PROPERTIES FOR SALE.

C. W. Laker's List.

C. W. LAKER, 67 SUMMERHILL AVE., Toronto. Phone North 3071.

PROPERTIES SOLD—"IF YOU WISH to dispose of yours," be it either large or small, full particulars must be sent in every detail. It will pay you to read my advertisements. Some good homes here, also investments. Farms and the prices are right. A number of fruit farms in the Niagara belt; large residences, cost over twenty thousand, furnished, for $8500; terms to suit, at Niagara. Doctor's residence Toronto, location unsurpassed; residential lots; choice corner lot on Yonge-street; large summer and winter boarding house of over forty rooms, with one hundred acres of good land; one at eighteen hundred, with one hundred acres. Now is the time to purchase.

Loans.

$1000 WANTED—ABOUT FORTY per cent. of value.

$1700—ON SOLID BRICK, NEARLY new; six per cent. private funds preferred; security all right; four years straight.

UNFINISHED HOUSE, WITH TWO hundred feet frontage, Davisville, for less than two thousand five hundred dollars; leave seventeen hundred; opportunity for someone; owner waiting to go west.

$600—ONLY $375 DOWN, SPLENDID location, two rooms and kitchen, good well, shed and hennery; 8 fruit trees, about ten years old. Do not expect a solid brick, as some have, when the land is worth more than half the money; Davisville; 30 x 170.

Ingersoll.

RIGHT IN THE RESIDENTIAL DISTRICT of the town; eight acres; one of the prettiest and healthiest spots in Canada, especially if you are not strong; this is like Deer Park is to Toronto; been used as market garden; one can dispose of all that can be grown; not large house, but in perfect order, gas and good barn; great opportunity for a home for someone; splendid train service, electric, Grand Trunk and C.P.R.; have plan and photo at my office; laid out in streets and building lots; owner of this; $2500 down, balance, $1500, on mortgage; possession at once; pretty spot to retire on.

140-ACRE FARM AT SHARON—Could have sold, but want three thousand down; only two miles from electric cars, about 4 from Mount Albert, 7 from Newmarket; good market, A one land; 30 acres of pasture, ten in hardwood bush; nearly new house, cost $2500; large barn, two creeks; one of the cheapest farms one can secure; $7200; have cut this down $800; possession in March; could have sold with less down; buildings worth over four thousand.

10 ACRES—OVERLOOKING THE lake, about 17 miles east from Toronto close to Kingston-road, about four miles from electric cars, which must soon pass; to dispose of this at once, $800 will take it; enough lumber to build small house and barn; sown down with alsike, which is valuable; this must double in value in short time; plan at my office.

100 ACRES—ABOUT 17 MILES EAST of city; close to Kingston-road; good land, under excellent tenant, who would like to stay; house and barns; within half distance of electric cars now, but they will soon pass very close to this property, and then it will double in value; $2000 down; price cut down to $6000. Now, who is ready for an investment? Want to use some money at once, or it would not be in the market.

$2500—CUT THIS $500 TO GET THE cash; right on Yonge-street, about 18 miles; four acres, with good brick house, in good order, and up-to-date, large hennery, with stabling; leave $800; need cash, only reason for selling at this figure; it is a bargain for someone; could have sold with less payment down.

Farms For Sale.

100 ACRES—ONLY ELEVEN MILES from Toronto, three miles east of Yonge-street; land could not be any better; good frame house, plenty of barns; $85 per acre; one close to this sold for one hundred and ten per acre; this is for immediate sale; very few to be had so close to city and electric cars; close to railway.

Muskoka-Endiang-Port Carling.

$6500—FORTY - THREE ROOMED residence, with 100 acres of first-class land; soil good, mostly cleared; residence furnished; am told by those who summer at this spot that it surpasses any summer resort so homelike; lake frontage of about half-mile, dotted with trees, so as to be a shade on the beach, which is sandy; all the boats call at this wharf; residence plastered inside and well built, contains 32 bedrooms for guests and 5 for family and servants; large dining room, finished in oak; hall and reception room, finished in oak and basswood, with large, handsome fireplace of native quartz; parlor and serving room two kitchens; all floors are hardwood and oil finished; large verandah and balcony on front and side; splendid water service on first and second floors; gasoline engine, acetylene gas, all throughout; bathing house, ice house and laundry; good garden, where fruits and vegetables are raised; apple orchard, which supplies the hotel; everything, such as meat, poultry, eggs, butter, come from the farm; you raise nearly all your supplies and have them fresh, which is a great saving; large frame barn on stone walls, plenty of stable room; inventory and photo at my office; will sell stock at fair price; owner of this valuable property is waiting to remove, and to do so quickly has placed this money-maker in my hands at greatly reduced figure for immediate sale; to any person having about five thousand to pay down, better investment cannot be secured; could have sold this to a party who has stayed there, but not sufficient to pay down; this is worth the money without the farm; call and see the photo of this.

JACKSON'S POINT—PRETTY COTTAGE, perfect order; photo at my office; to close up an estate; now is the time to secure this.

