

New University Residences To Accommodate 150 Students

Building Operations Continue Lively and Real Estate Agents Report Good Demand For Small Houses—Numerous Properties Change Hands.

The real estate market this week, in spite of the holiday, has been distinctly lively, nearly 100 properties having changed hands, principally small houses of from \$2000 to \$5000 each. The consideration paid was over \$220,000, of which \$185,584 was paid for city property alone.

The demand for the larger class of house is small, and those brokers dealing exclusively with these report things quiet.

Enquiries have been numerous in every direction, and everything points to a greater investment in real estate than at any past period in the history of the city.

There are very few vacant houses, and the demand for the smaller kind is far above the supply.

Building Operations.—The building operations continue brisk throughout the city. Fifty-four new permits have been issued at the city hall, the value of \$384,875. Twenty-seven permits have been issued for alterations, costing less than \$1500 each.

The principal item of the week is the permit issued for the erection of new residences for the university students, at the corner of Hoskins-avenue and Devonshire-place. Accommodation will be provided for about 150 students. The buildings will be of pleasing elevation and appearance, and add to the attractiveness of this part of the city.

Extension to Hat Factory.—Robert Cream Company, Limited, is making extensive alterations and additions to its hat factory, on Balmuto-street. The main floor will be extended about 50 feet, thus making the company to add another three storeys, 76x10 feet.

The new building will be of brick, with stone foundation and dressings. Special attention is being given to light and ventilation. The floors are to be of mill construction, it being the plan to make this one of the most modern and best arranged factories in the city. The building will be steam heated and cost about \$12,000.

Chadwick & Bickell are preparing plans for the remodeling and improvement of the Sunday school at the corner of the Redeemer at the corner

of Bloor and Avenue-road. The cost will probably be \$15,000.

Many sales in North. "Things are good, and the outlook for real estate never better than at the present time," so said F. B. Robbins to The World yesterday. He reports a large number of sales of small lots to the north of the city, also of several houses ranging in value from \$8000 to \$6000 each. The week's business has been very satisfactory, although nothing large is selling just now.

T. J. Smith says there is a big improvement on last year. Enquiries are numerous, and several sales have been made.

Hurley, Lawson & Martin report the demand for good farm properties as being about the average. They have closed three deals this week at satisfactory prices.

H. H. Williams reports business exceptionally good for the time of year. Several sales have been made, and rentings are numerous.

J. T. Reeve made several very satisfactory sales, and let every vacant house on his books.

A. O. Andrews has made several sales of low-priced houses and cheap building lots on easy terms. The higher-priced houses are not moving fast, but several deals have been made. A larger number of enquiries have come in than at the same period of last year. Prospects are distinctly brighter, as people are realizing that real estate is the soundest investment they can have.

E. A. English says things are far better than last year. The demand for small properties is greater than the supply. He cannot get sufficient houses for people with moderate means, desirous of renting homes.

A. G. Strath reports a most favorable week. Numerous enquiries from out of town have been received for industrial sites. Small houses are being snapped up quickly, and business is far brighter than last year.

Caracalans report a very good week for small properties. Sales reaching \$25,000 mark have been made, and they have negotiations in progress for others, which they expect to close within the next few days.

T. J. Martin says small lots are selling on the easy payment plan, like candies. He cannot satisfy the demands for moderate-sized houses. The larger houses are slow to move, but business is decidedly healthy.

