vented his first exlf. and beginning with singular of the present xiliary verb. Nothing

-way across the floor. nd deliberately repeat-

ey met and shook or complex and selfo behave quite naturof such strange meetperfect naturalness. satisfaction and curi-hemselves freely and greatest of these was sfaction. He forgot ire of the day and the idities, and saw only versed half the world d had found him. His If flew up like a flage.

ld chap! he buzzed Philip. "You see I salver all right, and once. And here we ame straight to you. got aboard. You gave k," said Philip, drop-

though that Sir An-

the cleverest follows

t a sufficiently loud on a side-table with and glasses. of Oxwich, who, enme quietude, saw ilip saw him, was a self-control. He had isplay no symptom of

do. Oxwich! I'll ring

ou again, Oxwich." you, sir. I am more you, sir." That was da, eh?" Tony ques-

the side-table. He and inquired with Stiff, Mr. Masters?"

wich," said Sir Antell you at once," said

"I can't stop here. et away again to the tly gave the informad already imparted to

u're mad!" Tony ex-Philip. "And what Oxwich mildly asked.

this, Oxwich?" the Mr. Masters intends to scoundrel, and, what's us to give up the excent on the word "ex ly escaped the subar," said Oxwich. "It's eat pity!" cwich," Philip argued, nan instead of the

ow enough of Pollexdangerous the thing has no idea what he Oxwich observed.

id Philip. "And he and to get all of it."

ate district, sir?"
-No, I canont talk

was forgetting my You stopped just in remember," said at Tony, "that you've

ore, here," Tony reonsent to be left hand, I do not see the ing that the Waneed to steam thirteen really steam twelve, rs that the White t any rate, to those ard the Wanderer.

t the lessons of the vers, we should al loose our distance."
said Sir Anthony; that I was thinking. , and we run no risk ' said Philip.

epend on?"
Pollexfen. I've not ith him for nothing. his track, too? Be and the police also. mention of the n quite forgotten his been informed,"
, "but they would lo with my expedi ey are still poking find Pollexfen."

Philip observed. business. You've ced at Oxwich, at

intinued.)

e Tablets at hand of babyhood and rias Cressman, New tys: "I have used that my little one is arantee of a Gov to contain neither er poisonous drugs. od-they can't po dicine Co., Brockville. Merely Some Which Has Not Been Advertised.

REAL ESTATE ADVERTISEMENTS.

WANTED-MALE HELP. Advertisements under this head a cent a word each insertion.

WANTED—An experienced road superintendent for constructing new roads in Oak Bay Municipality. Apply, is writing, to the Clerk, 21 Chancery Chambers, Langley street. WANTED—Immediately, 2 bell boys, at King Edward Hotel.

King Edward Hotel.

WANTED-Smart grocery clerk; good wages to satisfactory man. Apply, stating age and experience, to "Grocer," Times Office.

WANTED-At once, an experienced dry goods clerk, with knowledge of bookkeeping. Apply G. W. Robinson, 86 Yates street.

Yates street.

\*\*NERGETIC MEN WANTED in every locality throughout Canada to advertise our goods, tacking up showcards on trees, fences and along roads; also distributing small advertising matter. Commission or salary, \$83 per month, and expenses \$4 per day. Steady employment; no experience necessary; write for particulars, Wm. R. Warner Medicine Co., London, Canada.

WANTED—Upholsterers and cabinet makers; only first-class workmen nee apply. Weiler Bros., Government street WANTED—At once, on salary and expenses, one good man in each locality, with rig, or capable of handling horses, to advertise and introduce our guaranteed stock and poultry specifics. No experience necessary; we lay out your work for you. \$25 a week and expenses. Position permanent. Write W. A. Jenkins Manufacturing Co., London, Ont.

SMART BOY WANTED—To deliver par-cels, one with bicycle preferred, wages \$15. Angus Campbell & Co., 48 Govern-ment street. ment street.

ANY INTELLIGENT PERSON may earn \$75 to \$100 monthly corresponding for newspapers; sure, steady work; no canvassing; experience unnecessary. Send for particulars. Press Syndicate, Lockport, N. Y.

DRUG APPRENTICE WANTED, Apply P. O. Box 509, Victoria, B. C WANTEI: -Measenger boys. Apply C. P. R. Telegraph Office.

