

MOUNTAIN STREET, near SHERBROOKE—A choice modern house, built for owner. Full size; extra deep; outlook and surroundings specially good. Ground floor contains drawing room, library, dining room, pantry, kitchen, backstairs, etc. Upper floors, seven bedrooms and two servants' rooms. (136-B).

MONTREAL WEST. — A detached brick cottage, 7 rooms, hot water furnace, water in house, good stable, lot facing on two streets. Will sell at a bargain and on easy terms, \$500 cash, balance on monthly or quarterly payments. (289-B).

MULLINS STREET. — Brick encased tenement, two dwellings, rented for \$192 per annum. Good stable in rear. Price, \$2,650. (8-c).

ONTARIO STREET—A well built tenement property, containing four dwellings, heated by hot water furnace; plumbing new and perfect. Annual rental \$1,040. Price, \$10,000. (329-B).

PARK AVENUE, Montreal Annex—Solid brick house on stone foundation, ten rooms, heated by hot water furnace. Price, \$5,000. (231-B).

PARK AVENUE—Stone front tenement, well built and nicely laid out, heated by Daisy furnace, in thorough order throughout. A good investment property (843-3).

PARK AVENUE—A handsome stone front apartment house 27 feet front by 92 feet deep, containing three dwellings, one on each flat, heated by hot water furnaces, has all modern conveniences, material and workmanship first-class. Is a splendid investment property, easily rented to good class of tenants. Would exchange for desirable building lots, (811-3).

PEEL STREET—A handsome stone-front house, above Sherbrooke st., bay window, stone steps, hot water furnace, &c.; one of the best terrace houses on the street. Particulars and permit to view at office. (360-B)

PEEL STREET—Just above St. Catherine. A modern house in first-class order, and in choice situation. Suitable for a doctor, dentist or other professional man. Will be sold on easy terms to a good purchaser. The house is at present well rented, but possession can be had on 1st of May. This property has not been in the market before. (304-B).

PEEL STREET, above St. Catherine—A stone front house, suitable for a doctor or dentist; containing basement and three flats; will be sold at a moderate price, or would be exchanged for a more expensive property. (246-B).

PEEL STREET—Three storey stone front house, bay window, hot water furnace; in good order throughout; basement entrance; twelve rooms. Good modern stable in rear. (213-B).

PEEL STREET—A handsome stone front house on the very best part of the street, above Sherbrooke street; the house has been designed and built for owner's occupation, and is fitted with every convenience; has stone steps; basement entrance, electric light; good stable in rear. (190-B).

sacrifice of five feet of ground is quite costly.

The other differences pertain to the interiors. The hall of the "high-stoop" house is very narrow, with no conveniences or attractions whatsoever, and is simply a long, unattractive passage to and from the rear of the house. But in the "American-basement" entrance hall, beauty and utility are aimed at. The hall consists of a spacious room occupying the full width of the interior of the house and being about forty feet deep. It is finely finished in rich wood panellings or wainscoted in imported marble or in imported French freestones. In it are built a large, elaborate mantel and open fire-place and a prominent staircase, usually composed of marble, while an electric elevator and a coat-room and lavatory open from it. Adjoining this hall is generally the billiard-room, which is sometimes used in case of receptions as a cloak-room, and in the rear of this room is the kitchen and servants' dining-room.

The main floor of the "high-stoop" house is to-day very much out of favor, on account of the long, narrow, tunnel-shaped drawing-room, made necessary by the cutting off of the entrance-hall. On the contrary, the "American - basement" drawing - room occupies the full width of the house, and is, therefore, a better proportioned room, allowing more suitable decorations. On the same floor in the rear of the drawing-room is a large open square hall, with winding staircase, and open fireplace, back of which is the dining-room. This room and the hall are all separated from each other by very wide sliding doors, which can be pushed back into pockets, thus making one large open suite the full depth of the house, a result which cannot be obtained in the "high-stoop" house.

This is of distinct advantage in entertainments, and the desire for a change from the old to the new type is probably due, in a large measure, to the fact that people in New York entertain more and more each year, and in so doing demand a house-arrangement which is best adapted for social purposes.

"We sell many houses to Westerners," said one prominent builder, "and they want to entertain lavishly, for they hope by so doing to 'get into society.' I recall one instance of an Ohio man, who had 'risen from the ranks,' so to speak, had made a fortune, and wished to get into society. He went first to Williamstown, Mass. and lived there three years. Then he went abroad and travelled for two

PEEL STREET — A full sized cut stone house, below Sherbrooke st., well situated and in good order, heated by hot water furnace. Lot 24x116 ft., a thoroughly comfortable family house. Price only \$11,000. (661-3).

PINE AVENUE—A handsome stone front house, on lot 24 by 100 feet, extension kitchen, three flats, six bedrooms, Daisy furnace, all improvements. Moderate price. (71-B).

PINE AVENUE—A new red Scotch sandstone, semi-detached house, extra well finished; basement (floor cemented), contains laundry, larder, bath, w.c., wash-tubs, coal cellar and furnace. Main floor, drawing and dining-room, pantry, kitchen, etc. Two upper floors contain eight bedrooms, dressing and trunk room, bath and small conservatory. Two main floors finished in butternut, wired for electric light. (669-3).

PINE AVENUE—A handsome stone front house, forming the corner of Oxenden avenue, specially well built by one of the best contractors in the city, has large extension, contains fourteen rooms; built within the last two years. Basement contains billiard room (15x20), laundry, two servants' rooms, store rooms and w.c. Ground floor: large drawing and dining room, breakfast room, kitchen and bedroom; 2nd floor: five bedrooms and boudoir. Fitted with gas piping and electric wiring. Grate and mantle in drawing room. This house should commend itself to anyone wanting a thoroughly comfortable residence, well situated, close to business and just far enough away from electric cars. Everything is up-to-date, and will stand closest inspection. (372-B).

PLATEAU STREET—A solid brick house on stone foundation, containing twelve rooms. Good central situation. Five minutes walk from Post Office. Could easily be converted into tenements and yield a large revenue cost. Price only \$4,000. (327-B).

PRINCE ARTHUR STREET — A 2 1-2 storey solid brick house on stone foundation, in good order. Plumbing is in A1 order; small cottage in rear, with entrance on St. Dominique st. (208-B).

PRINCE ARTHUR STREET — A comfortable stone front house, with all improvements, Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price \$7,000. (595-3).

QUESNEL STREET—A well built brick-encased tenement, 3 dwellings. Rented for \$300 per annum. Lot, 30 ft x 80 ft. Price, \$3,200. (11-4).

QUESNEL STREET — Stone front, brick encased tenements, rented for \$522 per annum; rented to good tenants. Price, \$5,000. (377-B).

ROUSSEAU STREET, corner of St. Andre street—Lot 51 ft. 6 in. front by about 90 ft. on St. Andre street; area, 4,720 feet; with the three-self-contained brick houses thereon. Situated between Notre Dame and Craig sts., and near C.P.R. station. (369-B).

SEIGNEURS STREET—A two-storey brick encased double tenement, on stone foundation, containing two