REAL ESTATE BUSINESS GROWS ACTIVE WITH SPRING

MANY PEOPLE NOW IN MARKET FOR HOUSES

Real Estate Men Also Report Very Active Demand for Office Space-Accommodation Booked in Buildings Now in Course of Construction - Rentals Said to Be Stiffening, Owing to Poor Outlook for Lower Taxes.

trict. All the large buildings in the vicinity of King and Yonge streets are fully occupied, and considerable space has already been booked in buildings now in course of construction. Office rentals are said to be stiffening rather than weakening ow-ing to the poor outlook for lower tax-es. Some of the best offices in the large buildings are now renting around \$8.50 a square foot, which is more than 100 per cent. over the rates for the same offices before the

war.
The World was told yesterday that the demand for offices was greater now than in 1920. Factory and warehouse space is available at present at advantageous rates, and there is

Messrs. Goulding & Company report that there are a large number of people in the market for houses.

Owing to the difficulty in renting a at a reasonable price people are finding it more advantageous to

The plans for the widening of upper Yongs street and Bloor street close-in is probably responsible for the number of inquiries received by real estate men from investors concerning available proposition.

City Architect Predicts Building Active Thru April,

May and June. cerning available properties on these It is understood that any land at a reasonable price on Bloor tween Shuter and Gerrard streets is said to be most in demand just now. The Zimmerman Reliance Knitting

streets, for \$30,000, have resold to Business Systems, Limited.

The property changed hands in 1912 for \$70,000.

The property changed hands in 1912 for \$70,000. of Portland and Stewart M. P. Warran has sold to Messrs. Hughes and Company, cloth shrinkers, the four-storey factory at 786-8 on fowards the end of the month, but the pace is now increasing. City The lot is \$2 feet by \$5 feet. This sale was made by E. and J. Flanagan, will be very active thru April, who also report the following the control of the month, but the pace is now increasing. City Architect Price predicts that building will be very active thru April, who also report the following sales: The sale of 26-30 Britain street to the Allatt Machine and Tool Com-

pany for \$18.000. The vendors were yesterday: the Green estate. There is a solid rick factory on the 10t, which st. frontage of 45 feet on Britain st. and 15 feet on Queen.

A two-storey factory and lot 29 by side of West Lynn ave., near East 198 feet, was sold to the United Hat Lynn, \$3,500. and Cap Company by the Manor estates. The price was is an apartment at the front of this is an apartment at the front of this lot facing College and factory at rear.

The store at 570 College street has been sold to H. Weinburg for \$10,500, the deal having been negotiated W. T. Bennett, residence, 55 Rose Park drive, \$4,500.

W. C. Sancto, dwelling, east side Clifton road, near Glenrose ave. tates. The price was \$22,000. There of Jac is an apartment at the front of this \$5,500.

Messrs. Pote & Rogers also report \$6,000. titude of the public towards building near Strathmore boulevard, \$12,000. has been a great change in the atlots, and that everything points to a big business this spring. They re- near Glebeholme boulevard, \$5,000. port the following sales recently: Vaughan Road Heights: 75 feet on Snider avenue, at \$18 per foot, to J. Fleetwood, W. Wainright, J. Fairthorn; 110 feet, Schell avenue, at \$20 per foot, to S. Long, C. Ellis and J. Fleetwood; 100 feet, Fairbank avenue, at \$22 per foot, to F. Beauchamp and F. Coffin; 50 feet on Chamberlain avenue, at \$20 per foot, to J. Berry; ing on York street for a radial up-27 feet on Elizabeth street, at \$22 per town station have been revived, and foot, to F. Conlin; 50 feet on Eglinton avenue, \$40 per foot, to W. Tay-

Regents Park: 125 feet on West-

Real estate men report a very ac- Johnston, A. Norman and L. Cotton; tive demand just now for office space, | 92 feet on Broadview avenue, north of Danforth, at \$65 per foot, to W. Gordon, C. Webb and A Norwich; 50 feet on Spadina, mear Forest Hill, \$40 per foot, to F. H. Shortt; 90 feet on Avenue road, at \$20 per foot, to

E. Watson Suburb of Islington: 100 feet, by a depth of 400 feet, at \$15 per foot, on Islington avenue, to H. Bish-op 100 feet on Botfield avenue, at \$7 per foot, to J. Pritchard 45 feet on Jopling avenue, at \$9 per foot, to Mr. Webb.

