

## Country Properties

FOR SALE BY

**J. Cradock Simpson & Co.**

**BROCKVILLE, ONT.**—A handsome white pressed brick villa residence, with Ohio sandstone facings, with grounds of about three acres, having a frontage of 80 feet on the best residential street in the town, and a frontage of 250 feet on the River St. Lawrence, with stable, coach and boat house; the house is two stories and mansard, and fitted with all modern conveniences. Photos at office. (154-B.)

**A COUPLE OF FARMS** on the Lake front, suitable for sub-divisions, choice location for summer residences. Particulars at office. (32 by 80-B.)

**LACHINE**—A brick encased building, containing six dwellings; all rented; on a lot with a frontage of 52 feet on College street, 81 feet wide in rear by 100 feet deep; cost \$6000; would sell for \$4000 to close estate. (106-B.)

**CACOUNA**—The cottage and grounds of A. F. Gault Esq., situated on the highlands of this favorite watering place. The grounds contain over three acres of land beautifully situated from the main road to the back. The surroundings of the cottage are the very best. The owner wishes to sell and would accept a moderate price.

**SEIGNIORY FOR SALE**—A fine seigniorial property, beautifully situated within twenty miles of Montreal, large grounds, stabling, etc., also a well wooded domain of 150 arpents, grist mill and aqueduct, three islands, would yield a revenue of about \$8750 per annum. Exceptionally good opportunity for a capitalist. (47-R)

**SEIGNIORY FOR SALE**—A fine seigniorial property, beautifully situated within twenty miles of Montreal; comprising the Manor House on six arpents of land laid out with ornamental trees and shrubs. The house contains twenty rooms, heated by hot water, and there is excellent stabling. There is also a well wooded domain of 150 arpents; a grist mill; water power; water works and aqueduct; three islands, etc. The total revenue is about \$8750. This is an exceptionally good opportunity for a capitalist or a well-to-do politician to acquire a fine country residence, within an hour's ride of Montreal, with all the advantages accompanying the position of Seignior. (47-B.)

**ST. ANNES**—That unique property formerly known as Beckers Island, One of the most picturesque spots in the vicinity of Montreal, comprising a large island in a high state of cultivation completely walled, beauti-

ful lawn shade trees, gardens, fruit trees, etc. A handsome residence completely furnished, wharf, boat, house and out-buildings. Splendid train service, satisfactory reasons for selling. Price only \$7000.

little stony farm in Vermont. She began to raise sheep, the only animal that could subsist on the place; she sells them in Boston and makes enough money to take a trip to Europe every year. Early tomatoes and asparagus, mushrooms in winter, and flowers as well as eggs and chickens are profitable.

"I think farmers' wives, when they are left widows very often are more successful with the farms than their husbands were. For one thing women seldom drink, and the man farmer, with the village saloon where he goes to talk politics, is very apt to."

"There is one thing about farming on Long Island. On the hills we have no mosquitoes. We don't know the type; we couldn't tell a mosquito from a mouse."

There is something more unique than mosquitoes that they raise on this particular farm, and that is foxes. There is even said to be a fox den included somewhere on the place.

"How charming," says a visitor, realizing that the fox is not an animal usually to be counted in with the livestock of a place.

"Delightful," says the farmer, dryly. "Yes, particularly when the fox makes way with several of your best chickens."

The interior of the house of the modern woman farmer has no resemblance to the typical old-fashioned farm. Family portraits do not form the chief decorations of the rooms; there is no family Bible in evidence, and there is no family coffin plate framed and adorning the mantelpiece. In fact there is no family parlor, but a drawing room with all the difference that the name implies. There are rugs all over the house, and in the drawing room a pretty Japanese matting, while upstairs the broad boards of the old farmhouse have been painted and painted again in neutral tints until they make a most satisfactory background for the rugs.

The ceilings are low all over the house, and where the rooms were small, partitions have been taken down to give space. The long drawing room, running across the front of the house, has a piano, low shelves of books, pictures, couch, tables, chairs, and flowers, and above all a treasure in an old Franklin stove that has been picked up somewhere and has in addition to its own beauty a tall, slender, graceful pair of brass andirons that have been picked up somewhere else.

The old-fashioned brick fireplace in the dining room has another pair of brass andirons, and the figured blue paper on the walls, with a more delicately blue-figured paper on the ceiling, exactly suits the style of the room. It is charming with the pretty china on shelves in a corner, and the silver on handsome sideboard and carved buffet table, and the softened light from the shaded window.

But the hall should come first, in mentioning the interior of the house, for it is this which gives the visitor the first impression—walls of a soft sage green, a carved settle, a quaint old-fashioned desk, and a bamboo portiere which gives a shimmering vision of the rear hall. Here are the stairs leading to the upper floors, and the chambers with their brass bedsteads, rugs, couches, fluffy draperies, and pretty flowered wall papers.

The kitchen is interesting in a farmhouse, and in summer there is an outer one which is used for all the cooking. In addition to the range, there is an enormous boiler, built in here, to be used for the pig killing. The preserving is done in this outer kitchen, and in the kitchen proper, which is used in winter, is the patent creamery, where the milk is kept and the cream turned off without the tedious process of skimming.

"But don't be too enthusiastic," says the modern Maud Muller; "if you are, all the people will be coming down here to turn farmers, and we shall have to feed them."

ful lawn shade trees, gardens, fruit trees, etc. A handsome residence completely furnished, wharf, boat, house and out-buildings. Splendid train service, satisfactory reasons for selling. Price only \$7000.

**ST. HUGHES**—Domain of 159 arpents, with small wooden house and large barn; a beautiful situation for a country house, magnificently wooded, fencing in perfect order. Price only \$3200. (56-B.)

### NOTICE.

The publishers of the **REAL ESTATE RECORD** would like to get the correct address of any reader of the **REAL ESTATE RECORD** who has moved this spring.

### SPECIAL.

Our bargain counter this month contains two properties which call for special mention and should attract the attention of bargain hunters.

One is a stone front tenement property in the west end, only built a few years and situated in good street, within a block of the cars, this property is forced to sale for benefit of the mortgagees will be sold \$3000 under cost. Terms easy.

The other is a large and well built stone front house in the neighborhood of Dominion Square, with extra deep extension suitable for business or professional purposes or as a first class residence. We are prepared to convince the most skeptical that this is a bargain.

### TO LET

We have a large list of desirable houses in our books to rent and intending tenants would do well to call for a printed list.

**J. CRADOCK SIMPSON & Co**

**181 ST JAMES STREET.**

THE **REAL ESTATE RECORD** is published by the proprietors, J. Cradock Simpson and Henry Lester Patnam, No. 181 St. James Street, Montreal and is printed for the proprietors by M. S. Foley, No. 171 St. James Street, Montreal.