SCARBORO PRICES ARE READILY MET

Two Thousand an Acre, Not on Railway, Paid-Factors Causing Value Accretions.

Morris Alspector to James A. Everitt because the land is not on an electric line, a main road, or a railway. Track sites are most in demand in Scarboro just now, and are bringing good prices from market gardeners and investors chiefly. Well located property along the present radial or where operators believe the new one will come, is in moderate demand for subdivision purposes, plotted properties are enjoying poses, plotted properties are enjoying an excellent sale of lots as all the offices doing business in Scarboro report. Some hundreds of small garden plots, of from an acre to five acres, have

of from an acre to five acres, have been sold in Scarboro, and the extent to which the population has been increased will be vividly realized when the new assessment lists are complete. The Toronto and Eastern will be operating from Highland Creek to Bowmanville early this fall, according to officials. Work is being pressed with greater effect than at any time since the line was commenced. Lintil an engreater effect than at any time since the line was commenced. Until an en-trance into the city over a faster right of way can be secured the passengers from Oshawa, Whitby and other points will use the Kingston road and the city service, changing probably only at the

future is an important factor in Scarboro's present property movement. One owner of a hundred acres east and opposite Scarboro Junction, is asking \$1500 an acre, with bidders, and this price not far apart.

S. O. S. LODGE BUYS BROADVIEW AV. HOUSE

Defries Residence Below School at Ten Thousand Dollars.

Lodge London No. 301, Sons of England Benefit Society, have completed the purchase thru their trustees, James Jupp and George Hatt, of vacant property at 219 Broadview avenue, north of the Queen Alexandra School. The land bought was 50 feet by 112, and \$10,000 was paid: R. L. Defries was yendor.

The ten-roomed house on the property will be altered and used as a clubhouse.

SALE ON DANFORTH

No. 446 Danforth avenue has been sold by the estate of James L. Patterson to W. Edgar Phillips at \$16,which is 33.6 feet by 154.

H. ROTTENBURG BUYS

Harry Rottenburg has purchased from Campbell Reaves the house and grounds at 14 Willcocks avenue, the frontage is 66 feet with part having a depth of 137 feet, the rest 168 feet. The price is not known.

HOUSE ON "HILL" IS BOUGHT TO OCCUPY

Ralph Connable Pays Twenty-Three Thousand in Deer Park.

Ralph Connable local manager of Woodsworth's, has purchased A. J. Jackson's residence at 6 Deer Park Crescent, at \$22,500. The house is 13 rooms and very large, standing on property with 66 ft. frontage. Deer Park Crescent runs between St. Clair avenue and Heath street.

HURON ST. CORNER

The northeast corner of Huron street. The property has a frostreet and Classic avenue has been of 25 feet by a depth of 110 feet.

BUILDERS

2700 feet, \$50 foot

Steele Briggs Property

Queen St. East

Terms Arranged

GOULDING & HAMILTON

106 Victoria Street

EXCLUSIVE AGENTS

VAUGHAN ROAD HEIGHTS

(Northwest Corner of Dufferin Street and Eglinton Avenue)

OPENING SALE, SATURDAY, MAY 17

Fine business frontages on Eglinton Avenue and Dufferin Street.

Choice Residential Lots on Inside Streets

The subdivision is situated on the height of land overlooking the city, and is on the line of the proposed extension of the Civic Car Line. The Belt Line Railway passes within one hundred feet of its northerly limit. Good transportation in the near future is thus assured. -

Prices Eighteen Dollars Per Foot Upwards

A reduction of 5 per cent. will be given to all purchasers who buy on TERMS-Ten per cent. cash, balance three per cent. quarterly.

Motors will meet cars at corner of Bathurst and Dupont Streets from 9 to 5 Saturday.

COLONIAL REALTY AND SECURITIES CORPORATION, LTD. (OWNERS)

CHADWICK & ROGERS, 509-10 LUMSDEN BUILDING Exclusive Agents

Main 1360.

Main 1631.

