### reply to a query of Russian ship, sah." low and fast in the er the phosphorescent the unscrupulous patman, was boarding the second time in s The first person to curious chance, was ho had dressed early

was gamboling with gangway. as she recognized him. ters!" she exclaimed, ere's nothing wrong. fetch your uncle."
ry passages in the which Philip is to remember as bers anything, but nain more securely than that chance exartled Mrs. Appleby. othing wrong.'

nilip hearthy. she. "I quite re-ting, at Tony's." appeared, followed by regarding Philip as a risto escaped from the e regretted that Philip overboard and swam ess, despite this serithan he had ever en-

the hands of his ce. Nobody was at emed to know what Chetwode passed and and passed on. you here," said Philip et us go downstairs.

oon, with the pornd Horace cruelly ex-

anged your mind, old itured. fen," said Philip. iven you the sack?"
he told me what he'd trick I was free-The infamousness of strike him. I hope I

ou alltep towards him. reated, with heighten trouble to say that, for a moment that to do with it! Reast harm was done. scovered in time.' think of doing such a Mrs. Appleby put in. had'nt, we shouldn't

ou aren't going back?" flip. "I'm going for-

e of Mr. Masters' co

we?" She smiled be-

ere isn't a second to f the flight of Pollex-Coco in the dinghy to rnt that since Coco's ss of a revolver had

for hurrying at once Grand Etang in pur-and the negro roused romance in Tonv's when Mrs. Appleby dangers of such an ne, child," he said: "1

he infantile annella an awed silence, then

the men to follow nd Coco had certainnicated to the entire atmosphere in which ore quickly and even There were sundry make, of which the gather information eography of the islerson had ever visited rson was Captain captain, on being e would accompany quality of guide, anhe had entirely for-Grand Etang was, not care for noct of leaving his ship. in the light of rewith his propeller in was ready to be sur-and if the ship was a torpedo, he pree bridge at the critinot scouring the aid of a Chinese lanmanner of putting

were then summon olubly eager to earn er of gain would inthe way to the night. It appeared d dreadful spirit in-ters of the mysteriat the spirit had a summoned original-of food, provided the fliculty as to guides. hat though the ne-touch the actual d Etang, they would ch within a reasonis to say, to the spirit's supposed —and that thencepresented no diffiwere engaged on The distance was

Oxwich proved very wich had no mind to s usual he was an then, Oxwich?

sir, I think. To mean, Miss PollexMerely Some Which Has Not Been Advertised.

# REAL ESTATE ADVERTISEMENTS.

### REPLIES TO ADVERTISEMENTS.

Letters in reply to advertisements in the classified columns of the Times await claimants as follows: NUMBERS—17, 27, 37, 38, 46, 50, 60, 70, 86, 91, 93, 99, 109, 110, 125, 148, 170, 175, 206, 214, 216, 230, 442, 450, 696, 732, 912. LETTERS-A., A. E., A. B. C., B., Buggy, C., D., F., G., H. G., I. X. L., R. H., S. J. H., T. J. O., Y.

WANTED-MALE HELP. Advertisements under this head a cent a word each insertion.

WANTED-2 first-class carpenters. Apply 16 Broad street, WANTED-Boys to learn both the iron shipbuilding and blacksmith trades. Apply B. C. Marine Railways Co., Ltd. WANTED—A young boy, to make himself generally useful on a farm, wages \$10 and board. Apply personally to L. H. Solly, E. & N. Railway Land Office.

WANTED—At once, an experienced dry goods clerk, with knowledge of book-keeping. Apply G. W. Robinson, 86 Yates street. ENERGETIC MEN WANTED in every locality throughout Canada to advertise our goods, tacking up showcards on trees, fences and along roads; also distributing small advertising matter. Commission or salary, \$83 per month, and expenses \$4 per day. Steady employment; no experience necessary; write for particulars. Wm. R. Warner Medicine Co., London, Canada. WANTED-First-class carpenters. D. H. Bale, cor. Fort and Stadacona streets.

