LETTI ON

HREE WINNE

g the Two Out

Erb.

and Mary

April 8.—The races

12, Parrington 7.00 112, Johnson 7.00 -5. Muzzey, Mabel 7.00 Black Track, Kittle 7.00 Cigarette also ran.

RACE—For maidens, 3 o, 6 furlongs: hight, jockey, Str. P. 116, Johnson 7.70

6. Ensor 1-5. Oddity. Stre. Eastward Princess. tevenson, Polygamist, a more also ran.

ght, jockey. Str. Pl. te, 105, C'letti 9.90 4.20 07, Ensor.... 4.20

RACE-For 4-year-

ght, jockey. Str. P. 110. R'creek. 12.20 6.20 121. Sneideman ... 21.40 . 115. Butwell ... 4-5. Anticipate, Dou-Propaganda, Manoeuvre

hight, jockey. Str. Pl. 110, Ensor. 4.70 3.80 105, Myers. 4.20 105, Coltiletti. 1-5. Tantalus, Drummand Fizer also ran.

ACE—Mile and a sixteer ight, jockey. Str. Pl. 93, Coltiletti...32.50 11.90 115, Jackson..... 8.70

, Johnson Harwood, Philistine, and Kilkenny also ran

H RACE — Three-ye

BY CENTAUR

BOWIE.

-First Race-Medusa Charlie Leve

-Second Race-

-Third Race-David Craig -Fourth Race-

-Fifth Race-

-Sixth Race-

-Seventh Race-

AT BOWIE.

Indolence

Capt. Hershler King's Ch

try Tip'ity Witchet Sandy

DAY'S ENTRIES

RACE—Claiming, 3-year furlongs: Md., April 8.—Entries for

gneto...105 Early Morn ... ite.....96 North Star ter....*110 Burlingame ... RACE—Claiming, 3-year-

-Claiming, 3-year

irlongs:110 George Bovee

RACE-Claiming. 4-yes

miles:
.112 Solid Rock ...
.102 Alhena ...
.109 Kohinoor ...
.*104 Alma B.

. 99

and Cunniffe entry

cloudy; track good.

AT ORR'S.

Travelers
520 Redland
472 Rose
520 Mahoney
426 Chisholm

492 Wilson

528

651-2053 TI. 606 902 659-

Auditors—
... 504 Crocker
... 466 Carraden ...
... 435 Gilbson

McKee

Transportati

BROS. TOURNAMENT.

Glendenning and Hill nd Easton 1271. Osborne Burgess and Ford d Dillon 1107. Nickles Wilson and Gill's 1216, s s 1104, Malaney and St

Bickerstaff 695, Bridges Bryan 484, Foord 687, Hill 5, Watson 508, Hudson 705, Kelly 709, Farrel

TISH LEAGUE GAMES.

April 6.—(By Canadian es.)—Scottish league foot ed today, resulted as foilo

on 1. Mirren 0.

812 825 864

reight, jockey. Str. Pl. Belle, 102, Allen 6,50 3.40 98, Coltiletti.... 3.90

LD'S SELECTIONS

Midian

RACE - Three-year-

CE-For maiden 2-ye

LEAG

SCOR

REAL ESTATE VALUES IN TORONTO REST UPON A SURE AND SOLID FOUNDATION

BUILDING OF HOUSES IS NOW SPEEDING UP

Activity Is Expected to Increase as Spring Season Advances -Permits for Twenty-Nine Dwellings Issued at the City Hall Constitute Record for One Day This Year-Drop in Cost of Lumber Has Beneficial Effect.

The building of dwellings is steadily speeding up and the activity is expected to increase as the spring seaboulevard, \$5,500; A. W. Chamberlain, brick dwelling, northwest corner of Monarch Park avenue and Wolverleigh boulevard, \$5,000; Geo. C. Annan, by the city architect's department yesterday for 29 dwellings, to cost \$120,000 This is a record for one day this year, the average being around 20 a day. The moderate drop in the cost of lumber, brick and other materials is having a beneficial effect on

City Architect Price issued a statement showing a substantial increase

two-family dwelling, 624 Ossington Douglas drive, \$4.500; Wilson & Falconer, brick and frame dwelling, south side of Heath street, near Inglewood drive, \$5.000.

