

corner of St. Peter street, Lot 50 ft. by 70 ft., all built on. A chance for a prompt buyer. (309-B).
VALLEE STREET.—A centrally situated lot near St. George street, with two old wooden buildings thereon. Good location for a tenement, or for a master carter. Price, \$1,400. (20-4).

Houses and Building Lots

FOR SALE

—AT—

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

ABERDEEN AVENUE.—A well situated lot, 50 feet front. Moderate price (368-B).

ABERDEEN AVENUE—A well-built stone and brick residence, with extension kitchen, hot water heating, and modern plumbing, containing 9 bedrooms, and well equipped in every way. The lot has a frontage on Aberdeen Avenue of 200 feet, and about 93 1-2 feet on Montrose street. The residence would be sold with less land if desired. (359-B).

ARLINGTON AVENUE AND COTE ST. ANTOINE ROAD.—A most desirably situated block of land, fronting on Arlington Avenue, and on Cote St. Antoine road. Will be sold en bloc, with a two-storey brick house and outbuildings; or would be divided and sold in lots. These are some of the best lots in Westmount, and at the price asked should not remain long in the market. Particulars at office. (13-4).

ARGYLE AVENUE.—Three choice building lots; well situated on this popular avenue, commanding a magnificent view; owner has left the country and will sell them at a bargain, to a prompt buyer.

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

ARLINGTON AVENUE—Handsome 2-storey stone front house, with 2-storey extension, cellar basement containing laundry, w.c., Daisy furnace, has four rooms on ground floor, five bedrooms and bath on 1st floor; finished throughout in white wood; fitted with electric fixtures, gas, grates and mantels. Price, \$7,500. (283-B).

COTE ST. ANTOINE ROAD—A magnificently situated building lot, 100 ft. front by 135 ft. deep on Metcalf Avenue; also a lot adjoining above 45 1-2 ft. x about 125 ft. deep (349 B).

COTE ST. ANTOINE ROAD.—Semi-detached brick cottage with stone trimmings; on lot about 30 x 140 feet. This cottage contains nine rooms (six bedrooms), heated by "Daisy" furnace; extension kitchen; wired for

has to look for a number to tell whether he is on his own (rented) floor. From the hour a man and wife own their individual, personal home, a thousand new interests enrich their lives, and the dwelling and its surroundings are so a part of themselves that a loose shingle or a stain on the door step is of serious importance.

However extreme the theories of some of the "land for the people" philanthropists may be, there is a deep integral truth in the basis of their arguments. Men and women are happier, are morally elevated, are better citizens for owning a share of God's earth. I have long believed that the happiest people now living in our country are the skilled mechanics of our rural cities and towns, whose ambitions are limited to the acquisition of an unincumbered home, well built and set in a lot large enough to insure privacy and a garden. While watching the long-drawn-out repairs of an old country house, I came in contact with a notably intelligent and representative body of workmen. They discussed politics, town improvements, school taxes and general conditions of the country; they had enthusiasm and hope. I had seen little of either quality in the young men, married or single, with whom I was constantly associated. They, the educated men with whom I was in contact, talked incessantly of "the grind" of daily life; the single were afraid to marry; the married, lovers though they were, seemed out of their groove and dulled by anxiety. They were, every man, either already "freeholders" or nearing that distinction; their cottages sprang up in every direction where the large landholders left half an acre to spare; they slept under their own roofs; they lay down proudly, sure that wife and children were sheltered from the power of removal or ejection, and that they were, personally, increasingly of value to the community in which they lived. The best of these workmen earned \$1,000 a year, a part of them from \$650 to \$700. It seemed to me incredible that they had been able to buy land in such a town and improve it; still less credible that they could build and furnish such cottages as they lived in. I think women are largely to blame for the unprofitable, nay, wasteful, mode of living, which appertains to the renting of apartments and houses. Many, accustomed to the stir and excitement of the city life, turn with repulsion from the thought of living on a village street, and enter with great enjoyment into the jokes of illustrated papers which picture that much-derided man, the commuter, as fighting his way through

electric light and piped for gas; transoms above all chamber doors, and all modern conveniences. The owner desires every intending purchaser to thoroughly inspect this well built house. Price, \$9,500. (15-C).

COTE ST. ANTOINE ROAD, MOUNTAIN AND CLARKE AVENUES.—A magnificent block of land, fronting on above streets, containing an area of over 136,000 feet. There is no better block of high class residential lots than these in Westmount. We offer this en bloc at a figure which should tempt speculators. (3-C).

CAMPBELL STREET—Two very desirable lots each 63 ft. by 175 ft.; fine situation. (109-B).

CLARKE AVENUE.—A solid brick house, on stone foundation, 40 feet square, with extension; grounds 97 ft x 139 ft.; nice lawn, apple trees, &c.; good stable and coach house. House is nicely laid out, has large drawing room full depth of house, library, dining room, kitchen, and pantries, on ground floor. Price very reasonable. (good-3).

COLUMBIA AVENUE—A very handsome, well built tenement, containing two dwellings, heated by hot water furnaces, in perfect order, first-class plumbing, well rented for \$520 per annum. Price, \$7,000. (good-3).

COTE ST. ANTOINE ROAD, corner of Victoria Avenue—A fine block of land, having a frontage of 135 ft. 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. (285-2).

COTE ST. ANTOINE ROAD—A block of land with a frontage of 103 ft. on Cote St. Antoine Road and 238 ft. on Claremont ave.; fine situation; good view, could be divided advantageously. (298-B).

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

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

DORCHESTER STREET—Three choice lots near Claudioboye Avenue, each 25 feet front. (205-2).

DORCHESTER STREET.—Six stone front 2 1-2 storey well built family houses, containing five bedrooms, large drawing and dining room, library, kitchen, etc., ample cupboard accommodation. Splendid value for \$5,500 each. (237-B).

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).

4140 DORCHESTER STREET, (Westmount)—A well situated, comfortable,