

Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & COY.

BAY VIEW—Neat frame house, fronting on the lake; ten rooms, large gallery, front and side; good shade trees; partially furnished. Price only \$1,900. Very easy terms. (289-B)

MONTREAL WEST—A charming frame cottage specially well built by owner for his own use, and is finished throughout in a very superior manner; heated by hot water furnace, hot and cold water throughout, bath, w.c., electric light. (281-B)

ROSEMERE, P. Q.—A handsome wooden country residence, on stone foundation, built for summer and winter occupation; water in kitchen, laundry, bath and w. c. Pleasantly situated on high ground, about four minutes' walk from station; close to river, and commanding an extensive view of surrounding country; wide piazza around three sides of the house. Further particulars at office. (237-B)

BEAUREPAIRE—A charming cottage on the Lake front, built for owner's occupation, two stories, galleries on three sides, large lot. (188-B)

CHAMBLY BASIN—A fine residence property, containing 28 arpents, of which five arpents are beautifully wooded. River frontage on two sides: about one mile from Richelleu station, (C. V. R.). Solid stone three story house, fifty feet square; hot water furnace; large stable and coach house and other out-buildings; good boating and fishing; telephone in house; only 1½ hours' drive from Longueuil. Moderate price. (119-B)

COTE-DES-NEIGES—That beautifully situated property known as "Fern-grove," bounded by Cedar, Crescent and Lakeview Ave., between Cote St. Luc Road and Westmount. Particulars at office. (167-B)

DIXIE—Several choice lots at this popular summer resort. Easy terms to suit purchasers. (158-B)

DIXIE, now called **SUMMERLEA**—We have some choice villa lots within three minutes' walk of the railway station, and within two minutes' walk of the River St. Lawrence with boating privileges, varying in price from 5 cents a foot up. And there are also a few choice lots on the river front for sale at 25 cents a foot. A few pretty cottages, substantially built with stone foundations and extension kitchen with cellar, for \$2,500, including 7,500 feet of land on the principal avenue. Terms easy. (64-B)

LOWER LACHINE ROAD—A choice piece of suburban property adjoining that of the late Mr. Sippell; one of the most desirable frontages on the river. Very easy terms. (119-A)

NOTRE DAME DE GRACE—A beautifully situated lot of land on Cote St. Antoine Road, 46 feet by 178 feet, running back to an avenue on which electric cars are now running. Commands a magnificent view. (145-A)

will be welcomed, as it will prevent the fying of claims for several years' overdue rent, as has heretofore been done in many cases, due, probably, to collusion between landlord and tenant.—*Shareholder.*

COMMON HONESTY IN BUSINESS.

PROFESSOR C. R. EVANS*

We are living in an age of intense competition and rivalry. It permeates business, politics, education, society; and as an institution, as an association, we must continue our forward movement, ever zealously maintaining that high plane of commercial integrity of which our founder was himself a noble exemplar. There is a call to-day for the good old-fashioned "common honesty between man and man." I mean by "common honesty" that wherein the seller, on the one hand, *gives* one hundred cents' worth for a dollar, and wherein the buyer, on the other hand, *expects* no more than that. This principle will apply to all things comprehended in the term "commodities." A man will not need an extensive knowledge of economics to enable him to suspect that herein lies much of the real difficulty of those grave questions which are constantly agitating capital and labor. Then, too, the reforms now demanded in the administration of municipal government call loudly for the enforcement of this principle. "Common honesty between man and man" is but a lower form of application (in one direction, at least), of that golden rule which is destined to bring men everywhere into proper relations with each other and with their Creator, thus revolutionizing and regenerating business, politics, education, society, and, possibly, religion itself.

It must be said that there is too much of the "something for nothing" idea abroad in the land. This idea affects even educational lines. There are many among you who have already achieved an honorable success in a business career, and others are in a fair way to do so. Now, upon *you*, as well as upon us who instruct for business, devolves the responsibility of helping to raise and unfurl everywhere that standard upon which I have this evening inscribed the significant expression: "Common honesty between man and man." Then shall come to pass the words spoken by all true prophets of commercial education: "The word must be as good as the bond." That brilliant Englishman, John Ruskin, in his lecture on "Traffic," says: "The entire object of *true* education is to make people not merely *do* the right things, but *enjoy* the right things—not merely industrious, but to love industry; not merely learned, but to love knowledge; not merely pure, but to love purity; not merely just, but to hunger and thirst after justice."

* Portions of an address delivered before the Alumni Association of Peirce School, Philadelphia, December 8, 1897.

OTTERBURN FARM—Belonging to the Estate of the late Sir Joseph Hickson, contains about 2800 acres of which 225 acres are under cultivation. The property is situated on the river Madawaska about 4 miles south of Lake Temiscouata, and is reached by the Temiscouata Railway which runs through the property at about half a mile from the house. The distance from Riviere du Loup on the St. Lawrence is 65 miles, and about 17 miles from Edmundston, St. John's River, the junction of the Temiscouata and Canadian Pacific Railways. Cleared land produces large crops of hay, oats, peas, wheat and potatoes, well fenced. The uncleared land contains fine timber, principally cedar, pine, ash and tamarac, which produces some revenue without depreciating the value of the property. Considerable stock has always been kept on the farm, and there are large barns, sheds and outhouses in first-class condition. Good dwelling house and a farmer's house, also outhouse, blacksmith's shop, carts and farm implements. There is good trout fishing throughout the whole of this district, the trout being abundant in Lake Temiscouata. Partridge and hares are also plentiful. Other particulars at this office. (186-B)

SHERBROOKE, P. Q.—Some choice factory sites with water power (about 500 horse power at present available) adjoining the Grand Trunk line. Call at office for plan and particulars. (288-A)

SAULT AU RECOLLET—BACK RIVER—A farm of about 150 arpents, with a frontage of six arpents on the river, main road also runs through farm; close to electric cars. Divided up into building lots. An opportunity to purchase a good lot at this charming suburb cheap. Good car service. Call at office to see plan and get particulars. (94-B)

STRATHMORE—Four handsome frame cottages at this popular summer resort, nicely laid out, large lot, and convenient to railway. Moderate price. (100-B)

STE. ANNE DE BELLEVUE—A frame cottage situated on Grand Trunk Ave., 8 rooms, lot 200 by 150. (178-B)

ST. LAMBERT—A detached villa residence, built of brick and stucco work, on stone foundation, 10 large rooms, bath room and closets, daisy furnace, large verandahs on ground floor, balcony on first floor. Lot 90 ft. x 175 ft., laid out in lawn and planted with apple, pear and plum trees, five minutes from station. (191-B)

ST. LAMBERT—A very handsome brick and stucco detached house, on lot 50 feet by 200 feet, extension kitchen, heated by hot water furnace. Ground laid out with fruit trees, &c. (129-B)

ST. HILAIRE—23 arpents of land, all in choice orchard and garden, with frame house; beautifully situated for summer residence. (159-B)

ST. JOHNS, QUE.—Three solid brick cottages with extensions, well situated on Champlain street, facing Richelleu River; nine rooms, bath and w. c. in each. Area of lot about 16,700 feet. Price only \$3,000 (205-C)

VAUDREUIL—Beautiful river point of five arpents of level land, nicely wooded; deep water, convenient to both railways. Low price (101-B)