### REAL ESTATE NEWS

### REALTY FEELS SUMMER'S COMING

Approach of Dog Days Shown in Change of Business Trend.

Summer seems to have set in early in real estate circles, and the seasonable quietness is now quite noticeable. Building business is, however, rushing ahead, and a regular torrent of plans are the city architect's ahead, and a regular torrent of plans has swept in upon the city architect's office. In a week, while the carpenters were tieing up things, the receiving end of the building inspectors' office had little to do, but each day this week has improved until Friday was as busy as any day in the spring. Architects and builders have shown a readiness to call for their plans and permits, now that it is known that building operations will proceed without interference. Consequently, the building figures have taken a sudden jump: Thursday and Friday were \$200,000 days, with average cost of permits small.

The resumption of building activity

The resumption of building activit should shortly be reflected in increased business in building lots. Investment demand for real estate is confined to small priced lots and houses. Big operators are not very active, and cash considerations on central deals are certainly not uncommonly large.

The general impression among real
estate men is that the 15th of August estate men is that the 15th of August will mark a return of enthusiasm. That will be about the end of the holiday season and a time when a fairly accurate line on crops can be had. Hope long deferred deters realty men from making any predictions as to when money will become freer and property demand unchained, but all agree that the domestic situation agree that the domestic situation should be greatly relived before fall.

In the meantime, brokers are engaged in getting their selling lists into good shape, and readjusting prices, althounfortunately, little of that is required. Some agents are figuring on the possibilities of the General Hospital site, for which tenders close on June 20. The property would make great sites for tenement houses or

projects are in the air. A few central sales are dragging along with no great afacrity on the part of the owners to meet the buyers' prices, and no unusual anxiety to close visible with buyers. Summer listlessness seems to have erept into the realty business. There is some well founded expectation that Further Plans for Stefansson Expedibuyers will get in early, so as to reap first advantage of fall trading, and if these anticipations materialize or even the present movement continues, ag-

SPLIT THE DIFFERENCE.

#### BUILDING PERMITS

James Thompson, roughcast dwelling, McKoberts avenue.\$ 1.600 W. J. Paul, brick and frame dwelling, Morley, near Queen Hamilton Brokerage Co., four pair brick dwellings, Greenwood and Chatham...... Joseph Allen, pair brick dwellings, Moscow, near Danforth

Macey Sign Co. (sign, 6 Te-Grimshaw Bros., five pair brick dwellings, Dixon, near Lock-

Grimshaw Bros. six brick dwellings, Lockwood, near 

Jetton Craig, pair brick three storey stores. Oakwood, near St. Clair ...... ames Witney, brick dwelling, 121 Broadway ..... Smith, brick dwelling, 971 St. Clarens .....

John Sparks, brick dwelling, Thorne, near Shaw ...... W. A. Jackson, brick veneer dwelling, 12 Ascot ...... A. E. McTaggart & Sons, eight att. brick dweilings, Pem-broke, near Wilton

Mrs. R. S. Gallagher, brick garage, 58 Winchester ..... garage, 58 Winchester .... 1.800

A. Rappapori, brick theatre, Dundas and Gilmore .... 9,000

G. A. McCann, alteration to stores, 209 Dundas .... 3.500

Congregation of St. Mary's brick church. Westmoreland. Northumberland 1. O. Lumbers, pair brick dwellings. Rainsford and Queen .... 8,000

E. Lennox, pair brick dwellings, Don Mills, near Pretoria .... 6,000

June 20. The property would make great sites for tenement houses or warehouses. It is probably too valuable to utilize for the erection of single dwellings.

Three or four fair sized building projects are in the air. A few central

For the day ......\$210.445 For the month ..... 970.900 TWO GEOLOGICAL PARTIES.

OTTAWA, June 13.-The Geological the present movement continues, ag-ents will do a summer business quite as good as list. Survey has arranged for the work of the Stefansson expedition to the Arc-tic, and the division of the work it will carry forward.

There will be two parties. The northern one will explore the unknown Members of the Frontenac County the Mackenzie River and west of Banks council changed their minds about their indemnity allowance. Yesterday they voted down a resolution to increase their pay from \$3 to \$5 per citiding the Coppermine River and Victoria Land.

## YORK COUNTY AND SUBURBS

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Two Criminal Cases at the Brampton Sessions Without a Jury.