The city has several thousand feet of building land for sale, and Assessment Commissioner Forman said yes-terday that the market was beginning to move. A number of sales have been closed up this week, some thru agents and others thru the depart-

BUILDERS ARE BUSY OBTAINING PERMITS

Toronto house builders are no about 15 a day. In the month of ave., would find a buyer without about 15 a day. In the month of difficulty. Yonge street frontage be- March permits were issued for 310 brick buildings, and there were a few frame dwellings. Eighteen stores Co., who sometime ago purchased the were also started, the cost of which factory building at the northwest will be \$55,000, and permits were will be \$55,000, and permits were also issued for 255 garages at a

The cityarchitect's department did not begin to get real busy until well ing will be very active thru April, The city architect's department is-

sued the following building permits John Keens, brick dwelling, 201 brick factory on the lot, which has Inglenook drive, near Lighthall ave

T. Gresswell, dwelling, west side Controller Hiltz Says Homes

Grimshaw Bros., three detached One dwelling on Oakdene

HYDRO COMMISSION WANTS BLOCK OF LAND

that the Provincial Hydro Commission were after a block of land front-

Toronto Real Estate Board

An organization insisting on the principle of fair dealing in the

Sale of Real Estate.

-Active Members-

A ANDERSON & CO., 558 College St.

W. E. BARKER, 186 King St. West.

BEEMER & CLARKSON, Confederation Life Bidg.

S. W. BLACK & CO., 43 Victoria St.

BLACK & CAMPBELL, 2 St. Clair Ave, East,

J. A. BLACKEY, 701 C, P. R. Bidg.

CAÑADA PERMANENT TRUST CO., 18 Toronto St.

CAÑADA PERMANENT TRUST CO., 18 Toronto St.

CANADA PERMANENT TRUST CO., 18 Toronto St.

CANADA PERMANENT TRUST CO., 18 Toronto St.

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COPELAND & FAIRBAIRN, 16-18 Adelaide St. East.

H, M, DAVY & CO., 105 Roncesvalles Ave.

ELMES HENDERSON & CO., 18 Toronto St.

FRANK L. FIELDING, 1547 Bloor St. West.

FORTIER & COOCH, Ltd., 129-131 Victoria St.

G. M. GARTON, 120 Victoria St.

GENIERAL REALTY CO., 35 Victoria St.

GIBSON BROS., 44 Adelaide St. West.

E. W. GOULDING CO., LTD., 11 Adelaide St. East.

HUGH A. GUNIN, 1105 C. P. R. Bidg.

W. H. HOIDGE, 32 Victoria St.

A. E. LEPAGE, 1371 Bathurst St.

ERNEST W. MABEE, 835 College St.

D. M. MCCONKEY, 420 College St.

D. M. MCCONKEY, 420 College St.

D. M. MCCONKEY, 420 College St.

A. R. D. PARKER, 721 Bank of Hamilton Bidg.

A. R. MORTON & CO., 407 Lumsden Bidg.

NATIONAL TRUST CO., 22 King St. East.

A. D. PARKER, 721 Bank of Hamilton Bidg.

PEARSON BROS., LTD., 17 Adelaide St. East.

JAS. POOLE, 18 Toronto St.

DOUGLAS PONTON, 1105 Royal Bank Bidg.

PROVIDENT INVESTMENT CO., 46 King St. West.

REALTY SERVICE CO., 159 Adelaide St. East.

FORD ROBERTSON, 15 Toronto St.

ROBINS, LIMITED, Kent Bidg.

I. N. SHARPE & SON., 2737 Dundas St. West.

SIDNEY SMALL, 20 Adelaide St. East.

HOME SMITH & CO., 14 King St. East.

STERLING TRUSTS CORP., 12 King St. East,

STERLING TRUSTS CORP., 12 King St. East,

STERLING TRUSTS CORP., 12 King St. East,

UNION TRUST CO., 81 Foronto St.

UNION TRUST CO., 81 Foronto St.

UNION TRUST CO., 16 Foronto St.

UNION TRUST CO., 16 Foronto St.

UNION TRUST CO., 17 Foronto St.

TENNANT & CO., 18 Foronto St.

WALLERS, LIMITED, 415 Roncesvalles Ave.

