

REAL ESTATE IS THE BASIS OF WEALTH

Russell Sage said:

"Real estate is an imperishable asset, ever increasing in value. It is the most solid security that human ingenuity has ever devised."

If Russell Sage had known Toronto, as conditions are here to-day, he would have poured his millions into investments here the same as the shrewdest of Canadians, Americans and Englishmen are now doing.

J. D. Rockefeller says:

"When you buy land you exchange your money for the most certain thing in the world. Land is the basis of all wealth."

What are you exchanging your money for?

WE take this opportunity of inviting our clients and their friends to inspect the following choice properties, situate East, West, North, North-East or North-West. Profitable investments in every direction.

John Jacob Astor said:

"Buy at the fringe to make money in real estate."

He did so and left \$100,000,000.

Andrew Carnegie said:

"Ninety per cent. of the millionaires became so through growing real estate. More money has been made in real estate than in all industrial investments combined."

There never was a time, in any city, when real estate of sound value could be purchased so easily, or when such enormous profits were so absolutely certain.

BE OUR GUEST ON SATURDAY and DOMINION DAY

East

Kelvin Park

THIS property is inside the city limits, and comprises the beautiful Toronto Golf Club Grounds. Every convenience is already installed in around this property, the district in which 45,000 people now live. Adjoining property is selling at \$45 to \$125 a foot, while Kelvin Park lots cost only \$35 and upwards—on easy terms. The Gerrard street car line runs right through this property. Its natural beauties will be further enhanced by boulevards, streets and avenues, trees, and every convenience for home building. You can buy now at prices which this district will never know again. A comparison of the history of values in this neighborhood proves this absolutely.

Lowther Park

IN the heart of the new industrial district of the east end, within walking distance of Leaside Junction, and 25 minutes from City Hall by the new Danforth avenue car line. This is the best of the remaining vacant land in this district. The district is thickly populated all around Lowther park. Property about 10 minutes' walk west on Danforth avenue is now selling as high as \$150 a foot. Lowther Park will have every improvement. It is level, well wooded, and well laid out. Every lot is a good one. Prices \$17 and upwards. Terms as low as \$10 down and \$10 a month on certain selected sections. Come on Saturday or Monday and see this property for yourself.

To reach Kelvin Park or Lowther Park, take King East cars to Woodbine, where motors will meet you at corner Queen and King. Or take Parliament cars to our East Office at Greenwood and Gerrard St. (Beach 717).

North

Waverley Park

THIS property faces on Yonge street, and lies to the north of Lawrence avenue. It comprises what is certainly the most beautiful section of the whole North Toronto district. To the south and west lie other highly restricted properties. Fifteen houses have recently been built in this neighborhood, and sold at \$12,000 to \$16,000 each, which shows what others are thinking and doing. We are now building houses on this property each exceeding \$10,000 in value. That shows what we think of it ourselves. Lawrence avenue has the water laid in ready for use. Sewers are also about to be laid. The pipe is now on the ground. Schools, churches and good retail stores are near-by. Rosedale Golf Grounds are only a few minutes' walk north. Mail is delivered twice daily, and the big city stores make two daily deliveries in this district. This property has beautiful roads, entrance gates, trees on every lot, and every convenience for home-builders. Write for handsome illustrated booklet. Prices \$24 a foot upwards. Sold on easy payments.

Melrose Park

WHEN you see Waverley, see Melrose Park, too. It lies opposite to Waverley, on the west side of Yonge street. It is similar in many respects. Prices \$18 per foot, upwards. Let us show you both of these properties on Saturday or Monday. If you want a home of your own, and want to live in North Toronto, see these two properties without fail.

Roslin Estate

HERE is a great opportunity for those desiring a half-acre country home-site, where you can raise plenty of vegetables, chickens, etc., and have plenty of room for everybody; 20 minutes' walk from Metropolitan cars on Yonge street. Prices \$300 for each half-acre, and upwards—\$25 down and \$10 a month.

To reach Waverley Park or Melrose Park, take Metropolitan cars on Yonge Street to Glen Grove Station, where you will find our North Office. (North 5432).

