

bedroom, pantry. Upper floors contain eight bedrooms; w. c. on each bedroom flat. (871-3).

TUPPER STREET.—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$4,250. (234-B).

TUPPER STREET.—Stone front cottage, nine rooms, furnace, dumb waiter, etc., in good order, brick stable in rear. Low price. Terms to suit purchaser. (205-B).

UNIVERSITY STREET.—A substantial stone front house, above Burnside Place—in good order—will be sold at a very low figure—\$500 less than city assessed value. (354-B).

UNIVERSITY STREET.—A stone front corner house, beautifully situated on the best part of the street, heated by hot water furnace; all modern improvements. (791-3).

UNIVERSITY STREET.—A stone front semi-detached residence, well built and in good order throughout. Lot, 37½ ft. x 120 ft., running back to McGill College grounds. House is conveniently laid out, and would be sold for \$8,500 to a prompt buyer. (36-C).

UNIVERSITY STREET.—A good three storey brick house, near Sherbrooke street; nicely laid out; kitchen on ground floor, hot water furnace. Price, only \$8,500. (301-B).

UPPER UNIVERSITY STREET.—A magnificent residence property situated at the corner of Pine Ave., and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is specially adapted to sub-division purposes, and there is money in it for any enterprising capitalist or subdivider. A splendid site for an institution. Particulars at this office. (67-B).

VALLEE STREET.—A 1½ storey wooden cottage, and dwelling in rear on a lot 35 ft. x 75 ft., for sale, at \$1,400. The price of the land only. Good situation for a carter. (20-4).

VERSAILLES STREET.—A neat self-contained house near St. Antoine st., in good order. Price, only \$2,250. (358-B).

VERSAILLES STREET.—A neat brick encased cottage just below St. Antoine street. House is built in rear of lot, leaving the front available for building. Price only \$2,200. (212-B).

VICTORIA STREET.—A 2½ storey stone front house, in good order, concrete basement; heated by hot water furnace. Lot, 23½ x 96 feet, 18 foot lane in rear. (171-B).

VICTORIA STREET.—Solid brick three storey house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4,000. (829-3).

VICTORIA SQUARE.—Two stone front stores, with dwellings above, rented to good tenants; in very good order. (17-B).

stands hesitating at the door, let him but find a child to lead him by the hand and shadows will fly before him. To how many a grandmother and grandfather the sudden entrance of a jolly boy or girl is like the coming of a deliverance from bondage. The droll little figures, muffled and legged and bundled and "happed," rushing in with glowing cheeks and noisy voices, bring back the days of long ago, the dear memories of the departed, the missing, the separated, and the old warmth kindles in their hearts and the old delight in "making the children happy" asserts itself, and they also see visions of drums and rocking-horses and dolls and baby-houses, and forget that an hour ago life had seemed narrowed to a retrospect.

For the dreams and longings of the grown folk we may have misgivings; they are rarely realized, and to the young girls and lads on the threshold of manhood such intense reality appertains to their desires that no "almost the same thing" fills their need. What impossible wishes sometimes enter the unreflecting minds of girls of sixteen and seventeen! But the child-heart is so easily, uncritically happy over so little that we can never fear that we cannot make at least one little soul blissfully satisfied. The blessedness of caring for little things, of treasuring trifles, is one of the joyous qualities of childhood. Our youngsters may all shout for joy and yet leave us something to carry down into the dark places where their less fortunate brothers and sisters find ecstasy in the discarded bit of gilt paper from last year's tree and clap their hands over a string of colored glass balls.

If the children's expectation of receiving and dreams of acquisition are thoughtful to their dear hearts and keep them on a sort of mental tip-toe through these gloomy weeks, surely the making ready to gratify them, which is our share is the better half of all this vivifying, cheering preparation.

There are old women, I know one very intimately, who absolutely enjoy the beauty of a sweet-faced doll and take the keenest pleasure in examining the dainty clothing and delicate fineness of detail which should always enhance its charm. An instinctive gesture of protection and care will arise in even a grandame's heart as she fancies how her namesake of the second generation will cuddle her baby in her round arms, and sees a vision of

VICTORIA STREET.—Two cut stone front houses in good order; Daisy furnaces; each rented for \$400 per annum. Price only \$6,000 each. (268-B).

VICTORIA SQUARE.—A fine business site now occupied as warehouse, well rented in the meantime. (24-B).

VICTORIA STREET.—A 2½ storey stone front house containing twelve rooms, in good order, brick fuel shed in rear. Easy terms. (32-C).

WAVERLY STREET.—A neat stone front cottage, contains 9 rooms; built within the last year. Heated by hot water furnace. Price only \$3,000. (3-4).

WELLINGTON STREET.—Four solid brick tenements on lot 54 feet by 145 feet. Would make a good investment for a master carter. Price \$4,500. (314-B).

WELLINGTON STREET.—A good brick house, near the subway heated by hot water furnace, and in good order throughout. Only \$3,500. (879-3).

Business Properties

.. AND ..

Building Lots FOR SALE

—BY—

The J. CRADOCK SIMPSON
Real Estate & Agency Co.
Real Estate Agents.

ST. JAMES STREET.—One or two centrally situated properties, between Post Office and McGill Street. Particulars at Office. (445-8.)

ATWATER AVENUE.—A block of land with a frontage of 200ft. x 96ft. deep, situated between the canal and Notre Dame street; lots in rear can also be had; fine site for a factory; also three lots near St. Antoine street. (23-C).

ATWATER AVENUE, Cor. ST. PATRICK STREET.—Block of land, comprising about 120,000 feet, suitable for factory or business purposes. (49-C).

ATWATER AVENUE.—Fine block of land comprising 4 building lots and having an area of about 11,000 feet. Full particulars at office. (47-C).

BISHOP STREET.—Two very desirable building lots in the very best part of the street, each 24½ ft. x 129 ft. 3 in. Very few lots remain unsold on this street. (384-B).

BISHOP STREET.—Choice lots suitable for residential purposes on this street. Full particulars at office. (45-C).