J. H. WILLOUGHBY, 43 Victoria St.

FRANK A. WOOD. 4

WALLERS, LIMITED, 415 Roncesvalles Ave.
J. H. WILLOUGHBY, 43 Victoria St.
FRANK A. WOOD, 46 Victoria St.
WRIGHTS, LIMITED, 22 College St.

per year. He stated that no builder need have any feer that houses would be a drug on the market, we that houses would have to be sold at a it is understood prices on the several pieces affected have been obtained. loss. As only about 1,500 houses were built last year the shortage is very The World was told yesterday that acute. McMaster Heights: 50 feet on the owners were asking prices that the owners were asking prices that the owner asking prices that the owner were asking prices that the owners were asking prices that the owner were asking the o Controller Hil z urged the importance of considering the beauty of the ance of considing the beauty of the city at large in all plans for house building, and requested the historiation to use its best efforts to promote the building of more artistic homes. It was inferred from what Controller Hiltz said that he did not anticiis understood, be by tunnel from the bourne avenue, at \$12 per foot, to A. main station on the waterfront. -THE-

> build to the limit of their ability. LOCAL ASSESSMENTS FOR WIDENING YONGE

Between 2,000 and 2,500 residents of North Toronto will be assessed locally for the widening of Yonge street and the work will affect all properties within 500 feet of Yonge street. The assessment commissioner's department is working on the report at present and will have the bylaw authorizing the work ready by the



Don't Be a Rent Drifte MAKE A START TOWARD YOUR OWN HOME

THE only dividends that rent ever pays is anxiety. Start paying for your own home, and stop worrying about the future. We'll show you how the rent you are now paying will do it. Listings Invited—Our Rates Are Standard.

H. BRANDWOOD 303 DANFORTH AVE. Phone Gerrard 1929.

LITTLE FARMS

1/4-Acres \$295 1/4-Acre Plots (8 City Lots) \$590 Terms: \$25 Cash, \$5 Per Month Lowest priced land

NOW near Toronto Before the Big LAKEVIEW PARK Advance in Price

BUY

LAND

APPRAISAL COMMITTEE

A group of eleven men,

serving the Board gratui-

tously, are at your service

for valuations and apprais-

als. Ask any Board Mem-

ber or the Secretary, C. A.

Mills, 76 Church Street,

Farms For Sale 100 A. Modern Farm With 5 Horses, 13 Cows and

HEIFERS, 3 CALVES, bull, 10 hogs, poul-

8-ACRE TRUCK FARM—Good clay land, fruit trees, 7-roomed frame house, barns, at Whitevale, Ont., 24 miles east of Toronto, 2 miles from Locust Hill Station. Apply Mrs. L. Christiansen, Whitevale, Ont.

HOMESEEKERS—send for Virginia farm list. Dept. 13. Emporia, Va.

20 ACRES—Near Aurora, 30 miles from Toronto. Use of same for year—for building fences, and some clearing. Apply box 69, World.

Will Not Be Drug on

The West Toronto branch of the

Toronto Home Builders' Association

was addressed last evening by Con-

troller W. W Hiltz, who gave a very

interesting talk on the growth of the city. Mr. Hiltz stated that the popu-

lation of Toronto had doubled every

fifteen years during the last century

and would probably grow faster during the coming years. This would mean that one hundred themsand houses would have to be built in the

Market.

HOUSES BUILDING

Adel. 3500.

On the Beautiful Toronto-Hamilton Highw

(Stop 34) HUBBS & HUBBS, Limited

184 VICTORIA ST., TORONTO

TORONTO REAL **ESTATE BOARD**

Properties For Sale.

WHERE YOU SHOULD BUY and build-On Parklands, a beautiful survey, with-in easy access of the city, close to elec-tric cars, industries and Lake Ontario, at stop 29, Toronto-Hamilton highway; all splendid building sites; prices range from \$5 foot upwards; terms on each fifty-foot lot; \$10 down and easy monthly payments. Why pay rent? Enquire about two thousand dollars in prizes to be given away, free. Open evenings. E. T. Stephens, Limited, 138 Victoria street. Branch office, stop 29, highway, open daily.

