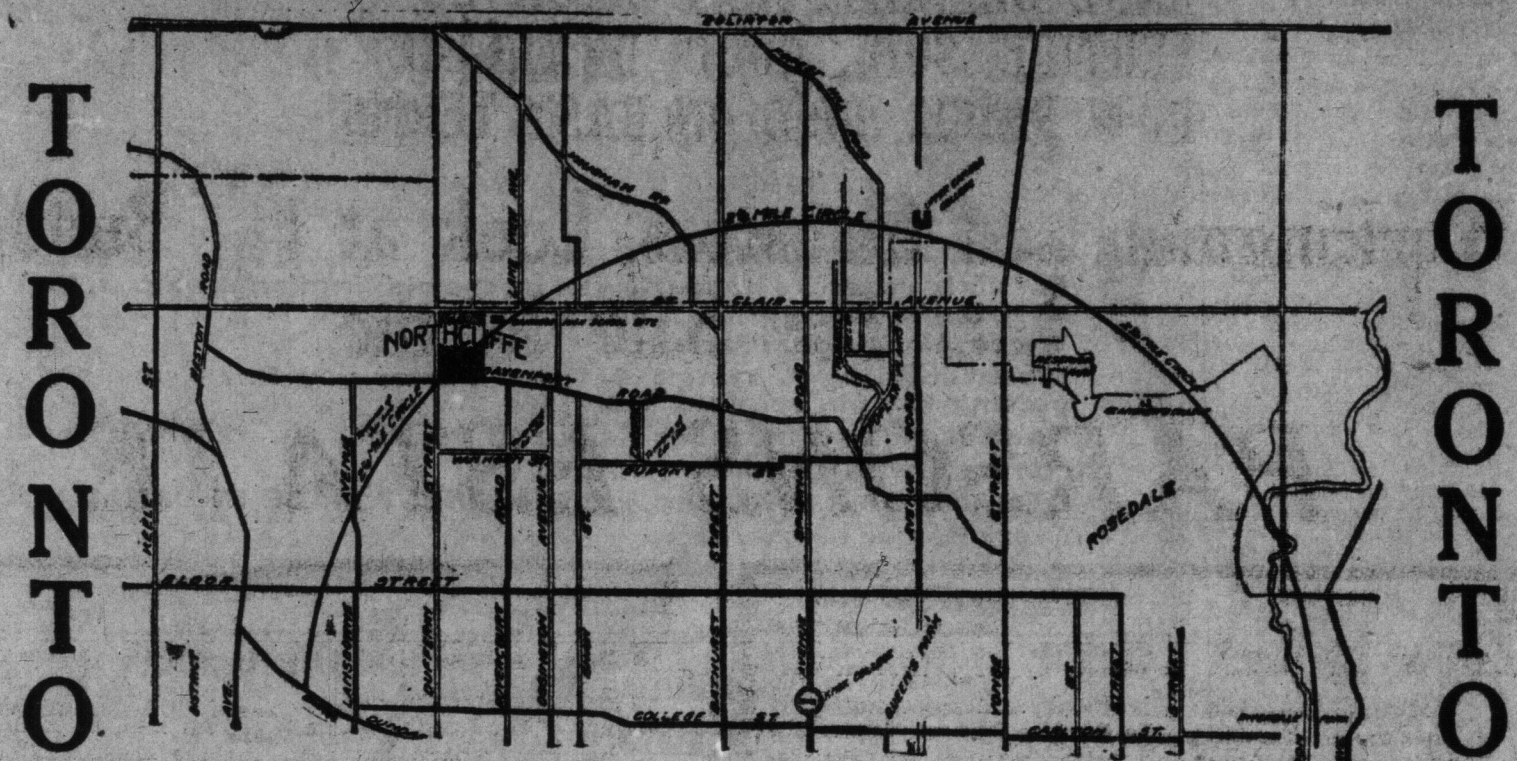


NORTHCLIFFE



Northcliffe is a new and restricted residential district within the limits of the City of Toronto, bounded on the north by St. Clair Avenue, on the west by Dufferin Street, on the south by Davenport Road, and on the east by Oakwood Park, and the site of the new High School.