J. C. Wilgar, dwelling, 57 Poplar Plains road, \$8,000; T. Oakley, brick dwelling, 120 Woodside avenue, \$4,-000; Service Tobacco Shops, alterament showing a substantial increase in the building business as follows:

Number of permits issued January 1 to April 7, 1921, 1,749; number of permits issued January 1 to April 7, 1920, 1240; number of applications for permits January 1 to April 7, 1921, 2,068; number of applications for permits January 1 to April 7, 1921, 2,068; number of applications for permits January 1 to April 7, 1920, 1,483; number of inspections January 1 to April 7, 1920, 1,483; number of inspections January 1 to April 7, 1920, 1,483; number of inspections January 1 to April 7, 1921, 18,190; number of inspections January 1 to April 7, 1920, 1,483; number of inspections January 1 to April 7, 1920, 1,483; number of inspections January 1 to April 7, 1920, 1,483; number of inspections January 1 to April 7, 1920, 1,532.

Building Permits Issued. Building Permits Issued.

The following were the chief permits issued yesterday:

J. E. Treiford, store and dwelling,
Danforth and Bastedo avenues, \$6.

000; H. E. Stevenson, brick and
frame dwelling, south side of Roehampton avenue, near Redpath ave.

\$6,000; C. B. Routcliffe, two pairs of dwellings, north side of Murdock avenue, \$12,000;

J. H. Barron, pair semi-detached dwellings, east side of Golfview avenue, near Gerrard street, \$5,000, and w. A. Roder, four pairs of dwellings, north side of Strathmore boulevard, near Glebeholme avenue, \$30,000.

MAY BE EXTENSION OF CHURCH STREET

Works Committee Will Call Board of Control Strikes Rate for a Report From City Officials.

On the recommendation of Mayor. The board of control yesterday

McLennan Avenue Widening. again debated with a deputation from They have worked hard to get

the city or until an agreement has been reached regarding a pavement between the city and the township authorities.

The board also placed in the estimates \$2,500 as a "special office allowance" for the mayor.

WOMEN TO STAY IN PUBLIC ARENA

Hon. Mrs. Ralph Smith Says Arrival of Imperial Oil Tank-Women's Help Is Needed in Reconstruction.

Montreal, April 8 .- A general review

adian Club here today.

Speaking on "signs of the times," Mrs. Smith stressed the fact that woman has entered the public arena permanently, that her contribution to reconstruction is greatly needed, and that women are ready to do their utmost to promote a truly national

and picture shows, and deplored the type of picture that was neither elevating nor ennobling.

of being the first woman to occupy the Speaker's chair in a parliamentary legislature was explained by Mrs. Smith later in the day at a tea given was taken, she said, upon her realization that if she accepted, the women of her province would be left with-

THREE FISHERMEN DROWNED. sage to the minister of customs, from Channel, reports that George W. power house, as also was some boul-Walters and his son, and a third fish- ders weighing many tons, while a new erman, all of Fox Roost, were drowned island has been formed in the river while fishing. No particulars of the below the power house by the stones accident are available. and gravel carried down by the flood.

CITY'S TAX RATE HAS BEEN FIXED

at Thirty-Three Mills for 1921.

Church, the committee on works yess struck the tax mate for 1921 at 33 terday decided to call for a report at once from the city officials on the work of extending Church street diawork of extending Church street diagonally to Yonge street in the vicinity of the C.P.R. station. The transportation commission, said the mayor, were anxious to have this work done at an early date, and, therefore the report with estimates of the cost will be hurried.

Willshire avenue fro mthe Realty Service Company.

Owing to the cost of building material the factory will not be put up this year. The Willard Company is a branch of a United States collection and a united States collected who were induced to open here by the industrial commissioner.

Waver Church will yield \$22,884,950, and the four extra mills from the separtice Company.

Owing to the cost of building material the factory will not be put up this year. The Willard Company is a branch of a United States collected who were induced to open here by the industrial commissioner.

Mayor Church said yesterday, is an honest tax rate. The board of The McLennan avenue situation was control were unanimous on 33 mills. Moore Park. Commissioner Harris re- rate down to the lowest possible figported that the cost of cutting the grade to five per cent. and widening slashed to the bone. With the surplus a 45-foot roadway would cost, with we had last year and the deficit this land damages, \$238,500. The deputa-tion, on the other hand, said that a 35 mills. The treasurer and auditor 25-foot roadway would be sufficient for a few years and that the grade would be cut to eight per cent. for the first five years I was mayor, \$30,000.

Assessment Up to Date. estimates and the improbability of getting thru an improvement such as the commissioner outlined, a decision was reached to have the commissioner. The 1921 assessment is \$693,483,354 make another inspection with a view or \$56,000,000 more than last year. to arriving at a compromise and a re-port of the result will be available two year tho the board in partial fulfillment of an agreement made with the Runnymede Road Pavement.

