

REGENT'S PARK

This property is just outside the city limits, and adjoining the Massey estate. We have named it "REGENT'S PARK." It is just north of Danforth Road, and city cars run within fifteen minutes' walk of its boundary. But the

DANFORTH ROAD CIVIC CAR LINE

expected to be completed this year, will link up this property to the city and make it as accessible as any other point.

On every side of Regent's Park, property is being held at a higher price than \$16.00 a foot, at which Regent's Park lots are now selling. That means that

\$16 IS A SNAP PRICE

Already, and without advertising, half of the entire number of lots have been sold. It is a straight tip to those having a little idle money to put it in Regent's Park lots. Investing now, is to

GET IN ON THE INTRODUCTORY PRICE

So rapid will be the sales of this property that the first buyers will be the ones to make the money, by re-selling to those who purchase later. This is your chance to get in right, and buy property that is certain to advance in price without long waiting.

SEE THE PROPERTY

Our cars are at your service to take you out if you will telephone or write, stating the most convenient time for you to go.

\$16.00 FIFTY FOOT LOTS
PER FOOT TERMS: \$25 Cash
\$10 a Month

THE DOVERCOURT LAND, BUILDING AND SAVINGS CO., LIMITED W.S. Dinnick, President
Telephone Main 7280 24 Adelaide Street East

NINE STORES ON SPADINA AVE. SOLD

Hundred Thousand Dollars Paid For Property Near St. Patrick Street.

One of the largest deals for some weeks on Spadina avenue was closed yesterday, J. A. Cherry, acting for a syndicate, purchasing nine stores, 318 to 338 inclusive, from Miss Annie Welmaug, Brentford, at \$100,000. Fauner & Gates conducted the negotiations.

The property, which is a half block north of St. Patrick street, has a frontage of 157 feet by a depth of 100 feet, and the stores, all well rented and returning good revenues, are three stories, solid brick.

The property is in the zone of influence of the cross-town street car line that it now appears will be running this year.

Spadina avenue now deserves the term of textile street of Toronto, there being located on it many of the high-class whitewear, mantles and clothing manufacturers of the city. The new buildings, all substantial looking, give Spadina avenue a decided air of prosperity.

PEMBROKE STREET PROPERTY CHANGES

Big Square Plot Bought at Thirty-Five Thousand by Apartment Syndicate.

William Grogan has sold to private parties, presumably for an apartment house site, the house and large grounds at 22 Pembroke street, occupied by John S. Hodges. The property has a frontage of 136 feet and a depth of 120 feet, and brought \$35,000.

It is a short distance north of the W. C. A. building, at the corner of Wilton crescent, and adjoins the Royal Pembroke Apartments.

FORTY THOUSAND DEAL ON YONGE

Land Below Corner of De Lisle Street Brings About Four Hundred a Foot.

Vacant frontage on the west side of Yonge, below the corner lot of De Lisle street, has been sold at about \$40,000 for 39.8 feet by 160 in depth.

This property was bought a couple of months ago by a small group, in which A. R. McMaster was interested, at \$35,000. The present purchasers have not been identified.

NEW DEVELOPMENTS IN LANSING SECTION

With Yonge street 100 feet wide, the Lansing to Wexford diagonal 86 feet and all streets 75 feet wide, with a 10-foot-back building line, the Duchess subdivision of Kingsdale goes on the market in a few days at \$19 to \$26 a foot. Wright's, Limited, the owners, announced yesterday that water, sewers, sidewalks, light, shade trees and macadam roadways would be installed through out this property, giving it all the advantages of city conveniences.

The property is on the south side of Lansing avenue, east from Yonge to Bayview avenue, and is the 250 acre J. C. Bales property. Sample improvements on main streets have been begun.

The company say that all improvements in the Empress subdivision of Kingsdale will be installed by July 30. A brickmaking plant, lumber and supply yards, subsidiary companies of Wright's, are now operating.

Improved property, should interest in suburban land for some unexpected reason become quiet, is certain to remain strong, active and in good demand. That's what dictates our policy of improvement," said one of the members of the firm.

The growth and development of the district on Yonge street north of York Mills is surprising enough now. By fall, when the big housebuilding programs now started show just how big come to this suburban section, it will come as a revelation in quick development of Greater Toronto.

BIG HUMBER SALE FINALLY CLOSED

Land at Mouth That City Will Take For Park Purposes.

A deal that has been progressing for many months for the purchase of the old Humber Beach Hotel property, was finally closed yesterday. Patrick J. Mulqueen buying from Thomas J. Eoland at \$60,000 cash, and the assumption of mortgages totalling about \$12,000. The land will now be taken over by the city for park purposes.

The property has 191 feet on the Lake Shore road, 350 feet on the Humber River, 450 feet on the lake beach, and 463 feet along the west boundary. A water lot extending into the lake along the south limit of the property is also included.

LAMBTON AVENUE ACREAGE IS SOLD

Nine and a third acres on the east side of Lambton avenue, in Etobicoke, shown on the map as part of lot 4, range 2, Kingsmill Reserve, have been sold by Timothy Johnston to Mrs. Annie Law at \$14,592.

