

MOUNTAIN STREET, Near SHERBROOKE.—A choice modern house, built for owner. Full size; extra deep; outlook and surroundings specially good. Ground floor contains drawing room, library, dining-room, pantry, kitchen, backstairs, etc. Upper floors, seven bedrooms and two servants' rooms. (136-B).

MONTREAL WEST.—A detached brick cottage, 7 rooms, hot water furnace, water in house, good stable, lot facing on two streets. Will sell at a bargain and on easy terms, \$500 cash, balance on monthly or quarterly payments. (289-B).

MULLINS STREET.—Brick encased tenement, two dwellings, rented for \$132 per annum. Good stable in rear. Price, \$2,650. (8-c).

ONTARIO STREET.—A well built tenement property, containing four dwellings, heated by hot water furnace; plumbing new and perfect. Annual rental \$1,040. Price, \$10,000. (329-B).

PARK AVENUE.—Stone front tenement, well built and nicely laid out, heated by Daisy furnace, in thorough order throughout. A good investment property. (843-3).

PARK AVENUE.—A handsome stone front apartment house 27 feet front by 92 feet deep, containing three dwellings, one on each flat, heated by hot water furnaces, has all modern conveniences, material and workmanship first-class. Is a splendid investment property, easily rented to good class of tenants. Would exchange for desirable building lots. (811-3).

PEEL STREET.—A handsome stone front house, above Sherbrooke st. bay window, stone steps, hot water, furnace, &c.; one of the best terrace houses on the street. Particulars and permit to view at office. (360-B).

PEEL STREET.—Just above St. Catherine. A modern house in first-class order, and in choice situation. Suitable for a doctor, dentist, or other professional man. Will be sold on easy terms to a good purchaser; The house is at present well rented, but possession can be had on 1st of May. This property has not been in the market before. (304-B).

PEEL STREET, above St. Catherine.—A stone front house, suitable for a doctor or dentist; containing basement and three flats; will be sold at a moderate price, or would be exchanged for a more expensive property. (246-B).

PEEL STREET.—Three storey stone front house, bay window, hot water furnace; in good order throughout; basement entrance; 12 rooms. Good modern stable in rear. (213-B).

PEEL STREET.—A handsome stone front house, on the very best part of the street, above Sherbrooke street; the house has been designed and built for owner's occupation, and is fitted with every convenience; has stone steps; basement entrance; electric light; good stable in rear. (190-B).

PEEL STREET.—A full sized cut stone house, below Sherbrooke st., well situated and in good order, heated by hot water furnace. Lot 24x116 ft., a thoroughly comfortable family house. Price, only \$11,000. (661-3).

which woodwork can ever lead to—at least in the hands of men of European race.

The tenant will have a planked floor. He is sure, in advance of all experiment, that nothing else will be agreeable to the feet. In like manner it seems useless to point out the easy working and the slight additional cost of iron window frames and sash, and useless to bring up European, or the few American, examples. It seems useless to urge that doors might be made of something else than wood. Have not doors always been made of wood? Law might, indeed, be invoked in such cases, and law might relieve us of our difficulty, but Americans know pretty well what to expect of their legislatures, and they have not a profound belief in the possibility of carrying through and putting into enforcement a law which would be very disagreeable to many owners of real estate. The community suffers in silence. It, the community, does not take the trouble to buttonhole members of the legislature, or to appear before committees and to talk more publicly on behalf of its requirements; but the owner of property does both, and he does it vigorously and shrewdly. And yet, private money-interests cannot always hold public welfare as of no account, and we are forced to consider the possibility of carrying out every part of our interiors in materials which will not burn, and, in doing so, to study the ways of men who build in other lands than our own. In the South of France nobody feels obliged to hang his light wooden doors to wooden hanging-stiles, which form part of door-frames, themselves made of wood and involving the further use of stops, grounds, nailing strips, trim planted on after plastering, and loose mouldings to complete the trim. Such work is eliminated from house building of Languedoc and Provence, Auvergne and Gascony by the simple process of building into the solid wall or partition of masonry the tongue, strap, or more solid block, to which is attached the wall piece of the hinge. In Italy, throughout the peninsula, similar ways of work are common and in all buildings in the towns wood is almost confined to the swinging doors and the swinging window sash themselves—the fixed frames being, if of wood at all, so very light and slight that they are hardly more formidable than an enlargement of the door itself by a few inches in any direction. Rooms too in these lands are vaulted: staircases are solid rooms or compartments, as many stories high as the stair ascends, with walls of ma-

PINE AVENUE.—A handsome stone front house, on lot 24 by 100 feet, extension kitchen, three flats, six bedrooms. Daisy furnace, all improvements. Moderate price. (71-B).

PINE AVENUE.—A new red Scotch sandstone, semi-detached house, extra well finished; basement (floor cemented), contains laundry, larder, bath, w.c., wash-tubs, coal cellar and furnace. Main floor, drawing and dining-room, pantry, kitchen, etc. Two upper floors contain eight bedrooms, dressing and trunk room, bath and small conservatory. Two main floors finished in butternut, wired for electric light. (669-3).

PINE AVENUE.—A handsome stone front house, forming the corner of Oxenden avenue, specially well built by one of the best contractors in the city, has large extension, contains fourteen rooms; built within the last two years. Basement contains billiard room (15x20), laundry, two servants' rooms, store rooms and w.c. Ground floor; large drawing and dining room, breakfast room, kitchen and bedroom; 2nd floor: five bedrooms and boudoir. Fitted with gas piping and electric wiring. Grate and mantle in drawing room. This house should commend itself to anyone wanting a thoroughly comfortable residence, well situated close to business and just far enough away from electric cars. Everything is up-to-date, and will stand closest inspection. (372-B).

PLATEAU STREET.—A solid brick house on stone foundation, containing twelve rooms. Good central situation. Five minutes walk from Post Office. Could easily be converted into tenements and yield a large revenue cost. Price only \$4,000. (327-B).

PRINCE ARTHUR STREET.—A 2½ storey solid brick house on stone foundation, in good order. Plumbing is in A1 order; small cottage in rear, with entrance on St. Dominique street. (203B).

PRINCE ARTHUR STREET.—A comfortable stone front house, with all improvements. Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price, \$7,000. (595-3).

QUESNEL STREET.—Stone front, brick encased tenements, rented for \$522 per annum; rented to good tenants. Price, \$5,000. (377-B).

ROUSSEAU STREET, corner of St. Andre street.—Lot 51 ft. 6 in. front by about 90 ft. on St. Andre street; area, 4,720 feet; with the three-self-contained brick houses thereon. Situated between Notre Dame and Craig sts., and near C.P.R. station. (369-B).

SEIGNEURS STREET.—A two-storey brick encased double tenement, on stone foundation, containing two dwellings, of 5 rooms each. These houses are in first-class order and well rented; owner would exchange for a property in Westmount. Price \$6,000. (7-C).

SEYMOUR AVENUE.—Two stone front cottages; extension kitchens, cemented basement. Daisy furnaces, four bedrooms. Price only \$7,000 each. Would exchange. (71-B).

SHERBROOKE STREET.—A handsome stone front house, on the best