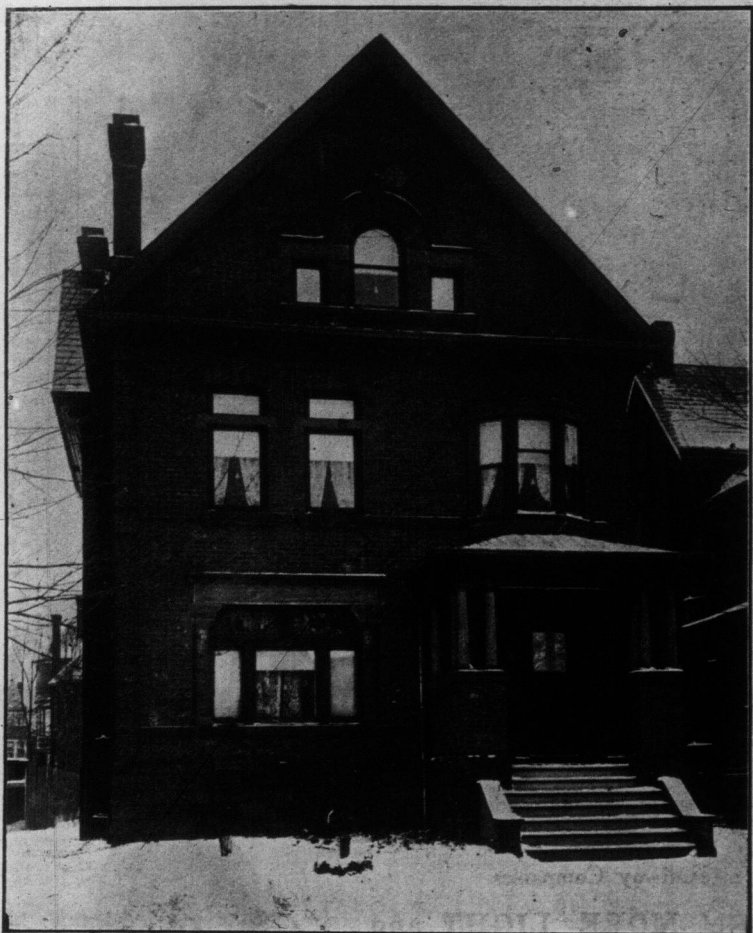


COPELAND & FAIRBAIRN

HIGH GRADE REAL ESTATE



- \$9,000**—Maynard Avenue, west side, decidedly the daintiest home yet offered, solid brick and stone, detached, two baths, large cedar linen closet, reception halls, side entrance and drive, hot water heating, downstairs finished in stained ash, electric and gas lighting, colonial verandah and massive pillars; land 40 x 145.
- \$7,000**—Jarvis Street, solid brick, thirteen rooms, best exposed plumbing, hot water heating, newly decorated throughout, large verandah, lot 36 x 160, is splendid value.
- \$6,300**—Brunswick Avenue, new, solid brick, semi-detached, ten rooms, square plan, hot water heating, best exposed plumbing, every convenience, strictly up-to-date.
- \$12,500**—Admiral Road, new, detached, eleven rooms, two bathrooms, tiled; hot water heating, four rooms on ground floor, finished in hardwood, tile kitchen, fully modern, lot 45 x 118.
- \$10,000**—Admiral Road, solid brick, detached, ten rooms, two bathrooms, hot water heating, hardwood floors, tiled bath and kitchen, beautifully decorated, remarkable good value.

COPELAND & FAIRBAIRN
8 Adelaide Street West.



COSY COTTAGE HOME.

A Cosy Cottage Home

This house belongs in the class known as storey and one-half houses. In other words, the cornice is at the top of the first storey and the second floor rooms are obtained by projecting corners out onto the roof. This plan, of course, means some waste of room on the second storey, but for a man with a small family there is ample room for the bed chambers required and the space left under the roof can be utilized as closets. The exterior of this house is that of a popular cottage design. There is a broad roof with a large dormer as a central feature. There is a front porch in the centre of the house, nine by twenty feet. This is of sufficient size for a small family. The vestibule contains a seat with a hinged lid as a receptacle for rubbers. The hall is spacious and the stairway is appropriately roof attractively situated. The usual space under the stairs has been made into a coat closet. The reception hall is connected with the living room thru a large cased opening six feet wide and with the dining-room thru a door which can be closed when occasion requires. The living-room is eleven feet six inches by fifteen feet long. This is just about the right size for a cottage living room. The dining-room is about the same size. In the dining room is a good-sized fireplace. This is a splendid

