

the other well rented. Suitable for two friends. Both houses have side lights and one is a corner house, and commands a fine open view. (124-B).

SHERBROOKE STREET—Two very desirable building lots, nearly opposite the park, each 50 x 117; one of them being a corner. Very reasonable price. (7-C).

SHERBROOKE STREET. — A very handsome cut stone corner house, near Greene Avenue, 26 ft. front by 72 ft. deep; kitchen on ground floor; Daisy furnace; cellar basement. This house was built for owner's occupation, and is warranted first-class in every respect. Two lots adjoining, each 25 ft. x 125 ft., would be sold with house or separate. (380-B).

SHERBROOKE STREET.—A handsome well-built corner residence; 3 storeys, extension kitchen, front and side of stone. Twelve rooms, laundry, servants' bath and w.c. in basement; modern open plumbing; hot water furnace; wired for electric light; speaking tubes, &c. Finished throughout in hardwood; windows in front and side are of plate glass. Would exchange for smaller house. (8-4).

ST. ANTOINE STREET, Cor. GREENE AVENUE.—Large block of land forming this corner is now for sale. Full particulars, etc., at office. (49-C).

ST. CATHERINE STREET.—A two-storey solid brick cottage, with kitchen on ground floor, in good order throughout; heated by hot water furnace. Lot 41 x 172. (5-4).

ST. CATHERINE STREET.—A two-storey brick cottage, with gray stone trimmings; heated by hot water; 4 bedrooms. Price, \$4,000. to a quick buyer. (16-C).

ST. CATHERINE STREET.—A stone front cottage on lot 26 x 110 feet; well built and in good order throughout. Lane at side and rear. Price, \$7,000. (211-B).

ST. CATHERINE STREET.—A good building lot, 80 feet front on St. Catherine street, with a frontage of 160 feet on Metcalfe Avenue, a splendid location for shops or residence. (93-B).

ST. CATHERINE STREET. — A comfortable, well-built stone front cottage with extension kitchen, Daisy furnace, and all improvements five rooms on ground floor. Would exchange for a smaller house. Price only \$8,000. (933-3).

ST. CATHERINE STREET.—Two building lots, near Metcalfe Avenue, about 44 feet 5 inches front, by a depth of 170 feet to 174 feet each. (328 & 386-2).

ST. CATHERINE STREET.—Lot of land about 89 feet front by 150 feet deep; just west of Metcalfe Avenue. Suitable for residential or business purposes. (48-C).

ST. LUKE STREET, Cor. WOOD AVE.—Four choice lots, each about 27 feet front and about 108 feet deep, having an area in all of about 12,869 feet. (47-C).

SUMMERHILL AVENUE. — A choice building lot, 25 ft. x 100 ft.; fine situation; magnificent view. Reasonable price. (37-C).

UPPER LANSLOWNE AVENUE.—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in

The halls on the ground floor are of Italian mosaic, not only as a matter of beauty, but to provide a durable sanitary floor that can be readily cleaned and that will resist the wear of the heavy tread of men and the ceaseless running of children. No attempt is made at heating the building throughout; the apartments being small, each tenant can readily supply heat from the kitchen range, or, in the case of large apartments, with the additional help of small stoves, for which places are provided. The halls of the buildings, however, are kept heated by the management. Each apartment is lighted by gas supplied through simple brass fixtures, and each suite has its separate meter. The use of gas-stoves for cooking is made possible, and gas is recommended as a fuel, as it greatly lessens labor and rids the kitchen of the dust from coal and ashes. Another great advantage is that during the warm weather the heat can be stopped the moment cooking is finished. A careful use of gas, where no waste is permitted, proves it to be no more expensive as a fuel than coal and the necessary kindling-wood.

The basement is a place of common interest. In each house is a large-sized public laundry, fitted with soap-stone tubs and steam drying compartments, for these model homes are to be rid of the ugly nuisance of lines of unsightly clothing hung from the windows. The greater part of the basement is divided into small store rooms, one of which is at the disposal of each tenant. This gives an opportunity to keep in careful reserve those possessions which are not in constant use, and thus makes possible the purchase of staples in quantities large enough to gain a reduction in price. The law requiring fire escapes has been complied with in as decorative a way as possible on the street front of the buildings, artistic iron balconies of semicircular construction taking the place of the platforms in ordinary use. Beside this protection against injury from fire, the stairs and halls are built of fire-proof material, and each apartment is protected from the other by a fire-proof wall. Fire being the greatest menace of the tenement-house, these precautions were considered as simple necessities by the builders.

A glance at the buildings from the street shows a wide, flat roof, which immediately suggests a garden. No effort will be made by the owners to convert the roof into a garden, but the entire space is made accessible to tenants, and they are told that it is for their common use. In winter it can scarcely be considered attractive, but in summer it will be the resort of

frontages of 80 feet with a depth of 110 to 115 feet. The situation is the most accessible of all the hillside property and commands a magnificent view. (259-A).

VICTORIA AVENUE.—Good building lot, 50 ft. x 132 ft.; situated above Sherbrooke street, (35-C).

WESTERN AVE.—Two new houses in pressed brick with stone trimmings of latest design and thoroughly well built, adjoining red stone house corner of Elm Avenue. A very convenient locality. Inspection and offers solicited. (731-3).

WESTERN AVENUE.—Two fine building lots, corner of Elm Avenue, 27 ft. front x about 93 ft. deep, good lane in rear. These lots are exceptionally well situated, good view of the mountain, adjacent houses are all handsome, well built, and occupied by owners. (176-B).

WESTERN AVENUE. — Semi-detached brick houses of nine rooms, on the best part of the avenue; extension kitchen; heated by hot water; electric light, gas, and all modern improvements. The stone, brick, and woodwork, plumbing and painting all done by good workmen, with first-class materials. (15-C).

WESTERN AVENUE. — A handsome red-stone front house, 27 ft. front; heated by hot water furnace; modern open plumbing; concrete basement; wash tubs and w.c. in basement. First floor finished in oak. house is wired throughout for electric light. Intending purchasers will find this house well worth inspection; it was built by day's work and with the very best material. Price, only \$10,000. (12-C).

WINDSOR AND PRINCE ALBERT AVENUE.—A well situated block of land, 150 ft. x 146 ft.; forming corner of above streets; would exchange for small house. (38-C).

Country and Suburban Properties

FOR SALE BY

The J. CRADOCK SIMPSON
Real Estate & Agency Co.

BEAUREPAIRE.—Two handsome semi-detached frame houses, in good order throughout, large frontage on the river; contain five bedrooms each. Lots comprise an area of over 45,000 feet. Arrangements will be made to show them to any intending purchaser. (2C).

BEAUREPAIRE.—A charming cottage on the Lake front, built for owner's occupation; two storey; galleries on three sides, large lot. (183-B).

BORDEAU, SAULT AU RECOLLET.—An attractive 1½ storey stone front house, close to C.P.R. station, about a mile from electric cars; contains 7 rooms and extension kitchen. Lot about 87 feet x 169 feet; price \$3,500; or would exchange. (352-B).

BOULEVARD ST. GERMAIN, ST. LAURENT.—Three lots each 25 feet x 121 feet, near the Park and Island Ry.