

Double Track Line.

DAY

From Toronto to all

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\$19.50

27.25

26.00

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North Bay.

Winnipeg Only

Saskatchewan and

Pay Rent Into Your Own Pocket

PARSONS ESTATE

The man who pays rent to a landlord is paying out money he will never see again. Be your own landlord, put the rent money into your own pocket. Over a thousand families have already taken home-sites in the

where they have built themselves cosy little cottages. They have the pleasure of living in homes that they own; the money they used to pay in rent now pays for the house and lot. As values of property increase, the owners of these little homes become more and more wealthy.

Don't You Want a Home--NOW?

We have such an easy plan for you that you should act at once and

Choose a Lot on Saturday

By our plan, you can select a lot and take possession of it on payment of \$10 down. If you move your family to the lot and live on it while you build your house in your spare time, you save rent, and have more time and money to spend on building.

Go out and look at the lots in Parsons Estate Saturday afternoon. Take Carlton street or Lansdowne avenue car to terminus. Our automobiles will meet the cars from 1.30 p.m. to 5 p.m. If you wish to walk, go up Dufferin street, north to the property. Representatives there to give full information.

Lots are \$5 to \$14 per foot

Terms are \$10 Down and \$5 Monthly

If you cannot go to see the lots, write for information and for our free book.

Dovercourt Land, Building and Savings Co., Limited

24 Adelaide St. E. Tel. M. 7280

FARMS FOR SALE.

100 ACRES—About 1/2 under cultivation, balance bush and pasture, in which is a splendid stream and a never-failing spring; the soil is a choice clay loam, the kind that never bakes; the house is a large one of a good eight-roomed frame house, with stone cellar; barn is about 30 x 40; in good repair, and has comfortable stables underneath for six horses and twenty cattle; there is an implement house, 30 x 20, and an open shed and pig-gary, 30 x 10. This property is situated on a good road, within fifty-five miles from Toronto, is less than one mile from creek, school, postoffice and store, the creamery wagon calls for the cream at the door; if you want a tidy stock farm, a very moderate price, arrange for us to show you this. Price, \$200; terms, five down, balance easy. Philip & Beston, Whiteville, Ont.

ONE HUNDRED ACRES—Good stock and grain farm; fair buildings; abundance of water; lot 8, Con. 3, Markham; 2 1/2 miles east of Thornhill. Apply to owner, H. Fitcher, Dollar P.O. 6222.

\$25000—BEAUTIFUL farm, 30 acres at Cookville, on Dundas road, and Hurontario street; large, twelve-room house and good outbuildings. Apply to owner, H. Fitcher, Dollar P.O. 6222.

W. A. Lawson's List.

FARMS FOR SALE by W. A. Lawson, 102 Church street, Toronto.

1/4 ACRES—Eight miles from Toronto; quarter-mile from electric car and Kingston road; close to postoffice, school and church; good soil, all suitable; nice spot for country home; six hundred and twenty-five acres.

MR. MARKET GARDENER: we can show you some of the best propositions offered to-day for your purpose; good soil, splendidly situated, and the price is decidedly right.

10 ACRES—Five miles from Toronto; close to postoffice and school; near new electric line; superior clay loam; easily worked, all under cultivation and clean; a beautifully fitted piece of land; twenty-five hundred.

30 ACRES—Sixty-five miles from Toronto; near Cobourg; close to postoffice and school; clay and sandy loam; cleared; fine; superior clay loam; easily worked, all under cultivation and clean; a beautifully fitted piece of land; twenty-five hundred.

50 ACRES—Eight and half miles to St. Lawrence Market; close to postoffice, school and church; rich clay loam; all under cultivation and clean; well watered; fine; superior clay loam; easily worked, all under cultivation and clean; a beautifully fitted piece of land; twenty-five hundred.

100 ACRES—Scarboro; four miles from Toronto; close to postoffice, school and church; rich clay loam, well watered; fine; superior clay loam; easily worked, all under cultivation and clean; three acres of orchard; plenty of water; good fences; nicely wooded about buildings; brick and roughcast house, seven large rooms; two barns, drive house, ten house and pig-gary, all in good repair; twenty thousand.

