lexandra

Building lots on reasonable terms in Toronto's most desirable suburban district. Opposite Victoria Avenue, North Toronto, thirty minutes' ride up Yonge Street from corner King. Stop 19 on Metropolitan Railway. The district is already well built up with high-class suburban residents.

Advances made on equitable terms to assist building.

Trusts & Guarantee Company, Limited

45 King Street West, Toronte Phone Main 7475

Ussher.Strathy & Co. Corner Yonge Street & Hawthorne Ave. North 1330

PROPERTIES TO RENT. Union Trust Company's List.

Vacant Properties. FOOT-400 feet front, one block north of Main street and one block east of Industrial School grounds, Mimico; a

FOOT-Lot 7, Otter crescent, Edge combe Park.

\$8.50 FOOT-Soudan avenue, en bloc \$10 FOOT-Lot 3, Otter crescent, over-looking wooded ravine, Edgecombe

\$11 FOOT-Lot 32, being southeast cornue. Edgecombe Park.

\$12 FOOT-Brownlow avenue, Davis-

\$15 FOOT-Erskine avenue.

\$15 FOOT-Coxwell avenue, city, on hill, south of G. T. Ry., west side. \$15 FOOT-Balliol street, Davisville;

\$15 FOOT-Stewart street, Davisville. \$15 FOOT-Rochampton avenue.

\$16 FOOT-Soudan avenue, near Yonge.

\$17 FOOT-Hawthorne avenue, Eglinton, high and level, restricted pro-

\$17 FOOT-Briar Hill avenue, Eglinton restricted property. \$18.50 FOOT-Davenport road, near Dufferin.

\$20 FOOT-Durie street, West Toronto.

\$25 FOOT-Lake Shore road, with lake frontage. \$25 FOOT-Alcha avenue, near Bath-

\$25 FOOT-Yonge street, corner Bedford Park.

\$30 FOOT-Lot 132, Glenview avenue the beauty spot of Egilnton. \$40 FOOT-Lot 157, Yonge street drive way. Glen Grove Park. \$50 FOOT-Castle Frank crescent.

\$4000-Lot 5, crescent shape, with frontage and depth,

Houses for Sale

\$600-THREE-ROOMED cottage, Erskine avenue, Eglinton. \$900-EARLSCOURT AVE., 5-roomed

cottage, hardwood floors, quite finished; a snap. \$1300-SIX-ROOMED house, St. Clair avenue, near Weston road.

\$1800 HICKSON ST., six rooms and bath, near Dundas cars.

\$2000-BOOTH AVE., six rooms and bath, newly decorated.

\$2500-DETACHED, frame house, six rooms, three pantries, verandah, garden, with shrubbery and ornamental trees, cedar hedge, etc., near Dovercourt cars.

\$2700-NEW HOUSE, near Bloor west cars, six rooms, furnace, bath. electric light, good verandah, wide side entrance: \$500 down.

\$2800-WESTMORELAND AVE., six house, finished in Georgia pine.

\$3000 ROSE AVE., seven rooms, al conveniences, good verandah

\$2200-NEW, detached, pressed brick house, seven rooms, pantry, bath and cellar full size, furnace, gas and electric light; brick verandah, with stor foundation and concrete floor, concret walls: five hundred dollars down, bal ance to suit.

\$3500-DETACHED house, Sunnyside avenue, handsomely decorated, six rooms, bath, electric light, laundry tubs, colonial verandah, fine garden.

\$3500 BRICK dwelling, 8 good rooms

convenience, front entrance to cellar, two

\$4500 SEMI-DETACHED residence ten rooms, with all conveniences, hardwood floors, verandah; moderate terms.

\$4700 SUBURBAN home, with large lot, 200 x 135; ten minutes from Yonge street, Eglinton; stable and shed. \$4800 PAIR of houses, Lansdowne avenue; well rented.

\$5000-DETACHED residence, with room for auto drive, in West Toronto, near Annette street; nine rooms, square reception hall, bathroom, pantry with pastry cook's fixtures, lofty cellar (full size, three compartments), hardwood floors, rooms handsomely decorated, gas and electric light; deep lot; must be seen to be appreciated.

rooms, on choice residence eight rooms, on choice residential street, off Avenue road; cement cellar, with separate tollet and porcelain washtubs; large hallway, drawing room, dining room, kitchen and pantry conveniently arranged on ground floor; house throughout is in up-to-date and first-class order; mantels in drawing, dining and sitting rooms; owner leaving city, must be sold immediately.