AT FARMERS' INSTITUTE

President For This

BRAMPTON. June 13.—(Special.)—
The June sessions of the county court are going on at the court house and will probably end about Tuesday. Judge McGibbon is presiding. There are four cases on the ticket—two civil and two criminal. The grand jury was withdrawn, as the defendants in both criminal cases agreed to take their chances with the judge—that of the three Streetsville young men accused of raping a woman at Churchville last fall. and the other a case of forgery. The civil action of W. A. Caldwell of Sandhill vs. the Cockshutt Implement Company was an action brought by plaintiff to have certain notes he had given defendants on a twelve horsepower gasoline engine cancelled. Judgment was given for the plaintiff for the full amount.

The case of Dr Lawson vs. James

Clarridge. D. N. Marshall. Toronto Township—F. J. Thompson, P. C. Dunton, J. H. Watson, and H. Pegg. Toronto Gore—Blake Ward and John Sleightholm. Brampton—J. R. Fallis, L. J. C. Bull. William Clarkson and W. H. Tisdale.

The newly arranged from bond.

W. H. Tisdale.

The newly-organized town bandunder the leadership of Mr. Emerson
Downs, gave their first open-air concert in the park last night.

Ward Seven Official Succeeded in Holding Man For the Police.

What will likely prove the hardest nd most stubbornly contested game of J. J. Collins of Castlemore Is soccer will take place this afternoon at

Company was an action brought by plaintiff to have certain notes he had given defendants on a twelve horse-power gasoline engine cancelled. Judgment was given for the plaintiff for the full amount.

The case of Dr Lawson vs. James 1.800 G. Taylor. late commissioner of industries for Brampton. was a case arising out of the Massey-Harris deal when that property was sold by Mr. Fletcher. Mr. Taylor held the option on the land for \$1500. Dr. Lawson alleges that Taylor agreed to give him \$500 if he would use his influence with Mr. Fletcher. otherwise the deal would fall thru. Judgment was to have been given this morning, but the judge has deferred a decision till Saturday.

The Peel Farmers' Institute have elected the following officers for the year: President. J. J. Collins, Castlemore: first vice-president. Robert McCulloch. Snelgrove: second vice-president. Ralph Crawford, Brampton. The following were elected township directors: Albion—A. S. Rutherford, by a surprise found his match. In the following were elected township directors: Albion—A. S. Rutherford, by a surprise found his match. In the following were elected township directors: Albion—A. S. Rutherford, by a surprise found his match. In the following were elected township directors: Albion—A. S. Rutherford, by a surprise found his match. In the following were elected township directors: Albion—A. S. Rutherford, by a surprise found his match. In the following were elected township directors: Albion—A. S. Rutherford, by a surprise found his match. In the following were elected township directors: Albion—A. S. Rutherford, by a surprise found his match. In the following were elected township directors: Albion—A. S. Rutherford, by a surprise found his match. In the following were elected township directors: Albion—A. S. Rutherford, by a surprise found his match. In the following were elected township directors: Albion—A. S. Rutherford, by a surprise found his match. In the found his match. In the following were elected township directors: Albion—A. S. Rutherfo

more; first vice-president, Robert Mc-Culloch. Snelgrove; second vice-president. Ralph Crawford, Brampton. The following were elected township directors: Albion—A. S. Rutherford, H. Jaffray, J. H. Rutherford, O. H. Downey. Caledon—George Blair. John Vance. John McDonald and William Foster. Chinguacousy—H. Pawley, Peter Speirs, E. C. Monkman. H. C. give the weight of his authority on the side of law. One of the prisoners, side of law. One of

Five miles north of Glebe Manor land is selling as high as we ask for property in this magnificent central property.

For a really high-class situation, with the biggest development prospects ahead of it, lots in Glebe Manor are cheap-

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84 King St. East.

The Thornhill Women's Institute will hold their annual summer meeting on Monday, June 16, at 2.30 p.m., at the home of Mrs. O. Bales, Lansing when Mrs. Altenburg and Miss Harvey when Mrs. Attendurg and Miss Harvey, delegates, will be present and address the ladies, also Miss Charles of Toronto. A good program of music will be given during the afternoon. Refreshments will be served at close of afternoon meeting. These meetings are very profitable and interesting and every lady, whether members or not, will be made welcome.