Another deputation appeared from city treasurer when the joined the city service, added \$2,000 to his salary, making it \$12,000 to date from pavement be laid on Runnymede road. January 1 last. Two honorariums between Annette and Dundas streets. for special services were also aptit was pointed out that nothing could proved, one to J. W. Somers of \$250 be done in this regard until the west for reception work, and the other to side of the street had been annexed by Secretary Thomas McQueen of \$350

NAVIGATION OPEN IN PARRY SOUND

er Is Greeted With Whistles.

Parry Sound, Ont., April 8 .- Factory of national conditions prevalent in and sawmill whistles greeted the Im-Canada today, and the task now con- perial Oil Company's steamer tanker fronting the nation of building up the Imperial with barge S. O. No. 41 in political, social and commercial system of the country, formed the substance of an address given by the Hon. Mrs. Ralph Smith, minister without portfolio in the legislature of Pritich Columbia before he Canof British Columbia, before he Can- oil, and the barge S. O. No. 41 over 240,000 gallons of basoline, which are being pumped into the big tanks here mecently erecte for the Imperial Oil

Company. Navigation on Georgian Bay is fully opened now, and the Dominion gov-ernment steamers Grenville and Lambton are busy setting up the lights and out of the Parry Sound power house Mrs. Smith also touched on the need for reconstruction in the home, leading up to the subject of amusement ing up to the subject of amusement that the subject of amusement in the subject of amusement that the subject of the damage is now being ascertained. There are hundreds of tons of boulders of all sizes and shapes mixed with broken parts of generator No. 1, and the debris is filled with hundreds of feet of Why she declined the distinction copper wire, while broken ends stream in her honor by the local branch of generator is on the way and it is the Council of Women. The decision hoped the lights will be turned on within a week. No. 2 generator, which was not in commission and was braced up a few feet higher than the generout a spokeswoman on the floor of ator which was wrecked, does not seem he house.

THREE FISHERMEN DROWNED.

St. John's, Nfid., April 8.—A mesage to the minister of customs, from the broken wing dam weighing many tons was carried by the flood down to the manual, reports that George W. Towar house or also was some boul.

Is Your Property Still Unsold---Still For Rent?

We will sell or rent it for you. We can do it for you, because we are doing it every day for others. Selling all Classes of Property, Collection of Rents, Efficient Management of Apartment Houses, Stores, Offices and Factory Buildings-we do these things exceptionally well.

For the service we render our fees are small. By comparison with previous results, our services very often cost the owner nothing. Call, write or phone for particulars. We will tell you exactly what we do, how we do it and what we charge.

Union Trust Company

RICHMOND AND VICTORIA STREETS

London, Eng.

UNION TRUST COMPANY

REV. HENRY GRANT DEAD.

Properties For Sale.

Spring Specials

North Toronto Homes

Farms For Sale.

Canadian Farms!

Just Out!

solid brick

Winnipeg TORONTO

LEASE GROUND FLOOR OF CROWN BUILDING

The Willard Storage Battery Company has leased the ground floor of tate department, report considerable the Cowan building at 100 Sterling activity during the last two weeks. road and will manufacture their batteries there pending the erection of Clarendon cres., a large house having

"It OPTIMISTIC OUTLOOK ABOUT REAL ESTATE

"There is more reason to be opti-mistic about the real estate outlook now than at any time in the last six now than at any time in the last six nected with any church in this city months." said G. Willcocks of 105 was very well known. His death Broadview avenue, yesterday. "It is true that sales are a little slow, but I have never known enquiries for houses to be so numerous. That shows the demand is great, and while properties For Sale. many people are holding off and hoping prices will fall, they will become buyers in time."
Sma houses of six to eight rooms

are in the best demand. WHICH SMITH? The vicar's name was Smith, and he had recently been honored by the degree of D.D. The doctor of the village was also named Smith. A stranger came one day to the place and asked a native the way to Dr. Smith's house.
"Which Dr. Smith do you mean sir?" was the reply, "'im what preaches or 'im what practices?"

Your Own

IN BUILDING A HOME YOU CHOOSE THE BEST AND SAFEST SAVINGS BANK IN THE WORLD IN WHICH TO PLACE

You owe yourself the happiness contentment and peace of mind which comes to the Home Owner. You owe your family the joy and comfort of a Home today and the safety and protection of their own roof through the years to come.

In building your own home you not only have selected the safest and most sensible method of saving, but you are doing your duty toward your wife and little ones and insuring a happy future for yourself.

REGENT'S PARK Near Danforth Avenue and

Dawes Road.

\$12 Per Foot and Up \$10 down and \$5 monthly secures a 25-foot lot.