WANTED-Upholsterers and cabit et-makers; only first-class workmen need apply. Weller Bros., Government street, Victoria. WANTED-At once, on salary and expenses, one good man in each locality, with rig, or capable of handling horses, to advertise and introduce our guaranteed stock and poultry specifies. No experience necessary; we lay out your work for you. \$25 a week and expenses. Position permanent. Write W. A. Jenkins Manufacturing Co., London, Ont. SMART BOY WANTED—To deliver par-cels, one with bicycle preferred, wages \$15. Angus Campbell & Co., 48 Govern-ment street.

ANY INTELLIGENT PERSON may earn \$75 to \$100 monthly corresponding for newspapers; sure, steady work; no canvassing; experience unnecessary. Send for particulars. Press Syndicate, Lockport, N. Y. DRUG APPRENTICE WANTED. Apply P. O. Box 509, Victoria, B. C.

P. R. Telegraph Office. Apply C. WANTED-FEMALE HELP.

Advertisements under this head a cent a word each insertion. WANTED-A waitress. Apply Dominion

WANTED—General servant, must be good cook, wages \$35 a month. Apply 144 Menzies street.

WANTED—A house-parlor maid. Apply in first instance by letter to Mrs. Irving, 46 Cook street. WANTED—A girl for bindery; preference given to one accustomed to the work. Victoria Printing & Publishing Co.

WANTED—Girl wanted for general work, 5 miles out, good wages. Apply Mrs. C. B. Jones, Colquitz P. O.

WANTED—Middle-aged woman to do house work for two old people. Apply 71 Kingston street.

ANY INTELLIGENT PERSON may earn \$75 to \$100 monthly corresponding for newspapers; sure, steady work; no canvassing; experience unnecessary. Send for particulars. Press Syndicate, Lockport, N. Y.

WANTED—Waitresses. Balmoral Hotel.

WANTED—Sewing machine operators, shirt and overall factory, electric power, and the street. AND was a poly turner.

WANTED—Sewing machine operators, shirt and overall factory, electric power, 8 hour day, union wages. Apply Turner, Beeton & Co., Ltd., factory, Bastion SKIRT HAND WANTED for factory.
Apply Miss Stewart, 2nd floor. Also apprentice for mantle department. Apply and floor. David Spencer, Ltd. MANTED-Ladies to do plain and light sewing at home, whole or spare time; good pay; work sent any distance, charges paid; send stamp for full par-ticulars. National Manufacturing Com-pany. Montreal.

WANTED-MISCELLANEOUS.

Advertisements under this head a cent a word each insertion. WANTED-Old cotton rags; must be clean. Times Office.

wantabed cotton rags, must be clean. Times Office.

FURNISHED COTTAGE, of 3 or 4 rooms, wanted by satisfactory tenant for a permanency, from about May 7th next; must be within reasonable distance of city. Address lowest terms to Box 75, Times Office, city.

WANTED—A 5 or 6 roomed cottage, not too far out; must be in good repair and on easy terms; would buy from owner only. Apply Box 216, Times Office.

WANTED—To rent for one year or more, by a gentleman from the East, a FURNISHED HOUSE of at least 12 rooms, with 4 or 5 acres of ground preferred. Apply to Gavin H. Burns, Room 20, Five Sisters' Block.

WANTED—To purchase, about 3 acres of land, suitable for poultry, a few miles from city; must be reasonable. Apply E. T., 146 Johnson street. WANTED—A clean, comfortable home in the country, for an elderly man, at rea-sonable terms. B., Times Office.

WANTED—Old coats and vests, pants, boots and shoes, trunks, valises, shot-guns, revolvers, overcoats, etc. Highest cash prices paid. Will call at any address. Jacob Aaronson's new and second-hand store, 64 Johnson street, two doors below Government street.

WANTED-Upright office desk, six feet long; also typewriter, in good condition and cheap. P. O. Box 353, city. WANTED—Scrap brass, copper, zinc, lead, cast iron, sacks. and all kinds of bottles and rubber; highest cash prices paid. Victoria Junk Agency, 30 and 32 Store street. Phone 1336.

SUNLIGHT SOAP COUPONS WANTED

Tollet soaps given in exchange for
these coupons by C. R. King & Son, 78
Wharf street, Victoria.