SACRIFICE—\$—Must sell—\$—three flats
—\$—8 rooms each—\$. Two garages—
\$—. Annex, on car line—\$—large lot
—\$—biggest value in city—\$—snap at
\$15,500.00—\$——Hasy iterms—\$— Act
quiex—\$—Owner, Postoffice Box 3032,
Montreal

ONE HUNDRED FEET at stop 30, Yonge street, close to cars; long terms for payment. R. J. Lillico, Mall Building, Adelaide 2345.

Adelaide 2345.

PIMBLETT'S SPECIALS.

\$3000—FOUR, ROOMED bungalow, near Danforth, square plan, furnace, gas and electric and water closet inside; fourteen hundred cash troutred.

\$3500—NEAR end of civic car line, detached, five rooms, furnace, gas and electric, side drive, county taxes; seven hundred cash;

\$4200—MAIN ST., five rooms, cosy home, lot 50 x 146; twelve hundred cash; county taxes.

\$4300—BAIN AVE., six rooms, semi, near Logan, cosy home and in good condition, well decorated, splendid buy.

Best offer

\$6000—MONARCH PARK AVE., six rooms, detached, brick, and stucco, hardwood floors, all modern and mutual driveway, newly decorated, coal mantel; also eliestnut fam throughout. Good cash payment required.

\$7500—DETACHED, psolid brick, near Winchester Apartments, selfit rooms, hot water, hardwood floors downstairs. Owner going away. This also is a good buy. Cash \$2000.

PIMBLETT'S REAL ESTATE, Corner of Westlake and Danforth. Beach 2556.0 H try, machinery, cream separator, etc.; near big Canadian city; 90 acres tillable, over quarter seeded, alfalfa; pasture; good 7-poom house; big nearly-new barn, etc.; to settle affairs, \$11,470 takes all, easy terms. See page 92. Spring Catalog, 1100 Bargains. Strout Agency, 206L Manning Chambers, To-ronto, Ont., Canada.

si200 CASH High Park district, a spien-didly built 8-roomed bungalow, beauti-fully decorated, side drive, every mod-ern convenience, hardwood floors and \$1500 CASH—Near Roncesvalles, a beautiful bungalow, garage, oak floors,
stairs, trim, beautifully decorated, on
one of the best streets; see this quick.
\$2500 CASH—A real home, on High Park
Ave., near Bloor, 6 large rooms, oak
throughout, brick mantel, large living
room and dining room, French doors;
description could not do this house
justice; better see it.

THESE are only a few of our best har.

\$5200—JONES-DANFORTH, bungalow, six
rooms, strictly modern; \$800 cash.
\$7600—CARLAW, facing park, detached,
\$6200—CARLAW, fac

next fifteen years, or to strike an average, about six to said houses

DR. H. ST. GEORGES DEAD. tion to use its best efforts to promote the building of more artistic homes. It was inferred from what controller Hiltz said that he did not anticipate any material drop in the price of houses for some time to cime and that the builders need not heattite to builders need not heattite to

SPADINA ROAD

FOREST HILL

A highly restricted district on the "HILL," Just north of where land sells readily at \$150 a foot.

We are offering a few lots at the exceptionally low price of

\$35 Per Foot

Restrictions. One house to 50 feet

and no house to cost less than

\$12 Per Foot

REGENTS PARK, Danforth and Pharmacy. \$10 CASH and \$5 MONTHLY.

\$70 Per Foot

BROADVIEW AVENUE

About 400 feet. - Will divide.

OWNYOUR OWN HOME

when a couple is young and without the incumbrances which

come with later years. During the time that a husband's

ambition is at its height and it is possible for him to save a good

part of his earnings, he should take the first steps toward own-

ing a home. Unless these steps are taken when the oppor-

tunity is good, it is found later on that decreased earning power

and a larger family compel folks to pay rent for the rest of their

Select a Site for Your Home Now.

Other residential lots from \$5 up to \$150 per foot. Write, Phone or Call

THERE is no better time to begin acquiring a home than

43 Victoria Street

Properties For Sale.

JOHN M. WARREN CO., St. Clair and Vaughan Hill, 2730 \$4500—MANNING, near Dupont, 6 rooms solid brick, separated gas, electric, cel-dar, furnace, flice large rooms. \$1273 tar, furnace, flice large cosh.

\$5500—SIX rooms, solid brick, hardwoo floors, 3-piece bath, laundry tubs, two mantels.

\$1500 cash.

