

Houses and Building Lots

FOR SALE

-AT-

WESTMOUNT.

The J. CRADOCK SIMPSON
Real Estate & Agency Co.

ABERDEEN AVENUE.—A well situated lot, 50 feet front. Moderate price (368-B.)

ABERDEEN AVENUE — A well-built stone and brick residence, with extension kitchen, hot water heating, and modern plumbing, containing 9 bedrooms, and well equipped in every way. The lot has a frontage on Aberdeen Avenue of 200 feet, and about 93 1-2 feet on Montrose street. The residence would be sold with less land if desired. (359-B).

ARLINGTON AVENUE AND COTE ST. ANTOINE ROAD.—A most desirably situated block of land, fronting on Arlington Avenue, and on Cote St. Antoine Road. Will be sold en bloc, with a two-storey brick house and outbuildings; or would be divided and sold in lots. These are some of the best lots in Westmount, and at the price asked should not remain long in the market. Parties at office. (13-4).

ARGYLE AVENUE.—Three choice building lots; well situated on this popular avenue, commanding a magnificent view; owner has left the country and will sell them at a bargain, to a prompt buyer. (434-B.)

ARGYLE AVENUE.—Three very desirable building lots, each fifty feet front, on the best part of the avenue. (51-B).

ATLANTIC AVENUE.—A very desirable building lot, 50 ft. front, commands a fine view of the surrounding country. (26-C).

ARLINGTON AVENUE — Handsome 2-storey stone front house, with 2-storey extension, cellar basement containing laundry, w.c., Daisy furnace, has four rooms on ground floor, five bedrooms and bath on 1st floor; finished throughout in white wood; fitted with electric fixtures, gas, grates and mantels. Price, \$7,500. (288-B).

COTE ST. ANTOINE ROAD — A magnificently situated building lot, 100 ft. front by 135 ft. deep on Metcalfe Avenue; also a lot adjoining above 45 1-2 ft. x about 125 ft. deep (349-B).

COTE ST. ANTOINE ROAD, MOUNTAIN AND CLARKE AVENUES.—A magnificent block of land, fronting on above streets, containing an area of over 136,000 feet. There is no better block of high class residential lots than these in Westmount. We offer this en bloc at a figure which should tempt speculators. (3-C).

plain, for some agents are plainly dishonest in their methods and dealings; but there are good men and bad men, bright men and dull men, men who understand their business thoroughly, and men who don't seem to know much about what they are doing, in every business and profession.

Every city of any importance has its proportion (usually large) of quack doctors, pettifoggings and dishonest lawyers, dentists who will work for half pay, and incompetent business men of all kinds. But this fact does not deter sensible people from sending for a reliable doctor when ill, or consulting a lawyer on business matters, or seeking advice from a well posted real estate agent when about to purchase property.

In the domain of investments the real estate agent is as much of a necessity as the lawyer in the realm of law, and as necessary to the average investor as the grain buyer is to the farmer. Because some dollars are bad is no reason why the good honest dollars should not be used as a medium of exchange. It would be just as sensible to refuse to consult with an agent whom you believe to be honest because some agents are rascals.

Agents are fallible, and they no doubt often see the color of things through the spectacles of their own prejudices. But this is no reason why they should not be honest.

We venture the assertion that ninety-tenths of all the money made in real estate transactions is made through the medium of agents; and without the agents there would not be one-tenth the sales that are made through them.

Don't be afraid to consult your agent. An intelligent, honest, well posted real estate agent will often prove as good an adviser as an attorney, and will not cost you half as much.

Select a good, reliable agent, if you are dealing in vestments of any kind, and give him your confidence, and nine times out of ten you will make money by it. "St. Louis Real Estate Bulletin."

A SPECIMEN OF AUCTION PUFFERY.

I can sell for eighteen hundred and thirty-nine dollars a pallas, a neat and pensive reticement, lokated on the virgin banks of the Hudson, walled in with adamant, containing 85 akers. The land is luxuriously divided by the hand of natur and art into pastur and tillage, into plain and declevity, into isturn abruptness and the dailliance of moss-tufted medder; streams of sparkling gladness (thick with trout) danse thro the wilderness of buty tew the low musick of the kricket and grasshopper.

CAMPBELL STREET — Two very desirable lots each 63 ft. by 175 ft.; fine situation. (109-B).

CLARKE AVENUE.—A solid brick house, on stone foundation, 40 feet square, with extension; grounds 97 ft x 139 ft.; nice lawn, apple trees, &c.; good stable and coach house. House is nicely laid out, has large drawing room full depth of house, library, dining room, kitchen, and pantries, on ground floor. Price very reasonable. (900d-3).

COLUMBIA AVENUE — A very handsome, well built tenement, containing two dwellings, heated by hot water furnaces, in perfect order, first-class plumbing, well rented for \$526 per annum. Price, \$7,000. (900E-3).

COTE ST. ANTOINE ROAD, corner of Victoria Avenue—A fine block of land, having a frontage of 135 ft. on Cote St. Antoine Road, and about 250 feet on Victoria Avenue. This is one of the finest villa residence lots in the Cote; it commands magnificent views which cannot be interfered with. (286-2).

COTE ST. ANTOINE ROAD — A block of land with a frontage of 103 ft. on Cote St. Antoine Road and 238 ft. on Claremont ave.; fine situation; good view, could be divided advantageously. (298-B).

COTE ST. ANTOINE ROAD, corner Mountain Avenue—A splendid block of land, 64 feet front by about 150 feet deep, well situated for a villa residence, and surrounded by some of the best properties in Cote St. Antoine. (437-3).

COTE ST. ANTOINE ROAD—Three magnificent building lots, facing Lansdowne Ave.; one of the finest sites in the town. (267-B).

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

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

DORCHESTER STREET—Six stone front 2 1-2 storey well built family houses, containing five bedrooms, large drawing and dining room, library, kitchen, etc., ample cupboard accommodation. Splendid value for \$5,500 each. (287-B).

DORCHESTER STREET—Just west of Greene Ave., two choice lots on the south side of the street, commanding uninterrupted view towards the south, with two mitoyen walls available for building; size of piece, 57 x 150. Offers solicited. (274-b).

4140 DORCHESTER STREET, (Westmount)—A well situated, comfortable, medium-sized, stone front house. The accommodation comprises large dining room, drawing room, reception room, five bedrooms upstairs, and one in basement, kitchen, store rooms, large cupboards and pantries. Owner anxious to sell. Price this month under \$6,000. (336-B).