

SAULT AU RECOLLET—BACK RIVER—A farm of about 150 arpents, with a frontage of six arpents on the river, main road also runs through farm; close to electric cars. Divided up into building lots. An opportunity to purchase a good lot at this charming suburb cheap. Good car service. Call at office to see plan and get particulars. (94-B)

STRATHMORE—Four handsome frame cottages at this popular summer resort, nicely laid out, large lot, and convenient to railway. Moderate price. (100-B).

STE. ANNE DE BELLEVUE—A frame cottage situate on Grand Trunk Ave., 8 rooms, lot 200 by 150. (174-B.)

ST. LAMBERT—A semi-detached brick encased cottage, extension summer kitchen, on stone foundation, containing eight rooms, water in house, three minutes' walk from station. (352-2.)

ST. LAMBERT—A detached villa residence, built of brick and stucco work, on stone foundation, 10 large rooms, bath room and closets, daisy furnace; large verandahs on ground floor, balcony on first floor. Lot 90 ft. x 175 ft. laid out in lawn and planted with apple pear and plum trees, five minutes from station. (191-B)

ST. LAMBERT'S—A very handsome brick and stucco detached house, on lot 50 feet by 200 feet, extension kitchen, heated by hot water furnace. Ground laid out with fruit trees, etc. (129-B).

ST. LAMBERT—A very nice brick encased house on Victoria Ave., close to Station, heated by furnace, hot and cold water in house. Lot 90 by 174 feet. Moderate price. (157-B.)

ST. HILAIRE—23 arpents of land, all in choice orchard and garden, with frame-house; beautifully situated for summer residence. (159-B.)

St. JOHNS, QUE.—Three solid brick cottages with extensions, well situated on Champlain street, facing Richelieu River; nine rooms, bath and w. c. in each. Area of lot about 16700 feet. Price only \$3000. (205-C).

VAUDREUIL—Beautiful river point of five arpents of level land, nicely wooded; deep water, convenient to both railways. Low price. (101-B). price. (154-a).

EXTRACT FROM THE ENGINEERING MAGAZINE.

It is only fair, when contrasting these fine examples of maritime commercial plant with the primitive, ungainly, and frightfully expensive methods on the American side of the water, to bear in mind the disadvantages which have existed, in New York city more particularly, and which have stood naturally in the way of development.

In the first place we have the principal cause—already suggested, of the absence of American vessels in foreign trade; it is not to be expected, perhaps, that the same careful provision will be made for foreign vessels that would be for our own, if we had them, even though the ultimate cost and loss fall upon us, and though the present system of giving up un-needed miles of water-front is so inconvenient, ugly and detrimental.

In the second place, we have the almost insurmountable obstacle of "politics," which in New York places the development and care of the wharf system in the hands of a dock board, as a reward for party services its members could not have rendered had they been endowed with the proper qualifications and trained for this very important task. This remark is general; it is not meant for an attack on the present members of the board (Republicans), or their predecessors (Democrats); it is aimed at the system, so valent in America and the Transvaal, but no where else, of putting public improvements in the hands of commissions and boards of "business men," instead of directly into the hands of those who possess the knowledge and skill to design and execute the works. What is always done in private enterprises is exceptional in public ones, and there, in a word, is the reason for American public imbecilities and mediocrities. Not long ago a very important bridge was to be built, and, as usual, the grocery stores and counting rooms were being searched for suitable men to appoint upon the commission. A friend of one of the appointing powers suggested that, out of the half dozen or so, two should belong to the profession of civil engineering. The reform mayor brought his fist down hard and forcibly, and said no, there should be no engineers on any commission, if he could help it. Until the country outgrows such ignorance as that remark laid bare, protection in public works need not be looked for.

In the third place, it is extremely questionable whether, even under enlightened direction, it would be possible to produce as good results in providing dock facilities under the city's direct management as if the matter were left to private enterprise,—of course, under proper civic control as to certain points. In the case of the superstructures erected by the great steamship companies upon the city piers this seems to be admitted, even by the New York dock department. To go a step farther, and give free scope to intelligent and active competition in planning and utilizing the wharves, would doubtless revolutionize the business of commerce; and doubtless, too, in that case New York would soon have a very considerable mileage of superfluous

Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

BROCKVILLE, ONT.—A handsome white pressed brick villa residence, with Ohio sandstone facings, with grounds of about three acres, having a frontage of 80 feet on the best residential street in the town, and a frontage of 250 feet on the River St. Lawrence, with stable, coach and boat house; the house is two stories and mansard, and fitted with all modern conveniences. Photos at office. (154-B.)

A COUPLE OF FARMS on the Lake front, suitable for sub-divisions, choice location for summer residences. Particulars at office. (82 by 30-B).

LACHINE—A brick encased building, containing six dwellings; all rented; on a lot with a frontage of 52 feet on College street, 81 feet wide in rear by 100 feet deep; cost \$6000; would sell for \$4000 to close estate. (106-B).

CACOUNA—The cottage and grounds of A. F. Gault Esq., situated on the highlands of this favorite watering place. The grounds contain over three acres of land beautifully situated from the main road to the back. The surroundings of the cottage are the very best. The owner wishes to sell and would accept a moderate price. (189-B)

SEIGNIORY FOR SALE—A fine seigniorial property, beautifully situated within twenty miles of Montreal, large grounds, stabling, etc., also a well wooded domain of 150 arpents, grist mill and aqueduct, three islands, would yield a revenue of about \$3750 per annum. Exceptionally good opportunity for a capitalist. (47-B)

SEIGNIORY FOR SALE—A fine seigniorial property, beautifully situated within twenty miles of Montreal; comprising the Manor House on six arpents of land laid out with ornamental trees and shrubs. The house contains twenty rooms, heated by hot water, and there is excellent stabling. There is also a well wooded domain of 150 arpents; a grist mill; water power; water works and aqueduct; three islands, etc. The total revenue is about \$3750. This is an exceptionally good opportunity for a capitalist or a well-to-do politician to acquire a fine country residence, within an hour's ride of Montreal, with all the advantages accompanying the position of Seigneur. (47-B).