Muskoka-Lakeview.

$1800 CASH—THE OWNER OF this property is retiring; cheap at $700 more; nine-roomed house, which can be filled with summer roomers; 100 acres, 50 cleared, free from stumps, balance good hardwood bush, fine timber; one large barn, 2 smaller ones; sheep and pig pens, hennery and other buildings, stone milk house, good water, creek never dry. This has pleasant surroundings and 600 feet higher than Muskoka Lakes; close to pretty lake, called Lynx Lake; good boating, bathing, fishing and hunting; three miles drive to Kearney, and live little town, good market; three churches and station.

Fruit Farms, Niagara Belt.

HAVING MADE ARRANGEMENTS with a gentleman living right in this district, who knows it well, and he will take prospective buyers to see these properties. No better time than now to secure either small or large fruit farm. C. W. Laker.

$20000—TWO HUNDRED ACRE farm; no better barns than this can be found in Canada. Read The News for full description of this. Owner in a few years amassed a fortune out of this; only $100 per acre for the land, buildings thrown in; and land is selling from one to one hundred and fifty per acre; apple orchard brings in clear each year $600, and 16 acres of peach orchard.

Niagara Residences.

$5500—NIAGARA, GRAND NEW residence in course of erection upon the choicest lot which could be secured, on the mouth of the Niagara River and Lake Ontario; 70 x 250; private sewer to the lake, city water, cistern, electric light and all modern conveniences; house is old English colonial style, frame, shingled sides and roof; size 61 x 35; beautiful large verandahs front and rear; concrete cellar under whole furnace, hot air; first floor, vestibule and cloak room, living room, parlor, library, dining room, maids' room, kitchen and pantry; lower rooms will be hardwood floors, rest is weathered oak; fine large brick fireplace in dining room, grand stairway leading from dining room to upper floor, with four fine large bedrooms, large square hall and large bathroom; all plumbing of first-class design, etc.; whole house finished in best style, both in and outside; grounds will be laid out and all ready for occupation in spring. I am told by my agents there that this is a great proposition, and one of the best bargains; unforeseen circumstances arising, the builder is obliged to remove from this part; Toronto gentlemen who wish a beautiful residence in the grandest spot and summer location in Ontario, do not miss this.

$8500 — LARGE RESIDENCE AND grounds, close to Niagara Park, furnished throughout; cost twenty thousand; never been placed on the market before; to dispose of it quickly is reason for figure. This would lease for summer months for seven or eight hundred; carpets and furniture most expensive. You would not believe, not if I send you full description of this, unless you see it; nothing like this has ever been offered at anything like this figure; if some gentleman sees this, and gets full detail, he will get this property.

$15000—ONE HUNDRED AND FORTY acres, directly on Niagara River; unsurpassed; solid brick house, fourteen rooms; next to a property worth half-million dollars. Bargain at $7500 more than this figure; it should sell for twenty-five thousand dollars.

$4600—FRUIT FARM, NO BETTER spot or property can be found; fruit and building; house, fine stone and concrete, nine rooms and bathroom; whole house decorated and painted; this is an opportunity to come right on to this in March; land heavily manured; leave $1850; over sixteen acres.

$1600—JUST ON OUTSKIRTS OF Town of Niagara-on-the-Lake; little over three acres; about 150 fruit trees, different varieties; house and barns, hennery for one hundred; one could get a living from this.

$5500 — TWENTY-EIGHT ACRES, close to two towns, splendid shipping, schools and churches; $2500 down, balance at 5 per cent.; a money-maker; seven hundred peach trees, just in bearing, best varieties; 250 cherry, pears and plums; frame cottage of ten rooms, good stone and concrete cellar and milk house; stable 40 x 60, bank stalls; my agent tells me there is a fortune in this.

Fruit Farms—Niagara District.

$7500 — SIXTY ACRES, DARK, sandy loam throughout, no better for fruit growing can be obtained; about five hundred bearing peach trees and two hundred and fifty bearing this year; some cherries, plums, pears and apples, and seven acres of fall wheat; fences good; building frame, eight rooms, on stone foundation, cellar under whole house; barn 30 x 44, root cellar under stables, for cattle and horses, granary, pigpen, implement shed, corn cribs, etc.; in this section land has been selling for two hundred per acre; three and half miles from Niagara-on-the-Lake, half-mile from lake.

$2000 WILL PURCHASE RATHER pretty home, just on the outskirts of Niagara, with two and half acres of best land, planted with every description of fruit; roomy and well built, with fine verandahs, prettily decorated, both out and inside; just a bargain for immediate sale.

$14000 — EIGHTY-FIVE ACRES, three miles from Port Dalhousie; this has fruit and one of the finest vineyards, from seven to eight acres; large lake frontage to this; brick house, nearly new; square design, lovely beech; opportunity of a lifetime to secure either of these.

