

**SUMMERHILL AVENUE.**—A handsome stone front house, with two storey extension; cellar basement asphalted; hot water furnace and all modern improvements, plenty of closet accommodation. (855-3).

**SOUVENIR STREET.**—A stone front two storey cottage, 24 ft. x 40 ft., heated by hot water furnace, in good state of repair. Price, only \$5,500. (890A-3).

**ST. ANTOINE STREET.**—A substantially built house, containing three dwellings of one flat each. Nicely laid out; heated by hot water furnace. All conveniences. Well rented and yielding a good revenue. (900-F-3).

**ST. ANTOINE STREET.**—A two-storey stone front house, in good order, on the best part of the street; must be sold to close an estate. (900B-3).

**ST. ANTOINE STREET.**—A full size stone front house, in good order, contains fourteen rooms. Lot 2½ ft. by 139 ft. Price \$6,000. (210-B).

**ST. ANTOINE STREET.**—A stone front corner house, self-contained, and a tenement house adjoining, would be sold at very moderate prices. (885c-3).

**ST. ANTOINE STREET.**—A substantial solid built house, near Guy st., in good order, heated by Daisy furnace, 16 rooms, moderate price, \$8,750. (194-B).

**ST. CATHERINE AND MARLBOROUGH STREETS.**—A block of four brick, two wooden tenements, and stone cottage, in good state of repair, on lot 125 ft. x 200 ft.; rented for \$840 per annum. (390-B).

**ST. CATHERINE STREET.**—A first-class brick, double house, situated western part of the street, business is rapidly extending this way, and this property will rapidly increase in value. Lot, 58 ft. x 100 ft. Room for two large stores, building has all modern conveniences, 11 large rooms, would yield a good revenue in its present shape, until wanted for business purposes. (26-4).

**ST. CATHERINE STREET.**—A good stone front house, near Fort street, in good order; would be a good investment property. (132-B).

**ST. CATHERINE STREET.**—A brick block containing 6 dwellings and 2 shops, situate on the eastern part of the street. Rented for \$1,090 per annum. (891-3).

**ST. DENIS STREET.**—A first-class stone front tenement, containing six dwellings, each heated by hot water furnace, wired for electric light and piped for gas. Yields a revenue of \$1,260 per annum; is a really good investment property. (16-4).

**ST. DENIS STREET.**—A very attractive cut stone front tenement, containing two dwellings, near Sherbrooke street; nicely laid out; heated by hot water furnace; modern plumbing, &c.; in A1 order. (343-B).

**ST. DOMINIQUE STREET.**—A solid brick tenement, comprising two dwellings, and a solid brick cottage in rear. Would be sold at a moderate price. (148-B).

**ST. DOMINIQUE STREET.**—A solid brick tenement near Pine Avenue, two dwellings, lower heated by Daisy furnace and in good order, will be

dealers, are those whose dealings are above the suspicion of reproach. Good judgment, shrewdness, expert knowledge of values and wide acquaintance are all desirable qualifications, but if an agent does not possess the confidence of people he cannot succeed. That confidence can only be obtained by always being honest and upright. The relations between an agent and his patron should be as free and confidential as those between a lawyer and his client. If real estate investors would only select some reliable agent, give him their entire confidence and rely upon his judgment, there would not be one-half as many soreheaded, disappointed investors. Successful business is no longer done on the haphazard plan. If a man wishes to buy anything of which he himself is not a judge, he had better go to some dealer in whose judgment and honesty he can trust and abide by his decision. That is a good rule, no matter whether he is buying a piece of real estate, a horse, a piano, or a box of cigars. This is an age of specialties, and the man who thinks he knows more about some outside business than does the specialist in that line is apt to learn his mistake by costly experience."

"Come to think," continued the Broker, as he turned from the window. "I know what ails Jenkins, that he talks so wildly of real estate sharks. A few months ago the promoter of one of those balloon towns came to the city and offered him some choice lots on the main street. He told Jenkins he could get in on the ground floor, before the boom, which was sure to double up values, had boomed. A big hotel, three railroads, several factories and a magnificent court house where already located—on paper, Jenkins asked my advice and I told him if he wanted to gamble he had better try faro, or roulette, or some such game. It was more exciting, and while he would lose his money in either case, he might as well have as much fun as possible. Of course my advice did not please him and he bought the lots. The promoter was right about the ground floor. Jenkins was floored beyond question. When he went a few weeks later to inspect his city lots, he had to hire a guide to show him through the jungle as a Pinkerton detective could find no trace of railroads, factories, or hotel. Since then Jenkins has no use for real estate agents, although by taking the advice of one he might have saved several thousand dollars."

sold at \$500 less than city valuation; also a small cottage adjoining above at a very low price. (128-B).

**ST. FAMILLE STREET.**—Two first-class stone front houses, one of them a corner; heated by hot water furnaces; all modern conveniences, open plumbing; in good order throughout. For sale at a low price to close an estate. (20-C).

**ST. FAMILLE STREET.**—A handsome stone-front house; kitchen and dining room on ground floor; heated by hot water furnace; in perfect order; built and occupied by owner. We can recommend this house to any one wanting a good comfortable home at a moderate price. Convenient to two lines of street cars; ten minutes' walk from business centre of the city. Price, only \$6,150. (34-C).

**ST. FAMILLE STREET.**—A very handsome stone front house, very tastefully laid out, extension kitchen, high basement cellar, with laundry and servants' accommodation. Up to date in every respect. (818½-3).

**ST. FAMILLE STREET.**—A stone front full sized house, in good order, heated by furnace, good central situation, close to Sherbrooke street. Price, \$8,000. (242-B).

**ST. GEORGE STREET.**—Two brick houses, just below Dorchester street, well rented; owner has left the country and must sell. A prompt offer will secure them at a reasonable price. (339-B).

**ST. HUBERT STREET.**—A well-built stone front house, situated on the best part of the street, 28 ft. front, heated by furnace; modern plumbing, small conservatory in rear; in thorough repair. Lot 28 ft. x 180 ft. (15-4).

**ST. HYPOLITE STREET.**—Brick enclosed tenement, two dwellings and shop, rented for \$378 per annum. Price, \$4,300. (887-3).

**ST. LAWRENCE AND ST. CHARLES BORROMEE STS.**—A very desirable business property comprising two stores on St. Lawrence street, and 5 dwellings on St. Lawrence and St. Charles Borromée sts. Rented for over \$2,500 per annum. (285-B).

**ST. LOUIS SQUARE.**—A full-sized stone front house, 21 x 40 feet and extension heated by hot water furnace, dining-room, and small conservatory on the ground floor, 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (835-3).

**ST. MARK STREET.**—A well built stone front house, in a good state of repair; plumbing and drainage system renewed last year. Twelve rooms. Price only \$6,500. (525-B).

**ST. MARK STREET.**—A good stone front corner house, in good order, well rented, heated by furnace. Would be sold at a very low figure. (153-B).

**ST. MARK STREET.**—A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (375-a).

**ST. MATTHEW STREET.**—A well-arranged and roomy stone front house, with two storey extension, heated by hot water furnace, in thorough order; good stable and coach-house. (131-B).