

bedroom, pantry. Upper floors contain eight bedrooms; w. c. on each bedroom flat. (371-3).

TUPPER STREET.—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$4,200. (234-B).

TUPPER STREET.—Stone front cottage, nine rooms, furnace, dumb waiter, etc., in good order, brick stable in rear. Price only \$4,800. Terms to suit purchaser. (205-B).

TUPPER STREET.—Stone front cottage on lot about 22 feet wide by 73 feet deep, with hot water heating; good plumbing and in splendid state of repair. Basement contains kitchen, dining-room, and servants' room. First floor, double drawing-rooms and sitting room; second floor has 3 bedrooms, bath, etc. (34-C).

UNIVERSITY STREET.—A substantial stone front house, above Burnside Place—in good order—will be sold at a very low figure—\$500 less than city assessed value. (354-B).

UNIVERSITY STREET.—A stone front corner house, beautifully situated on the best part of the street, heated by hot water furnace; all modern improvements. (791-3).

UNIVERSITY STREET.—A stone front semi-detached residence, well built and in good order throughout. Lot, 37½ ft. x 120 ft., running back to McGill College grounds. House is conveniently laid out, and would be sold for \$8,500 to a prompt buyer. (36-C).

UNIVERSITY STREET.—A good three storey brick house, near Sherbrooke street; nicely laid out; kitchen on ground floor, hot water furnace. Price, only \$8,500. (301-B).

UPPER UNIVERSITY STREET.—A magnificent residence property situated at the corner of Pine Ave., and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is specially adapted to sub-division purposes, and there is money in it for any enterprising capitalist or subdivider. A splendid site for an institution. Particulars at this office. (67-B).

VALLEE STREET.—A 1½ storey wooden cottage, and dwelling in rear on a lot 35 ft. x 75 ft., for sale, at \$1,400. The price of the land only. Good situation for a carter. (20-4).

VERSAILLES STREET.—A neat self-contained house near St. Antoine st., in good order. Price, only \$2,250. (358-B).

VERSAILLES STREET.—A neat brick encased cottage just below St. Antoine street. House is built in rear of lot, leaving the front available for building. Price only \$2,200. (212-B).

VICTORIA STREET.—A 2½ storey stone front house, in good order, concrete basement; heated by hot water furnace. Lot, 22½ x 96 feet, 18 foot lane in rear. (171-B).

VICTORIA STREET.—Solid brick three storey house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4,000. (829-3).

VICTORIA SQUARE.—Two stone front stores, with dwellings above, rented to good tenants; in very good order. (17-B).

VICTORIA STREET.—Two cut stone front houses in good order; Daisy furnaces; each rented for \$400 per

In the gracious field of hospitality, where, if in any place, the heart should govern what is dispensed and how offered, the very flower which graces the board must be of a conventional type and presented after the ruling manner of the neighborhood. And the food placed before those we invite must consist of dishes like those partaken of at other men's tables, whether we can afford them or not; the wine, which is quite beyond our honest reach, must sparkle and flow, because "everybody drinks champagne in these days."

More and more rarely do we find doors which open with heartfelt pleasure to the friend who "drops in" unexpectedly, and an invitation to come and share a family meal seldom reaches beyond the immediate relatives, except where the ordinary routine of the dining-room includes an elaborate repast served on a much-decorated table. Alas! We do not let our experience teach us that "not meat but cheerfulness makes the feast," and that any restaurant can afford sauces, and ragouts, and entrees, while only a "good plain cook" can give to simple food its own distinctive delicate flavor.

To be erratic and eccentric, to ignore the graces and decorum of our generations, either in our habits at home or abroad, is simply to court ridicule; to be unobservant of what is added to the beauty of living merely to adhere to the habits of a ruder age is folly. But we can easily make a method of life from what science, and art, and discovery have put at our disposal and mark it with our "own image and superscription" as can any skilled artisan mould from the same materials a hundred varying forms.

We have, first of all, to grasp our own individual condition; what is proper for ourselves, husband and wife, parent and child, and then make our side things fit us and conform to our own aspirations and necessities. What we shall wear, how we shall live, what our houses shall be like, what we shall spend, what we shall give, let us settle these things for ourselves, and, as far as we are able, give value and impetus to what seems to us right, by the strength of our own forceful action. We require both adaptability and persistence to use the rich store of material this modern amplitude of resource lays at our feet.

What object is gained by making the interiors of our homes like the long, invariable blocks of precisely similar exteriors? What profit is there in having a whole social circle of women, to-day garbed in purple and to-morrow in gray? Why should every housewife at this time vigorously push all

annum. Price only \$6,000 each. (268-B).

VICTORIA SQUARE.—A fine business site now occupied as warehouse, well rented in the meantime. (24-B).

VICTORIA STREET.—A good 3-storey stone front house, heated by hot water furnace; in good order, with brick shed in rear. Will be sold at a very low price to a prompt buyer. (28-C).

VICTORIA STREET.—A 2½ storey stone front house containing twelve rooms, in good order, brick fuel shed in rear. Easy terms. (32-C).

WAVERLY STREET.—A neat stone front cottage, contains 9 rooms; built within the last year. Heated by hot water furnace. Price only \$3,000. (3-4).

WELLINGTON STREET.—Four solid brick tenements on lot 54 feet by 145 feet. Would make a good investment for a master carter. Price \$4,500. (314-B).

WELLINGTON STREET.—A good brick house, near the subway heated by hot water furnace, and in good order throughout. Only \$3,500. (879-3).

Business Properties

.. AND ..

Building Lots FOR SALE

—BY—

The J. CRADOCK SIMPSON
Real Estate & Agency Co.
Real Estate Agents.

ST. JAMES STREET.—One or two centrally situated properties, between Post Office and McGill Street. Particulars at Office. (445-3.)

ATWATER AVENUE.—A block of land with a frontage of 200ft. x 96ft. deep, situated between the canal and Notre Dame street; lots in rear can also be had; fine site for a factory; also three lots near St. Antoine street. (23-C).

ATWATER AVENUE.—Four building lots having an area of 11,000 feet. Full particulars and price at office. (47-C).

ATWATER AVENUE, Cor. ST. PATRICK STREET.—Block of land, comprising about 120,000 feet, suitable for factory or business purposes. (49-C).

BISHOP STREET.—Two very desirable building lots in the very best part of the street, each 24½ft. x 129ft 3 in. Very few lots remains unsold on this street. (354-B).

BISHOP STREET.—Choice lots suitable for residential purposes on this street. Full particulars at office. (45-C).

BLEURY STREET.—A vacant lot of about 56 feet by 70 feet, suitable for business purposes on this busy thoroughfare. (43-C).

BLEURY STREET.—A fine block of land above Ontario street, will eventually form the corner of Concord street; frontage about 150 feet, area 24,000 feet, with large cut stone house. A good property for development and speculation. (358-a).