SHERBOURNE ST. SALE

At \$11,600 L. A. DeLaplante has sold to James E. Henry No. 543 Sherbourne street. The property has a frontage

Building Permits Granted

C. H. Mitchell, 3 br. dw., Muriel and Selkirk \$5,600 F. H. Davies, br. dw., Joseph, near Yonge \$3,400 G. T. Grayton, pr. br. dw., Wayland \$4,500 J. F. Wainwright, br. dw., Davenport, near Osler \$3,000 Thos, J. Ford, pr. br. dw., Uxbridge, near Davenport. \$4,000 Griffin Amusement Company, alterations to theatre, Shuter and Yonge \$1,000 M. H. Wagstaff, pr. br. dw., Ivy, near Greenwood \$4,000 W. T. Bradshaw, br. garage, 335 Palmerston \$1,000 Mm. B. Reid, 2 pr. br. v. dw., Jones, near Shudell \$6,600 M. E. Bond & Co., 5 storey br. add. to warehouse, Simcoe, near Wellington \$26,500 T. G. Watson, 3 br. dw., Willow, rear Queen \$6,500 C. O. Godden, br. dw., Montclair and Parkwood \$6,000 M. Pr., br. dw., Salem, near Shanley \$2,200 M. Rooney, 1 pr. br. dw., 1345 Lansdowne \$1,700 Jas. S. Andrew, pr. br. dw., Fairview avenue \$3,600 John S. Preston, br. dw., Fairview avenue \$3,600 W. F. McCutcheon, br. dw., Carlaw, near Queen \$2,000 W. F. McCutcheon, br. dw., Carlaw, near Gueen \$2,000 S. J. Huntley, br. v. dw., Moscow \$1,300 W. F. McCutcheon, br. dw., Sa Emmerson \$2,000 M. W. E. dw., br. dw., 152 Emmerson \$2,000 M. W. W. Law, br. dw., Edford and Davenport

ANSLEY GARDENS

NORTH TORONTO

When this advertisement appears, Sunday cars to Glen Grove Avenue and Ansley Gardens will be in operation. Visit Ansley Gardens and pick out the spot you would like for your home. Some of the ravine lots on the north side of Glenview Avenue are 240 feet deep and well wooded. Every lot an ideal home site. Prices reasonable. Terms easy.

J. H. HAMMILL & Co.

35 alterations, verandahs, etc.

Properties For Sale

Properties For Sale

G. C. WILLIAMS

1610 DUNDAS STREET. Phone Junction 4454. \$10,800—FOUR solid brick houses or Maria street, six rooms, good condition sound investment. \$3700—PACIFIC, seven rooms, hardwood floors. Georgia pine trim, laundry tubs; built last fall.

\$3250-WOODVILLE, south of Annette \$3300—VINE street, new, solid brick, six rooms, laundry tubs, hardwood floors through hall, easy terms; a good, sound

\$2800—WILTSHIRE avenue, solld brick, six rooms. 10 rooms, lot 25 x 145. two verandahs.

\$6000-MAVETY, solld brick, detached, square plan, slate roof, nine rooms, de-corated, hardwood finish, hot water heating, laundry tubs.

G. C. WILLIAMS, 1610 Dundas

Paying Rent

If so why? You Can Purchase Your House With the Money You Are

Wasting In Rent We Show You How

International Investment Corporation Mortgage Bankers, 93 Queen East Phone Adelaide 1827 Open Evenings

even Liberal-Conservative Associa- takes place next Saturday.

don and Campbell avenues yesterday | Ward Seven public schools enjoyed

The executive committee of the Ward noon.. The club's first league game tion met last night in St. James' Hall
The death occurred vesterday of
Thomas James Hart of 16 Sinclair and made final arrangements to send avenue, in his 48th year. He is suravenue, in his 48th year. Funeral takes place from his late res The firemen were called out to Bran- dence to Prospect Cemetery this after.

afterneon for a useless run. Someone a half-holiday yesterday afternoon became alarmed at a small bonfire and while the preliminary school games rang in an alarm.