Several new houses started on the property this week. Why not start yours. Take a Danforth Car to Dawes Road and walk north to the property (sidewalk all the way), or phone our office and we will motor you up.

Pote & Rogers

510 LUMSDEN BLDG.

Properties For Sale.

BUY LAND NOW BEFORE BIG ADVANCE IN PRICES That is Certain to Come with the Great Demand for Home Sites Lake View Park 1/4 ACRES, \$295

HUBBS & HUBBS Limited
184 Victoria Street, Toronto
Lake View Park Office, Stop 34, Highway SACRIFICE—\$ — Must Sell—\$ — Three flats, two garages—\$—situated Monteral—\$—Close to everywhere—\$—Biggest value in city—\$—sanap at \$15.500.

\$ Cash required \$5,000—\$—Write quick—\$—Owner, Postoffice Box 3032, Montreal.

14-Acre Plots (8 City Lots) \$590 Terms: \$25 Cash; \$5 per Month

SMALL HOUSE and 50-foot lot-Stop 29, Highway, price \$1,000; terms \$100 cash, interest 6 per cent. Open even-ings. E. T. Stephens, Limited, 138 Victoria street. Two thousand dollars in prizes to be given away free, in-cluding Ford touring car. Branch of-fice, Stop 29, Highway, open daily.

GORD ROBERTSON

MEMBER Toronto Real Estate Board, 15 Toronto street. Main 3668. 320,000—SACKVILLE, corner Dundas, corner store, house and two cottages, large lot, suitable for garage or busi-ness site. \$18,000—GERRARD, near Howland; store and apartments, with drive, garages and stable. and stable.

\$15,500—BROWNING AVE., beautiful, detached, solid brick house, slate roof, eight rooms and bath, square hall, hardwood on two floors, mantel, two heated sunrooms, nice divided cellar, hot water heating, garage; be sure you see this before someone else; it is a fine buy.

\$12,500—LAUDER AVE., detached, solid brick house, 7 rooms and bath, two mantels, hardwood throughout, sunroom and den combined, hot water heating, two verandahs, driveway; this is one of the best buys in the district.

\$10,000—ROXTON RD., detached, brick, brown stone front, 10 rooms, hardwood, sunroom, hot water, heating; the whole house in good condition; deep lot, with brick garage. REPORTS MANY SALES \$9,500—INDIAN RD., brick, 9 rooms, bath, halls hardwood, hot air, mutual side drive; large grounds in rear. \$9,000 — PARKWAY AVE., detached, solid brick, ten rooms, hardwood, sunroom, garage; see us about this one. \$8,300-ST. CLARENS AVE., solld brick, stone foundation, slate coof, eight rooms, bath, hardwood, hot air; mutual drive; \$6,250-CLOSE AVE., solid brick, eight rooms, bath, hot air; good lot.
\$4,600-GWYNNE AVE., brick, eight rooms, bath, hot air; immediate possession.

properties. Ford Robertson, 15 To-ronto street.

Ottawa, April 8 .- Rev. Henry Grant of the Baptist Church, Helena, Mont., 3 Real Estate Specials frontage; would exchange. R. H.
White.
KOSHEE LAKE, Muskoka. Furnished
cottage for sale. R. H.
Bloor west.

S. W. BLACK & CO. OFFER

WALLER'S LIMITED \$3,500—BARTLETT AVE., pair of four-roomed dwellings, good lot. S. W. Black & Co., 43 Victoria st. 4700-FERN AVE., six rooms, solid \$4,500—CONCORD AVE., frame, rough-cast, detached, eight-roomed dwelling.
\$4,800—SYMINGTON AVE., solid brick, seven rooms, good lot, with side drive.
\$5,000—DOVERCOURT RD., well built, six-roomed brick dwelling, modern.
\$5,600—DELAWARE AVE., near Bloor street, brick dwelling, 7 rooms, all modern. \$5200-MACDONNELL AVE., six rooms, \$5400-MACDONNELL AVE, six rooms, \$5400-KENNETH AVE., 8 rooms, solid 36200-RONCESVALLES AVE., six rooms, modern, \$6.000—MACKENZIE CRES., solid brick, nine rooms, side drive.
\$9,000—SHERBOURNE STREET, twelve rooms, hot water heating, all modern.
\$12,000—JARV!S STREET, brick resi-\$6300-INDIAN GROVE, pretty bunga-6900-CLENDENNAN AVE., American dence, good lot. \$15,000—SPADINA AVE., doctor's posi-tion, detached, ten-roomed dwelling, modern, excellent condition, double garage. S. W. Black & Co., 43 Vic-toria. plan, six rooms, deep lot, drive. \$7800—INDIAN ROAD CRES., detached, square plan 7 rooms.
FOR FURTHER particulars and appoint-