$7000 — FIFTY ACRES, FRUIT, peaches, pears, plums, cherries and grapes; six acres fall wheat; eleven acres plowed ready for spring crops; plenty of buildings, and on the corner of two principal roads, about 2½ miles from Niagara-on-the-Lake. This is considered to be the best fifty-acre fruit farm in Niagara Township; a fortune for anyone having three thousand to pay down.

$3500—THIRTY - THREE ACRES, no building, two and half miles from Niagara-on-the-Lake; splendid land.

$4000—EIGHTEEN ACRES, PEACHES, plums, pears, apples and cherries, all young, about one thousand in all; good frame, nine-roomed dwelling, concrete cellar, barns, and all in good condition.

$6000—OWNER GOING AWAY, TEN and half acres; get particulars of this fruit farm; have not time to describe it, but it is a good one and will bear inspection; ready for you to step into. C. W. Laker.

Toronto Properties.

DOCTOR'S RESIDENCE—BUILT ESpecially for doctor; no better corner in the City of Toronto; new and up to date in every way; residence is very bright and in the best residential district; terms arranged; possession at once; decorated in a way which would please any surgery and waiting room separate.

$4000 — SQUARE PLAN, WELL built, on one of the best locations on High Park-avenue; land worth nearly half the money; solid brick and homelike; could have sold this many times, but wish $2500 down; great bargain for someone; lot 50 x 200; avenue about 100 feet wide; send you a letter to go through this.

$4450 — THIS BRIGHT, EIGHT-roomed brick house is on a corner, close to Avenue-road, south of Davenport; location good; in perfect order, and close to cars; if you are looking for such a home in this locality, and I show you through, strange if you do not purchase; only for immediate sale; not many in this location on the market, especially corner, and at this figure. Early spring you will wish you had purchased this bright home; even if you tried you could not help being bright; secure this; it is all right in every way.

$2300 — NEW, DETACHED, SOLID brick, seven rooms and bathroom, nickel plumbing (three piece), furnace; just finished, ready for you to move into; each room is very bright and cheerful; if you have $500, the balance will be easy; at this low figure and terms it should sell at once; just in the best part of Toronto Junction; ten minutes' walk from Bloor-street, where it crosses Dundas; in the spring you will be searching for just such homes as these and will not fine one; might rent this for seventeen dollars.

DEER PARK — $3500, DETACHED, square plan, nearly new, frame house well built and bright, cellar full size, electric lighted, square halls, bay windows and mantel and grate in dining room; verandah and balcony, concrete walks; big lot 56 feet frontage, good stable. This I could have sold many times with smaller payment down; photo at my home; cheap at $500 more.

$3500—CONCORD AVE., NEARLY new, brick, built for owner, who is moving away; square plan, hall, parlor with heavy overmantel and grate; pantry and good kitchen, hot water, no better cellar and furnace, four rooms upstairs, sitting room has handsome overmantel and grate, three pieces in bathroom. This price because would like two thousand down. Deep lot, side entrance, and very bright home; could have sold with less; close to cars and north of College; location is all that can be desired; well built, and should sell at once at this price. Send letter or show you personally. Back balcony.

C. W. LAKER, 67 SUMMERHILL AVE., Toronto

PROPERTIES FOR SALE.

$3000—CLOSE TO YONGE STREET, nice, well built store and brick house; parlor, dining room, kitchen, three good bedrooms, and very large room in third storey could be divided, making 5 bedrooms; up-to-date bathroom and plumbing, cellar full size, A one furnace; use of wide side entrance; one thousand down, or might exchange for house in north end, with stable.

$2200—DAVISVILLE, CLOSE TO Yonge; well planned, six roomed home, decorated and in perfect order; small stable; lot has fifty feet frontage; very cosy home, and what so many are looking for; $800 down; will make this one hundred less for immediate sale.

$5000 — NEARLY NEW, WELL built, square plan, eight of the brightest rooms, square halls and plan; house over 23 feet wide; opportunity to secure a pretty home, on Summerhill-avenue; location is all that can be desired; would like twenty-five hundred down; could have sold for less; you will find it hard to secure a home like this is.

$1950—COSEY, DETACHED, ROUGHcast home; fruit trees and small stable, side drive; suitable for small family; north of Bloor, west end.

Store Property.

EXCHANGE FOR HOUSE — BRICK store, best part of Bathurst, north of Bloor; chance for someone.

$6000—SUMMERHILL AVE., TENroomed, detached, well built, large hall, with stairway; parlor large, with overmantel and grate; dining room above the ordinary size; pantries; kitchen large; phone and cloak room; sitting room also large; all bedrooms are over ordinary size; back stairs; plumbing all new and perfect, as all the house is; seldom at this figure you have the opportunity to secure a home the size this is; fifty feet frontage; half cash.

DEER PARK—SQUARE PLAN, HOT water heating and bay window, colonial verandah and balcony; well built and up-to-date in every way; each room very bright; six thousand four hundred; will secure it; best location.