MISCELLANEOUS. Advertisements under this head a cent a word each insertion. MONEY TO LOAN—On mortgage. Apply Box 158, Times Office.

A LOCAL REAL ESTATE FIRM is prepared to treat with private individuals capable of influencing business, on the basis of a liberal commission. Apply Box 239, Times Office.

CURNITURE—We have secured the agency for the famous Gunn sectional book cases. Come and examine the special features, fully explained. Baxter & Johnson, Government street, opp. Post Office.

Advertisements under this head a cent a word each insertion. FOR SALE—Quantity of logging tackle, camp utensils, blacksmith's outfit, etc., almost new. Address P. O. Box 176, Victoria.

AUTOMOBILE FOR SALE—Allrunabou at a bargain. Plimley Auto Co., Government street.

FOR SALE—4 preferred shares Pacific Whaling Company, at \$125 each. Apply W., P. O. Box 108.

HORSE FOR SALE. Apply W. O. Wal-lace, the family grocer, corner Yates and Douglas streets. GLADSTONE FOR SALE. Address Victoria Transfer Co., city. UTE ON & CO., 114 Yates street, make ladies' dresses to order. Cheap sale of Chinese silk and cotton blouses and underwear.

FOR SALE—A number of second-hand buggles, rubber and steel tires, express and delivery wagons, I road sulky, I pony cart, 2 split seat and other carts, 2 one-horse farm wagons, 1 English wagonette; also 4% acres on Burnside road. Carriage painting and rubbes tires put on. R. Ledingham's Carriage Shop, 97 Cormorant street.

ADARE POULTRY FARM—Choice eggs from prize stock. Plymouth Rocks, Wyandottes, Leghorns, Minorcas, \$2 setting, 50 \$5, 00 \$10; cockerels, \$2 to \$5. W. Baylis, Queen's Hotel, Victoria.

FOR SALE—Hammerless revolver, 38 cal., \$6; shotgun, 12 bore, \$12; full dress coat and vest, \$7.50; Tuxedo coat, black cloth, \$4.50; storog boots, \$1.50; banjo, \$7.50; solid gold 18 kt. watch, \$50; dlamond ring, \$35. Jacob Aaronson's new and second-hand store, 64 Johnson street, two doors below Government street.

FOR SALE-2 horses and farm wason, carts and light wasons; carriage painting done. 56 Discovery street. W. A. Robertson & Son.

FOR SALE—Four fresh cows with calves, one team heavy horses about fifteen hundred each, four-inch tire wagon and harness, cheap. Apply to I. J. J. Fisher, cagriage shop, corner Herald and Store streets.

HOUSES AND LOTS FOR SALE.

FOR SALE-Large modern residence standing in spaceous grounds, fruit and ornamental trees, easy terms. Apply Owner, Post Office Box 36. BEAUTIFULLY SITUATED 60 ft. x 16.

SOME ACRE AND HALF ACRE BLOCKS — Near Tolmie Ave. and Quadra streets, from \$550 up; fine build-ing sites. Hinkson Siddall & Son, New Grand Theatre Building, Government

FOR SALE—Cord wood timber, near rail-way; also a few lots, cheap, terms. See owner, F. J. Bittancourt, at his Grocery Store, 60 King's road, off Douglas street. Phone B1236.

SITUATIONS WANTED-MALE.

Advertisements under this head a cent a word each insertion. OUNG MAN, 3 years timekeeping, etc., International Harvester Co., desires situation. W. C. W., care of Y. M. C. A.

### A. B. McNEILL 17 TROUNCE AVENUE. Phone 645.

A SNAP.

Well Finished and Roomy.

Fruit and Shade Trees. \$16 OR \$18 A MONTH.

SPECULATION.

FOR SALE—A thoroughbred, pedigreed fox terrier dog, 9 months old, price \$10.

Apply to T. N. Hibben & Co.

3. C. BROWN LEGHORN EGGS, for hatching, \$1.50 per 15, \$2.50 for 30; guaranteed from prize winning and laying stock. Fred. Garland, Oaklands, Victoria.

