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## REAL ESTATE ADVERTISEMENTS. REPLIES TO ADVERTISEMENTS.

etters in reply to advertisements in classified columns of the Times claimants as follows:

WANTED-MALE HELP. ANTED-First-class carpenter. D. H.

ANTED—Smart boy to learn trade.
Apply 39 Fort street. VANTED—Good, strong boy to learn the plumbing trade. Apply A. Sheret, 72 Fort street.

VANTED-Boy to work in clothing fac-tory. Apply J. Piercy & Co., Yates St. WANTED—Man for position of assessor, collector and clerk of Saanich muncipality. All applications must be in by July 12th. Address H. O. Case, Colquitz, B. C. 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-FEMALE HELP. Advertisements under this head a cent a word each insertion. WANTED-Shirt and overall operators; steady work. Apply to Mr. Williams, Mackay Smith, Blair & Co., Vancouver.

WANTED-Experienced waitress. Bal-moral Hotel. WANTED-A good woman for general housework; must be good cook. Apply Box 15, this office.

WANTED-Two waitresses. Apply Dominion Hotel. VANTED—Apprentices to learn dress-cutting and designing by simple method, patterns cut to measure. 134 Fort street. ANY INTELLIGENT PERSON may earn \$75 to \$100 monthly corresponding for newspapers; sure, steady work; no

Lockbort, N. Y.

WANTED—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 particulars. National Manufacturing Company. Montreal. SITUATIONS WANTED MALE.

Advertisements under this nead a cent a word each insertion. SITUATION WANTED—By a bright Japanese, for store work. Japanese Mission, Broughton street.

YOUNG MAN, 10 years' experience in commercial business in colonies, wants employment: first-class references. Ad-dress Box 939, this office. WANTED—Position in office by young man, seven years' experience, best of references, not afraid of work, P. O. Box 642.

BOX 642.

BOOKKEEPER, experienced office clerk, competent to take charge, desires engagement; highest references and testimonials. Address C. J. F., care of P. O. Box 93, Victoria, B. C. CONTRACTORS—We can furnish you with laborers, or any kind of men, at short notice; Poles, Slavs, Huns, Italians, Lithunians, etc. Boston Shipping Co., 18 Norfolk street, New York

MISCELLANEOUS.

Advertisements under this head a cent a word each insertion. APPLICATIONS FOR TEACHERS at Royal Oak will be received on or before Aug. 19th. Wm. W. Moore, Secretary, Mt. Tolmie P. O.

TENDERS invited for the purchase of 125 cords fir wood, about 4 miles from city. Address Box 25, this office. PARTIES having staked timber limits and being unable to finance same, call or correspond with me at King Edward Hotel, Victoria, B. C. Will buy limits from owners only. W. E. Simpson.

NOTICE OF REMOVAL—Having pur-chased the blacksmith and carriage shop of W. A. Robertson & Son, 56 Discovery street, between Douglas and Government streets, I am now prepared to do all kinds of carriage, blacksmith, painting and horse shoeing, etc. I make a specialty of shoeing horses with corns, quarter crocks, etc. Attention is called to my change of address, and all old customers and new ones are cordially invited to give me a call. I. J. Fisher, 56 Discovery street.

A REFINED YOUNG LADY desires position as a companion. Address Box 19, Times Office. TAMES M'K. WILSON, Scavenger. Tele-F YOU WANT TO SELL OR BUY anything, give us a call. C. B. Stephens, 19 Store street.

Phone B1247.
USSEX (PRIVATE) HOTEL, 65 Sinclair road, Kensington, London, W., Eng. Addison road station, 3 minutes' walk. Shepherd's Bush tube station, 5 minutes. Terms. Box 340. Victoria, B. C. FURNITURE—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

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.

TO LET. Advertisements under this head a cent a word each insertion. LET-Housekeeping rooms.

JRNISHED front room to let, central-y located and pleasantly situated. 131/2 y located and pleasantly situated. 1972 Bellot street.

1 LET—Furnished, modern, up-to-date, furnished, 5 roomed house, Work Estate, tornished. To road and Second street. For other particulars see Grant & Lineham, real estate brokers, No. 2 View Witnest. FFICES TO LET-In Bank of Montreal Chambers. Apply at Bank. Week or month. Apply 40 Kane street.

