

REAL ESTATE NEWS

REALTY COMMENT

Following the holiday a distinct decline in real estate trading was observed. Brokers' offices were very quiet and reports indicated that new business started is unimportant. Agents anticipate that enquiry will be slack for a couple of days at least.

Furnished houses are now coming on the market in unusually large numbers. They will help offset the continued scarcity of houses to let until the season's first crop of new houses is available for occupancy. These houses as a rule are only open for a three or four months' lease, but still they do solve the habitation problem for a great many people, who find it cheaper often to take the furnished house at the \$50 to \$150 a month rent than to pay board bills. Altho the weather is unseasonable those who can afford to go away for the summer are going to a week or two earlier than in other years.

About twenty-five per cent. more registrations are being made in the city registry offices this year than at the same time last year, a condition noticeable all during the spring. The grants, while greater in number than last year, are on an average very much smaller. If there is any increase in the average of first cash payments it is not marked, unless perhaps in the high class residential property. It is a common thing for grants of twenty or thirty thousand dollar houses to have considerations of half or more cash.

In the county registry office there are almost twice as many transfers as last spring, but the total value of property represented is but little greater. Farm changes of note have been frequent, but the staff is kept rushing in and abstracting five hundred acre farms, changes of note have been frequent, but the staff is kept rushing in and abstracting five hundred acre farms, changes of note have been frequent, but the staff is kept rushing in and abstracting five hundred acre farms.

The last totals available, up to Thursday noon last, show May building permits at \$2,441,960, or just a million behind the total of May, 1912, which was \$3,393,650. Present prospects are that May last year will be equalled, and if architects call for big plans passed, there will be the increase made every month this year.

The most important feature in the day's news is the announcement of a new expenditure of \$18,000 by the City of Toronto for a distribution yard at the Grand Trunk's belt line on Yonge street. They were able to get land there for about fifteen per cent. of what they received when they sold at the C. P. R. crossing, and they are in just as good a position with a down hill haul, to supply that end of the city as they were further south. This is just what is causing so much quiet movement in Grand Trunk Frontage all along the belt line. In no time the railway will be as much inside the city as the C. P. R.'s north end line is now.

MONTREALER BUYS DUNDAS ST. HOUSE

Twenty-Six Thousand Paid for Kirkpatrick Residence at Coolmine Road.

At about twenty-six thousand dollars the Kirkpatrick residence, at the northwest corner of Dundas St. and Coolmine road, has been sold to N. M. O'Brien, a wealthy Montreal man. The residence is a large and contains 12 rooms. The Dundas street frontage is 100 feet and the depth is 250 feet.

YONGE AND IRWIN DEAL IS CLOSED

Southwest Corner Closed After Long Negotiations at Fifty-Six Thousand.

After hanging fire three months or more, a deal between the Annapolis and Louis Brown has been closed for the sale of the property at the southwest corner of Yonge street and Irwin avenue. The consideration is \$56,000 and the property affected is 38 feet on Yonge street, with 80 feet depth.

HOUSE BARGAIN

\$10,000—A detached, double-fronted residence, delightfully situated in Toronto North. It stands fully fifty feet from the street, having a large lawn with apple trees, cherry and plum trees, also raspberries, strawberries, and black currants; a side entrance suitable for a garage, dining-room, sun-room, floor, with five bedrooms, bath-room, trunk room upstairs; besides a balcony, a front veranda, 16 x 8; all on ground water heating, gas and electric light. This is an ideal home for a literary or retired gentleman. Lot 126 x 132. Terms cash. Apply on premises, 79 St. George Avenue.

ST. CLAIR GARDENS

The Best Investment in and around Toronto—\$10 down and \$10 monthly. Let me show you why. PERCY H. ELLIS. 2 Don Mills Road. Phone Gerrard 3076