WANTED-FEMALE HELF. Advertisements under this head a cent a word each insertion. GIRLS WANTED, at Standard Laundry. WANTED—A house-parlor maid. Apply in first instance by letter to Mrs. Irving. 46 Cook street. 48 Cook street.

WANTED-A servant, to do plain cooking, some house work. Apply Mrs.

Crease, 48 Birdcage Walk.

WANTED-By a well known firm, two good lady canvassers for house to house advertising. Address Box 257, Times Office.

WANTED—A girl for bindery; preference given to one accustomed to the work. Victoria Printing & Publishing Co. WANTED—Girl wanted, for general work, 5 miles out, good wages. Apply Mrs. C. B. Jones, Colquitz P. O. WANTED—Middle-aged woman to do house work for two old people. Apply 71 Kingston street.

ANY INTELLIGENT PERSON may earn \$75 to \$100 monthly corresponding for newspapers; sure, steady work; no canvassing; experience unnecessary. Send for particulars. Press Syndicate, Lockport, N. Y. WANTED-Waitresses. Balmoral Hotel.

WANTED—Sewing machine operators, shirt and overall factory, electric power, 8 hour day, union wages. Apply Turner, Recton & Co., Ltd., factory, Bastion Square. SKIRT HAND WANTED for factory. Apply Miss Stewart, 2nd floor. Also apprentice for mantle department, Apply 2nd floor. David Spencer, Ltd. WANTED-Ladies to do plain and light sewing at home, whole or spare time; good pay; work sent any distance, charges paid; send stamp for full par-ticulars. National Manufacturing Com-pany. Montreel

WANTED-MISCELLANEOUS. Advertisements under this head a cent a word each insertion.

WANTED-Old cotton rags; must be FURNISHED COTTAGE, of 3 or 4 rooms, wanted by satisfactory tenant for a parwanted by satisfactory tenant for a permanency, from about May 7th next; must be within reasonable distance of city. Address lowest terms to Box 75, Times Office, city.

WANTED—A 5 or 6 roomed cottage, not too far out; must be in good repair and on easy terms; would buy from owner only. Apply Box 216, Times Office.

WANTED—To rent for one year or more, by a gentleman from the East, a FUR-NISHED HOUSE of at least 12 rooms, with 4 or 5 acres of ground preferred. Apply to Gavin H. Burns, Room 20, Five Sisters' Block. WANTED—To purchase, about 3 acres of land, suitable for poultry, a few miles from city; must be reasonable. Apply E. T., 146 Johnson street.

WANTED—A clean, comfortable home in the country, for an elderly man, at rea-sonable terms. B., Times Office. WANTED—Old coats and vests, pants, boots and shoes, trunks, valises, shot-guns, revolvers, overcoats, etc. Highest cash prices paid. Will call at any address. Jacob Aaronson's new and second-hand store, 64 Johnson street, two doors below Government street.

WANTED—Upright office desk, six feet long; also typewriter, in good condition and cheap. P. O. Box 858, city.

WANTED—Scrap brass, copper, zinc, lead, cast iron, sacks, and all kinds of bottles and rubber; highest cash prices paid. Victoria Junk Agency, 50 and 32 Store street. Phone 1336.

SUNLIGHT SOAP COUPONS WANTED

Tollet soaps given in exchange for
these coupons by C. R. King & Son, 75
Wharf street, Victoria.

Advertisements under this head a cent a word each insertion.

ONEY TO LOAN—On mortgage. Apply Box 158, Times Office. LOCAL REAL ESTATE FIRM is pre-ared to treat with private individuals apable of influencing business, on the Box 239, Times Office.

URNITURE—We have secured the agency for the famous Gunn sectional book cases. Come and examine the special features, fully explained. Baxter & Johnson, Government street, opp. Post Office.

START YOUR LIBRARY NOW with a Gunn sectional book case. You will not miss the investment in one or two sections each month until your library is complete. Baxter & Johnson, Government street, opp. the Post Office.

A FIRST-CLASS MUSICIAN, graduated in Germany, with 12 years' experience, wishes to locate in a lively city in British Columbia. Same has experience in theatre work (opera, etc.,) and as orchestra leader, band director and teacher. Plays plane, organ, violin, clarinet and solo violoncello. Can furnish a first-class orchestra to play at seaside, hotel, at home, etc. Permanent position preferred, glit edge references furnished upon request. Correspondence solicited. Herr George Hagel, Treherne, Man.

