

Real Estate and Building--News and Opportunities

Builders Buy In East Ahead Of Street Cars

Vacant Land Is in Great Demand
at Present Prices--Subdivi-
sion Sellers Are Busy.

The fall rush in east end building property is developing great proportions. Builders are buying now ahead of the two city car lines, either for fall work or to hold until spring, when operation of the lines will have brought prices up far above today's level.

All thru the east, from Greenwood avenue on to East Toronto, in the newly opening up portions, activity in land and house construction is general. The city has great gangs of men, soon to be augmented by new works ordered on improvements, and some of the large subdivision operators have also men at work. This with the house erection going on, makes the east a decidedly busy spot.

John Luton, an east end builder, has bought 520 feet on the west side of Carlaw avenue, just north of Gerard, at \$38 a foot, and will erect 16 semi-detached, eight-roomed houses. The vendor was J. A. Egan. D. Buchanan, an Owen Sound investor, has bought the land unbuilt upon both sides of Richards avenue, 850 feet, at \$30 a foot. The vendor was Kenneth McWhinney. These deals were put thru by Tanner & Gates, who also report that out of 10,000 feet of frontage in Danforth-Woodbine subdivision they have sold 8500 feet, which 500 feet is rawing, while the owners ask the city to buy as a park.

W. N. McEwen & Sons are keeping up their remarkable sales in Kingsmount and Glenmount Parks. They say that there will be very little property in the east end available to builders and investors long before the cessation of the fall activity, so great is the demand ahead of the cars for land.

Glebe Manor Sales Reach High Figure

Sales of lots in Glebe Manor, the property in North Toronto that the Doverscourt Land Co. is selling, already aggregate \$374,000. The lots have been on the market only since early summer.

The work of putting in improvements is now going ahead rapidly, after progressing slowly for some weeks. The Doverscourt Company have streets graded thru and entrances built.

The construction of houses is hardly expected to proceed at any great rate until the spring, when the fulfilling of promises made by recent purchasers, and of those who signed their intention of building this year, but were held back, will result in quite a building boom on the Glebe. Of the lot sales many were, of course, to investors, but calls to builders and those who will have private homes erected exceed the investment sales by a wide margin.

MR. FLEMING FOR T.E.L. COMPANY

Street Railway Manager Be-
comes Head of Another
Enterprise.

It is authentically understood that Manager R. J. Fleming of the Toronto Street Railway Company is to step in to the managerial shoes of R. F. Pack, late head of the Toronto Electric Light Company, who has assumed the management of a power company in Minneapolis.

Three of the many Mackenzie and Mann interests are now headed by Mr. Fleming, which can be counted as a step towards the unification of their local light and power interests. This is also considered as a move towards strengthening the hands of the privately owned electrical power companies in Ontario, so that they may better contend their formidable opponent, the Hydro-Electric Commission.

LIBRARY BOARD MEETS.
The regular meeting of the board of management of the Toronto Public Library will be held in the board room at 8 o'clock tonight.

GIFFORD-COBALT.
It has been officially denied that Gifford-Cobalt is being taken over by the Crown Reserve, but an attempt is being made to finance the company to a certain extent and work will probably be resumed on the property shortly.

WHY SWALWELL? BECAUSE

It is one of the most favorably situated of any of the G. T. P. RY'S Official Townsites.

It is the logical market for hundreds of wealthy ranchers and farmers.

It has abundance of coal.

It is supplied with pure water.

THE LOTS OFFERED ARE IN THE HEART OF THE BUSINESS CENTRE OF THE TOWN, NO ONE LOT BEING MORE THAN FIVE BLOCKS FROM THE GRAND TRUNK PACIFIC RAILWAY STATION AND ALL HIGH, DRY AND LEVEL. EXCEPTIONAL OPPORTUNITIES AWAIT UP-TO-DATE MERCHANTS IN ALL LINES.

There are only a limited number of lots for sale at present prices, which are as originally fixed by the G.T.P. Railway's Land Commissioner.

RESIDENTIAL LOTS ARE SELLING READILY AT 30 PER CENT. ABOVE ORIGINAL PRICES, AND ENHANCING IN VALUE DAILY.

PURCHASERS GET PERFECT TITLE. LIBERAL TERMS.