\$6000 FARNHAM AVE. residence, convenient to street cars; seven rooms and attic, hot water heating, verandah, wide side entrance; terms

\$7000-PAIR of new houses, Dover-court road, near Bloor; eight rooms, bath, pantry, cellar full size, with outside entrance, furnace, gas and electric light; good renting neighborhood; would take vacant land in part payment.

Houses for investment.

\$16000—FIVE detached houses, press-ed brick, 7 rooms and pantry, besides bath; brick verandah, with con-crete floor; large cellar, furnace, bath, gas and electric light; west end of city; cars pass the door; splendid renting pro-perty; terms can be arranged; make an offer.

\$20000 -THREE PAIRS new, 8-room-dahs; cenars with outside entrance, furnace, bath, gas, electric light; lane in rear; good renting property; close to two lines of cars, one minute from Bloor west; would rent to pay eleven per cent. gross.

Properties Wanted. WANTED for rental, modern house, eight or nine rooms, in northern part of city.

WANTED for client, house with seven rooms, modern, east of Clinton, south of Bloor; must be worth the price asked.

Manufacturing Plant,

\$50000-FINE, solid brick building, 3 storeys and concrete basement, with the Belt Line on car street; 48 x 155; and adjoining land, 80 x 140, through to another street, can be had for an additional \$16,000; prominent front, paved lane at side, separate entrance to office part, excellent light, steam heated, extra large freight elevator; immediate possession; full particulars at our office. A PPLY The Union Trust Co., Ltd., Real Estate Dept., 174 Bay street.

HOUSES TO LET. \$2300-COTTAGE in Eglinton, de- The Toronto General Trusts Corpora-

tion's List. THE TORONTO GENERAL TRUSTS

\$45-DOWLING AVE., 9 rooms, bath furnace, electric light, square hall hardwood floors. \$35-COLLEGE ST.. 10 rooms, bath.

\$30-DOVERCOURT RD., 8 rooms \$28-ONTARIO ST., 9 rooms, bath, gas

\$27.50-MAJOR ST., 8 rooms, all

REAL ESTATE BROKERS

515 YONGE STREET, EGLINTON. PHONE N 3427 CROWN LIFE BUILDING, Corner Queen and Victoria Streets. M. 2238.

SPECIALIZE IN NORTH TORONTO REAL

SOLID

demand is great.

Terms easy.

\$1900 SHERWOOD AVENUE, a splendid new detached, solid brick cottage, five largs, bright rooms, good cellar, gas and water inside, soft water distern; lot 40 x 180, bearing large shade and fruit trees.

\$2000-EARL ST., frame, six rooms, nicely decorated, side entrance, large lot, very convenient to Yonge-street, splendid location, good garden; terms, \$100 cash, and the balance made

\$2000 GLENWOOD AVE., detached frame, attractive design, six large rooms, veran. dah: lot 50 x 140.

\$2200-SMITH ST., frame, five rooms, stable. large lot, good garden; can be had on easy terms; this house is situated close to Yongestreet, handy to the Glen Grove cars.

\$3000 MERTON ST., close to Yonge, detached, solid brick, eight rooms, massive verandah, all city conveniences. A snap.

\$3000—FOR A PAIR of semi-detached houses on Yonge-street, in a first-class location; the property is nearly new and is rented to yield 14 per cent. net on the investment. This is a rare opportunity to secure valuable Yonge-street property at a very low figure; the lots are 198 feet deep.

\$3250—DAVISVILLE AVE., semi-detached, brick, ten rooms, all modern conveniences; very fine house; \$500 cash.

\$8 PER FOOT-Soudan Avenue.-A snap.