BUILDING PERMITS

Bank of Commerce, br. bank, St. Clair and Dufferin... \$11,700
Standard Fuel Co., coal pocket, G.T.R. and Greenwood... 1,000
W. J. Brown, 3 pr. br. dw., 95 Oxford... 10,500
R. H. Graham, br. dw., 4 Belmont... 2,200
W. Thaler, br. add. to theatre, 344 College... 5,000
Hudson Bros., 2 pr. br. dw., Hastings, near Gerard... 8,000
D. F. McKay, br. dw., Runnymede and Annette... 2,500
W. Woods, br. add. to theatre, 174 Schmitz east... 3,000
Thos. Edmonds, br. dw., Shaw, near Marchmont... 9,600
Herb. Grady, pr. br. dw., St. Thos. Road, 2 br. dw., Britton, near Carlaw... 3,800
W. Hutcheson, pr. br. dw., 54 Helena... 4,000
Agnew Bros., 2 pr. br. dw., Fulton, near Carlaw... 8,500
Thos. Read, 2 br. dw., Britton, near Tyrrell... 5,500
J. Tappett, 5 pr. br. dw., Davenport, near Westmoreland... 8,900
Fred Bunn, pr. br. dw., Maher, near Barber... 4,000
D. Moore, pr. br. dw., Awdie, near Brook... 5,000
W. Taylor, pr. stores, dw., and stables, Queen, near Greenwood... 12,600
G. H. Wren, r.c. br. fr. dw., Mackay, near Greenlaw... 1,800
W. J. Bennett, pr. br. dw., school, Davenport, near Osley Citizens' Const. Co., pr. br. dw., Hastings, near Sawden... 4,500
W. Moore, pr. dw., Gothic, near Elias Rogers Co., gal. iron co. shed, G.T.R. Belt Line and Yonge... 18,000
H. Gaffney, br. garage, 1896 Dundas... 2,900
A. E. Ashby, br. dw., Woburn, near Harford, br. dw., Hazelton, near Benjamin... 4,800
W. J. Bennett, pr. br. dw., Dundas, near Roncesvalles... 8,000
E. Palmer, br. dw., Shudell, near Jones... 3,000
W. Schultz, pr. br. dw., 373 Ossington... 5,000
F. B. Smith, br. add. to dw., Annette, near Law... 1,200
J. Grenadier road, 184 W. H. Raine, pr. br. dw., Chancellor, near Glen Grove J. Barbakoff, pr. dw., 12 Uster... 1,500
Penlon and Corrigan, pr. br. dw., Harvie, near Ascott... 4,500
D. E. Moore, pr. br. dw., Arundel, near Fulton... 4,500
H. Eason, br. v. dw., 74 Redwood... 2,000
F. M. Best, pr. br. v. dw., Carriker, near Horwich... 3,300
G. Nicholson, 4 pr. br. dw., Badgerow, near Boston... 14,000
Geo. Nicholson, 3 pr. br. dw., Boston, near Badgerow... 5,500
W. J. Bennett, pr. workshop, Parliament, near Queen... 1,000
R. S. Alexander, br. dw., Westmount, near St. Clair... 3,800
M. Manning, pr. br. dw., Pleasant Hill... 7,500
R. T. McGillivray, pr. br. dw., Windermere, near Annette... 2,200
A. Moore, pr. br. dw., Woodmont, near Queen... 4,900
M. Peppiatt, pr. br. dw., 6 Gilmour... 5,000
O. S. Card, br. dw., Azel and Humbert... 2,900
Might Directory Co., 4-st. pr. add. to office, 74 Church... 15,000
F. G. Glenn, br. dw., 169 Indian road... 3,600
Robert Haney, br. dw., Gothic, near Quebec... 3,350
E. B. Vary, br. garage, Lyndhurst, near Nipa... 1,600
G. Richards, pr. v. dw., 1 Condon... 1,500
56 alterations, additions, etc... 14,245
Total... \$393,495

KINGSTON STANDARD MOVES.

Occupied Historic Site for More Than 75 Years.

KINGSTON, May 26.—(Special.)—The Daily Standard of this city today moved out of its offices at 67 Princess street, which it has occupied continuously for over three-quarters of a century, and will tomorrow begin the publication of its newspaper in its new quarters, 177-179 Princess street, in the heart of the retail section. The Standard, which is now in its 108th year, has outgrown the old quarters, and has been of much interest in this building that Sir John A. Macdonald, representing Kingston, on numerous occasions received the election returns and from the windows of this building also that he on more than one occasion addressed the electors. Many important political conferences have also been held there.

DUNVEGAN HEIGHTS

"Highest of the Hill District."

See this beautiful property on Forest Hill, extending northerly to the Belt Line station. Forest Hill Railway now assured, which will increase this property materially. Over 3000 feet now sold. Beautiful descriptive booklet upon request. Let us motor you to see the property for appointment. BELLINGER & CO. 115 Home Life Bldg. 457247

SELLING OUT

Eight-roomed solid brick house, with centre hall and with small orchard and good variety small fruits; small barn.

