

Take the First Step The Rest is Easy

Half the thriftlessness seen in the world is the sufferer's own fault. Half who are not in the independent possession of a home are in that undesirable position because they were too timid, or too lazy to take the first step. The "first step" toward owning a home is to

Buy a Building Lot

We have studied the problem of how to encourage and assist thrifty workmen to select, build and pay for suitable, comfortable homes where they will be free from the necessity to pay rent, and where they can live in the assurance that their little homes are increasing in value every year, equal to a larger increase in wages. How hard a man will work to double his pay, why should he not work for a home if it will double in value? Think it over and

ACT QUICKLY --- TIME IS SHORT

There is yet time for a man to select his building lot in the

PARSONS ESTATE

We have already established over 1,000 families on our immense property, and all have done well, and are greatly pleased. We offer exactly the same terms to you. Leave the house where you are paying rent, choose a lot in the Parsons Estate, erect a tent or temporary shelter, while you build your own house in your spare time. The money you save in rent will go a long way toward building expenses.

Lots are \$5 to \$14 Per Foot
Terms are \$10 Down, \$5 Monthly

Go and look at the homes already there, and see the lots still for sale. The Parsons Estate is at north end of Dufferin street. Our automobiles will meet the Lansdowne ave. and Carlton st. cars at terminus, between 1.30 and 5 p.m., and take visitors direct to the property.

Dovercourt Land, Building & Savings Company, Ltd.
24 Adelaide Street East. Tel. M. 7280

PROPERTIES FOR SALE.

BEECH-CROFT.

BEECH-CROFT lots are 50 x 150—Covered with trees and shrubs.

BEECH-CROFT is immediately adjoining the Rosedale Golf Club.

BEECH-CROFT—Where is it located? Ask Hayes & Co., corner Glen Grove and Yonge.

BEECH-CROFT—Call Hayes & Co. Main 200 or after six North 372.

BEECH-CROFT LOTS—50 x 150, with double frontage. See Hayes, Glen Grove and Yonge.

BEECH-CROFT is on an 80-foot boulevard; building restrictions, \$400.

BEECH-CROFT—Teddington Park avenue is 50 feet wide, the lots are 150 feet deep.

Waddington & Grundy's List.

WADDINGTON & GRUNDY, 88 King E.

ABOUT TWO ACRES adjoining Alex-andra Gardens, North Toronto, large street frontage, three hundred feet ravine frontage, with trees.

2½ ACRES—Victoria avenue, North Toronto, beautiful surroundings, running stream, large shade trees, also fruit trees, town water, city gas.

ABOUT FOUR ACRES—Kensington Avenue, corner Bathurst street, one thousand feet street frontage. Twelve dollars per foot, or nine thousand in block.

4½ ACRES—Bayview avenue, near Moore Park.

5½ ACRES—On Yonge street, with large frontage on Bell Line Railway.

ELEVEN ACRES—Corner Eglinton avenue and Spadina road, Bell Line Railway crosses property giving about twelve hundred feet railway frontage. Seventeen hundred feet street frontage.

28 ACRES—Victoria avenue, adjoining stream and springs. Picturesque surroundings, large trees and orchard. This property is well suited to sub-division for large residence sites.

YONGE STREET—Six miles from Toronto, fifty acres with two dwellings and commodious outbuildings. Large trees along whole Yonge street frontage, also on north side, nice hedges, etc.

BATHURST STREET—Close to Toronto, 100, seventy-five acres, good garden land at \$50 per acre. Would sell part.

YONGE STREET—At Willowdale, one hundred and forty acres, extending to Bathurst street, forty rods frontage on both streets.

FIFTY ACRES—South of York Mills, at \$20 per acre.

THIRTY-TWO ACRES—On C.P.R. at Leaside, 1½ miles from Yonge street, overlooking Don Valley.

WADDINGTON & GRUNDY, 88 King E. Main 633. Eglinton office, North 161.

\$2250—New six-roomed house, 532 Delaware Avenue, with all conveniences, large side entrance and veranda. Terms cash. Apply 3 Somerset Avenue.

INVESTORS, capitalists, manufacturers, etc., etc., etc., centrally located, with elevator, best light and ventilation. Good business occupies basement, rent-ally for \$100 more. Will sell cheap-ly. Terms cash. Apply 3 Somerset Avenue.

FOR SALE—Quarter section, fifty miles north of Oakville, or exchange for Ontario property. Henry May, Richmond Hill.

PROPERTIES FOR SALE.

The Union Trust Company's List.

Vacant Land.

\$12 FOOT—Lincoln avenue.

\$12 FOOT—Eglinton avenue, corner near Dufferin.

\$12 FOOT—Edgewood Park.

\$15 FOOT—Rochampton avenue.

\$16 FOOT—Bloom ave., near Dufferin.

\$18 FOOT—Soudan avenue.

\$20 FOOT—Earle street.

\$20 FOOT—Pape avenue.

\$22 FOOT—Erskine avenue.

