\$500 DOWN, and balance of \$200 in monthly instalments, to include principal and interest, will secure a factory plant at Belleville. Factory building 45 x 95, two and half stories, seven-room house, barn and drive shed; farmer's shed, 23 x 38; factory heated by steam, 20 h.p. engine, 30 h.p. boiler, lot 15 x 20, on the river bank.

Stores for Sale.
\$3300—Six-room and six-room dwelling on College Street, near Manning Avenue; good stand and well-ventilated; \$1000 cash.

16000—STORE and dwelling, stables, solid brick, 15 x 140; above floor, west side; half cash.

20000—STORE and dwelling, stables, solid brick, hot water heating, nine rooms and bath, separate entrance to upstairs.

Investment.
APARTMENT HOUSE in the "Annex"—Three complete suites; rentals, \$15 per month; about 10 per cent. net, everything up-to-date.

Corner Lot for Sale.
VALUABLE corner lot, 100 x 100; a bushy sub-center in the West End, street car transfer point; rapidly rising in value, close to high-class residential section, banks, provision, drug and general stores; would make a desirable location for stores and apartment work, and reasonable terms can be arranged.

Vacant Land.
\$16000—30 FEET, Yonge Street, Eglinton.

\$8000—40 FEET, Eglinton, for investment.

\$5500—CORNER lot, Yonge and Glenview; finest location in town.

\$5000—CORNER Glen Grove and Yonge.

\$2500—15 FEET, Brim Hill Avenue.

\$80 FOOT—Corner lot, Broadview Avenue, 60 feet frontage.

\$65 FOOT—Castle Frank Crescent.

\$60 FOOT—Dundas Street.

\$50 FOOT—Lake Shore Road.

\$40 FOOT—Yonge Street, Eglinton.

\$35 FOOT—Rochampton Avenue, close to Yonge.

\$22 FOOT—Rochampton Avenue, corner lot.

\$20 FOOT—Gothic Avenue, near Quebec.

\$16 FOOT—Rochampton Avenue, corner lot.

\$16 FOOT—Stewart Street, Davisville.

\$10 FOOT—Mount Pleasant Avenue.

Stores.
\$10000—FINE business stand, Eglinton.

\$5000—STORE and flat above, College Street.

\$4200—LOGAN AVE., store and dwelling.

Residences.
\$2400—OSSINGTON AVE., seven rooms and bath.

\$3000—ALCANA AVE., eight rooms.

\$3600—BELLEFAIR AVE., detached, eight rooms.

\$3800—MANNING AVE., eight rooms.

\$4500—OSSINGTON AVE., eight rooms.

\$4800—HENRY ST., eight rooms.

\$4500—YONGE ST., Davisville, seven rooms.

PROPERTIES FOR SALE.

Union Trust Co.'s List (Continued).
\$5500—HURON ST., south of Bloor; nine rooms, hot water heating, detached.

\$5650—WOODBURY AVE., nine rooms, hot water heating, detached.

\$6500—JAMESON AVE., 10 rooms, in good repair; brick garage.

\$6600—SUNNYSIDE AVE., bungalow, paneled dining room, oak floors, shower bath, etc.

\$7000—CHARLES ST. WEST, nine large, bright rooms; well decorated and in good repair.

\$7500—HEATH ST., 10 rooms; price includes electric fixtures, \$200 down.

\$8500—GREENVILLE ST., 12 good rooms, first-class investment.

\$8700—DE LISLE, eight rooms and reception; delightful home, on lot 65 x 126.

\$9500—KENDALL AVE., 10 rooms; corner, bay window on ground and first floors; built by reliable party.

\$9500—HURON ST., below Bernard Place; early possession.

\$10500—INDIAN GROVE, 8 large, bright rooms; 85 x 150 feet; would sell house and 55 feet for \$5500.

\$11000—CARLTON ST., detached, brick, 13 rooms; 52 x 122, lot 100 x 150; no information by phone.