REAL ESTATE SHOWS.

Showing the city and its suburbs in an impressive way, easily grasped, a topographical planter map that incidentally displays their many properties takes up the window front of M. S. Booth & Company's office at 168 Bay street.

Next week homes will have an even more striking window show. In Carriek's window, next door, they will have a relief layout of Lake Simcoe—with real water—showing Orillia, Barrie and Kingston. The summer lands of the Metropolitan Land company.

STRATH GOWAN

Where Homes of Beauty Will Be Built

STRATH GOWAN is situated just south of Lawrence Park, at the Lawrence Park stop on the Metropolitan car line. We have recently purchased this estate from Mr. Nicholas Garland.

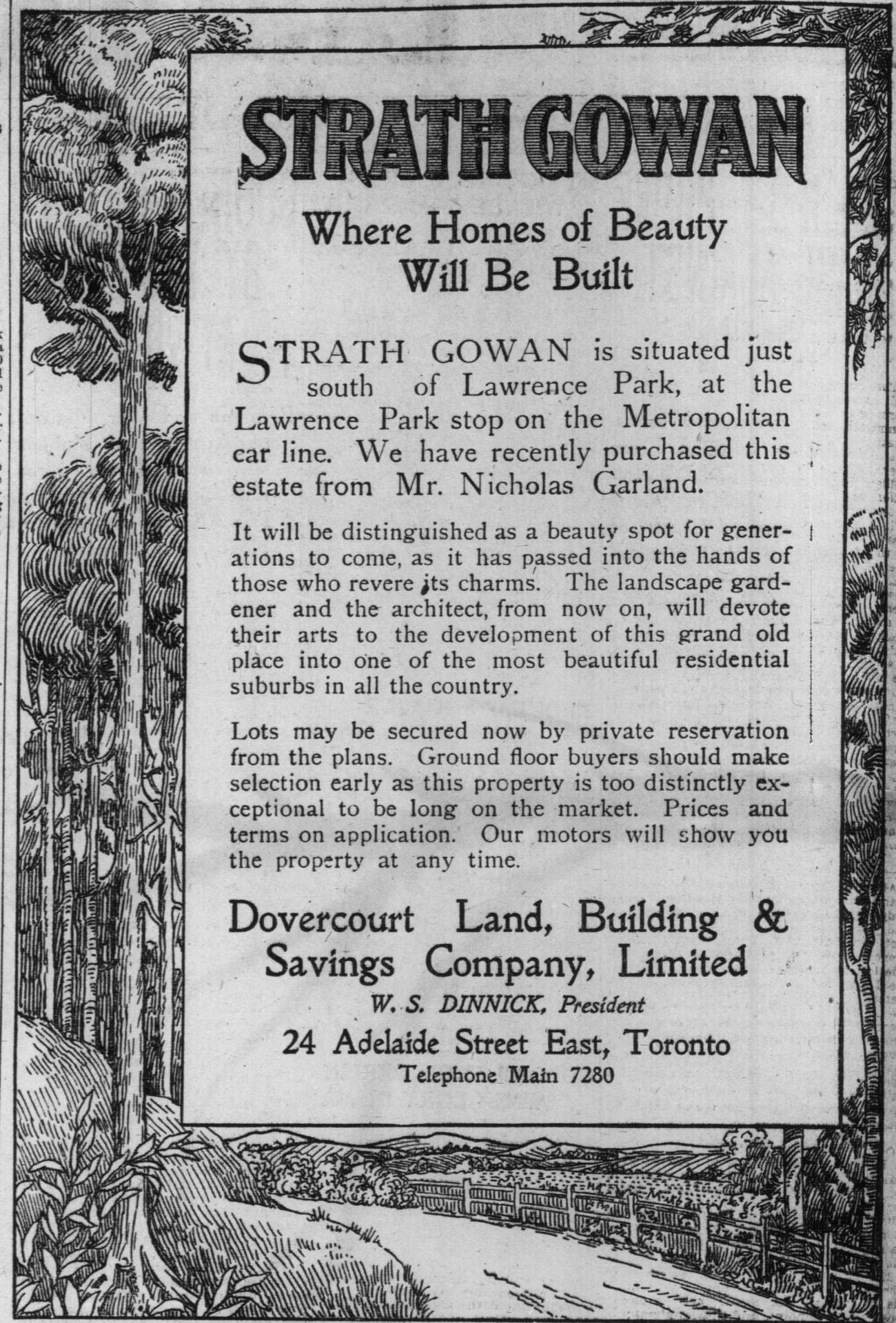
It will be distinguished as a beauty spot for generations to come, as it has passed into the hands of those who revere its charms. The landscape gardener and the architect, from now on, will devote their arts to the development of this grand old place into one of the most beautiful residential suburbs in all the country.

Lots may be secured now by private reservation from the plans. Ground floor buyers should make selection early as this property is too distinctly exceptional to be long on the market. Prices and terms on application. Our motors will show you the property at any time.

Dovercourt Land, Building & Savings Company, Limited

W. S. DINNICK, President

24 Adelaide Street East, Toronto
Telephone Main 7280



HAMILTON HOTELS. HOTEL ROYAL

Largest, best-appointed and most centrally located. \$3 and up per day. American plan.