$6200 — DEER PARK, DETACHED brick, new, 9-roomed house, on Balmoral-avenue, close to Avenue-road cars; the rooms are all fair size; this is well planned; the plumbing is costly; sink alone cost seventy-five dollars; electric lighted, large colonial verandah and balconies; owner built this for his home; perfect in every way; gladly by phone appointment show you through this; opportunity this is, because the price is right.

$7200—NEW, DETACHED, UP-TOdate in every way, Deer Park, well planned and highly finished, location all that one can desire; detached one for six thousand four hundred; one at eight thousand; perfect home this, Deer Park; too large for present owner; show you through this if you arrange by phone.

$4800—DETACHED, NEW, PRESSed brick, nine bright rooms, hot water heating, slate roof; lot has frontage of 50 x 180; first floor finished in hardwood; large front verandah, one in rear; this is one of the opportunities you should not miss, if you are seeking a well-built home. House is 24 x 40, plumbing is of the best, on one of the best avenues in Toronto Junction; low figure for this class of house. Will send letter for you to look over it or show you through. Cheap at five hundred more.

$2350 — SOLID, DETACHED, SIXroomed house, heavy stone foundation, two cellars, with plastered ceilings; rooms are very bright, water, gas and sink, well drained, newly decorated, concrete walks, side entrance, small stable or workshop; 20 Price-street.

Residential Lots.

C. W. LAKER, 67 SUMMERHILL avenue. Phone North 3071.

ROSEDALE — ONE OF THE BEST you can find; ninety feet frontage, 375 deep; fruit and other trees; offered close to $150 per foot for this when it was not in the market. See it and give me fair offer.

100 FEET ON GLEN GROVE AVE., the best location in North Toronto, only for immediate sale, $18 per foot. You can have water and other conveniences here.

DEER PARK — SEVENTY FEET, about 340 deep, well treed, immediate sale.

MOORE PARK—RARE OPPORTUNITIES now to secure a choice lot for your home; if you have never seen Moore Park, go up and look over it. Some choice lots. Will give you city water and gas; close to Reservoir Park.

23 FEET ON WOODLAWN AVENUE for immediate sale; forty dollars; price is right; good trees upon it.

TWO 51-FOOT LOTS, 166 DEEP — NO better in Deer Park; can be secured at price; I will sell these, for now is the opportunity to secure for your home.

HIGH PARK—WHICH IS VERY wide; lot picked out for the owner; in early spring you will be looking for lots like this and will pay fifteen dollars per foot more than I will sell this for now; restrictions upon this beautiful spot; lot 50 x 200; close to High and Model School; gladly show this to you; arrange by phone; cash.

CORNER — WEST SIDE OF YONGE street, 120 x 165; twenty thousand; investment for someone having the cash; this is quite a block of land; 120 x 110 deep; for $150 per foot if sold at once; close to this held at two hundred.

$65 PER FOOT—CORNER OF 45 FT. on Yonge-street, north of C. P. R. track; just in Deer Park; growing in value daily; terms to suit. C. W. Laker.

To Let.

$17—NEW SEVEN ROOMED BRICK, furnace and three pieces in bathroom; detached; not far from Dundas-street; just inside Junction.

$12 — UNTIL MAY, LARGE BRICK house in Davisville, water inside, and decorated; after May will lease, with large garden, at $15 monthly.

$12 PER MONTH—GOOD 5 ROOMED house, to small family; close to Canada Foundry; two of these; possession at once. C. W. Laker.

Douglas Ponton's List.

DOUGLAS PONTON, REAL ESTATE and Finance, 43 Adelaide-street East. Telephone Main 60.

$5500—BARGAIN FOR IMMEDIATE cash sale, corner factory site, near King and Bathurst, 103 by 70 feet, with store and dwelling; both rented.

$5250—VICTOR AVENUE, NEAR Howland-road, solid brick; detached, ten rooms, hot water heating, electric light, hardwood finish, verandah, balcony, with choice corner lot. Bargain.

$3500—DUKE STREET, BARGAIN to close estate, solid brick, semi-detached, ten rooms, all conveniences, west of Sherbourne.

$1950—OSSINGTON AVE., NEAR Bloor, brick front, 7 rooms and bathroom, side entrance; exceptional value.

BUSINESS AND RESIDENTIAL PROperties in all parts of city.

$30000—QUEEN WEST, LOT 60 BY 170 feet, suitable for large departmental store.

DOUGLAS PONTON, 43 ADELAIDE East.

FOR SALE—SEVEN-ROOMED HOUSE, near Allan Gardens. Price $2300. Apply 22 Yonge-street Arcade.

PROPERTIES FOR SALE.

The Dovercourt Loan and Savings Co.'s List.

THE DOVERCOURT LAND, BUILDing & Savings Co., Limited, 24 Adelaide-street East.

Offices to Let.

$75 PER MONTH—EQUITY CHAMbers, corner of Adelaide-street and Victoria-street, suite of offices, suitable for large legal firm or financial institution.

$15 PER MONTH, FIRST FLOOR OFfice, Yonge-street Arcade. 12 ft. x 22 ft.

