

the other well rented. Suitable for two friends. Both houses have side lights and one is a corner house, and commands a fine open view. (124-B).

SHERBROOKE STREET.—Two very desirable building lots, nearly opposite the park, each 50 x 117; one of them being a corner. Very reasonable price. (7-C).

SHERBROOKE STREET.—A very handsome cut stone corner house, near Greene Avenue, 26 ft. front by 72 ft. deep; kitchen on ground floor; Daisy furnace; cellar basement. This house was built for owner's occupation, and is warranted first-class in every respect. Two lots adjoining, each 25 ft. x 125 ft., would be sold with house or separate. (380-B).

SHERBROOKE STREET.—A handsome well-built corner residence; 3 storeys, extension kitchen, front and side of stone. Twelve rooms, laundry, servants' bath and w.c., in basement; modern open plumbing; hot water furnace; wired for electric light; speaking tubes, &c. Finished throughout in hardwood; windows in front and side are of plate glass. Would exchange for smaller house. (8-4).

ST. ANTOINE STREET, Cor. GREENE AVENUE.—Large block of land forming this corner is now for sale. Full particulars, etc., at office. (49-C).

ST. CATHERINE STREET.—A two-storey solid brick cottage, with kitchen on ground floor, in good order throughout; heated by hot water furnace. Lot 41 x 172. (5-4).

ST. CATHERINE STREET.—A two-storey brick cottage, with gray stone trimmings; heated by hot water; 4 bedrooms. Price, \$4,600, to a quick buyer. (16-C).

ST. CATHERINE STREET.—A stone front cottage on lot 26 x 110 feet; well built and in good order throughout. Lane at side and rear. Price, \$7,000. (211-B).

ST. CATHERINE STREET.—A good building lot, 60 feet front on St. Catherine street, with a frontage of 160 feet on Metcalfe Avenue, a splendid location for shops or residence. (93-B).

ST. CATHERINE STREET.—A comfortable, well-built stone front cottage with extension kitchen, Daisy furnace, and all improvements five rooms on ground floor. Would exchange for a smaller house. Price only \$8,000. (833-3).

ST. CATHERINE STREET.—Two building lots, near Metcalfe Avenue, about 44 feet 5 inches front, by a depth of 170 feet to 174 feet each. (328 & 386-2).

ST. CATHERINE STREET.—Lot of land about 89 feet front by 150 feet deep; just west of Metcalfe Avenue. Suitable for residential or business purposes. (48-C).

ST. LUKE STREET, Cor. WOOD AVE.—Four choice lots, each about 27 feet front and about 108 feet deep, having an area in all of about 12,869 feet. (47-C).

SUMMERHILL AVENUE.—A choice building lot, 25 ft. x 100 ft.; fine situation; magnificent view. Reasonable price. (37-C).

UPPER LANSLOWNE AVENUE.—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in

duce a million of sterling in this way.

Now, take to start with Park Lane, that highly fashionable thoroughfare. It is rather a staggering calculation—J 8v It is rather staggering to learn that \$50,000 a year is really not at all a very extravagant rent to pay for a good house in this quarter! The plain, simple fact of the matter is, however, that you cannot get a decent house here for less than \$15,000, and even such a one would only have three or four bedrooms, and, generally speaking, would not have greater accommodation than a house at \$250 or \$300 a year in the suburbs: or at half that price in a provincial town.

Grosvenor Square and Berkeley Square are renowned headquarters of society which pays astonishingly for its residence there.

Consider the former first. The whole square comprises fewer than sixty houses, but it is a fact that their combined annual rental is about \$750,000! Big as the rents are, getting a house here is a matter of great difficulty, and seldom is there one to let for long. Nothing can be got for less than \$5,000 a year, and from this figure an intending tenant may go up to \$30,000 a year.

Berkeley Square is likewise difficult to get into. It is rather old-fashioned and severe, and the average man or woman from the country might not be able to see anything about the houses which would justify a heavy drain being made upon a tenant's pocket. But, all the same, houses here are always at a premium, and you will not get much of a residence for \$2,500 a year, nor yet, so far that goes, is the accommodation very astonishing if \$10,000 a year is paid.

St. James' Square is another ultra-fashionable quarter which a millionaire might have to wait for years to get into if he desired to live there.—\$15,000 or \$20,000 a year is quite a moderate rent for a house so situated—while Norfolk House, where the Duke of Norfolk resides, and such others as Lord Derby's residence, at 33, would easily realise \$50,000 a year in rent.

Carlton House terrace, where statesmen and ambassadors live, also costs its tenants dearly. At least \$20,000 a year must be paid for anything good in this particular neighborhood, and Mr. Astor gave more than \$300,000 when he purchased one of the houses in the terrace, formerly occupied by Lord Granville. Yet the ordinary man would remark that the houses are not even semi-detached, and that outwardly at all events, they are far from imposing. —The American Register.

frontages of 50 feet with a depth of 110 to 115 feet. The situation is the most accessible of all the hillside property and commands a magnificent view. (289-A).

VICTORIA AVENUE.—Good building lot, 50 ft. x 132 ft.; situated above Sherbrooke street, (35-C).

WESTERN AVE.—Two new houses in pressed brick with stone trimmings of latest design and thoroughly well built, adjoining red stone house corner of Elm Avenue. A very convenient locality. Inspection and offers solicited. (731-3).

WESTERN AVENUE.—Two fine building lots, corner of Elm Avenue, 27 ft. front x about 93 ft. deep, good lane in rear. These lots are exceptionally well situated, good view of the mountain, adjacent houses are all handsome, well built, and occupied by owners. (176-B).

WESTERN AVENUE.—Semi-detached brick houses of nine rooms, on the best part of the avenue; extension kitchen; heated by hot water; electric light, gas, and all modern improvements. The stone, brick, and woodwork, plumbing and painting all done by good workmen, with first-class materials. (15-C).

WESTERN AVENUE.—A handsome red-stone front house, 27 ft. front; heated by hot water furnace; modern open plumbing; concrete basement; wash tubs and w.c. in basement. First floor finished in oak; house is wired throughout for electric light. Intending purchasers will find this house well worth inspection; it was built by day's work and with the very best material. Price, only \$10,000. (12-C).

WINDSOR AND PRINCE ALBERT AVENUE.—A well situated block of land, 150 ft. x 146 ft; forming corner of above streets; would exchange for small house. (38-C).

Country and Suburban Properties

FOR SALE BY

The J. CRADOCK SIMPSON
Real Estate & Agency Co.

BEAUREPAIRE.—Two handsome semi-detached frame houses, in good order throughout, large frontage on the river; contain five bedrooms each. Lots comprise an area of over 45,000 feet. Arrangements will be made to show them to any intending purchaser. (20).

BEAUREPAIRE.—A charming cottage on the Lake front, built for owner's occupation; two storeys; galleries on three sides, large lot. (183-B).

BORDEAU, SAULT AU RECOLLET.—An attractive 1½ storey stone front house, close to C.P.R. station, about a mile from electric cars; contains 7 rooms and extension kitchen. Lot about 87 feet x 160 feet; price \$3,500; or would exchange. (352-B).

BOULEVARD ST. GERMAIN, ST. LAURENT.—Three lots each 25 feet x 121 feet, near the Park and Inland Ry. Price \$475 for the three lots. (803-B).