

**UPPER UNIVERSITY STREET**—A magnificent residence property situated at the corner of Pine Avenue, and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is specially adapted to subdivision purposes, and there is money in it for any enterprising capitalist or subdivider. A splendid site for an institution. Particulars at this office (B-67)

**VERSAILLES STREET**—A neat brick encased cottage just below St. Antoine street. House is built in rear of lot, leaving the front available for building. Price only \$2,200. (212-B)

**VICTORIA STREET**—A 2½ story stone front house, in good order, heated by hot water furnace, concrete basement. Lot 23½ feet x 96 feet, 18 foot lane in rear. (171-B)

**VICTORIA STREET**—Solid brick three story house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4,000. (829-3)

**VICTORIA SQUARE**—Two stone front stores with dwellings above, rented to good tenants; in very good order. (17-B)

**VICTORIA STREET**—Two-cut stone front houses in good order; Daisy furnaces; each rented for \$400 per annum. Price only \$6,000 each. (268-b)

**VICTORIA STREET**—Stone front house, in good order and well built; will be sold at a low figure to close an estate. (193-B)

**VICTORIA SQUARE**—A fine business site now occupied as warehouse, well rented in the meantime. (24-B)

**WELLINGTON STREET**—A good brick house, near the subway; heated by hot water furnace, and in good order throughout. Only \$3,600. (879-3)

## Business Properties And Building Lots FOR SALE.

—BY—  
**J. CRADOCK SIMPSON & Co**  
Real Estate Agents.

**ST. JAMES STREET**—One or two centrally situated properties, between Post Office and McGill Street. Particulars at Office. (445-3.)

### CHOICE BUILDING LOTS IN CITY OF ST. HENRY.

We have for sale some very desirable building lots on the following streets, on very easy terms and small cash payments:—

Delisle, Albert and Richelieu sts., 40 to 45 cents per foot. Two lots on Richelieu st., at 38 cents per foot; Notre Dame st., 75 cents per foot.

St. James and St. Antoine street, 50c. and 55c. per foot. Brewster, Bel-Air Aves., and Rose de Lima st., 40c. to 45c. per foot.

Lots range from 78 feet to 100 ft. deep, and are situated in the best part of the city. Specially good terms given to parties building.—284-B.)

or whitish, for when a building is ugly in form it will bear no decoration, and to mark its parts by varying colors will be the way to bring out its ugliness. You should, however, always paint your sashbars and window-frames white, to break up the dreary space of window, some what. As to windows, there, I fear we must grumble again. In most decent houses, or what are so called, the windows are much too big and let in a flood of light in a haphazard and ill-considered way, which the indwellers are forced to obscure again by shutters, curtains, heavy upholstery and such other nuisances. The windows also are almost always brought too low down—often so low as to have their sills on a level with our ankles, sending thereby a raking light across the room that destroys all the pleasantness of tone, while the common custom in good houses is either to fill these openings with one huge piece of plate glass or to divide them across the middle with a thin bar. Mr. Morris corrects this defect as follows: "Fill the windows with moderate-sized panes of glass (plate glass, if you will) set in solid sashbars; we shall then feel as if we were indoors on a cold day. As to the floor, a little time ago the universal custom for those who could afford it was to cover it all up into its dirtiest and crookedest corners with a carpet, good, bad or indifferent. Happily, however, it is now a custom so much broken into that we may consider it doomed, for in all houses that pretend to good taste of arrangement the carpet is now a rug—large it may be, but at any rate not looking immovable and not being a trap for dust in the corner."

Our good guide goes on to say of the ceilings: "I see nothing but cautious painting or leaving the blank, white space alone to be forgotten. This painting, of course, assumes that you know better than to use gas in your rooms, which indeed soon reduces all your decorations to a pretty general average."

Mr. Morris admired light, good woods, oak, or a color always lighter than your walls, which should be covered with a paper of a simple tint, divided into two equal parts; you may either have a narrow frieze below the cornice and hang the wall thence to the floor, or you may have a moderate dado, say four feet to six inches high, and hang the wall from the cornice to the top of the dado. "Yellow is not a color that can be used in masses unless it be much broken or mingled with other colors, and even then it wants some material to help it out. You know people are always calling yellow things golden, even when they are not at all the color of gold, which even unalloyed is not a bright yellow. That shows that delightful yellows are not very positive, and that, as aforesaid, they need gleaming materials to help them. The light, bright yellows, like jonquil and primrose, are scarcely usable in art save in silks, whose gleam takes color from and adds light to the local tint, just as sunlight does to the yellow blossoms which are so common in nature. In dead materials, such as distemper color, a positive yellow can only be used sparingly in combination with other tints. Red is also a difficult color to use unless it be helped by some beauty of material; for whether

**BEAVER HALL HILL**—Choice lot of land, with small wooden building, occupied by C. Marlotti, Esq. Particulars at office. (96-B)

**BISHOP STREET**—Three choice building lots, each 20 ft. x 129 ft. 3 in. on the best part of the street, Moderate price. (270-B).

**BLEURY STREET**—A fine block of land above Ontario street, will eventually form the corner of Concord street; frontage about 150 feet, area 24,000 feet, with large cut stone house. A good property for development and speculation. (888-A)

**BLEURY STREET**—A very favorably situated block of land, near Sherbrooke street, suitable for business and residence purposes; 79 feet front and about 80 feet deep. (388-A)

**CEDAR AVENUE**—A magnificently situated block of land for villa residences, over 300 feet frontage, commands a view of all the western part of city. (7-3)

**CHATHAM STREET**—A block of land with a frontage of about 125 feet and a depth of 105 feet on Hunter street; desirable manufacturing site. (8-B)

**COTE DES NEIGES ROAD**—Choice building lot, just above Sherbrooke street, 51 ft. 9 in. x 115 ft. deep. Price \$1.25 per foot. (184-B)

**CRAIG AND ST. URBAIN STREETS**—Just at the foot of Place d'Armes Hill, a large property having 52 ft. frontage on Craig St. and 82½ ft. on St. Urbain street, area 15,710 ft. with good commercial building on Craig street, brick dwelling on St. Urbain. A fine site for a large business requiring large floor space at a moderate cost. This is the very centre of the city, one block from the post office. (276-B).

**CRESCENT STREET**—Three fine building lots on the best part of this street, each lot 20 ft. front x 109 ft. deep. Low price to a prompt buyer. (182-B)

**DELORIMIER AVENUE**—A fine block of land, 120 ft. front by 380 ft. deep; first class site for manufacturing purposes; Low price.

**DELORIMIER AVENUE**—The well known property, known as "The Kennels of the Montreal Hunt," comprising an area of 154,367 ft. of land with the buildings thereon erected, viz: the Club House, Stables, Kennels, etc. Full particulars at office. (192-B)

**DORCHESTER STREET**—A vacant lot 30 feet by 110 feet, just west of the Windsor, the only one for sale in the vicinity. Particulars and price at office. (779-3)

**DORCHESTER STREET**—A good building lot on the eastern part of the street, 40 x 100 ft. Price only 40 cents per foot. (196-B)

**DRUMMOND AND MOUNTAIN STS.**—A block of land with a frontage of 150 feet on each of these popular residential streets, 130½ feet deep to a lane in rear, and adjoining the residence of Lord Mount Stephen, almost the only piece of ground in the vicinity, suitable for building high class residences. Particulars at office. (97-B)

**DRUMMOND STREET**—Three choice building lots above Dorchester St., 78 feet by 127½ feet, with lane at side and in rear; very low price. (109-B)