FOR SALE. Advertisements under this head a cent a word each insertion. OR SALE 4 preferred shares Pacific Whaling Company, at \$125 each. Apply W., P. O. Box 198.

HORSE FOR SALE. Apply W. O. Wallace, the family grocer, corner Yates and Douglas streets. GLADSTONE FOR SALE. Address Victoria Transfer Co., city.

CUTE ON & CO., 114 Yates street, make ladjes' dresses to order. Cheap sale of Chinese silk and cotton blouses and underwear.

FOR SALE—A number of second-hand buggles, rubber and steel tires, express and delivery wagons, I road sulky. I puny cart, 2 split seat and other carts, 2 one-horse farm wagons, I English wagonette; also 4% acres on Burnside road. Carriage painting and rubbes tires put on. R. Ledingham's Carriage Shop, 97 Cormorant street.

ADARE POULTRY FARM—Choice eggs from prize stock. Plymouth Rocks, Wyandottes, Leghorns, Minorcas, \$2 setting, 50 \$5, 100 \$10; cookerels, \$2 to \$5 W. Baylis, Queen's Hotel, Victoria. FOR SALE—A thoroughbred, pedigree fox terrier dog, 9 months old, price \$10 Apply to T. N. Hibben & Co.

FOR SALE—Hammerless revolver, 38 cal., \$6; shotgun, 12 bore, \$12; full dress coat and vest, \$7.50; Tuxede coat, black cloth, \$4.50; strong boots, \$1.50; banjo, \$7.50; Solid gold 18 kt. watch, \$50; dlamond ring, \$25. Jacob Aaronson's new and second-hand store, 64 Johnson street, two doors below Government street.

FOR SALE—Combination sofa bed, almost new, \$12. Apply 33 Simcoe street. FOR SALE—2 horses and farm wagon, carts and light wagons; carriage painting done. 56 Discovery street. W. A. Robertson & Son.

C. BROWN LEGHORN EGGS, for hatching, 31.50 per 15, 32.50 for 30; guar-anteed from prize winning and laying stock. Fred. Garland, Oaklands, Vic-FOR SALE—Underwood typewriter, No. 5. Apply 70 Yates street, room 20. FOR SALE—Four fresh cows with calves one team heavy horses about fitteen hundred each, four-inch tire wason and harness, cheap. Apply to I. J. J. Fisher, carriage shop, corner Herald and Store

HOUSES AND LOTS FOR SALE. dvertisements under this head a cent a word each insertion.

OR SALE—Modern house, new, large lot, magnificent view, price \$5,460, now paying good interest on price asked. In-quire Hinkson Siddell & Son, New Grand Theatre Building, Government street

OR SALE—Several acre and half acre blocks, finest part of the city, an excel-lent investment, price \$600 up. Inquire Hinkson Siddall & Son, New Grand Theatre Building, Government street. FOR SALE—A large list of desirable farms, houses, lots and some especially good chicken ranches. Inquire Hinksof Siddall & Son, New Grand Theatre Building, Government street.

BEAUTIFULLY SITUATED 60 ft. x 16 ft. 9 in. LOTS, being numbers 556-7-8-3, on Cook street, between Arthur and Topaz avenues. These lots command a magnificent view of the whole coast. 5600 each. Terms, 1-3 down, 1-3 in 1 year, 1-3 in 2 years, at 6 per cent. Interest. The Dominion Real Estate Exchange, 22 Trounce avenue.

FINE ROOMY HOUSE of 5 apartments, etc., in northern district, newly painted and papered, \$1,800, terms. The Dominion Real Estate Exchange, 22 Trounce Ave.

TWO HOUSES, on a large Pandora street lot, \$2,100, terms. The Dominion Real Estate Exchange, \$2 Trounce Ave. FOR SALE—Four lots, Hillside Ave. and Fourth street, \$2,100 all; will sell separ-Grand Theatre Building, Government street.

SOME ACRE AND HALF ACRE BLOCKS - Near Tolmie Ave. and Quadra streets, from \$650 up; fine build-ing sites. Hinkson Siddall & Son, New Grand Theatre Building, Government FOR SALE—Bay street, close to Doug-las, two story nine roomed house, with three lots brick foundation, well finish-ed throughout, fully modern. For price and particulars apply P. O. Box 276,

improved FARM of 100 acres for sale. in best farming district on Vancouver Island. Apply for address to Times Office. FOR SALE-7 recomed house, 2 big barns, chicken houses, fruit trees, 3 acres. Apply R. Bosence, Cedar Hill road, Oaklands.

