

PEEL STREET.—Three storey stone front house, bay window, hot water furnace; in good order throughout; basement entrance; 12 rooms. Good modern stable in rear. (213-B).

PEEL STREET.—A full sized cut stone house, below Sherbrooke st., well situated and in good order, heated by hot water furnace. Lot 24x116 ft., a thoroughly comfortable family house. Price, only \$11,000. (661-3).

PINE AVENUE.—A handsome stone front house, on lot 24 by 100 feet, extension kitchen, three flats, six bedrooms. Daisy furnace, all improvements. Moderate price. (71-B).

PINE AVENUE.—A new red Scotch sandstone, semi-detached house, extra well finished; basement (floor cemented), contains laundry, larder, bath, w.c., wash-tubs, coal cellar and furnace. Main floor, drawing and dining-room, pantry, kitchen, etc. Two upper floors contain eight bedrooms, dressing and trunk room, bath and small conservatory. Two main floors finished in butternut, wired for electric light. (665-3).

PINE AVENUE.—A handsome stone front house, forming the corner of Oxenden avenue, specially well built by one of the best contractors in the city, has large extension, contains fourteen rooms; built within the last two years. Basement contains billiard room (15x20), laundry, two servants' rooms, store rooms and w.c. Ground floor: large drawing and dining room, breakfast room, kitchen and bedroom; 2nd floor: five bedrooms and boudoir. Fitted with gas piping and electric wiring. Grate and mantle in drawing room. This house should commend itself to anyone wanting a thoroughly comfortable residence, well situated close to business and just far enough away from electric cars. Everything is up-to-date, and will stand closest inspection. (372-B).

PLATEAU STREET.—A solid brick house on stone foundation, containing twelve rooms. Good central situation. Five minutes walk from Post Office. Could easily be converted into tenements and yield a large revenue cost. Price only \$4,000. (327-B).

PRINCE ARTHUR STREET.—A 2½ storey solid brick house on stone foundation, in good order. Plumbing is in A1 order; small cottage in rear, with entrance on St. Dominique street. (208B).

PRINCE ARTHUR STREET.—A comfortable stone front house, with all improvements. Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price, \$7,000. (595-3).

SHERBROOKE STREET.—A neat and substantial stone front cottage, cemented cellar, hot water furnace; built only three years by owner for his own occupation. Will be sold on very easy terms. Small cash payment and balance by quarterly or yearly payments. (30-C).

SEIGNEURS STREET.—A two-storey brick encased double tenement, on stone foundation, containing two dwellings, of 5 rooms each. These houses are in first-class order and

REVERIES OF A BROKER.

It was Saturday night. The office help had departed. The Broker stood by the window, gazing out upon the hurrying crowds below, while the incidents of the week's business passed in review before his mind. The rule laid down by Marc Antony regarding the survival of good and evil deeds might well be extended to include the memory of pleasant and disagreeable incidents, for certain it is that the recollections of disagreeable incidents have a tenacity of life that happy memories cannot equal.

"So Jenkins would not trust any real estate shark with an option on his property," the Broker mused. "Well, that is sad. When I was a boy at work in the old grist mill by the little river, a farmer would occasionally come along and announce his conviction that the honest millers were all dead. Then, until his grain was weighed, he would watch every motion as closely as a cat watches a mouse. We always took particular pains to examine his load for screenings, musty grain and sand in the bottom of the bags and found them often enough to justify our caution, for the man who suspects everyone else of dishonesty will usually bear watching."

"Three-quarters of the crookedness in the real estate business is worked by the client and not by the agent. 'Tis strange, but true, that about every third man thinks it perfectly legitimate to beat the government out of taxes and the real estate agent out of his commission. Men who pay their other obligations promptly, will go through contortions that would arouse the envy of a circus performer to avoid paying a real estate agent the commission he has honestly earned. Of course it is unfortunate we are not all angels, but if I believed the percentage of dishonest realty dealers was any larger than the percentage of dishonest lawyers, doctors, merchants, or landlords, I would get out of the business next week."

The Broker paced rapidly across the room a few times, then in a more judicial frame of mind resumed, "There are two sides to most questions; I suppose there are to this one. There are some dishonest real estate men, who bring disgrace upon the business and disaster upon themselves. It's queer men cannot learn that honesty is the best insurance policy. In no vocation in life does honesty count for more than in ours. The only men in this city who have been really and permanently successful as real estate

well rented; owner would exchange for a property in Westmount. Price \$6,000. (7-C).

SEYMOUR AVENUE.—Two stone front cottages; extension kitchens, cemented basement. Daisy furnaces, four bed-rooms. Price only \$7,000 each. Would exchange. (71-B).

SHERBROOKE STREET.—A handsome stone front house, on the best part of the street; extension kitchen, Daisy furnace, basement entrance, laundry, fuel cellar, and w.c., in basement; all modern improvements. (793-3).

SHAW STREET.—A solid brick two-storey tenement, in very good order; well rented; close to C.P.R. workshops. (21-4).

SHERBROOKE STREET.—One of the handsomest semi-detached stone residences in the city, situated in the vicinity of St. Denis street, built by a wealthy contractor for his own use, who died before the interior was finished; will be sold in its present condition, with plans and specifications for interior finish, at a good reduction from cost. Lot is 50 x 160 ft., with 18 ft. lane in rear; house is 41 x 47 ft. and 17 x 34 extension. Copper double roof. Photo and further particulars at office. (21-C).

SHERBROOKE STREET.—A handsome detached villa residence and stables, with grounds containing 43,000 ft., on the corner of one of the best streets in vicinity of St. Denis. Built by the owner for his own use, only the very best material and workmanship employed and no expense spared to have the house up to date in every respect. (277-B).

SHERBROOKE STREET.—A new stone house, carefully built under owner's supervision, on lot 25 feet by 139 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (218-B).

SHERBROOKE STREET.—A four-storey stone front residence, (west of Peel street), with oriel windows on second storey, heated by hot water furnace, has all modern improvements: sixteen rooms, besides ample closets, wardrobes, linen and cloak rooms, &c., &c. This is a house specially suited to any one with a large family, or for entertaining. Adjoining lot 30ft.x188ft. would be sold with house or separately. Permits to view at our office. (386-B).

SHERBROOKE STREET.—A detached commodious residence, in a central situation with first-class surroundings. The residence is in fine order, with modern equipment. The land comprises an area of about 15,000 ft., with frontages on two streets. If more land is required, about 34,000 feet in all with frontages on three streets, can be had in one block. Particulars at this office. (382-B).

SHERBROOKE STREET.—A very well built stone and brick house, in good order throughout; heated by hot water furnace; modern conveniences. Price only \$3,500. (30-C).

SHUTTER STREET.—Two substantial stone front houses containing ten rooms each, in perfect order. Hot water heating. Price only \$7,500 each. (319-B).