



ROYAL L. H. EWING
A. STUART EWING

Ewing & Ewing

REAL ESTATE AND INSURANCE BROKERS

903 & 904 BANK OF NOVA SCOTIA BUILDING

437 St. James Street

Telephones HARbour 0255-6

No.

Rafalgar Institute

MONTREAL,

193

"ROSEMOUNT"

3530 REDPATH STREET & 3529 SIMPSON STREET
WITH REAR ON MOUNT ROYAL PARK

St. Andrews Ward

Cad. 1734, 1735, 7 & 8

This fine property bounded by Redpath & Simpson Streets, with rear on Mount Royal Park, containing over two and one-half arpents, beautifully situated in the excellent west end residential district, would lend itself admirably to a high class development and is being offered at the price of the land. The residence, description of which appears below, could be included in the development or not, as desired.

Detached residence, surrounded by spacious grounds well kept up and in excellent condition throughout. Three storey and basement with carved stone front and slate roof, brick extension. The first and second floors are parquetry oak, wainscoting, doors, and trim throughout, is quartered oak.

Ground Floor : Tiled vestibule, hall, panelled in oak, cloak room with toilet, drawing room with fireplace, dining room, fireplace, and built-in sideboard, breakfast room, pantry, kitchen, servants' dining room.

First Floor : Bedroom with connecting bath with shower, sitting room, bedroom with fireplace, dressing room and bathroom en suite. Bedroom, bathroom, linen press off hall, rear verandah. Separate servants' quarters consisting of 6 bedrooms and bathroom.

Second Floor : Billiard room, 3 bedrooms, sewing room, bathroom with shower, separate toilet.

Basement : ~~Ball~~ storage, work room, coal bins, etc.

Heating-- 2 Spence 6 $\frac{1}{2}$ & Jacket Heater

Lighting - electric Plumbing O.K.

Outbuildings : Garage for three cars, with man's quarters above. Gardener's cottage with forcing house, etc.

Assessed Value \pm 175,000.

Dimensions of Lot : Simpson Street 240'6"
Redpath Street 318'11"

Sup. Area
96,570 sq.ft.

PRICE

\$250,000.

NOTE.—The particulars contained hereon are compiled in most instances from information furnished by the owners, and while we believe them to be correct, we do not guarantee same. Prices subject to change without notice and to prior sale. If the property quoted does not meet your requirements we solicit your further enquiries.

EWING & EWING.