$11 PER MONTH — CANADIAN Building, Victoria-street.

$15 PER MONTH, CANADIAN BUILDing, Victoria-street.

Lots For Sale.

DOVERCOURT LAND BUILDING & Savings Company, Limited. The following land for sale on easy terms:

$50 PER FOOT, QUEEN STREET East, north side.

$45 PER FOOT, QUEEN ST. EAST, north side.

$28 PER FOOT—QUEEN ST. EAST, south side.

$25 PER FOOT—WINEVA AVENUE, west side lots.

$21 PER FOOT, WINEVA AVENUE, west side lots.

$25 PER FOOT—LEE AVE., EAST side.

$23 PER FOOT, LEE AVENUE, EAST side.

$18 PER FOOT, BOSTON AVENUE, running north off Queen-street, west of Pape-avenue. Lots Nos. 1 to 50. Frontages 25 feet. Cash payment of one dollar per foot; balance in monthly payments of five dollars a month.

Houses for Sale or To Let.

THE DOVERCOURT LAND BUILDing & Savings Co., Limited, 24 Adelaide-street East. List of houses to rent:

$18—646 BROCK AVE., DETACHED, six rooms and bathroom, furnace, wide verandah, side entrance; very neat house.

$20—417 PERTH AVE., 8 ROOMS AND bathroom, furnace, solid brick, wide verandah, newly decorated, near Royce-avenue.

$17—8 JEROME STREET, CLOSE to Dundas, six rooms and bathroom, gas, electric lighting, furnace; fine verandah, facing south.

$30—64 DUPONT ST., NEAR AVENUE road, nine rooms and bathroom, wide verandah, facing south; fifteen minutes by car to Eaton's; roomy, convenient house, electric and gas lighting; newly decorated throughout.

$11—457 DUNDAS ST., WEST TORONto, seven rooms, brick, semi-detached, wide verandah; deep lot.

$14—462 DUNDAS ST., WEST TORONto, seven rooms and bathroom, brick, semi-detached, fine verandah; facing south.

$23—FERMANAH AVE., 10 ROOMS and bathroom, all conveniences, new house, first rate locality.

THE DOVERCOURT LAND, BUILDing & Savings Company, Limited, 24 Adelaide-street East. 676

Waddington & Grundy's List.

WADDINGTON & GRUNDY OFFER:

MUNRO PARK—THERE ARE SEVeral choice residences to be erected on this property this coming season. Intending purchasers had better select a lot without delay.

FRUIT FARMS—WE HAVE A LARGE list of small, very desirable fruit farms in the Grimsby and Winona districts. These are mostly from three to ten acres and prices are low.

MARKET GARDENS—CALL AT OFfice for particulars of the Watson Farm, which we are at present selling off.

EGLINTON—$5000, MODERN TENroomed dwelling, new, all conveniences; choice situation.

EGLINTON — $4500, NEW STUCCO dwelling, finished in hardwood, hot water heating; all conveniences.

WADDINGTON & GRUNDY, 88 KING East. Main 6395. Branch Office, Eglinton, North 101.

Bickerstaff & Co.'s List.

BICKERSTAFF & CO., TRADERS' Bank Building.

$2650—AVENUE ROAD VICINITY, new, solid brick, 8 rooms, best of open plumbing, furnace, modern little home; five hundred cash.

$3100—BEDFORD ROAD VICINITY, solid brick, 8 large rooms, natural wood finish throughout, gas fixtures, blinds included at the above price.

$3300—WEST END, SOLID BRICK, detached, six rooms, hot water heating, best of open plumbing, an exceptional opportunity for a modern up-to-date home.

$4000—WEST END, SOLID BRICK, detached, eight rooms, hot water heating, best of open plumbing, artistically designed; this house is a snap; act promptly.

FORTY-SIX HUNDRED TO FIVE thousand—We have building houses 8 and 9 rooms, detached and semi-detached, hardwood floors, panelled dining-rooms and beamed ceilings, artistically designed. These houses are at a stage that changes can be made to suit purchaser.

$7000—SOLID BRICK, DETACHED, ten rooms, cross hall plan, hall and dining-room panelled in hardwood and hardwood floors, best system of hot water heating, large sun room; this house is conveniently designed and has all the features of an up-to-date gentleman's residence.

$10000—ROSEDALE, SOLID BRICK, detached, 9 rooms, hardwood finish, hot water heating, location the best.

$25000 — LARGE BRICK RESIdence, having twenty-five rooms, four bathrooms, house in excellent condition; anyone desiring property of this kind for a private hospital, school or Institute would do well to see this. Four thousand cash required. Bickerstaff & Co.

TO RENT.

TO RENT—IMMEDIATE POSSESSION, northeast corner King and George-streets, four floors and cellar, suitable for light manufactory or jobbing business. Toronto General Trusts Corporation, 59 Yonge-street.

$20 BEACH, 9 ROOMS, FURNACE, verandah, newly decorated; also offer 7-roomed cottage, ten dollars. Canadian Business Exchange, 43 Victoria-st.