\$25 FOOT—Eglinton ave., near Yonge.

\$27.50 FOOT—Hawthorne avenue.

\$30 FOOT—Orchard View avenue.

\$40 FOOT—Yonge street, Eglinton.

\$60 FOOT—Yonge street, Eglinton.

\$45 FOOT—Ridley gardens.

\$45 FOOT—Lake Shore Road.

\$55 FOOT—Rosedale Avenue.

\$60 FOOT—Castle Frank avenue.

\$80 FOOT—Broadview avenue, in six bed rooms, with garage, bath, and grounds over three hundred feet deep, hot water heating and every convenience; only seven minutes' walk from Yonge street cars, Glen Grove Park.

\$14000—CHOICE corner residence in six bed rooms, with garage, bath, and grounds over three hundred feet deep, hot water heating and every convenience; only seven minutes' walk from Yonge street cars, Glen Grove Park.

\$5000—PLOT, about three acres, in Edgewood Park.

TO LET: ROOMS—Manchester street, \$100; Laidlaw, \$200; Dupont, \$250; Ossington, \$200; Concord, \$200; Violet, \$200; Millmont, \$200; Emerson, \$200; Markham, \$200; Dufferin, \$200; Dupont, \$200; Wheeler, \$200; Markham, \$200; Bathurst, \$200; Bartlett, \$200; Concord, \$200; Robert, \$200; Robert, \$200; Major, \$200.

HOUSES and Stores.

\$2000—HOUSE, 6 rooms, bath, furnace, rented to pay ten per cent. Badgerow avenue.

\$2500—DETACHED house, Davisville, with stable.

\$3000—BELLWOODS AVE., seven rooms, all conveniences.

\$3000—BEACONSFIELD AV., would exchange for vacant property.

\$3600—BELLEFAIR AVE., detached, eight rooms, bath, furnace.

\$4200—STORE, and dwelling, Logan avenue.

\$4500—KEW BEACH, three cottages, well rented.

\$5000—CHICORA AVE., near Avenue road, nine rooms.

\$5000—STORE and dwelling, College street, easy terms.

\$5000—DOWLING AVE., 9 rooms, brick and stone, in good repair.

PROPERTIES FOR SALE.

Union Trust's List (Continued).

For Exchange.

\$5500—COLLEGE ST. store property, a good opportunity for a young business man.

\$5500—CHURCH ST., 10 rooms; good rooming house.

\$5500—WOODLAWN AVE., 10 good rooms; reasonable terms.

\$6000—SPADINA RD., 9 rooms, in beautiful condition; lot 155 feet deep to lane.

\$6500—TWO HUNDRED acres, hardwood timber land.

\$6000—PRICEFIELD RD., 9 rooms, thoroughly up-to-date.

\$6000—FARNHAM, 9 rooms, in beautiful condition; lot 155 feet deep to lane.

\$6500—JAMESON, 10 rooms, in good repair; brick garage.

\$7000—CHARLES WEST, 9 large, bright rooms, decorated.

\$8000—FINE RESIDENCE, with fruit land and barn, on main street of Grimsby; electric cars pass the door.

\$8750—SHERBOURNE, below Wilton; 9 good rooms; \$250 cash.

\$9500—KENDALL AVE., 9 large and 2 small rooms, 2 bathrooms, fine balcony, corner bay window on 2 floors.

\$10500—INDIAN GROVE, 10 good rooms and 2 sun rooms; beautiful view and well built.

\$11000—MODERN residence, well built, finished in oak and Georgia pine, with garage, tennis court, and grounds over three hundred feet deep, hot water heating and every convenience; only seven minutes' walk from Yonge street cars, Glen Grove Park.

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FARMS FOR SALE.

Canadian Settlers' Supply Association's List.

CANADIAN SETTLERS' SUPPLY ASSOCIATION, Manning Chambers, next to City Hall, Toronto.

HUNDRED NINETEEN acres near Bar-nia; forty acres peach land, balance first-class apple or grain land; sandy loam and clay loam; six acres winter apples; twelve-roomed brick house; telephone in house; basement barn, stables under cedar plank floors; power wind-mill, plenty other buildings. Eighty-three hundred.

MARKHAM TOWNSHIP, hundred and sixty acres, free clay loam; level, with good drainage; no better land in the township; hundred and forty acres cultivated; no waste land; never-falling spring water; brick and frame house; ten rooms; stone foundation; two large barns and stables; material on the ground for brick barn included in the price. Thirteen thousand. Easy terms.

FRUIT LAND—One hundred acres in full bearing; six hundred peaches; ten-roomed frame house; basement barn on stone wall; plenty stable room; cedar block floors; water in stables; twenty acres are peach land; good repair. Fifty-two hundred and fifty. \$22 Jackson.

ONE HUNDRED acres close to Lorneville Junction; clay loam; all cultivated; spring stream; nine-roomed brick house; stone foundation; cellar; bank barn on seven-foot stone wall; other buildings in good repair. Fifty-two hundred and fifty. \$22 Jackson.

