

**WESTERN AVENUE**—Two fine building lots, corner of Elm Avenue, 27 ft. front x about 93 ft. deep, good lane in rear. These lots are exceptionally well situated, good view of the mountain, adjacent houses are all handsome, well built and occupied by owners. (175-B).

**WESTMOUNT**—A magnificent corner property on the uplands, with grounds containing over 100,000 feet, with a substantial three-story solid brick house, heated throughout by hot water furnace, and contains seven bed-rooms, besides other ample accommodations. This is a good opportunity to combine the purchase of a home with a speculation, as the price is about the value of the land. Would be sold in lots if required.

**WOOD AVENUE**—A handsome new stone front house, conveniently laid out, in perfect order. All up-to-date improvements. Particulars at office (110-B).

## Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & CO'Y.

**BEAUREPAIRE**—A charming cottage on the Lake front, built for owners occupation, two stories, galleries on three sides, large lot. (183-B)

**CHANDLY BASIN**—A fine residence property, containing 23 arpents, of which five arpents is beautifully wooded. River frontage on two sides; about one mile from Richelieu station, (C. V. R.) Solid stone three story house, fifty feet square; hot water furnace; large stable and coach house and other out-buildings; good boating and fishing; telephone in house; only 1½ hours drive from Longueuil. Moderate price. (119-B)

**COTE DES NEIGES ROAD**—Choice building lot, just above Sherbrooke street.—51 ft. 9 in. x 115 ft. deep. Price \$1.25 per foot. (184-B)

**COTE DES NEIGES**—That beautifully situated property known as "Fern-grave," bounded by Cedar, Crescent and Lakeview Ave., between Cote St. Luc Road and Westmount. Particulars at office. (188-B)

**DIXIE**—Several choice lots at this popular summer resort. Easy terms to suit purchasers. (158-B)

**DIXIE**, now called SUMMERLEA—We have some choice villa lots within three minutes walk of the railway station, and within two minutes walk of the River St. Lawrence with boating privileges, varying in price from 5 cts a foot up. And there are also a few choice lots on the river front for sale at 25 cents a foot. A few pretty cottages, substantially built with stone foundations and extension kitchen with cellar, for \$2,500, including 7500 feet of land on the principal avenue. Terms easy. (64-B).

do with the house when built; who will occupy it; that is, study the characters of those whose lives must be passed within its walls; consider the purposes of each apartment, and how its use may affect each and every person who enters it, either to occupy or visit it. Lay all this before the architect before he draws a pencil line on the plans. His advice and educated taste will go far towards securing your future happiness and continued pleasure in your home long after his work is done, it may be forgotten, and is a part which adds nothing to the little sum he calls a fee for making the plans and design. Do not ask him to make detailed designs for all interior work at the same cost as for bare walls. It is no more reasonable than to require the dry goods merchant to "throw in" the lace because you bought the silk from him.

It takes a good architect with artistic tastes and a keen perception of your need to readily grasp your ideas and fit them particularly into artistic design and form, but an interior so designed is immeasurably better, and always more harmonious than if "hit upon" by a novice, no matter how much innate refinement of taste is possessed. If you are so fortunate as to have him for a neighbor, his assistance in selecting and arranging pictures and other decorative matters will be invaluable, as many an interior, architecturally perfect, has been all but ruined by an utter lack of comprehension as to what was suitable for decorative purposes. *American Homes.*

### ADULTERATED ASPHALT.

T. W. Stanley, formerly an inspector in the employ of the Board of Public Works, has taken sufficient interest in the controversy concerning asphalt pavement to send to Europe for samples of asphalt used there, and has made a careful comparison with that used in Detroit. As he anticipated, the result was not flattering to the local pavements; the material in which he states is, in most instances, of a decidedly poor quality. In speaking of the matter he said:

"All asphalt companies can make a mix that will last the time for which the pavements are guaranteed, but they are beating the people when they do not lay the best mix possible. Instead of doing this they adulterate the asphalt, calculating only to make it good enough to last during the term of the required guarantee. No member of the Board of Public Works knows whether the companies are furnishing pure asphalt or a mixture of black oil. I have samples of asphalt, so called, from every street in Detroit. I think that even the contracts that have been let this year have not contained the proper requirements. As a citizen of Detroit I think the city should have what it pays for. It would be cheaper if the members of the Board of Public Works do not know what asphalt is, to send to Europe, if necessary, to secure an expert to supervise laying such pavements. The board has never employed an inspector on asphalt pavements because the companies to whom the contracts have been let

**GEORGEVILLE, P. Q.**—One of the finest farms in the townships, containing 387 acres, with a frontage of 1¼ miles on Lake Memphremagog, and only a short distance from the Owl's Head Hotel. First-class house and suitable out buildings. A charming situation for summer residences. (206-C.)

**LOWER LACHINE ROAD**—A choice piece of suburban property adjoining that of the late Mr. Sippell; one of the most desirable frontages on the river. Very easy terms. (119-2)

**MONTREAL JUNCTION**—18 choice lots situated near the station, would be sold en bloc or separately. (183-a).

**NORWOOD**—A charming frame cottage, situated in one of the most commanding sites on the bank of the Back River, convenient to both C.P.R. Station and electric road. Cottage contains nine rooms and summer kitchen, good stable and coach house. Area of grounds about 60,000 feet. Photo and particulars at office. (428-a).

**NOTRE DAME DE GRACE**—A beautifully situated lot of land on Cote St. Antoine Road, 46 feet by 178 feet, running back to an avenue on which electric cars are now running. Commands a magnificent view. 145-A

**OLD ORCHARD, ME.**—A charming seaside cottage, containing thirteen rooms, all well finished and nicely laid out, ample cupboards and closet accommodation. Piazza on three sides. Splendid view of beach and ocean. Photo and plans in office. Price only \$5700. (203-C)

**OTTERBURN FARM**—Belonging to the Estate of the late Sir Joseph Hickson, contains about 2800 acres of which 225 acres are under cultivation. The property is situated on the river Madawaska about four miles south of Lake Temiscouata, and is reached by the Temiscouata Railway which runs through the property at about half a mile from the house. The distance from Riviere du Loup on the St. Lawrence is 65 miles, and about 17 miles from Edmundston, St. Johns River, the junction of the Temiscouata and Canadian Pacific Railways. Cleared land produces large crops of hay, oats, peas, wheat and potatoes, well fenced. The uncleared land contains fine timber, principally cedar, pine, ash and tamarac which produces some revenue without depreciating the value of the property. Considerable stock has always been kept on the farm, and there are large barns, sheds and outhouses in first class condition. Good dwelling house and a farmers house, also boathouse, blacksmiths shop, carts and farm implements. There is good trout fishing throughout the whole of this district, the toulada being abundant in Lake Temiscouata. Partridge and hares are also plentiful. Other particulars at this office. (186-B).

**POINTE CLAIRE**—A new frame house on avenue leading to lake on lot 100 feet by 165 feet. Price only \$2500. (97-B).

**SHERBROOKE, P.Q.**—Some choice factory sites with water power (about 500 horse power at present available) adjoining the Grand Trunk line. Call at office for plan and particulars. (288-A).