



Build Your Home in Beautiful Val Halla Park

THIS highly-restricted residential property is undoubtedly the best buy in Toronto today. Its location spells its success. Situated in the east end of the city, right on the lake shore, adjoining the Toronto Hunt Club and other handsome residences, within easy access to and from the heart of the city, beautified, with magnificent scenic surroundings—all add to its desirability as a homesite or an investment.

Plans are being prepared for the erection of homes on lots already sold, a significant fact of the growing popularity of this property.

Lots are now being sold at

\$20 a Foot and up
Reasonable Terms Arranged

but these low prices can't be maintained for any length of time, due to the rapidly increasing sales. BEAUTIFUL VAL HALLA PARK is the home-seeker's opportunity. Now is the time to select your lot before prices advance. Phone, write or call for further particulars and descriptive literature. We can arrange to motor you out.

R.M. Armstrong & Co. McGregor & Gifford

Phone—Main 7168

Phone—Main 2971

Offices—13 Adelaide Street East, Toronto

Kensington Gardens Annex

On the Fringe of the City

Fronting on the West side of Yonge St., commanding a splendid situation and only a few minutes from the high-priced property. Here is an opportunity to buy property at the lowest price and best terms.

\$13.00 to \$21.00 per foot
\$50.00 down, \$10.00 per month

All good citizens know what the growth will be of North Yonge Street in the next two years.

BUY NOW

Make an appointment and be motored out to the property.

MACDONALD, GORDON & MACDONALD

Adelaide 2648 - 610 Confederation Life Building

TWO MILLIONS FOR NUNS' ISLAND

Montreal Has Scheme to Make Great Coney Island Resort of Property of Church.

MONTREAL, May 17.—(Special.)—Some local capitalists are working quietly on a two million dollar scheme in which Nuns' Island is involved.

The sisters, who own that place, have not yet been approached, but the prospective purchasers say that they have been informed that the island can be secured for about \$2,000,000 and that they will enter into negotiations with the nuns just as soon as their money is in sight and the possibilities of the whole plan are developed.

The scheme of this company involves the purchase of the island for a sum in the neighborhood of \$2,000,000 and the establishment of a great "Coney Island." There would be all sorts of attractions provided to make a great "White City" with a number of summer hotels and all the other equipment of such a place. It is probable, too, that there would be established a race track in connection with the park. While figures are not available at the present time, the promoters declare that something like four million dollars would be required for such a work.

R U PAYING RENT

IF SO, WHY? YOU CAN PURCHASE YOUR HOUSE with the Money You Are WASTING IN RENT WE SHOW YOU HOW

International Investment Corporation
Mortgage Bankers, 93 Queen East
Phone Adelaide 1827 Open Evenings

FIRST SUNDAY CARS ON THE METROPOLITAN

Sunday services will be inaugurated on the Metropolitan Railway today, the sanction of the Ontario Railway Board having been given.

A two-hour service will be given to Jackson's Point and Sutton, the first car leaving North Toronto at 7.30 a.m. and the last at 7.30 p.m. The last car to leave Jackson's Point at 7.35 p.m. Cars for Newmarket will leave every hour first car at 7.30, and until 7 p.m., and the last car making the return trip leaving Newmarket at 10 p.m. A fifteen minute service until 1 p.m., and from then every ten minutes up to 10.30 p.m., will be in force going to Glen Grove. The last car to leave that point will be at 11.30 p.m.

HELLO GIRLS' AIM IS TWENTY-THREE A WEEK

New Scale of Wages Starts Them at Seven Dollars Weekly.

Increases in wages have been given to their operators in both Toronto and Montreal by the Bell Telephone Co. The new scale will be from \$7 for beginners and \$10.50 for senior operators. Supervisors are to receive \$12, while senior supervisors and night chief operators will be paid \$15, and from \$15 to \$23 per week for chief operators. Besides the increase in wages other concessions have been given the operators, among these two weeks' holidays.

