

ST. MARK STREET—A good stone front corner house, in good order, well rented, heated by furnace. Would be sold at a very low figure. (153-B.)

ST. MARK STREET—A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (875-a.)

ST. MARK STREET—A well built 2½ story rough stone front house, with freestone trimmings, containing 11 rooms, store room, pantry, etc., two fire-places and marble mantels, heated by furnace; floors deafened throughout, drainage perfect. Fuel shed and stable in rear, with covered passage from house. Price only \$6500. (689-3.)

ST. MARK STREET—A neat stone front cottage, containing 10 rooms, heated by hot water furnace, in first class order. Price only \$5500. (83-B.)

ST MARTIN & MORLAND SREETS.—A block of stone cottages, making a compact and safe investment for a moderate capital. Would be exchanged for other suitable property. (283-A)

ST. MATTHEW STREET—Two stone front cottages, near Sherbrooke street, well built and comfortable, nine rooms each, Daisy furnace, in good order. Price \$5,250 and \$5,500. (165-B.)

ST. MATTHEW STREET—A well-arranged and roomy stone front house, with two story extension, heated by hot water furnace, in thorough order; good stable and coach-house. (181-B.)

ST. MAURICE STREET—The centrally situated property forming corner of St. Henry street. Lot has a frontage of 80½ feet on St. Maurice and 44 feet on St. Henry street, with the solid brick buildings thereon, suitable for warehouse or any business purpose, would be sold at city valuation. (175-B.)

ST. URBAIN STREET—A well built stone front cottage, with extension kitchen, heated by Daisy hot water furnace; everything in first-class order. Built for owners' occupation. Lot 25 feet by 100 feet. Good stables; moderate price. (763-3.)

ST. URBAIN STREET—Two brick houses near Dorchester street, could be converted into four dwellings at very little expense, and would rent readily. (675-3.)

TORRANCE STREET—A two-story solid brick house, extension kitchen, nice family house at a very low price, 6 bed-rooms, price only \$4,500. (769-3.)

UNION AVENUE—One of the best positions in the city for a medical man; a fine cut stone front house, 30

feet wide, with bay window and stone steps; all conveniences, steam-heating; in perfect order. Call at office for permit to view and particulars. (411-A.)

pose to mind and body, which for the summer is the all-absorbing duty.

Of course there are souls in this big world who know the value of retirement and who after awhile find a place for themselves where the pure air of heaven is felt even at the expense of many steps and hard climbing. There are people who own a roof garden on the top of some high city building, and spend, when at leisure, there many hours. Such a one has been built by Miss Mary Gay Humphreys, the well-known *litterateur*, on the top of one of our big apartment houses. As you ascend the elevator of the Windermere you finally reach the top story, and along the narrow hall you see from one of the smaller places a ladder. A cheery voice cries out, "Come up, my dear, into the sky parlor." Up you go, and find yourself in a small square room on the roof where the blue sky and the hostess welcome you right heartily. This affair is built of rough pine and on all four sides are windows in small panes, which naturally give a picturesque effect, each one being beautifully ornamented by a box of growing plants, the geranium being queen of them all. For a floor covering there is a spread of artistic matting, and over it a rug in bright colors in red and brown, the pretty windows well equipped in very narrow curtains of Japanese crepe. On one side of this small space is a good honest lounge well fitted up by a cover in blue, and innumerable pillows that make an excellent resting-place for this high-up den. Near the opening of these steep stairs is a table on which is a lamp, some books and the ever-ready tea service. Near this is an armchair, and a short distance away is a book-case. On the walls are pictures, a bracket or two, and comfort reigns there supreme.

This bright little woman declares that her repose is complete, and that inspiration is given from the blue of the sky; that the street below, with its hurry and skurry, disturbs her not, and that either winter or summer the charm of her eyrie is enhanced by the great snow storms which ascend in flakes, making her study a veritable mountain side, or by the gentle summer rain that refreshes and gives to the atmosphere a sweet and delicious odor, a boon to the city dweller in the summer weather.

Five people out of ten decry the backyard of the city house. It is hot and untenable, but only because it is made so by the occupant. Nowadays this neglected luxury has come to the front and before the outgoing in the summer time and so on in the autumn and until the winter fairly sets in a way has been provided to make it the children's play-house. In Germany a load of sand is brought in and placed in one corner of the yard, and the children are furnished with pails, shovels, sand-moulds and all the paraphernalia of seashore amusements, so that in the cool of the morning or afternoon the corner is one to be greatly enjoyed. In France if only there is one tree in the garden its shade forms for the family a sitting-out place. Supper is served

feet wide, with bay window and stone steps; all conveniences, steam-heating; in perfect order. Call at office for permit to view and particulars. (411-A.)

UNIVERSITY STREET—A stone front, semi-detached residence, well built and in good order throughout. Lot 37½ feet by 120 feet, running back to McGill College grounds. House is conveniently laid out, and would be sold for \$9600 to a prompt buyer.

UNIVERSITY STREET—A well built brick house, above St. Catherine street, on lot 24½ feet by 100 feet, in thorough order, extension dining room, hot water furnace, dumb waiter, etc., eight bed-rooms. (653-3.)

UNIVERSITY STREET—A good stone front house, containing 12 rooms, combination furnace, in good order. (168-B.)

UNIVERSITY STREET—A stone front corner house, beautifully situated on the best part of the street, heated by hot water furnace; all modern improvements. (791-3.)

UPPER UNIVERSITY STREET—A magnificent residence property situated at the corner of Pine Avenue and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is specially adapted to subdivision purposes, and there is money in it for any enterprising capitalist or sub-divider. A splendid site for an institution. Particulars at this office. (B-67.)

VICTORIA STREET—A 2½ story stone front house, in good order, heated by hot water furnace, concrete basement. Lot 23½ feet x 96 feet, 18 foot lane in rear. (171-B.)

VICTORIA STREET—Solid brick three story house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4000. (829-3)

VICTORIA STREET—A good solid brick house, well rented, on lot 26 feet front. Low price to a prompt buyer. (S.)

VICTORIA SQUARE—Two stone front stores with dwellings above, rented to good tenants; in very good order. (17-B.)

VICTORIA SQUARE—A fine business site now occupied as warehouse, well rented in the meantime. (24-B.)

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. (781-3.)