

DORCHESTER STREET—A block of land forming the corner of Atwater Avenue, having an area of about 25,000 feet; could be divided very advantageously. Plan in our office. (126-B).

DORCHESTER STREET—Two handsome stone front houses, just west of Greene Avenue, each 26 feet front, with all modern improvements, kitchens on ground floor. (799-3).

ELM AVENUE—A handsome red sand stone house, beautifully finished, ground floor in oak and upper floors in cottonwood, natural finish, stained glass windows; Daisy furnace, workmanship and material unexcelled. (92-B).

DORCHESTER STREET and COLUMBIA AVENUE—Choice corner lot 26 feet by 138 feet. Other lots 25 feet front and from 92 to 102 feet deep at 45 to 55 cents per foot. One of the best situations in the Cote, close to street cars. (447-A). Call for particulars. (251-3).

DORCHESTER STREET—Three choice lots near Clondeboye Avenue, each 25 feet front. (205-A).

DORCHESTER STREET—A handsome stone front house, in first-class order, all conveniences, hot water furnace, a comfortable family house, vacant lot adjoining would be sold if desired. (61-B).

ELM AVENUE—A choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and conservatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$8000. (789-3).

GREENE AVENUE—Three choice lots each 23 feet by 110½ feet, lane in rear and on each side of block. (305-A).

GREENE AVENUE—Three elegant stone front houses of latest design and finish, including bay windows, hot water furnace; no basement, etc. Well rented; beautifully situated. (209-3).

GREENE AVENUE—A substantially built stone cottage, two stories and extension, unfinished basement; in good order; hot water furnace. Lot 140 feet deep. Price \$5200. (298-3).

HILLSIDE AVENUE—A desirable block of land 90 feet deep, adjoining the corner of Metcalfe Avenue. (130-B).

KENSINGTON AVENUE—A handsome brick house, with all modern conveniences, on lot 100 feet by 112 feet, nicely laid out. Would make a good family residence. (108-B).

LANDSDOWNE AVENUE—A new house above Sherbrooke street, of special design and finish. The work has been most carefully looked after by

hearth rug, for instance, one of the favorite designs of rug in many middle-class English houses, can never be considered as soothing, and it is happily being replaced by something less suggestive of barbarism.

The background for all furnishing comes under the head of decoration, and is a study in itself. For the furniture itself there are always three principal considerations: (1) the size of the apartment in which it is to be placed; (2) the purpose of the room, and (3) the object or use of the articles themselves. To these considerations others must be made subservient.

There follow then certain practical considerations—the nature of the materials employed, mineral, vegetable and animal; their relative durability and destructibility. The nursery, for instance, or other room which children are to occupy with some sense of space and comfort, demands absolutely different treatment from that of the drawing-room given chiefly to the reception of guests. Until within a generation a "set" of furniture has been regarded as a necessity for a well-furnished parlor, and the average housekeeper, notably in New England, having little money to spend, invested it in hair-cloth, the most hideous as well as the most durable of all fabrics the mind of man has ever evolved. In its natural colors a species of iron-gray, it was a trifle less objectionable, but insupportable desires on the part of the buyer brought the dyer to the front and gave inky and glossy blackness as the result. Repulsive in color, slippery in finish, to that degree that no mortal could do aught but slide unceasingly on the cold ungracious surface, the New England mind seized upon this as the ideal, and for generations held to it with fervor. The "rep set" followed—usually dark green or red—and this was a great step forward. Gradually, with the slow development of a faint sense of beauty, cretonne and other fabrics have come into use, while the growing familiarity with Japanese and other Eastern fabrics is teaching us the value of an admixture of mineral materials, as gold, silver or copper thread.

The cottage requires a lighter order of furniture than the mansion; but this does not mean flimsiness of construction or poor material for covering. Wool invites moths, and in our furnace-heated houses where life is made easy for them, wool is always liable to their attacks. But there are beautiful combinations very durable in quality, in silk or cotton or linen, as well as in silk and wool. At this point one is tempted to take up room by room with the best type of furniture for each, but limitations of space make this impossible since each type of house must have its own standard. But there are good and helpful authorities all certain to develop taste and power of judgment in the buyer. Sir Charles Eastlake's "Hints on Household Taste," though one of the oldest, remains one of the best and most suggestive. Litchfield's "History of Furniture," a superbly printed and illustrated volume, gives us the finest models from the Greek and Egyptian down, is much in the same lines as that of

one of our leading architects, who has built his own house adjoining and on the same design. We can thoroughly commend this house to home-seekers in Westmount. A vacant lot adjoining can be had if required. Price \$9500. (113-B).

MELBOURNE AVENUE—Handsome modern, detached cottage in this favorite locality, recently built for owners occupation. Lot 50 by 100 house 38 by 42. Owner leaving city. Price \$7500. (733-3).

MELBOURNE AVENUE—A handsome solid brick house of 13 rooms, good cellar, hot water furnace, sanitary arrangements perfect, electric light and gas in the house, gas grate in parlor. Lot 50 feet front by 100 feet on Murray Avenue projected. Price \$10,000. (74-B).

MONTARVILLE AVENUE—A splendid building lot, 50 feet front by 187½ feet deep, commands a fine view of the city and river. (163-A).

MOUNT PLEASANT AVENUE—A very nice semi-detached cottage, close to Sherbrooke street, one of the choicest situations in the town. Hot water furnace and all conveniences. (112-B).

MOUNTAIN AVENUE—Just above Cote St. Antoine Road, nine nicely situated building lots, each 50 feet front by about 115 feet deep, within two or three minutes walk of street cars. (130-B).

MOUNT PLEASANT AVENUE—A few choice lots, 25 by 105 feet, a block 110 feet front by 100 feet deep, and two lots 22½ feet by 95 feet. Delightful situation close to electric cars. Fine view and moderate price. (16-B).

MT. PLEASANT AVENUE—A magnificent villa lot, 126 feet by 175 feet, forming the corner of Campbell St., commands the finest view on the island. (107-B).

OLIVIER AVENUE—A choice building lot, just above Western Avenue, with lane at side and in rear. Moderate price. (123-B).

SHERBROOKE STREET—A handsome pressed brick front house, lot 44 feet front, house 23 feet by 35 feet and extension just completed, contains all modern improvements. House and vacant lot, only \$8,000. (767-3).

SHERBROOKE STREET—Two semi-detached houses in the best part of Westmount. Modern and thoroughly well built, one is occupied by owner, the other well rented. Suitable for two friends. Both houses have side lights and one is a corner house and commands a fine open view. Owner would sell the two for \$17,000. Call for permits. (124-B).

ST. CATHERINE STREET—A lot of land just west of Metcalfe Avenue, with a frontage of 88 feet 10 inches first-class locality for building. Price only 75 cents per foot. (85-B).