Lowry's Limited, 121 Bay St.
Phone Adelaide 658. Toronto, Ont.
Authorized Agents Grand Trunk Pacific Railway Townsites

At Osgoode Hall
ANNOUNCEMENTS.
Oct. 7, 1912.
Judge's chambers will be held on Tuesday, 8th inst., at 10 a.m.
1. Du Rocher v. Simons (to be continued).
2. Lake Erie v. Township of Bertie, and cross-appeal.
3. Sandwich v. Board of Education.
4. Beverley v. Board of Education.
5. Weston v. Cohen, and cross-appeal.
6. Crowe v. Turney.
7. Re West Nisour.
Master's Chambers.
Before J. S. Cartwright, K.C., Master.
Macdonald v. Baumbfelder-Parkinson (Gowat & Co.) for plaintiff. R. G. Hunter for defendant. Motion by plaintiff for judgment under C. R. 603 on a foreign judgment. Order made for judgment with costs.
National Land, Fruit and Packing Co. v. Vandewater-R. McKay, K.C., for defendant. R. G. Hunter for plaintiff. Motion by plaintiff for an order changing venue from Toronto to Pictou. Reserved.
Hawes-Gibson v. Hawes-M. L. Gordon for defendant. Tisdale (C. & H. D. Gamble) for plaintiff. Motion by plaintiff to enlarge time for return of commission. Enlarged at defendant's request until 5th inst.
Loomis v. Morden-Macdonald (Day & Co.) for plaintiff. Wildfield (Anderson & McKim) for defendant. Motion by plaintiff for judgment under C. R. 603. Motion dismissed. Costs in the cause. Action to be tried at next non-jury sittings at Welland.
Re Solicitor-E. G. Long for client. Motion for an order for taxation of solicitor's bill of costs. Enlarged by consent sine die.
Rainy River Co. v. Watson (Co.); Rainy River Co. v. Ontario and Minnesota Co.-F. Aylesworth for plaintiff. S. G. Crow for defendant. Motion by plaintiff for an order changing venue in these cases. At plaintiff's request motion enlarged until 5th inst.
Queen City Glass Co. v. Whelan-Adams (Johnston & Co.) for defendant. Motion by defendant on consent dismissing action without costs and vacating certificates of its pendency. Order made.
Elfgson v. Gordon-Elmore (R. G. Smyth) for defendant. Motion by defendant on consent for an order of dismissal of action without costs and vacating certificate of its pendency. Order made.
Corley v. Hayes-J. E. Jones for plaintiff. Motion by plaintiff for a judgment for foreclosure and vacating judgment herein of Aug. 21 last. Judgment as asked.

**MADE ESPECIALLY
FOR AND WORN BY
THE BEST PEOPLE
EVERYWHERE**

**YOU CANNOT BUY
BETTER ANYWHERE**
-Sold by the
Best Dealers-

UNDERWEAR.

WARD FIVE CONSERVATIVES.

The Ward Five Liberal-Conservative Association held a meeting in Orange Hall, College street and Euclid avenue, at 8 o'clock tonight.

SECURITIES, LIMITED
202 Kent Building Main 6571
will buy, sell and exchange business properties, city lots and farm lands.

BUSINESS CHANCES
FOR SALE-Store and general stock of merchandise, with established pay-
ment business. Postoffice work two
dred dollars per annum goes with the
business. Phone. All business location
select farming district. No other store
within three miles; an opportunity for a
business man. A. Willis, Room 20, 13 To-
ronto street.

\$500-A SNAP. Grocery, well estab-
lished in well known district. Six
six-roomed dwellings and three-stall
barn. Rents at \$2. Immediate posses-
sion. Box 3, World.

GENTLEMAN wants partnership in
wholesale or manufacturing business
of foodstuffs. Must show good
returns and bear strictest investiga-
tion. Box 3, World.

MINES FOR SALE.
MINES FOR SALE-Buck and Coleman;
one thousand ounces to be sold.
Owner, Box 3, World Office.

REAL ESTATE INVESTMENTS.
RAMSAY E. SINCLAIR, Limited, corner
Bloor and Bathurst, specialists in
Western Canada investments.

that they may be set aside and dis-
charged and defendant restrained from
proceeding to act upon or realize under
the said assignment and from inter-
fering with the plaintiff in the exercise
of the duties of his office as assignee,
for an account and directions for wind-
ing up the estate. The trial judgment
dismissed the action with certain ex-
ceptions without costs. Appeal ar-
gued and judgment reserved.

RE MEMORANDUM. Jennings for
beneficiaries. E. G. Porter, K.C., for
executors. F. W. Harcourt, K.C., for
plaintiff. An appeal by beneficiaries
of the estate of Patrick J. of the
surrogate court of Hastings of May 20,
1912. The part of the order complain-
ed of found that the executors of the
estate of Francis Palmer Meuld had
properly disbursed on account of capi-
tal of the general estate the sum of
\$13,666.25, and appellants ask that the
accounts be remitted to the surrogate
court with a direction to disallow in-
terest on the disbursements allowed
to the executor, Nathaniel Vermilyea,
as are claimed to have been made in
respect of the action of Curlette v. Ver-
milyea, and to vary the amount set
forth in said order. Appeal allowed
with costs.