FOR SALE—Cord wood timber, near rail-way; also a few lots, cheap, terms. See owner, F. J. Bittancourt, at his Gracery Store, 60 King's road, off Douglas street. Phone Bi236.

TO LET. Advertisements under this head a cent a word each insertion.

FOR RENT-7 room furnished house, in good locality. Apply B. C. Land & Investment Agency, 46 Government street. TO RENT-Rooming house, all furnished, containing 28 rooms; also 5 roomed furnished cottage; also a bake shop. Apply L. J. Quagliotti, corner Cormorant and Blanchard.

FOR RENT-Furnished house, Fourth street, just off King's road, 6 rooms, all modern conveniences, well furnished. Inquire Hinkson Siddall & Son, New Grand Theatre Building, Government street.

TO RENT-Suite of offices on first floor in Bank of Montreal Building. Occupa-tion May 1st. Apply Bank of Montreal SITUATIONS WANTED-MALE.

HOTEL CLERK wants position; good r ferences. Apply Box 33, Times office. MAN, with yast experience of agriculture and managing of men and estates, seeks position. Box 112, this office. YOUNG MAN, 3 years timekeeping, etc., International Harvester Co., desires situation. W. C. W., care of Y. M. C. A. AN EXPERIENCED BOOKKEEPER, with first-class Victorian references, has portion of day at liberty. Address P. O. Box 340, city.

CONTRACTORS. We can furnish you with laborers, or any kind of men, at short notice; Poles, Slave, Huns, Italians, Lithunians, etc. Boston Shipping Co., 12 Norfolk street, New York

A. B. McNEILL 7 TROUNCE AVE.

VICTORIA WEST-2 brick houses, ern conveniences, rent paying H per cent., \$3,200. STANLEY AVE .- New cottage, strictly QUEEN'S AVE .- A beauty, cheap, \$3,600.

ROCK BAY AVE.—House and 2 lots, sewered, \$3,150.

PLMBROKE ST.-House and 3 lots, good LOTS-St. Andrew's, best in locality,

LOT-Cor. Alfred and Camosun, \$650. LIST YOUR PROPERTY WITH US.

SWINERTON & ODDY 102 GOVERNMENT ST.

TEN AND TWENTY ACRE BLOCKS.

able for OFICHARDS,

POULTRY, MARKET GARDENING Situate in

IS ADVISABLE TO SEE US FORE BUYING.

> SWINERTON & ODDY. 102 Government Street.

BRITISH COLUMBIA LAND & INVESTMENT AGENCY, LIMITED.

40 GOVERNMENT STREET.

ROOMED COTTACE—In Rock Bay, and lot, \$1,100.

CADBORO BAY ROAD—Near Oak Bay junction. 6 roomed cottage and 3 lots, on a corner, cheap at \$3,250. GOOD 6 ROOMED 3 STORY HOUSE—On Second street, modern, large lot, front and back entrance, \$2,600; a bargain.

ROOMED MODERN HOUSE—On Fort street, and lot 60x120, facing south, \$3,750.

G. E. GREENE

REAL ESTATE.

COMPARE PRICES IN THIS DISTRICT AND ACT QUICKLY. ACRE AND % ACRE LOTS-Between Summit and Tolmie avenues. 1-2 ACRE LOTS-On Burnside and Cecilia roads. LOW PRICES AND TERMS TO SUIT ALL PURCHASERS.

H. P. WINSBY REAL ESTATE.

TEL. 714. 74 YATES ST. ACRES-Just outside city limits. \$800 clear 10 per cent.

FINEST RESIDENCE in the city, as to view, architecture, convenience and grounds, etc., 6-acre plot, \$26,000.

TORONTO STREET—Just off Government street, 5 room cottage, modern conveniences, price only \$2,300; terms.

22 ACRES—Gorge road, for \$14,000.

10 ACRES—Carey road, only \$2,900.

8 ROOM HOUSE—Caledonia avenue, upto-date, etc., price \$3,000.

J. W. GIDLEY VICTORIA WEST DRUG STORE. PHONE 290.

FOR SALE. GOOD 5 ROOMED COTTAGE-Victoria

tion, overlooks city, Gorge and Straits, LARGE 8 ROOMED HOUSE—On brick and stone foundation, 1 acre lot, on Ed-monton road, \$4,000. FURNISHED HOUSE TO RENT.

