

**ST. URBAIN STREET.**—Brick encased tenement, on stone foundation, two dwellings, well rented. Reduced price, \$2,500. (316-B).

**ST. URBAIN STREET.**—A brick encased cottage in good order. Price only \$2,200. (265-B).

**ST. URBAIN STREET.**—A comfortable, well built brick house, well situated in vicinity of St. Martin's Church, in good order, large garden. Would make a very nice family residence. (307-B).

**ST. URBAIN STREET.**—Stone front tenement building, contains 5 dwellings in fair order. Rents for \$540 per annum. Price, \$6,250. (9-4).

**ST. URBAIN STREET.**—A well built stone front cottage, with extension kitchen, heated by Daisy hot water furnace everything in first-class order. Built for owner's occupation. Lot, 25 feet by 100 feet. Good stables; moderate price. (763-3).

**SUSSEX STREET.**—A handsome stone front cottage; well built and in good order; heated by hot water furnace; good modern plumbing; dining room on ground floor; five bedrooms; ample storage room, etc., in basement; brick shed in rear. This house is for positive sale, and will be sold on terms to suit purchaser. Permit to view at our office. (17-C).

**TORRANCE STREET.**—A two-storey solid brick house, extension kitchen, nice family house at a very low price, 6 bedrooms. Price, only \$4,500. (769-3).

**TOWER STREET.**—A handsome pressed brick double house, on lot 50 ft. by 100 ft., with two story extension, fitted with all modern improvements; ground floor contains drawing rooms, dining room, library, kitchen, and bedroom, pantry. Upper floors contain eight bedrooms; w. c. on each bedroom flat. (571-3).

**TUPPER STREET.**—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$4,250. (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).

**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 \$5,500 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).

can afford for walls and floors, within reasonable limits, the larger the room the better, as there is usually insufficient space for moving around. It is most annoying when one must squeeze in a narrow space, or to reach over a wash basin or bowl to reach a cock in the bath tub. Then, too, the larger room allows most perfect cleaning.

The position of the bathroom usually depends upon the arrangement of the first floor, as it is more economical to place the bathroom over the kitchen. This saves in the plumbing, as there is little piping, from the boiler, and the waste pipes, or outlets, are in line with the one from the sink.

Being placed over the kitchen is an advantage in winter, owing to the warm floors that invariably are over the kitchen stoves. While not so desirable in summer, a warm bathroom is not such a misfortune as would be a bedroom so situated; one isn't in the bathroom very long.

Also, for architectural considerations, the bathroom is placed on the back or side of the house, allowing the front for the windows of larger rooms.

However, the convenience of the household should not be sacrificed. The room should be accessible from the main hall, and yet should not be placed that an open door will bring the fixtures into view from the main part of the house.

Do not, unless the bathroom is exclusively for your own use, have a door from your chamber to the bathroom. It is most annoying to visitors to find that there are two doors, and that two locks must be turned on entering and two bolts be drawn before leaving. Almost surely one lock will be open or closed at the wrong time, and mortification or anger will as surely result.

Of course, for a large house, it is most desirable to have a private bath for one's own use, but most of us cannot afford that luxury.

There should be at least one outside window, and preferably, for ventilation, two windows. These should have ground or frosted or stained glass, or else be covered with washable curtains. Stained glass in appropriate designs, such as birds flitting across a pond, etc., are most attractive, and are quite inexpensive.

Where it can be so arranged, a good substitute for curtains is a screen or network of growing vines. These may be trained to quite closely cover the lower half of the window, but the upper half should be left fairly clear, so that wind and sunshine may enter.

**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, 23½ 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. (629-3).

**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 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).