

two-storey brick houses, well situated for renting purposes. Would be sold at city valuation. (60-C).

FULLUM STREET.—A three-storey solid built tenement, contains three dwellings; well rented; all in perfect order. Owner forced to sell and is offered at a bargain. (36-C).

LATOUR STREET.—A block of two brick tenements and one self-contained house, with a frontage of 133 ft. on Latour street, and 24 feet on St. Monique street. Good site for factory. (25-C).

LAVAL AVENUE.—A well built three-storey tenement building, near St. Louis square, four dwellings heated by hot water furnace; built about three years ago, well rented to good tenants and always in demand. (25-4).

LINCOLN AVENUE.—A handsome stone front cottage, in first-class order and with all modern improvements. Price only \$5,000. (170-B).

LUSIGNAN STREET.—A neat brick cottage on stone foundation; containing nine rooms; in fair order; value, \$3,000; would be sold to a prompt buyer for \$2,200. (7-4).

MACKAY STREET.—A full-sized stone front house, below St. Catherine st., with extension kitchen, bay window, hot water furnace, &c. Built for present owner. All in good order, owner anxious to sell. (798-3).

MANCE STREET.—A 3-storey house, containing twelve rooms, heated by hot water. Price \$4,500. (43-C).

MANSFIELD STREET.—A 2½ storey stone front house, contains 12 rooms, heated by hot water furnace. A bargain at \$8,000. (217B).

MANSFIELD STREET.—A stone front terrace house, above St. Catherine street, heated by hot water furnace. All conveniences. Price, only \$8,750. (697-3).

MANUFACTURERS STREET.—One storey and mansard roof, brick-encased house on lot about 48 ft. wide by 106 ft. deep. Also two storey frame stable and carriage house and other outbuildings in rear. Fine property for a master carter. (59-C-4)

MCTAVISH STREET.—A substantial stone front terrace house, in first-class order, well built and fitted with all modern conveniences, including new Daisy furnace, good situation facing McGill College grounds. (898-3).

METCALFE STREET, above Burnside—A full sized stone front house with all modern conveniences and in good order, well rented. Price, \$10,000. (238-B).

METCALFE STREET.—Stone front full size house, in good order throughout, heated by Daisy furnace, has all conveniences, would make a comfortable family residence. (205-B).

MOUNTAIN STREET, Near SHERBROOKE.—A choice modern house, built for owner. Full size; extra

Estate and Agency Co.'s list of properties for sale is open to all licensed real estate agents who wish to get customers for the firm and receive one-half the commission. The sale in every case to be negotiated through this office.

TO LET.

We have always on our lists unfurnished and furnished houses, warehouses and offices to let. We shall be pleased to give any information to intending tenants.

ESTATE RAYNES

Subdivision Westmount.

Choice Building Lots For Sale

ON THE FOLLOWING AVENUES:

FORDEN, MURRAY, MONTROSE, CHURCHILL and CORSE St. ANTOINE ROAD.

Beautiful Situation. Moderate Price.

THE J. CRADOCK SIMPSON

Real Estate & Agency Co.,

181 St. James Street

HOME THOUGHTS.

"The Dark Days Before Christmas"
—Value of Children in Neutralizing Their Gloom—Hope and Expectation Light the Way that Leads to the Festival.

This year especially, with the severity of midwinter standing at the very threshold of the cold season, these short, dark days seem pregnant with depressing influences. Visions of sinking ships and wreck-strewn coasts, of struggling men and women lost in snow; of frozen cattle and forlorn sheep found huddled in death; in close pressed heaps, linger about us after the day's newspaper is laid down, and the day seems scarcely on its way before the level beams of the sun slant in from the west and we have to seek an artificial light to finish our tasks. The death of nature this year seems like a terrible tragedy; the lovelines of a resigned and beautiful decline has been lost to us; the growth and glory of the fields and hills seem to have been strangled and choked before our eyes.

That kind of introspection which numbers our losses and fails to count our gains, that sense of impotence which creeps over the boldest hearts in the face of the furious aspect of storm and tempest, stills the ambi-

deep; outlook and surroundings specially good. Ground floor contains drawing room, library, dining-room, pantry, kitchen, backstairs, etc. Upper floors, seven bedrooms and two servants' rooms. (136-B).

MOUNTAIN STREET.—Solid brick house, on stone foundation, standing in lot about 85 feet wide by 73 feet deep, and being about 65 feet back from street. The house has high basement, well lighted, and two full stories and a half. Basement: Kitchen, servants' rooms, pantry, wine cellar, furnace, etc. 1st Floor: Large drawing room, dining room, parlor, library and pantry. 2nd Floor: Sitting room, 3 bedrooms and bathroom. Upper story: Billiard room, and four bedrooms. (50-C).

MULLINS STREET.—Brick encased tenement, two dwellings, rented for \$192 per annum. Good stable in rear. Price, \$2,650. (8-C).

PEEL STREET.—A handsome stone front house, above Sherbrooke st. bay window, stone steps, hot water, furnace, &c.; one of the best terrace houses on the street. Particulars and permit to view at office. (360-B).

PEEL STREET.—Three storey stone front house, bay window, hot water furnace; in good order throughout; basement entrance; 12 rooms. Good modern stable in rear. (213-B).

PEEL STREET.—A full sized cut stone house, below Sherbrooke st., well situated and in good order, heated by hot water furnace. Lot 24x116 ft., a thoroughly comfortable family house. Price, only \$11,000. (661-3).

PINE AVENUE.—A handsome stone front house, on lot 24 by 100 feet, extension kitchen, three flats, six bedrooms. Daisy furnace, all improvements. Moderate price. (71-B).

PINE AVENUE.—A new red Scotch sandstone, semi-detached house, extra well finished; basement (floor cemented), contains laundry, larder, bath, w.c., wash-tubs, coal cellar and furnace. Main floor, drawing and dining-room, pantry, kitchen, etc. Two upper floors contain eight bedrooms, dressing and trunk room, bath and small conservatory. Two main floors finished in butternut, wired for electric light. (669-3).

PINE AVENUE.—Large stone front house, with hot water heating, and electric light. Basement is finished with laundry, larder, store-rooms, wine cellar; ground floor: Drawing-room, Dining-room, Pantry, Kitchen; second floor: Three Bedrooms, with Dressing-room; servants' room; bath, and the floor above has 4 bedrooms and bathroom. (55-C).

PLATEAU STREET.—A solid brick house on stone foundation, containing twelve rooms. Good central situation. Five minutes walk from Post Office. Could easily be converted into tenements and yield a large revenue cost. Price only \$4,000. (327-B).