

## Real Estate News

SCARBORO PRICES  
ARE READILY MET

Two Thousand an Acre, Not on  
Railway, Paid—Factors Caus-  
ing Value Accretions.

A price of \$2000 an acre for a small tract of inside Scarboro acreage demonstrates the values now obtaining close to the city in that township. The property transferred was nine acres in lot 30, concession B, and was sold by Morris Alspeter to James A. Everitt at \$18,000. The deal is not large, but it serves as a high value illustration, 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. Excellent sales of lots at all the offices doing business in Scarboro report. Some hundreds of small garden plots, 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. Until an entrance 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 Woodbine.

Fast radial service for the very near 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 vendor.

## SALE ON DANFORTH

No. 446 Danforth avenue has been sold by the estate of James L. Patterson to W. Edgar Phillips at \$16,000. There is a store on the property which is 33.6 feet by 154.

## H. ROTTENBURG BUYS

Marry Rottenburg has purchased from Campbell Reeves the house and grounds at 14 Wilcocks avenue, the frontage is 66 feet with part having a depth of 137 feet, the rest 183 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 Woodworth's, has purchased A. J. Jackson's residence at 6 Deer Park Crescent, at \$23,500. The house is 13 rooms and very large, standing on property with 65 ft. frontage. Deer Park Crescent runs between St. Clair avenue and Heath street.

## HURON ST. CORNER

The northeast corner of Huron  
street and Classic avenue has been

## Building Permits Granted

C. H. Mitchell, 3 br. dw., Muriel and Selkirk	\$5,600
G. T. Grayson, pr. br. dw., Weyland	5,400
J. F. Vainwright, pr. br. dw., Davenport, near Oiler	5,000
Thos. J. Ford, pr. br. dw., Exbridge, near Davenport	4,000
Griffin Amusement Company, alterations to theatre, Shuter and Yonge	1,000
A. H. Wagstaff, pr. br. dw., Ivy, near Greenwood	4,000
W. T. Bradshaw, pr. garage, 335 Palmerston	1,000
Wm. B. Reid, 2 pr. br. v. dw., Jones, near Shudell	6,000
H. E. Bond & Co., 5 storey br. add. to warehouse, Simcoe, near Wellington	26,500
T. G. Watson, 3 br. dw., Willow, near Queen	6,000
C. O. Golden, pr. br. dw., Montclair and Parkwood	6,500
D. H. Atkinson, pr. br. dw., 41 Roshill	6,500
M. Orr, Jr. dw. Sabien, near Shanley	1,700
McRoney, 1 pr. br. dw., 1348 Lansdowne	2,200
Toronto Hydro-Electric System, machine shop, Pullen place	4,000
Jas. S. Andrew, pr. br. dw., Fairview avenue	3,000
John S. Preston, pr. br. dw., Carlaw, near Queen	3,800
W. P. McCutcheon, pr. br. dw., 23 Rusholme crescent	2,000
S. J. Huntley, br. v. dw., Moscow	3,000
Wm. Law, br. dw., 152 Emmerson	2,000
A. Wiles, br. dw., Bedford and Davenport	4,000
35 alterations, verandahs, etc.	5,555
Total	\$108,255
For the month	1,461,109

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 native 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 &amp; Co.

129 VICTORIA STREET. PHONE MAIN 2340.

## BUILDERS

2700 feet, \$50 foot

Steele Briggs Property

Queen St. East

Terms Arranged

GOULDING &amp; 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 or before May 24th.

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 &amp; ROGERS, 509-10 LUMSDEN BUILDING

Exclusive Agents

Main 1360.

Main 1631.

## Properties For Sale

## Properties For Sale

## G. C. WILLIAMS

1610 DUNDAS STREET. \$10,800—FOUR solid brick houses on Maria street, six rooms, good condition, sound investment.	3700—PACIFIC, seven rooms, hardwood floors, Georgia pine trim, laundry tubs; built last fall.
\$2800—WILTSHIRE avenue, solid brick, six rooms.	\$4000—EDWIN avenue, 10 rooms, lot 25 x 145, two verandahs.
\$3250—WOODVILLE, south of Annette street, six rooms.	\$6000—MAVET, solid brick, detached, square plan, slate roof, nice rooms, decorated, hardwood finish, hot water heating, laundry tubs.
\$3300—VINE street, new, solid brick, six rooms, laundry tubs, hardwood floors, through hall, easy terms; a good, sound house.	

G. C. WILLIAMS, 1610 Dundas. 67

## R U 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

## WARD SEVEN.

The executive committee of the Ward Seven Liberal-Conservative Association met last night in St. James' Hall and made final arrangements to send a delegation to the Borden meeting in the Arena on Monday night.

The firemen were called out to Brandon and Campbell avenues yesterday afternoon for a useless run. Someone became alarmed at a small bonfire and rang in an alarm.

The West Toronto Cricket Club play

the Dovercourt Club in a friendly game at the High Park grounds this afternoon. The club's first league game takes place next Saturday.

The death occurred yesterday of Thomas James Hart of 18 Sinclair avenue, in his 48th year. He is survived by a widow and small family. Funeral takes place from his late residence to Prospect Cemetery this afternoon.

Ward Seven public schools enjoyed a half-holiday yesterday afternoon while the preliminary school games were being held on the Perth avenue grounds.

## Farms For Sale

J. B. PEWTRESS, 79 Adelaide East.

THREE ACRES garden land, six-roomed brick house, close to station; one thousand.

HALF-ACRE in Port Perry, overlooking lake; two semi-detached frame houses, eight rooms each; frame stable; an opportunity for summer boarding house or comfortable home; twelve hundred.

FIFTEEN ACRES orchard on hundred-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, shade 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. Peatress, 79 Adelaide East.