Buy the Times age, Mount Tolmie District. See us about this. WE HAVE CLIENTS who want houses

PARSONS, LOVE & CO. NO. 74 DOUGLAS STREET.

FINE NEW HOUSES—Being built ir different parts of the city, from \$3,000 to \$4,200.

OTTAGE—On Belcher Ave., 5 rooms \$3,750.

2% ACRES—In the Fairfield Estate, \$2,00 per acre.

C. NEWTON YOUNG. REAL ESTATE AND INSURANCE AGENT, NOTARY PUBLIC, ETC. PHONE 6. DUNCAN. V. I. B. C

FOR SALE—IN DUNCAN.
BUSINESS AND BUILDING LOTS—
Adjacent town of Duncan.
RESIDENTIAL PROPERTIES—In 5
and 10-acre lots. ARM-871/2 acres, 50 acres chouse, barn, etc., on easy ter NO SOMENOS LAKE—1 mile from Dun-can, farm, 80 acres, 20 cultivated, hal-ance slashed and seeded, house, Darn, outhouses complete, implements and stock, fine view, cheap for cash. ON COWICHAN RIVER—1 mile from Duncan, farm, 52 acres, 15 cleared, planted in small fruit, river frontage. ON COWICHAN RIVER—I mile from Duncan, 3% acres, with fine residence. MANY FARMS throughout the Cow-TOWN LOTS-In Nanaime. Resident property and farms in neighborhood.

GILSON & CO. Farms. City Property. Timber Limit Real Estate and Confidential Agents. No. 72 Douglas Street. No. 72 Douglas Street.

New bungalow, Beacon Hill Park, \$4.200.
Good 7 room brick house, 5 minutes from
City Hall, \$3,150; \$650 cash down, balance at 6 per cent.
Large new cottage, Fernwood road, 5
rooms, bath, scullery, paniry, W. C.,
hot and cold water, electric lighted,
cement sidewalks, on two good lots,
fine garden, and on a corner, price \$4,250;
terms.

FARMS—At Comox, Extension, Alberni, Saanich and elsewhere.

GOING BUSINESSES in the town

terms.
ottage, 5 rooms, lot 60x130, price \$1,050;
\$250 cash down, balance at 6 per cent.
acres, Cordova Bay, with private road
down to the beach, 6 acres outivated, 9
acres seeded in pasture, rest all good
timber, will out 4,000 cords, splendid view
of the bay, price per acre \$150; easy
terms. \$750 cash down, balance as 6 per cent. buys a 6 room cottage and 5 lots, on a good corner, with stable and barn, nic garden, with fine fruit trees, price \$3,000 For fine residences, farms and business property, see us.

T. G. RAYNER & CO

NO. 18 FIVE SISTERS' BLOCK.

HOUSES.
BUILDING LOTS.
FARMS.
FRUIT LANDS. CHEAP HOUSE AND 2 LOTS JOINING FERNWOOD

E.C. B. BAGSHAWE REAL ESTATE AND FINANCIAL PHONE 918 AGENT. ST. BORD OF PHONE 918.

VANCOUVER ISLAND REAL ESTATE CO.

FFICE, 51 FORT ST. PHONE 1384 OAK BAY AVENUE—New moders 8 roomed dwelling, with two large lots, 60x136 each, good stable and garden, price \$6,000; terms. M'CLURE STREET—Good & roomed house, bath and sewer connections, on two lets, 60x120 each, price \$4,000; terms.

SOUTH TURNER STREET—Two story house, 7 rooms, all modern conveniences, price \$3,500. CALEDONIA AVE. Fine two story house, 7 rooms, price \$3,200; terms, CORMORANT STREET-Good cottage, 6 rooms, bath, sewer connections, lot 90x120, price \$3,500. CADBORO BAY ROAD-Pretty, well built bungalow, 7 rooms, corner lot, 86x120, price \$4,500; terms. WE HAVE A FINE LIST OF HOMES FOR SALE.

