

ROSEMOUNT AVENUE—Several choice villa lots well situated on the best part of this avenue; situation unexcelled in Westmount. Lots run through to Mountain Ave., and have a frontage of from 33 ft. to 91 ft., each. Reasonable price. (178-B)

ROSEMOUNT AVENUE—A substantial detached residence, fitted with all improvements, grounds have a frontage of 160 ft. on Rosemount and 134 ft. on Mount Pleasant avenue, by a depth of about 140 feet. Also three good brick houses, two on Rosemount Ave. and one facing on Mountain Ave., all well rented to good tenants, on lot fronting on both avenues, and with an area of 86,894 feet. (178-B)

ROSEMOUNT AVENUE—Handsome stone front residence; lately built and replete with every convenience, Daisy furnace, laundry, etc., five bedrooms. (883-B)

SHERBROOKE STREET—Two semi-detached houses in the best part of Westmount. Modern and thoroughly well built, one is occupied by owner, the other well rented. Suitable for two friends. Both houses have side lights and one is a corner house and commands a fine open view. (124-B)

ST. CATHERINE STREET—A stone front cottage on lot 26 x 110 feet; well built and in good order throughout. Lane at side and rear. Price \$7,000. (211-B)

ST. CATHERINE STREET—A good building lot, 80 feet front on St. Catherine street, with a frontage of 160 feet on Metcalfe Avenue, a splendid location for shops or residence. (93-B)

ST. CATHERINE STREET—A comfortable, well-built stone front cottage, with extension kitchen, Daisy furnace, and all improvements; five rooms on ground floor. Would exchange for a smaller house. Price only \$8,000. (883-B)

ST. CATHERINE STREET—A lot of land just west of Metcalfe Avenue, with a frontage of 88 feet 10 inches, first-class locality for building. Price only 75 cents per foot. (85-B)

ST. CATHERINE STREET—Two building lots, near Metcalfe Avenue, about 44 feet 5 inches front by a depth of 170 feet to 174 feet each, (382 & 386-2)

The Prudhomme farm situated close on the borders of Westmount just west of the Mackay Institute. Comprising an area of about 827,000 sq. feet exclusive of streets, which are all laid out and the lots sub-divided. This property, which stretches from the Upper Lachine road to the level of Cote St. Antoine road, offers one of the most tempting speculations in land on the Island of Montreal. No better investment could be made by a large capitalist willing to safely place a sum of money where it would produce a maximum of profit with a minimum of care and oversight.

TWO DETACHED HOUSES IN THE best residence section of Westmount, both built for owners' occupation. Each lot has a frontage of nearly one hundred feet, one commands a view from elevated land, the other is surrounded by magnificent trees. Particulars and permits at the office. Also a particularly handsome house 28 feet wide, beautifully furnished in oak on the main floor and contain-

ful floor coverings are Oriental rugs, not only because of their fine color, but because the patterns are geometrical and flat. In carpets all patterns of shaded flowers and scrolls are bad. The shaded parts look raised, as if you might stub your toe against them, and the scrolls look as if they were in constant motion.

Scale is important in patterns, as is, also, appropriateness of different styles of patterns to different places and materials.

Scale in furniture is practically set by the size of a human being, and modified somewhat by the size of the room. Chairs may be smaller or larger, but their variations in either directions are limited by the fact that they are made to sit on. Scale patterns, however, is practically unrestricted, and should be chosen for definite reasons and to produce definite effects. I admit that it is discouraging when you have decided that you want a paper with small pattern to be told in the shops that "they are not using them." As if the size and requirements of your room changed, and could one year need a plain paper, the next a little speckly, spotted paper, and the next enormous scrawly or big-striped pattern; whereas the beauty of any one of these papers depends on its proper use and contrast with other surfaces. You do not want flowered walls, flowered carpets, flowered table covers, cushions and curtains—everything flowered. If you have chintz curtains, choose a plain wall. If you have a figured wall, choose plain or nearly plain curtains and covers. Always have some plain or nearly plain spot to rest the eye on. This principle is invariable, irrespective of fashion.