thing to have in a dining-room, as it enables the family to sit here and eat breakfast in comfort long before the balance of the house is warm in the morning. The chimneys of this house are so situated that it would be an easy matter to heat it with stoves, but a furnace is used in the house as built, for which a chimney flue is provided. The kitchen has ample space for all the necessary fixtures, including a kitchen cabinet. If desired, another fireplace can easily be provided for in the corner of the living-room. This would require one more flue. It will be noticed that the windows in the living room are well balanced, there being one large window in the centre of the broad side and two windows equally spaced at the end. A little care in this regard adds considerable to the appearance of a room. On the second floor are two bed chambers and a sewing-room or small child's room. This latter could be made into a good-sized room by building the front wall of the dormer forward several feet. There are plenty of clothes closets and a linen closet. It will be noticed that the bathroom is a good size. This is an unusual luxury in a cottage. The hall is lighted by a high window on the stair landing. Altogether this is an ideal proposition for a man with a small family who wants to build a comfortable home at a moderate cost.

A HOPELESS LUNATIC.

"Yes, sir," said the strange-looking individual, "we are entirely satisfied with the flat we have now. There is plenty of room, the neighbors never bother us, no one within hearing plays the piano, there are no children in the block, my

wife has no trouble in keeping help, and the janitor is so kind and obliging that the heat is always exactly right, and—"

But they didn't wait to hear any more. They simply held him gently but firmly while someone went and phoned for a padded ambulance from the insane asylum.—December Bohemian.



Plain, simple discussion of modern building methods, materials and appliances for the benefit of the prospective builder and buyer of a home and property, in which are combined real estate and building.



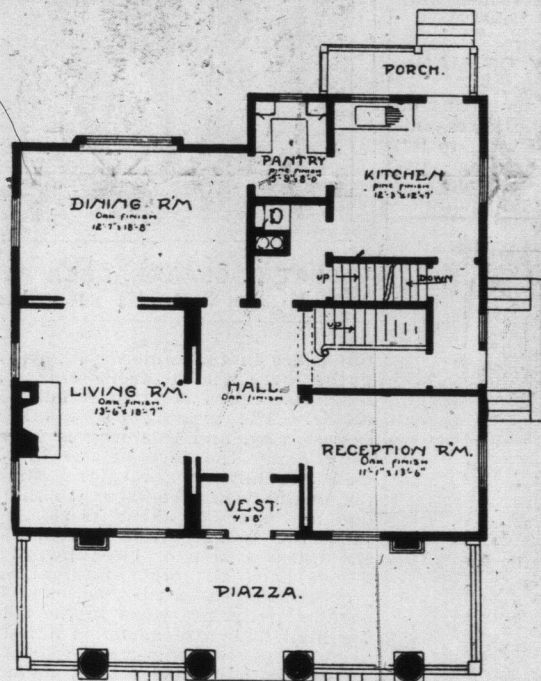
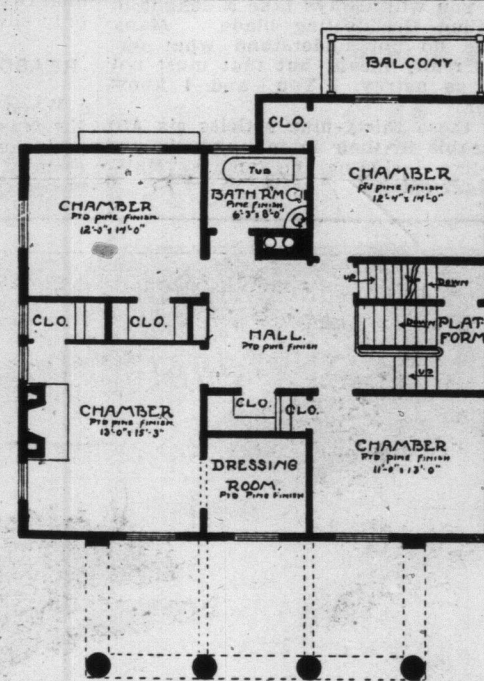
A CANADIAN IDEAL.