A corner lot of 3 acres garden land on main roadway in very nice country district close to store and post-office, six miles from Toronto. The land is all under growing crop. There is a complete set of market gardening implements, a wagon, sleigh, carriage and harness, a good driving and work horse, a pair of Jersey cows. The dwelling would cost to build twenty-five hundred. The land is worth four to five hundred per acre. The crop, stock and implements are worth seven to eight hundred dollars. The entire outfit, land, buildings, crop, stock and implements, are for immediate sale at \$3000.

JOHN FISHER

406 LINDEN BLDG., TORONTO.

Properties For Sale

BLACKSMITH SHOP and residence for sale, Daves road, Toronto; first-class building for good man; a snap. Apply C. Chapman, 306 Main street, Toronto.

BURT & MILES

34 YONGE STREET. MAIN 448.

Lots For Sale

50 x 180—RHODES avenue to Erie Terrace; this can be bought cheap.

50 x 131—ON OLD BELT LINE, will sell for \$26 foot it is made this week.

144 FOOT FRONTAGE on old Belt Line; here is a chance for a factory or lumber yard.

200 Feet, Albert avenue, Mimico, in block or in single lots, very low price.

Central Properties

KING STREET, near York, 44 x 90 to lane, a bargain for quick sale.

YONGE STREET, above College, store, 25 x 100 to lane; easy terms.

Acreage For Sale

50 ACRES, Oakville, near G. T. Station; can be subdivided to show big profits.

6 ACRES, Humber, adjoining property that is already subdivided.

50 ACRES, Mimico, excellent corner, low price for quick sale.

ACREAGE in good locations; these are ripe for subdividing and can be bought cheap.

BURT & MILES, 34 Yonge street. Main 448.

HOTELS

EXCELLENT ONTARIO HOTELS, great opportunities at low prices; we will give you full particulars on application. Burt & Miles, 34 Yonge street. Main 448.

LIQUOR STORE

OWNER ILL, must dispose of this at once, price is low and terms easy, come in and get particulars. Burt & Miles, 34 Yonge street. Main 448.

HOTEL

LOW PRICE for quick sale, very central location, cheap rent and large profits; call personally and investigate. Burt & Miles, 34 Yonge street. Main 448.

Farms For Sale

W. A. Lawson's List. FARMS AND MARKET GARDENS for sale by W. A. Lawson.

10 ACRES—Three and half miles from Toronto; one mile to the market garden property to be found; the roads are good, rural mail delivery, school and church; excellent quality heavy loam, all cultivated, ready for crop; immediate possession can be had; five thousand.

WE HAVE a number of nice little suburban homes. If you are looking for something good at a right price, call and get particulars.

5 ACRES—Three miles from Toronto; right in line of the new Toronto and Eastern Electric Road; heavy black loam, with about one acre choice culley land; good water, running stream; comfortable six-roomed house; frame barn and other outbuildings, with about two acres nice bearing orchard; fifty-five hundred.

FOR SALE by W. A. Lawson, Ontario's Farm-Selling Specialist, 95-97 King St. East, Toronto.

First Class Farm

THORNHILL—Close to Yonge street, large brick house, two barns, excellent land. Price very easy. Apply John Ground, Thornhill, on the premises, 234

NICHOLSON & SCHOALES, 46 Adelaide St. East.

Suburban Home Sites.

\$400 TO \$500 PER ACRE buys four and five-acre blocks, near Kingston and Markham roads, five miles from city limits; street cars pass the property; an ideal site for a country home; investigate this.

NICHOLSON & SCHOALES. 2467

You need not take the street cars to see

LAWRENCE PARK

If you are interested in securing a building site in the finest location anywhere around Toronto, let us motor you out to Lawrence Park. We can take you the street cars, and show you the best places, besides.

Phone for an appointment.

Dover Court Land, Building, and Savings Company W. S. Dincliek, Pres.

24 Adelaide Street East

SELLING OUT

Eight-roomed solid brick house, with centre hall and with small orchard and good variety small fruits; small barn.

A corner lot of 3 acres garden land on main roadway in very nice country district close to store and post-office, six miles from Toronto. The land is all under growing crop. There is a complete set of market gardening implements, a wagon, sleigh, carriage and harness, a good driving and work horse, a pair of Jersey cows. The dwelling would cost to build twenty-five hundred. The land is worth four to five hundred per acre. The crop, stock and implements are worth seven to eight hundred dollars. The entire outfit, land, buildings, crop, stock and implements, are for immediate sale at \$3000.

JOHN FISHER

406 LINDEN BLDG., TORONTO.

LINER ADS

are run in either The Daily or Sunday World at one cent per word for each insertion; seven insertions, six times in The Daily, once in The Sunday World (one week's continuous advertising), for 5 cents per ad.