CALL AND INSPECT SAME BE-FORE PURCHASING. SEVERAL WELL FURNISHED HOUSES, IN GOOD LOCATIONS, CENTRAL PREFERRED, WANTED IMMEDIATELY. BANNERMAN & NIVIN 103 GOVERNMENT STREET, NEXT IMPERIAL BANK. 0 LOTS—Oaklands District, a snap, \$200 each; terms.
LOTS—Bank street, \$800 each; terms.
LOTS—Douglas street, \$800 each; terms.
LOTS—Belmont street (near), \$1,900;

COTTAGE-Near Oak Bay road NICE COTTAGE—Near Oak Bay road, \$2.100.

MODERN COTTAGES—Close in (bargains), \$2.500 each.

ACRES—4 miles from P. O. (choice land), \$3.200.

ACRES AND SMALL HOUSE—Oak Bay, \$3.000.

ACRES—Saanich road, \$4,000.

LEE & FRASER

REAL ESTATE AGENTS, 11 TROUNCE AVE., VICTORIA, B. C. LADYSMITH STREET, JAMES BAY-Lots \$350 each, few days only. JAMES STREET—Fine cottage and large lot, with all modern improvements, can be had on terms for \$2,100. PRINCESS STREET, JAMES BAY-Good lot for \$800. HILLSIDE AVE .- 2 large lots, \$500 each. ADMIRAL'S ROAD-1½ story dwelling and large lot, for \$1,000. MONEY TO LOAN on real estate secur

TROUNCE AVE., VICTORIA, B. C. FIRE AND LIFE INSURANCE.

G. B. HUGHES. REAL ESTATE, INSURANCE, MONEY TO LOAN, ETC. 50 YATES ST., VICTORIA, B. C.

20 LOTS-Oakland Estate. \$4.000.

6-10 ACRES-On Carey road, close in 6 ACRES-On Oxford street, near Cook street, \$10,000.

PEMBERTON & SON

EDAR HILL ROAD—Nearly 2½ acres of all good land, 1½ acres in orchard (some fine cherry trees), brick house, 7 rooms

4 FORT STREET.

"UMPING STATION—10.61 acres, on Quadra street, adjoining the Pumping Station, new house, good view, promis-ing orchard, \$7,350. FIRST STREET-8 good houses, easy terms, \$1,000, \$1,250, \$1,250. CAREY ROAD—Acreage, within 15 min-utes of car terminus, \$600 per acre.

CORDOVA BAY-61 acres, with splendi beach and good view, 9 miles out, \$12 per acre. SHOAL BAY-4 acres, \$5,000. SHOAL BAY-House and 2 acres, \$3,000. OUNT TOLMIE-2 acres, with good house, barn and other outbuildings, good well, fruit trees, on main road, \$6.000

YATES STREET-2 large lets, with small house, this side of Vancouver street \$10,000. PANDORA AVE, 60x120, just above Douglas street, small buildings, \$10,000.

SAANICH-100 acres of good land, no rock, just 11 miles from town, 860 per acre. KING'S ROAD-Two good houses, close to North Ward school, \$1,700 and \$1,800. TWO LOTS Adjoining the above, one on each side, \$600 each. ADELAIDE STREET-Off Lansdowne road, cettage and two large lots, all ploughed and ready for planting, fruit-trees, barn, currant bushes, all fenced,

BURDETTE AVE.—New 11/2 story house, with lot 60x130, \$6,500. ICTORIA WEST-5 roomed cottage or large corner lot, bath, sewer, etc., 22,300. SHAWNIGAN DISTRICT-75 acres of choice land, about 40 acres can be easily cultivated, frontage on stream, \$2,000. BELMONT AVE.—Two lots, on corner, one block from Cadboro Bay road, \$1,200 FOUL BAY ROAD-Lots 50x120, \$450.

ACREAGE—Just off Oak Bay avenue, at CALEDONIA PARK-Lot, \$1,078. HULTON STREET-Two lots, each 632 120, 1 minute from car track, \$400 each. YATES STREET-Large house, with good grounds, \$9,000. CADBORO BAY ROAD—Large lot, con-taining half an acre, \$1,400.

CONSTANCE COVE lets on water CARET ROAD-5.46 acres, \$1,200. NORTH PEMBROKE ST.—Cottage (1 rooms). With large stable, easy terms KING'S ROAD—Cottage, adjoining school grounds, lot with forty feet frontage 81,500, FAIRFIELD ESTATE-18 lots at continu-ation of Vancouver street, each 60x120, MICHIGAN ST.—Half acre, between Menzies and Birdcage Walk, \$2,750.