A Picturesque Canadian Home

In the above illustration is seen the contrast between the English and American style of home. While this house is very complete in regard to its plan, having all that could be desired in the way of large, comfortable and airy

rooms, it is nevertheless, built with the exterior appearance more predominant in the idea of the architect. The American idea of the advisability of showing "a good front," is amply shown. It is correct in proportions, and details and the two-storey columns give

it a most substantial appearance. The interior plan is one which gives room for the architect to carry out many unique and useful ideas. Probably no plan could be made in which one would get more for his money within the over all dimensions shown by the plans.

FIRST FLOOR PLAN.
PLANS OF CANADIAN IDEAL HOME.

SECOND FLOOR PLAN.

A Substantial Cottage

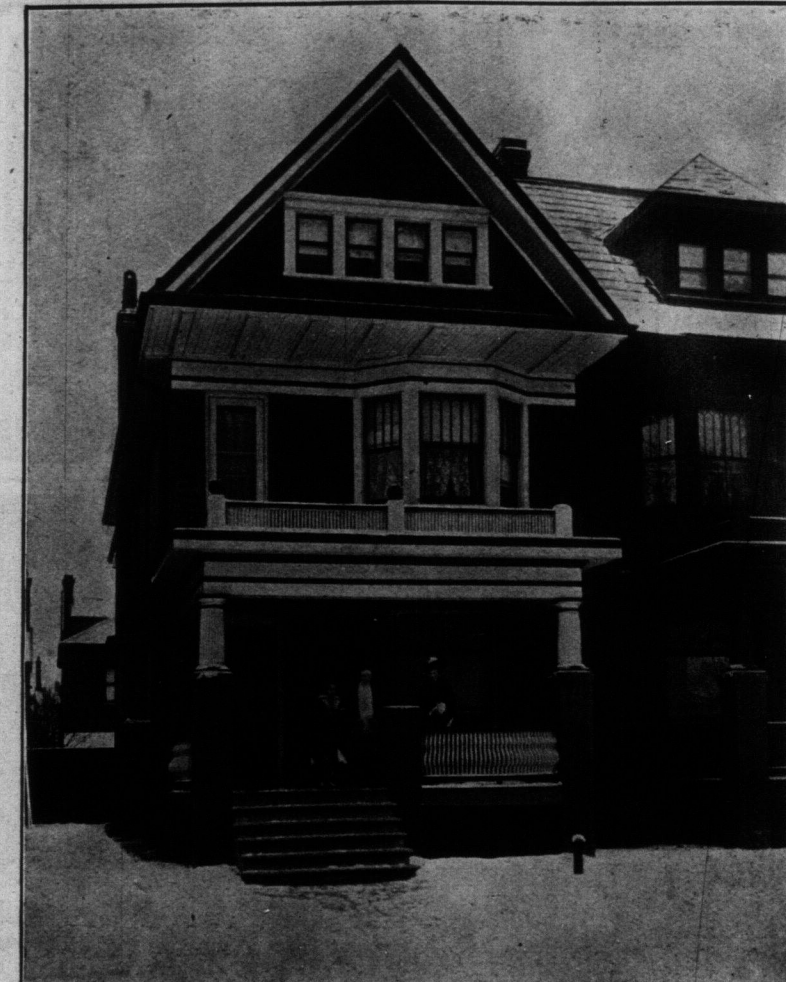
This cottage is the product of good taste and simple home comforts. Nothing could be simpler than this little home. Even the usual round columns

on the front have given way to plain square posts with no caps and little base. One would naturally expect to find the front rooms on the second

storey out off on a slant by the roof, but such is not the case in this house. If a line were drawn up the front corner to the roof line it can be seen that this is really a two-storey gabled house with the roof extended down over the porch. Light and air is brought to the front rooms by projecting dormers. The principal feature of



A SUBSTANTIAL COTTAGE.