BOLD ROBBERY ON STREET. New York Bandit Baffled Pur

the Lambton Park, when the Queen -Miss Dorothy Daniels, a frail little \$7600-GEOFFREY street, detached ho City of Toronto will meet the Hamilton woman of 22, was beaten, choked and United in a championship game of pro- robbed in the streets this afternoon by fersional football. Both teams have trained hard for this event, and the suburban railway are meeting the large suburban railway are meeting the large. suburban railway are meeting the large crowd by inaugurating their fifteen minute service.

There is a good chance for some philanthropist to earn the lasting estem of the firemen of ward seven. It is full view of the noon-day crowds.

#### Humber Valley Surveys

Are the most picturesque and best restricted subdivisions in or around Toronto. Prices from \$20 to \$50 per foot frontage. Terms are 20 per cent. cash, and 10 per cent. each six months, with interest at 5½ per cent. Write or telephone for a booklet, plans, etc., or an appointment to go over the property.

HOME SMITH AND COMPANY 18 King St. West TEL. A. 886.

#### Properties For Sale

Properties For Sale

\$50 A FOOT—Rochampton avenue, cl

\$50 A FOOT-Lake shore, West Point

\$47 A FOOT-Dawlish avenue, Law

\$45 A FOOT-Orchard View bo near Yonge street.

\$45 A FOOT-St. Clement's avenue.

\$40 A FOOT-Eglinton avenue, east

\$35 A FOOT-Stewart street, two mil

\$35 A FOOT-Willard avenue, near B

\$30 A FOOT-St. Germain avenue, M

\$30 A FOOT—Melrose avenue, close Yonge street.

SATU.

500 SEVER

wood, close 124 to lane.

have some building or will be runn July, and yo So get in n Open evening

BAILEY AND

BRACO

ground floo room, 3-pie laundry in with fixture

year posses splendid gar

TWO BRICK

WEST SIDE business se separate d Seil this on value, with ance easy. ing to lease

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EACH of th way; canno

owner out one for sa feet fronta secured; tronge stressurroom.

THE UNION TRUST CO., LTD. 114 Bay Street \$85 A FOOT—Astley avenue, Recoverlooking ravine.

\$5100-HERBERT avenue, detached, solid brick, eight rooms, bathroom, oa and trim.

\$5500-DELAWARE avenue, semi-detach

\$5700—BORDEN street, solid brick, water heating, nine rooms, bathroom. \$5600—STARR avenue, detached, rooms, water heating, laundry delightful location.

5800—JAMESON avenue, semi-detache nine rooms, bathroom, water heatin laundry tubs, hardwood ground floo undoubted bargain. \$7500-HOWLAND avenue, solid water heating, tubs, ten rooms, room, verandahs; splendidly buil

9500—SHERBOURNE street, detached, eleven rooms, bathroom, lane. \$11,000—SOUTH ROSEDALE, solid brick, eleven rooms and bathroom; corner lot.

Vecant Land For Sale. \$250 a FOOT—Yonge street, corner lot. 200 A FOOT-Yonge street, Davisville. 160 A FOOT-Bigor St. West, 50 feet. 160 A FOOT-Woodlawn avenue, over-

\$115 A FOOT-Yonge street, near Snow-\$100 A FOOT—Summerhill avenue, near

TORONTO'S I survey, reac cars, situate Davenport is tes, choic range from house to eac to \$125 per ing graded, sewer and are sold, an in full swing prices will IR. Comba. Lumsden Boffice, Dave street. Open \$26 A FOOT-Lake Shore road, \$25 A FOOT-Bedford Park avenue, n \$20 A FOOT-Edgecombe Park, 0 C. W. LAKE

\$12 A FOOT—Fairlawn avenue, wes \$85 A FOOT—Standish avenue, near gov- THE UNION TRUST COMPANY, LM ernment house.

#### North Toronto Real Estate THE TIME TO BUY IS NOW

\$8 PER FOOT-Palsley Gardens.

Business Opportunities

THE MANN MINES, Gowganda, pu chased by powerful English capitalist five hundred twenty-five thousar cash, million dollars ore blocked ou Labrick hundred feet deeper, imm diately adjoining rich Mann's vein traversing right through Labrick, which is equipped with machinery, compresors, camp supplies, going concerning indispensable Mann's future operation nominal expenditure makes Labric equally valuable as Mann, having greater depth, greater advantages, mo promising mining proposition. Norther

it, which you will know when you see it.