\$6500—EIGHT rooms, selld brick, detached, hardwood floors, French doors, separated lane.

\$2000 cash.

\$7500—EIGHT rooms, hardwood floors, sunroom, solid brick, separated, back and front stairs, 3-piece bath, lane, county taxes.

\$3000 cash.

\$9000—HILTON AVE., 8 rooms, solid brick, sunroom, hardwood floors, stairs, and trim; hot water heating, separated drive.

\$2000 cash.

RUSSELL & YOUNG, 837 Danforth Ave.
Riverdale Homes.
\$3800 WITHROW AVE., west of Logan,
owner's tiome, five bright rooms, bathroom, furnace, gas, electric, nicely defoom, turnace, gas, electric, nicely decorated.

\$5000—GENUINE snap.
forth, Monarch Park; solid brick, 6 rooms, oak floors, chestnut trim, all latest improvements.

Early possession. Fifteen hundred cash.

\$5500—SQUARE plan, tlose Monarch Park, Danforth, solid brick, 6 good rooms, oak floors, sun-bedroom, beautifully decorated.

Owner's home.

\$5600—IMMEDIATE possession, brand new, bungalow style, 6 rooms, oak floors, telectric mantel, automobile facilities. Easy terms. In Monarch Park.

Park.
\$6000—OWNER'S home, bargain, finished construction, solid brick throughout, close to Danforth-Jones, 7 bright
rooms, goal mantel, chestnut trim,
every other improvement, automobile
drive. Early possession.
\$6200—EXCERTIONAL value, close to
Danforth, Moharch Park, solid brick
throughout, 7 rooms, mantel, pantry,
deep jot to wide lane. Easy terms.

RUSSELikand Young, Gerrard 1660.

NORTHETORONTO HOMES,

\$5500—SIX_BOOMED solid brick home,
good incality, very deep lot, every
modern convenience. Thousand each,
\$6500—MODERN and attractive sixroomed sand-bungalow, heated sunroom,
oak floors throughout, side drive close
to Yonga street.

\$7850_BUYS_a real home in very best
location six rooms, hardwood throughout, origined and artistic decorations,
garage, paved street, high rooms all
through and lots of light.

\$8500—MODERN square plan house, well
laid out, through hallway, side chtrance,
four bedrooms, fire-places, sun porch;
construction gueranteed.

construction guaranteed.

310,500 TWO-FLOORED bungalew home in exclusive district, brick and stucco construction, all oak floors, large living room, coal fireplaces; possession immediately.

mediately:
\$12,500 LQVELY brick and stucce home,
very large garden, lots of thees and
bushes: 9 rooms, water heating, all
hardwood floors and trim; lovely large
bright rooms throughout. Come up and
see this:

WE ALSO have many other homes and
good values in many of the less expensive class of properties. Phone.

H. C. GREEN, 2557 Yonge Street, Belmont 80, Stop 17. Open evenings.

YORK LOAN and High Park District.

HERE are a few homes, selected from our large list as typical of the values we offer. We have over 250 others in all sections of the city. These have all been personally inspected—
\$1000 CASH—Near Roncesvalles, 8 rooms, side drive, one or pair.
\$1000 CASH—Near Roncesvalles, 8 rooms, side drive.

\$1000 CASH—West Rencesvalles, 8 rooms, hardwood downstalls, cross and through

Danforth, detached, modern, deep and wide lot, six bright rooms.

\$5200—EASTMOUNT: AVE., brick, six rooms, oak floors, decorated, side drive; fitteen hundred cash. \$5200—JONES-DANFORTH, bungalow, six

description could not do this house justice; better see it.

THESE are only a few of our best bargains, mostly listed this week; quick action is essential, as they are all excentional value. Phones now for appointment only. No addresses given over phone.

THE GODSON-CARTER REALTY CO., 386 Roncesvalles, Adunc, 7091.

WAREHOUSE TO RENT

FRONT STREET

S. W. Black & Co.

43 Victoria Street

shape. \$8500—RUNNYMEDE, Near Bloor, 7 good rooms on two floors, detached, hardwood throughout, side drive and

EGLINTON AVE.

AVENUE ROAD

\$20 Per Foot and Up

\$1 PER FOOT DOWN

Only a few lots will be sold at

these prices.
WATER MAINS already laid in

\$16 Per Foot and Up

VAUGHAN HEIGHTS.