LOST AND FOUND.

On Tuesday afternoon, near Oak Junction, young Gordon setter dog. one front paw severely injured, finder please communicate with R. n., first house below White's drug oak Bay Junction, or at Times

BOARD AND ROOMS. rtisements under this head a cent a word each insertion.

ROBERTSON & GRIFFITH. 106 GOVERNMENT ST. PHONE 1462.

DO YOU WANT TO GO INTO BUSINESS?

WE HAVE 2 GENERAL STORES FOR SALE, in good locality, out of city. Parties doing nice little business, but wish to retire. Parties wishing to invest in FARMING LANDS can have their choice out of about 75 different farms, from 1 acre to 500 and up. Prices from \$10 an acre up to \$300.

WE HAVE CONTROL OF A SWELL LIST OF FARMS. CALL AND SEE US.

DOMINION REAL ESTATE EXCHANGE PHONE 266. Ltd. L'b'y.

FINE BUSINESS LOT-On Yates, 2 LOTS—Quadra (adjoining lots \$1,200).

\$1,050
1 LOT—Cowan avenue, a corner ... \$ 500
50 LOTS—Hillside, Prior, Topaz, from.

\$2,450; terms.
\$4,200—Buys modern \$ roomed bungalow, on the outskirts of the city, with 2 large lots, containing strawberries, raspberries and all small fruit, besides 15 fruit trees, of which 13 are bearing, lawn tenuls court 6 LOTS— Bank street, each ....... 575

22 TROUNCE AVEL

WANTED-MISCELLANEOUS. isements under this head a cent a word each insertion.

WANTED—Well furnished room with board. Must be in vicinity of Fort street car line. Box 1090, Times Office. WANTED-By two adults, a modernly furnished 6 or 7 roomed house, centrally located. Apply Box 25, this office. WANTED—To purchase, 4 or 5 roome house and lot in Victoria; state casi price, etc. F. J. Bittancourt, Gold stream, B. C., soon as possible.

WANTED—To rent, in Victoria, for one, two, or three years, modern unfurnished house, or large bungalow; must have dining room, drawing room, den, good kitchen, at least four bedrooms, modern bathroom, W. C., and connected with sewer; advertiser will pay good rent. Address 1,555, this office.

WANTED—To exchange, 160 acres choice farm land in best part of Alberta, one mile from town and school, as part payment on house and lot in Victoria, P. O. Box 236, city. GASOLINE ENGINE (SECOND-HAND)
WANTED-For boat, about 2 h. p.,
must be in thorough working order and
cheap for cash. Address Box 282 Times
Office.

WANTED—For month of July, a furnished house, with five bedrooms. Apply, with terms, Box 1627. Times Office. NANTED-Old cotton rags; must be

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

FIVE SISTERS HIGGE, 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—Old coars 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.

FOR SALE—Saddle horse, perfectly built and perfectly sound, jet black, thor-oughly trained, has five gaits and hurdles; weight 1,100. Price \$250. Ad-dress 1,221, High street, Bellingham, Wash.

FOR SALE—Good work horse, 1,250 lbs., price \$100; good reason for selling. Apply Lawrence, Saanichton P. O.

street, two doors below Government.

A GOOD DRIVING HORSE FOR SALE.

Apply 88 North Chatham street.

\$10,000.

W. W. CORY,

Deputy of the Minister of the Interior.

N.B.—Unauthorized publication of this advartisament will page he had seen

& GENERAL FINANCIAL AGENTS.

A. B. McNEILL PHONE 645. 17 TROUNCE AVE. SNAPS IN HOUSES. HOUSE AND LOT-San Juan Ave. \$1,700

HOUSE AND LARGE LOT-Fort St HOUSE AND LOT-Victoria West \$1 050

BEAUTIFUL HOME-Fort St. ....\$18,000

S. A. BAIRD REAL ESTATE AND FINANCIAL

NEW ADDRESS, 70 DOUGLAS ST. MODERN BUNGALOW—Every conveni-ence, lot 60x120, barn, small and large fruit. Price \$2,600. FERNWOOD ROAD—Five roomed cottage, with basement, electric li sewer, etc., \$2,500; terms can be ranged.

lawn tennis court.
THIRD ST.—5 roomed dwelling, for \$1,600

G. E. GREENE 76 GOVERNMENT ST. Phone 497.

FOR SALE.