Properties For Sale

NORMAN

\$6-PAISLEY GARDENS, special low price, worth \$10. \$750 required, half acre.
\$8-PUGSLEY GARDENS, half acre, worth \$10, quick sale wanted.
\$15-MURRIE street, Mimico, 200 feet or part, easy terms.
\$15-KINGDALE, off Yonge street, worth \$15.
\$16-FOURTH street, Mimico, sewer and water.
\$16-HAMPSTEAD, avenue, near Belt Line.
\$20-GRANGE, avenue, sacrifice sale.
\$20-MIMICO and Birmingham avenues.
\$25-CRESCENT VIEW, fine corner lot, near lake.
\$30-ASHBRIDGE, avenue, price going up.
\$30-ST. GERMAINE, orchard lot, sidewalk, sewer, etc.
\$35-RAILWAY TRACKAGE, on Belt Line.
\$40-CHESTER, avenue, near lake and Queen street.
\$47-50-LAKE SHORE road, 70x210, fine lot, cheap.
\$57-50-COXWELL, near Gerrard, rising value.
\$60-LOCKWOOD, 90 feet from Queen, opposite Woodbine track.
\$100-QUEEN, opposite Woodbine track.
\$200-PEMBROKE street, 38x135, to lane, fine builder's opportunity.
\$250-YONGE street, 40x100 to lane; see this.
\$750-ACRE-Richmond Hill, five acres, Yonge street frontage.
\$1200-ACRE-Hamilton, 105 acres, on mountain.

R. V. EARL 41 RICHMOND STREET WEST

\$12,000-COLLEGE street, business section, close to Danforth, avenue, heavily constructed modern brick home, specially planned for physician or dentist, ten rooms, hot water heating, separate toilet, large garden with fruit trees and shrubbery. Would exchange for desirable home on residential street.
\$2800-PERTH, avenue, attractive home, solid brick, semi-detached, six rooms, furnace, gas and electric, three-piece bath.
\$3050-EATON, avenue, close to Danforth, solid brick, semi-detached, six rooms, furnace, gas and electric, three-piece bath, cash required \$475, payments only \$100 per month. Why pay rent?
\$3600-CADY, avenue, close to Queen, fine, attractive eight-roomed new house, all modern conveniences, gas, electric, laundry tubs, easy terms, this won't last, see it.
\$5800-LANDOWNE, avenue, attractive, heavily constructed modern brick home, a most beautiful, healthy location, detached, eight rooms and sun room, hardwood floors, good plan with every convenience.
\$8100-BROCK, avenue, close to Bloor, fine, brick veneer house, bright little home, five good-sized rooms, all decorated, hot water heating, three-piece bath, stone foundation, large lot, twenty by hundred twenty, terms very easy.

M. H. Williams & Co.
Phone Ad. 1234, 49 Richmond West.
Night Phone—Mr. Skelton, N. 6994.

The Best House Snap in Toronto.
\$10,000-AVENUE Road hill district. The cheapest in locality, eleven rooms, baths, oak trim throughout, beautiful sun room, facing the Pellet mansion.

Lots For Sale.
\$6 PER FOOT, 33 feet frontage, easy terms; only few left. Write or phone.
\$16 PER FOOT and up, in all parts of the city.

Houses For Sale.
\$2500 TO \$5000 HOUSES, located in districts to suit.
FOR SATISFACTORY sale list your property with us.

M. H. Williams & Co.
The Walter Rice Co.
352 Bathurst Street, College 4274.

\$4800-\$1200 CASH, Oakmont avenue, detached, solid brick, eight rooms, first-class plan, oak floor downstairs, first-class reception hall, Georgian pine trim throughout, front, back stairs, three entrances, front, side, back, separate toilet, three balconies, gas, electric, 31 feet frontage x 175 feet, plenty room for auto.

\$3600-\$1000 CASH, six rooms, not one year old, solid brick, beautifully decorated.
\$6200-\$1000 CASH, detached, solid brick, eight rooms, just north of Bloor on Bathurst, 22 x 125 to lane, garage in rear. Good house for doctor.