The West Toronto Cricket Club play grounds.

. B. PEWTRESS, 79 Adelaide East. HREE ACRES garden land, six-roomet brick house, close to station; one thou

ALF-ACRE in Port Perry, overlooking lake; two semi-detached frame houses, eight rooms each; frame stable; an op-IFTEEN ACRES orchard on hundred

Farms For Sale

twenty acre farm, close to Myrtle; frame house, barn, stables, drilled well, windmill, spruce hedge, 10 acres heavy maple bush; sixty-eight hundred.

HALF-ACRE in fruit in good town; frame house, eight rooms; well, shado trees, stable; nine hundred. AURORA—Hundred-eighty acre farm, joining the town; twenty-nine miles from Toronto; good buildings, up-to-date in every way; sixteen thousand.

CITY HOUSES or mortgages wanted in exchange for a good farm. Pewtress, 59 Adelaide East.

FARMS at farm land prices—Good build-ings, well located. Pewtress, 79 Adelaide East.

20,000—FOR one hundred acres, about ten miles from city limits, fronting on Bathurst street, splendid soil, in best condition, brick house, large bank barn and other buildings, good orchard; ready for subdivision into 5 and 10-acre lots. J. D. Higgins, 16 Leader lane.

FIFTEEN HUNDRED ACRES, on Lake Huron, with buildings. Lots of game and fishing. Price five thousand. Can-ada Land & Building Co., 18 Toronto street.

H. W. DAWSON, Ninety Colborne Street, SEVERAL fine farms, close to Brampton with good buildings.

RUIT FARM in Niagara district, show ing twenty per cent. on investment.

H. W. DAWSON, Ninety Colborne Street, Toronto. 367

Huron Street Snap 57900—TWELVE large rooms and bath, solid brick, through hall, gas, electric bells in upper rooms, high ceilings, 2 mantels, nicely decorated; will easily rent for \$65 month; side entrance, lane. Suit doctor or dentist. \$2000 cash. Apply 278 Royce avenue. Jct. 4476. 67

Machinery For Sale THE A. R. WILLIAMS Machinery Co., Limited, Toronto, offer for immediate

ONE 61-2x8 nearly new Marsh & Hen thorne hoisting engine, with boiler.

ONE No. 0 Smith mixer, on trucks, with engine and boiler; good order. TWO No. 1 Smith mixers, with engine and boiler, on trucks.

101/4 IN. X 12 IN James Cooper com pressor, thoroughly rebuilt. 14 IN. AND 1/2 YARD clam shell buckets

1/2 AND 21/2 belt driven centrifuga 10x6x12 UNDERWRITERS' fore pump

TWIN ENGINE, steam feed, 8x12, Wm. THE A. R. WILLIAMS MACHINERY

\$100 to \$500 a Foot

Sites for yards and factories are daily sold at this range of prices, and ofttimes at twice \$500. The sup-ply inside the city is all but exhausted.

Belt Line sites may be brought into the city by a measure coming before council, but they are being utilized now, dozens of them, for distributing yards.

The experience has been that the big industries take up the outside locations and the houses follow. That is what is about to happen on the Grand Trunk's new factory belt, although thousands live close to it

In the meantime you can buy from us a few expertly chosen lots with railway and street frontages at \$25 a foot. This is where you put Luck and Foresight and a small amount of cash together into a rattling good investment.

C.R.POPE CO. 46 King W



LAWRENCE PARK Beautiful surroundings, good soil, high and level, car service, city service of water, sewers, gas, electric light, etc. Lots moderately priced. Good building restrictions.

Our cars are at your service to take you over the property, if you will phone Main 7281 and state the time you can go.