BEAUTIFULLY SITUATED 60 ft. x 161 ft, 9 in. LOTS, being numbers 356-78-9, on Cook street, between Arthur and Topaz avenues. These lots command a magnificent yiew of the whole coast. \$600 each. Terms, 1-3 down, 1-3 in 1 year, 1-3 in 2 years, at 6 per cent. Inter-est. The Dominion Real Estate Ex-change, 22 Trounce avenue.

IMPROVED FARM of 100 acres for sale, in best farming district on Vancouver Island. Apply for address to Times Office.

FOR SALE—7 roomed house, 2 big barns, chicken houses, fruit trees, 3 acres. Ap-ply R. Bosence, Cedar Hill road, Oak-lands.

Advertisements under this head a cent a word each insertion. FOR RENT-7 room furnished house, in good locality. Apply B. C. Land & In-vestment Agency, 40 Government street.

FOR RENT-Furnished house, Fourth street, just off King's road, 6 rooms, all modern conveniences, well furnished. Inquire Hinkson Siddall & Son, New Grand Theatre Building, Government street

TO RENT-Suite of offices on first floor in Bank of Montreal Building. Occupa-tion May 1st. Apply Bank of Montreal

AN EXPERIENCED BOOKKEEPER, with first-class Victorian references, has portion of day at liberty. Address P. O. Box 340, city.

CONTRACTORS—We can furnish you with laborers, or any kind of men, at short notice; Poles, Slava, Huns, Italians, Lithunians, etc. Boston Shipping Co., 18 Norfolk street, New York

Advertisements under this head a cent a word each insertion. LOST-On Monday evening, gentleman's gold watch, initials A. E. S. \$10 reward for return of same to this office.

SEVEN ROOM COTTAGE. Close in, in North Ward.

tric Light, Bath, 2 Flush Toilets, etc.

GOOD AS AN INVESTMENT OR

SWINERTON & ODDY

ORCHARDS, . POULTRY, MARKET GARDENING,

ake District. Metchosin and Victoria FORE BUYING.

> SWINERTON & ODDY, 102 Government Street.

## VANCOUVER ISLAND REAL ESTATE CO.

OFFICE, 51 FORT ST. PHONE 1384

OAK BAY. MOUNT BAKER AVENUE. DESIRABLE 7 ROOMED HOUSE, WITH ALL MODERN CONVENI-

OMMANDING A BEAUTIFUL VIEW OF THE STRAITS AND MOUNT BAKER. ON A LARGE CORNER LOT. 5 MINUTES FROM CAR LINE.

PRICE \$3,150. TERMS. VANCOUVER ISLAND REAL ESTATE CO., OFFICE, 51 FORT STREET. PHONE 1384.

G. E. GREENE REAL ESTATE.

PHONE 497.

HAVE SOME OF THE BEST RESIDENTIAL SITES IN THE CITY. LOW PRICES AND EASY TERMS.

COME IN AND EXAMINE LIST

BRITISH COLUMBIA LAND & INVESTMENT AGENCY, LIMITED.

40 GOVERNMENT STREET.

ROOMED HOUSE AND 1 LOT-On Quebec street, James Bay, modern every respect, cheap at \$3,000.

LARGE MODERN DWELLING AND 2 LOTS—James Bay, double frontage, \$4,500. PENDER ISLAND—About 100 acres, sea front, spring of water, portion has been cleared, \$10 per acre.

275 ACRES—In Metchosin, large proportion cultivated, beautifully situated, \$10,500.

6 ROOMED BRICK COTTAGE—Centrally located, just off car line, with lot 60x120, nice garden, \$1,850. GOOD 6 ROOMED 2 STORY HOUSE—Or Second street, modern, large lot, from and back entrance. \$2,600; a bargain. 8 ROOMED MODERN HOUSE—On Fort street, and lot 00x120, facing south, \$3,750.

## H. P. WINSBY REAL ESTATE.

100 ACRES—Sooke District, 25 cleared, 5 roomed frame cottage, barn, etc., or-chard, \$3,000; terms. 70 ACRES-Just outside city limits. \$800 per acre.
AN INVESTMENT for \$26,000, yielding a clai features, fully explained. Baxter & Johnson, Government street, opp. Post Office.