Building Permits For the Week

The following are the principal permits issued by the city architect's department during the past week:	
Three-story brick, stone and terra cotta residence, cor. of Devonshire-place and Hoskins-avenue.	\$150,000.
University residence, 1500, 1500.	
Five pairs 2-story brick residences on s.s. Fern-avenue, to J. H. Nelson.	30,000.
Three-story brick warehouse on Balmuto-street, to Robert Cream Co., Ltd.	10,500.
Pair 2-story 1-2-story brick dwellings on Arthur-street, to A. J. Stewart.	8,000.
Pair 2-story brick veneer and roughcast dwellings on Armstrong-avenue, to J. H. Nelson.	4,000.
Pair 2-story brick dwellings on Marlborough-avenue, to W. H. Thompson.	5,000.
Pair 2-story brick dwellings at 1346 College-street, to F. J. Cummings.	4,000.
Three-story detached brick dwelling on Shaw-street, to M. Macintosh.	3,000.
Two-story detached brick dwelling at 437 Broadview-avenue, to J. C. Forman.	6,500.
Pair 2-story brick dwellings on Pearson-avenue, to W. J. Grant.	5,000.
Pair 2-story brick dwellings at 748-150, Euclid-avenue, to P. McCurry.	4,500.
Two-story detached brick dwelling at 34 North-street, to George Griffin.	5,000.
Two-story and attic detached brick dwellings on Fern-avenue, to M. E. Rone.	2,500.

Two and a half-story detached brick and stone dwelling on McPherson-avenue, to Walter Nash.	
Two-story and basement brick and stone addition and office at 11 Nelson-st., to J. McCausland & Son.	2,500.
Three attached 2-story brick dwellings at 709-11-13 Euclid-avenue, to J. H. Nelson.	6,000.
Pair 2-story semi-detached brick dwellings on Broadview-avenue, to W. W. Hilly.	6,000.
Four detached 2-1-2-story brick dwellings on west side of Bathurst-street, to J. H. Charlebois.	5,000.
Three attached 2-story brick dwellings on Dufferin-street, to Deith & Luex.	5,000.
Pair two-story attic brick dwellings on Rushmore-road, to J. A. Harvey.	6,000.
Pair detached 2-1-2-story brick dwellings on Brunswick-avenue, to J. R. Marshall.	8,000.
Two-story detached brick dwelling at 316 Marguerite-street, to W. S. Henderson.	3,600.
Pair 2-story brick dwellings on Clinton-street, to John Murray.	4,000.
Pair 2-story brick dwellings on Pearson-avenue, to W. J. Grant.	5,000.
Pair 2-story brick dwellings at 748-150, Euclid-avenue, to P. McCurry.	4,500.
Two-story detached brick dwelling at 34 North-street, to George Griffin.	5,000.
Two-story and attic detached brick dwellings on Fern-avenue, to M. E. Rone.	2,500.

PROPERTIES FOR SALE.

A. O. Andrews & Co.'s List.

- BY A. O. ANDREWS & CO., ESTATE BROKERS, Auctioneers and Valuers, 103 Victoria Street, M. 5170.
- \$2800—BRICK, LANDSOWNE AVE., 7 rooms.
 - \$2400—GERARD AND LESLIE, SIX rooms, \$300 cash.
 - \$3500—GERARD ST., 12 ROOMS, large lot and stable.
 - \$1400—\$1500, 1700, HOUSES AT THE Junction.
 - \$1700—FIRST AVENUE, 7 ROOMS, etc.
 - \$1200—LAPPIN AVENUE, 6 ROOMS, etc.
 - \$2100—VAN HORNE, NEW, 6 ROOMS, etc.
 - \$5400—INVESTMENT, BLOCK OF 4 houses, west end.
 - \$6000—INVESTMENT, BLOCK OF 4 houses, near Gerrard.
 - \$2200—STORE AND DWELLING, near Bathurst and Arthur.
 - \$2100—STORE AND DWELLING, 108 Kingston Avenue.
 - \$3500—HARVEY, 8 ROOMS, 100 ft. brick, 8 rooms.
 - \$4000—HARVEY, 8 ROOMS, 100 ft. brick, 8 rooms.
 - \$7200—CHURCH ST., FIRST CLASS, 11 rooms, hot water heating, etc., see this.

NO OWNERS OF PROPERTY—WANT a pair of houses between Ossington and Lavender, for a client who can make a good payment.

ALSO A RESIDENCE, FROM NINE to twelve thousand, in Rosedale or Annex, about 50 feet frontage.

A. O. ANDREWS & CO., 103 VICTORIA STREET, M. 5170.

APARTMENTS TO LET.

THREE AND FIVE ROOMS, 192 Jarvis-street.

PROPERTIES FOR SALE.

