

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, 60 ft. by 79 ft., would be sold very cheap. (156-B)

CAMPBELL STREET—Two very desirable lots each 68 feet by 176 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. (586-2)

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 Woredale 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 Claudiéboye 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

The ordinary finish is shellac and varnish, not a very good one, as the varnish soon loses its luster and is easily scratched and marred by furniture and feet. The most beautiful effects are obtained by waxing, and then polishing energetically. No hardwood floors can be maintained in good condition without a deal of attention. The dirt or soot must be wiped off daily to prevent it being ground into the delicate surface of the floor, and about once or twice a year a general overhauling becomes necessary.

In decorating, it is well to give the floor more color than design. It is confusing to the eye and irritating to the mind to walk upon large and sprawling designs of any nature. One feels as if compelled to tread precisely in the same square or upon the griffin as one crosses such a room; it is like walking over a railroad bridge upon the ties. Color, on the other hand, brings no such unpleasant sensations, but fills the whole room with warmth, or coolness, as the case may be, that is much to be courted. Very light colors are not suitable for floor coverings; these are intended to be walked upon, and nothing that is unable adequately to allow for use without undue sign of injury or soil is sensible or good. The colors should, therefore, not be light, nor on the contrary, too dark, though rich and deep, but cheerful.

The hardwood floor may be stained to correspond with the other woodwork of the room, or with the furniture intended to be used. If, as is often the case, two or more rooms open into each other with broad doorways at which there is no sill, and consequently no break between the floors, they should all be treated alike, and be of the same color. When, however, there is a decided line dividing one floor from the next, each may be treated as best suits the room in question. With carpets, the same principle holds good.

There are those who will sacrifice warmth and quiet in order to obtain the advantages of a tile or marble floor. In a large house such floors have undeniable charm in a hallway, and for a dining-room there is something to be said for the cleanliness a tile floor insures.

Rooms furnished in some heavy antique style, such as Tudor or Flemish, will look particularly well with a red tile or brick floor, and if the chairs have rubber tips nailed upon the legs, the objection of noise is well overcome. Bath-rooms too, may well be built with glazed tile floors. Of course, the mosaic floor is for the great houses only, and then depends upon the design and color for its attractiveness, and like all other stone floors, hardly seems to suit the climatic conditions of America.

Of painted floors for country houses, there is not very much to be said. If the woodwork is painted also, quite a decorative effect may be obtained by coloring it and the floor boldly in contrast with the walls and ceiling. This is frequently much more effective than the cheaper kinds of hardwood floors, and in many cases is far more attractive than the old time carpets.

The floor, like the walls and the ceilings, must be restful, so that one may gaze upon it contemplatively without any feeling of wonder

electric light. Anyone wanting a first class residence at a moderate price should inquire about these houses. (883-8)

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. (380-A)

GREENE AVENUE—A rough stone 1½ storey cottage, nine rooms, in good order; a nice, comfortable house for a small family. (235-B)

HILLSIDE AVENUE—A desirable block of land 90 feet deep, adjoining the corner of Metcalfe Avenue. (180-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)

LANSDOWNE AVE.—A charming brick cottage on large lot forming the corner of Shorbrooke 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. (733-3)

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. (863-3)

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)

ROSEMOUNT AVENUE—A detached brick residence on lot 87½ ft. x 156 ft., fitted by all modern improvements, 8 bedrooms; in good order throughout. Particulars at office. (178-B)