2 LOTS PRIOR STREET. \$500 ADJOINING LOTS HELD FROM \$700. ACT QUICKLY.



HOMESTEAD REGULATIONS.

And even numbered section of Domin-on Lands in Manitoba or the Northwest Provinces, excepting 8 and 26, not reservthe sole head of a family, or male over 18 years of age, to the extent of one-quarter section, of 160 acres, more or less. Application for homestead entry mu Entry by proxy may, however, be made

ond-hand store, 64 Johnson street, two doors below Government street.

WANTED—Scrap brass, copper, tinc. lead, cast iron, sacks, and all kinds of bottles and rubber; highest cash prices street. Wanted with the state of the street. Thome 1884.

Advertisements under this head a cent a word each insertion.

LOTS 4, 5 and 6, Sec. 2, cor. Dallas road and Beacon Hill Park; no more designable building site in Victoria; can double your money on this. Lot 7, Blk. 5, Sec. 5, on Garbally road, close to Douglas street, close to Garbelly road; will soon be business property; a money maker. Owner, 44 9th Ave. West, Vancouver, B. C.

FOR SALE, CHEAP—5-roomed house in speech of particulars apply to owner, P. O. Box 551, city.

FOR SALE—House and lot, S. W. corper Pandora and Quadra streets, from the conditions of the street of the street. For particulars apply to owner, P. O. Box 561, city.

FOR SALE—Lot just off Foul Bay road, theatre Building, Government street.

FOR SALE—Lot just off Foul Bay road, theatre Building, Government street.

FOR SALE—Lot just off Foul Bay road, theatre building, Government street.

FOR SALE—Lot just off Foul Bay road, theatre building, Government street.

FOR SALE—Lot just off Foul Bay road, theatre building, Government street.

FOR SALE—A large list of desirable houses, lots, acreage and farms in and around Victoria. Let us show you some good buys. Hinkson Siddall & Son, New Grand theatre building, Government street.

FOR SALE—Saddle horse, perfectly built and perfectly sound, jet black, thor

do so.

SYNOPSIS OF CANADIAN NORTHWEST MINING REGULATIONS.

COAL.—Coal mining rights may be leased for a period of twenty-one years at an annual rental of \$1\$ per acre. Not more than 2,560 acres shall be leased to one individual or company. A royalty at the rate of five cents per ton shall be collected on the merchantable coal mined.

QUARTZ.—A person eighteen years of age, or over, having discovered mineral in place, may locate a claim 1,500 x 1,500 feet.

FOR SALE—New 20 ft. launch, 5 ft. beam, engine 3½ h. p., 1907 model. Apply E. W. Whittington, 159 Yates street.

FOR SALE—Full sized patterns of 16 ft. launch, molds, keel and stem of oak. Address Box 4, Times Office.

FOR SALE—General purpose horse, harness and buggy. Apply 19 Store street.

CUITE ON & CO., 114 Yacc, street, make ladjes' dresses to order. Cheap sale of Chinese silk and cotton blouses and underwer?

FOR SALE—Shotgun, single barrel, 16; trunk, 35.50; electric door bells, \$1.25; revolver, 32 cal., \$2.50; camera, \$3.50; marine glasses, \$10; padlocks, 25c.; borse brushes, 25c. Jacob Aaronson's new and second-hand store, 64 Johnson street, two doors below Government.

A GOOD DRIVING HORSE FOR SALE.

PARSONS, LOVE & CO. REAL ESTATE, INSURANCE, LOANS,

Merely Some Which Has Not Been Advertised.

NEW 6 ROOMED HOUSE-On Dur

NO. 74 DOUGLAS STREET.

HOUSES, 7 ROOMS-In James Bay A 6 ROOMED HOUSE-On View street

IT WILL PAY YOU TO EXAMINE OUR LIST. LOT ON BLACKWOOD STREET .. \$42

> 14 LOTS ON ROCKLAND AVE....\$2,375 LOT ON ASH STREET ......\$700 LOTS ON DALLAS ROAD ......\$4,000

C. NEWTON YOUNG. REAL ESTATE AND INSURANCE AGENT, NOTARY PUBLIC, ETC. PHONE & DUNCAN, V. I., B. C.

FOR SALE, IN DUNCANS, BUSINESS AND BUILDING LOTS, GOING BUSINESSES. ON SOMENOS LAKE, ONE MILE FROM DUNCANS.