Waddington & Grundy's List.

BY WADDINGTON & GRUNDY, 86 King-street east.

ELEVEN ACRES ON EOLINTON, 1/2 mile from Avenue-road, two brick cottages containing five rooms each, large frame barn, stable, poultry house and pig pen. This property is situated within one mile of city limits, and within half-hour's drive of Toronto market. The old Belt Line Railway runs through this property. Price \$6000.

ALSO FIVE ACRES NEAR YONGE, on south side of Eglinton-avenue, on the high ground north of Upper Canada College, eight-roomed dwelling and stable, suitable site for gentleman's residence. Price \$5000.

CHOICE BLOCK OF LAND IN THE center of Eglinton, on the highest point of land in North Toronto, convenient to Yonge-street. This block would contain about 1000 ft. frontage on two streets. Price for the whole property \$3000, or would sell at \$15 per foot.

1300 FEET IN LOTS 50x100 feet, between Eglinton and South-avenue, close to Yonge-street. Price \$500 per foot, or would sell in block at \$500.

750 FEET OF CHOICE BUILDING YARD, on Yonge-street, in centre of Eglinton, convenient to all churches, schools and public buildings. Price \$1500.

MR. TONSTON, AT \$4.50, \$5, \$6, \$8, \$10, \$12.

BALLIOL ST., FROM \$4 TO \$12.

DAVISVILLE AVE., \$12 AND \$15.

GEORGE-ROAD, 150 FEET AT \$12.

YONGE AT \$10; 70x150 feet, corner lot.

PHILANTHROPY, 100x150, NEAR 30x150, at \$12.

REHABILITATION, 100x150, 100x150, at \$12.

BROADWAY-ROAD, 100x200 FEET, north side, about forty feet frontage, fruit trees, etc.

LOCK NEAR YONGE-ST., SUITE, for sub-dividing, \$7000.

ERKINE-ROAD, 50 FEET WITH fruit trees, at \$10.

WOODWARD-ROAD, CHOICE LOT, 300 feet deep, at \$10; also some with full-bearing fruit trees and large shade trees at \$10.

SHERWOOD-ROAD, THREE LOTS at \$10, close to Yonge-street.

SHERWOOD-ROAD, LOTS \$8, \$10, \$12, and \$15.

VICTORIA-ROAD, LOTS \$10, close to Yonge-street, at \$20.

WADDINGTON & GRUNDY, 86 King-street East, Main 6385.

BY WADDINGTON & GRUNDY, 86 King-street East.

BRUNSWICK-ROAD, TWO 10x120 detached dwellings, one \$2500, one \$3000.

HURON-ST., DETACHED 10-ROOMED residence, hardwood finish, hot-water heating, \$10,000.

BALMY BEACH, TWO CHOICE lake-front properties suitable for all the year round residence; tennis court, boat house; \$8000 and \$10,000.

BIRCH CLIFF, SCARBORO BLUFFS, 100x300 feet, on lake front; \$12 per foot.

ORCHARD BEACH, LAKE SIMCOE, choice lot at this popular resort, sandy beach, good swimming, within two hundred yards; price \$1200.

JACKSON'S POINT, CHOICE TO electric cars and convenient to lake front; close to shore; price from \$100 to \$500 each.

SEVERAL GOOD FARMS WITH large frontage on Lake Simcoe for sale; also several at Oakville.

100 ACRES TEN MILES FROM TORONTO, with a large frontage on a beautiful property, very picturesque, \$15,000.

WE ALSO HAVE A NUMBER OF low-priced houses for sale on easy terms and large list of building lots.

WADDINGTON & GRUNDY, 86 King-street East, Main 6385.

RESIDENTIAL LOTS FOR SALE BY Waddington & Grundy.

SHERBORN-ROAD, SOUTH OF Bloor 50x150 feet, choice location; price \$5 per foot.

ROSDALE, BIRCHMOUNT-ROAD, 50 feet at \$50 per foot.

DER PARK WOOD, WOODED LOT, over three hundred feet deep; price \$45 per foot; also some not so deep at \$3.