\$40 Per Foot

LAUDER AVENUE

Builders' great chance.

two streets.

Properties For Sale.

123 Bay St.

a fed, electric fixtures included.

7000—YORK LOAN, west of RoncesVelles, solid brick, 8 rooms and sunroom, oak floors, mantels, tubs.
\$9500—ANNEX, detached solid brick, 9
rooms and bath, combination heating,
oak floors mantels, tubs, large pantry,
a real home. a real home. \$10,000 SOUTH PARKDALE, detached, solid brick, 11 rooms and bath, sun-room, hardwood floors and finish, com-bination heating, Rudd heater and elec-tric fixtures included, side drive. \$13,500-NORTH TORONTO, detached, 10

rooms and tiled bath, oak floors and finish, hot water heating, sunroom, side drive.

FULL RANGE FROM \$2500 to \$25,000

in all sections.

—INVESTMENTS—
\$13,000—WEST END store and 2 flats;
rentals \$1740.00 yearly.
\$20,000—BLOOR ST. W., store and 2 flats, rentals \$2400 yearly.
"BENTLEY", 123 BAY, Phone Main 5257.

Bungalow Among the Trees

\$16,000

WOULD YOU LIKE to get on a nice winding park-like street, where the houses are distinctive in appearance, with houses are distinctive in appearance, with plenty of space between, so that you can get sunshine into every room? We have two beautiful bungalows, situated among oak trees over a hundred years old, in a semi-private park, south of St. Clair, within ten minutes by motor car from the corner of King and Yonge, where you have all the advantages of the city, also of living in a large private estate. advantages of the city, also of living in a large private estate.

ONE bungalow, is brand new, detached, seven rooms on two floors, of English design, complete with side drive; the other is a new ONE-STOREY bungalow with a living room, twenty feet square, dining room and kitchen, four large bedrooms and billiard room. Phone at once for appointment to see these at Junc 6123, Hillcrest 5612, or call at our office for key.

R. E. SINCLAIR College 8595

\$5600-BLOOR-BATHURST, solid brick store, 6 rooms, lane.

\$1000 CASH—West Rencesvalles, 8 rooms, hardwood downstalls, cross and through hall; balance only after two hundred. \$100 CASH, balance only sixty-two hundred for quick site; eight rooms, good lot netacted fraglycood floors, separate session arranged. \$134 This is extra special value. \$1300—FULTON AVE., 6 rooms, solid brick, oak floors, chestnut trimming, lane, immediate possession, terms arranged. \$200—BALTIC AVE., near Danferth, character of the proposition of the proposity of the proposition of the proposition of the proposition of th

pressed brick, quarter-cut oak floors, chestnut trimming, 2 mantels, water heating, every modern convenience.

OPEN EVENINGS—Consphere Bros., 68 Danforth Ave., Gerrard 7322. C. A. PRICE-NORTH TORONTO-\$4500

solid brick, six large rooms, sunroom, three-piece bath, concrete cellar, nicely decorated, driveway; possession May 1. \$580—\$50id brick, six bright rooms, eak floors, chestnut trim, nicely decorated, side drive and garage, immediate possessions. session, 16500—DETACHED, square plan, solid brick, six large rooms and sunroom, oak floors and trim, beamed dining-room, side drive, good locality; reasonable terms; possession May 1st. 37500—DETACHED, square plan, solid brick rooms and suproom oak

brick, seven rooms and sunroom, oak floors and trim throughout, two coal grates, side drive, deep lot, immediate possession; terms to suit. \$12,000—DETACHED, solid Eatonia brick. seven large rooms on two floors, extra large living-room, solid oak paneled din-ing-room, oak floors and trim throughout, two separate bathrooms, water heating, side drive, garage, excellent locality.

DEER PARK—\$8500, Detached, brick,

eight large rooms, oak floors, water heating, driveway; early possession. ST. CLAIR AVE. EAST, Corner Yonge St. (Murray Block), Evenings, Belmont 609.

