

DORCHESTER STREET.—A 2½ story stone front house on north-west side just west of Fort street. Lot, 23 ft. 6 in. by 102 ft. deep to a lane. The house can be had at a low price, and immediate possession will be given, as the owner who occupies it, is leaving the city. Price, \$6,000. (10-C).

DRUMMOND STREET.—Residence and grounds on the upper part of the street. One of the finest sites in the city. Grounds have a frontage of 87 feet, by 110 feet deep, with fine trees and beautiful surroundings. The house is comfortable, convenient and homelike, with good accommodation for a moderate sized family. Further particulars at office. (284-B).

DRUMMOND STREET.—A good brick terrace house, near Osborne street, in good order, centrally situated. Price only \$6,750. (155-B).

DUFFERIN STREET.—Three neat brick-encased cottages, within fifty yards of Logan's park, six rooms, bath and w.c., cellar, etc. Price only \$4,500 for the three, or would be sold separately on easy terms. (128-B).

DROLET STREET.—A desirable stone front cottage, near St. Louis Square, containing eleven rooms, in good order. Price \$3,350. (283-B).

DROLET STREET.—A solid brick tenement building containing three dwellings, frame stable in rear—all in first-class order, well kept up, pays over 7 per cent. net. Price, \$3,500. (900a-3).

DROLET STREET.—A stone front cottage of nine rooms, heated by hot water furnace. Good stable in rear. Close to St. Louis Square. Price, \$4,200. (896a-3).

GUY STREET.—A detached corner house, roomy and comfortable, with pleasant outlook; lot 90ft. x 105ft.; good stables and coach house; house is heated by furnace, has 16 rooms; in good state of repair. (898a-3).

HUTCHISON STREET, MONTREAL ANNEX.—A stone front cottage of seven rooms, almost new. Would exchange for building lots. Price \$3,000. (892b-3).

HUTCHISON STREET.—A handsome stone front house, stone steps, tile vestibule, marble mantels, heated by Daisy furnace, in first-class repair throughout. Price, \$7,700. (890B-3).

HUTCHISON STREET.—A handsome well built and conveniently arranged cottage, with all modern improvements, in thorough repair. First-class opportunity for anyone wanting a good house for their own occupation. Price \$6,500. (152-B).

HUTCHISON STREET.—A two-story stone front cottage, extension kitchen, cellar, basement, with servants' w.c., stationary wash tubs, coal room and pantry, basement entrance, five bedrooms on one floor. Built and occupied by owner. (823-3).

KNOX STREET.—Brick encased cottage, stone foundation; good order; extension kitchen. Price only \$1,250. (1-4).

LAVAL AVENUE.—A comfortable brick cottage of nine rooms, in first-class order throughout, hot water furnace, plumbing and drainage all

agent's commission is paid by the seller in the event of a sale.

FOR SALE "ELMBANK"

DORCHESTER STREET WEST.

We have been instructed by the Executors of the Estate of the late Andrew Robertson to offer FOR SALE this desirable residence and grounds, with gardener's house, vineries, conservatory, stables, coach-house, etc., situated between St. Matthew and St. Mark streets.

The property has a large frontage on Dorchester street, and contains an area of about 82,000 square feet. For further particulars apply to

J. CRADOCK SIMPSON & Co.,
181 St. James Street

THE MODERN DWELLING.

DEVELOPMENT OF THE NEW YORK TYPE.

What is Demanded Nowadays by the Best Buyers—Improvements that Are Furnished—Passing of the "Four-Storey High-Stoop Brown-Stone."

Four years ago the "high-stoop" house, which, as a New York product, had for many years been known the country over as the "four-story high-stoop brown-stone dwelling," was still in favor in this city. The "American-basement" was a novelty, and builders were fearful lest it would not prove popular. As an evidence of this, a builder, who now builds nothing but the "American basement," unless ordered to do otherwise, to-day cited his experience three and a half years ago, when, of two rows of fine houses erected by his firm, three-quarters of them were of the "high-stoop" pattern. But all this is changed now. Few "high-stoop" houses are built—only enough to supply the demand of those buyers who cling to the old style—and the present certainly marks the passing of the "high-stoop" dwelling.

The reasons for the change to the "American basement" type are apparent when its merits are fairly considered. In the first place, it can be built on the front line of the lot, thus giving the entire depth of the lot for construction purposes, while the "high-stoop" dwelling, with its entrance so high above the curb as to necessitate quite a flight of steps, must be set back five or eight feet from the building line. And when the residence is to front on Fifth Avenue the

new last year. House is too large for present owner, who would sell at less than cost. (334-B).

LAVAL AVENUE.—A well built stone front-house, close to St. Louis Sq., in good order, price only \$3,500. (319-B).

LAVAL AVENUE.—Two brick cottages with high basement. Stone order. Prices \$2,800 and \$2,900. foundation, solid brick and in good order. (255-B).

LA FOUR STREET.—A four-story brick tenement on stone foundation, two dwellings, strong and substantially built. Property in this locality is rapidly being utilized for business purposes. (154-B).

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).

MACGREGOR STREET.—Two red Scotch sandstone houses, each 35 ft. by 61 ft., including extension, 13 rooms all on two flats, cemented cellar, with laundry, coal room, wine cellar, larder, &c. Reception hall finished in quartered oak, with oak floor, mantel and gas grates; bath-room and w.c. is floored and wainscoted with tiles. Everything finished in the best possible manner. (316-B).

MAY STREET.—A full sized stone front house, below St. Catherine street, 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.—First-class stone front cottage; extension kitchen, five bedrooms, well built and in thorough repair. Price \$7,400. (260-B).

MANSFIELD STREET.—A 2 1-2 storey stone front house, contains 12 rooms, heated by hot water furnace. A bargain at \$8,000. (217-B).

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

MCGILL COLLEGE AVE.—A handsome cut stone front house, heated by Daisy furnace, plumbing and sanitary arrangements perfect; has just been put in perfect order; two story solid brick shed in rear. (897-3).

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. (896c-3).

METCALFE STREET.—A well-built three-storey brick house; in good order, good situation, facing Dominion Square; could be profitably turned into shop or tenements. (365-B).

METCALFE STREET.—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. (295-B).