BALMY BEACH, LAKE FRONT lots, between Balmston-avenue and Munro Park, \$40 per foot.

PHILANTHROPY, SEVERAL CHOICE building sites with large shade and fruit trees, convenient to Yonge-street cars; price \$15, \$20 and \$25 per foot.

PHILANTHROPY, VICTORIA-ROAD, NORTH side, 3-roomed residence with large stable and cottage for man, full-grown shade and ornamental trees; price \$2500; hot-water heating; one on Woodward-avenue, 10 rooms, hot water heating, lot 200x200, abundance of fruit; price \$8000.

WADDINGTON & GRUNDY, 86 King-street East, Main 6385.

TWO FACTORY SITES, CLOSE TO the corner of Jarvis and Adelaide-streets, both with income-producing buildings; one \$15,000, one \$20,000.

WELLINGTON-PLACE, 60x125 FEET, substantial twelve-roomed dwelling; \$10,000.

KING-STREET WEST, NEAR SPADINA, 50x117 feet; twelve-foot side land; price \$8000.

WADDINGTON & GRUNDY, 86 King-street East, Main 6385.

PROPERTIES FOR RENT.

MORRIS—FURNISHED HOUSE in Gravenhurst, to rent for summer months, water, conveniences, etc., also King Box 55, Gravenhurst.

WE HAVE A FEW LARGE and small factory and warehouse properties to rent, well located, also 2 flats, suitable for light manufacturing. Rice, Kidney & Co., 16 Victoria-street.

FARM LANDS SOUTHERN ALBERTA

We have a snap in 947 acres choice land in this Province, 812 miles from railway station. Land in the same district is now selling at fifteen dollars per acre. For quick sale we offer this little parcel at eight dollars.

RICE, KIDNEY & CO., 16 VICTORIA ST. Tel. Main 1845.

PROPERTIES FOR SALE.

Trollope & Co.'s List.

TROLLOPE & CO., 17 DUNDAS-ST., near Arthur.

\$3500—SHAW, BRICK, 8 ROOMS, large number roof, laundry, tubs; cash \$600.

\$3000—SHAW, BRICK, 8 ROOMS, all conveniences; cash \$400.

\$2800—CLAYFORD, BRICK, 8 rooms, all conveniences; cash \$400.

\$7000—BROCK, NEW, 7 ROOMS, all conveniences; easy terms.

\$2200—VICINITY OF BLOOR; NEW brick front, 6 rooms, all conveniences; easy terms.

\$2000—NORTHWEST PART OF city; several new, 6 rooms, with furnace, all complete; cash \$200.

\$1850—HAMBURG, NEW, 5 ROOMS, furnace and conveniences; easy terms.

TROLLOPE & CO., PARK 184; OPEN evenings.

A. Coleman's List.

\$2200—NEW NINE-ROOM BRICK, square plan, 312 Brock-avenue, price \$25 per acre. Apply Box 171, General Postoffice.

\$7500—NEW 12-ROOM RESIDENCE, suitable for physician.

\$3500—NEW 10-ROOM COUNTRY home, at Burlington, with stable and garden; beautifully situated. A. Coleman, 181 Dundas-avenue.

ACRES CHOICE LAND, 5 MILES south of Parkdale; \$500. J. Buckley, Summerville P.O.

FOR SALE—13 ACRES ON YONGE street, one hour's drive from St. Lawrence Market; price, \$150 per acre; also 10 acres, same place, \$100 per acre. Apply Box 171, General Postoffice.

LISTS FREE. INFORMATION CHEER- fully furnished regarding any of our properties. Call at the McArthur-Smith Co., established over twenty-three years, 34 Yonge.

WANTED—NORTH OR NORTH- east part, fair-sized house with modern kitchen, side entrance preferred; terms, say third cash down. The McArthur-Smith Co., Bank Chambers, 34 Yonge.

WANTED—SMALL HOUSE AND lot, good lot, an excellent chance for real and wood yard. Apply Box 61, World.

D. M. McConkey's List.

\$1800—BRUNSWICK AVE., SIX rooms; \$400 cash.