Dovercourt Land, Building and Savings Co., Limited

\$90 Per Acre Yonge St. Farm \$8,000 CASH

S. W. BLACK & CO. 28 TORONTO ST.

TO LEASE FRONT STREET WAREHOUSE About 24,000 Square Feet S. W. Black & Co., 28 Terente St. Farms For Sale

Farms For Sale The Union Trust Company, Limited

176 BAY STREET, TORONTO. Ontario Farm and Fruit Lands
ACRES—Wallace Township, Perth
County; good clay loam, no broken land,
all cleared and in good state of cultivation; splendid situation and near
churches and school, on next lot; rural
mail; rolling sufficiently for good drainage; one acre orchard; well cared for;
abundance of water from small creek;
well fenced, frame house, seven rooms;
painted and in good repair; bank barn;
stabling beneath for twenty head of
stock; implement and drive shed; piggery; all in good order. Price fortyfive hundred.

O ACRES—Toronto Township, Peel County; clay loam and some sandy loam; all under cultivation; three acres orchard; apples, pears and plums; three good wells and touched by creek; tenroomed brick house, good cellar, full size, frame barn and horse stable; drive shed; implement house and piggery; half mile from school. Phone in house. Price \$7000.

100 ACRES—Scarboro Township, York County; deep clay loam; seventy cultivated; in good condition; two good wells, spring creek; two acres orchard and good fences; nine-roomed frame house; good cellar; large new bank barn; stabling for thirty head stock; piggery, etc. Price \$9000.

100 ACRES—Whitchurch Township, York County; one mile from railroad station, sandy loam; new frame house and large bank barn; poultry house, work shop and drive shed; spring creek; power wind wheel; about twenty acres bush. Price fifty hundred. Possession could be arranged.

100 ACRES—innisfii Township, Simcoe County; sandy loam; seyenty-five acres cleared and in pasture; a few apple trees; one good well; fenced by cedar rails; no buildings. Price thirty hundred. Possession at once.

100 ACRES—Mayboro Township, Wellington County; good clay loam, ninety-five cleared, and under cultivation; five beech and maple bush; very convenient to churches and schools; one acre fruit trees and some small fruits; one spring and small stream; almost new brick house; two-storey, eight rooms; good bank barn; stabling underneath for thirty-five head; implement shed; drive house, poultry house, piggery, sheep pen. Price fifty-five hundred.

pen. Price Hity-live hundred.

120 ACRES—Biddulph Township, County of Perth; soil clay loam, in excellent condition: seven acres hardwood bush; fairly well fenced and well drained; one acre first-class orchard, principally winter apples; first-class water, forced through house and barn; two good frame houses, one nearly new, cement floors in basement, wood furnace; three barns, one nearly new, with good stabling underneath; a large hay and drive barn; new poultry house; splendid situation; mail delivery; convenient to schools, churches and station. Price \$8000 for quick sale. Possession can be arranged for at any time.

146 ACRES—Wellington County, near Palmerston; soil dark clay loam; one hundred and thirty cleared and in good state of cultivation; balance good maple bush; splendid nine-roomed solid brick house with nice grounds, hedges and trees; large bank barn with first-class stabling; implement shed; poultry house; piggery. Price \$12,000.

194 ACRES—Perth County, a first-class grain and stock farm, in splendid condition and good buildings; house twelve rooms, with all conveniences; lighted by acetylene throughout; beautiful lawns, shrubbery and shade trees; barns, large, with stabling for ninety head of stock; piggery for sixty pigs; with litter and feed carriers; good drive house and two silos. Photos can be seen at our office and price on application.

OO ACRES—Albion Township, Peel County; soil mostly clay loam; portion sandy loam; one hundred and fifty-four under cultivation; one and a half four under cultivation; one and a half orchard; two wells; cistern and running streams; ninc-roomed frame house, and new summer kitchen; bank barn; stabling for thirty head of stock; drive house; poultry house; piggery. Price seventy hundred. Possession could be arranged for if desired, with privilege of buying crop, stock and implements.

200 ACRES—Dufferin County, Mono Township; twelve miles from Orange-ville; sandy loam; good buildings and water; very cheap for quick sale. Ten thousand, or will exchange for a nearin farm of 100 acres.

