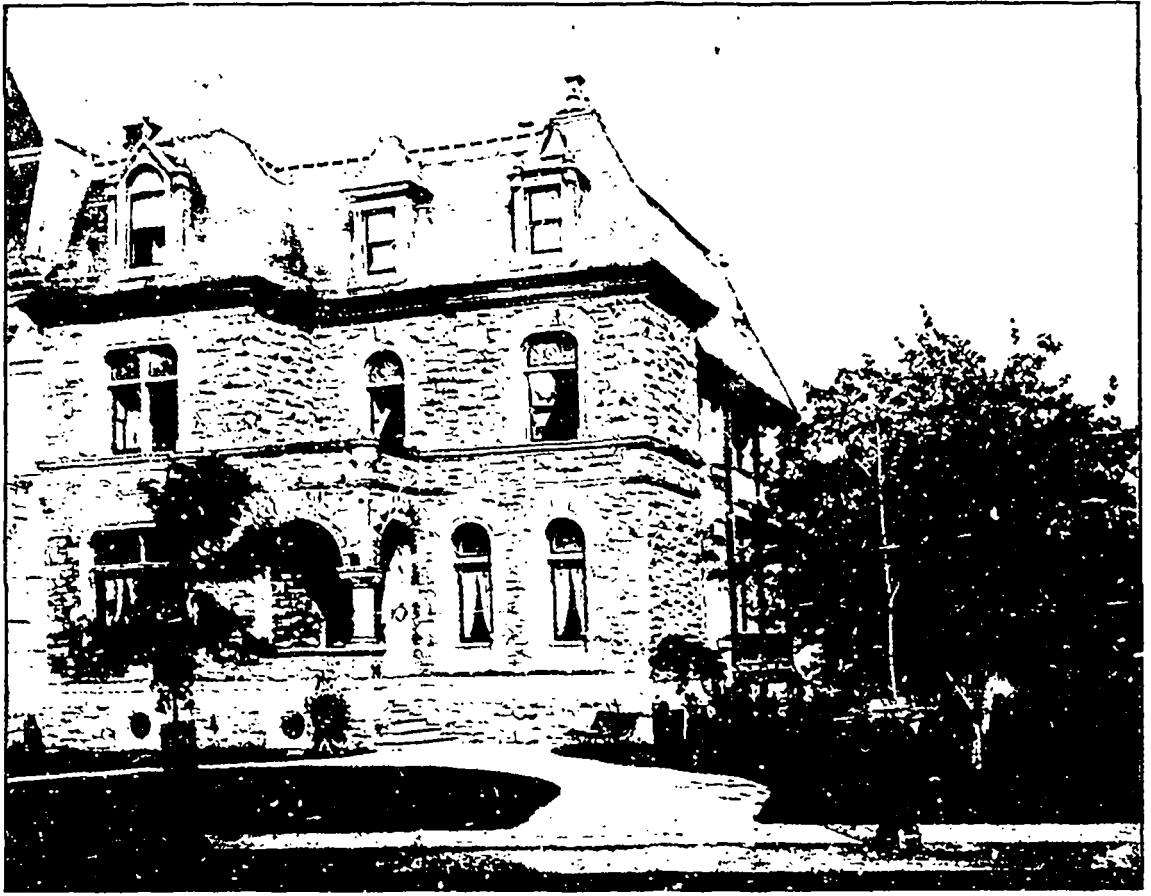


RESIDENCE AND GROUNDS FOR SALE.



18 Macgregor Street, Montreal.

This attractive residence property, owned by the Rev. Dr. Warden, who is removing to Toronto, has a frontage of 75 feet on the south side of Macgregor Street, by a depth of 220 feet, the total area being 16,500 feet. The residence was built seven years ago by a leading architect, under the personal supervision of the owner, is in every respect first-class, and one of the most comfortable and commodious houses in the city. It is heated by hot water (Daisy Boiler) and was redecorated a few months ago. It contains the following:

Basement. – Bright Kitchen, Laundry, Servants' Parlor and Bed Rooms, Coal Rooms, Pantry, Cold Storage Cellar, and W.C. Owing to the slope of the land the kitchen and servants' rooms are well lighted, being completely above ground.

Ground Floor. Drawing Room, Library, Dining Room, Butler's Pantry, Cloak Room, Lavatory, and large Gallery off Dining Room and Drawing Room. Open fire-places in Hall, Library, Dining Room and Drawing Room. This flat is magnificently finished in polished hard woods, with hard wood dados, etc.

Second Floor. Three large Bed Rooms, one with Dressing Room and Private Bath, etc., attached, Parlor, W. C., etc. Large wide gallery on south-west with one of the finest views in the city.

Third Floor. Two Large Bed Rooms, Billiard Room, Trunk Room, Bath Room, and W.C.

Particular attention has been given to the Heating, Plumbing, Ventilation and Drainage of the house, so that its sanitary condition is perfect. The rooms are large, well proportioned and well lighted. Large closets off each bed room.

The grounds are laid out in Orchard, Garden and Lawn Tennis Court, giving the whole place an air of quiet beauty and refinement. The neighboring properties are all first-class private residences, and the situation on the hill slope is in every respect one of the best in the city. The new street railway line up Cote des Neiges will bring the electric cars within three minutes' walk of the house.

For permits to view, terms and particulars, apply to J. CRADDOCK SIMPSON & Co.,

181 St. James St., Montreal.