\$2100—OSINGTON AVE., SIX rooms and bath, detached; \$300 cash.

\$2100—FOXLEY ST., SEVEN rooms and bath, solid brick; \$300 cash.

\$2350—ST. CLARENS AVENUE, six rooms and bath, all conveniences; \$200 cash.

\$2600—BROCK AVENUE, 7 rooms, furnace, gas, side entrance, new; \$300 cash.

\$2600—FOXLEY STREET, 8 rooms, detached, solid brick, all modern conveniences.

\$2600—DUFFERIN STREET, 6 rooms, detached, solid brick, side drive.

\$2800—CRAWFORD STREET, 8 rooms and bath, solid brick; \$300 cash.

\$3200—HENRY ST., 5 ROOMS, 12 x 15.

\$3400—MONTROSE AVE., EIGHT rooms and bath, solid brick, detached.

\$3300—DENISON AVE., SOLID brick, eight rooms.

\$3500—SHAW STREET, NINE rooms, solid brick.

D. M. McCONKEY, 20 TORONTO ST. D. Main 3220.

W. G. COOPER'S LIST.

\$5000—CRAWFORD STREET, 8 rooms and bath, brick, stone foundation, side entrance, 2 good mantels, good lot, 25 x 120.

\$4400—GRACE ST., 9 ROOMS foundation, slate roof, an ideal modern house, lot 5 x 125.

\$3500—CHURCHILL AVE., 8 rooms, brick, large house, in very good condition; lot 24 x 250.

\$2500—LANDSOWNE AVE., 8 rooms, detached, brick front, all conveniences; \$200 to \$500 cash.

\$1950—LAPPIN AVE., 6 ROOMS, detached house, all conveniences; \$200 to \$500 cash.

\$3500—WELLESLEY STREET, 8 rooms and bath, brick, stone foundation, slate roof, in fine condition, good side entrance. W. G. Cooper, 674 Adelaide East.

PROPERTY WANTED.

WE WANTED A PAIR OF DWELLINGS in a good locality, about ten thousand dollars, and will give a very desirable building lot and cash in payment. W. Black & Co., 25 Toronto-street.

HOUSES WANTED.

A CLIENT OWNS A BROKEN HALF-section of first-class land near Eglinton, with a large frontage on a beautiful lake; the lake upon which this land fronts is about thirteen miles long and is eagerly buying up lake-front properties for summer residence purposes; the property contains 12 acres and is well wooded, high and dry; nearest station about five miles. Grand Trunk Pacific is surveyed to run within a short distance about five miles. Would accept for \$25,000 in excellent condition, for shop use. 180 Simcoe-street.

MACHINERY FOR SALE.

ABSOLUTELY GAS ENGINES—I have a three-horse engine, the best made, for \$175, per acre. Would accept for \$25,000 in excellent condition, for shop use. 180 Simcoe-street.

FARMS FOR SALE.

W. A. Lawson's List.

FARMS FOR SALE BY W. A. LAWSON.

IF YOU ARE WANTING TO BUY OR sell farm property anywhere in Ontario, you should see or write Ontario's Farm Selling Specialist.

LOOK OVER THIS LIST AND IF YOU do not see it what you are wanting, we have it. Just call or write for particulars.

45 ACRES—HALDIMAND, ADJOINING village, overlooking river; lovely solid brick residence, splendid barn, good land, every convenience at your door, special price, thirty-eight hundred.

50 ACRES—PEEL, ABOUT 10 MILES from Toronto, good brick house, bank barn, large orchard, good soil, early possession; forty-five hundred.

95 ACRES—SCARBORO, TEN MILES east of St. Lawrence Market; splendid garden land, on water front, seven thousand.

97 ACRES—BROCK, WITHIN ONE mile of station and good town, brick house, bank barn, small orchard, bush, clay loam, forty-eight hundred, easy terms.

100 ACRES—NEAR NEWMARKET, good brick house, bank barn, pigsty, cement floors and troughs, windmill, pump and other large appliances, well watered and fenced; sixty-eight hundred.