\$5500—SIX ROOMS, solid brick, detached, deep lot, good locality, large rooms 123 BAY. GARDEN LOTS. throughout, every modern convenience, \$6500—DETACHED, six rooms, pantry and sunroom, hardwood floors, solid brick, large lot, house well laid out. \$7500—ATTRACTIVE home, solid brick, newly decorated and hardwood throughout, six large rooms, sunroom, good locality, side drive, everything modern and unto-date, everything modern and unto-date. A FEW lots, 100 x 150.

good locality, side drive, everything modern and up-to-date.
\$3300—SEVEN ROOMS, large sunroom, good garden, side drive; this house has been built eight years, and its construction is of the best; all rooms good size, good locality.
\$3000—NINE.ROOMED house, solid brick, combination heating, deep lot, with good orchard; oak floors throughout; everything modern and attractive; good localitn; come up and see this.
\$11,500—LAHGE, seven-roomed home; is placed in very attractive location; com-AT \$10 per foot frontage, BENTLEY, 123 BAY, PHONE MAIN 5257 D. M. McCONKEY

placed in very attractive location; combination heating, large, heated sunroom; place is of best construction, hardwood throughout, three fireplaces, billiard room in base nent.

COUNTY—Bargain, \$3300; four-fifty cash; solid brick, furnace, six rooms, large lot, water, three-piece bathroom, electric, place well drained, near to the solid brick, solid brick, furnace, six rooms, large lot, water, three-piece bathroom, electric, place well drained, near to bord, eight rooms square plan, first dwood floors, lane.

\$7,200—LANSDOWNE AVENUE, seven rooms, \$5,700 — PENDRITH STREET, seven rooms, square plan, first dwood floors, lane.

\$7,000—RUNNYMEDE ROAD district, seven-roomed bungalow. \$4,200—LANSDOWNE AVENUE, seven seven-roomed bungalow.

\$7,500—MARKHAM STREET, nine rooms.

\$8,000—MARKHAM STREET, off Harelectric, place well drained, near to Yonge street; lots of vacant land for cultivation free of charge.

WE HAVE many homes, priced from twenty-five hundred to thirty thousand; come up and tell us your requirements. H. C. Green, Bel. 70, 2557 Yonge St. Stop 17. Open evenings. bord, eight rooms, square plan. \$9,000—HAVELOCK-COLLEGE, detached. ten rooms.

COLLEGE 1404. Get our list of properties in York Loan, Annex and Moore Park district.

EXCELLENT VALUES

HOMESEEKERS—Send for Virginia farm list. Dept. 13, Emporia, Va. Strout's Spring Catalogue strong BLVD., 6 rooms, THOUSANDS OF PEOPLE will read this new cafalog, packed with bargain money-making farms of Eastern, Central and Western Canada. You'll want to read on page 5, details of 360 acres, 6-room house, 2 barns, etc., with 1000 cords hardwood, 100,000 feet timber, machinery, \$4000, easy terms. See 46 acres, page 6, horse, barn, convenient big city, \$2550; only \$1000 down, Details page 4, 110-acre grain farm, splendid 9-room house, up-to-date produced 4000 busheis grain last yonly \$1000 cash.

\$700—DETACHED, square plan, 6 rooms and trim. 2 mantels, the sundry; fixtures, blinds included.

\$700—TKINGSMOUNT, 8 rooms, oak floors and trim. 2 mantels, laundry; fixtures, blinds included.

\$700—CETACHED, square plan, 6 rooms and breakfast room, beautifully decorated, hardwood throughout, mantel, tubs, drive, blinds, fixtures, range and other extras included; magnificent home.

\$700—DETACHED, square plan, 6 rooms and breakfast room, beautifully decorated, hardwood throughout, mantel, tubs, drive, blinds, fixtures, range and other extras included; magnificent home.

EXCLUSIVE AGENTS. Ruttle & Ruttle, 1850 Gerrard. Beach 4034.

Properties For Sale.

H. L. Rogers

10 ADELAIDE ST. EAST.

Member Toronto Real Estate Board.

\$22,000—WELLS HILL AVE., an attractive home of twelve excellent rooms, two bathrooms with connections for third, surroom, heated garage: convenient to cars. The finish and general construction of this house are of the best. We invite inquiry.

