

# Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & CO'Y.

## TO LET.

We have always on our lists unfurnished and furnished houses, warehouses and offices to let. We shall be pleased to give any information to intending tenants.

## TO PURCHASERS.

J. Cradock Simpson & Co. are always ready to place their services at the disposal of any intending purchaser of real estate, who need have no hesitation in availing himself of them, it being the regularly understood custom in Montreal that the agent's commission is paid by the seller in the event of a sale.

## FOR SALE

### 'ELMBANK'

#### DORCHESTER STREET WEST.

We have been instructed by the Executors of the Estate of the late Andrew Robertson to offer FOR SALE this desirable residence and grounds, with gardener's house, vineries, conservatory, stables, coach-house, etc., situated between St. Matthew and St. Mark streets.

The property has a large frontage on Dorchester street, and contains an area of about 82,000 square feet. For further particulars apply to

J. CRADOCK SIMPSON & Co.,

181 St. James St. east

on the river. Very easy terms. (110-A).

MORRISBURG, ONT. — A neat two-storey frame house, situate on the river front, on a lot 154 ft. x 165 ft.; nicely laid out; verandas on two sides of house; carriage house and stable, etc. Price \$2,500. (157-B).

NOTRE DAME DE GRACE — A beautifully situated lot of land on Cote St. Antoine Road, 46 ft. by 178 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, &c. 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 appliances, pear and plum trees, several hundreds of currants, gooseberries, and grape vines, all in full bearing. House is built in Art style. Has all city conveniences. Daisy furnace, hot and cold water, bath, w.c., &c. (322-B).

PETITE COTE.—A piece of land comprising about 63 arpents, situated on the Cote de la Visitation Road. Is being sold to close an estate. A good block for investment and future subdivision. (369-B).

ROSEMERE, P.Q.—A handsome wooden country residence, on stone foundation, built for summer and winter occupation; water in kitchen, laundry, bath and w.c. Pleasantly situated on high ground, about four minutes' walk from station; close to river, and commanding an extensive view of surrounding country; wide piazza around three sides of the house. Further particulars at office. (237-B).

ST. LAMBERT—A detached villa residence, built of brick and stucco work, on stone foundation, 10 large rooms, bath room and closets, Daisy furnace, large verandas on ground floor, balcony on first floor. Lot 90 ft. x 175 ft., laid out in lawn and planted with apple, pear, and plum trees, five minutes from station. (191-B).

ST. LAMBERT—A very handsome brick and stucco detached house, on lot 50 feet by 200 feet, extension kitchen, heated by hot water furnace, Ground laid out with fruit trees, &c. (120-B).

VAUDREUIL—Beautiful river point of five arpents of level land, nicely wooded; deep water, convenient to both railways. Low price. (101-B).

VAUDREUIL—A nice frame summer house, with sheds, laundry summer kitchen, ice house, etc.; orchard, tennis grounds, and all country conveniences. (273-B).

VAUDREUIL—A beautifully situated block of land, known as the Lotbiniere property, containing over 160,000 feet, with large river frontage on two sides; and two very pretty islands containing about 16,000 ft. This would make a delightful site for a summer residence, or a first-class hotel. Plan and fuller particulars in office. (9-C).

## Country Properties

FOR SALE BY

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LACHUTE.—An excellent farm of 275 acres, well situated about one mile from Lachute Station. 125 acres under cultivation; balance in pasture, bush and orchard. Good stone house and outbuildings in good order. Lots of water. Cheese and butter factories in close proximity. (5-C).

COTE ST. LUKE ROAD.—A splendid piece of land, 283 ft. x 383 ft., with a nice frame house, stable and shed. Ground laid out in garden, orchard, &c. (4-4).

BELLEVUE, P. Q.—Solid stone houses 40 feet square, built in 1895 covered gallery all round, finished throughout in hardwood, 12 rooms. Grounds in a good state of cultivation, small fruits, vines, etc. 20 minutes' walk from R.R. station in Beauharnois. (213-B).

A COUPLE OF FARMS on the Lake front, suitable for subdivision, choice location for summer residences. Par-

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. (2-C).

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

BORDEAU, SAULT AU RECOLLET.—An attractive 1 1-2 story stone front house, close to C.P.R. station, about a mile from electric cars; contains 7 rooms and extension kitchen. Lot about 87 feet x 160 feet; price \$3,500, or would exchange. (152-B).

BOULEVARD ST. GERMAIN, ST. LAURENT—Three lots each 25 ft. x 121 ft., 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. (156-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 1 1-2 hours' drive from Longueuil. Moderate price. (110-B).

COTE-DES-NEIGES — That beautifully situated property known as "Ferngrove," 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. (000c-3).

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

DORVAL — 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 buyers. (17-C).

LOWER LACHINE ROAD — A choice piece of suburban property adjoining that of the late Mr. Sippell; one of the most desirable frontages