

## PROPERTIES FOR SALE.

## Waddington &amp; Grundy's List.

PROPERTIES for sale close to Toronto:

WADDINGTON & GRUNDY, 86 King Street East, Main 636, Eglinton Office North 101.

YONGE STREET farm, extending through to Bathurst Street, opposite V. Howard Church, 14 acres, two dwellings, two sets farm buildings, about sixty acres in first and second crop meadow, six miles from city. Price \$400 per acre.

EGLINTON AVENUE, between Avenue Road and Forest Hill, about eleven acres with large frontages on Eglinton Avenue and Spadina Road, also twenty hundred feet of railway (G.T.R.) frontage; buildings: \$300 per acre.

FARM on St. Clair Avenue, close to city, \$350 per acre.

## North Toronto Houses.

MODERN five-roomed dwelling with lot 100x150, close to Yonge Street, on Eglinton Avenue; good garden and fruit trees, poultry house. Price \$3500.

\$26 EGLINTON AVE. EAST, nice seven-roomed cottage, with stable, garden and fruit. Large lot, shade trees. Price four thousand. Call and see it.

ROEHAMPTON AVENUE—New brick nine-roomed dwelling, lot 60x135, \$4500.

BROADWAY AVENUE—Two five-roomed houses, lot 50x200 feet. Price \$2800.

ERSKINE AVENUE—100x150 feet, close to Yonge St., fruit trees. Price \$25 per foot.

WOODWARD AVENUE—Lot 50x157, with fruit trees, house valued at \$3000 on either side. Price \$25 per foot.

CRESCENT AVENUE—Level deep lots, lots at \$5 to \$30.

SHELDRAKE and Franklin Avenue lots at \$5 to \$30.

BUNGALOW finished in oak with hot water heating, large lot, with ornamental trees, close to Yonge; \$3000.

GLEN GROVE AVENUE—First corner from Yonge; 100x175 at \$35.

GLEN GROVE AVENUE—100 feet east, ravine, at \$35.

GLENCAIRN AVENUE—Two lots, 100x175, at \$35.

GLENVIEW AVENUE—East of club house, 300x175, at \$15.

ALBERTUS AVENUE—Fronting on ravine, nearly two acres. Price \$7500.

YONGE STREET—About half acre, 250 feet frontage on old Belt Line. Price \$4000.

SNOWDON AVENUE—Lot three hundred feet deep to Rosedale golf grounds. Large trees. Price \$15 per foot.

SUMMER resorts—Roche's Point, some good lots at \$5 per foot.

ORCHARD BEACH—Nearly one acre, with furnished cottage. Price \$1200. Rent \$200.

CEDARHURST and Lakecroft—Good lake front lots with trees and sandy beach, \$5 and \$8 per foot.

WADDINGTON & GRUNDY, 86 King East, Main 636.

## FARMS FOR SALE.

## W. A. Lawson's List.

W. A. LAWSON, 112 Church Street, Ontario's Farm-Selling Specialist.

2 ACRES—Garden land, close to Kingston Road electric car; postoffice, school and church; rich loam, all under cultivation; sell on easy terms. Twenty-five per acre.

3 ACRES—On Kingston Road, fourteen miles from Toronto; one mile from electric car; close to school; sandy loam, well watered and fenced; small frame house, stable, pigery and hen house. Sixteen hundred.

18 ACRES—Peel, fifteen miles from city hall; close to depot, postoffice and school; rich loam; nearly all planted to fruit and bearing; good fences; running water; frame house, barn, drive house and henery. Nine thousand.

40 ACRES—Markham; thirteen miles from market; close to school, postoffice and church; rich clay loam, all tillable; good fences. Three thousand.

55 ACRES—King; twenty-three miles from Toronto; close to postoffice and school; clay and sandy loam; forty-five cultivated; balance bush and pasture; running water; good fences; six-roomed frame house, barn and pigery. Twenty-one hundred.

100 ACRES—Scarboro; nine miles from Toronto; close to postoffice, school and church; clay loam, ninety-five cultivated; balance pasture; water of water; good fences; nine-roomed brick house, large modern bank barn, cement floors, automatic water supply; stables for forty head of stock and pigery 20x45; these buildings are all; farm is the same. Eleven thousand.

100 ACRES—Peel; eighteen miles from Toronto; mile from village, postoffice and school; clay loam, all under cultivation; level and clean; well watered and fenced; six-roomed frame house, bank barn and drive house. Seven thousand.

100 ACRES—West Gwillimbury; thirty-eight miles from Toronto; two miles to good market and village; clay loam, eighty acres cultivated; balance bush and pasture; plenty of water; good fences; frame house, bank barn and hay shed. Sixty-seven hundred.