100 ACRES—HALTON, NEAR Strathville, clay loam, all cleared and cultivated, well watered, frame buildings, good value; ten thousand.

100 ACRES—LINCOLN, CLOSER to new bank barn, carriage house, 5 acres orchard, 3 peaches, 4 grapes, full bearing, another large acreage, will bear next year, 1 pump, 14 berries; spring five acres bush, only seventy-five hundred.

100 ACRES—SIMCOE, GRAVELLY, well watered, good soil, seventy-five hundred, balance bush and pasture; 2 acres orchard, good water and fence; frame house, stone cellar; two frame barns; only twenty-two hundred.

130 ACRES—WHITBY, ABOUT three miles, good soil, well cultivated; 3 acres orchard, 5 bush; abundance of water, good fences; large frame house, bank barn, stable for thirty head, pigsty, henhouse and carriage house; good buying, four thousand.

OUR AD-TO-DAY HAS SOME splendid values in farms. I will put intending farm buyers to see some of these. I can arrange terms to suit all people.

150 ACRES—BRANT, NEAR Brantford, 150 acres, good soil, all cultivated, no stones or hills; large orchard, spring water, well fenced; frame house, bank barn, stable, etc.; standing for over forty years; your opportunity, sixty-five hundred.

150 ACRES—PEEL, TORONTO thirty-five miles, good soil, well cultivated; 3 acres orchard, 5 bush; abundance of water, good fences; large frame house, bank barn, stable, etc.; standing for over forty years; your opportunity, sixty-five hundred.

200 ACRES—SIMCOE, NEAR DEERHARBOUR, 200 acres, good soil, well cultivated; 3 acres orchard, 5 bush; abundance of water, good fences; large frame house, bank barn, stable, etc.; standing for over forty years; your opportunity, sixty-five hundred.

200 ACRES—GRAY, CONVENIENT to postoffice, school, church and cheese factory; choice clay loam, best of land; 120 cleared, balance bush and pasture; forty-five ready for fall wheat; 6 orchard, choice winter fruit, peaches, etc.; well fenced; choice water; brick house, two large barns, 5 ft. walls; easy terms and easy price; ten thousand.

250 ACRES—DURHAM, ABOUT four miles from station, sandy loam; ninety acres cultivated, balance bush and pasture; spring water; good frame house and frame stable; closing out at twenty-five hundred.

400 ACRES—CARDWELL TOWN, ship, Muskoka, in block, fifty acres well improved, house and barn, standing for thirty-five years; splendid water, good fences; balance heavily timbered, abundant opportunity for a industrious man of moderate means; only two thousand.

W. A. LAWSON, ONTARIO'S FARM Selling Specialist, 45 Adelaide-street East.

BUSINESS CHANCES.

\$2000 CASH WILL BUY A dwelling attached to a general store; excellent country for full particulars. Country & World Office.

STEAM LAUNDRY OUTFIT and business for sale, in Owen Sound; location with suburbs, 12000; only one steam laundry competing; splendid opportunity for live man with \$800 capital. Apply at once to Box 88, Owen Sound.

STORES TO RENT.

LARGE, HANDSOMELY DECORATED store, suitable for confectionery and coffee. 148 West Queen-street.

VETERINARY SURGEONS.

A. E. MELHUIS, VETERINARY SURGEON and dentist, treats diseases of all domestic animals, all in first-class principles. Offices South Keele-street, Toronto Junction, and 188 West King-street, Toronto. Phone Park 48 and Junction 483.

DR. J. GORDON McPHERSON, VETERINARY Surgeon, Toronto, Office, 331 Yonge-street, Phone Main 100.

THE ONTARIO VETERINARY COLLEGE, Limited, Temperance-street, Toronto. Infirmary open day and night. Session begins in October. Tel. Main 961.

W. M. MOLE, MEMBER OF THE ROYAL College of Veterinary Surgeons, London, Eng., 443 Bathurst-street. Telephone M. 570.

MACHINERY FOR SALE.

ONE AMMINGTON & SONS STEAM engine about 40 h.p., with all accessories in engine house. Can be seen in operation at 75 Front-street East. Tel. 4400 cash.