ABOVE for sale by W. A. Lawson, 102 Church street, Toronto.

\$5,750

FOR QUICK SALE

Roncesvalles avenue, detached, nine-roomed brick dwelling, hot water heating, hardwood floors, 16 feet frontage, good store site.

S. W. Black & Co.

28 TORONTO ST.

FOR SALE

Richmond Street

\$225 per foot

45 x 100

GOULDING & HAMILTON

NORTH TORONTO INVESTMENT

LAWRENCE PARK

Much attention is being directed to North Toronto as a place for profitable investment in real estate. The best lots available are to be found in

LAWRENCE PARK

This property has been carefully developed as a high-class suburban private park, and the best class of citizens are making their homes there. Lawrence Park has all modern conveniences, with magnificent bowling greens, tennis lawns and clubhouse. Go and see the property. Take Metropolitan car to Glen Grove Avenue.

Dovercourt Land, Building & Savings Co., Limited

24 Adelaide Street East

Telephone Main 7280

FIVE ACRES

Lakeview Avenue

Close to St. Clair

\$15,000

Goulding & Hamilton

106 Victoria St.

FOR SALE OR TO LET

THE TORONTO SHIPYARDS

(Foot of Bathurst Street)

A desirable property, suitable for shipbuilding or engine works plant.

Apply to

THE MANAGER, CANADIAN BANK OF COMMERCE

Corner King and Jordan Sts.

YONGE STREET

Very desirable central business property, good frontage and extra depth.

S. W. BLACK & CO.

28 TORONTO STREET

FOR LEASE

COUNTRY RESIDENCE

A BEAUTIFUL brick residence of ten large rooms, new furnace, well decorated, and all modern; two and one-half miles from the city limits, at Weston, together with about ten acres of the best garden land, consisting of about one hundred bearing apple trees, stable or garage, beautiful grounds and shade trees; will lease for five years at a rental of \$400 per year; there is a running stream through the property, which is very picturesque. The fruit alone should pay the rent.

GOULDING & HAMILTON

100 VICTORIA STREET

IN HOCK

Young men with meagre salaries evolve financial makeshifts abhorrent to the moral and physical sensibilities of their prudent elders. Said one young sprig of boarding house gentility to another who expected to seek new quarters upon his return from a two-months' trip on the road:

"What are you going to do with all this personal truck that is cluttering up your room? It will cost you anything a dollar a month for storage."

"Not in the way I am working things," said the man who was going away. "I have purposely refrained from piling board for four weeks and the landlady will hold my stuff. Of course I shall square up when I come back and get it again, and in the meantime she will give it free storage."

PROPERTIES FOR SALE.

Union Trust Company's List.

Vacant Land.

\$10 FOOT—Everfield road, near Dufferin.

\$12 FOOT—Dufferin street, West.

\$14 FOOT—Brownlow avenue, Davisville.

\$16 FOOT—Smith avenue.

\$16 FOOT—Bloom ave., near Dufferin.

\$20 FOOT—Earle street, Davisville.

\$25 FOOT—Eglinton ave., near Yonge.

\$27.50 FOOT—Hawthorne avenue, Eglinton.

\$35 FOOT—Gerrard street, East.

\$40 FOOT—Gerrard street, corner lot.

\$40 FOOT—Glen Grove Park, 70 x 100.

\$45 FOOT—Ridley Gardens, west end.

\$50 FOOT—Lake Shore road; deep lot.

\$50 FOOT—Oakwoods drive, Moore Park.

\$60 FOOT—Melgund road, Wells' Hill.

\$75 FOOT—Yonge street, Davisville.

\$80 FOOT—Broadview avenue, corner lot, in fine location.

\$5000—ABOUT three acres, Edgemoor Park.

\$5000—TWO HUNDRED acres, timber land, near Northern Railway; would exchange.

Houses and Stores.

\$1350—SMALL cottage and large lot, Davisville.

\$2500—SIX ROOMED house and barn, good lot, Davisville.

