

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).

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. (288-2).

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 of 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 Greene Avenue, each 28 feet front, with all modern improvements, kitchens on ground floor. (789-3).

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

DORCHESTER STREET. — Six stone front $2\frac{1}{2}$ 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).

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, storerooms, large cupboards and pantries. Owner anxious to sell. Price this month under \$6,000. (336-B).

DORCHESTER STREET.—A fine block of land at corner of Gladstone Avenue, Westmount. Has 75 feet frontage on Dorchester street, and about 114 feet on Gladstone Avenue. Area 7,848 feet. A good site for self-contained houses or for an apartment house. Moderate price. (275-B).

DORCHESTER STREET, cor. BRUCE AVENUE.—Lot about 25 feet front by 123 feet deep. (45-C).

ELM AVENUE.—A 2-storey brick house on stone foundation. All living rooms on two floors. Extension kitchen. Lot, 25 ft. by $110\frac{1}{2}$ ft. to lane in rear. No furnace; 8 rooms. Price \$4,500. (394-B).

ELM AVENUE.—A choice building lot, having an area of about 2,700 ft.; moderate price to a prompt buyer. (203-B).

ELM AVENUE.—Fine block of land forming the south west corner of

was partly good times, they said, but it was more because New Yorkers were willing to listen now than they used to be to the suggestion of living in the suburbs, and this was because the suburbs, by more systematic development, had become more desirable places to live in.

Brooklyn was the borough first seized upon for exploitation by the suburban real estate companies, and it is in that borough that the greatest progress in development has been made. A great point in its favor is that it is at present most easily accessible of the four new boroughs surrounding Manhattan, and of this advantage the lot vendors have made the most. The result is seen in the great increase in the home owning population in the borough. The spot, which is most rapidly developing in all the greater city just now is the region immediately south of Prospect Park, where the companies had a free field. The borough, as a whole, is growing now in population at the rate of from 50,000 to 60,000 a year, so real estate men say, and houses are not being built sufficiently fast for this increase in population. Eighty per cent. of the houses available two years ago are now occupied. In another year land experts say that there won't be a house to be had in the borough and the builders will not be able to turn out creditable structures fast enough for the population.

Apart from the greater activity in land selling the improvement in the methods of managing suburban building operations are responsible in no small degree for the movement to the suburbs. Most of the companies operating in suburban real estate not only sell the lots on the installment plan now but they have a building plan attachment to the installment scheme, and under the purchaser's orders will erect the kind of house he chooses on the lot he buys, taking payment on the same system adopted in selling the site. The result is a saving of from 10 to 25 per cent. to the purchaser in the cost of construction, since it is obvious that it is cheaper to erect half a dozen houses in one neighborhood than it is to put up a single one, and he has the advantage of expert advice in building it. As the realty company wishes him to retain the house the advice is likely sound, and as the company wants to sell his individual taste will be carefully consulted.

So far as artistic merit in these new homes is concerned the improvement in the exterior of suburban houses is noticeable to any one who will take a

Western Avenue and having an area of about 12,689 feet. Good residential property. (47-C).

GLADSTONE AVENUE. — A neat stone front cottage, containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price, \$5,000. (380-A).

GREENE AVENUE.—A very cosy pressed brick cottage, near Dorchester street, has extension kitchen, 5 bedrooms on one flat, servants' room in basement, heated by hot water furnace, modern plumbing and conveniences; a nice home for any one wanting a moderate priced house. Price, \$5,000 (337-B).

GREENE AVENUE. — First-class two-storey cottage, with every modern convenience, porcelain bath, stationary washtubs, Daisy furnace, asphalted basement, extension kitchen, 5 bedrooms. Price, \$5,250. (287-B).

GREENE AVENUE.—A valuable building lot, forming corner of Prospect Ave., 90 ft., by 73 ft., only $42\frac{1}{2}$ cents per foot. (287-B).

GREENE AVENUE.—A rough stone $1\frac{1}{2}$ storey cottage, heated by hot water furnace, 9 rooms in good order, a nice comfortable house for a small family. Price, \$5,000. (235-B).

GREENE AVENUE.—Two well situated building lots, each 25 ft. x 102 ft., no waste ground, only 55 cents per foot to a prompt buyer. (296-B).

HALLOWELL AVENUE.—A good stone front tenement, well situated close to Electric cars; in good order, heated by hot water furnace; good modern plumbing; moderate price. (244).

HIGH STREET, cor. Elm Avenue. — Block of land, comprising five lots each about 25 feet wide, by 116 feet deep. Particulars at office. (46-C).

HILLSIDE AVENUE. — A desirable block of land 90 feet deep, adjoining the corner of Metcalfe Avenue. (130-B).

IRVINE AVENUE.—Two 2-storey solid brick cottages, extension kitchens, heated by hot water furnaces, in good order, seven rooms in each. Price, \$4,000 each. (204-B).

LANDSDOWNE AVENUE.—Six good building lots, near Cote St. Antoine Road, each, 21 feet x $62\frac{1}{2}$ feet. (307-B).

LANDSDOWNE AVENUE.—A charming brick cottage on large lot forming the corner of Sherbrooke street. Heated by Daisy furnace, 8 rooms. Price moderate, (869-3).

LANDSDOWNE AVENUE, Cor. COTE ST. ANTOINE ROAD.—Large block of land, forming the corner of these streets; can be had at a bargain. (48-C).

LANDSDOWNE AVENUE.—Vacant lot about 22 feet wide by 128 feet deep; well situated on this residential avenue. (59-C-B).

LEWIS AVENUE.—Pressed brick cottages, eight rooms, concrete cellar basement, stationary wash tubs, hot water furnace, etc. Price, \$3,700. (396B-3).

MITCHELSON STREET. — Solid brick two and a half storey dwelling on stone foundation, with frame shed in rear. Also tenement house adjoining containing two dwellings, and well rented to May next. Owner wishes to sell quickly. (61-C).