FARM—40 acres, 10 cultivated, 15 slashed, house, barn and outhouses, orchard, stock and implements, \$5,000.
20 ACRES—3 acres cultivated, all slashed and seeded, beautiful view, \$2,500. ON QUAMICHAN LAKE, 2 MILES FROM DUNCANS.

 ACRES—House, stable, chicken houses, good well, all slashed and fenced, beautiful view, \$2,500.
 ACRES—3 acres clear, 7 roomed house, bathroom, hot and cold water laid on, stable, cow house and outbuildings, \$12,500. TOWN LOTS IN ALBERNI AND NANAIMO.

FARMS IN COWICHAN VALLEY, SAANICH, AND THROUGHOUT VANCOUVER ISLAND.



It's no mater what any one man knows about advertising, no one knows it all. A wise advertiser never opens

his mouth unless he has something to say, and never closes it until he has said it. The hustler always has something to say The advertiser who studies cause and effect, and thoroughly acquaints himself with the actual results of his advertising,

is the one who gets the most out of his expenditure and turns out to be the permanent judic-"One good ad deserves an-"Time and opportunity waits

for no advertiser. "Ads are the things that shape out business-rough hew

E. C. B. BAGSHAWE REAL ESTATE AND FINANCIAL BROKER. 33 FORT ST. OPP. TOURIST ROOMS.

RESIDENCES. YATES ST.—Fine 10 roomed house, on stone foundation, all modern, large lot, near High school, \$7,500. MICHIGAN ST, 8 roomed house, modern, nice garden, 2 lots, close Government, \$6,500. FOURTH ST.-8 roomed house, large lot, good garden, \$2,000. HOUSES-In all parts of the city, 100 to choose from. Get list.

FOR SALE. RUPERT ST.—6 roomed house, corner lot, lot 87x115, all modern, easy terms, price \$3,800. \$3,300.

HEYWOOD AVE.—6 roomed bungalow, large lot, facing Beacon Hill park, modern conveniences, price \$3,150. LOTS.

BANK ST.—Corner, \$700. GOVERNMENT ST.—Near Simcoe, \$1,750. DALLAS ROAD-Near Moss St., 2 lots, COOK ST.-Acreage, from \$1,900 per acre. RICHARDSON ST.-2 lots, corner of Lin-den Ave., open to offer.

VANCOUVER ISLAND REAL ESTATE CO.

Obrice, 51 FORT ST. PHONE 1384. SOUTH TURNER STREET-Nice 7 house, with all modern conveni-STRAWBERRY VALE PARK-Ten acres, 8½ cleared, all fenced, next to school, 4 miles from town.
Terms. Price
SAANICH—Ten acres, 5 cleared, 4

roomed house, outbuildings, fencing, good orchard, never failing stream of water, about 10 miles from the city. Terms. Price ......\$3,150 SHAWNIGAN LAKE—4 acres, on the waterfront. Price .................\$350 MONTEREY AVENUE—Two acres, planted in fruit trees, nice modern planted in fruit trees, nice modern 8 roomed house, barn, etc. Terms. FINANCIAL AND INSURANCE

LEE & FRASER,

REAL ESTATE AGENTS,

11 TROUNCE AVE. VICTORIA, B. C.

LARGE LOT, DOUGLAS GARDENS-55

ft. by 158 ft. Price \$2,550.

YATES STREET, VICTORIA, B. C.

PHONE 1886. REAL ESTATE AGENTS.

YATES STREET-Cottage and full sized lot, only \$3,000. 2% ACRES ON WATER FRONT for \$5,000, splendid view, close to car line. ALDERMAN ROAD, VICTORIA WEST -Good six roomed dwelling, for \$1,800,

CALEDONIA AVE .- Off Douglas street. large lot for \$1,400; easy terms. CORDOVA BAY—Fine acreage on water front, good for sub-division, first-class land, and easy terms. MONEY TO LOAN on real estate secur-

11 TROUNCE AVE, VICTORIA, B. C. FIRE AND LIFE INSURANCE.

SWINERTON & ODDY

102 GOVERNMENT ST. Est. 1892. FOR SALE

> CHOICE LAND FOR ORCHARDS

OR \ MARKET GARDENS

IN VICTORIA, LAKE AND METCHOSIN

PEMBERTON & SO! 45 FORT ST.

