

## J. GRADOCK SIMPSON &amp; CO'S REAL ESTATE RECORD.

**RICHIEU STREET**—Thirty good building lots ranging from 20 feet to 30 feet front. Price 70 cents per foot. (611-3).

**RICHMOND STREET**, corner of Basin street—A large property with two street frontages and lanes on the other two sides containing an area of 14,000 feet, including a corner building suitable for office, dwelling or tenements. Splendid factory property with light on four sides. Will be sold to close out a mortgage. Call for particulars. (255-3).

**SEIGNEURS STREET**—A block of land just below St. Antoine street, about 75 feet by 116 feet, with the old brick and wooden buildings thereon. Splendid site for a block of tenements. (12-B).

**SIMPSON STREET**—A fine villa lot, 50 feet by 140½ feet, with a small brick building thereon; delightfully situated adjoining the Trafalgar Institute. Moderate price. (435-A).

**SHERBROOKE**, corner ST. ANDRE STREETS—A first-class block of land, 110 feet frontage on Sherbrooke street. Plan in office. (185-B).

**ST. LAWRENCE STREET**—That valuable lot forming the north-east corner of Ontario street, containing an area of 21,724 feet. Particulars at office. (187-B).

**ST. ANTOINE**, CORNER ST. GENEVIEVE STREET—A block of land forming corner of above streets, with the frame and brick buildings thereon. One of the best business sites on the street. About 100 feet square. (327-a).

**ST. AMBROISE**, ST. JOHN, HARRISON STREETS AND LACHINE CANAL—This valuable manufacturing site, having an area of 27,555, could be easily sub-divided, having four frontages. Plan and particulars at office. (293-A).

**ST. CATHERINE STREET**, corner Marlborough street, a fine lot with a frontage of 100 feet on St. Catherine Street, by a depth of 40 feet on Marlborough. (117-B).

**ST. CATHERINE**, corner St. Matthew street—One of the best situated corner lots in the street, 25 feet 4 inches in front, by 120 feet deep with a brick house on Matthew St. no waste of ground, just the right size for a shop, land in rear (307-A).

**ST. CATHERINE STREET**—The block forming the corner of Stanley street, an area of 15,000 feet, with the new brick shops. Total frontage on St. Catherine street of 125 feet. Would be divided; for full particulars apply at our office. Terms easy and price moderate. (44-B).

and with loose joints squeaking most annoyingly as we take a seat. Nearby was a table with many turned legs more or less defaced, and the top warped or split. In a corner a cheap "Boule" pedestal with the marquetry breaking loose, etc. Everyone can recall such houses. New in all particulars except the furniture, which is clumsy, broken, and most ill-adapted to modern use. Everything seems out of place, and in bad form. There is nothing handsome or even interesting in a house thus furnished, and we cannot help feeling sorry for the owner who has thus deceived himself in thinking he has something unusually good. He has disregarded nearly all the fundamental qualifications for proper furnishing that we have mentioned above, and simply made just a junk shop of his home. On the other hand, we have visited houses which were furnished entirely from top to bottom with family heirlooms, and have felt that nothing was out of place, or that there was any violation of good taste. We have been charmed, delighted in every way and inclined to tread softly as we move through the rooms, and to handle each article tenderly, as if it were something to be looked at, admired, but not to be roughly utilized. Possibly, much of this furniture is of the same sort as we have seen in the residence above mentioned, yet the sensation produced on our feelings is quite different. What is the reason of this?

In the latter home everything is in keeping with its furniture. The house itself is nearly if not quite a century old, though it has been kept in good repair, and shows little or no evidence of decay. It is freshly painted and papered, but in strict accordance with the surroundings. The ceilings are low, the windows small and divided into small panes. Even before we enter the door, on approaching the house, we almost feel what we are going to see within; and did we find it filled with a miscellaneous collection of modern cheap furniture, how great would be our disappointment. But here we do not find that comfort has been sacrificed for effect; there has been no pretense or attempt to produce an impression. Everything is adapted to its purpose, even though of ancient manufacture. The stiff-back chair is pushed off in the corner or relegated to the bedroom, where it is used but occasionally. In the sitting-room are comfortable chairs that have been in the house a lifetime, but are in good order, and are all of similar pattern. Around the room are daguerreotypes. Copleys and Stuarts. Even many of the books in the case, a modern one, by the way, built in the room in strict harmony with the surroundings, are a generation old. It is this harmony of surroundings, this fitness of things, all just what we expected and anticipated, without finding anything which seems foreign to the place or that jars on our sensibilities, which causes us pleasure. There is a certain reverence, possibly, because the objects are several decades old, which appeal to us somewhat, but it is secondarily and not primarily the reason for our satisfaction. Were everything new and the harmony the same our pleasure would be as great. We know this from ex-

**ST. CATHERINE STREET**—A lot of land in vicinity of Peel Street, 58 feet by 102 feet 6 inches with two-story brick encased building in rear and two brick shops in front, rented for \$1450 per annum. A choice speculative property. (469-3).

**ST. CATHERINE STREET**—Three choice lots on the north side of the street, near Chomedy street, 25 feet by 102 feet. (417-A).

**ST. CATHERINE STREET**, corner of Mackay street—A very suitable lot 123 feet by 111 feet 9 inches. Area 13,745 square feet. (235-a).

**ST. CATHERINE ST.**—A very desirable revenue producing property S. south-east side of St. Catherine street between Bleury and St. Alexander streets, and extending through to St. Edward street. Frontage 48 feet 6 inches and area 5,235 feet. Comprises two shops and dwellings on St. Catherine street and two first-class dwelling houses on St. Edward street. Easy terms. (38-8).

**ST. CHARLES STREET**—A good building lot, 50 feet x 110 feet, near Napoleon St. Would be sold cheap to a prompt buyer, close to Centre St. cars. (165-B).

**ST. ELIZABETH STREET**—Two building lots, each 24 by 76 feet, lane in rear. Price 30 cents per foot. (114 B)

**ST. JAMES STREET**—A good stone building, east of St. Lambert Hill, occupied as offices, area 1583 feet; will be sold at a moderate figure, owner must sell. (759-3).

**ST. JAMES STREET**—A 3-story stone front building, comprising two stores and dwelling, well rented to good tenants. Lot 28½ x 105 feet. Would be sold at corporation valuation—\$14,000. (827-3.)

**ST. JAMES STREET**—Corner of St. Lambert Hill; one of the finest pieces of investment property (at the price) in the street; 115 feet 9 inches frontage on St. James street; about 66 feet on St. Lambert Hill, and about 118 feet on Fortification Lane. Area 10,164 feet. Within 100 yards of the New York Life Building; sure to increase in value. (236-a).

**ST. LAWRENCE STREET**—Choice blocks of land on this and cross streets, will be sold in single lots or en block. Suitable for dwellings, stores, factory sites, etc; electric cars pass through the property. Sidings can be had from C.P.R. (199-B).

**ST. PAUL STREET**—A substantial stone warehouse, forming the corner of a lane 28½ feet front, suitable for any sort of wholesale business. Particulars at office. (38-B).

**ST. PAUL**—A good business site, 28½ ft. by 121 ft., with the brick building thereon used as a workshop. Price \$4,600. (831-8.)