

TANNER & GATES
REAL ESTATETANNER & GATES
REAL ESTATE

WHERE TO BUY REAL ESTATE

Is it not logical and reasonable to assume that one has a very much better chance of making a profit out of Real Estate investments on property that is within easy reach for personal inspection—as against property in foreign countries or in the far West?

The advantages of buying where you can see the property without much expense or trouble—are obvious and innumerable—among them might be mentioned:

1st—One can have a clearer and more accurate idea of values.

2nd—One can judge for himself as the ultimate prospects of development and consequent increase in values.

3rd—There is a quicker and surer market, thus one is able to turn the property over at short notice whenever it is most advantageous.

4th—The property is always under one's notice.

5th—In an established city like Toronto—the growth and development is assured—the values cannot be so easily discounted—and appreciation in value is bound to occur.

Our reputation for the successful opening up of desirable subdivisions is unequalled. We gladly refer you to any of our Clients.

We give below particulars of two extremely desirable propositions that are bound to make money for both investors and homebuilders.

HIGHBOURNE PARK

This is without doubt the choicest residential district north of Upper Canada College. The land lies high and level—with a magnificent outlook.

The property is bounded by Eglinton Avenue on the north, Highbourne Road on the west, Oriole Road on the east, and College View Avenue on the south, and is one block east of Avenue Road.

SEWER WATER AND SIDEWALK

Sidewalk and water mains are already laid and a sewer will be put down this summer on Highbourne Road. On Oriole Road a six-foot sidewalk is now being laid; the water mains are laid, and the street will be graded within three or four weeks, a sewer will be put down as soon as needed or requested.

Electric light can be supplied on both streets as soon as needed for residences.

Prices are moderate and easy terms can be arranged.

When one realizes the fact that Toronto runs almost twelve miles east and west and only about two and a half miles north and south, it can easily be appreciated that the natural course of growth for the next few years will be north from the lake. North Toronto has voted in favor of annexation.

From the standpoint of altitude, health and the short distance from the heart of the city, the best residential district of the city must be on the "Hill" south of Eglinton Avenue, which is less than four miles north from the lake.

FOREST HILL HEIGHTS

Forest Hill Heights is situated about $\frac{1}{4}$ of a mile from the present city limits—is south of Eglinton Avenue, and a short distance west of Avenue Road.

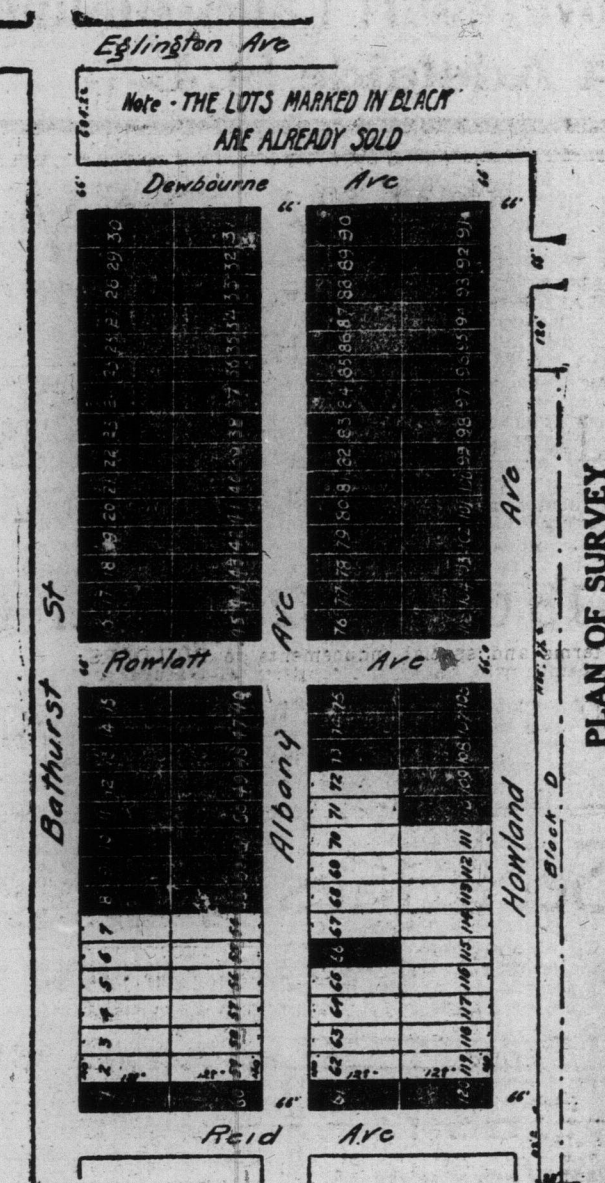
This subdivision was put on the market only two weeks ago, and as will be seen by the map, there are only a few lots left.

We strongly advise you to inspect these remaining lots at once.

We can sell you single lots at Forest Hill Heights for from \$20.00 per foot up, about one-third the price at which lots are being sold for only a few hundred yards east and south, right now, and the same or lower prices than the adjacent properties are being held at WHOLESALE by the acre.

\$100.00 CASH

Is all that is necessary to secure one of these 40-foot lots—balance on easy terms.



CALL, PHONE OR WRITE

TANNER AND GATES
REALTY BROKERS

46 VICTORIA ST.

PHONES MAIN 5893-4

Under these conditions it is inevitable that such exclusive and restricted property, so near the centre of the city, and with such favorable natural features, means of transportation, etc., will take precedence over all other residential property at the east and west ends of the city.

We shall be glad to motor intending purchasers up to either or both of these properties.

FREIGHT TROLLEY STRUCK LEHIGH VALLEY EXPRESS

Canadians Injured, One Fatally, in
Accident at Tonawanda
Junction, N. Y.