Rooms to Rent

A COUPLE or one or two gentlemen can have lovely large front room. 98 Robert street.

A LARGE nicely furnished front room, also single rooms, good locality. 75 Charles street west.

A LARGE furnished parlor, cooking range, housekeeping conveniences, two-seventy-five week. 84 Berkeley.

A FURNISHED room for business men or ladies, second floor, three dollars. 471 Spadina Crescent.

BEAUTIFULLY furnished double parlors and 1 bed-sitting room, suit business gentlemen, modern conveniences. 256 Wellesley street.

BRIGHT, well furnished room, one fifty for one or two dollars for two. 483 Bathurst.

BEAUTIFUL rooms, nicely furnished, in exclusive pension, excellent table. 510 Jarvis.

BEAUTIFUL LARGE, furnished or unfurnished front room. 219 Bathurst.

COMFORTABLE furnished front room, all conveniences. 238 Church street.

COMFORTABLE room, private family. 62 Gilmour street.

COMFORTABLE furnished housekeeping rooms, bath flat. 113 Grange.

FURNISHED rooms, single and double. Apply 292 Sherbourne street.

FURNISHED room, suitable for one or two men girls, comfortable. 133 Markham street, corner College.

FURNISHED front rooms, light housekeeping, ladies preferred. 766 Bathurst street.

FURNISHED rooms to let. 47 Gerrard west, off Yonge.

FURNISHED rooms. 7 Cherokee ave., Centre Island.

LARGE front room, furnished, suit couple, light housekeeping privileges. \$2.50 per week. 221 Gerrard St. East.

LARGE bright furnished room, suitable for two men or a young couple. 180 Berkeley street.

NICELY furnished front rooms with sun-room attached, every convenience, board, opposite gardens. 146 Carlton street.

NICE furnished room to let. 38 Broadalbane street.

NEWLY furnished double front room. \$2. 133 Bleeker.

PLEASANT front bed-sitting room, with balcony, suitable for two. 244 Robert.

TO LET—Two nicely furnished rooms, with use of phone. Apply 65 Major street.

Two furnished bedrooms, housekeeping, gas for cooking. 140 Robert.

Architects

GEORGE W. GOULDING, Architect. Temple Building, Toronto. Main 4500.

Lumber

PINE AND SPRUCE FLOORING, pine bath and cedar shingles. Dewar & Co., wholesale lumber, Toronto.

Medical

DR. ELLIOTT, specialist. Private diseases, pay when cured; consultation free. 81 Queen east. ed-7

DR. DEAN, specialist, piles, fistulas and diseases of men. 5 College street. ed-7

DR. SHEPHERD, specialist, 13 Gloucester street, near Yonge. Private diseases, male, female, heart, lungs, stomach, impotency, nervous debility, hemorrhoids. Hours 1 to 9 p.m. ed-7

Marriage Licenses

FLETT'S Drug Store, 502 Queen West. Issued. C. W. Parker. ed-7

Building Material

LIME, CEMENT, ETC.—Crushed Stone at cars, yards, bins or delivered; best quality; lowest prices; prompt service. The Contractors' Supply Company Limited, Telephone Main 6539; Main 4224, Park 2474, College 1373. ed-7

THE F. G. TERRY CO., Lime, Cement, Mortar, Sewer Pipe, etc., corner George and Front streets. M. 2191. 246

Signs

WINDOW LETTERS and Signs. J. E. Richardson & Co., 147 Church street. Toronto. ed-7

House Moving

HOUSE MOVING and raising done. J. Nelson, 115 Jarvis street. ed-7

Money to Loan

LOANS TO WORKINGMEN for building purposes. Any amount from \$300 up. Repayable in small weekly payments. Hubert Page & Co., 118 Victoria street. ed-7

Artesian Wells

ARTESIAN WELLS drilled by W. C. Huffman, Humber Bay, P.O. ed-7

Lost

A TWENTY-SIX INCH Frame, Massey-Harris bicycle lost. Reward. Redman Artificial Leg Works, 421 Spadina avenue. ed-7

LOST—A lady's amethyst necklace, Dunlop Blue car, Island Ferry boat or island baseball ground. Saturday morning. Reward. Phone Junction 4509, or address 1766 Dundas street.