THE McARTHUR, SMITH CO., RENTing Agents. Established over twenty-five years. Lists free. Call at office. Small, medium and some large residences. Apply 34 Yonge 62

PROPERTIES FOR SALE.

100 ACRES, A LITTLE OVER 20 miles from Toronto; clay loam, no waste land; small creek running through one corner; slightly rolling; barn 36x96 ft.; (bank); solid brick house, all in good condition; orchard. Price $6500. Terms very easy. Would exchange for city property. J. W. Lowes.

150 ACRES, NEAR KINGSTON ROAD, about 20 miles from Toronto, clay loam, underdrained, first-class brick house, bank barn and other buildings; 6 acres of orchard; now rents for $500 and taxes; near churches, schools and station. Price $9000. J. W. Lowes.

150 ACRES, PEEL COUNTY, FIRST-class sandy loam, good hardwood bush, large bank barn, good house, orchard, under good cultivation. Price $6500. Easy terms. J. W. Lowes.

FRUIT AND OTHER FARMS FOR sale or exchange. For full particulars of the above apply J. W. Lowes, 1275 Queen West. Park 2822. 624

HOUSES FOR SALE.

Robins, Limited, List.

ROBINS, LIMITED, REAL ESTATE Investments, 22 Adelaide East.

AFTER YOU READ THIS SHORT list, if what you want isn't mentioned, phone or come. We have houses everywhere at prices to suit.

$15000—PEMBROKE, DETACHED, brick, rooming or apartment house, paying twenty per cent. net, twenty-five rooms, three baths, steam heat, run at small expense, and in first-class order; investigate this now.

$12500 — JARVIS, DETACHED, solid brick, twenty-six rooms, modern conveniences, large verandah, seventy feet frontage, ten minutes from Queen and Yonge; excellent rooming house.

$8000—AVENUE ROAD HILL, DEtached, ten rooms, bath, hot water heating, beam ceiling, large reception hall, two verandahs, balcony; good terms.

$4200—BATHURST, EIGHT ROOMS, bath, gas, electricity, verandah, furnace, excellent condition.

$4200—CLOSE AVE., SOLID BRICK, eight rooms, bath, gas, furnace, two mantels; five hundred cash.

$3800—LUCAS, DETACHED, BRICK, eight rooms, bath, gas, electricity, furnace, verandah, private side lane.

$3300—DUNN AVE., DETACHED, brick, eight rooms, bath, gas, furnace, verandah, balcony, side entrance; three hundred cash.

$2550—HAMPTON AVE., DETACHed, brick, six rooms, bath, gas, furnace, verandah, large lot; six hundred cash.

$2300—LANGLEY AVE., BRICK front, six rooms, bath, gas, furnace, good lot; three hundred and fifty cash.

$1500—DELAWARE AVE., DETACHed, roughcast, six rooms, gas, large stable and shed, side drive.

Business Properties for Sale.

WE'RE READY TO SHOW YOU THAT our lists have all the best business properties. We're ready to show you some grand investment inducements.

$7000—STORE AND EIGHT ROOM dwelling, on College-street, new, rented well, 10 per cent. clear, 20 feet front; will increase in value about ten per cent. per year; don't delay at this price.

$4300—NEW STORE AND DWELling, College-street, stable, good business location, rented well, $450 year; only $1250 cash required.

$5000—NEW STORE AND DWELling on Bloor West.

$15000—STORE AND DWELLING on Yonge, near Bloor, 20x147.

YONGE ST., CORNER, NORTH END, 20 feet frontage, $15,000.

YONGE, LARGE STORE, NEARLY 28 feet front, with stable, $15,000.

$31000—YONGE ST., CORNER, TWO stores and dwelling, and extra house in rear of lot; revenue $2400 yearly; good section; will rapidly advance in value.

Business Properties for Rent.

OFFICES IN THESE BUILDINGS—Peterkin, Daniel, Colonial Investment, Stair, Continental Life, Pacific, Mall. See us for close terms on rentals.

TRADERS' BANK BUILDING, SUITE of five offices, $100. If you want this, say so quickly.

YONGE ST. STORES — WE HAVE some good opportunities. Glad to give you the information.

$2500—AN ENTIRE BUILDING, three storeys and basement, newly built, four thousand square feet, in each flat, low insurance, excellent light, grand advertising location.

$60—STORE AND DWELLING, COLlege street, good for butcher, stable to lane; good lease.

City Lots Department.

SAVE TIME BY COMING TO US first. See our lists. Get our information—costs you nothing.

$40—CASTLE FRANK CRESCENT, Rosedale, eighty-five feet frontage.

$50—HOWLAND AVE., HUNDRED and thirty feet, six room cottage thrown in.

$50—WOODLAWN AVE., THE BEST chance in the north end, 200 feet.

$60 — HURON ST., FORTY-FIVE feet in this desirable locality.

Suburban Lots Department.