\$12500—CRESCENT ROAD, 11 rooms; side can be had for \$150 a foot.

\$13500—ROSEDALE RD., 10 rooms; lot about 400 feet deep, and well wooded.

\$14000—AVENUE ROAD, 12 rooms; and reception; 2 bathrooms; lot 70 x 125.

THE UNION TRUST COMPANY, LTD., 114 Bay Street, Toronto.

S. K. Brown's List.

A FEW more good frame and brick conveniences, on good and without all conveniences, on good streets in East Toronto, with 4, 6, and 7 rooms each, at 70, 15, 20, 25, 30, 35 and 40 hundred dollars each.

VACANT LOTS, at 12, 15, 20, and 25 dollars per foot.

50 FEET on the southeast corner, at 25 dollars per foot. A good site for grocery store and dwelling.

GROCERY STORE and dwelling combined, on Main Street, East Toronto, at a bargain.

APPLY TO S. K. Brown, real estate agent, 400 Bloor Street, East Toronto.

MERTON ST., mortgage sale; 800 west frontage. A. Willis, Room 20, 18 Toronto Street.

SELECT LOT, nicely wooded, 100 x 200 feet; only \$29 a foot. A. Willis, 18 Toronto Street.

LARGE AMOUNT of private funds to loan; lowest rate of interest; mortgages purchased. A. Willis, Room 20, 18 Toronto Street.

SCARBORO BLUFFS—Where nature has shown partially and so greatly assisted in making it the most desirable location you can find for a summer or suburban home. The property has been very carefully planned and restricted from shacks, but selling at the extremely low price of \$5 per foot up, easy terms, no interest of taxes for one year. French office at 20 St. Kingston Road. Ask for plans. We will show you out at any time. C. White & Co., 38 Victoria Street, M. 3455.

LOTS FOR SALE.

LAKED FRONT LOTS—We specialize in lake front land, and can offer you the most desirable property to be had, either east or west. Prices are low, terms easy. Phone write or call for plans and all information regarding Crescent Point and Scarborough Bluffs. We will show you over the property any time. C. White & Co., 38 Victoria Street, M. 3455.

Preparing for His Annual Statement.
"Well, says our friend, the eminent solicitor, 'what a little literary work you are doing!'"

"I don't," we reply with interest, "and may we enquire what it will be?"

"Nothing of great importance—simply my annual discovery that there are dangerous microbes in cold water!"

LIFE.

PROPERTIES FOR SALE

C. W. LAKER, office "one" Macpherson Avenue, Residence third floor from office, south side. Phone N. 3071.

PROPERTIES wanted, either large or small. If you wish to sell, send me full particulars. These advertised are right in every way.

DEER PARK, city, and North Toronto.
Choice residential lots. You will be glad to secure any of these within two months at ten dollars per foot more than I am now asking.

BLOCK of 170 feet close to Upper Canada College. If you have spare cash, money in this.

44 x 10—ALVIN. You can build a pair and sell before finished; also 100 feet.

CHOICE lots on Ferndale. You will be sorry you did not secure a fifty-foot lot here, overlooking Alcona Avenue, Moore Park; very high.

BLOCK 120 x 150, close to Yonge Street, north side of Pleasant Avenue, only one to be had south of St. Clair Avenue, three miles; by breaking block been offered seven per foot more than an asking.

CHOICE 45-foot lot, close to Upper Canada College grounds; also 25-foot lot and 100-foot lot.

SPADINA ROAD, 100 x 200, north of St. Clair; for immediate sale \$50 per foot.

100 x 130, INCLUDING brick cottage, St. Clair Avenue, price right.

50 x 150, CLOSE to Yonge, Davisville Avenue, for immediate sale; north side; price right; half cash.

250 FEET close to Yonge, choice block, Davisville; price is right.

\$65 PER FOOT—40 feet, including large lot, close to Yonge, south of C.P.R. track.

