

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 \$4,000. (829-3)

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

VICTORIA STREET.—Two-cut stone front houses in good order; Daisy furnaces; each rented for \$400 per annum. Price only \$6,000 each. (208-b)

VICTORIA STREET—Stone front house, in good order and well built; will be sold at a low figure to close an estate. (195-B)

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

WELLINGTON STREET—A good brick house, near the subway; heated by hot water furnace, and in good order throughout. Only \$8,500. (879-8)

Business Properties And Building Lots FOR SALE.

—BY—

J. CRADOCK SIMPSON & Co
Real Estate Agents.

ST. JAMES STREET.—One or two centrally situated properties, between Post Office and McGill Street. Particulars at Office. (445-3.)

CHOICE BUILDING LOTS IN CITY OF ST. HENRY.

We have for sale some very desirable building lots on the following streets, on very easy terms and small cash payments:—

Delisle, Albert and Richelieu sts., 40 to 45 cents per foot. Two lots on Richelieu st., at 30 cents per foot; Notre Dame st., 75 cents per foot.

St. James and St. Antoine street, 50c. and 55c. per foot. Brewster, Bel-Air Aves., and Rose de Lima st., 40c. to 45c. per foot.

Lots range from 78 feet to 100 ft. deep, and are situated in the best part of the city. Specially good terms given to parties building.—(284-B.)

Every one knows that colors which have blue in them are cool, and colors with either red or yellow are warm. If one wanted a cool, light blue wall, it should certainly be put in a sunny, southern room. If a room is cheerless—perhaps it faces north—we can make it more cheerful by choosing yellows or buffs or reds. The color of the walls is also affected by the size of windows and the quantity of light. A pure white wall is often very beautiful as one sees it in some of the Italian houses, with its narrow, gay border, its mirrors and white woodwork, where the windows are small and deep set, and the rooms large and shaded. And in the white paneled drawing-rooms of the colonial houses the white wasn't white as our ancestors danced the minuet by the soft flickering candle light, but a warm, mysterious gray. If we want white where there is a strong light, it should be toned either pearly gray or cream.

A summer house should have shaded, airy rooms, with cool colored walls and always muslin curtains. It requires less and simpler furnishings than a town house, because in summer we are less dependent on our indoor surroundings. In the winter, especially in the city, we don't expect to receive pleasure by looking into our neighbours' backyards, so require more to interest us immediately about us.

Our first impression of a house is formed on entering the hall, where one should perceive the character of cordiality and hospitality. As some one has well said: "The haphazard hall cannot but chill the owner and tell the stranger that guests are few and unexpected, perhaps not too welcome." The colors should be warm; there should be rugs, a table for the hat or coat of a guest, a tray for cards, and a place for umbrellas and canes.

The drawing-room or parlor, if there be such a room in the house, should be used as a room for social gatherings and receiving guests. It should have its furniture arranged in a number of little groups. The fireplace is always a good beginning for one, a sofa drawn up to it on one side, on the other perhaps a chair and little table with a lamp and books. Another group of chairs and a little table near the window, the chairs near enough for people to talk together easily, and here and there a light extra chair that another person might draw up to join a conversation. This is no place for lounging chairs. Chairs should be comfortable, but comfortable to sit up in, not to sit back in, upon the middle of one's spine. The usual fault is that the seat is too deep and the back too slanting. This can sometimes be remedied by a cushion. And there should not be too many chairs. Plenty of space should be left to move about in.

In the sitting or living room let us have a big table for books, easy chair, a divan with bookshelves above it, a desk, sewing table, family photographs, one's favorite pictures.

If we are so fortunate as to have a library, we will begin with bookshelves all around the wall but not so high that one cannot reach the top shelf easily. A big table for writing and for papers, magazines and books that are in use;

BEAVER HALL HILL—Choice lot of land, with small wooden building, occupied by J. Mariotti, Esq. Particulars at office. (90-B)

BISHOP STREET.—Three choice building lots, each 20 ft. x 12½ ft. 3 in. on the best part of the street, moderate price. (210-B).

BLEURY STREET.—A fine block of land above Ontario street, will eventually form the corner of Concord street; frontage about 150 feet, area 24,000 feet, with large cut stone house. A good property for development and speculation. (888-A)

BLEURY STREET.—A very favorably situated block of land, near Sherbrooke street, suitable for business and residence purposes; 79 feet front and about 80 feet deep. (888-A)

CEDAR AVENUE.—A magnificently situated block of land for villa residences, over 300 feet frontage, commands a view of all the western part of city. (7-3)

CHATHAM STREET.—A block of land with a frontage of about 125 feet and a depth of 105 feet on Hunter street; desirable manufacturing site. (8-B)

COTE DES NEIGES ROAD.—Choice building lot, just above Sherbrooke street, 51 ft. 9 in. x 115 ft. deep. Price \$125 per foot. (184-B)

CRAIG AND ST. URBAIN STREETS.—Just at the foot of Place d'Armes Hill, a large property having 52 ft. frontage on Craig St. and 82½ ft. on St. Urbain street, area 15,710 ft. with good commercial building on Craig street, brick dwelling on St. Urbain. A fine site for a large business requiring large floor space at a moderate cost. This is the very centre of the city, one block from the post office. (276-B).

CRESCENT STREET.—Three fine building lots on the best part of this street, each lot 20 ft. front x 109 ft. deep. Low price to a prompt buyer. (182-B)

DORCHESTER STREET.—A vacant lot 80 feet by 110 feet, just west of the Windsor, the only one for sale in the vicinity. Particulars and price at office. (779-3)

DRUMMOND AND MOUNTAIN STS..—A block of land with a frontage of 150 feet on each of these popular residential streets, 180½ feet deep to a lane in rear, and adjoining the residence of Lord Mount Stephen, almost the only piece of ground in the vicinity, suitable for building high class residences. Particulars at office. (97-B)

DELORMIER AVENUE.—The well known property, known as "The Kennels of the Montreal Hunt," comprising an area of 154,367 ft. of land with the buildings thereon erected, viz: the Club House, Stables, Kennels, etc. Full particulars at office. (192-B)

DORCHESTER STREET.—A good building lot on the eastern part of the street, 40 x 100 ft. Price only 40 cents per foot. (196-B)

DRUMMOND STREET.—Three choice building lots above Dorchester St., 78 feet by 127½ feet, with lane at side and in rear; very low price. (108-B)

FULLUM STREET.—A block of land near Ontario street, 188 feet by 217 feet, suitable for factory site. (869-3)

GREY NUN STREET.—A block of land having a frontage of 144½ feet on Grey Nun street by a depth of 98 feet, with the stone buildings there-