LANCASTER BROS.—753 Yonge St., at Bloor. North 601. Open evenings, \$12,000—ROSEMOUNT AVE., detached. eight rooms and sunroom, oak through-out, square plan, two coal mantels, paneled dining-room, water heat, slate roof, side drive and garage. \$12,000—GLENHOLME AVE., detached, 7

12,000—GLENHOLME AVE., detached, 7rooms, square plan, with oak throughcut, three mantels, oak paneled dining-room and hall, water heat, side
drive, solid brick garage.
11,500—ROSEMOUNT AVE., detached,
eight rooms, square plan, oak floors
and trim, two mantels, beamed and paneled dining-room, French doors, oak pareled hall, water heat, side drive with heated brick garage.
\$8000-ELLERBECK AVE., detached, 7 rooms and sunroom, quarter cut oak floors and trim, square plan, two man-tels, all newly decorated, side drive and garage. Substantial cash payment required, 8800—WESTMOUNT AVE., detached,

square plan bungalow of seven rooms and sunroom, oak floors and trim, two tapestry brick mantels. French doors, all expensively decorated, side drive, 18600—HIGHVIEW CRESCENT, detached solid brick bungalow, 7 rooms and sunroom, oak floors and finish, two mantels, water heat, garage facilities arranged.

arranged, arranged, arranged, arranged, ST., solid brick, detached, 10 rooms, hardwood on ground floor, square plan, three mantels, water heat, slate roof, large balconies, garage facilities.

6600—BECK AVE., 7 rooms, square plan, detached, solid brick, oak floors throughout, chestnut and enamel trim, one coal mantel, built-in bookcase,

paneled dining-room with stucco cell-ing and plate rail, paneled stairs, gar-age facilities.

age facilities, \$6500—BROWNING AVE., six rooms and sunror m, oak floors, two coal mantels, newly decorated, garage facilities. LANCASTER BROS—North 601.

Properties For Sale.

66 BENTLEY" ALL GOOD INVEST. MENTS

\$1 PER FOOT-Camping lots, east city, close to lake.

2 PER FOOT—Camping lots, east city, lake frontage.

3 PER FOOT—Choice building lot, short distance north of city limits.

4 PER FOOT—Building lot, with apring Creek, Stop 36, Toronto-Hamilton High-

Toronto.
MARKET GARDENS and fruit farms, per acre and upwards.

THE ABOVE properties can be purchased with a decosit of ten dollars down and oasy monchly payments.

MOTOR CARS leave our office at 10 a.m. and 3 p.m. Lunch served.
WE ARE GIVING AWAY free two thousand dollars in prizes, including Ford touring car. Particulars at office.
OPEN EVENINGS. E. T. Stephens, Ltd.,
138 Victoria St. Branch office, Stop 29,
Highway, open daily.

SECURE A NORTH TOR-ONTO HOME

W. G. SIMPSON, 2490 Yonge St.
\$5000-\$1000 CASH, six rooms, solid brick,
detached, through hall, drive, every
convenience.
\$5500-\$1000 CASH, six rooms, solid brick, 5500—\$1000 CASH, six rooms, solid brick, detached, drive, all conveniences, paved street, near Yonge. \$6500—\$1500 CASH, seven rooms and sunroom, solid brick, through hak, hardwood floors, two coal mantels, every convenience, driveway, immediate possession.

session. 7500—\$2000 CASH, splendid new tapestr brick bungalow, of seven rooms, squar plan, with driveway, deep lot, all conpian, with driveway, deep lot, an conveniences, \$7500—\$1500 CASH, presend brick bungalow, of seven rooms and large sunroom, butler's pentry, two coal mantels, tubs, hardwood floors throughout, oak trim down, deep lot, paved street, side drive, etc. See this for value. \$8500—\$2000 CASH. At this figure a wide selection of new bungalows, fully modern, with driveway, good locations, every convenience.

every convenience. 8500—\$3000 CASH, bungalow of rooms and sunroom, square plan, with all facilities good location, etc. 9500—\$3000 CASH, centre hall plan bun galow of six rooms and sunroom, water heating, large rooms; attractive design heating, large rooms; attractive design with excellent cupboard facilities, divided cellar, and every possible convenience; beautiful location, parastreet, near Yonge.
\$10,000—\$300C CASH, beautiful, large burgalow of seven rooms; also den, will fireplace; ideal situation; good lot, wit side drive; fully modern in every divided.

veniences.

\$6300 — EUCLID-BARTON — 7 rooms, square plan, detached, hardwood floors throughout, iane.

**CONEYBEARE—68 Danforth Ave., \$2500, Muriel ave., 4 large rooms, convenient to cars, city water, partly decorated, small cash payment.