T. O. MACKAY. Office Phone, 1888, Real Estate & Financial Agent, No. 9 Metropolitan Bldg., Government St Opposite Post Office,

EXCELLENT BUY-Five acres, on East Saanich road, six miles from post office, good house, driving shed and barn, 100 fruit trees, price \$5,250; ½ cash, balance

TWO GOOD LOTS 68x100 each, corner Hillside Ave. and Prior street, \$1,200; 1-2 cash, balance easy terms.

A. WILLIAMS & CO., LTD.

104 YATES STREET. 3-5 acres, cleared, 4 miles from town cottage, stable, good water, rich soil \$3.000. One acre, Shoal Bay, near water, beau-iful location, \$2,000.

5-Very choice lot, corner Queen's avenue, 70 ft. by 140 ft., \$1,056. -54 acres, 24 cleared, all good land, good orchard, excellent buildings, water front, fine view, \$10.800, New 6 roomed house, stone found near Central school, close in, \$3,200. 14-27 lots, close in, good garden soil, near main line of railway, 60 by 120, \$140 up. 40—6 roomed house, near High school, lot 50 by 134, modern, \$3,200. 37-12 roomed house, brick, modern, front-ing on park, lot 85 by 285, \$8,500. 106 acres, ready for sub-division, miles from City Hall, would make good fruit farms, \$30,000. 44-52 acres, close to water front, \$5,200. 34-Neat cottage, large lot, \$1,100. 23 acres, close in, 2 houses, going concern, tile drained, soil rich black loam, \$21,000.

12 acres, excellent land, 6 cleared, close in good buildings, young orchard, 33,600. VICTORIA AND DISTRICT REALTY CO.

METROPOLITAN BLOCK, OPP. POST OFFICE. GONZALES HEIGHTS Fairfield road, acre building sites on Gonzales Hill, splandid view, overlooking city to west, Oak Bay, Mount Baker, and Cascade Range and Guif Islands to east and Olympian Mountains, Siraits of Fuca to south. Soil is good, and the ground is well sheltered with fine, handsome fire, oak, pine, arbutus trees and flowering shrubs. This well known, park like property is now on the market in acre lots.

I. STUART YATES 22 BASTION STREET, VICTORIA.

ACRES-Sooke District, just inside

TO RENT-Large wharf at foot of Yates street, rent \$130 per month. For further particulars apply to J. STUART YATES. 22 BASTION STREET, VICTORIA.

HEISTERMAN & CO. REAL ESTATE AND INSURANCE. 75 GOVERNMENT STREET.

LOTS. \$5,000—Buys good new cottage, all mod-ern conveniences, Victoria West. \$3,000-For choice acre lot. Oak Bay.

B.C. INFORMATION AGENCY LIMITED

MONEY TO LOAN,

FIRE INSURANCE WRITTEN.

78 DOUGLAS STREET. 200 ACRES—About 70 acres under cultivation, railway and wagon road runni through the place, house and building stock and implements, good fimb plenty water, close to school, \$12,000.

ROOM HOUSE-Large lot, in good condition, close in, \$4,500. ESIDENCES, LOTS AND BUSINESS PROPERTY IN ALL PARTS OF THE CITY.

ONSULT US for general information REMEMBER THE NUMBER, 78 DOUGLAS STREET.

ARTHUR BELL PHONE 1385. 91 YATES STREET.

10 ACRES ON DOUGLAS STREET. BEFORE BUYING, it will pay you to look into our Oak Bay proposition. The prices and terms are made to suit the most careful buyers. It is selling fast and the prices will be advanced shortly. Buy now and get in on the ground floor.

A SNAP.

CHOICE LOTS IN OTHER PARTS OF MANY OTHERS EQUALLY GOOD THE CITY AT LOW RATES. VALUE ON OUR LIST,

R.S. DAY & B. BOCCS REAL ESTATE AGENTS, 42 FORT STREET, Established 1896. Phone 30

ELFORD STREET—Bungalow, 6 rooms modern, brick foundation, price \$3,850. ROCKLAND AVENUE — Dwelling, 1 rooms, near Government House, immediate possession, stable and garden, price \$4,750. OUNT TOLMIE—Dwelling, 7 rooms, barn and outbuildings, 2 acres orchard, bearing trees, price \$6,000. EDAR HILL—Dwelling, 6 rooms, stable, 2 acres orchard and garden, a pretty home in every way, price \$4,750. CING'S ROAD—House, 6 rooms, lot 50x 140, price \$1,700.

