

ARGYLE AVENUE.—A very desirable building lot, 50 ft. front, commands a fine view of the surrounding country. (26-C).

ARLINGTON AVENUE.—Handsome 2-storey stone front house, with 2-storey extension, cellar basement, containing laundry, w.c., Daisy furnace. has four rooms on ground floor; five bedrooms and bath on 1st floor; finished throughout in white wood; fitted with electric fixtures, gas, grates and mantels. Price, \$7,500. (288-B).

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

CLANDEBOYE AVENUE.—A two-storey stone front cottage on lot 22 feet by 112 feet, with lane in rear. The cottage is heated by hot water, and the plumbing is first-class. First floor, drawing room, dining room, kitchen and servants' room, and five bedrooms on the second floor. Price, \$5,500; terms to suit purchaser. (40-C).

CLARKE AVENUE.—A solid brick house, on stone foundation, 40 feet square, with extension; grounds 97 ft x 139 ft.; nice lawn, apple trees, &c.; good stable and coach house. House is nicely laid out, has large drawing room full depth of house, library, dining-room, kitchen, and pantries, on ground floor. Price very reasonable. (900d-3).

COLUMBIA AVENUE.—A very handsome, well built tenement, containing two dwellings, heated by hot water furnaces, in perfect order, first-class plumbing, well rented for \$520 per annum. Price, \$7,000. (900E-3).

COTE ST. ANTOINE ROAD.—A magnificently situated building lot, 100 ft. front by 135 ft. deep on Metcalfe Avenue; also a lot adjoining above 45½ ft. x about 125 ft. deep. (349-B).

COTE ST. ANTOINE ROAD, MOUNTAIN AND CLARKE AVENUES.—A magnificent block of land, fronting on above streets, containing an area of over 136,000 feet. There is no better block of high class residential lots than these in Westmount. We offer this en bloc at a figure which should tempt speculators. (3-C).

COTE ST. ANTOINE ROAD, corner of Victoria Avenue.—A fine block of land, having a frontage of 135 ft. 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.—A block of land with a frontage of 103 ft. on Cote St. Antoine Road and 238 ft. on Claremont ave.; fine situation; good view, could be divided advantageously. (298-B).

COTE ST. ANTOINE ROAD, corner of 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. ANTOINE ROAD.—Three magnificent building lots, facing Lansdowne Ave.; one of the finest sites in the town. (267-B).

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).

THE TENANT WAS AVENGED.

"Certainly, sir," sweetly answered a little South Side matron, when a real estate man and a prospective buyer of a modern flat building asked to be ushered through her six-room apartment, so they could see its lay-out.

"Just step this way," she daintily beckoned, and conducted them through room after room, until they had learned more things about that particular building than they could have thought of unassisted.

"We moved in two months ago, but the building isn't finished yet," she prattled amiably. "See, here is where the roof leaks. Too bad, isn't it, that the whole room should have to be spoiled merely because the owner doesn't want to go to the expense of having the leak stopped. He says some one will buy it before long, and he doesn't intend to be that much out of pocket. Here is where the refrigerator ought to be. He only put refrigerators in one flat—the one he shows—and although we have time and again demanded one he only laughs at us. There is no drain pipe for the ice waste, either.

"The speaking tubes are here. The only trouble is, you can't hear anything through them because they go in only just beyond the plaster about six inches. The owner was hard up, you know, and didn't want to go to the extra expense of connecting them with the vestibules. He says a builder has to be so economical now to make any profit.

"The laundry? Oh, yes. The tubs are downstairs. All they lack is connection with the water system and the stoves to put the boilers on. He says everything will be all right in a few weeks. He expects to have the building sold by that time.

"Everything is so lovely here, the finish of the wood is so pretty, the floors are so smooth, and everything seems to be first-class. Of course, the varnish washes off when you clean it, but it looked first-class when we rented the flat, and the owner says it can all be varnished again next year. I said to my husband: 'What a lovely little nest of a home ours will be,' and we thought so, too, until we had moved in with a month's rent paid in advance. There is no trouble now, except that the owner won't finish the flat.

"Oh, yes, the heat was pretty fair, on the warm days. On the cold days the radiators were frozen, so the steam couldn't get into them. He said that would be fixed up all right for next winter. There is no outlet for the water from the radiators, but the owner said that made no difference, as they

DORCHESTER STREET.—Three choice lots near Claudeboye Avenue, each 26 feet front. (205-a).

DORCHESTER STREET.—Six stone front 2½ storey well built family houses, containing five bedrooms, large drawing and dining room, library, kitchen, etc., ample cupboard accommodation. Splendid value for \$5,500 each. (287-B).

4140 DORCHESTER STREET, (Westmount.)—A well situated, comfortable, medium-sized, stone front house. The accommodation comprises large dining room, drawing room, reception room, five bedrooms upstairs, and one in basement, kitchen, storerooms, large cupboards and pantries. Owner anxious to sell. Price this month under \$6,000. (336-B).

DORCHESTER STREET.—A fine block of land at corner of Gladstone Avenue, Westmount. Has 75 feet frontage on Dorchester street, and about 114 feet on Gladstone Avenue. Area 7,548 feet. A good site for self-contained houses or for an apartment house. Moderate price. (210-a).

DORCHESTER STREET, cor. BRUCE AVENUE.—Lot about 25 feet front by 123 feet deep. (45-C).

ELM AVENUE.—A 2-story brick house on stone foundation. All living rooms on two floors. Extension kitchen. Lot, 25 ft. by 110½ ft. to lane in rear. No furnace; 8 rooms. Price, \$4,500. (394-B).

ELM AVENUE.—A choice building lot, having an area of about 2,700 ft., moderate price to a prompt buyer. (203-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 two-storey stone front house, with a two-storey extension, asphalted basement, with furnace, pantry, bath and w.c. 2 slate wash tubs, double drawing room, five bedrooms with clothes cupboard in each, gas grates, and mantels throughout house, electric light and gas fixtures, etc., finished in cotton wood. (894B-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. (386-A).

GREENE AVENUE.—A brick cottage, sandstone trimmings, modern improvements, nicely laid out. Price only \$5,000. (302-B).

GREENE AVENUE.—A very cosy pressed brick cottage, near Dorchester street, has extension kitchen, five bedrooms on one flat, servants' room in basement, heated by hot water furnace, modern plumbing and conveniences; a nice home for any one wanting a moderate priced house. Price \$5,000. (337-B).

GREENE AVENUE.—A fine class two-storey cottage, with every modern convenience, porcelain bath, stationary washtubs, Daisy furnace, asphalted basement, extension kitchen, 5 bedrooms. Price \$5,250. (287-B).