FEW PEOPLE MOVED HERE UNLESS FORCED

Seventy-Five Thousand Changed Addresses in Montreal—Toronto People Renewed.

May Day, in the moving line, was quite quiet in Toronto yesterday, although moving vans were on the streets till after midnight. First of May here is not the fete day for the rest of the year; it is in Montreal where 75,000 people took up their beds, carpets and other household goods, and moved them to some other habitation. Every conceivable form of vehicle was requisitioned, from wheelbarrows to cabs, and laborers got \$5 an hour. Landlords in Montreal have decreed that yearly leases from May 1 must be signed before a house will be rented, and because of chronic house scarcity they have been able to force these terms.

In Toronto there is no popular date for house leases, and the number of rentals terminating May 1 is not many more than in other months. Houses are scarce here in Montreal, and most people whose leases are running out this spring have been glad to renew, even at an advance. Most of the people moving are forced out by houses being sold over their heads. Not more than four or five hundred families moved yesterday.

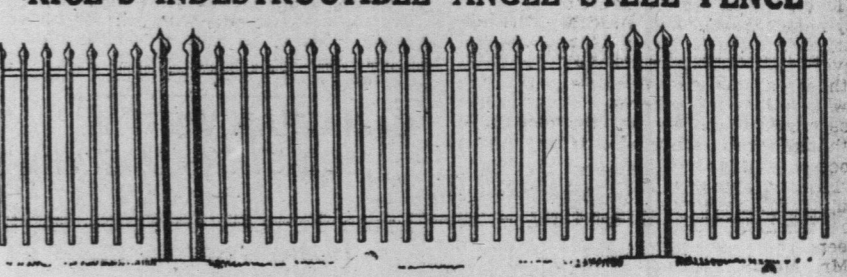
CENTRAL BUILDERS' PROPERTY OFFERED

A builder's offering, made especially attractive by the fact that the Parliament cars are distant three minutes from the corner of the property and that the East Queen cars are close to the south end, goes on the market a week from next Saturday. This is the Russell property, sold by Fauner & Gates, and to be sold by them at prices ranging from \$45 to \$60 a foot. Builders' terms, \$2000 up, will cover the property, thus appealing to the best class of house building.

BIG APARTMENT STARTED.

Foundation work has been started on the three-unit big Enselife Apartments at the corner of Wexley and Sherbourne streets. The buildings will contain a little over 500 rooms, divided into 1, 2, 3, 4, 5 and 6-roomed suites, baths with each. E. A. English, agent for the apartments, says the first unit will be ready for occupation in October.

RICE'S INDESTRUCTIBLE ANGLE STEEL FENCE



Cheaper than Wood
T. G. RICE WIRE MANUFACTURING CO.
128 King Street West, Toronto

MAKE YOUR HOME IN
Lawrence Park
A spot not to be overlooked if you are thinking of building a home. Lots are moderately priced, the property is reached by street cars, and has all other city conveniences.
Let us show you. Phone M. 7281, and our car will call to take you.
Dovercourt Land, Building and Savings Co., Limited
W. S. Dinnick, Pres.
24 Adelaide Street East.
Tel. Main 7280.

\$1,000 REWARD

For information that will lead to the discovery of whereabouts of the person or persons suffering from Nervous Debility, Fits, Skin Disease, Blood Poison, Genito Urinary troubles, and Chronic or Special Complaints that cannot be cured at The Ontario Medical Institute, 253-255 Yonge Street, Toronto.

Helps For the Afflicted
Artificial Limbs, Trusses, Deformity Appliances, Crutches, Etc.
AUTHORS & COX
Manufacturers
135 CHURCH ST. EST. 50 yrs.

KINGSTON ROAD TRACT.

Five acres, part of lot 30, con. C. Scarborough, on the south side of the Kingston road, a mile east of the Ham. Lots \$5,000, \$25,000, \$50,000.

Activity

Active sections are the places to buy, either to build a home or for investment of savings. The property that goes up most in price is the well-situated property, bought just before improvements are installed, erected.

Greenmount

is well situated. At the prices of lots there is nothing better in all Greater Toronto. By late summer a car line will be running along Danforth a few minutes distant. The end of the year should see it in the city, with city improvements going in, with houses under way. There are other big developments in the Greenwood, Greenmount, districts that we want to tell you about.

McEachrens

63 Victoria Adel. 42

While tires are made of rubber this is the phenomenal feat of the age!

DUNLOP TREAD
SEAL OF QUALITY
TRACTION

Dunlop Traction Tread tires under a weight of more than 4,000 lbs., and over much of a highway never traversed before, travelled from Halifax to Vancouver in 41 days. The four tires travelled on Halifax air as far as Portage la Prairie or 2,738 miles. Three of them travelled as far as Cranbrook or 3,026 miles without a pump, and one of the four came into Vancouver having never been pumped up since leaving Halifax and after travelling 4,160 miles over the worst roads in the world.

No Loosening of the Tread

Greatest Air Capacity Tire in Canada.

Fit All Rims

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