\$4,000-FINE 8-ROOMED solid brick, six rooms, hot water heating, very modern conveniences, worth \$4500, on small payment, but will take \$4300 on payment of \$2400 cash.

200 OTHER HOUSES to select from, many of them offered on small cash payments, also farms, general stores, and city property to exchange. G. A. Black, 154 Bay St.

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Properties For Sale

ROYAL BANK BUILDING MAIN 7239

\$3000-ACRE-Oakville, 10 acres, fine lake.
\$200 LOT—Little Current, good speculation.
Houses.
\$400 CASH—Hollis avenue, brick front, seven rooms, concrete cellar, furnace, verandah, balcony, linen closets, nicely decorated; \$3300.
\$600 CASH—Eaton avenue, solid brick, six rooms, all conveniences, very cheap, \$2850.
\$800 CASH—Bird avenue, solid brick, six rooms, all conveniences, very cheap, \$3100.
\$1000 CASH—Arundel avenue, solid brick, six rooms, modern conveniences, \$3500.
\$1100 CASH—Lansdowne, solid brick, side entrance, modern conveniences, \$3800.
\$1500 CASH—Lansdowne, corner lot, solid brick, modern, well built, \$4600.
\$2500 CASH—Triller avenue, south Parkdale, lake view, solid brick, detached, nine rooms and sun room, hardwood floors, Gurney furnace to hot water heating, artistic electric fixtures, and charming decorations, large hall, with cloak-room, drawing, dining, and sitting room, leave nothing to be desired; bright basement with laundry tubs and fruit cellar, side entrance, \$1135 to 16-foot lane. Price \$7500.
\$25,000-AVENUE road, physician's residence.
\$50,000-BLOCK of College street stores.
NORMAN, Royal Bank Building, Main 7239.

41 RICHMOND STREET WEST

\$4000-LANDOWNE, avenue, on the hill, solid brick, semi-detached, seven-roomed house, hardwood floors, strictly modern in every respect, fine residential district.
\$5000-MARKHAM street, south of Bloor, well constructed, solid brick house, 9 rooms, all decorated, large reception hall, hardwood floors, deep lot to 25 feet lane.
Vacant Land.
\$25-BRIAR HILL, avenue, well located.
\$40-ST. CLARENS and Davenport corner, 110 feet, very easy terms.
\$80-EVELYN CRESCENT, picturesque home site, very attractive.
\$75-ST. JOHN'S road, choice location, close to business district, and adjoining high-class homes, very desirable for two family houses, builders' terms.
\$75-NORTHCLIFFE, just south St. Clair.
\$25-DU VERNET, avenue, ready for builder.
\$62-50-GLEBE, corner Manor and Servington.
\$40-GILLARD, avenue, Monarch Park, close to Danforth, sidewalks and water in.
\$30-MERRILL, avenue, well located.
R. V. EARL, 41 Richmond West.

Factory and Warehouse Sites for Sale

\$400 PER FOOT—Wellington street west near Spadina avenue, any frontage up to 150 feet by a depth of 215 feet, with street to King street; exceptionally well situated.

\$400 PER FOOT—Richmond street west, near John street, 44 feet frontage by 100 feet to paved lane; good location; will erect building to suit purchaser.

\$325 PER FOOT, King street west, near Bathurst street, frontage 60 feet by a depth of 125 feet to a lane; good situation, very cheap, small revenue.

\$425 PER FOOT, McCaul street, near Queen street; good location, small lot.

\$225 PER FOOT, Jarvis street, 50 feet frontage, good depth, near Adelaide street; exceptionally good location for garage; must be sold at once.

\$500 PER FOOT—Bathurst street, 40 x 125 to a lane, near King street; well situated; exceptionally good location for warehouse.

\$255 PER FOOT—75 feet frontage by 279 feet, two years old, all conveniences, large verandah and lot. Cash five hundred.