HIGHEST and best lots, two corners on Eglinton Avenue, 125 x 150 and 150 x 100, one right, one left, one separate or together; price that you can make money on, or for your future home; just sold eleven thousand dollars worth of vacant for investment.

Immediate Sale, Summer Resort, Muskoka.

ENDING, Port Carling, will make price and terms right. This beautiful summer home, one hundred acres of good land; this is one of the most charming spots on lake, half mile sandy beach, sheltered, with shade trees. Residence well finished and built, hardwood floors (furnished), contains over 25 rooms. Arctylex, throughout; beautiful veranda; stable, ice house, bathing house, laundry, small orchard; boats call at wharf; patrons of the best. From farm can be raised poultry, eggs, butter, vegetables and feed your sheep and cows for winter. Fortune in this for right money, or suitable for gentleman's summer home. Possession March 1st. One of the best opportunities I have had for long time. Let me know if you are interested. Call and see them. One thousand will take it now.

PORT CARLING—Pretty summer home, eight-roomed cottage, situated on mainland, fronting on the water front; 20 feet; wooded, facing west; excellent view; well finished and furnished, ice and wood and bathroom; on very prominent point; close to and surrounded by beautiful homes; \$1000 will take it, if sold now.

SUNSHINE COTTAGE, "Bala," right on the lake, furnished, station at back of cottage, lake in front; trees. One of the best locations in Muskoka. Two different views at office. Call and see them. One thousand will take it now.

Gravenhurst.

EXCHANGE for ten-roomed house or lot; nearly new, built on high ground, is well built and good value, close to shore. Price two thousand, or give me an offer. Possession.

Lake Shore Road.

NEXT to maple grove, owned by E. B. Nesler, Esq., M.P. This has nearly 700 feet on Lake Shore road, same on lake front; depth from road to lake 55 feet. A splendid orchard, two pretty bungalows, 6 rooms each; splendid water; the choicest lake view; one bungalow lavated in a Toronto gentleman; one of the choicest lake views ever placed on the market; have photo; 15 miles from Bronte; 15 minutes' walk to place; close to Yonge north; each room large; hot water heating; Summer hill Avenue.

WEST END BARGAIN

For Liveryman, or Contractor

LOT 70 x 246

Nine roomed brick house, hardwood floors, hot water heating, stables in rear, accommodation for 12 horses.

\$10,000

Could build two more houses on lot.

Goulding & Hamilton

106 VICTORIA ST.

ABSOLUTE SAFETY

Out in the ground like a cinder. Gas for cooking and light. Cheaper and safer than any other method. Call on C. H. JENNE, Office and Factory, 10 Alce Street, Toronto.

PROPERTIES FOR SALE

Laker's List (Continued).

TOWN of Ingersoll—Population five thousand, right in residential district; no prettier or healthier spot in Ontario for home, nearly 5 acres, pretty good house, barn; anyone can get splendid living off land, or suitable for retired gentleman, might take house in Toronto for it, but in perfect order. Someone within two years will be glad to secure this at two thousand more than I will take now. Do not forget Toronto is not the only spot that is growing; someone like this will and must do the same.

YONGE ST.—45 acres, water in barns, and city conveniences in house; stock and implements, which are cash on hand; great opportunity for someone; nothing like this can be secured; price and terms right; possession, good person; two offers this week for stock and implements.

\$100 PER ACRE—125 acres; no waste land; stream through it; large frame house and barn; terms easy; cash on hand; if you are looking for disposing of this at figure only for immediate sale; well rented for year; about 11 miles from city limits; cheap at three thousand more; you must see me personally regarding these properties.

\$75 PER ACRE; land 100 acres, close to C.P.R. station, right on shore; electric line will be close soon. Kleinberg, only for immediate sale.

\$3500—NEW, well built, detached convenience, electric wired; lot 50 feet deep, north side, very pretty bungalow, chance for someone; close to Yonge, North Toronto; fifteen hundred dollars, splendid garden.