LET US REMIND YOU THAT THE number of lots in the balance of the Ashbridge Estate is becoming beautifully less. We're not the "told-you-so" kind of people, but we warn you now. Some men will put it off too long. Here are the facts: $13 foot, lots just south of Gerrard, near Parliament cars and school; price sure to jump up in spring; easiest terms. We're waiting to know if you want the rest of the information. Come or phone.

ROBINS, LIMITED, 22 ADELAIDE East.

PROPERTY WANTED.

A FIRST - CLASS UNENCUMBERED Ontario farm wanted at a bargain for a fine, large, detached brick residence, stable and large grounds, central part of Toronto; commission paid agent. Reynolds, 77 Victoria, Toronto. edtf

MORE HOUSE PROPERTIES WANTed—Space about 25 ft. square, including heat and steam. Apply Box 20, World.

WANTED—BUILDING LOT IN ROSEdale or Avenue-road Hill. The McArthur, Smith Co., Bank Chambers, 24 Yonge.

TEACHERS WANTED.

TEACHER WANTED—PROTESTANT, second class certificate for school section No. 6, Manvers, County Durham, duties to commence March 1, continue for four months, salary $50 per month. Geo. S. Staples, secretary-treasurer, Fleetwood P.O., Ont. edtf

PROPERTIES FOR SALE.

Harvey, Pherrill & Co.'s List.

$2600 — MARGUERETTA STREET, solid brick, 6 rooms, new and every modern convenience, newly decorated, $250 cash.

$2750—LANSDOWNE AVE., NEAR Queen, solid brick, 6 rooms, semi-detached, cross hall plan, newly decorated throughout, every modern convenience, new, rented to an A1 tenant; terms arranged.

$2200—RONCESVALLES AVE., 6 rooms, semi-detached, every convenience, $500 cash.

$2800—GLADSTONE AVE., NOS. 259 and 261; solid brick, semi-detached gas and electric light, beautiful mantel in parlor, cross-hall plan, grained throughout downstairs, nice square dining room, large window, making it very bright; large kitchen, with natty kitchen cabinet; one-piece roll top sink; stone foundation; cellar full size, concrete floor, good furnace; large bathroom, with the best three-piece enameled plumbing; 3 good bedrooms, bay window in the front room; stairs leading up to an unfinished, full-size verandah; $750 cash, balance very easy.

$3500—CHURCHILL AVE., SOLID brick, 8 rooms, exceptionally large parlor, bay window, square dining room, hardwood floor; good sized kitchen, with pantry and back stairs; also summer kitchen; stone foundation; cellar full size, divided; also fruit cellar; good furnace; three-piece, modern plumbing; four rooms on bathroom floor, one large room in attic; verandah; lot 22 x 150; everything in best of condition; terms arranged.

$4000—20 ACRE FRUIT FARM, near Lorne Park Depot; 2 acres of raspberry, 1 acre of strawberry, blackberry and other small fruit; also a large barn, with stone foundation.

HARVEY, PHERRILL & CO., REAL Estate and Fire Insurance, 215 Dundas-street, Toronto.

FARMS FOR SALE.

W. A. Lawson's List.

A FEW FARMS OFFERED BY W. A. Lawson, Ontario's Farm-Selling Specialist, 48 Adelaide-street East, Toronto:

ONE TO TEN ACRES—NEAR THIS city, with house and barn; convenient to electric cars; several good properties are offering for immediate sale; make your selection early; getting possession in spring.

5 ACRES—CHOICE MARKET GARDEN land, close to Kingston-road electric cars; eight hundred; easy terms; immediate possession.

100 ACRES—TWENTY-SIX MILES from Toronto, one from P.O., school and railroad, four from Aurora; clay and sandy loam, all level; sixty-five cultivated, balance pasture; spring creek, good wells, orchard, fences mostly wire, frame house, large new bank barn, other buildings in good order; buildings arranged for dairy business; four thousand.

100 ACRES—WELL LOCATED IN Nigara district, on stone road, close to electric cars; rich sandy loam, level; eighty acres cultivated, twenty bush and pasture, seven heavy timber, ten grapes, five apples, etc.; new wire fence; frame house, ten rooms; barns, stables, sheds, all in fair order; five thousand.

100 ACRES—CRAMAHE TOWNSHIP, near Brighton, in the apple district; first-class market, high school, canning and cheese factories; quarter-mile from school; clay loam; seventy acres cultivated, eight hilly, twelve second growth, eight cedar; sixteen orchard, selected fruits, eight bearing, eight planted five years; spring creek, wells, spring; rail fences good; ten-roomed frame house, in first-class repair; large bank barn, big roof, nine-foot stone wall, stables sixteen head; drive house, other buildings; all in first-class order; seven thousand.

200 ACRES—MILE AND A HALF from Yonge-street electric cars; twenty-three miles from city hall; a level farm with good drainage; clay loam; hundred and fifty cultivated, fifty acres pine and mixed woods; orchard, plenty of water; stone house, eleven rooms, frame kitchen; bank barn, cement floors; stabling for thirty-three head; all in good order; eight thousand.