START YOUR LIBRARY NOW with a Gunn sectional book case. You will not miss the investment in one or two sections each month until your library is complete. Baxter & Johnson, Government street, opp. the Post Office.

START YOUR LIBRARY NOW with a Gunn sectional book case. You will not miss the investment in one or two sections each month until your library is complete. Baxter & Johnson, Government street, opp. the Post Office.

START YOUR LIBRARY NOW with a Great for return of same to this office.

LOST—Tuesday afternoon, black jet collar to the city, as to view; architecture, convenience and grounds, etc., 6-acre plot, \$26,000.

TORONTO STREET—Just off Government street, 5 room cottage, modern conveniences, price only \$2,300; terms.

2 ACRES—Gorge road, for \$14,000.

10 ACRES—Carey road, only \$2,900.

8 ROOM HOUSE—Caledonia avenue, upto-date, etc., price \$3,000.

# PARSONS, LOVE & CO.

NO. 74 DOUGLAS STREET.

RENTS ALMOST CONTINUOUSLY FOR 2% ACRES—In the Fairfield Estate, \$2,00 1 ACRE-In Spring Ridge, \$3,150.

> C. NEWTON YOUNG. REAL ESTATE AND INSURANCE AGENT, NOTARY PUBLIC, ETC. PHONE 6. DUNCAN, V. L, B. C.

1,000-ACRE FARM-At Sidney. \$6.800.

FOR SALE-IN DUNCAN. SUSINESS AND BUILDING LOTS-Adjacent town of Duncan Adjacent town of Duncan
RESIDENTIAL PROPERTIES—In 5
and 10-acre lots.

FARM—87% acres, 50 acres cultivated,
house, barn, etc., on easy terms.
ON SOMENOS LAKE—1 mile from Duncan, farm, 80 acres, 20 cultivated, balance slashed and seeded, house, barn, outhouses complete, implements and stock, fine view, cheap for cash.

OTHER PROPERTY OF SOME AND ADDITIONAL PROPERTY OF SOME ADDITIO OTHER PROPERTY-On Somenos Lake. MANY FARMS throughout the Cowichan Valley. TOWN LOTS-In Nanaimo. Residential property and farms in neighborhood. FARMS—At Comox, Extension, Alberni, Saanich and elsewhere.

**INFORMATION** 

GOING BUSINESSES in the town

Accurate information is the keynote of success in advertise-ment writing.

When people run across an important piece of information they are always interested in it; and if an advertisement tells them something seally worth knowing about an article something that shows its de-sirability from their standpoint

-they may be counted upon to at least make an investigation. The different characteristics of worthy articles are all of particular interest to the prospective buyers, and there is generally one special feature that appeals strongly to many people. Therefore, it is the part of wisdom to make a series of advertisements convey definite information regarding each and every feature, so that finally e appealing feature will be brought to the attention.
Of the Times readers it is safe to say 90 per cent. are Victorians—home people who make and spend their money here. That's why Times advertisers get such gratifying returns.

GILSON & CO. Farms. City Property. Timber Limits Real Estate and Confidential Agents. No. 72 Douglas Street.

New bungalow, Beacon Hill Park, \$4,200.
Good 7 room brick house, 5 minutes from
City Hall, \$3,150; \$650 cash down, balance at 6 per cent.
Large new cottage, Fernwood road, 5
rooms, bath, souliery, pantry, W. C.,
hot and cold water, electric lighted,
cement sidewalks, on two good lots,
fine garden, and on a corner, price \$4,250;
terms. terms.

Cottage, 5 rooms, lot 60x120, price \$1,050;
\$250 cash down, balance at 6 per cent.

10 acres, Cordova Bay, with private road
down to the beach, 6 acres cultivated, 9
acres seeded in pasture, rest all good
timber, will cut 4,000 cords, splendid view
of the bay, price per acre \$150; easy
terms. terms. \$750 cash down, balance at 6 per cent, buys a 6 room cottage and 5 lots, on a good corner, with stable and barn, nice garden, with fine fruit trees, price \$3,000. For fine residences, farms and business property, see us.