\$9 PER FOOT-Glenwood-avenue, splendid wood-

chance for the workingman to secure a home site

within easy access of the city. Why pay exorbi-

tant prices for lots in township subdivisions? Buy

\$10-PER FOOT-Balliol-street, well-settled loca-

\$11 PER FOOT-Merton, just an odd let or two

\$15 PER FOOT-Albertus-avenue, close to Yonge-

\$14 PER FOOT-Sherwood-avenue. One lot is 54

there are splendid fruit trees on this lot, and is

\$14 PER FOOT—A splendid lot on the corner of Soudan; lot 25 x 150; any wishing to build a house should seize the opportunity of getting this lot; it is in an ideal place; let us show it to you

\$15 PER FOOT-Balliol-street: lot 100 x 175; this

venient to the cars; large shade and fruit trees. This is a snap at the price quoted; let us show it

only a few minutes' walk from Yonge-street.

left at this price; easy terms.

tion; you take no chances in buying here.

street; a chance to secure a cheap lot in a

x 185; this lot is in a good location and

ed lots, each 50 x 140; very easy terms; a

SOUND.

\$3800-WOODWARD AVE., brick bungalow, 6 rooms all conveniences; deep lot.

\$4800-WOODWARD AVE., detached, 10 rooms all conveniences, splendidly finished; lot 50 x 200

\$4000-BRIAR HILL AVE., lot 50 x 134, detached, selid brick, eight beautiful decorated rooms, side entrance, furnace and bath, hardwood floors throughout. House is in good condition; two minutes from Yonge-street. This is an ideal home, and is cheap at the price quoted.

\$5300-BRIAR HILL AVE., detached, solid brick, eight rooms, square plan, hardwood finish, hot-water heating, verandahs and balconies; large lot; first-class home.

\$6000-VICTORIA AVE., pair semi-detached brick houses, 7 very large rooms in each, cellar, hot-air furnace; good lawn, driveway and stables; a sound investment. Make us an offer.

\$30000-A BEAUTIFUL SUBURBAN RESIdence, with about four acres of park lands, covered with immense pine, spruce, birch and other shade trees; tennis and croquet courts; fine solid brick, ten-roomed house; new, modern stable, greenhouses; kitchen, gardens, etc. This is positively the finest estate in the suburbs of Toronto, and is on a trolley line; 35 minutes from the corner of King and Yonge-streets.

\$16 PER FOOT-Soudan-avenue, right at Yonge-

\$18 PER FOOT-Glenwood-avenue; lot 50 x 125.

ent to the cars; easy terms, and anyone wishing to

buy with purpose of investment, phone us about

\$20 PER FOOT-We have several beautiful lots

These lots are all situated near Yonge; very con-

venient to the cars; the property is all clear. If

you are looking for a snap in this kind of property,

call us up and make an appointment to see these.

street; choice building lots, high and dry; the right place to build for sale or for renting; the

situated on the top of the hill; very conveni-

on Davisville-avenue; they are 50 x 155.

SECURITY

HELP WANTED.

inductors and Brakemen Wanted Experienced railroad conductors and brakemen wanted to take the place of men on strike. Good wages. Apply between 8 a.m. and 6 p.m. at No. 6 Ag-

FARM MAN-For Western Canada; experienced; good position; give references. Box 45, World.

HORSESHOER, floorman, first-class, at once. Steady job. T. A. Crow, Isabella and Yonge. MEN WISHING return passage, England or Scotland, apply to F. Farnsworth, 1188 Queen West.

SALESMEN TO SELL A MOST EX-traordinary advertising proposition to savings banks. Experienced specialty men can earn easily from \$4000 to \$5000 per year. Address A. H., 2815 Wabash-avenue, Chicago, Ill.

WANTED-A setter, for our mill at Gravenhurst. Apply to the Muskoka Lakes Lumber Company Limited, Wau-baushene. 5612345 WOMAN to do cleaning. Steady employment. Huyler's, 180 Yonge-

WANTED-A good general servant. Dr. Risk, 268 Yonge street. WANTED-Experienced copyholder, Apply head proofreader, World Office, after 7,30 p.m.

WANTED-Two first-class iron moulders, accustomed to heavy engine work; first-class wages and steady work to satisfactory men. Apply Collingwood Shipbuilding Company, Limited, Collingwood, Ont. 6123

TEACHERS WANTED TEACHER WANTED for school section No. 6, Toronto Gore. Apply to John Taylor or Wm. Kersey, Castlemore P.O., Ont. 36

LADY TEACHER WANTED for balance 1910, S.S. No. 5, Chaftey; holding third-class certificate; salary, \$300; duties to commence August 15th. F. Morgan, Sec.-Treas., Box 188, Huntsville, Ont. 263626

TEACHER WANTED—School Sec. 7.
Port Credit; four hundred per year,
average attendance 16. Street car passes
school door. Apply to George Cavin, Port
Credit, Ont.