220 ACRES—TEN MILES FROM city hall, close to school, church and postoffice; clay loam; hundred twenty-five level, balance rolling and flats, with never-failing creek; a dairy farm that has few equals; solid brick house, nine rooms; large bank barn, ten-foot wall, cement floors, water in front of cattle, stabling for thirty head; also a frame house, eight rooms; buildings are all in first-class order; only fifteen thousand.

160 ACRES, MANITOBA—EIGHT miles from Portage la Prairie; rich sandy clay loam, all level, some bush; can all be cultivated; a bargain at sixteen dollars an acre; would consider city property in exchange.

SOUTHERN ALBERTA FALL WHEAT lands—Yield heavier returns than any in the province. Shrewd American buyers are investing heavily and making homes for themselves. To-day we offer choice land at thirteen to fifteen dollars an acre. One crop will pay for the land it is grown on; there is no better investment. Do you want particulars? If so, call or write me.

THE ABOVE ARE OFFERED BY W. A. Lawson, Ontario's Farm-Selling Specialist, 48 Adelaide-street East, Toronto.

150 ACRES, ELGIN COUNTY, ONE of best farms there, rich clay loam, well cultivated, 8 acres orchard, large bush, good buildings, $7500 for stock and all. Will exchange for town or city property. Canadian Business Exchange, 43 Victoria-street, Toronto.

ELEGANT COUNTRY HOME, 23 acres, good land, in village on G.T.R., 34 miles from Toronto. Large solid brick residence; brick carriage house, frame barn; stone stable; good orchard; never-failing stream; hedges, trees. Box 31, World. 663

$200 PER ACRE, CHOICE FRUIT farm, near Clarkson, G.T.R. All kinds of small fruit, also apples, pears, cherries, etc. Produced over $3000 last year. This is an excellent purchase. S. W. Black & Co., 25 Toronto-street.

TEN ACRES, CHOICE, WEST OF city; no buildings. Build to suit your pocket and taste, otherwise owner would exchange this land for medium-sized house in Toronto. The McArthur, Smith Co., Bank Chambers, 24 Yonge.

FARM WANTED.

WILL PAY CASH FOR FARM NEAR trolley line, convenient to Toronto. Canadian Business Exchange.

WILL EXCHANGE DESIRABLE TOronto property for farm near trolley or railway. Canadian Business Exchange, 43 Victoria-street, Toronto.

HORSES AND CARRIAGES.

FIRST-CLASS TEAM BLOCKY BAY mares; an ideal farm pair; weight, about 2700; also a mare in foal, and 7 general purpose mares and geldings; trial given; also Bell, nice road or family mare, standard bred, thoroughly kind, city broken, together with her rubber-mounted road harness and road buggy to match, practically new; also harness, wagon, cutter. The above has been taken for a debt; will be sold for half the original cost for cash; must positively sell by the 20th of February; bargain guaranteed. Apply Agent, Monro & McIntosh Carriage Co., 1588 West King-street.

LOTS FOR SALE.

S. W. Black & Co.'s List.

$22—PER FOOT, FERN AVENUE, 100 feet; good spot to build. S. W. Black & Co., 25 Toronto-street.

$40—INDIAN ROAD, SPLENDID CORner, growing locality.

$60—KING ST, PARKDALE, EXCELlent lot, overlooking the lake; might exchange. S. W. Black & Co., 25 Toronto-street.

Houses For Sale.

$2100—MANNING AVENUE, NEAT 6-roomed dwelling, all in good order. Easy terms. S. W. Black & Co., 25 Toronto-street.

$2800—LUCAS STREET, NEW SOLID brick, 6-roomed dwellings, stone foundation, cellar full size, concrete floor, furnace, open plumbing, mantle and grate, verandah; can sell a pair; close to the cars.

$4500—TYNDALL AVE., DETACHed 9-roomed brick residence, splendid order, well built, good lot, very cheap; immediate possession; good fifty-foot lot would be taken in exchange. Black & Co.

$4750—DOWLING AVE., NORTH OF King-street, detached ten-roomed residence, excellent order; first-class locality; very nice lot.

$6150—CECIL STREET, LARGE 12-roomed brick residence, good order; splendid rooming section; investigate.

$13000—AVENUE ROAD HILL, something first-class in every respect. S. W. Black & Co., 25 Toronto-street.

Business Properties.

TWO VERY DESIRABLE BUSINESS properties for sale; will be pleased to furnish particulars upon application. S. W. Black & Co., 25 Toronto-street.

Farms For Sale.

WE HAVE TWO FARMS FOR SALE, close to Clarkson Station, G.T.R., about 16 miles from Toronto; 108 acres on the lake front at $150 per acre, and the other 63 acres of fruit land in all kinds of choice fruit, at $300 per acre. This farm has good buildings and yielded about $3000 last year. For further particulars apply S. W. Black & Co., 25 Toronto-street, Toronto.

To Rent.

$30—TYNDALL A