UNCANS-160 acres, 4 miles from Duncans, 12 acres cleared, balance valuable timber, price \$2,000. SQUIMALT—3 lots, Admiral's road, price \$900. CADBORO BAY-Over 2 acres, price \$750. JAMES BAY-3 lots, Ladysmith street,

SAANICH ROAD-8 acres fruit land sloping to southwest, cultivated, and can be planted at once, price \$400 per acre.

NORTH SAANICH-Farm, 70 acres, of which 60 acres are cultivated, 1,200 feet sea frontage. This is one of the best and cheapest properties in the district. Terms easy. OAK BAY-Dwelling, 7 rooms, nice gar-den and fruit trees, close to sandy heach, price \$3,150; terms. GOVERNMENT STREET - Southwes corner Simcoe, very choice lot, price \$2,000. JAMES BAY-2 story dwelling, near Methodist church, price \$1,500. CORDOVA BAY-Cottage, on water front, 3 acres, garden, orchard and pas-ture, water piped to house, barns, etc., price \$3,500.

HUDSON BAY LANDS—On "Viewfield Farm," Macaulay Point, blocks of 1 to 2 acres; these lots were selected from the H. Co. and can be secured at low prices and easy terms. NORTH DAIRY FARM—SW acres, close to pumping station and Rockside, or-chard, choice fruit land, mostly cleared and ploughed; price \$3,000. COWICHAN RIVER-25 acres, having over half mile frontage on river, only half mile from Duncans, 3 acres cultivated, 4 acres pasture, all park land, small cottage; price \$2,100.

OAK BAY AVENUE—Bungalow, nearly new, on brick foundation, a choice home for small family, lot 100x100. STRAWBERRY VALE—10 acres, very choice land, nearly all planted in fall wheat, close to school, 4 miles from city, price \$50 per acre. GORDON HEAD-Water front, 28 acres choice land, of which 4 acres are in fruit, small buildings, an ideal situation for a home. FARMS—"Home List" contains over 54 farms on Vancouver Island, and is sent free on application.

THE ROYAL GUARANTEE & TRUST CO., LTD. REAL ESTATE, FARM LANDS, TIMBER LIMITS, BUSINESSES.

COR. GOVERNMENT AND YATES STS. PHONE 1137. ADELPHI BUILDING. FOR RENT. NE EIGHT ROOMED HOUSE and full sized lot, in James Bay, rent \$20,

ONE FIVE ROOMED COTTAGE—On Cook street, rent \$13. ONE LOT-On Admiral road, 50x160, price \$200.

\$1,500—For a cottage in nice locality, James Bay, modern conveniences. TWO LOTS-Corner Topaz avenue and Prior streets, \$950 for two; terms, half

ONE LOT-On King's road, 50x135, price \$600; very easy terms. 2-2 ACRES—In Strawberry Vale, seven dleared, price \$1,750; terms, one-half cash.

ACRES—In Victoria District, all cleared, 21/2 acres orchard, price \$1,900; cash down, \$600. MACGREGOR AVENUE — 10 roomed story and half house, on lot 90x100, with all modern conveniences, price \$6,000; cash down, \$4,000. BURNSIDE ROAD-Modern house, rooms, heautiful garden, 2½ a ground, price \$7,000; easy terms.

ROOMED HOUSE—On Walker street, Victoria West, good garden and fruit, price \$950. This is cheap. S. A. BAIRD REAL ESTATE AND FINANCIAL

NEW ADDRESS, 70 DOUGLAS ST. ROOMED HOUSE—Humboldt street, electric light, gas, sewer, etc., \$3,200.

WINNIPEG BROKERS. REAL ESTATE. HANNA BLOCK, Phone 498.

LOT-Victoria West, \$350, near Methodist church.

\$750 EACH-2 lots, on Burnside road;

THREE SPECIALS. \$2,650—4 roomed house, sheds, 1 acre good land, all in fruit trees, bearing; easy terms.

\$3,700—5 roomed house, stable, 4 acres, high state of cultivation, 40 trees, small fruits, two wells. \$5,000—5 roomed house, barn and stable, 5-acres, 24 bearing trees, 116 planted last year, strawberries, horse, buggy and cow included.