

Houses and Building Lots

FOR SALE

—AT—

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

ARGYLE AVENUE—Three very desirable building lots, each fifty feet front, on the best part of the avenue. (51-B)

BURTON AVENUE—A good building lot, 50 ft. by 79 ft., would be sold very cheap. (156-B)

CAMPBELL STREET—Two very desirable lots each 68 feet by 175 feet; fine situation. (109-B)

COTE ST. ANTOINE ROAD, corner of Victoria Avenue—A fine block of land, having a frontage of 135 feet on Cote St. Antoine Road, and about 250 feet on Victoria Avenue. This is one of the finest villa residence lots in the Cote; it commands magnificent views which cannot be interfered with. (286-2)

COTE ST. ANTOINE ROAD, Corner Mountain Avenue—A splendid block of land, 64 feet front by about 150 feet deep, well situated for a villa residence, and surrounded by some of the best properties in Cote St. Antoine. (437-3)

COTE ST. PAUL—Corner of Upper Lachine Road—A fine block of land, situated at the junction of these two main thoroughfares. Offers solicited. (221-a)

COTE ST. ANTOINE ROAD. — Three magnificent building lots, facing Lansdowne Ave.; one of the finest sites in the town. (267-b)

DORCHESTER STREET—A modern stone front house, heated by hot water, fronting Weredale Park; the rear view commanding the whole mountain side, a minute's walk from one of our prettiest city squares. Price only \$7,500. (457-3)

DORCHESTER STREET—Two handsome stone front houses, just west of Greene Avenue, each 26 feet front. With all modern improvements, kitchens on ground floor. (799-3)

DORCHESTER STREET—Three choice lots near Clandeboye Avenue, each 25 feet front. (205-a)

DORCHESTER STREET—A handsome corner stone front house, in first-class order, all conveniences, hot water furnace, a comfortable family house, vacant lot adjoining would be sold if desired. (61-B)

DORCHESTER STREET—Two 2½ story grey cut stone houses, just completed, each 25 feet x 45½ feet, and extension 15 feet x 32 feet, full height; cemented cellar, basement contains furnace, coal storage, laundry and servants' w. c. Principal floor, drawing, dining and breakfast rooms and kitchen; five bedrooms separate bath and w. c. Sanitary and plumbing work of the finest description. Vestibule has mosaic floor and Tennessee marble dado. All front windows are of heavy plate glass. All material and workmanship of the very best, electric bells, wired for electric light. Anyone wanting a first class residence at a moderate price should inquire about these houses. (883-3)

protection of inside shutters is not needed, as in the lower floors to shut off possible marauders, the windows may be left with shades at the top with much benefit to the purity of the house. That sunlight is the best of disinfectants is well known, and it is so cheap there is no reason why it should not be employed.

THE MARKET AFFECTED BY THE HOT WAVE.

SOME SALES FOR IMPROVEMENT—OLD BUILDINGS DISAPPEARING—NO SELLING IN THE AUCTION ROOMS.

The last week in the realty market has been a typical summer week. Sales were fairly numerous, but with the exception of the Bear Building transaction, which practically does not belong to the business of last week, though the deeds were said to have changed hands in that period, dealings, considered individually, were not important.

The only feature of the week's business was that the sales were generally of properties for improvement, and showed a fair demand for land for that purpose in sections of the city, on the east side particularly, already well built up. Many of the parcels disposed of were therefore accompanied by old buildings, and these encumbrances will be torn down to make way for new structures.

The loan market hardened somewhat, but against this there is the encouraging fact for realty operators that the demand for rentals has improved considerably, and justifies the best hopes entertained for the market when the hot wave passes. A few weeks will put an entirely different aspect upon the face of the city. The schools will re-open for the fall terms a week from next Tuesday, and this will bring the advance army of summer tourists back to town. Within a fortnight thereafter all the rest will be back to their fall, winter and spring quarters and employments, and realty dealings may then be expected to show a great improvement.

The auction market last week was practically no market at all. The offerings were made up of twelve foreclosure parcels. Of these five went to plaintiffs, four were withdrawn, the sales of two were adjourned, and one small parcel went to an outsider.

PUT YOUR HOUSE IN ORDER

The admonition is a scriptural one, yet, although of extreme antiquity, it has a modern and practical bearing. Owners of buildings have no right to expect that real estate agents can rent their vacant property if it be not in condition to attract tenants. With newer and more convenient houses, stores and offices to be obtained it is no wonder that so many old and poorly arranged structures remain idle or are rented at a considerable sacrifice of revenue. It is a marvel that some of the neglected property in San Francisco finds tenants at any price, and that it does is due to the extraordinary ability

DORCHESTER STREET. — Just west of Greene Ave., two choice lots on the south side of the street, commanding uninterrupted view towards the south, with two mitoyen walls available for building; size of piece, 57 x 150. Offers solicited. (274-b)

METCALFE AVENUE. — Three sandstone and pressed brick houses with extension kitchens, hot water furnaces, 7 bedrooms, all improvements; price, \$7,500 each. (802a-3).

ST. CATHERINE STREET. — A lot of land 49 ft. 7 in. x 160 ft., near Metcalfe Ave. Very desirable lot, only 70 cts. per foot. (272-b)

ELM AVENUE—A choice building lot, having an area of about 2,700 feet; moderate price to a prompt buyer. (208-B)

ELM AVENUE—A double detached stone-front cottage, near Sherbrooke street. Lot 50 x 108. Side lights and entrance on each side. Good garden and stable with lane in rear. House heated by hot water and in good order. Price \$7,750. (851-3)

ELM AVENUE—A choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and conservatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$8,000. (709-3)

GLADSTONE AVENUE—A neat stone front cottage containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price \$5,000. (880-A)

GREENE AVENUE—A rough stone 1½ storey cottage, nine rooms, in good order; a nice, comfortable house for a small family. (285-B)

HILLSIDE AVENUE—A desirable block of land 90 feet deep, adjoining the corner of Metcalfe Avenue. (130-B)

IRVINE AVENUE—Two 2-story solid brick cottages, extension kitchens, heated by hot water furnaces, in good order, seven rooms in each. Price \$8,850 each. (204-B)

KENSINGTON AVENUE—A handsome brick house, with all modern conveniences, on lot 100 feet by 112 feet, nicely laid out. Would make a good family residence. (108-B)

LANDSDOWNE AVE.—A charming brick cottage on large lot forming the corner of Sherbrooke street. Heated by Daisy furnace, 8 rooms. Price moderate. (869-3)

MELBOURNE AVENUE—Handsome modern, detached cottage in this favorite locality, recently built for owner's occupation. Lot 50 by 100, house 38 by 42. Owner leaving city. Price \$7,500. (783-3)

MOUNT PLEASANT AVENUE—Two story red stone front house, with extension kitchen. Daisy furnace, three mantels and grates in house; finished in cottonwood throughout. Lot 50 by 105 ft. (888-3)

MT. PLEASANT AVENUE—A magnificent villa lot, 126 feet by 175 feet, forming the corner of Campbell St., commands the finest view on the island. (107-B)

MOUNTAIN AVENUE—Just above Cote St. Antoine Road, nine nicely situated building lots, each 50 feet front by about 115 feet deep, within two or three minutes walk of street cars. (130-B)