

PEEL STREET.—A 2½ storey, stone front house, above Sherbrooke St., in good condition throughout; first class locality. Price only \$9,000. (215-B).

PEEL STREET.—A full sized cut stone house, below Sherbrooke street, well situated and in good order, heated by hot water furnace. Lot 24x116ft, a thoroughly comfortable family house. Price only \$11,000. (861-3). 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 owner's occupation, and is fitted 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. (669-3)

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)

PRINCE ARTHUR STREET.—A 2½ storey solid brick house on stone foundation, in good order. Plumbing is in A1 order; small cottage in rear, with entrance on St. Dominique street. (208-B).

PRINCE ARTHUR STREET.—A good stone front house, near University street; fourteen rooms all in good order. Price \$10,000. (214-B).

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 cupboard 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 \$7,000. (595-3)

SEYMOUR AVENUE.—A handsome stone front cottage with extension kitchen, cemented cellar basement, stationary wash tubs, Daisy furnace. Finished in cottonwood, natural color. Price only \$7,250. (80-B).

SEYMOUR AVENUE.—Two stone front cottages, extension kitchens, cemented basement. Daisy furnaces, four bedrooms. Price only \$7,000 each. Would 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 \$18,500. (815-3).

hinks, should possess its distinctive character, its individual sentiment or expression; and this depends less upon the architect and the professional decorator than upon the taste reflected by the occupants. And yet there is nothing so bizarre or atrocious that it will not please some; there exists nothing so perfect as to please all.

Shall the ideal house be large or small? Excellent results may follow in either case in intelligent thoughtful hands. Where money is merely a secondary object, then the great luxuriously furnished rooms, the lofty ceilings, the grand halls and staircases, the picture gallery, the music, billiard, and ball rooms, the house of magnificent distances and perspectives. Still man is not content; for such a house, to be beautiful, calls for constant care, a retinue of servants, a blaze of light, a round of visitors and entertainments to populate its vast apartments and render it companionable. The house to entertain in and the house to live in are generally two separate things; but, of the two, you want to live in your house more than to entertain in it.

Doubtless, even to those possessed of abundant means, the medium-sized house, sufficiently roomy for all ordinary purposes and yet cosy enough for family comfort, is the most satisfactory. In daily domestic life you do not become lost and absorbed in its magnitude; and for the matter of entertainments, on a large scale, you always have the resource of a "hall," with no further trouble beyond that of issuing the invitations and liquidating the bills. In the ideal dwelling-house of medium size even this will be dispensed with, while still preserving the charm of privacy—one has simply to add a supplementary supper-room and an ample hall-room, to be thrown open only on special occasions for the accommodation of the overflow. Thus it would be possible to avoid a barn to live in, and a cote to entertain in.

The great thing in house planning is to think ahead, and still think ahead. The hall which looks so spacious on paper is sure to contract, and ordinary-sized rooms will shrink perceptibly when they come to be furnished. It is important that the spaces between the doors and windows, the proportionate height of the doors and windows, the many little conveniences and innumerable minor yet major details, like the placing of mantels, registers, chandeliers and side-lights, be planned by the occupant, and not left to the mercy of the architect. The latter will place the mantel on the side of a long, narrow room, thereby diminishing the width several feet, when it should go at the end. He will hang the doors so they will bump together, or open on the side you do not want them to open on. If he concede you a spacious hall and library, he will clip on the vestibule, or be a miser when he doles out the space for the stairway landing or the butler's pantry. And what architect will stop to think of that most important of household institutions—a roomy, convenient, concealed catch-all, or rather a series of catch-alls!

Even so simple a contrivance as an invisible small wardrobe in the wall adjoining the

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. (708-3).

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 owner's supervision, on lot 25 feet by 130 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-B)

SUMMERHILL AVENUE.—A handsome stone front house, with two story extension; cellar basement asphalted; hot water furnace and all modern improvements, plenty of closet accommodation. (855-3)

SOUVENIR STREET.—A handsome stone front cottage built three years ago for owner's occupation, has all conveniences, hot water furnace, etc. (807-3)

ST. AUGUSTIN, ST. HENRY.—Two storey brick enclosed tenement, four dwellings, well rented. Price only \$2,600. (221-B)

ST. ANTOINE STREET.—A well built stone front tenement, in good order, and rented for \$510 per annum. A good investment. Price \$8775. (541-3).

ST. ANTOINE STREET.—A 3½ storey stone front house in best part of the street, in good order, will be sold on very easy terms, small cash payment down. Price only \$4,000. (85-B)

ST. ANTOINE STREET.—A substantial solid built house, near Guy St., in good order, heated by Daisy furnace, 16 rooms, moderate price \$8,750. (194-B)

ST. ANTOINE STREET.—A substantially built 3½ story solid stone house, 29 feet wide by 40 feet deep with 30 foot extension; the lot is 20 feet by 140 feet, with good stable and coach-house, wide lane in rear. House is very strongly built and suitable for an institution, factory, etc. Price only \$6,500. (129-B)

ST. ANTOINE STREET.—A full size stone front house, in good order, contains fourteen rooms. Lot 21½ ft. by 130 ft. Price \$6,000 (210-B).

ST. CATHERINE STREET.—A comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6,000. (705-3)

ST. CATHERINE STREET.—That valuable corner property of the First Baptist Church, having a frontage of 86 feet 4 inches on St. Catherine Street and 137 feet 10 inches on City Councillor street. The immediate vicinity of Phillips Square, which is now established as an important business centre, is rapidly coming into demand for business purposes. This property is the first