\$15,500—SPECIAL—Rosedale, architect's home in pressed brick and stucco, with garage to match, with concrete drive, nine excellent rooms, two bathrooms, oak floors and finish, heated sunroom, many other attractive features. We have instructions from the executor of the estate to isell immediately. See this. Exclusive agents.

\$14,500—AVENUE ROAD HILL district, near Lonsdale; practically new bungalow in tapestry brick, 7 excellent rooms, large heated sunroom, finest oak floors and trim throughout, very expensive tiled bathroom, garage. In perfect taste and condition throughout. Sure to please.

\$9,750—ROSEDALE—Well built, detachout. Sure to please.
\$9,750—ROSEDALE—Well built, detach. 19,750—ROSEDALE—Well built, detached home of nine good rooms, hardwood trim and floors on two floors, well decorated, heated sunroom, equipment includes fly screens, weather strip, window shades, water heater, side drive. Best buy in Rosedale.
H. L. ROGERS, 10 Adelaide street east. Telephone Main 988-989.

Bungalow Among the Trees

\$16,000 would you like to get on a nice winding park-like street where the houses are distinctive in appearance, with plenty of space between, so that you can get sunshine into every room? We have two beautiful bungalows, situated among oak trees over a hundred years old, in a semi-private park, south of St. Clair, within ten minutes by motor car from the corner of King and Yonge, where you have all the advantages of the city, also of living in a large private estate.

ONE bungalow is brand new, detached, seven rooms on two floors, of English design, complete with side drive; the other is a new ONE-STOREY bungalow with a living room, twenty feet square, dlning room and kitchen, four large bedrooms and billiard room. Phone at Junc. 6123, Hillcrest 5612, or call at our office for key.

A. E. Lepage, Bungalow Specialist, Member Toronto Real Estate Board, 1371 Bathurst Street. WOULD YOU LIKE to get on a nice

RYCKMAN & CO., 983 Dovercourt Roads Kenwood 5156

\$4,500—WALLACE AVE., exceptionally fine six-roomed solid brick home, newly decorated and in perfect condition; thousand cash.

\$5,500—EMERSON AVE., beautiful solid brick six-roomed brick six-roomed home, through hall oak floors decorations the very best divided cellar, laundry tube, good lot divided cellar, laundry tubs, good lot to lane; fifteen hundred cash.

\$5,500—OSS!NGTON AVENUE, preced brick, six large, bright rooms, well decorated, through hall, oak floors, beamed ceiling in dining room, two mantels, easy terms to reliable party.

\$6,200—DELAWARE AVE., eight extra large bright rooms on two floors, well decorated, two mantels; this is extra good value at this price. -WESTMORELAND AVE., large six-roomed house, an newly decorated and painted, oak floors, good basement and laundry, extra deep lot with drive and garage; immediate possession.

57,200—CONCORD, near College, large eight-roomed house in best part. Better see this at once in eight-roomed house in best part. Better see this at once.
\$8,000—HIGH PARK, detached, seven beautiful rooms, expensively decorated, square plan, hot water heating: this house is situated in the best part of High Park district and is exceptionary and realized the proof cash this nouse is situated in the best part of High Park district and is exceptionally good value; must have good cash payment.

\$8,500—HAVELOCK and College streets. beautiful 8-roomed home, square plan, oak floors and finish; reasonable pay-

ment down.

9,500—NEAR College and Rusholme, detached, nine-roomed home, square-plan, oak floors throughout, combina-tion heating, extra good lot, side drive tion neating, extra good for, side and garage.
\$12,000—OAK WOOD district, south of St. Clair, detached, eight large rooms and sunroom, hot water heating, square plan, expensively decorated, oak throughout; side drive and double garage. \$14,000—OAKWOOD district, south of St. \$14,000—OAKWOOD district, south of St. Clair, beautiful ten-roomed residence, square plan, oak floors and finish, hall and dining room paneled in oak, conservatory off dining room; this is a very attractive home and well located, good lot with paved drive.