T. G. RAYNER & CO

NO. 18 FIVE SISTERS' BLOCK. HOUSES.
BUILDING LOTS.
FARMS.
FRUIT LANDS.

JOINING FERNWOOD ROAD.

BANNERMAN & NIVIN

103 GOVERNMENT STREET.

### LEE & FRASER. REAL ESTATE AGENTS,

1 TROUNCE AVE., VICTORIA, B. C FINE NEW HOUSES—Being built in different parts of the city, from \$3,000 to \$4,200. LADYSMITH STREET, JAMES BAY-Lots \$350 each, few days only. JAMES STREET-Fine cottage and large lot, with all modern improvements, can be had on terms for \$2,100. PRINCESS STREET, JAMES BAY-Good lot for \$800.

HILLSIDE AVE .- 2 large lots, \$500 each. ADMIRAL'S ROAD-11/2 story dwelling and large lot, for \$1,000. ONEY TO LOAN on real estate security.

LEE & FRASER. II TROUNCE AVE., VICTORIA, B. C FIRE AND LIFE INSURANCE.

> G. B. HUGHES. REAL ESTATE, INSURANCE, MONEY TO LOAN, ETC. 50 YATES ST., VICTORIA, B. C.

6 ACRES-On Oxford street, near Cook street, \$10,000. 2 STORY 8 ROOMED HOUSE, mode and 2½ lots, on Superior street, \$8,500.

# PEMBERTON & SON

VICTORIA TRANSFER CO. 20 shares (par value \$50 per share). Owner wants offer.

45 FORT ST.

COMOX.

ALBERNI.

121/2 ACRES, about 1% miles from town good land, lightly timbered, \$25 per acre ROOMED COTTAGE, with two good lots, all ready for planting, fruit trees, bush fruit, \$1,500. Owner open to offer.

OAKLANDS. ACRES, Cedar Hill and Lansdown roads, \$1,000 per acre.

STORY HOUSE, backing on to school, \$1,500. House insured for \$1,500; easy MENZIES ST.

GOOD TWO STORY HOUSE, opposit Rithet street, all conveniences, east terms, \$3,000. YATES STREET. LARGE TWO STORY HOUSE, 10 rooms close to school, \$9,000.

GOOD HOUSE, \$2,000. To rent at \$17 per SPRING STREET. TWO STORY HOUSE, \$1,800. To rent a \$16 per month.

GOOD TWO STORY STORE AND DWELLING, good place for a grocery store, \$2,500. To rent at \$26 per month. THE LAST THREE FOR SALE AT \$5,750 THE LOT.

BELMONT AVENUE. LA. TWO STORY HOUSE, in goo location, with two lots and fruit trees,

WELL SITUATED 1.43 ACRES, near railroad track, \$1,600. Easy terms. BELMONT AVE. LARGE LOT, over 200 feet deep. \$1.650.

GOOD TWO STORY HOUSES, will rent for \$15 each, \$1,500 each. SHOAL BAY. front, on Monterey Ave., \$2,750.

CENTRE ROAD. COTTAGE, \$400; \$50 down and \$10 per LARGE TWO STORY DOUBLE HOUSE, will rent for \$10 per month, \$800; \$50 down and \$20 per month.

LINDEN AVE. LOT. \$1.250. PEMBERTON & SON 45 FORT ST.

T. O. MACKAY. Real Estate & Financial Agent.
No. 9 Metropolitan Bldg., Government St.,
Opposite Post Office.

EXCELLENT BUY—Five acres, on East Saanich road, six miles from post office, good house, driving shed and barn, 100 fruit trees, price \$3,250; ¼ cash, balance easy terms.

BUY

TWO GOOD LOTS-66x100 each, corner Hillside Ave. and Prior street, \$1,200 1-8 cash, balance easy terms.