NIAGARA FALLS, N.Y., May 26.—(Special).—When a Lockport freight trolley crashed into a westbound Lehigh Valley passenger train at Tonawanda Junction this afternoon, two people were fatally injured and ten more seriously hurt.

Motorman W. E. Bradley of the freight trolley said after the accident that the brakes refused to work. He and conductor L. E. Mertaugh saved themselves by jumping. At the scene of the accident the tracks of the Lehigh Valley and the one on which the freight trolley was operating run at right angles.

The trolley struck a coach of the train and hurled it down an embankment, reducing it to kindling.

Fined \$100 for Keeping Wines.
W. Bonham, grocer, 201 Dundas-st., was fined \$100 and costs in police court yesterday morning for having too much liquor in his grocery store. Fourteen quarts of wine were seized by the police.

DEVELOPMENT NOT DELAYED
Pearl Lake Mines Keeps Up Work and Arranges for Stock of Provisions.
PORCUPINE CITY, May 26.—(From Our Man Up North).—The McIntyre and the Pearl Lake Gold Mines continue to work with little or no interruption regardless of the fire.

Provisions were the only commodities needed by the Pearl Lake Gold Mines to keep the hammering up just the same, and the next day following the rush of the wall of flames a cart-load was taken in. To-day arrangements have been made whereby a new stock will be on hand by Wednesday.

The force of men had been reduced to 60 at the time of the fire, as all wood choppers were laid off, and it may be necessary to reduce the force to the actual number employed in the three shafts and the surface workers for a period of a week or so.

But, so far as the mining operations are concerned, the work will be forged ahead just the same. The office and storehouse will be rebuilt.

On the McIntyre the power house and

25-horse power boiler and hoist on the north vein near the Pearl Lake line were destroyed. No new machinery could be secured now, so the shaft work will continue by hand. A new head frame has already been hewed and put in place. The bunk houses will have to be rebuilt with a kitchen outfit, for the hotel where the McIntyre men were boarded is also burned.

Chas. Fox.
Steel Makers Will Meet.
PITTSBURG, May 26.—A general meeting of steel manufacturers will be held in New York Monday to discuss trade conditions. The price of \$12.25 on steel bars made by the Republic Steel Co. applies to jobbers until Oct. 1. In some local trade circles it is said that cuts are about to be made on plates and shapes and even steel rails by all makers. Between 60,000 and 75,000 tons of steel bars have so far been sold at the new quotation.

The Cleveland Railway Co. has given an order to the Carnegie Steel Co. for 20,000 steel ties.

Southampton Bylaw Carries.
SOUTHAMPTON, May 26.—The bylaw to expend \$7500 to extend the waterworks system here was carried by a vote of 105 to 7 against.

A DINNER TO HAMAR GREENWOOD.
Mr. Donald Armour gave a dinner on Wednesday evening, May 17, at his house in Harley-street, London, in honor of Mr. Hamar Greenwood, M.P., who was married on May 23. Amongst the guests, all well-known in the Anglo-Canadian world, were the following: Sir Charles Ross, Bt.; Sir Frank Nesnes, Bt.; Sir William MacKenzie, president Canadian Northern Railway; Hon. Charles Russell, solicitor to the Canadian Government; Admiral Kingsmill, Royal Canadian Navy; Col. Fortescue, commanding King Edward's Horse; Mr. T. P. O'Connor, M.P.; Mr. Donald MacLean, M.P.; Mr. Donald Macmaster, K.C.; Mr. W. L. Gifford, secretary to the Canadian Government office; Mr. H. V. F. Jones, London manager of the Canadian Bank of Commerce; Mr. K.

N. Macfee; Mr. Obed Smith, Canadian immigration commissioner; Mr. Percival Ridout; Mr. W. J. Thorold; Mr. G. McLaren Brown, European manager, Canadian Pacific Railway.

IRISH CLUB PROPERTY SOLD.
The property at 718 Simcoe-st., recently occupied by the Irish club, has been sold to S. Weber, the price being \$11,500. The property has a frontage of 60 feet. It is the purchaser's intention to erect a large hall with a dining room capacity of 400 or 500 people. Halls of this capacity are not available, and are much sought after. The Jewish people as a rule hold their wedding festivities in such halls, and hitherto have been unable to secure a place with sufficient accommodation.

Cows Electrocuted.
BROCKVILLE, May 26.—(Special).—Five thoroughbred Ayshire cows belonging to Thos. Jones, a farmer, living just across the line, were electrocuted by the dropping of a live high tension transmission wire which crossed the farm. The animals were valued at \$100 each.

MORE REGULATIONS FOR CLUBS.
The license commissioners are making some more digs at the club licenses. This time they cut none off, reserving that privilege for their annual meeting, but they made a regulation that will make uneasy the heads that wear crowns permitting them to dispense strong beverages.

The said regulation states that clubs must give the commissioners by July 1 a list of all their members over 18, and a list of those under age with their ages.

TORONTO BOWLING CLUB EXCURSION.
Special Train to Buffalo, Saturday, May 27.—Return Fare Only \$2.00. Train will leave Toronto via Grand Trunk Railway System at 8.00 p.m. Return limit Monday, May 29. This is an excellent opportunity for those wishing to spend the week-end in Buffalo.

Secure tickets and full information at Grand Trunk City Ticket Office, second floor, corner King and Yonge streets. Phone Main 4296.

Means Cl... and Co... At the m... of the year... Murchy, K... to press the... D. McNicol... respect to... in the east... that this... up portions... as they o... ade of the... Cherry-st... pay for all... Provements... wished to... the streets... also includ... lanes run... Altho the... adverse to...

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