

Houses and Building Lots

FOR SALE

-AT-

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

ARLINGTON AVE.—A pressed brick cottage, extension kitchen, finished in whitewood. Price \$7,500. (169-B)

ARGYLE AVENUE—Three very desirable building lots, each fifty feet front, on the best part of the avenue. (51-B)

ARGYLE AVENUE—Three good lots with a frontage of 50 feet each in this fine Avenue. (43-B)

BURTON AVENUE—A good building lot, 50 ft. by 79 ft., would be sold very cheap. (156-B)

CAMPBELL STREET—Two very desirable lots each 63 feet by 175 feet; fine situation. (109-B)

COTE ST. ANTOINE ROAD, corner of Victoria Avenue—A fine block of land, having a frontage of 135 feet 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. (286-2)

COTE ST. ANTOINE ROAD, Corner 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. PAUL—Corner of Upper Lachine Road—A fine block of land, situated at the junction of these two main thoroughfares. Offers solicited. (224-A)

DORCHESTER STREET—A modern stone front house, heated by hot water, fronting Wexdale Park; the rear view commanding the whole mountain side, a minute's walk from one of our prettiest city squares. Price only \$7,500. (457-3)

DORCHESTER STREET—Two handsome stone front houses, just west of Greene Avenue, each 26 feet front, with all modern improvements, kitchens on ground floor. (799-3)

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

DORCHESTER STREET—One of the finest pieces of property in Westmount for speculative and residence purposes, situated close to the city limits. House and grounds in perfect order, will be sold for less than the price of the land. Terms, one-third cash, balance at 5 per cent. (75-B)

DORCHESTER STREET—A handsome corner stone front house, in first-class order, all conveniences, hot water furnace, a comfortable family house, vacant lot adjoining would be sold if desired. (61-B)

almost a necessary part of all new houses erected by men with money and a desire to be "up-to-date."

A great impetus was a few years ago given to the installation of elevators in houses by the application of electricity, and the ease with which connection could be made with electric mains of the subways in the streets. Nearly all elevators in private houses are operated by electricity, by means of a current derived in this way from the street. The owner of the house is thus relieved of all trouble concerning the motive power; it is turned on and off like the gas or electric light. Nothing is required except that the working parts of the elevator should be kept clean and lubricated, and this is usually attended to by the inspector of the installing company, so that nothing could be less troublesome. Elevators are thus bound to become in time indispensable adjuncts of the homes of the rich, and possibly of a class to be accounted something less than rich, because the cost of the elevator installation is not tremendously high. Indeed it makes a difference of only \$5,000 or \$6,000 in the total cost of a house.

Usually one elevator is considered enough for a residence, but some houses have several. In a reconstructed house at Fifth Avenue and Fifty-eighth street, there are three passenger elevators; and in a house opposite there are two. In no house, so far as could be learned, was there a freight elevator, although most of the houses which are provided with passenger elevators have dumb waiters capable of carrying up and down the largest trunks, and are practically freight elevators. One company alone has installed ninety elevators in private residences in this city. They have become so common that nearly all companies can show almost as good a record. Of course, in other cities the wealthy are quite as forward as here in adding this convenience to their homes. It has become, in fact, a very pretty business, all by itself.

One thing rendering it so popular so that no elevator operator is required: it is not necessary to add another to the army of servants already employed. Any one can operate the elevator with perfect safety, for all that he or she has to do is "press the button and the company does the rest." If one wishes to ascend or descend to any floor all he has to do is to press a certain button and the elevator immediately starts for that floor and stops of its own accord when it gets there. In some cases the doors open and close automatically, but this involves a complicated apparatus which is found usually unsuited to a private residence. The possibility of an elevator door being left open is guarded against by a device which prevents the elevator from moving until the door has been closed, and when closed it automatically locks until it is unlocked by the arrival of the elevator.

Most of the elevators are, of course, quite small, accommodating about three persons. Some are large enough for six or even eight. They are often very handsomely and expensively decorated. The entire designing and construc-

DORCHESTER STREET—Two 2½-story gray cut stone houses, just completed, each 26 feet x 45½ feet, and extension 15 feet x 32 feet. Full height; cemented cellar, basement contains furnace, coal storage, laundry and servants' w. c. Principal floor, drawing, dining and breakfast rooms and kitchen; five bedrooms separate bath and w. c. Sanitary and plumbing work of the finest description. Vestibule has mosaic floor and Tennessee marble dado. All front windows are of heavy plate glass. All material and workmanship of the very best, electric bells, wired for electric light. Anyone wanting a first class residence at a moderate price should inquire about these houses. (883-B)

ELM AVENUE—A choice building lot, having an area of about 2,700 feet; moderate price to a prompt buyer. (208-B)

ELM AVENUE—A double detached stone-front cottage, near Sherbrooke street. Lot 50 x 108. Side lights and entrance on each side. Good garden and stable with lane in rear. House heated by hot water and in good order. Price \$7,750. (851-3)

ELM AVENUE—A choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and conservatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$8,000. (709-3)

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. (880-A)

GREENE AVENUE—A rough stone 1½-story cottage, nine rooms, in good order; a nice, comfortable house for a small family. (235-B)

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

IRVINE AVENUE—Two 2-story solid brick cottages, extension kitchens, heated by hot water furnaces, in good order, seven rooms in each. Price \$3,850 each. (204-B)

KENSINGTON AVENUE—A handsome brick house, with all modern conveniences, on lot 100 feet by 112 feet, nicely laid out. Would make a good family residence. (108-B)

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

MELBOURNE AVENUE—Handsome modern, detached cottage in this favorite locality, recently built for owner's occupation. Lot 50 by 100, house 38 by 42. Owner leaving city. Price \$7,500. (783-3)

MELBOURNE AVENUE—A handsome solid brick house of 13 rooms, good cellar, hot water furnace, sanitary arrangements perfect, electric light and gas in the house, gas grate in parlor. Lot 50 feet front by 100 feet on Murray Avenue (projected) Price \$10,000. (74-B)