

**DORCHESTER STREET.**—A modern stone front house heated by hot water fronting Weredale Park; the rear view commanding the whole mountain side, a minutes walk from one of our prettiest city squares. Price only \$7,600. (457-8).

**DORCHESTER STREET**—A modern stone front house heated by hot water, fronting Wheredale Park; the rear view commanding the whole mountain side, a minute walk from one of our prettiest city squares. Price only \$7500. (457-3).

**DORCHESTER STREET**—Two handsome stone front houses, just west of Greene Avenue, each 26 feet front, with all modern improvements, kit chens on ground floor (799-3).

**DORCHESTER STREET**—Three choice lots near Clandeboye Avenue, each 25 feet front. (205-A).

**DORCHESTER STREET.**—One of the finest pieces of property in Westmount for speculative and residence purposes situated close to the city limits. House and grounds in perfect order, will be sold for less than the price of the land. Terms, one third cash, balance at 5 per cent. (75-B)

**DORCHESTER STREET**—A handsome corner stone front house, in first-class order, all conveniences, hot water furnace, a comfortable family house, vacant lot adjoining would be sold if desired. (61-B).

**DORCHESTER STREET**—Two  $2\frac{1}{2}$  story grey cut stone houses, just completed, each 25 feet x  $45\frac{1}{2}$  feet, and extension 15 feet x 82 feet, full height; cemented cellar, basement contains furnace, coal storage, laundry and servants' w. c. Principal floor, drawing, dining and breakfast rooms and kitchen; five bedrooms, separate bath and w. c. Sanitary and plumbing work of the finest description. Vestibule has mosaic floor and Tennessee marble dado. All front windows are of heavy plate glass. All material and workmanship of the very best, electric bells, wired for electric light. Any one wanting a first-class residence at a moderate price, should inquire about these houses. (883-B.)

**ELM AVENUE.**—A choice building lot having an area of about .2,760 feet; moderate price to a prompt buyer.— (203-B).

**ELM AVENUE.**—A double detached stone-front cottage, near Sherbrooke street. Lot  $50 \times 108$ . Side lights and entrance on each side. Good garden and stable with lane in rear. House heated by hot water and in good order. Price \$7,750. (851-3/)

**ELM AVENUE**—A choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and con-

servatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$8000. (709-8).

property than was represented in his mortgage debt.

"Of course, it is possible for a merchant or contractor to avoid serious loss in these swindling operations, but it is only by keeping out of them; and so many tricks are resorted to, so many promises made, so many alluring prospects held out to them, that they are led in almost before they know it. And in the end they place their trust in the mechanic's lien law, hopeful that the "owner" may be something more than a myth or than the mere confederate of a mortgagee, whose mortgage is like charity in one respect at least, that it "covereth (up) a multitude of sins." Very often, however, he finds that just when the lien law ought to be a protection to him it fails, and that is the general experience. It "works" where there is no necessity for it, against honest men who mean to pay their debts anyway, and it fails to work against dishonest men, because they can circumvent it by the excessive mortgage and collusive scheme that has been described."—*Sanitary Plumber*.

#### MUNICIPAL REFORMS.

The dominant and absorbing subject of the day in this country is reform in municipal government, says the Minneapolis Times. And the reason of this is that city government is the source of political and civic misrule and corruption. It is here that the poison of official dishonesty is generated, and from this central ganglion is circulated through the entire body politic. A trite, but always pertinent, saying is that the way to secure municipal reform is for us all to "be good citizens." Yet it may with propriety be suggested that this is suspiciously like the good old advice, "Don't go near the water till you have learned how to swim." If we were all "good citizens," in anything like the full meaning of the term, we should not only not need any municipal reforms, but we should not need any government to speak of.

It is precisely because we are not "good citizens" that reform is needed. Some of us desire it but we can never get it by urging others to think as we do on certain aspects of the "proprieties." Before they will be persuaded to do that, we must convince them of the advantage of so thinking. In this regard as in so many others, "it is a condition and not a theory that confronts us." The not good citizen has learned to make his advantage out of corrupt practices, springing out of "making a business of politics." That is the condition. To drop into slang, "it is no trick at all" to get good government out of good men. The civic problem before us is to get it out of such material as men are.

The first step to be taken in convincing men of the advantages of good government—to the governing agents as well as to the governed—is to penetrate men with a conviction of the disadvantages of corrupt practices, and to keep that conviction actively present before their consciousness. The theory of law and government is all right, now. The first duty before those

**GLADSTONE AVENUE**—A neat stone front cottage containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price \$5000. (380-A).

**HILLSIDE AVENUE**—A desirable block of land 90 feet deep, adjoining the corner of Metcalfe Avenue. (180-B).

**KENSINGTON AVENUE**—A handsome brick house, with all modern conveniences, on lot 100 feet by 112 feet, nicely laid out. Would make a good family residence. (108-B).

**IRVINE AVENUE.**—Two 2 story solid brick cottages, extension kitchens, heated by hot water furnaces, in good order, seven rooms in each. Price \$8,850 each. (204-B).

**LANSDOWNE AVE**—A charming brick cottage on large lot forming the corner of Sherbrooke street. Heated by Daisy furnace. 8 rooms. Price moderate. (800-3).

**MELBOURNE AVENUE**—Handsome modern, detached cottage in this favorite locality, recently built for owners occupation. Lot 50 by 100 house 38 by 42. Owner leaving city. Price \$7500. (733-3).

**MELBOURNE AVENUE**—A handsome solid brick house of 18 rooms, good cellar, hot water furnace, sanitary arrangements perfect, electric light and gas in the house, gas grate in parlor. Lot 50 feet front by 100 feet on Murray Avenue projected). Price \$10,000. (74-B).

**MOUNT PLEASANT AVENUE**—Two story red stone front house, with extension kitchen. Daisy furnace, three mantels and grates in house; finished in cottonwood throughout. Lot  $50 \times 105$  ft. (863-3)

**ST. PLEASANT AVENUE**—A magnificent villa lot, 126 feet by 175 feet, forming the corner of Campbell St., commands the finest view on the island. (107-B).

**MOUNT ROYAL VALE.**—Three building lots in Molson Avenue, each 40 feet front. Price, only six cents per foot (150-B).

**MOUNTAIN AVENUE**—Just above Cote St. Antoine Road, nine nicely situated building lots, each 50 feet front by about 115 feet deep, within two or three minutes walk of street cars. (180-B).

**ROSEMOUNT AVENUE**—A detached brick residence on lot  $87\frac{1}{2}$  ft. x 156 ft. fitted by all modern improvements, 8 bedrooms; in good order throughout. Particulars at office. (178-B).