frontage by 285

feet deep, facing

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The house has 16

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Large building 40 x

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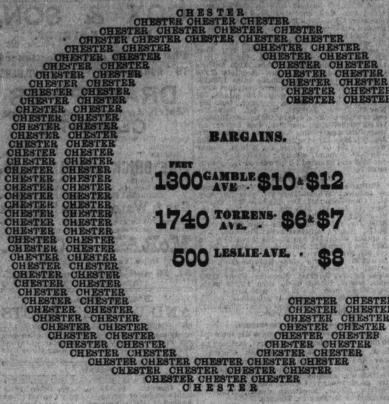
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PROFESSIONAL MEN, CLERKS, SALESMEN **ARTISANS, ATTENTION!**

Toronto has reached the point when many of its people of limited means must spend too large a proportion of their income in rent. They cannot afford houses in the central part of the city, and are each year being driven farther and farther away from their places of business, so that added to the burden of rent is the daily inconvenience and loss of time occasioned by the slothful street car. This has been the experience of every city, and along the lines of railway running from them are to be found villages, suburbs and villas.

BOSTON has its Charleston, Cambridge, East Cambridge, Washington,

Dorchester and Neponset CHICAGO has its Pullman, Hyde Park

and Englewood.

NEW YORK has scores of places too numerous to mention along the Hudson and on Staten Island.

And it will be observed that in every city sites contiguous to water are chosen. The charm of the water is felt by 90 out of every 100 people, consequently while inland suburbs languish these beautiful villages grow in importance. Toronto's experience will not be different. The shores of Lake Ontario, east and west, will in time be lined with beautiful villages and villa residences. In this respect

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Compare the comfort of a commodious railway carriage taking you to your destination in 20 minutes with paid down and exceptionally a comfortless and crowded street car requiring an hour to traverse quarter the distance. Think it over.

OVER 10,000 FT. ALREADY SOLD Some Choice Lots Left in the Mooney Estate; Prices

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FOR SALE OR TO LET—SOLID BRICK house and stable at Rosedale, modern conveniences. Easy terms. Apply J.L.Scarth. Commissioner Scottish Ontario and Manitobs Land Co., 1 York Chamber 2 Toronto-street.

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TO Juncil n on good streets, ni-e
hoat ty, lots are eval and well situated.
Terms \$25 cash, balance \$5 per month. A. E.
Osler & Co., 36 King-street east.

have been made in Real Es tate in the city and suburbs varying in magnitude in proportion to the foresight, pluck and financial resources of the

When the history of Toron to's progress during the present decade is written the names of many whom it would now be invidious to mention will appear as having, by the judicious investment of a few hundreds at the right time and in the proper locality, become moderately wealthy, while those operators who invested thousands in stead of hundreds became mil-

Nor is this all, as in many ways that space forbids mentioning these operators not only benefited themselves but the whole community and thus are entitled to be ack nowledged as public benefac-

The cynical may sneer a the latter statement. Well, let them. There are no madder men in the city to-day than the moderately well-to-do pessimists of ten years ago. Walle they then sneered others wiser in their generation grasped pportunities as they effered and to-day have their reward.

We now have much pleasure in providing the "stick-in-the muds" with another opportunity for giving facial expression to their cynical inclinations, viz., Toronto's growth prosperity is only in its very inception.

There is just as much money to be made to-day in central and suburban property as there was ten years ago, and that money will be made, BUT NOT BY THE PESSIMISTS. Probably no estate firm in

the city have such facilities as the undersigned for placing first-class opportunities for investment before clients, and in every instance the clients' interest with us is supreme. Do you want central property? We can give you an immense selection.

Do you want suburban property? We are now surveying ten acres south of Eglinton and close to Yonge-street, which we will shortly place on the market at prices that will soon net purchasers 100 per cent. advance. Not much money will be necessary to be easy terms. Remember it is the FIRST purchasers that get the cream, though the skim milk is often good.

Do you want a residence? If so "we are the people." From the modest \$1000 me chanic's home to the million aire's mansion we can fill the bill and make the terms to suit every time.

The fact is if you have money lying idle or only drawing small interest there is no better way than to invest it in Toronto property, and there is no better medium than by operating through

12 Adelaide-st East.

ARGE RESI-- DENCE on Jurvis-street, No. 477. The lot is 104 feet

DROPERTY WANTED FOR clients, productive business or operty as well as residential, have orderes for bouses ranging from \$3000 to \$10,000. R. H. Hum.

\$1500 brick front, r.c., large cellar, clot to Dundas; will exchange, one or four for yeart land or unengumbered from NORTH TORONIO-8 BILLOK DW FALL OF THE TORONIO AND AND THE TORONIO AND THE TORO

ORNER BLOOR AND BATHURS 1-51
VIII advance \$25.00 per foot before spring
only open for a few days.

18 - FRONT-STREET. SOLID BRICKunantels, concrete cellar floors, all conveniences.

2250 - MANNING-AVENUE-BEAU.

Selectiful residence, 10 rooms and bath, newly papered, furnace, all modern conveniences.

PADINA-ROAD, WEST SIDE, \$55. \$17-HAZELTONAVENUE. SOLID brick, 10 rooms and bath room is, and c. w., newly painted and papered.

\$22-ONTARIO-STREET BRICK, NINE desirable residence. \$20 -AUGUSTA -AVENUE CLOSE TO College-street; furnace, all conveni-\$40 - SPADINA-AVENUE: CUT STONE and pressed brick front, 14 rooms, heated throughout with hot water, finest residence on Spadina-avenue.

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Arcade, offer the following vacent lots on
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DO2 PER FOOT—OSSINGTON-AVENUE.

DO3, fine level lot. Smith & McKinnon, 20.

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215 KENSINGTON-AVENUE, 150 FEET,
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22 UXBRIDGE-AVENUE, WEST TORONTO Junction, 72 fees, building
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North Toronto; price
\$24,000; one-third cash,
We have now offers in
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above property at prices
showing a large profit, but
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\$2800—KING-STREET WEST. NEAR
house, 12 rooms, buth gas, w.c., hot and cold
water, stone cellar, etc.; suitable for boarding
house; will sell on easy terms, or will exchange
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