Divisional Court.
Before Mullick, C.J., Clute, J.,
Townsend v. Northern Crown Bank-
W. Laidlaw, K.C., for plaintiff. F.
Arnold, K.C., for defendant. An ap-
peal by plaintiff from the judgment of
Meredith, J., of April 18, 1912. Plaintiff,
assignee of Joseph E. Brethour of Bur-
ford, contractor, brought this action
for a declaration that certain assign-
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WANTED

A few persons to complete a syndicate now being formed for the purchase of a parcel of land in a large western city, which is growing rapidly. The security is ample and there will be 100 per cent. profit on capital invested. For particulars call or phone.

Plenty, Dykes & Co.
912 Bloor Street West Coll. 6104

FARM FOR SALE

Forty miles from Toronto, on electric car line, close to good town; hundred and twenty-five acres, good clay loam, with buildings complete; bearing orchard and maple woods. The owner's financial obligations make a quick sale necessary. No reasonable offer refused.

John Fisher
409 Lumsden Bldg.
TORONTO

BARGAIN
Roxborough Street - For immediate sale, a Solid Brick Detached Residence with room for garage in rear. This house is the best value in this choice section and includes nine good rooms and a full bathroom. The decorations are first-class and the house is modern in all respects. The price, \$7500, includes furniture, electric fixtures, carpets and other furnishings. This price is at least \$1000 under actual cost, and the only condition is a substantial cash payment must be made. Apply.

F. E. O'CONNOR
502 Board of Trade Building

REDMOND & BEGGS
Architects and Structural
Engineers
(Late of City Architect's Dept.)
ROOMS 211-212 KENT BUILDING,
TORONTO

IF YOU wish to purchase a farm, im-
proved or unimproved, anywhere in
the province, write the particulars of what you
require. We have a large list of choice
farms for sale. Mulholland & Co., Mc-
Kinnon Bldg.

ONE HUNDRED ACRES - Near Kear-
ney, 6-roomed house, barn, stables; this
is a big snap. Seven hundred acres for
sale. 601 Park Avenue.

SEND for our list of Ontario farms, im-
proved and unimproved. Mulholland &
Co., McKinnon Bldg.

SPECIAL BARGAIN, Yonge street, five
miles from city; 150 acres, good for
subdivision. Nicholson & Scholes, 36
Adelaide East.

\$75 AN ACRE - On easy terms, will
buy Markham, 12-acre farm, clay
loam, watered by spring creek; orchard,
dwellings, bank barn, on 50 acres; frame
dwellings, other outbuildings on the 75
acres; distant 15 miles from railroad
station; 23 from Toronto; fronting 8
miles on the road; near high school
churches. This is an opportunity for a
buyer. A. Willis, Room 20, 13 Toronto
street.

124 ACRES - On Kingston road, near
Cobourg; 12 acres winter apples, 112
of the best young bearing orchard, in
Northumberland; brick house, with
barn and furnace; excellent outbuildings;
splendid soil level; never-failing
creek, in pasture and bush; the kind of
farm seldom on the market; possession
this fall; only ten thousand dollars. Pe-
tress, 79 Adelaide Street East.

100 ACRES - East half Lot 23, Conces-
sion 6, Markham Township; three
miles from Stouffville; good state of cul-
tivation; good frame house, large barn,
and good stables; two acres orchard. Ap-
ply to Barwell Bennett, Kingston P.O.

FARMS WANTED
WANTED - 5 to 10 acres, near city; have
client who will pay good price. F.
Watson, 137 Bay Street.

GLASS AND MIRRORS.
IMPERIAL GLASS WORKS - Every-
thing in glass for builders. 35 Mulholland
Bldg.

SHOE REPAIRING.
WHILE U WAIT - First-class workman-
ship. Sager, opposite Shuter's,
Victoria street.

**FURNITURE AND INTERIOR
POLISHING.**
J. H. HORNELL, 21 Alexander street,
N. 43.

DYERS AND CLEANERS.
WE ARE EXPERTS - Harron's Dry
Works, 576 Bathurst street.

PALMISTRY.
MRS. HOWELL, 44 Church street,
Phone Main 5078.

HATTERS.
LADIES' and gents' hats cleaned and
renewed. 11 Richmond St. East.

SIGNS.
WINDOW LETTERS and SIGNS, J. E.
Richardson & Co., 107 Church street,
Toronto.

Firemen Saved Two Lives
KINGSTON, Oct. 7. (Special) - Firemen
broke into the home of Mrs. Kelso
and saved her life and that of her son
William. Both were under the influ-
ence of liquor and had started the fire.
In default of payment of a fine of \$5
and costs, the son was sent to jail for a
month, and his aged mother was sent
to the house of industry.

Dr. Martel's Female Pills
Nineteen Years the Standard
Prescribed and recommended for
women's ailments, a scientifically prepared
remedy of proven worth. The result
from their use is quick and permanent.
For sale at all drug stores.

ROOFING.
GALVANIZED iron skylights, metal
ceilings, cornices, etc. Douglas Bros.,
124 Adelaide street West.

HOUSE MOVING.
HOUSE MOVING and Raising done
Nelson, 106 Jarvis street.

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