\$200—HOLBORNE AVE., 5 rooms, bungalow, new, brick, cellar, furnace, mantel, county taxes, terms arranged.

\$4900—COPELAND AVE., 6 rooms, detached, solid brick, oak floors, chestnut trimming, side drive, every convenience; terms arranged.

\$5400—MOUNT JOY, 6 rooms, solid brick.

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6500—CARLTON-ONTARIO, 9 jars
bright rooms, combination heating, if
ted up for two families, large she
suitable for garage, lane; very ea

suitable for garage, lane; very eas, terms. 6500—Near HiGH PARK, in desirable location, well built residence, containing 8 bright rooms, hardwood floors dining-room beamed, and many special features, garage facilities obtain able. GRACE, near College,

and sunroom, garage.

8000—OAKWOOD—Detached residence.

7 rooms and sunroom, tiled bathroom hardwood floors, driveway.

88500—HAVELOCK, overlocking park beautiful square plan residence, rooms and sunroom, hardwood floors water heating.

\$10,000—DOCTOR'S opportunity, detached residence, twelve rooms, six of ground floor, separate offices, twelve garages.

ground floor, separate offices, two garages.

\$11,000—MADISON AVE., solidly structed residence, eleven rooms, hardwood floors, water heating, etc.

\$18,000—WHITNEY AVE., Recedie, imposing modern residence, ten rooms and two bathrooms, heated conservatory, sunroom, centre hall plan, garage. sage.

\$25,000—ROSEDALE, spiendid detached brick and stucco residence, ten rooms two verandahs and sunroom, two bathrooms, billiard room, finest selected oak, stucco garage, beautiful lawns NEELYS LIMITED, 33 Victoria. Adealaide 2900–2901.

NEELYS LIMITED, 33- Victoria. Adelaide 2990-2901.

PIKE & SIM, REAL ESTATE, Kemwood 4334. 1227 St. Clair avenue west. \$5200—SOLID BRICK, semd-detached, 8 rooms and summer kitchen, through hall, all conveniences, close to St. Clair cars; \$1200 cash. \$5500—DETACHED, solid brick, 7 reoms, oak floors downstairs, nice mantel in living room, lot 36 x 128, side drive and garage; make offer. \$7500—SOLID BRICK, detached, very close to St. Clair cars, nine rooms and sunroom, oak floors downstairs, every convenience, lot 25½ x 110 to lane, fine house for a family; \$2000 cash. \$8000—DETACHED, solid brick, near \$t. Clair cars, seven fine rooms and sunroom, butler's pantry, oak floors downstairs and hall upstairs, dining-room beamed and panelled, lot 26½ x 145, with chicken house and fruit trees, hot water heating, full width verandah, side drive; good cash payment. \$10,000—HIGH-CLASS bungalew, buffer of tapestry buff brick, on select street, close to St. Clair cars, all city conveniences with county taxes; oak floors thruout, mahogany trim, two artistic mantels, seven lovely rooms, including combined den and sunroom, side drive, lot 30 x 140, blinds, window rods, electric fixtures included; this is an exceptonal home; \$4,000 cash. \$10,600—WHOEVER appreciates a really lovely home should not fall to see this; built of finest buff pressed brick, on quiet select street, one minute from \$t. Clair cars, county taxes for all city conveniences; it contains seven beautiful rooms, including extra large living room and delightful den; bedrooms square and roomy with lots of closets and linen accommodation; large square hall with cloak room; dining-room recessed for buffet, extra well appointed basement, deep colonial verandah, side drive and entrance; moderate terms. OPEN Evenings.

NORTH TORONTO Properties—\$3000, de-tached, frame, 4 rooms, sunroom, oak floors, tollet, good garden, possession. \$4500—SEMI-DETACHED, solid brick, 6

UPPER CANADA ESTATES (Baldwin estate) is now offered at prices \$40 to \$55 per foot, on reasonable terms, Loans arranged for home builders, R. J. Lillico, Mail Building, Adelaide 2345.

DUNYEGAN HEIGHTS—Corner of Eglinton, and Forest Hill road, three hundred and fifty feet, at \$16 per foot, on terms over five years, Downer, 1046 West St. Clair, Kenwood 5186.

POTE & ROGERS 510 LUMSDEN BUILDING Main 5572 and 736.

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