200 ACRES—Markham Township, York County, one of the best grain or stock farms in country, within ten miles of city; on good roads system and near proposed electric line to Markham. Price twenty-four thousand. Investigate this at once.

212 ACRES—Adjoining Town of Bradford, on G.T.R., where there are stores, churches, schools and storehouses; rich clay land; one hundred and ninety under cultivation, slightly rolling, well fenced; large square fields; plenty of

W. A. Lawson's List. FARMS AND MARKET GARDENS for sale by W. A. Lawson.

AFTER MAY TWENTIETH we will be in our new office at 95-97 King Street East, Tyrrell Building.

1/2 ACRES—Thirteen miles from Toronto, in village; close to Metropolitan car line, public and high school; five-roomed frame cottage; quarter-acre of orchard and nice piece of land; seventeen-fifty.

2 ACRES—On Yonge street, near Bond Lake with ten-roomed frame house, a quantity of orchard and small fruits; would make a choice suburban home; thirty-five hundred. 2 ACRES—Three miles from Toronto, close to school and near the Toronto and Eastern Radiai; heavy black loam, all cultivated; a splendid little home site; thirteen hundred.

10 ACRES—Three and a half miles from
Toronto, facing on the good roads; very
best of soil, all cultivated; the last of
this choice property to be obtained at
this price; five thousand.

of Toronto, on good road, close to school and Church: black loamy soil; about two acres of celery land; six-roomed frame house, good water; quarter-acre of orchard, in bearing; splendid proposition for the market gardener; forty-two fifty.

ON MAY TWENTIETH we are moving to our new office at 95-97 King Street East.

25 ACRES—Near Tillsonburg; splendid section for mixed farming or fruit-growing: heavy sand loam, all cultivated; three acres of bearing orchard; well watered and fenced; seven-roomed house, frame barn and hennery; four thousand; exchange for Toronto property.

47 ACRES—Peel; thirty-eight miles from Toronto. If you are looking for some thing cheap, get after this. It is a heavy foam; thirty-four acres cultivated, thirteen acres mixed timber; offered at a give-away rice; one thousand.

FOR SALE by W. A. Lawson. Ontario's Farm-Selling Specialist, 102 Church street. Toronto.

water; some fall and winter apples; large solid brick house of ten rooms and good cellar; large bank barn on cement walls; stabling for sixty head of stock; drive house, implement shed, poultry house, piggery and sheep pen. Price for quick sale, sixteen thousand. ONE OF THE BEST up-to-date stock farms in Ontario, containing three hundred and sixty acres, with Al buildings, in good order, elegantly situated in a good agricultural district. Call or write for particulars and price.

BESIDES a number of good fruit farms, both large and small in Clarkson, Oakville, Burlington and Niagara Peninsula.

IN ADDITION to the above we have a large list of one hundred and fifty, and two hundred acre farms, in all the best districts and those desiring to buy, now is a good time to inspect. If you are interested write or call and obtain more particulars and see photos of many of these properties we are offering; most of them have been personally inspected by our valuator and we consider them excellent value.

WE HAVE also a large number of very good farms of all sizes, with very good buildings, which we are offering, together with stock and implements complete, at prices which are very attractime to those wishing possession at

THOSE having farms for sale, large or small, list them with us and let us find you a purchaser.

THE UNION TRUST COMPANY, Lim.

\$250 FOOT—Yonge street, south of Eglin ton avenue, a deep lot with lane in

\$250 FOOT-Yonge street, desirable corner, in Davisville. \$200 FOOT-Yonge street, inside let, Glebe Manor.

\$125 FOOT—Castle Frank foad, thirty five feet on corner. \$125 FOOT-Markham street, three cet-120 FOOT—Gien road, near Douglas drive, fifty feet.

115 FOOT—Yonge street, near Snowdon avenue, twenty-five feet. 110 FOOT—Spading road, south of St. Clair, overlooking ravine.