\$3700—OFF Avenue road, six rooms and bath, hardwood floors.

\$4500—BRICK house, seven rooms and good lot, Yonge street.

\$5000—WELL-BUILT nine-roomed dwelling, with all conveniences, and close to Avenue road cars.

\$5000—CLOSE AVE., south of Queen; red sandstone front, laundry, tubs; \$1000 down.

\$5600—STAR AVE., new, eight rooms and bath (tiled), square plan, hardwood floors, beautifully decorated and thoroughly up-to-date; basement divided and ceiling plastered; H.W. heating; faces new city park and overlooks Hamlin Bay; price includes Range water heater and electrical fixtures.

\$6300—OFF Yonge street, north of Carlton; nine bright rooms and bath, full division cellar.

\$8500—ON BROW of the hill, overlooking city and lake; fine view from rear; contains nine large rooms, bath and billiard room; excellent location; \$1000 down.

\$8500—INDIAN ROAD, ten rooms, wood on two floors.

\$9000—FOXBAR ROAD, eight good rooms and trunk, living room, exceptionally fine; H.W. heating, finished in Georgia pine; reasonable terms.

\$9500—NEW, ten-roomed, dwelling, hot water heating, two bathrooms, beautiful situation and fine lot; Eglinton.

\$10500—THORNWOOD AVE., ten large rooms, hardwood floors, good lot to the ravine.

\$11000—CARLTON ST., thirteen rooms; lot 63 x 132; to a lane.

\$12500—DOUBLE fronted residence; dining room paneled in oak, hot water heating, hardwood floors, and thoroughly up-to-date; an elegant home, Glen Grove Park.

\$13500—ROSEDALE ROAD, ten large rooms, bath and trunk, H.W. divided cellar, brick stable and carriage house.

\$20000—RUSSELL HILL DRIVE—Twelve good rooms, also conservatory, sun and billiard room, three bedrooms, toilet on ground floor, hardwood throughout, and beautifully finished in every detail; glass refrigerator built in.

\$4200—STORE and dwelling on Logan avenue; well rented.

\$5000—STORE and flat above, on College street, in fast-growing neighborhood; terms can be arranged to suit.

APPLY The Union Trust Company, Limited, 105 Bay street, Toronto.

MEDICAL.

DR. DEAN, Specialist Diseases of Men & College-street.

NORTHCLIFFE

This aristocratic sub-division on the hill south of St. Clair Avenue has now water and drains on some of the streets, and building has commenced.

A few choice lots overlooking the city are for sale with restrictions.

ARMSTRONG & COOK

Owners,

4 Richmond East

Main 1215.

PROPERTIES FOR SALE.

BEAUTIFUL brick residence for sale in the Village of Thistletown, seven miles from Toronto; solid brick, 12 years built; 6 rooms; good fireplaces; 2 1/2 acres; all matched lumber; young orchard; three-quarter acre of land. Suit doctor or any gentleman wishing to retire; hard and soft water in abundance; three miles from Weston. Terms easy; \$200. Apply to Wm. Baxter, Thistletown.

FREEHOLD—300 acres, pulp and mineral lands, Township of Ely; no shipping restrictions; \$500 per acre; one mile from Canadian Pacific Railway station, Heron Bay; good road; also close to Lake Superior harbor; well timbered; also a rich mineral belt; terms easy; half cash, balance arranged. Write to Williamson & Co., Publishers, Toronto.

BUSINESS CHANCES.

BUSINESS OPENINGS in Georgetown—Splendid opening for good, live general merchant; modern stock and method; selling groceries, fruit, fish, vegetables, meats, etc.; flour and feed, builder, painter and paperhanger, furniture undertaker, Georgetown is booming.

