

**ST. CATHERINE STREET.**—Two building lots, near Metcalfe Avenue, about 44 feet 5 inches front, by a depth of of 170 feet to 174 feet each. (328 & 336-2).

**ST. CATHERINE STREET.**—Lot of land about 89 feet front by 150 feet deep; just west of Metcalfe Avenue. Suitable for residential or business purposes. (48-C).

**UPPER LANSLOWNE AVENUE.**—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in frontages of 60 feet with a depth of 110 to 115 feet. The situation is the most accessible of all the hillside property and commands a magnificent view. (259-A).

**VICTORIA AVENUE.**—Good building lot, 50 ft. x 132 ft.; situated above Sherbrooke street. (35-C).

**WESTERN AVE.**—Two new houses in pressed brick with stone trimmings of latest design and thoroughly well built, adjoining red stone house corner of Elm Avenue. A very convenient locality. Inspection and offers solicited. (731-5).

**WESTERN AVENUE.**—Two fine building lots, corner of Elm Avenue, 27 ft. front x about 93 ft. deep, good lane in rear. These lots are exceptionally well situated, good view of the mountain, adjacent houses are all handsome, well built, and occupied by owners. (176-B).

**WESTERN AVENUE.**—Semi-detached brick houses of nine rooms, on the best part of the avenue; extension kitchen; heated by hot water; electric light, gas, and all modern improvements. The stone, brick, and woodwork, plumbing and painting all done by good workmen, with first-class materials. (15-C).

**WESTERN AVENUE.**—A handsome red-stone front house, 27 ft. front; heated by hot water furnace; modern open plumbing; concrete basement; wash tubs and w.c. in basement. First floor finished in oak; house is wired throughout for electric light. Intending purchasers will find this house well worth inspection; it was built by day's work and with the very best material. Price, only \$10,000. (12-C).

**WESTERN AVENUE.**—Four lots of about 27 feet each having an area of about 12,569 feet. These lots are situated corner of Elm Avenue and should attract the attention of anyone wanting residential property. (47-C).

**WINDSOR AND PRINCE ALBERT AVENUE.**—A well situated block of land, 150 ft. x 146 ft.; forming corner of above streets; would exchange for small house. (38-C).

There isn't any danger of all New York's moving to the suburbs under the blandishments of real estate canvassers, because there is a large part of the city's population which wouldn't live outside the boundaries of the central borough if a house and lot were given to each for nothing, just as there are other city workers who were content to make for Lonelyville in the evening and sad to leave it in the morning, even under the old conditions of suburban life. So long as families grow and times are prosperous, however, people who have lots to sell in the outlying territory, where it is not necessary to cover land with gold to buy it, count on an increasing movement in their direction which every improvement in transportation serves to increase. The only complaint the developers of suburban properties have is on account of the same transportation. The railway companies, steam and trolley alike, they say, don't encourage patronage. They want the population to grow before they provide facilities to carry it to work in the city, which is unnatural.

Despite these complaints the fact that the trolley companies are alive to their own interests and the public's is seen in the general extension just now of these roads in Westchester and The Bronx, where the population is still sparse, no less than in Brooklyn, practically every part of which is now well served in the matter of communication. And with railroad lines rapidly extending, good suburban lots down at \$400 and some way below that, with money cheap, the cost of building materials low, and land development companies competing eagerly for a clientele among thrifty wage earners, as realty speculators never competed here before, this is a boom time for the city's suburbs.—The New York Sun.

#### THE VALUE OF TACT.

Tact is the silk lining of business talent, and no man's commercial equipment is complete without it. Its warp and woof are patience and unselfishness. These threads of character are not very common, and the peculiar weave of them called tact is still most rare. But its value never shrinks, and scarcely any price is too high for the merchant to pay for it. The more tact he has in his own person, in his salesmen, and in all those around him, the more certain is the merchant of doing a steady and prosperous business at all seasons, and in bad times or good.—Geyer's Stationer.

river; contain five bedrooms each. Lots comprise an area of over 45,000 feet. Arrangements will be made to show them to any intending purchaser. (20).

**BEAUREPAIRE.**—A charming cottage on the Lake front, built for owner's occupation; two storeys; galleries on three sides, large lot. (183-B).

**BROME COUNTY.**—Township of Brome, one and a half miles from West Brome, a small village, sixty miles from Montreal, containing two churches, school, post office, saw and grist mill, butter and cheese factory, and C.P.R. station. Farm contains 120 acres of good land in a good state of cultivation, never failing supply of water, running through pasture; also well in house and one in barn. One-third of farm in timber; birch and maple. Comfortable buildings in good repair, situated on high ground near splendid summer and winter road. Farm ready for occupation. Sugaring and heavy farm implements, and about one half of everything raised on this place this year included in the purchase price. (Folio 210).

**BORDEAU, SAULT AU RECOLLET.**—An attractive 1½ storey stone front house, close to C.P.R. station, about a mile from electric cars; contains 7 rooms and extension kitchen. Lot about 87 feet x 105 feet; price \$3,500; or would exchange. (352-B).

**BOULEVARD ST. GERMAIN, ST. LAURENT.**—Three lots each 25 feet x 121 feet, near the Park and Island Ry. Price \$475 for the three lots. (303-B).

**CHAMBLY.**—A very desirable country residence, situated in the best part of Chambly. Large frame house and extension, coach-house and stable; all in good order; grounds contain four acres; low price to prompt buyer. (356-B).

**CHAMBLY BASIN.**—A fine residence property, containing 23 arpents, of which five arpents are beautifully wooded. River frontage on two sides; about one mile from Richelieu station (C.V.R.). Solid stone three-storey house, fifty feet square; hot water furnace; large stable and coach house and other outbuildings; good boating and fishing; telephone in house; only 1½ hours' drive from Longueuil. Moderate price. (119-B).

**COTE DES NEIGES.**—That beautifully situated property known as "Fern-grove," bounded by Cedar, Crescent, and Lakeview Ave., between Cote St. Luc Road and Westmount. Particulars at office. (167-B).

**CHURCH STREET, Cote St. Paul.**—brick encased house, standing on lot 60 feet front by about 131 feet deep, containing two dwellings, both well rented. These houses contain parlor, dining room and kitchen on first floor and 3 bedrooms on second floor, same arrangement applying to each house. (63-C).

**COTE VISITATION.**—A valuable farm of from 66 to 70 arpents, within a short distance of the electric cars; will soon be in demand for subdivision. Particulars at our office. (900-C-3).

## COUNTRY

.. AND ..

### Suburban Properties

FOR SALE BY

The J. CRADOCK SIMPSON  
Real Estate & Agency Co.

**BEAUREPAIRE.**—Two handsome semi-detached frame houses, in good order throughout, large frontage on the