## A. WILLIAMS & CO., LTD. Established 1885. . REAL ESTATE AGENTS,

104 YATES STREET. VICTORIA, B. C. PHONE 1886. 60—100-acre farm, with a fine orchard and very good buildings ......\$16,000 9-33 acres, excellent buildings, beautiful water front, snap ...\$11,000 

3-5 acres, very good soil, cleared and fenced, good buildings .... \$ 3,500 -155 acres, partly improved, good buildings, very cheap .......\$ 5,000

47-35 acres, good land, beautiful locality ...... \$ 3,500 40—Good 6 roomed house, close to High school, large lot ..........\$ 3,200 66-Very good 6 roomed house, very good condition (cheap) .......\$ 1,800

VICTORIA AND DISTRICT REALTY CO. METROPOLITAN BLOCK, OPP. POST OFFICE.

FOR SALE.

1. Good acreage for sub-division, Fort street, near St. Charles, will make good investment, cheap and on easy terms.

2. Building sites, unexcelled view, best residential parties. 3. Good water front acreage, just outside city boundary.
4. 2 acres, water front, good soil, near 5. Large acreage, with superb water frontage, city property.

# I. STUART YATES

22 BASTION STREET, VICTORIA. FOR SALE.

80 ACRES-Sooke District, just inside about three acres, cheap.

TWO LOTS—On Victoria harbor, with large wharf and sheds and 2 large warehouses, in good condition, on easy terms. THREE LOTS-On Yates street, with 10 stores, bringing in good rentals.

J. STUART YATES,

22 BASTION STREET, VICTORIA.

HEISTERMAN & CO. REAL ESTATE AND INSURANCE. TO GOVERNMENT STREET.

James Bay, modern conveniences. 1,100-Large corner lot, Queen's Ave. and

\$700-Lot 50x130, on Hillside Ave., close in.

MONEY TO LOAN. FIRE INSURANCE WRITTEN. B.C. INFORMATION AGENCY

LIMITED 200 ACRES—About 70 acres under cultivation, railway and wagon road running through the place, house and buildings stock and implements, good timber plenty water, close to school, \$12,000. 262 ACRES—Fine sea front, nearly 100 acres ready for plough, good buildings, stock and all necessary farm implements, near rallway, close to school, 326,000.

ROOM HOUSE—Large lot, in good condition, close in, \$4,500. RESIDENCES, LOTS AND BUSINESS PROPERTY IN ALL PARTS OF THE CITY.

CONSULT US for general information on

ORCHARDS PLANTED and cared for by practical and experienced growers.

ARTHUR BELL 91 YATES STREET. PHONE 1385.

A SNAP. 10 ACRES ON DOUGLAS STREET. BEFORE BUYING, it will pay you to look into our Oak Bay proposition. The prices and terms are made to suit the most careful buyers. It is selling fast and the prices will be advanced shortly. Buy now and get in on the ground floor.

# R.S. DAY & B. BOGGS

REAL ESTATE AGENTS,
42 FORT STREET,
Established 1890. Phone 30. LAKE HILL—14 miles from trdm, 54 acres, all cultivated, 200 fruit trees, numerous small fruits, 4 room cottage, barn, etd., price \$3,500. COWICHAN—We have a large list of Cowichan farms which is open to in-spection at our office. A competent guide will be furnished by us at any time.

JAMES BAY—Handsome dwelling, containing 10 rooms, modern in every way, pretty grounds, close to tram and beach. Price and order to view on application. GORDON HEAD-5 acres, fruit land, nearly clear, price \$1,500; terms, 1-3 cash, 1-3 one year, 1-3 two years.

RITHET STREET-James Bay, lot 60x130, price \$1,200. ELFORD STREET—Bungalow, 6 rooms, modern, brick foundation, price \$3,850. ROCKLAND AVENUE — Dwelling, 7 rooms, near Government House, immediate possession, stable and garden, price 34,750.

MOUNT TOLMIE-Dwelling, 7 rooms, barn and outbuildings, 2 acres orchard, bearing trees, price \$6,000. CEDAR HILL—Dwelling, 6 rooms, stable, 2 acres orchard and garden, a pretty home in every way, price \$5,250.

KING'S ROAD—House, 6 rooms, lot 50x 140, price \$1,700. DUNCANS—160 acres, 4 miles from Duncans, 12 acres cleared, balance valuable timber, price \$2,000.

CADBORO BAY—over 2 acres, price \$750.