FARMS at farm land prices—Good buildings, well located, Peatress, 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. Canada Land & Building Co., 18 Toronto street.

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

SEVERAL fine farms, close to Brampton, with good buildings.

FRUIT FARM in Niagara district, showing twenty per cent. on investment.

EXCELLENT farms in Halton, Peel, York and other counties in Ontario.

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

## Huron Street Snap

\$7900—TWELVE large rooms and bath, solid brick, through hall, gas, electric bells in upper rooms, high ceilings, 2 mantels, nicely decorated; well easily rent for \$65 month; side entrance, lane, suit doctor or dentist. \$2000 cash. Apply 278 Royce avenue. Tel. 4175. 67

## Machinery For Sale

THE A. R. WILLIAMS Machinery Co., Limited, Toronto, offer for immediate shipment:

ONE 6-1-2x2 Doby dbl. drum bolting engine, with large boiler.

ONE 6-1-2x2 nearly new Marsh & Hawthorne bolting 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.

10 1/2 IN. X 12 IN. James Cooper compressor, thoroughly rebuilt.

3/4 IN. AND 1/2 YARD clam shell buckets.

1/2 AND 2 1/2 belt driven centrifugal pumps.

10x6x12 UNDERWRITERS' fore pump, new.

TWIN ENGINE, steam feed, 8x12, Wm. Hamilton.

THE A. R. WILLIAMS MACHINERY CO., Limited, Toronto, Ont. 61

## \$100 to \$500 a Foot

Sites for yards and factories are daily sold at this range of prices, and oftentimes at twice \$500. The supply in 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 now.

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

FARMS AND MARKET GARDENS for sale by W. A. Lawson.

AFTER MAY TWENTIETH we will be in our new office at 35-37 King Street East, Tyrrell Building.

1 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; seven-teen-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 Radial; 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.

10 ACRES—Within easy driving distance 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 and nice piece of land; forty-two hundred.

ON MAY TWENTIETH we are moving to our new office at 35-37 King Street East.

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

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

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

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. 41

## \$90 Per Acre

Yonge St. Farm

\$8,000 CASH

S. W. BLACK &amp; CO.

28 TORONTO ST.

## TO LEASE

FRONT STREET

WAREHOUSE

About 24,000 Square Feet

S. W. Black &amp; Co., 28 Toronto St.

## Farms For Sale

The Union Trust Company, Limited

176 BAY STREET, TORONTO.

Ontario Farm and Fruit Lands  
54 ACRES—Wallace Township, Peel County; good clay loam, no broken land, all cleared and in good state of cultivation; stock; drive house, implement shed, poultry house, pigsty 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 all 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 attractive to those wishing possession at once.

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

THE UNION TRUST COMPANY, Limited, 176 Bay street.

Vacant Land.

\$300 FOOT—Bloor street, near Clinton.

\$250 FOOT—Yonge street, south of Eglinton avenue, a deep lot with lane in rear.

\$250 FOOT—Yonge street, desirable corner, in Davisville.

\$200 FOOT—Yonge street, inside lot, Glebe Manor.

\$125 FOOT—Markham street, three cottages on property.

\$120 FOOT—Glen road, near Douglas drive, fifty feet.

\$115 FOOT—Yonge street, near Snowdon avenue, twenty-five feet.

\$110 FOOT—Spadina 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, overlooking 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 Gardens, with double frontage.

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

\$60 FOOT—Lawrence crescent, Lawrence Park.

\$55 FOOT—Spadina road, north of Coulson avenue.

\$50 FOOT—Roxhampton avenue, near Yonge, a deep lot.

\$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, 3 1/2 feet.

\$30 FOOT—Melrose avenue, on second block from Yonge.

\$28 FOOT—Bowdoin avenue, close to Yonge street.

\$26 FOOT—Lake Shore road, West Point.

THE UNION TRUST COMPANY, 176 Bay street.

## W. A. Lawson's List.

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## Islington

100-ACRE FARM, about nine miles from King and Yonge streets, fronting on main road, suitable for a city man, to 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 and nice piece of land; 4601

FARM FOR SALE in Scarboro, containing about 64 acres, being the south part of Lot 22, Concession A, fronting on St. Clair avenue, two miles from city limits. This is very desirable property for dividing into building or proper for no encumbrance; title good. For further particulars apply to William Latham, Danforth Post-office, or on the premises. 442

FARM 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, 6 miles and a half east of Yonge street, land mostly cleared, and under cultivation, 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. 66

First-Class Fruit Farm.

\$200 PER ACRE—60 acres, 20 acres fruit, mostly peaches, 15 acres bearing; frame house, barn, 25 electric lights; bank, railroad switch, rents for \$25 year; splendid water, good shipping facilities; fine, canning factory; 20 acres local fruit, half cash; bargain for quick sale; Thompson & Young, 60 King, St. Catharines. 44

Thompson & Young's List.

\$6000—50 ACRES, clay loam, close school, mile city; new frame house, new wire fence, 5 acres grapes, 20 acres rice, 3 acres woods, 6 acres lucerne, 10 acres alfalfa, 14 acres meadow; nice evergreen trees front of house; good water.

\$1000 WILL FARM 30-acre farm, 3/4 miles P.O., frame house, 7 rooms, bank, 30x60, 500 peaches, 5 years old; 100 acres, 200 acorns, acres grapes, bearing; first-class water.

\$2500—2 1/2 ACRES, gravelly and sandy soil; frame house, all kinds of fruit; chicken house, all kinds of fruit; 4 rural mail delivery past house, Snap Thompson & Young, 60 King, St. Catharines. 41

W. R. BIRD, T.

1000—40 ACRES, fruit farm, 1/2 mile city, fruit farm, 1/2 mile city, fruit farm, 1/2 mile city, fruit farm