\$2400—FOUR hundred down, new, six rooms, water and furnace, 14, Davisville, close to Yonge.

\$2800—DEER PARK, cosy six-roomed house, concrete cellar, furnace and new plumbing in bathroom, house nearly new, electric lighted.

\$2375—FOR immediate sale, detached, planned and handsomely decorated, well situated; close to Yonge, Davisville; fifty feet frontage.

\$8000—BEAUTIFUL detached, brick, nearly new, in perfect order, leaving city, good avenue, north end; terms arranged.

\$6500—CANNOT be duplicated, nine rooms.

DUNGALLOW, Deer Park, new, three thousand.

\$2800—ALCONA AVE., cosy brick, nearly new; eight hundred down.

\$3400—EGLINTON, very high altitude, 30 feet frontage.

\$3200—DAVISVILLE, this will surprise you; 30 feet frontage, close to Yonge, 25 feet frontage, close to Yonge.

\$5800—UP-TO-DATE in every way, impossible to get anything like this; close to Yonge north; each room large; hot water heating; Summer hill Avenue.

Girls Wanted

Telephone Operators
Pleasant and Permanent Employment; Healthful Surroundings; Good Salaries.
APPLY
BELL TELEPHONE CO.
33 Temperance Street

WANTED

First-class A-la-carte Cook
Must be quick and up-to-date.
High salary.
Apply Manager
SCARBORO' INN

PROPERTIES FOR SALE

Laker's List (Continued).

388 OSSINGTON—To close an estate; all cash; get your own loan; appointment time for key; opportunity to secure a small home; deep lot to lane; possession.

\$14000—ONE of the best homes in the city; the elevation is so high, the scenery so beautiful and the water the purest, everyone will admit that the district cannot be equalled. Can refer you to prominent Toronto gentlemen who have purchased from me. Inquire at once as there is only a limited amount, and it is going fast. Apply to Box 69, World Office.

BAIA PARK HOUSE, Muskoka, is now open for the season. Good accommodation by day or week. Wm. E. Ham.

GULL VIEW COTTAGE, Minden, overlooking Gull Lake—a new resort, quiet, comfortable and homelike. Excellent fishing and boating. Good table. Rates, seven dollars a week. Write for prospectus to the manager.

ISLAND PARK—Summer residence for sale; finest location on Toronto Island; large double corner lot. Full particulars on application to owner, H. W. Petrie, Front Street W., City.

WRITE and get Pleasant Point special rates for June and July. The special rates are the lowest in the city. Write to November. James Hewitt, Pleasant Point, Honey Harbor, Ont.

DE. DEAN, Specialist Diseases of Men, College Street.

HOTELS.
HOTEL VEDONNE, Yonge and Wilton Streets, Toronto. Rates moderate. J. C. Brady.

MORTGAGES.
MORTGAGES FOR SALE—MERRITT, Toronto. Solicitor, 17 Chestnut Street.

LEGAL CARDS.
BAIRD, MONAHAN & MACKENZIE, Barristers and Solicitors. James Baird, K. C., Crown Attorney, County of York; F. Louis Monahan, Kenneth E. Mackenzie, 2 Toronto Street, Toronto.

CURRY, O'CONNOR, WALLACE & CO., 24 Victoria Street East.

FRANK W. MACLEAN, Barrister, Solicitor, Notary Public, 34 Victoria Street, Private Tuition to loan. Phone M. 2144.

PASTURE.
GOOD PASTURE to rent, 145 acres, Spadina Rd.; water, Swan Bros., 152 King St. East.

LOST.
YALE LATCH KEY No. 1907. Finder, suitably rewarded by returning to Mr. Somerville, World Office.

PATENTS.
FETHERSTONHAUGH, DENNISON & CO., Star Building, 15 King West, Toronto; also Montreal, Winnipeg, Washington. Patents, domestic and foreign. "The Prospective Patents" mailed free.