Most of the finer large patterns are so broken and interlaced that it is difficult to tell where the unit of the pattern begins and where it ends. A paper or stuff with large or striking pattern is a decoration in itself, and should not be spoiled by having pictures hung on it. Pictures look better on plain or nearly plain colored walls. The plainer the walls, the less the smaller pictures need mounts; which is an advantage, since a great many mats give a spotty effect to a room. It is only in very large houses that large, heavy furniture and large patterned papers should be used, as these things in a small room make it look much smaller. For small rooms one should select small, inconspicuous patterns. Whatever size the room may be, the wall covering should never be so striking as to cease to be a background for the people and furniture. If there are large figures on the wall and they come down back of the people, you don't clearly see the people in the room and you don't enjoy the wall pattern. Those who have seen the delivery room in the Public Library in Boston, with the high-paneled woodwork and the Abbey decorations above, will remember how much more effective it is for being relieved by the plain surface below.

Quite as important as intrinsic beauty is appropriateness of pattern. Let us imagine a pattern of bunches of roses tied with fluttering ribbons, with here and there a butterfly—charming in itself, but as a carpet to walk on utterly

ing special features throughout. Will be sold at a reasonable price. (178-B)

UPPER LANSDOWNE AVENUE—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in frontages of 60 feet with a depth of 110 to 115 feet. The situation is the most accessible of all the hillside property and commands a magnificent view. Price from 12½ cents upwards. (289-A)

WESTERN AVENUE—About 60 yards west of Metcalfe Avenue, a very desirable piece of land, 48 feet front by 100 feet deep, to a 20-foot lane in rear. (132-B)

WESTMOUNT PARK—A handsome solid brick house, 18 rooms and a fine cellar, Daisy furnace. Sanitary arrangements perfect. Electric light and gas in house, gas grate in parlor. Corner lot with 100 feet frontage on the beautiful new Park. Size of lot 50 x 100. Price \$10,000 (74-B)

WESTERN AVE.—Two new houses in pressed brick with stone trimmings of latest design and thoroughly well built, adjoining red stone house corner of Elm Avenue. A very convenient locality. Inspection and offers solicited. (781-3)

WOOD AVENUE—A three story red stone front, semi-detached house, with two story extension; cemented cellar with laundry, store-room, Daisy furnace, etc. Seven bedrooms, ample cupboard accommodation, four fire places, electric wires and gas throughout; hardwood floors, on ground and first floor. Interior finished in cottonwood. Particulars at office. (209-B)

WESTERN AVENUE—Two fine building lots, corner of Elm Avenue, 27 ft front x about 98 ft. deep, good lane in rear. These lots are exceptionally well situated, good view of the mountain, adjacent houses are all handsome, well built and occupied by owners. (176-B)

WESTMOUNT—A magnificent corner property on the uplands, with grounds containing over 100,000 ft., with a substantial three-story solid brick house, heated throughout by hot water furnace, and contains seven bedrooms, besides other ample accommodations. This is a good opportunity to combine the purchase of a home with a speculation, as the price is about the value of the land. Would be sold in lots if required. (25-3)

FOR SALE OR TO LET—At Weredale Park, Dorchester West, corner Atwater Avenue; by Street Railway about 15 minutes from City Post Office, a large very fine house, stables, &c. &c., lately occupied by Mr. Sergeant of Grand Trunk Railway. Has all modern improvements, conservatory, vinery, tennis courts, lawns, kitchen-garden with very best of small-bearing fruits, beautiful scenery, and a most desirable gentleman's residence. Will be sold en bloc or in separate parcels at a great bargain, or let for a term of three years at a nominal rental.

At Weredale Park—Lots 3, 4, 5, 6, 7, 11, 12, 14, 15 and 17. These are among, if not the finest, building lots in the beautiful suburb of Westmount, being on the line of city limits, easy of access, fine drainage, water and all other city improvements.