\$17,000—HIGH PARK district, best part, beautiful centre hall plan, nine exceptionally large, bright, airy rooms, and finished billiard room, all expensively decorated throughout, best quarter-cut oak floors and finish, best water heating, extra good lot, mearly two hundred feet deep, side drive and heated garage; this property could not be duplicated for anything near the money.

money. RYCKMAN & CO., 983 Dovercourt road. Kenwood 5156. Black & Campbell

dow shades included. \$11,500—NEAR Lonsdale, detached, tap-MEMBERS TORONTO REAL ESTATE
BOARD,
\$4,000—SOUTH PARKDALE, six rooms,
\$7,500—MOORE PARK, brick, 8 large rooms, quarter-cut oak floors, water heating, driveway.
\$12,900—MOQRE PARK; detached, solid

247 Avenue Road.

North 3308. \$8,000-WEBSTER-AVENUE ROAD; rooms, beautifully furnished, modern, price inclusive, garage facilities, \$9,500—GLENHOLME AVE., detached, 9 rooms, sunroom, water heating, oak, side drive. \$12,000-ROSE HILL AVE., detached, 8 \$5600—1862 CERRARD, 6 rooms, hard-wood floors and trim, French doors, mantel, tubs, drive; \$26 month carries there and stucco, two suprocess, tile and stucco, two sunrooms, Spen-cer heating, cypress and oak through-out. Built for owner, who is going south. Three minutes from Yonge st. \$30,000—CLARENDON CRESCENT, de. tached, 11 rooms and sunroom, oak paneled, water heating, garage, lot 130 x 140, beautifully wooded.

Properties For Sale.

THE TORONTO REAL ESTATE BOARD

Real Estate.

—ACTIVE MEMBERS—
A. ANDERSON & SON, 558 College St.
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BLACK & CAMPBELL, 2 St. Cleir
Ave. East.
J. A. BLACKEY, 701 C.P.R. Bidg.
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18 Toronto St. CANADA PERMANENT TRUST CO.,
18 Toronto St.
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LANCASTER BROS., 753 Yonge St.
A. E. LEPAGE, 1371 Bathurst St., A. E. LEPAGE, 13/1 Bathurst St., 2214 Bloor W. ERNEST W. MABEE, 835 College St. D. M. McCONKEY, 429 College St. FRANK A. McCONVEY, 18 Toponte

St.

McWilliams & Lockhart, 103

Mail Bidg.

A. R. MORTON & CO., 407 Lumsden Bldg. NATIONAL TRUST CO., 22 King St. A. D. PARKER, 19 Dominion Bank,
Queen and Bay Sts.
PEARSON BROS., LTD., 17 Adelaide
St. East,
JAS. POOLE, 18 Toronto St.
DOUGLAS PONTON, 1106 Royal Bank
Bido. BID. PROVIDENT INVESTMENT CO., 46 PROVIDENT INVESTMENT CO., 46
King St. West,
REALTY SERVICE CO., 159 Adelaide
St. East.
R. B. RICE & SONS, 66 Victoria St.
H. L. ROGERS, 10 Adelaide St. East.
FORD ROBERTSON, 15 Toronto St.
ROBINS, LIMITED, Kent Bidg.
FRED H. ROSS & CO., LTD., Lumsden Bidg. den Bidg.

1. N. SHARPE & SON, 2737 Dundas
St. West.
SIDNEY SMALL, 20 Adelaide St.

East.
HOME SMITH & CO., 14 King St.
East.
STERLING TRUSTS CORP., 12 King St. East. SUYDAM REALTY CO., 36 Toronto St. TENNANT & CO., 35 Rich West. TICKNER & SUTHERLAND, 17 Queen St. East.
TRUSTS & GUARANTEE CO., 120
Bay St. Victoria Sts.
HARTON WALKER, 20 Toronto St.
WALLERS, LIMITED, 415 Roncesvalles Ave.
J. H. WILLOUGHBY, 43 Victoria St.
FRANK A. WOOD, 46 Victoria St.
WRIGHTS, LIMITED, 22 College St.

\$65,000-AVENUE RD, HILL special, 17. \$65,000—AVENUE RD. HILL special, 17. large rooms, centre hall plan, mahogany panciling in dining-room, cosy breakfast-room, large conservatory with southern exposure, garage for four cars with four rooms over for sleeping quarters; property would have to be seen to be appreciated; terms arranged.

\$50,000—ROXBOROUGH EAST, 14 large \$50,000—ROXBOROUGH EAST, 14 large rooms, centre hall plan, corner property, lot 140 x 130; garage for two cars; ideal home; terms arranged.

\$45,000—WARREN RD., nine large rooms, hardwood floors and trim, oak and mahogeny panelling, stone bungalow; garage for two cars with sleeping quarters above; terms arranged.

\$32,000—DUNVEGAN RD., 12 large rooms, very cosy home, exceptionally rooms, very cosy home, exceptionally well decorated; must have good cash

payment, \$16.000—HEATH ST., detached, large rooms, hardwood floors and trim, hot water heating, side drive and gahot water heating, side drive and garage; terms arranged.

\$13,500—MODE PARK district, 7 large rooms and sunroom, hardwood floors and trim, good lot; terms arranged, \$12,500—LAUDER AVE., detached, 10 rooms and sunroom, hardwood floors and trim side drive, brick garage.

