

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 by 105 ft. (808-3)

MT. PLEASANT AVENUE—A magnificent villa lot, 120 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 87½ ft. x 166 ft., fitted by all modern improvements, 8 bedrooms; in good order throughout. Particulars at office. (178-B)

ROSEMOUNT AVENUE—Several choice villa lots well situated on the best part of this avenue; situation unexcelled in Westmount. Lots run through to Mountain Ave., and have a frontage of from 83 ft. to 91 ft., each. Reasonable price. (178-B)

ROSEMOUNT AVENUE—A substantial detached residence, fitted with all improvements, grounds have a frontage of 169 ft. on Rosemount and 184 ft. on Mount Pleasant avenue, by a depth of about 140 feet. Also three good brick houses, two on Rosemount Ave. and one facing on Mountain Ave., all well rented to good tenants, on lot fronting on both avenues, and with an area of 86,894 feet. (178-B)

ROSEMOUNT AVENUE—Handsome stone front residence; lately built and replete with every convenience, Daisy furnace, laundry, etc., five bedrooms. (885-3)

SHERBROOKE STREET—Two semi-detached houses in the best part of Westmount. Modern and thoroughly well built, one is occupied by owner, the other well rented. Suitable for two friends. Both houses have side lights and one is a corner house and commands a fine open view. (134-B)

SHERBROOKE STREET—A handsome modern house ready built for a leading architect with land adjoining, situated in the heart of the best section of the town. Everything in perfect order, comprising large drawing room, dining room, ante-room, kitchen and pantry, back room — on the main floor — with five good rooms on the next floor. Woodwork on the main floor hand polished — with solid bronze furnishing. Price \$11,000. (149-B)

SPRINGFIELD AVENUE—Three handsome pressed brick cottages, just completed, extension kitchen, cemented basement, with stationary wash tubs. Daisy furnaces. Ground floor finished in oak, all wood-work finished in natural colors; four bedrooms. Price only \$4,000. Easy terms; interest 5 p. c. (190-B)

ST. CATHERINE STREET—A stone front cottage on lot 26 x 110 feet; well built and in good order throughout. Lane at side and rear. Price \$7,000; (911-B)

tion of the elevator is done under the supervision of the elevator company, but the ornamentation is confided to the decorators and furniture-makers. The elevator is almost never built of iron or steel, but of some handsome hardwood. Much carving sometimes goes into it, and the upholstery and other decoration are often very sumptuous. Elevators are found very useful at large balls and receptions, and the time is rapidly approaching when it will be considered "bad form" if guests are asked to walk up a pair of stairs. — *New York Evening Post*.

A WORD TO THE WISE.

It is a maxim of the business world that the time to buy anything is when it touches the lowest point on the scale of price. In considering the realty market of to-day the thoughtful investor must remember that real estate has two values: the actual value and the market value. Actual value, mis-called by many, intrinsic value, is the precise value of property as it stands to-day, regardless of all promise of the future; it is a condition, not a theory. Market value is that value placed upon property by expert knowledge of apparently inevitable future improvements; the ratio of increase of population, the experience of times past, projected local improvements, all these are factors in the making of the market price. In other words, property will never be worth less than the actual value, and will probably be always worth the market value.

Hence the market of to-day offers to the careful man the very condition most desirable; here he may put his money always sure of a quid pro quo, and with this he has all the probability of a handsome profit when the lassitude of the times has passed away. When you dig down through the rustling papers and glittering seals of stock investments, underneath you will find the one foundation, the common support of all, land, the basis of all security. Does not the wise man hold his own collateral, instead of paying others to hold it for him? — *Exchange*.

ELEVATOR ETIQUETTE.

"The absurd custom which constrains a man to remove his hat in an elevator when there are women aboard, seems a trifle more absurd where I live than elsewhere," said an inmate of an up-town studio building. "It seems more absurd for this reason: The building is more devoted to business than to residence purposes, and men walk about its stone-floored halls and corridors as if they were in the street. They no more think of taking off their hats when they meet a woman, that is, unless they know her, than they would out-doors. Yet these very men, as soon as they enter the elevator, remove their hats solemnly, as if they were performing a religious rite. I object to the practice not merely because it is absurd, but because when the elevator is crowded, it is bad for the hat. Why a man should take off his hat in an elevator any more than in a horse car, merely because women are present, I do not understand." — *New York Sunday Sun*.

ST. CATHERINE STREET—A good building lot, 80 feet front, on St. Catherine street, with a frontage of 100 feet on Metcalfe Avenue, a splendid location for shops or residence. (93-B)

ST. CATHERINE STREET—A comfortable, well-built stone front cottage, with extension kitchen, Daisy furnace, and all improvements; five rooms on ground floor. Would exchange for a smaller house. Price only \$8,000. (883-3)

ST. CATHERINE STREET—A lot of land just west of Metcalfe Avenue, with a frontage of 88 feet 10 inches, first-class locality for building. Price only 75 cents per foot. (85-B)

ST. CATHERINE STREET—Two building lots, near Metcalfe Avenue, about 41 feet 6 inches front by a depth of 170 feet to 174 feet each. (882 & 886-2)

The Prudhomme farm situated close on the borders of Westmount just west of the Mackay Institute. Comprising an area of about 827,000 sq. feet exclusive of streets, which are all laid out and the lots subdivided. This property, which stretches from the Upper Lachine road to the level of Cote St. Antoine road, offers one of the most tempting speculations in land on the Island of Montreal. No better investment could be made by a large capitalist willing to safely place a sum of money where it would produce a maximum of profit with a minimum of care and oversight.

TWO DETACHED HOUSES IN THE best residence section of Westmount, both built for owners' occupation. Each lot has a frontage of nearly one hundred feet, one commands a view from elevated land, the other is surrounded by magnificent trees. Particulars and permits at the office. Also a particularly handsome house 28 feet wide, beautifully furnished in oak on the main floor and containing special features throughout. Will be sold at a reasonable price. (178-B)

UPPER LANSLOWNE AVENUE—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in frontages of 50 feet with a depth of 110 to 115 feet. The situation is the most accessible of all the hillside property and commands a magnificent view. Price from 12½ cents upwards. (280-A)

VICTORIA AVENUE—A good lot on the best part of the avenue just above Sherbrooke street, facing Chesterfield avenue. Owner having left the city, would sell at a low figure. (43-B)

WESTERN AVENUE—About 60 yards west of Metcalfe Avenue, a very desirable piece of land, 48 feet front by 100 feet deep, to a 20-foot lane in rear. (182-B)

WESTMOUNT PARK—A handsome solid brick house, 13 rooms and a fine cellar, Daisy furnace. Sanitary arrangements perfect. Electric light and gas in house, gas-grate in parlor. Corner lot with 100 feet frontage on the beautiful new Park. Size of lot 50 x 100. Price \$10,000 (74-B)

WESTERN AVE.—Two new houses in pressed brick with stone trimmings of latest design and thoroughly well built, adjoining red stone house corner of Elm Avenue. A very convenient locality. Inspection and offers solicited. (721-B)