FOR SALE OR TO RENT. FOR SALE or to rent-Store close to King and James streets, the centre of the business part of Hamilton; twenty-seven feet frontage by one hundred and twenty-seven feet deep. Apply 25 King street East, Hamilton. 234567

APARTMENTS TO LET PARKVIEW MANSIONS, Roncesvalles avenue—Most desirable residence in the city, overlooking High Park and lake; housekeeping suites from \$35 up; elevator service; tennis and croquet lawns. Apply Superintendent. Phone Park 1288.

WANTED FARM TO RENT WANTED TO RENT-Farm of abo 150 acres, within 30 miles of Toront convenient to station, etc.; will buy crostanding, or take possessior in fall; ble man; give full particulars. A Box 37, World.

SUMMER HOMES

ROOMS TO LET.

ONE large furnished room, suitable for two men; also use of telephone. Apply 66 Macdonell-avenue, city.

WAREHOUSE to lease-Richmond St. near Church; new building, mill construction; complete by August first; 1800 feet floor space on ground floor, 3800 feet first floor; low insurance, steam heating, freight elevator, wide lane. Apply W. E. Dillon Company, 78 Richmond East.

7-ROOMED FLAT af Jackson's Point, facing the lake, All modern improvements; well furnished. Apply to R. Darling, 7 Classic-place. Phone Col. 3080. ed MARKET GARDENS FOR SALE

"HIGH FLYERS" at Weston come down suddenly, but this figure, three hundred dollars for an acre of choice land east of Weston, will ascend gradually but surely. No cash payment necessary inmediately, if house erected within one year. The McArthur-Smith Co., 34 Yonge.

FOR SALE OR EJCHANGE.

PRICE \$1800.

GOULDING & HAMILTON,

106 Victoria Street.

46
FARMS FOR SALE.

50
ACRES—Peel, when miles from city, close to viblage, P.O., and schools, barn, implement and pasture; two acress of orchard, bush and pasture; two acres of orchard, pictory of water and good fences, six-room, the nouse, bank barn, cament floors, all in good repair. Five thousand.

9 ACRES—County Peel are and good fences, six-room, are city property.

9 ACRES—County Peel are and continued acres to evaluate the surface pasture and tity property. The continued acres to evaluate the continue to continue to continue the continuent to continuent the continuent to continue the continuent to continue

PROPERTY WANTED

WANTED-Pair six-roomed houses, with conveniences preferred, where thousand cash accepted as first payment. The McArthur-Smith Co., Bank Chambers, 3

BUILDRES' CARDS. FAIRBURN & CO., builders and contractors, Verandahs, alterations, repairs. Price right. 436 Westmoreland-

HARDWOOD FLOORS. HARDWOOD FLOORS, oak, birch beech, maple. Estimates furnished College 22%, or send card to George Proc tor, 888 Palmerston-avenue.

J. W. L. FORSTER, Portrait Painting. Rooms, 24 West King-street, Toron-

RUHFING. GALVANIZED iron skylights, metal ceilings, cornices, etc. Douglas Bros., ed7

PRINTING BUSINESS CARDS, wedding announce-office and business stationery. Adams, 401 Yonge.

TYPEWRITING. A DA NOBLE, 57 Adelaide East,

MEDICAL.

WHY HAVE unhealthy hair? Scale examined free. Tonic prepared to suit condition of your hair and scale Mrs. Frances, specialist, 755 Yonge-stree.

ARTICLES FOR SALE. billheads or dodgers, one dollar, Telephone. Barrard, 35 Dundas,

FOR SALE — One double type cases frame and eleven type cases, nearly new. Apply Superintendent of World Office. FOR SALE-Nice rubber-tired cab. Apply H. Lentz, 75 Tisdale, Hamilton FORTY-FOOT, three-quarter cabin, cruising launch, fitted with toilet, electric light, cushions, curtains and rails, complete, in running order; can be seen at Jutten Boat & Launch Works, Ham-

\$60 WILL BUY a 25-foot sail boat, silk sail, all in good condition. Apply Idleawhile, 56 Lake Front, Kew Beach.