How to See Any of These Properties

FIRST phone the Head Office (Main 7171), or to the nearest branch office, as mentioned below, and make an appointment to meet one of our motor cars at a point most convenient.

We will make suitable appointments for any time of day or evening.

Doing this enables us to provide you with a plan or blue print, and full information about the property, so that you can get an intelligent idea of its real value in a few minutes.

Our offices will be open on Friday night, all day Saturday and Monday to receive messages and make appointments.

North-East

Rosemount and Rosedale Heights

THESE two properties adjoin each other, and lie to the north on the hills overlooking Rosedale and the city. They provide the most beautiful homesites, so far as location and view are concerned, in this district.

The new Government House, residence of Lieut.-Governor Sir John Gibson, is now being built in this neighborhood, and will be less than five minutes' walk from Rosemount, which overlooks the beautiful grounds of this official residence.

It is impossible for you to judge of the value of a home-site in either of these properties unless you see them for yourself. Let us show you on Saturday or Dominion Day. Phone us a time and place convenient, and one of our motors will call for you.

Prices from \$33 a foot upwards.

To reach Rosemount or Rosedale Heights, call or phone to our Head Office (Main 7171) and we will arrange to motor you out.

West

West Point The Pines and Pine Beach

THE last of the beautiful Lake Shore properties left.

Come out and choose a home-site on the lake. Live where the clear breezes blow, and where you have the city, lake and country all right at your door.

This is going to be a high-class home-like district. Land here will go up in value every year. Your investment here will earn enormous profits.

Every needed improvement is being made in this property. Streets, trees, entrance gates and California bungalows of mission type for our own investment are included in the long list of things that are being done for the benefit of investors in these properties.

There is now a 20-minute car service to the city. This will be further improved before long by a double track and more frequent service. The new C. N. R. radial will only be five minutes' walk from these properties. Prices \$14 a foot upwards. Terms may be arranged as low as \$10 down and \$10 a month for each 25-foot lot.

To reach West Point, The Pines or Pine Beach, take Queen or King cars to our West Office at Sunnyside and Queen (Parkdale 4025), where our motors will meet you and take you right to the property.

North-West

Cedar Vale

TORONTO'S most beautiful suburb—on the Hill. Lies on west side of Bathurst street, and just north of St. Clair avenue, near the site of many of Toronto's most beautiful homes.

Come and let us show you the work now in progress, where an army of men are laboring every day to perfect the most elaborate example of landscape architecture ever attempted in Canada.

Cedar Vale Ravine is not even surpassed by the Rosedale Ravines in beauty. This ravine will be crossed by a magnificent bridge, which will give quick access from the north section of Cedar Vale to the city, and double the value of property there.

Cedar Vale is only 15 minutes from the City Hall by motor car, and 30 minutes by the new St. Clair avenue street car line.

Let us send you the Cedar Vale book. It is well worth having as the souvenir of a memorable achievement.

Duffield Estate

\$25 Down and \$10 Monthly

for half-acre lots equal in size to seven city lots. Here is your chance for a country bungalow, with plenty of land about it. Situated on Duffield street, on the edge of the city, where land will soon jump in value.

Prices from \$300 to \$600 a half-acre on easy terms.

To reach Cedar Vale or Duffield Estate, take Bathurst or Dupont cars to corner Dupont and Bathurst Streets, where our motors will meet you. Or go to North-west Office, corner St. Clair Ave. and Vaughan Rd. (Hillcrest 2997).

See Our Complete Lists—No Matter What Your Taste or Purse Limitation we Have Property to Please You at Terms to Suit

ROBINS LIMITED

Main 7171
22 Adelaide
Street East

NORTH OFFICE
Yonge and Glen Grove. North 5432

EAST OFFICE
Greenwood and Gerrard. Beach 677

WEST OFFICE
Sunnyside and Queen W. Parkdale 4025

NORTH-WEST OFFICE
St. Clair Ave. and Vaughan Rd. Hillcrest 2997