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and Savings Company W. S. Dinnick, President, 84 King Street East

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Bathurst and Old Belt Line Excellent for supply yard or manufacturing concern. Forest Hill Electric Railway to pass property; cheapest property in the district. Price \$20,000.

200 x 134 Merton Street and Old Belt Line

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# hot water and \$24 per cLOSE to Egilane, include for seven to than vacant soon become or twelve the foot. Could less down.

WE HAVE a list of lots at our office that will interest any investor. If you have an hour to spare, we can show you how, and we are sure you will shake hands with yourself many times in the next three years.

\$19 PER FOOT—South Melrose Park.

\$23 PER FOOT—North Melrose Park. \$23 PER FOOT-North Melrose Park. \$25 PER FOOT-Lawrence Park

THE BEST BUY in each of these North \$9 PER FOOT-Lawrence Gardens.

FOR SALE—Grocery and meat store, fixtures, reasonable prices. Apply P. P., 80 Morrison street, Niagara Falls.

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H. J. Maclean, The World

514 Queen St. East. Phone M. \$1500-MUNRO street, five rooms; cash \$900.

The King Land C

105 PER FOOT-Yonge street.

J. ERNEST BOOTH, North Toper cialists, 24 Adelaide St. E. Ph 1743.

\$1500-WOODBINE Beach, five room \$2000—CORNWALL street, six ro

\$3800—HAMPTON avenue, six \$3100 PRETORIA, Six rooms; cash

\$4000—PAPE avenue, eight rooms 5500—BEACONSFIELD avenue, rooms; cash \$1000. \$30—CAMPING ground on Wo beach for season; room for two

\$200-FOUR-ROOM cottage, 8700.

\$2500—HARDWARE business, F. J. Cox Co PHONE Gereard 3091. Open every, ing until 10 o'clock.

TEN THOUS built especin every vover is to ally. Num end. Loca IF YOU are looking for property I east end, consult us. The follow just a few picked from our large II \$150—SIX ROOMS, Leslie street; ba and sun right; hard is for this lot; keys
I have sol

\$500—EIGHT ROOMS, detached, 3-bath; this is a rare snap; balance, sun room; build; ha splendid theating; is surprise y \$200—SIX ROOMS, Leslie street; ball \$300 DOWN-Good 3-room cottage ance, \$975. \$8500-DET with gara

FIFTY ACF ery; nine rants and alone wor nearly the plowed, 1 tons of hasession.

265 ACRES and stabl maple bus wood and

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C. W. LAI

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\$300 DOWN-6 rooms, solid brick, d ed; balance, \$3000. \$350—FOUR ROOM cottage. (Fi tached, bi \$300—FIVE-ROOM bungalow; \$4350-MOD water hea end; very down. \$800—SEVEN ROOMS, Jones;

\$2750—SIX ROOMS, Englewood. \$7000-TEN ROOMS, Curzon. \$1100-NINE ROOMS, solld brio

86000—TWELVE ROOMS, furnished Beach. \$6000-TEN ROOMS, solid brick, Beach. \$3000-SIX ROOMS, West avenue.

\$300 DOWN—New, six rooms, semi tached, on Ashdale; balance, \$2450; ments, \$22 a month, including prin and interest. \$2600—SIX ROOMS, solld brick, on Ti

\$2100—SIX ROOMS, brick front, all veniences; \$300 down. F. J. COX CO., 328 Leslie Street, & Gerrard Street.

WINDOW LETTERS and Signa Richardson & Co., 147 Church I Toronto.

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Central location, accessibility, complete fittings and early possession ne-

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Look around all you like, but you will not find any spot where you can buy lots so close to the industrial district, so near promised transportation, so close to church, school and post-office, at prices so low as we are introducing lots for in Hampstead Gardens. This is your best pick of lots for a homesite or for a real estate investment. The near-by properties we sold are built up, and holders are now offered five to ten times what they paid. Such profits are for those who act-who do not put off till to-morrow what they should do to-day. Got a lot now at the beginning. Our advice is BUY

\$12 to \$20 Per Foot \$25 Down, \$10 Per Month

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