\$100 / FOOT-Dale avenue, Rosedale, in choice neighborhood. \$100 FOOT—Keele street, overlooking park, several choice lots. \$85 FOOT—Standish avenue, near government House, Rosedale.

\$85 FOOT—Astley avenue, everlooking ravine, Rosedale. \$80 FOOT—Yonge street, Glen Grove, three hundred and thirty feet.

\$80 FOOT—St. Clair avenue, Moore Park, near Grace Terrace. \$80 FOOT—Dundas street, near Herbert avenue, house and barn on property. \$80 FOOT-St. Andrews Gardene, with double frontage.

\$60 FOOT-Glencairn avenue, near Yonge, This choice lot can be sold on builders' terms.

\$60 FOOT-Lawrence crescent, Lawrence \$55 FOOT-Spading road, north of Coul-

\$50 FOOT—Lake shore lots at West Point, finely situated.

\$50 FOOT—Merton street, a short distance from Yonge and nearly two hundred feet deep. \$45 FOOT-Alexandra boulevard, near Yonge.

\$40 FOOT-Soudan avenue, near Yonge. \$35 FOOT-Willard avenue, near Bloor. \$35 FOOT—Stewart street, near Eglinton avenue, 300 feet.

\$30 FOOT-Melrose avenue, on second block from Yonge. \$26 FOOT—Bowood avenue, close to Yonge street.

\$26 FOOT-Lake Shore road, West Point. THE UNION TRUST COMPANY,. 176

Islington

100-ACRE FARM, about rine miles from King and Yonge streets, fronting on main road, suitable for sub-dividing into 5 and 10 acre lots; over, 270 rods frontage on the road; rich sandy loam, in high state of cultivation; brick house, new barn, several acres of orchard. J. A. Aberdeen, 140 Victoria street.

FARM FOR SALE in Scarboro, containing about 64 acres, being the south part of Lot 32, Concession A, fronting on St. Clair avenue, two miles from city limits. This is very desirable property for dividing into building or garden tots; no encumbrance; title good. For further particulars apply to William A. Latham, Danforth Postoffice, or on the premises.

ARM FOR SALE in the Township of York, about five miles from the city limits, beautifully situated on the River Don: 210 acres, more or less, a mile and a half east of Yonge street, land mostly clear, under cutivation, but some good timber, good buildings, good soil, good water, particularly suitable for a city man desiring a country place. Proudfoot, Duncan, Grant & Skeans, 12 Richmond street east, Toronto.

First-Class Fruit Farm. \$200 PER ACRE—60 acres, 20 acres fruit, mostly peaches, 15 acres bearing; frame house, barn, 26 electric lights free; railroad switch, rents for \$25 year; splendid, water, good shipping facilities; close, canning factory; A1 location; terms, half cash; bargain for quick sale. Thompson & Young, 60 King, St. Catharines.

Thompson & Young's List. \$6000—50 ACRES, clay loam, close school, 3 miles city; new frame house; new wire fences; 5 acres grapes, 20 cher-ries, 3 acres woods, 6 acres lucerne, newly seeded, 14 acres meadow; nice evergreen trees front of house; good water.

\$1000 WILL FINANCE 30-acre farm, 3/2 miles P.O., frame house, 7 rooms; bank barn, 34x60; 500 peaches, 5 years old; 100 pears, 200 plums, 7 acres grapes, bearing; first-class water.

\$2500—21/2 ACRES, gravelly and sandy soil: frame house; new barn, 24x30; new chicken house; all kinds of fruit; a miles city, on main road; good water; rural mail delivery past house. Snap. FOR SALE—Five acres, suitable for fruit and garden plot. Located at West Egg Harbor, New Jersey. Will sell cheap, or exchange for Ontario property. Thos. Townsend, West Toronto.

THOMPSON & YOUNG, 60 King, St. Catharines.

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Ask For Farm

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000-312 ACR 0-100 ACRE 000-200 ACRE 100-3 ACRES W. R. BIRD, T Wareh

000 SQUARE Adelaide; soli condition, all manufacturer will divide. I Adelaide stree

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