ARCHITECTS.
GEORGE W. GOUNLOCK, Architect, Temple Building, Toronto, Main 450.

A. R. DENISON & STEPHENSON, Star Building, Toronto. Phone Main 72.

ART.
J. W. L. FORSTER, Portrait Painting, Rooms 24 West King Street, Toronto. Edif.

ASSAYING.
JAMES & JAMES, Room 23, 77 Victoria Street, Surveyors, Analysts, Assayers, Main 425 and Main 655.

MESSANGER SERVICE.
FOR MESSANGER and parcel delivery, ring up Main 5. Quick delivery. Toronto Messenger Co., Ltd., 21 Scott Street.

PERSONAL.
NOTICE—L. S. Guley, 2014 Yonge St. Business sold, May 22, 1911.

HERALD.
ALVER'S famous nerve tonic will cure all nerve diseases and diseases arising therefrom; pure herb in capsules. Edif. 282 Street, Toronto.

"At my tailor's the other day I heard a young lady boasting that she had been promised."

"Ah, a professional plea! Selling for breaches of promise." Chicago Record-Herald.

FIRE LOSSES IN CANADA

Incendiarism Believed to Be More Prevalent Than Generally Thought.

OTTAWA, June 16.—A general investigation into fire losses in Canada is to be conducted by the commission of conservation. The work will be under the direction of Mr. M. J. Patton, associate secretary.

Statistics as furnished by the underwriters show a much heavier loss in Canada than in the old country, and it is believed that recommendations will be made for improvements in building construction and such preventive methods as will greatly reduce the losses by fire. Particular attention will be paid to incendiarism, which is believed to be responsible for more fires than is generally known. The information will be put in statistical form.

FARMS FOR SALE.

90 ACRES—Nine miles from Toronto, 60 rods from C.P.R., 4 miles from G. T. R. station. About 100 acres close to post office and church; soil clay loam; 5 acres hardwood bush; fences good; eight-roomed house, bank barn, hog pen and hen house, good well. For particulars apply to Wm. Spencer, lot 25, con. 2, Scarborough.

FOR SALE—Good farm, good buildings, every convenience, 3 miles from Toronto; will sell all or part. Thos. Hartley, Downsview.

VANCOUVER ISLAND, British Columbia, offers: sunshiny, mild climate, good profits for men with small capital in fruit-growing, poultry, mixed farming, timber, manufacturing, fisheries, new towns, good chances for the boys. Investments safe at 6 per cent. For reliable information, free booklets, write Vancouver Island Development League, Room A 21, Broughton Street, Victoria, British Columbia.

ONE HUNDRED ACRES—Good stock and grain farm; fair buildings, abundance of water; Lot 6, Con. 2, Markham; 24 miles east of Thornhill. Apply to owner, H. Fierbaker, Dolan.

10 ACRES—With good barn rich soil, beautiful situation; close to Yonge Street and electric cars, 20 minutes to Toronto. Small farms near city are getting scarce; this is a chance at a low figure; 2200; easy terms and assistance to build. James & Manning, 23 Scott Street.

BUSINESS CHANCES.
PORT ALBERT, B. C., offers better and greater opportunities for small investments than any other place in British Columbia. No guaranty needed for square deal. A postcard will bring you interesting, reliable information. L. W. Block, 22 Kent Building, Toronto, Ont. Broad Street, Victoria, B. C.

PORCUPINE GOLD FIELDS SYNDICATE, formed for prospecting in Porcupine Creek; prospector and party being sent; syndicate shares, \$50 each. Box 62, World.

WINONA Park club house for summer guests; open to the public; this popular resort is to rent, and should be open by 1st July; parties wishing to apply should do so at once; is located on lake shore, 12 miles from Hamilton, in fruit district; furnished and ready for a good manager to take hold. R. S. Martin, Hamilton.