\$10,000—SPENCER AVE., 10 large rooms, music room, hardwood floors and trim. si0,000—SPENCER AVE., 10 large rooms, music room, hardwood floors and trim. \$7800—CLOSE AVE., semi-detached, solid brick, eight large rooms, cross hail, square plan, hot water heating, terms arranged, possession May 1st. \$6300—DANFORTH district, eight rooms, solid brick, hardwood on two floors, side drive, \$1500 cash.
\$6200—YARMOUTH GARDENS, solid brick, square plan, cross hall, seven large rooms, must have good cash payment, closing estate. \$3,000—DEER PARK, solid brick stone foundation, 9 large rooms, oak floors throughout, electric fixtures and window shades included.

The particular detached to the particular and the p J. J. WALSH, 26 ADELAIDE ST. WEST. Main 4176. Member Toronto Real Estate Board.

W. O. McTAGGART \$12,900—MOORE PARK; detached, solid tapestry brick, 8 rooms on two floors, many built-in features, oak floors and trim, water heating, driveway.

DOMINION BANK BUILDING, Yonge and St. Clair. Belmont 6. \$5,500—CLOSE to Bloor, near Dovercourt; solid brick, 6-roomed house, in
excellent condition throughout. Some
oak floors and trim. Paved lane,
\$6,800—GLADSTONE, close to Bloor,
owner's home, solid pressed brick, 8
good rooms and sunroom oak floors,
two mantels; good condition.
\$3,500—RUNNYMEDE, near Bloor; 7
good rooms on two floors, detached,
hardwood throughout; side drive and
garage. sarage.

\$9,500—THE best part of Delaware avenue; detached, stone and brick residence, 8 large rooms, water heating, oak floors. This is an owner's home; is in excellent condition, includes a number of extras, and is really exceptional value.

THE JOHN M. WARREN

ST. CLAIR AND VAUGHAN. HIII, 2730. paneled diring room, beam celling, mantel, tubs. garage facilities.

\$6500—46 MAUGHAN CRES., eight rooms, hardwood throughout; beautiful home. \$7000—77 KINGSMOUNT, 8 rooms, oak floors and trim, 2 mantels, laundry; fixtures, binds included.

\$5500—6 LARGE rooms and sun, every convenience, garage facilities; only \$1000 cash.

\$8700—DETACHED, square plan, 6 rooms and breakfast room, beautifully decorated, hardwood throughout, mantel, tubs, drive, blinds, fixtures, range and other extras included; magnificent home.

EXCLUSIVE AGENTS. Ruttle & Ruttle, 1860 Gerrard. Beach 4084.

Paneled diring room, beam celling, x 140, beautifully wooded.

**X 140, beautifully wooded.

**X 140, beautifully wooded.

**SHINGTON

OFFER

**A,500—LOGAN AVE., 8 rooms, all convenience, garage facilities; only \$1,500 cash.

**\$5,500—SIX rooms, detached, solid brick, hardwood floors, stairs and trim; lane; \$1,500 cash.

**\$5,500—SIX rooms, detached, solid brick, hardwood floors, stairs and trim; lane; \$1,500 cash.

**\$5,000—SIX-ROOM bungalow, solid brick, hardwood floors, large frontage; vacant.

**\$6,000—SIX-ROOM bungalow, solid brick, bath, furnace, cellar, \$1,275 cash.

**\$5,500—SIX rooms, detached, solid brick, bath, furnace, cellar, \$1,500 cash.

**\$5,500—SIX rooms, detached, solid brick, bardwood floors, stairs and trim; lane; \$2,000 cash.

**\$5,000—SIX-ROOM bungalow, solid brick, bardwood floors, stairs and trim; lane; \$7,000—SIX-ROOM bungalow, solid brick, summer kitchen, bardwood floors, newly painted and decorated; lane; \$2,000 cash.

**\$7,000—SIX-ROOM bungalow, solid brick, summer kitchen, bardwood floors, newly painted and decorated; lane; \$2,000 cash.

**\$7,000—SIX-ROOM bungalow, solid brick, summer kitchen, bardwood floors, stairs and trim, lane, \$1,500 cash.

**\$7,000—SIX-ROOM bungalow, solid brick, summer kitchen, bardwood floors, large frontage; vacant.

**\$6,000—WILLARD AVE., county, detached, brick, summer kitchen, bardwood floors, stairs and trim; lane; \$1,500 cash.

**\$7,000—SIX-ROOM bungalow, solid brick, summer kitchen