BUILDERS' MATERIAL THE CONTRACTORS' SUPPLY CO. Limited, Manning Chambers, crushed stone, \$1.25 per ton, on wagons, at Jarva street Wharf.

DENTAL SPECIALISTS.

MARRIAGE LICENSES.

ARTICLES WANTED VETERAN GRANTS WANTED -On tario or Dominion, located or unlocated. Highest spot cash price paid. Mulholland & Co., Room 200, McKinnon Building. Toronto.

BUTCHERS.

THE ONTARIO MARKET, 432 Queen West, John Goebel, College 806. ed LIVE BIRDS.

HOPE'S BIRD STORE, 109 Queen-st PATENTS THERSTONHAUGH & CO., the old established firm. Longest experience, d office Royal Bank Building, is street East, Toronto, Branche

rished, lovely beach for bathing, beautiful walks for riding or driving, four mails daily, telegraph close by I Hough, Maple Leaf House, Windermere, Muskoka, Ont.

286tf

Washington. Patents, domes.

HERBALIST A LVER'S cream continent for pile varicose, ulceration, skin diseases. er's pure herb capsules, nerve tor builder. Alver, 169 Bay-street, Toront

MONEY TO LOAN. AT LOWEST RATES Private funds on improved property. Wm. Postle-thwaite. Room 445. Confederation Life Chambers.

STORAGE AND CARTAGE. fricon Crashley, Storage, Removing and Packing—30 years' experience. Office, 12 Beverley. Main 1070. Ware-bouse, 126 John.

ARCHITECTS.

A. R. DENISON & STEPHENSO Architects, Star Building, Toront Phone Main 728. GEO. W. GOUINLOCK. Architec Temple Building, Toronto. Main 450

LEGAL CARDS. BAIRD, MONAHAN & MACKENZIE—
James Baird, K.C., County Crown Attorney; T. Lewis Monahan (formerly of
Holman, Drayton & Monahan); Kenneth
F. Mackenzie—Barristers, Solicitors, Conveyancers, 2 Toronto-street, Toronto.

FRANK W. MACLEAN, Barrister, So-licitor, Notary Public, 34 Victoria-street. Private funds to loan. Phone M. 2044.

THOMAS L. CHURCH, Barrister, Solicitor, Notary, Continental Life Building, Bay and Richmond.

HOTELS A THLETE HOTEL, 203 Yonge-street— A Accommodation first-class, \$1.50 and \$2 a day. John F. Scholes.

HOTEL VENDOME, Yonge and Wilton -Central; electric light, steam heater; rates moderate. J. C. Brady. "THE BELMONT," 77 Pembroke street—Rooms and apartments. Terms moderate. Take Sherbourne street car. Phone Main 5220.

TOBACCO AND CIGARS. ALIVE BOLLARD, Wholesale and Re-tall Tobacconist, 28 Yonge-street. Phone M. 4548.

CAFE.

LUNCH at Orrs' Restaurant and partake
of the life essentials—pure food, pure
air and pure water. Best 25c meals. Special Sunday dinner, 25c. Entrance, 44
Richmond-street East, also at 45 Queenstreet East. MASSAGE.

MASSAGE (Scandinavian), Mme. Constantin, 80 Brunswick-avenue, College 6478. MASSAGE, baths and medical electricity. Mrs. Colbram, 755 Yonge.

GLENHOLME

... LOTS FOR SALE ... This property, situated opposite Onkwood Park, north side St. Clair Ave., is one of the most select suburban residential locations in the city. City Conveniences are now being installed ju this district.

"GLENHOLME" is but five minutes' walk from the Dovercourt
Car Line. Brick Restrictions.

\$17 to \$30 the foot. Only One Dollar per Foot Down.
A gilt-edged investment at these prices. For plans and full particulars see

REAL ESTATE WAKEFIELD Corner St. Clair and Ossington Avenues

FOR SALE

on the inside

very select locality.