25 ACRES-15 acres cleared, no rock lenty of water. Good bottom land. Easy terms. \$2,000.

FOR LEASE, SAANICH. 125 ACRES-40 acres cleared. Water. food buildings, new house, 3 or

At \$225 per year. GARBALLY ROAD. ABOUT 2 ACRES and house, fruit

ESQUIMALT ROAD. 2 1-3 ACRES and good cottage. Could \$7.500.

SHOAL BAY. 2 ACRES on beach, close to water POWELL STREET.

BATTERY STREET. PROSPECT LAKE. 10.40 ACRES close to main road, mostly good fruit land. \$450.

MOUNT TOLMIE. 5.63 ACRES with house and stable. Plenty of water and fruit trees. \$8,400. FELTHAM ROAD.

2 1-5 ACRES with five-roomed house, stable, well, fruit trees; including horse FINNERTY ROAD.

10 ACRES, all good land. About 5 acres cleared. Small house and stable. \$6,500. GORDON HEAD. House, barn and orchard.

\$20,000. SHOAL BAY 2 ACRES, all cultivated; with a good -roomed house, barn, etc.

TENNYSON ROAD AND WHITTIER AVENUE. 1 1-3 ACRES, with new and sewer. \$4.750.

SHOAL BAY. 3.36 ACRES with good house, shed, \$6,300. SHOAL BAY.

3 ACRES with house. \$7,500. ESQUIMALT DISTRICT.
8 ACRES, all good land, with sixroomed cottage. 2 acres under straw berries and other small fruits.

\$6,500. DOUGLAS ROAD. 1.43 ACRES north of the railway track. Easy terms.

MOUNT TOLMIE. 2 1-5 ACRES with small house, cooms. Chicken house and run: wood

45 FORT ST. H. H. JONES & CO. 6 GOVERNMENT ST., PROMIS BLOCK PHONES 143 AND 703.

PEMBERTON & SON.

GILSON & CO. BEST WATER FRONT ON CORDOVA BAY, SNAP NO. 1—On easy terms, COTTAGE, 6 rooms, 4 lots, all in garden, electric lighted, sewer and Lath. Price \$3,500. ADJOINING PROPERTY CUT INTO

40 FT. LOTS AND SELLING FOR \$500 PER LOT. This property has 1,700 feet frontage on center of Cordova Bay; contains 33 SNAP NO. 4-COTTAGE, Dallas road.

BETTER LOOK AT IT. PRICE \$15,000. TERMS.

47-YATES ST.—One of the very best buys in the city, lot 60 ft. x 120 ft., 4 houses, \$5,500; ½ cash.

\$1-7 ROOMED HOUSE—In excellent order, all modern conveniences, two minutes from City Hall, \$4,200.

\$2-8 ROOMED HOUSE—In excellent order, nice garden, modern conveniences, close in \$4,000.

ces, close in, \$4,200.

ROOMED MODERN BRICK HOUSE—Every modern convenience, stables, close in, \$6,300. \$5-7 ROOMED HOUSE, first-class con-dition, 1 acre land, beautiful water

89-5 ROOMED COTTAGE-Modern con-

74—FINE 9 ROOMED MODERN RESIDENCE, stable, best locality, \$7,500.
62—5 ACRES LAND, 7 roomed house, young orchard, nice location, \$5,500.
3—FIVE ACRES—Excellent soll, cleared, fenced, with two acres in potatoes, good cottage and stable, \$3,500.
63—TWO GOOD BUSINESS LOTS AND BUILDINGS, ½ cash, \$6,500.
22—LOTS—50 ft. x 120 ft., good soll, very pleasant location, from \$120 up.
7—155 ACRES—Improved, good cottage, pleasant location, from \$120 up.
7-155 ACRES-Improved, good cottage, stabling, etc., fine location, \$6,000.

