

Price \$475 for the three lots. (303-B).

CHAMBLY.—A very desirable country residence, situated in the best part of Chamby. 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 sub-division. Particulars at our office. (900-C-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 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 178 ft., running back to an avenue on which electric cars are now running. Commands a magnificent view. (145-A).

OUTREMONT.

BRICK-ENCASED HOUSE containing 10 rooms, hot water heating and in good order throughout. This house stands in lot having an area of about 126,956 square feet and can be had at a bargain by a quick buyer. (52-C).

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).

BLOOMFIELD AVENUE.—Large block of land having an area of 23,250 feet. This is one of the most promising spots in Outremont. (46-C).

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,

those who seek the cool evening breeze. The height of the buildings, six stories, gives the tenants an opportunity to look over the roofs of the surrounding buildings to the Hudson River and the Jersey shore.

From a man's point of view the architect of the buildings has doubtless filled all the requirements. They are constructed with a solidity which warrants their permanency for a hundred years; the building laws have been complied with, and light and air have been made accessible to all. But if a woman had been his assistant, two or three minor faults might have been omitted. For instance, in the three-roomed apartments the entrance is into the kitchen only. This is to the ordinary tenement-dweller probably no serious objection, but many women of the better sort of working people like to maintain some sort of privacy in connection with their most engrossing domestic labor. One of the three rooms may be furnished as a sitting-room, or a compromise between that and a bedroom is made possible by a folding bed. The most self-respecting of the working class have the same desire to put the best foot forward socially that animates the wealthier people, and it is easy to understand that a woman deeply immersed in homely toil, with her implements and materials all about her, would prefer having her guest enter the orderly calm of her sitting-room directly from the corridor, instead of through the littered kitchen. This, however, is purely a woman's argument, having its root in natural feminine instincts. Another small fault of which the architect is guilty is the placing of ranges. In some apartments they are in the corner furthest from the light, and between them and the window the door of the adjoining room swings back like an obscuring screen.

Due credit must be given to the designer for the ingenious and effectual way in which he has introduced an abundance of light and air into every room, without exception. The curse of the poor in New York is the exclusion of light and air from their homes. These two requisites, that would seem to be man's natural right, are only obtained through money in our crowded city. The poorer classes have learned to be patient and in some cases indifferent to this unfortunate condition, but those interested in sociology know the evils resulting from dark, unhealthy homes. Three laboring men, in interviewing the agent of the new tenements, complained of the price asked, saying that in their present

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).

RICHMOND, P.Q.—A delightfully situated residence, built for summer and winter occupation, on the banks of the St. Francis River; one acre of ground nicely laid out, in kitchen garden, fruit trees and lawn, with a handsome brick house, two storeys; heated by furnace; electric light, water in house; ample cupboards; good large cellar; has wire doors and window screens for summer. Property has been lately fenced. Good stable, coach-house, shed, summer kitchen, etc. This house was built by the late Principal Howe for his own occupation and is a model country home. Further particulars at office. (31-C).

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 stone 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 stone detached house, on lot 50 ft. by 200 feet, extension kitchen, heated by hot water furnace. Ground laid out with fruit trees, etc. (129-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 feet. This would make a delightful site for a summer residence, or a first-class hotel. Plan and fuller particulars in office. (9-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, etc. (4-4).

A COUPLE OF FARMS on the Lake front, suitable for sub-division, choice location for summer residences. Particulars at office. (30-B).