A. R. MORTON & CO., 407 Lumden Building, Phone Main 504-504.

Beach Properties
Barron and Howson
2034 Queen St. East

CORNER LEE AVE.
ONLY \$500 CASH.
Buys a six-roomed solid brick house, 8-piece bath, electric light and gas, water heat, built between the other half, deep lot, 140 feet deep, side entrance, hardwood trim. Price \$3200. We have a large list of other properties of all descriptions and prices. Drop in and see us as soon as possible to get best values, as properties are selling very rapidly.

OPEN SATURDAY AFTERNOON.
BARRON AND HOWSON,
Corner Lee and Queen East.

CAMPBELL & CAMPBELL, 77 Victoria and 2 Lombard streets.

\$13,500-BLOCK of six houses, east end, close to Queen street, brick front, all conveniences, well rented; good investment.

\$6500-VICINITY Bathurst and Greenwater roads, detached, solid brick, 9 rooms, hardwood floors, concrete auto drive, owner's home; easy terms. This is exceptional bargain in this district.

\$4500-SOUTH PARKDALE, detached, solid brick, 8 rooms and bath, stone foundation, slate roof; worth seeing.

\$4500-WESTERN, avenue, best part, solid brick, 8 rooms and bath, all conveniences, nicely decorated, stone foundation; terms.

\$3200-CHELSEA, avenue, detached, 7 rooms, large lot, lane at side and rear, suitable for expressman.

\$27 FOOT—Greenlaw avenue, just south of St. Clair, 25 feet, west side, snap for quick sale, rent held at forty.

CAMPBELL & CAMPBELL, 2 Lombard, Phone Ad. 560.

\$5200-EIGHT ROOMS, hot water heating, electric and gas, and every convenience. Phone Parkdale 1749 for appointment.

BLOOR STREET CORNER—Store and six large rooms, and uniformed staff; space for four rooms; electric and gas; combination heating; separate toilet; hot water heating; newly decorated; built about ten years; deep lot to lane; pointment with owner to see this. Phone Parkdale 1402.

C. R. Pope Co., 46 King W.

Properties For Sale

TANNER & GATES

Realty Brokers, Tanner-Gates Building.
26-28 ADELAIDE ST. WEST MAIN 5893

HOUSES FOR SALE.
\$12,500-GENTLEMAN'S RESIDENCE in High Park district, new, detached, solid brick and stone, hardwood floors and trim, good large lot, side drive, house equipped with all modern conveniences, billiard room, sun room, hot water heating, vacuum cleaner, Pittsburg heater, beautifully decorated.

\$10,800-TWO FAMILY HOUSE, in High Park district, splendidly situated, convenient to cars and High Park, everything up-to-date, separate heating system and garage; good investment.

\$7,800-OAKWOOD AVENUE, detached, solid brick, 8 rooms, hardwood floors and trim, side roof tiled bathroom, dining room paneled, lot 55 feet frontage; \$1000 cash.

\$7,500-GOTHIC AVENUE, detached, solid brick, 10 rooms, lot 23 x 230, every modern convenience, sun room, vacuum cleaner, hot water heating.

\$7,500-BAKER AVENUE, detached, solid brick, 8 rooms, sun room, hot water heating, hardwood floors and trim; \$1500 cash.

\$6,800-CONCORD AVENUE, detached, solid brick, 7 rooms and sun room, oak floors and trim, 7-foot driveway, beautifully decorated. A bargain.

\$5,200-PEARSON AVENUE, close to Stonecavalles, detached, solid brick, 6 rooms and sun room, very desirable locality.

\$4,800-PEARSON AVENUE, semi-detached, solid brick, 8 rooms, hardwood floors, tubs, newly decorated, good cash payment.

\$4,800-HOWLAND AVENUE, detached, solid brick, 8 rooms, sun room, hardwood floors. A bargain.

\$4,800-OAKMOUNT ROAD, detached, solid brick, 8 rooms, oak floors, Georgia pine trim, room for garage.

