

Houses and Building Lots

FOR SALE

-AT-

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

ARLINGTON AVE.—A pressed brick cottage, extension kitchen, finished in white-wood. Price \$7,500. (169-B.)

ARGYLE AVENUE—Three very desirable building lots, each fifty feet front, on the best part of the avenue. (51-B.)

ARGYLE AVENUE—Three good lots with a frontage of 50 feet each in this fine Avenue. (43-2).

BURTON AVENUE.—A good building lot, 50 ft. by 79 ft., would be sold very cheap. (166-B.)

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

COTE ST. ANTOINE ROAD, corner of Victoria Avenue—A fine block of land having a frontage of 135 feet 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, corner 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. PAUL—Corner of Upper Lachine Road—A fine block of land, situated at the junction of these two main thoroughfares. Offers solicited. (221-a).

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).

DORCHESTER STREET and COLUMBIA AVENUE—Choice corner lot 26 feet by 138 feet. Other lots 25 feet front and from 92 to 102 feet deep at 45 to 55 cents per foot. One of the best situations in the Cote, close to street cars. (447-a).

DORCHESTER STREET—Three choice lots near Clondeboye Avenue, each 25 feet front. (205-a).

DORCHESTER STREET.—One of the finest pieces of property in Westmount for speculative and residence purposes situated close to the city limits. House and grounds in perfect order, will be sold for less than the price of the land. Terms, one third cash, balance at 5 per cent. (71-B)

DORCHESTER STREET—A handsome corner stone front house, in first-class order, all conveniences, hot water furnace, a comfortable family house, vacant lot adjoining would be sold if desired. (51-B).

THE WEAK POINT IN ALTRUISM.

But it is said, constantly said in a thousand pulpits, that Christ taught altruism, and altruism as understood by those who have accepted the semi-Socialist or Socialist theory now so prevalent. He did not. What he did teach is summed upon in splendid formula laid down in the twelfth verse of the seventh chapter of Matthew, in the report of the Sermon on the Mount: "Whatsoever ye would that men should do to you, do ye even so to them, for this is the law and the prophets." That is the grand law of Christian Charity, which will yet make the world, not, indeed, a happy place, but a less miserable one; but it does not involve modern altruism. We would ask any self-respecting Englishman whether he really desires that every neighbor should perpetually be making painful sacrifices for his sake, or, if he does desire, whether he thinks that he in so desiring comes up to his own highest ideal. He would reply at once that he did not, that he wanted to be a man and not a child, and could dispense very well in the strength of his own soul with such a quantity of assistance and guidance and propping up generally. He was weak, he knew, very weak, and giving to leaning against door-posts and seeking protection from the wind; he knew very well that he ought to stand straight, to face the wind, to lighten instead of increasing the general burden of helping, and to be a separate being, not a grain in a sand-heap.

What Christ taught was that you should benefit your neighbor, which may often impose the duty of making him bear his burden to the strengthening of his sinews, and not that of taking it on yourself. John, who writes Latin verses for Tom because Tom cries over his slate is an altruist, but in no degree a follower of the true meaning of the Sermon on the Mount. There must, in short, be a limit to altruism, unless it is to be an evil influence, and that limit is clearly reached when the bearing of another's burden must have for result, as is often the case, the permanent weakening of other's spine. "Almost," said old Elwes, the Suffolk miser, to the clergyman who had preached an eloquent charity sermon, "almost you have persuaded me to beg." Universal altruism means that everybody should be Elwes in every relation of life. You cannot give without a receiver, and the habitual expectation of receiving does not tend to the building of any Christian virtue, except, perhaps, humility.

It is a minor of objections to the altruistic theory that of all systems of life it is the one which lends itself most readily to hypocrisy. The men who in the Puritan times pretended to love God without in reality feeling any sentiment of the kind, were at heart a little ashamed of themselves, little inclined to sin from self-contempt, a little, perhaps, moved by fear of the Being they were in a corner of their minds attempting to take in. The modern altruist, when he does not believe his vowed faith, is not ashamed one bit, but enjoys the unction of his own sentiments, and thinks that he is at least preaching the right doctrine. He governs his

DORCHESTER STREET—Two $2\frac{1}{2}$ story grey cut stone houses, just completed, each 25 feet x $45\frac{1}{2}$ feet, and extension 15 feet x 32 feet, full height; cemented cellar, basement contains furnace, coal storage, laundry and servants w. c. Principal floor, drawing, dining and breakfast rooms and kitchen; five bedrooms, separate bath and w. c. Sanitary and plumbing work of the finest description. Vestibule has Mosaic floor and Tennessee marble dado. All front windows are of heavy plate glass. All material and workmanship of the very best, electric bells, wired for electric light. Any one wanting a first-class residence at a moderate price, should inquire about these houses. (883.)

ELM AVENUE—A handsome red sand stone house, beautifully finished, ground floor in oak and upper floors in cottonwood, natural finish, stained glass windows; Daisy furnace, workmanship and material unexcelled. (92-B).

ELM AVENUE.—A double detached stone-front cottage, near Sherbrooke street. Lot 50 x 103. 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 \$8,500. (851-3/)

ELM AVENUE.—Handsome grey stone front cottage; extension kitchen, all conveniences, Daisy furnace. For sale or would exchange. (162-B.)

ELM AVENUE—A choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and conservatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$8000. (709-3).

GLADSTONE AVENUE—A neat stone front cottage containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price \$5000. (380-A).

HILLSIDE AVENUE—A desirable block of land 90 feet deep, adjoining the corner of Metcalfe Avenue. (130-B).

KENSINGTON AVENUE—A handsome brick house, with all modern conveniences, on lot 100 feet by 112 feet, nicely laid out. Would make a good family residence. (108-B).

LANSDOWNE AVE.—A charming brick cottage on large lot forming the corner of Sherbrooke street. Heated by Daisy furnace. 8 rooms. (869-8).

MELBOURNE AVENUE—Handsome modern, detached cottage in this favorite locality, recently built for owners occupation. Lot 50 by 100 house 88 by 42. Owner leaving city. Price \$7500. (733-3).

MELBOURNE AVENUE—A handsome solid brick house of 13 rooms, good cellar, hot water furnace, sanitary arrangements perfect, electric light and gas in the house, gas grate in parlor. Lot 50 feet front by 100 feet on Murray Avenue projected. Price \$10,000. (74-B).

METCALFE AVE.—A new terrace above Sherbrooke Street, house finished in hard wood, embracing all modern improvements, extension, hot-water heating, electric light, etc. Owner anxious to sell. (181-B.)