Stibbard Estate Eglinton

\$25 PER FOOT-Just think of it! Beautiful property; situated 300 feet above the lake level, amid ideal surroundings, and only 25 minutes by street car from the corner of King and Yongestreets; it is hardly possible to find a better restricted location for a home around Toronto. Come and compare it with other properties you have

A. C. JENNINGS & CO.

SUBURBAN HOUSE

Brand new - solid brick - six PRICE \$1800.

| ACRES-West York, nine miles to city hall, near electric car line and school. Clay loam, all cultivated; good water, well fenced, eight-roomed house, barn, drive house and implement shed. Twenty-nine hundred.

| DAIRY FARM in the Township of Etobicoke. Lots 38 and 30, Con. 3, 200 acres, near Thistletown: possession April 1st, 1911. Farm at present occupied by Chas. Usher. On a milk route. Terms easy. Apply Montgomery. Fleury & Montgomery.

clange for ctrop payments, or wilf ex
100 ACRES—Simcoe County, close to station; 2 sets of buildings; suitable for dividing property into two farms; 120 acres of valuable bush, 1000 fruit trees planted; cheapest property in the neighborhood at \$8500.

11 26 ACRES—Gwillimbury, just outside point of village, close to electric cars, school, P.O., and church right at the door; soil clay learn, one hundred chitivated, 10 frame house, balance pasture, eight-roomed frame house, bank barn, inay shed, drive house, piggery and hen house; stables for thirty head of stock; bui-clags all in good repair. Seventy-three hurdred.

IF YOU DON'T SEE what you want advertised, write us, or call at office, and see our large list.

200 ACRES—Monmouth, two and half niles from station and village, soil sandy loam, sixty cultivated, balance bush and pasture, six-roomed house, bank balke; large house, large barn and stable; about half in bush, splendid pine, birch, beech, etc.; an ideal place to make a gentleman's home. Get further particulars.

FARMS FOR SALE.

W. A. Lawson's List.

A FEW choice properties carefully selected for early possession. The time to see a farm is right now; it will give you a good idea of what they produce and of their value.

130 ACRES—Frontage of lots 8 and 9, high location; clay land; large orchard plenty of buildings, in good repair; quarter of a mile from Thornlea Station; two miles from Thornhill. Apply on premises, their value.

130 ACRES—Frontage of lots 8 and 9, high location; clay land; large orchard plenty of buildings, in good repair; quarter of a mile from Thornhill. Apply on premises, their value.

149 ACRES—County Peel, near Bolton, foundation, enough fruit for home use; soi! partly sandy loam and partly clay loam; abundance of good water. Place in first-class condition; never been rented. Owner sells grain for seed. See this farm now and compare crops, Reason for sell-ing, owner wishes to retire. \$55 an acre.

FARMS FOR SALE

\$2500-TORRANCE, Muskoka, tenminutes' walk from Canadian Northern, 265 acres, one hundred acres bush; good fishing and hunting; fifty acres clear; eight-roomed house, stables. Genuine snap at this price. Archer & Preston, 742 Broadview.

PROPERTIES FOR SALE.

\$25-SHAW ST.. 8 rooms, all conformations, so where yells grain for seed, see this farm now and compare crops. Reason for sell fenced, eight-roomed house, two barns, for cellar, stables for fourteen head of stock. Five thousand, all nicely papered and palited, water and strictless from the fine of the first class farm; only \$100 and the first class farm; only \$100 and water.

\$16-LIPPINCOTT ST.. 6 rooms and water, first-class farm; only \$100 and conveniences.

\$10-MYRTLE AVE., 5 rooms and water.

\$10 ACRES-Vaughan, near Richmond thill, on radial car line, good frame thing water, first-class farm; only \$100 and acres cultivated, being ground clay dampered and pasture, two barns, for fourteen head of stock. Five thousand, all nicely papered and palited, water and \$25 ACRES-Vaughan, near Richmond thill, on radial car line, good frame thing water, first-class farm; only \$100 and acres cultivated, being ground clay dampered and pasture, two least for fourteen head of stock. Five thousand, and never rented. A good baryain, \$90 and never rented. A go

\$3300 NEW 7-roomed dwelling, Bartlett-avenue, fine plumbing and
hot water heating, everything choice;
owner's wife died, while house was building; good payment down. William E.

Dyer, 114 King West. HOUSE MOVING. House Moving and raising cone. J.

blich, beech, etc.; an ideal place to make a gentleman's home. Get further particulars.

The Above farms are for sale by subject on which he is an eminent authority. Mr. Bradshaw is a resident of Kettering. Enngland.

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The Above farms are for sale by subject on which he is an eminent authority. Mr. Bradshaw is a resident of Kettering. Enngland. Lewis Bradshaw is in town studying