Carpenters and Joiners

ARTHUR FISHER, Carpenter, Store and Office Fittings, 114 Church street. Telephone. ed-7

RICHARD G. KIRBY, carpenter, contractor, jobbing. 523 Yonge st. ed-7

JOHN MORRIS—Alterations and repairs. 24 Ann street. Telephone. 246

TABLES of all kinds made to order. Carroll, 11 St. Alban's. 246

Art

J. W. L. FORSTER, Portrait Painting, Rooms, 24 West King street. Toronto. ed-7

AN OUT-OF-DOOR sketching class is being formed. For particulars write Miss Hancock, Lambton Mills Postoffice, Ontario. ed-7

Massage

MASSAGE—Baths, superfluities hair removed. Mrs. Colbran. Phone North 4729. ed-7

Glass and Mirrors

IMPERIAL GLASS WORKS—Everything in glass for buildings. 23 Mutual. 246

WANTED

THE UNION TRUST COMPANY, LTD., Bay street, have applicants desiring residences on Jameson avenue, Dunn avenue, and South Parkdale district; also Allen Gardens vicinity, at about nine thousand dollars. Owners, please send particulars. West side of street preferred.

Real Estate Investments

82 AN ACRE—New Ontario farms; no settlement duties, snap for investment. Box 1, World. ed-7

A YOUNG man, good talker, preferably without experience, but with large acquaintance, who would like to learn the real estate business; liberal commission paid to promising man. Apply with references, to Box 35, World. ed-7

Farms For Sale

FIFTEEN HUNDRED ACRES, on Lake Huron, with buildings. Lots of game and fishing. Price five thousand. Canada Land & Building Co., 13 Toronto street. ed-7

BEAUTIFUL, six-roomed apartment, over store, new and up-to-date, central, separate entrance. Apply 571 Yonge street. ed-7

For Rent

FOR RENT for the Season—Nine-roomed house, furnished, 10 minutes walk from Beach and Radial; use of phone and piano. A. R. Page, Bronte. ed-7

TWO FLATS of 6000 square feet each, on Wellington Street West, near Bay street; immediate possession. Denison Taylor, 48 Scott street. Phone Adel. 385. ed-7

ADULT FAMILIES, ATTENTION!—Choice of three ground floor separate apartments, three to five rooms, hot water heating, some partially furnished; rent, twenty-two to thirty-five monthly. The McArthur-Smith Company, 24 Yonge. ed-7

BEAUTIFUL SUMMER house, three miles from Weston; six C. P. R. trains daily; thirty minutes' walk from station. Apply F. C. Rountree, Weston, Ont. ed-7

Surveyors

JOHN T. RANSOM, Ontario Land Surveyor, Cosgrave Chambers, 163 Yonge street. Phone Main 2159. ed-7

Roofing

SLATE, Felt and Tile Roofers, Sheet Metal Work, Douglass Bros., Limited, 124 Adelaide west. ed-7

Dentistry

PAINLESS tooth extraction specialized. Dr. Knight, 550 Yonge street, over Sellers-Gough. Toronto. ed-7

ARTIFICIAL TEETH—Your teeth require attention? Call on us. Complete dentures; set for \$5. Bridge and Crown specialists. Extraction with gas. Riggs, Temple Building. 246

Automobiles

O. K. AUTO LAMP and Radiator Repair, 232 Bathurst street; lamps and radiators repaired and straightened; mud guards, gasoline tanks, oil pans and tool boxes made to order. ed-7

Live Birds

BARBER'S, 842 College—High-class canaries, cages, seed. ed-7

CAMPION'S BIRD STORE. Also taxidermist. 175 Dundas. Park 15. ed-7

HOPES—Canada's leader and greatest bird store, 109 Queen street. Phone Main 4959. ed-7

Butchers

THE ONTARIO MARKET, 432 Queen West. John Goebel, College 806. ed-7

Customs Broker

G. MCGRIMMON, 122 Wellington West. Phone Adelaide 327. ed-7

Shoe Repairing

WHILE U WAIT—First-class Workmanship. Sager, opposite Shea's, Victoria street. ed-7

Hatters

LADIES' and GENTS' HATS remodeled. 17 Richmond street east. 246-7

Patents and Legal

HERBERT J. DENNISON, Registered Attorney, 18 King street west, Toronto. Patents, Trade Marks, Designs. Copyrights protected everywhere. Eleven years' experience. Write for booklet. ed-7

LLOYD BLACKMORE & CO., registered patent attorneys, Lumsden Building, Toronto. Our valuable booklet, "Patent Protection," mailed free on request. Offices, Toronto, Ottawa and Washington. ed-7

PATENT YOUR IDEAS—No delay—and we will sell it for you. If the idea has merit, send sketch for free report. J. Arthur