SAANICH ROAD—8 acres fruit land, sloping to southwest, cultivated, and can be planted at once, price \$400 per acre. NORTH SAANICH—Farm, 70 acres, of which 60 acres are cultivated, 1,200 feet sea frontage. This is one of the beat and cheapest properties in the district. OAK BAY-Dwelling, 7 rooms, nice gar-den and fruit trees, close to sandy beach, price \$3,150; terms. CORDOVA BAY-Cottage, on water front, 3 acres, garden, orchard and pas-ture, water piped to house, barns, etc., price \$3,500.

FILDSON BAY LANDS—On "Viewfield Farm," Macaulay Point, blocks of 1 to 2 acres; these lots were selected from the H. B. Co. and can be secured at low prices and easy terms. NORTH DARY FARM-\$1/4 acres, close to pumping station and Rockside, orchard, choice fruit land, mostly cleared and ploughed; price \$3,000.

COWICHAN RIVER-25 acres, having over half mile frontage on river, only half mile from Duncans, \$ acres cultivated, 4 acres pasture, all park land, small cottage; price \$2,100. OAK BAY AVENUE—Bungalow, nearly new, on brick foundation, a choice home for small family, lot 100x100.

THE ROYAL GUARANTEE &

TRUST CO., LTD.

REAL ESTATE, FARM LANDS, TIM-

BER LIMITS, BUSINESSES.

COR. GOVERNMENT AND YATES STS PHONE 1187. ADELPHI BUILDING.

\$2,000—Buys new cottage, James Bay, ONE EIGHT ROOMED HOUSE and full near outer wharf, modern. ACREAGE—Just off Esquimalt road, price \$1,200 per acre; this is a good buy.

2 LOTS-On Belmont avenue, price \$1,200

1 LOT-On Esquimalt road, near city limits, price \$600, easy terms; this is cheap, WE HAVE FOR SALE 18 acres of beautiful fruit land on Okanagan lake, 14 acres of which is planted out in apple and peach trees, and balance is cultivated; there is a good stream through the property for irrigation. This property is offered at \$100 per acre, which is less than they are asking for wild land in neighborhood. land in neighborhood.

S. A. BAIRD REAL ESTATE AND FINANCIAL AGENT, NEW ADDRESS, 70 DOUGLAS ST.

ROOMED HOUSE—Every convenience, Harrison street, \$3,200. 1½ STORY HOUSE—Sewer, electric light, etc., Victoria Crescent, \$1,825. ROOMED HOUSE—Humboldt street, electric light, gas, sewer, etc., \$3,200. LOT-Victoria West, \$350, near Methodist church. \$750 EACH-2 lots, on Burnside road:

WINNIPEG BROKERS. REAL ESTATE.
HANNA BLOCK, YA'
Phone 498. YATES ST.

LIST YOUR PROPERTY with us for quick sale. We are represented in most of the towns in the East, and in the last week have been asked by them to send a new list. If you list your property before Wednesday it will go out on this new list all over the East, and in all probability will be sold quickly.

THREE SPECIALS.

2,650—4 roomed house, sheds, 1 acre good and all in fruit trees, bearing; easy terms.

3,700—5 roomed house, stable, 4 acres, high state of cultivation, 40 trees, small with the sold quickly. THREE SPECIALS. 129. 2½ lots, on beautiful corner ....\$1,890
130. Good lot, on Ontario street ...\$ 450
136. Mount Tolmie District, nice, large new house and two acres, planted in fruit, choice locality ... \$4,000
138. Lot 51x92, only ... \$850
138. Michigan street, large lot ... \$1,000
124. ACRES—Close to city, per acre ... \$300
124. ACRES—Close to city, per acre ... \$300
125. Lot 51x92, only ... \$300
126. ACRES—Esquimalt road ... \$3,000
127. Constant street, large lot ... \$1,000
128. Lot 51x92, only ... \$1,000
129. List Your Property with us for quick sale. We are represented in most of the towns in the East, and in the Bast, and in the Gordon Head District, from \$300 per acre. in 2½, 5 and 10-acre blocks. \$1000
129. List Your Property with us for quick sale. We are represented in most of the towns in the East, and in the Bast, and in the Bast