

UPPER LANSLOWNE AVENUE.—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in frontages of 50 feet with a depth of 110 to 115 feet. The situation is the most accessible of all the hillside property and commands a magnificent view. (259-A).

VICTORIA AVENUE.—Good building lot, 50 ft. x 132 ft.; situated above Sherbrooke street, (35-C).

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. (731-3).

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. (176-B).

WESTERN AVENUE.—Semi-detached brick houses of nine rooms, on the best part of the avenue; extension kitchen; heated by hot water; electric light, gas, and all modern improvements. The stone, brick, and woodwork, plumbing and painting all done by good workmen, with first-class materials. (15-C).

WESTERN AVENUE.—A handsome red-stone front house, 27 ft. front; heated by hot water furnace; modern open plumbing; concrete basement; wash tubs and w.c. in basement. First floor finished in oak; house is wired throughout for electric light. Intending purchasers will find this house well worth inspection; it was built by day's work and with the very best material. Price, only \$10,000. (12-C).

WINDSOR AND PRINCE ALBERT AVENUE.—A well situated block of land, 150 ft. x 146 ft.; forming corner of above streets; would exchange for small house. (38-C).

Suburban Properties

FOR SALE BY

The J. CRADOCK SIMPSON
Real Estate & Agency Co.

BEAUREPAIRE.—Two handsome semi-detached frame houses, in good order throughout, large frontage on the river; contain five bedrooms each. Lots comprise an area of over 45,000 feet. Arrangements will be made to show them to any intending purchaser. (2C).

BEAUREPAIRE.—A charming cottage on the Lake front, built for owner's occupation; two storey; galleries on three sides, large lot. (183-B).

BORDEAU, SAULT AU RECOLLET.—An attractive 1½ storey stone front house, close to C.P.R. station, about a

workman. He is more industrious, more reliable, more temperate, his interests are more closely identified with those of his employer. When the time of trial comes, when strikes threaten and mobs form and discontent seems to fill the very air, it will be found, that the home owner is the conservative force which stands for order and for a peaceful solution of whatever differences may have arisen between the employer and the employee. The agitator, the leader of the mob, the inciter to riot, and violence, will generally be one with nothing to lose, a mere transient.

There are some large employers of labor who encourage their employees and even lend material assistance to them in obtaining homes. We believe they are wise and such an investment may prove the very best insurance for the future safety and stability of their business. It is only surprising that the example is not more generally emulated. It will pay every large employer, especially in industrial enterprises, to study this question carefully and see if it is not for his advantage to encourage his workmen to become home owners. If he does, he will probably discover that the real estate agent, who is ready to sell his employee a neat cottage on easy terms, is a friend not an intruder.

The 1890 United States census reveals some interesting facts regarding home ownership. While some changes have doubtless occurred since that compilation was made, it is not probable that the relative standing of different localities is materially affected. The figures will surprise many who have Philadelphia heralded far and wide as the "City of Homes." As a matter of fact, only 23 families of each 100 in Philadelphia were home owners, slightly above one-half the percentage in Detroit, Milwaukee, and Rochester. New York only showed six families to the hundred owning their homes, but Greater New York, with its wonderful suburban expansion, will make a much better showing.

Throughout the entire country, including both city and rural districts, it is found—disregarding fractions—that 48 families out of every 100 own the homes where they reside. The highest proportion of home owners is found in the north central states, where 58 families out of every 100 own their homes. In all sections it is found that the higher proportion of home owners is in the country and the lower proportion in the cities. Of the 28 cities possessing over 100,000 population, Rochester stands at the head, with 44

miles from electric cars; contains 7 rooms and extension kitchen. Lot about 87 feet x 169 feet; price \$3,500; or would exchange. (352-B).

ROULEVARD ST. GERMAIN, ST. LAURENT.—Three lots each 25 feet x 121 feet, near the Park and Island Ry. Price \$475 for the three lots. (303-B).

CHAMBLY.—A very desirable country residence, situated in the best part of Chambly. Large frame house and extension, coach-house and stable; all in good order; grounds contain four acres; low price to prompt buyer. (356-B).

CHAMBLY BASIN.—A fine residence property, containing 23 arpents, of which five arpents are beautifully wooded. River frontage on two sides; about one mile from Richelieu station (C.V.R.). Solid stone three-storey house, fifty feet square; hot water furnace; large stable and coach house and other outbuildings; good boating and fishing; telephone in house; only 1½ hours' drive from Longueuil. Moderate price. (110-B).

COTE DES NEIGES.—That beautifully situated property known as "Fern-grove," bounded by Cedar, Crescent, and Lakeview Ave., between Cote St. Luc Road and Westmount. Particulars at office. (167-B).

COTE VISITATION.—A valuable farm of from 66 to 70 arpents, within a short distance of the electric cars; will soon be in demand for subdivision. Particulars at our office. (900-C-3).

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

LORVAL.—A semi-detached brick house between the road and river, heated by hot water furnace, five bedrooms; built for winter occupation. Ice-house, laundry, etc. Grounds extend to river. Would exchange for city property. (282-B).

LONGUEUIL.—Two building lots well situated, will be sold at the extremely low price of \$150 each, to a prompt buyer. (17-C).

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

NOTRE DAME DE GRACE.—A beautifully situated lot of land on Cote St. Antoine Road, 46 ft. by 173 ft., running back to an avenue on which electric cars are now running. Commands a magnificent view. (145-A).

OUTREMONT.—A nice brick encased house, on a lot having frontage of 80 ft. on St. Catherine Road by 225 ft. deep. Water in house; bathroom, etc. Grounds laid out in ornamental and fruit trees, kitchen garden, and small fruits. (320-B).

OUTREMONT.—A beautiful villa situated on the St. Catherine Road, just outside the limits of Outremont, five minutes' walk from electric cars. Ground nearly five acres in extent, is mostly in orchard, containing a large variety of apples, pears and plum trees, several hundreds of currants, gooseberries, and grape vines, all in full bearing. House is built, in AI style. Has all city conveniences. Daisy furnace, hot and cold water, bath, w.c. etc. (322-B).