I HAVE several good hundred acres in Markham Township, splendid land, can be had at right price. Let me show you some of these.

190 ACRES—Vaughan; 18 miles from Toronto; close to school and church; clay and sandy loam, 190 acres cultivated; twenty mixed timber; balance pasture; running water; good fences; eight-roomed house, bank barn, hay shed, drive house, pigery and henery; stables for forty head stock. Here is a farm worth the money. Twelve thousand.

230 ACRES—Twenty-three miles from Toronto; one mile by station and village; rich loam, 190 acres cultivated; balance bush and pasture; running water; the year round, splendid fences; ten-roomed house, large modern bank barn, cement floors, feed boxes and manglers, automatic water supply; excellent dairy farm, everything in shape to go on and make money. You should see this property if you want something good. Fifteen thousand.

450 ACRES—Simcoe; ninety miles from Toronto; one mile from station; postoffice, school and church close; clay and sandy loam, 350 acres cultivated; balance pasture; running water; good fences; brick house, bank barn, hay shed, two other large barns, drive house, hen house and pigery; stables for seventy head of stock; good stock farm at a right price. Sixteen thousand.

THE above farms are for sale by W. A. Lawson, Ontario's Farm-Selling Specialist, 112 Church-street, Toronto.

# ABOUT CALGARY

## REALTY PROFITS

The oft-repeated story of profits in Western Real Estate is becoming a familiar one. The romance of Calgary reads like a fairy tale to many who associate with it a semblance of a "boom," but to the thinking investor he sees back of this purported "boom" a solid foundation of a coming metropolis, which makes for sure, solid, continuous growth.

Only last week a property which was sold for \$50,000 less than a year ago was purchased by conservative capitalists at the phenomenal increase of \$171,000. This property was a large block in the centre of the spreading business district. It only goes to prove the real appreciation that is now being evidenced as to the value of Calgary realty—not as a town of yesterday, but as a thriving city whose future no one dares limit. The increase of population, from fifteen to twenty thousand pouring in this city each year, is now awakening the far-sighted capitalists to the investment possibilities.

Residential streets of yesterday are to-day developing into thriving business thoroughfares. Hundreds of instances could be given as examples and proofs of Western profits from a small outlay of capital in residential lots which have later been demanded for business purposes. Such development has only just begun. Scores of new business streets are now in embryo. Up, up, up values will climb at a rate consistent with the advancement of this "City of Opportunities." And—

**NOW** ABOUT TUXEDO PARK—the ideal residential section, in the midst of one of the most rapidly-growing districts of the city. Through this property and about it will be the making of Spadina Avenues, College Streets, Bloor Streets, Broadviews, etc., etc. Street car lines are now being extended through the property, the first sign—the pioneer signet of business thoroughfares.

Property facing on such streets can to-day be purchased at from ten to fifteen dollars per front foot. Further comment is unnecessary, as you, Mr. Reader, know the possibility of such located property.

If there is a better, safer real estate investment offered anywhere on the American Continent for so small an amount of capital than in this property, we don't know where it is. If you have five hundred dollars, or a thousand or more, you can invest it here with the certainty that you cannot lose and with the opportunity for remarkable gains. The City Council of Calgary has recently passed a special enactment permitting this unique property to be developed in a manner heretofore unprecedented in the history of Western cities. For the purpose of improving the property the Canadian Estates Company, Limited, has expended through its agreement with the City of Calgary, including gifts, park property, cost of street railway construction, laying of water mains, etc., etc., some forty-two thousand dollars, and placed the property in the hands of J. O. E., Limited, with instructions to market it at prices which would effect an early sale. At the rate at which it is selling this property will surpass all records. Over seventy-five per cent. of the property now sold has been purchased by Calgary investors, including scores of homebuilders. Without a question of a doubt in one year from this date at least three hundred homes will have been erected and occupied in Tuxedo Park.

The property you select to-day will soon be demanded by the three thousand homebuilders which it is estimated will build this year—homes to house the additional twenty thousand of this year's influx. Learn more of these possibilities. Investigate every statement we make and send your dollars West.

### TERMS OF PURCHASE

A payment of one-quarter in cash is required, balance extending over a year and a half; or one-third cash and the balance in two payments over the same period of time. Five per cent. discount for cash.

Send for the story of "*Calgary—as it was—as it is—and will be.*" A magnificent illustrated book fully describing the city and the property, its building restrictions, photographs of boulevards, gardens and driveways of Tuxedo Park. Complete literature will be supplied to intending purchasers upon application by mail or in person.

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