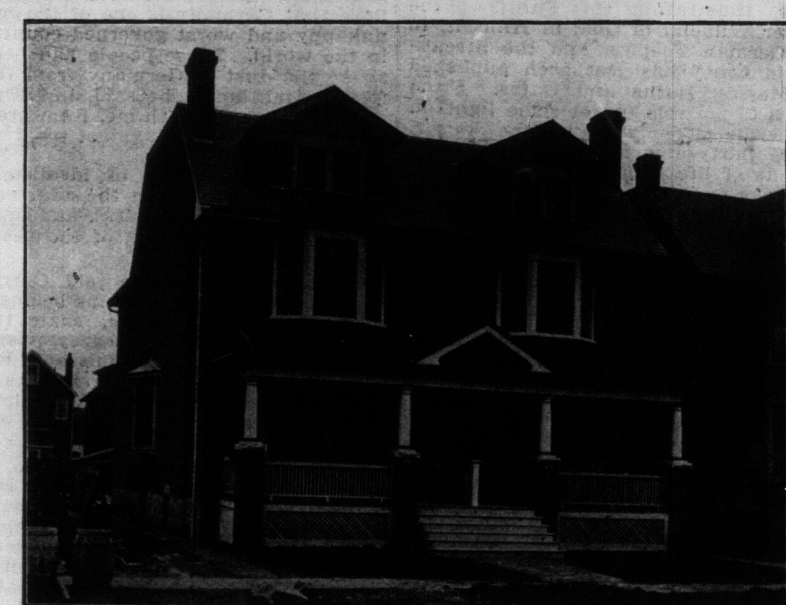


\$7,700—This beautiful residence on Huron Street, north of Bloor, ten rooms and large bathroom, square reception hall finished in oak, best exposed plumbing, hot water heating, stone foundation, concrete cellar; built by the owner for his private residence; splendid value.

Brunswick Avenue, near Bloor, solid brick, new, square plan, ten rooms and bath, hot water heating, best exposed plumbing, stone foundation, concrete cellar, strictly up-to-date in every particular; cheap for quick sale; see this.

Robert Street, new square plan residence, solid brick, ten rooms and bath, best exposed plumbing, stone foundation, concrete cellar; a bargain.

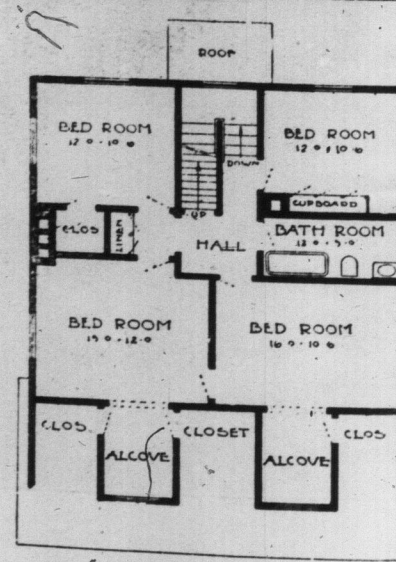
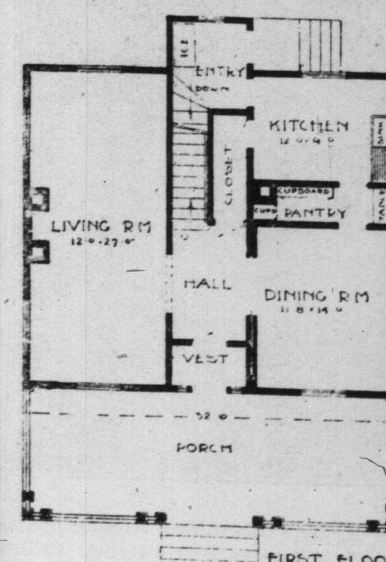
GEORGE PHILLIPS
BUILDER
556 HURON STREET



For Sale—373 and 375
Ossington Avenue

\$3,300—The above pair of solid brick residences, eight rooms, gas and electric light, large oak mantel in parlor, brick mantel up stairs, large kitchen with splendid cupboard, back stairway, stone foundation, concrete cellar, all modern conveniences; these are a beautiful pair and are remarkable good value. Terms arranged to suit purchaser. See these, as they are to be sold cheap for quick sale.

Alexander McKay
BUILDER
373 Ossington Avenue



the first floor is a large living room twelve by twenty-seven feet and to make it homelike a large fireplace is provided in the middle of south wall. Opposite this is good wall space for a lounging davenport.

floor gives four very comfortable chambers. Coming to the question of expense, the sum of \$4500 is required to build this design and provide the usual in-

No back stairs are required. Second

Continued on Page 5.