MARIPOSA TOWNSHIP, two miles from station; 20 acres clay loam; thirty-five cultivated; fifteen bush; spring creek. Sixteen hundred and fifty.

WHITBY TOWNSHIP, two miles from station; hundred and twenty-three acres rich loam; hundred fifteen acres cultivated; spring creek; good fences; seven acres orchard; nine-roomed frame house; hot water heated; three large barns and stables; besides other buildings; water all through the house and stables; a first-class farm in every way, offered below its value for quick sale. Ten thousand.

WESTERN LAND—Last Mountain Lake District, your choice for about fifteen dollars an acre of nine thousand acres, the finest of wheat land, open prairie with some poplar buffer land to railway. This is extra good buying.

THE ABOVE for sale by Canadian Settlers' Supply Association, Manning Chambers, next to City Hall, Toronto, Ontario.

W. A. Lawson's List.

W. A. LAWSON'S List, 102 Church-st.

¾ ACRES—Four miles from Toronto, on good road, close to postoffice, school and church; rich clay loam, all under cultivation; good bank; all good buying. Six hundred and fifty.

5 ACRES—Four and half miles from Toronto, rich clay loam, all under cultivation and clean. Twelve hundred and fifty.

10 ACRES—Eight miles from Toronto, two miles from electric car, close to postoffice, school and stores, clay and sandy loam, all under cultivation; excellent for garden or fruit. Three thousand.

14 ACRES—Ontario, close to school and church, clay and sandy loam, good water, five-roomed house, small barn, pigsty and house. Twelve hundred.

40 ACRES—Whitchurch, near Stouffville, rich sandy loam, twenty-five acres cultivated, balance pasture, some good fences, plenty of water; nine-roomed house, new bank barn, pigsty and hen house. Twenty-five hundred.

50 ACRES—Trafalgar, near station, postoffice, school and church, clay loam, all under cultivation and clean; plenty of water, good fences, brick house, finished home, courtyard, and garden, and it's worth it.

100 ACRES—Wellington, near Georgetown, school, church and postoffice acre cultivated; dark loam, sixty-five acres under cultivation; good fences, plenty of water, good fences, brick house, finished home, courtyard, and garden, and it's worth it.

THE ABOVE for sale by W. A. Lawson, 102 Church street, Toronto.

F. J. Watson & Co.'s List.

FARM SPECIALISTS, F. J. Watson & Co.

PORT CREDIT, ten acres, convenient to station and on splendid road. Thirty-five hundred.

HIGHLAND CREEK—Eighteen acres, good brick house, orchard, place is splendidly situated on a valuable corner and convenient to car line. Five thousand.

DUNBAR—Seventy acres on lake, good brick house, well nice shade trees, bank barn, good soil, tile drained, orchard. Ten thousand.

WILDFIELD, County of Peel—One hundred acres, good clay loam, new bungalow, two barns, good fences, forty-five hundred.

PRINDALE—One hundred and fifty acres, good clay loam, frame house and barns, wind mill, twenty acres timber, school on same lot. Ten thousand.

BOWMANVILLE—One hundred and twenty acres, good clay loam, frame house, well adapted for fruit growing; 4 acres of winter apple orchard, bearing; rest farm, with cedar, larch and poplar on stone foundation; trolley line surveyed past farm. Would take small city house as part payment. Sixty-five per acre.

F. J. WATSON & CO., 125 Queen W.

HERE is an opportunity to buy a farm, from country town, 21 from Toronto, fronting on main road; fifteen thousand dollars will buy 20 acres, 150 cultivated; clay loam, level farm, not hilly or stony; in high state of cultivation, watered by two good windmills; well fenced; ten-roomed frame house, stone wall, cement cellar, veranda; bank barn, 34 x 8, on stone wall, cement floor; water in barn; horse stable 24 x 30, cement floor; water in stables; 24 x 30, with water, ice house, 24 x 30, five-ton weight scales; this year's crop consists of 11 acres full wheat, barley, oats and corn, large meadow in good shape; small orchard; 25 cows kept on farm; 1300 tons of cream shipped annually to some firm in Toronto; possession 1st November. Why buy in Alberta, and then secure an Al farm, for the same money, a quick money-earner. Bell telephone, 4015. Room 30, 18 Toronto-street, Toronto.

FOR EXCHANGE

WILL EXCHANGE New Ontario farm on the Temiskaming and Northern Ontario Railway, in the best quality of land, and close to station, for improved lands in Ontario or city property. Apply to Box 5, W. H. W.

ROOMS TO LET.

FOR RENT—Rooms, suitable for tea or Savoy Tea Rooms, also for sale, quantity of furnishings suitable for that purpose. Apply E. C. Blackford, 144 Yonge street.

Best Values For a Permanent Investment

The future growth of Toronto makes real estate one of the best investments. No place offers such high-grade immediate value, combined with such bright prospects for advancement, as does

LAWRENCE PARK (NORTH TORONTO)

People who wish an attractive suburban location, or to