

convenience and in good order throughout, always well rented. (40-B).

ST. FAMILLE STREET—A stone front English cottage house in the upper part of this street, in good order. Price \$5800. (521-3).

ST. LOUIS SQUARE—A full sized stone front house, 27 x 40 feet and extension, heated by hot water furnace, dining-room, and small conservatory on ground floor 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (535-3.)

WESTERN AVE.—Two new houses in pressed brick with stone trimmings of latest design and thoroughly well built, adjoining red stone house corner of Elm Avenue. A very convenient locality. Inspection and offers solicited. (781-3).

ST. MARK STREET—A good stone front corner house, in good order, well rented, heated by furnace. Would be sold at a very low figure. (153-B.)

ST. MARK STREET—A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (375-a).

ST. MARK STREET—A well built 2½ story rough stone front house, with freestone trimmings, containing 11 rooms, store room, pantry, etc., two fire-places and marble mantels, heated by furnace; floors deafened throughout, drainage perfect. Fuel shed and stable in rear, with covered passage from house. Price only \$6500. (639-3).

ST. MARK STREET—A neat stone front cottage, containing 10 rooms, heated by hot water furnace, in first class order. Price only \$5500. (83-B).

ST. MARTIN and MORELAND STS.—Eight stone front cottages, all fully let to prompt paying tenants, low price, or might exchange. (283-a).

ST. MATTHEW STREET—Two stone front cottages, near Sherbrooke street, well built and comfortable, nine rooms each, Daisy furnace, in good order. Price \$5,250 and \$5,500. (165-B.)

ST. MATTHEW STREET—A well-arranged and roomy stone front house, with two story extension, heated by hot water furnace, in thorough order; good stable and coach-house. (131-B).

ST. URBAIN STREET—A well built stone front cottage, with extension kitchen, heated by Daisy hot water furnace; everything in first-class order. Built for owners' occupation. Lot 25 feet by 100 feet. Good stables; moderate price. (763-3).

ST. URBAIN STREET—Two brick houses near Dorchester street, could

HOME THOUGHTS.

GARDENING AS A SOURCE OF PLEASURE TO WOMEN AND CHILDREN.

While thinking of the children's happiness it has occurred to me that perhaps to some of their mother or elder sisters the bliss of gardening may be an unknown possibility. I do not mean the possession of a garden in which to walk about and admire what your gardener's taste and skill have produced, but the ownership of however small a bit of land from which by care and watchfulness and enlightened fostering you have seen the growth and enjoyed the blossoming of flowers that you love.

There is no way of putting into words the sort of joy this gives, or of describing the healthful delight it ensures to body and mind. A really ridiculous complacency takes possession of you, and you almost count yourself the author of these wonders of growth and expansion into perfect bloom. At a critical time you grow quite aware that God's sun and rain and dew and frost have really primal influence in your triumph, but taking the good results as they arrive day by day, you begin involuntarily to wear the peculiar self-satisfied smile of a successful gardener, and hand a rosebud to a friend with the air of one who had been an original creator. The failures are apt to be laid to nature's mistakes, but the successes always are added to the credit side of your own account.

And this perhaps is a reason why the occupation is so absorbingly delightful. There is really a sense in which one has a right to be proud for the price of perfect flowers is "eternal vigilance," intelligent watchfulness, and not uncommonly a tired body.

Some of the things easiest of cultivation and most delightful in possession cannot well be planted now. Hardy roses are far stronger and more prolific if planted in the early autumn, and almost all the lilies and irises come under the same law. The sweet peas ought to be in the ground as soon as frost relents enough to till it, but there are so many charming things which can neither be sown or planted yet, that there is a wide field of choice.

To those who live in the country all the year a small propagating-house is an immense source of pleasure and for the most part easily within feminine control; the heating is the only thing in which you require masculine aid after your "benches" are filled with earth. The unending interest in "starting" and potting and repotting young plants, and the charm of seeing seeds germinate and spread their young leaves ready for transplanting to the border, can hardly be exaggerated.

If you are making a claim in an already established garden and this is your first attempt, a narrow bit of border is a wise choice; or if you are only cutting into a small lawn to have a new bed made, keep in mind that it is best to make a modest start, and never have a bed cut which is too wide for you to reach to its centre.

Mark out a square. From the centre take a circle from which to form a mound-like bed elevated in the middle. Surround this with a

be converted into four dwellings at very little expense, and would rent readily. (675-3).

TORRANCE STREET—A two-story solid brick house, extension kitchen, nice family house at a very low price, 6 bed-rooms, price only \$4,500. (769-3).

UNION AVENUE—One of the best positions in the city for a medical man; a fine cut stone front house, 30 feet wide, with bay window and stone steps; all conveniences, steam-heating; in perfect order. Call at office for permit to view and particulars. (411-A).

UNIVERSITY STREET—A stone front, semi-detached residence, well built and in good order throughout. Lot 37½ feet by 120 feet, running back to McGill College grounds. House is conveniently laid out, and would be sold for \$9000 to a prompt buyer.

UNIVERSITY STREET—A well built brick house, above St. Catherine street, on lot 24½ feet by 100 feet, in thorough order, extension dining room, hot water furnace, dumb waiter, etc., eight bed-rooms. (653-3).

UNIVERSITY STREET—A good stone front house, containing 12 rooms, combination furnace, in good order. (168-B.)

UNIVERSITY STREET—A stone front corner house, beautifully situated on the best part of the street, heated by hot water furnace; all modern improvements. (791-3).

UPPER UNIVERSITY STREET—A magnificent residence property situated at the corner of Pine Avenue and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is specially adapted to subdivision purposes, and there is money in it for any enterprising capitalist or sub-divider. A splendid site for an institution. Particulars at this office. (B-67).

VICTORIA STREET—A 2½ story stone front house, in good order, heated by hot water furnace, concrete basement. Lot 23½ feet x 96 feet, 18 foot lane in rear. (171-B.)

VICTORIA STREET—Solid brick three story house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4000. (829-3)

VICTORIA SQUARE—Two stone front stores with dwellings above, rented to good tenants; in very good order. (17-B).

VICTORIA SQUARE—A fine business site now occupied as warehouse, well rented in the meantime. (24-B).