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

90 ACRES OF LAND—20 cleared, balance fine land, GOOD EVERLASTING STREAM OF WATER, fruits and vegetables in abundance, 6 roomed good house, barn, stable, pig stye, chicken house, wagon, and other outhouses, all fin first-class order and repair; horse, rig., pigs, 200 chickens, 11 cows. Price \$3,250.

I. STUART YATES 22 BASTION STREET, VICTORIA

FOR SALE

80 ACRES—Sooke District, just insi-Sooke harbor.

FINE SEA FRONTAGE—At Esquir about three acres, cheap. TWO LOTS—On Victoria harbor, with large wharf and sheds and 2 large ware-houses, in good condition, on easy terms. THREE LOTS-On Yates street, with it stores, bringing in good rentals.

TO RENT-Large wharf at foot of Yates street, rent \$123 per month. For further particulars apply to J. STJART YATES,

22 BASTION STREET, VICTORIA. HEISTERMAN & CO. REAL ESTATE AND INSURANCE. 75 GOVERNMENT STREET.

1,400 Will buy a good cottage, with lot 50x150, close to car and school, and within 15 minutes' walk from the centre of

town.

\$2,100—Buys a good two story house. close in, with sewerage and electric light, a good home.

\$3,760—Fine corner lot. on Cook street, best location, with good cottage.

\$5,250—Will buy full sized lot with good eight room house and five room cottage, both have every convenience and will make a profitable investment for the buyer.

\$5,500—Will buy 2% acres, with beach frontage, on Shoal Bay, beautiful sheltered location, the pick of the whole neighborhood. Ask for particulars.

UPPER PANDORA—Good lots, \$400.
MILNE STREET—Close to Stanley, \$500.
SEAVIEW—Fine corner, \$500.
LABOUCHERE—Splendid Callo lot, facing south, \$1,200.
MONEY TO LOAN—On approved security, at lowest rates, FIRE INSURANCE WRITTEN.

LOTS.

BRITISH COLUMBIA LAND & INVESTMENT AGENCY, LIMITED.

40 GOVERNMENT STREET. 320 ACRES—Pender Island, plenty of good land, large water frontage, \$5 per acre. FROOMED COTTAGE—In Est End. with stable and fruit trees, large lot. Price only \$1.350. LOT-James Bay, 1 block from sea, good location, \$750.

11 ACRES-9 miles from Victoria, on good road, 6 roomed cottage, about 4 acres cultivated. would make a chicken ranch. Price \$2,650. 9 ROOMED HOUSE AND 1 LOT-On Quebec street, James Bay, modern every respect, cheap at \$3,000. LARGE MODERN DWELLING AND A LOTS—James Bay, double frontage, \$4,500.

275 ACRES—In Metchosin, large proportion cultivated, beautifully situated, 310,504. GOOD 6 ROOMED STORY HOUSE-On Second street, modern, large lot, front and back entrance 12,600: a barrain.

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

SNAP NO. 2—On easy terms. COTTAGE on large lot stable, and fruit trees. Price \$1,259. SNAP NO. 1 - On easy terms. BLOCK OF 10 LOTH, each 60x120, Carey road, high, dry and clear, good land. Price \$125 each.

NAP NO. 5-120x220, good corner close in Parliament Build with house and stables. This increase in value very rend. of the \$10,500. HOTEL FOR SALE—Doing splendid business. Saloon on a good corner. Half interest in another saloon. Also 1 or 2 more good businesses for sale. Parties wishing to go into business should consult us, all business strictly confidential.

ALSO FARMS

List your proper REAL EST STREAL EST STREAL EST STREAL EST

## A. WILLIAMS & CO. R.S. DAY & B. BOGGS

REAL ESTATE AGENTS.

42 FORT STREET.
Established 1890. Phone 30. ESQUIMALT—4 cottages, all rented, will pay over 10 per cent. on price, \$4,150. Terms, 1-3 cash, balance 1 and 2 years. SAANICH—50 acres, choice land, all fenced, good creek, on main road. Price \$3,750, terms easy.

\$3,750, terms easy.

YATES STREET—Choice lot, on north side, west of Vancouver street. Price \$5,300.

HILLSIDE AVENUE—4 lots, 178, 179, 196 and 197, having three frontages on wide streets. Price \$2,200.

BEAVER LAKE—34 acres, close to station. Price \$30 per acre, terms.

TO RENT—Several furnished dwellings.