By reference to the key map above, and taking the corner of College Street and Spadina Avenue as a population centre, it will be seen that Northcliffe is the same distance from this central point as the Upper Canada College, Rosedale, St. Andrew's College, and the York Loan district. The ground is high and undulating, varying from 240 feet to 250 feet above the level of Lake Ontario. The lots vary from 50 feet x 110 feet to 120 x 325 feet.

Northcliffe forms a prominent part of the hill which stretches along the north side of Toronto, and from which a splendid view of the whole city may be obtained. Standing on Northcliffe, the big, busy city with its ever-increasing growth and activity, lies at your feet. Business of every kind has so invaded the older and southerly portions of the city that it is not surprising that the newer and northerly hill sections should prove so attractive for beautiful homes.

Only a limited portion of the Northcliffe property will now be sold in advance of the full city improvements. As a result of the vote on the water-by-law, 12-inch mains will be immediately laid on St. Clair Avenue and Dufferin Street, and a 20-inch main on Davenport Road. Asphalt roadways, concrete sidewalks and drainage will pave the way for beautiful homes, and increased prices will quickly follow, particularly as the supply of hill property is limited. Within the limits of Toronto, restricted, residential, high and healthy. Moderate prices.

Plans, prices, terms and restrictions on application. The owners invite your personal inspection.

ARMSTRONG & COOK, OWNERS

222 and 223 Confederation Life Buildings, 4 Richmond St. East.

Main 1215

Realty and Building

It is rumored on the street that overtures have been made to the Deycourt Land Company for the purchase of the Yonge-street Arcade. This property is one of the best known in the city and has a large frontage on Yonge, and also on Victoria-street. There is a frontage of 88 feet on Yonge, with a depth of 287 feet, while on Victoria there is a frontage of about 180 feet, with a depth varying from 100 to 155 feet.

It is stated that an offer of \$600,000 has been made for the property by local interests, but that the offer has been turned down, owing to the fact that only \$100,000 cash was to be paid immediately. The owners of the property are asking \$200,000 down, and the balance on a mortgage. It is said that the matter may yet be settled with the same parties and the deal be closed at a later date.

It is reported that \$115,000 has been offered for the property owned by John Greer at the corner of Yonge and Edward-streets. This lot has a frontage of about 75 feet on Yonge and 100 feet on Edward-street. The offer was made by Mr. John Burnand of the well-known real estate firm of Burnand & Spain.

North Rosedale is witnessing a

period of almost unprecedented building activity and in the outlying portions particularly operations seem, to the casual observer, to be going ahead at a very rapid pace. The sub-section, contiguous to Binscarth-road, Whitney-avenue, Edgar-road and East Roxboro-street is fast building up, and modern and palatial dwellings superseding the vista of brush and woods, which only a short time ago had almost undisputed possession. The extension of East Roxboro-street to Binscarth-road has opened up a new avenue to the home-seeker, but this is fast yielding to the encroachments of the householder who is looking for a spot handy to the car line, and yet outside the more solidly built-up portions of Rosedale itself. Rosedale is widening almost from day to day, and the continued demand for properties in its extended parts demonstrates nothing if not that the district is becoming more and more recognized as the spot for the ideal home, far removed from the business district and yet within easy reach of the downtown sections.

Considerable Yonge-street property in the vicinity of Carlton-street is changing hands at the present time, and the present week has seen the closing of several deals in this section.

Sir William Mulock's property, No. 535 Yonge-street, was sold to Frederick Powell this week. Burnand & Spain put this the sale, and the price is reported to be \$25,000. The land has a frontage of 22 feet 6 inches on Yonge-street.

Burnand & Spain also report the following sales of Yonge-street property: No. 488 Yonge-street, 20 feet by 126, for \$15,000.

No. 507-515, with a frontage of 18 feet on Yonge, for \$20,000.

No. 508-509 Yonge-street, 34 feet by 140 feet, for \$20,000.

No. 570-572 Yonge-street, 28 feet 11 inches, by 77 feet, for \$35,000.

No. 550 Yonge-street, 17 feet 8 inches on Yonge-street, for \$15,000.

While interest in connection with real estate transfers in Toronto has been mainly centred in Yonge-street properties, activity is by no means confined to this section. Burnand and Spain report a good demand for properties held by them on Gladstone-

avenue, Dupont-street, Avenue-road and College-street. No. 728 on the latter thoroughfare changed hands this week for \$7800.

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Beautifully situated land, some

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Brookville; fine lake, muskoka

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