NO. 1 BUTCHER business for sale in the Village of Woodbridge, with seven hundred inhabitants, and in one of the best farming districts in Canada. Work for three men the year round in the centre of village, on main street. House and shop all combined, with ten large rooms; solid brick, \$523 feet; shop, 16x20 feet, with refrigerator, counter and sink, and two chopping blocks; also good stable, 14x30 feet; ice house, 14x18; wagon shed, 14x18; good, good, good, good for house, lined inside and out with matched pine lumber; hard and soft water in abundance; the buildings are new; only eight years built, with the best material; color whole size of house. The whole lot for sale on easy terms. Apply to E. Brown, Woodbridge, or Wm. Baxter, Thistletown.

PORT ALBERNI, B. C. offers the greatest returns on small investments available in the Canadian West to-day. Beat the railroad and you will make money. Full details, facts and pictures. W. W. Black, 22 King Building, Toronto, or Broad-street, Victoria, B. C.

PARTNER WANTED, who could invest about four or five thousand dollars, with or without service to equity and operate plant; good site; material for twenty-five years; good demand and profits. Apply Box 33, Wood.

BUSINESS CHANCE WANTED.

BUY OR RENT—Store or grocery, village, or small business, good location, 58 Lansdowne, Toronto.

PATENTS AND LEGAL.

PETHERSTONHAUGH & CO., the old established firm, 216 King-street, Toronto. P. H. Petherstonhaugh, K.C., M.E., Chief Counsel and Expert, Head Office Royal Bank Building, 216 King-street, Toronto. Branches: Montreal, Ottawa, Winnipeg, Vancouver, Hamilton.

LEGAL CARDS.

BAIRD, MONAHAN & MACKENZIE, Barristers, Solicitors, 216 King-street, Toronto. P. H. Petherstonhaugh, K.C., M.E., Chief Counsel and Expert, Head Office Royal Bank Building, 216 King-street, Toronto. Branches: Montreal, Ottawa, Winnipeg, Vancouver, Hamilton.

CURRY, O'CONNOR, WALLACE & McDevitt, 28 Queen-street, East.

FRANK W. MACLEAN, Barrister, Solicitor, Notary Public, 21 Victoria-street, Private funds to loan Phone M. 204.

HOTELS.

HOTEL VEDONNE, Yonge and Wilton streets; Central; electric light; best located; rates moderate. C. E. Brady.

ART.

J. W. L. FORSTER, Portrait Painting, Rooms 4 West King-street, Toronto.

ARCHITECTS.

A. R. DENISON & STEPHENSON, Architects, 216 King-street, Toronto.

GEORGE W. GOULDING, Architect, Temple Building, Toronto. Main 609.

MORTGAGES.

MORTGAGES FOR SALE—MERRITT, Broom, Solicitor, 17 Chestnut-street, Toronto.

LOST.

LOST—From the farm at Thistletown, fresh-calved, aged Jersey cow, with large udder, dehorned, reward to finder, J. K. McEwen.

HOUSE MOVING.

HOUSE MOVING and raising done, J. Nelson, 106 Jarvis-street.

EUTHESIS.

THE ONTARIO MARKET, 428 Queen-st. West, John Goebel, College 325.

CRANBERRY CROP FOR SALE.

CRANBERRY MARSH—60 acres, near railroad, two miles from Grand Valley; offers for this season's crop about 1000 bushels. Full particulars from John Steele, Aurora, Ont.

LOANS WANTED.

INVESTORS desiring to loan money on first mortgages on improved property at 6 per cent, please call at our office, Canadian General Securities Corporation, Limited, 20 Scott St., City.

PATENTS.

PETHERSTONHAUGH, DENNISON & CO., Barristers, Solicitors, 216 King-street, Toronto. P. H. Petherstonhaugh, K.C., M.E., Chief Counsel and Expert, Head Office Royal Bank Building, 216 King-street, Toronto. Branches: Montreal, Ottawa, Winnipeg, Vancouver, Hamilton.

HERBALIST.

ALVER'S famous secret tonic will cure all nerve diseases and diseases arising therefrom; pure herb in capsules, 100 Bay street, Toronto.

HELP WANTED.

A FIRST-CLASS gear ironer, at once, must be able to handle help. Apply to J. B. Armstrong Mfg. Co., Limited, Guelp, Ont.

CYLINDER press, feeder wanted