JAMES BAX—2 lots, 00x120 each, extending from Superior to Outside street. ing from Superior to Ontario street

PANDORA STREET-2 lots, beautiful ornamental trees and orchard, a very choice site for dwelling. Price \$2,100. GOVERNMENT STREET-2 lots, 50x149 each, will be sold singly for \$1,500 each. JAMES BAY-Cottage, with nice grounds and shrubbery, view of water. Price \$4,000.

KOKSILAH RIVER-6 room dwening bath, etc., water laid on house, only is minutes' walk to Cowichan Station, 6 acres land, with river frontage, suitable for sub-division. Photos and pug on application. SAANICH ARM-55 acres, with delightfu.

SAANICH ARM—55 acres, with delightfubeach frontage. Price \$4,500.
OAK BAY—2 lots, No. 2 S. W. cor. Cowan and Cowichan avenues, price \$400; No. Cowichan avenue, price \$400; No. Cowichan avenue, price \$300.
TO LET—2 cottages, for summer months, fronting on "Brighton Beach" (Foul Bay), necessary furniture. One cottage in choice locality, large grounds.
FRUIT—6 acres, all in fruit, 600 trees, nearly all bearing, about 3 acres strawberry vines, all very choice. This is in the best part of Gordon Head.
LAKE FRONTAGE—14 acres, about 10 planted, nice frontage on "Lost Lake," 2½ miles from tram. Price \$400 per acre, on easy terms.

pasted, nice irontage on "Lost Lake,"
2½ miles from tram. Price \$400 per acre,
on easy terms.
ESQUIMALT—Six acres choice land, suitable for sub-division. Price \$6,000, on
easy terms.
ESQUIMALT—Two lots, cor. Liverpool
and Aberdeen streets. Price \$600.
GORDON HEAD—7½ acres. all cleared
and cultivated, cottage and barn, good
well. Price \$3,500.
PANDORA STREET—No. 231, 2 stor
dwelling. price \$1,500.
JAMES BAY—Lot, cor. Niagara and
Rendall streets, price \$1,000.
VICTORIA WEST—Business lot, northwest cor. Catherine and Esquimalt road,
price \$1,000.
COWICHAN—We have a large list of
Cowichan farms which is open to inspection at our office. A competent
guide will be furnished by us at any
time.
JAMES BAY—Handsowe dwelling contime.

JAMES BAY-Handsome swelling, 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 vear 1-3 two years.

SAANICH ROAD-5 acres fruit land, sloping to southwest, cultivated, and can be planted at once, price \$400 per acre.

NORTH DAIRY WARM, 21/2 cases.

NORTH DAIRY FARM-St acres, to pumping station and Rockside chard, choice fruit land, mostly c and ploughed; price \$5,000.



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COR. GOVERNMENT AND YATES STS.
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A READY MADE HOME. GORDON HEAD—Two and one-fifths (2 1-5) acres, all fenced, good five (5) roomed house, stabling, sheds, fowl-houses, thirty-six (36) large fruit hundred and eighty (180) poultry, two (2) tons of hay, cordwood, and grow-ing vegetables. For quick sale, price

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A CHOICE FARM—Denman Island, 150 acres, half a mile of water front, with fine sandy beach, small bearing orchard and an abundance of small fruits. Good house, barns and outbuildings, place all fenced with cedar rails, an ideal sheep ranch, or suitable for dairying or mixed farming. Price \$3,000, for a few days only.

OUR LIST OF SMALL ACREAGE around. Victoria is very complete, is open for your inspection, and contains a number of genuine bargains.

ARTHUR BELL PHONE 1385. 91 YATES STREET:

a number of genuine bargains.

WE ARE OFFERING for a few days only A FEW ACRES AT OAK BAY, at reduced prices. This is a beautiful location and will advance rapidly in price before this fall.

BOARDING HOUSE—On Pandora stree doing splendid business, possession 15 and August; a regular snap at the price we will quote you, also good terms.

TIMBER LIMITS for sale.

HOUSES AND COTTAGES for sale in all parts of the city, good terms and good value.

IF WE HAVE not a house to suit you we will build you one.

ALSO FARMS AND RANCHES. List your properties for sale with me G. B. HUGHES. REAL ESTATE AGENT.

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