\$4,800-BELLWOOD AVENUE, semi-detached, solid brick, 8 rooms, new; \$300 cash.

\$4,700-SHAW STREET, 8 rooms, solid brick, semi-detached, hardwood floors and finish; \$1000 cash.

\$4,500-ROBLOCK AVENUE, very nice solid brick, semi-detached house, convenient to cars, nicely decorated, good size lot. Can be bought on very reasonable terms.

\$4,500-DUGGAN AVENUE, detached, solid brick, 6 rooms, all conveniences, good locality; \$1000 cash.

\$4,200-CLINTON STREET, close to Bloor, semi-detached, solid brick, seven rooms, all conveniences; terms arranged.

\$4,000-SEMI-DETACHED, solid brick, 6 rooms, close to College cars, hardwood floors, Georgia pine trim, nice compact little home; \$1000 cash.

\$3,300-ST. CLARENS, semi-detached, brick front, 7 rooms, all conveniences; \$1000 cash.

\$2200-MANSFIELD AVENUE, brick veneer, brick front, two-piece bath, open plumbing, good lot; cash three hundred and fifty.

\$2700-EACH—Henderson avenue, pair of semi-detached, brick front, each five rooms, rented at twenty dollars a month; cash five hundred each.

\$2600-BOULTBEE AVENUE, semi-detached, built two years, all conveniences, large verandah and lot. Cash five hundred.

\$3000-CAMPBELL AVENUE, solid brick, six rooms, gas and electric, Gurney hot furnace. Cash five hundred.

\$3000-IVY AVENUE, semi-detached, solid brick, Georgia pine finish, all conveniences. Cash six hundred.

\$3200-SHAW street, brick veneer, new, six rooms, all conveniences, large lot, close to car line. Cash five hundred.

\$3100 EACH—Manning avenue, five brick front houses, six rooms, Georgia pine finish. See these. Cash two hundred each.

\$3400-PALMERSTON AVENUE, roughcast, six rooms, three-piece bath, Gurney furnace. Cash four hundred.

\$3400-HEWARD AVENUE, solid brick, semi-detached, built 1912; gas and electric, Gurney furnace. Cash six hundred and twenty-five.

\$3400-PALMERSTON AVENUE, roughcast, six rooms, three-piece bath, Gurney furnace. Cash four hundred.

\$4200-PRESSED BRICK, eight rooms, hot water heating, central furnace, sacrifice sale, worth \$4800. Cash \$2000.

\$3200 EACH—Pair buff brick, six rooms, through halls, rented \$25 each, new, only \$750 cash.

Vacant Lots.
\$45 FOOT—72 feet, Nairn avenue, near St. Clair; a snap.

\$50 FOOT—36 feet, Earls Court, near St. Clair.

\$42 FOOT—150 feet, Boston. Terms easy.

\$21 FOOT—250 feet, Dunvegan road. A decided bargain.

A. JAMES & SON, 622 Bathurst street, Telephone College 1345.

W. A. McFadden
2 TORONTO STREET
Phone Adelaide 801

\$12,500-CENTRAL, rooming house, furnished, 13 rooms; this is a bargain.

\$15,000-SHERBOURNE, brick, good lot to lane, 14 rooms, well built.

\$13,000-GERARD EAST, on corner, 8 brick, 13 rooms, very central.

\$21,000-DUKE, two brick houses and four cottages, lot 82 x 132.

Properties For Sale

TANNER & GATES

Realty Brokers, Tanner-Gates Building.
26-28 ADELAIDE ST. WEST MAIN 5893

HOUSES FOR SALE.
\$3,100-GILLESPIE AVENUE, 6 rooms, solid brick, semi-detached; \$500 cash. See this house.

BUSINESS PROPERTIES FOR SALE.
\$400,000-YORK STREET, prominent corner, near King street, lot 200 x 140 to lane, will divide, revenue pays taxes, conveniently constructed brick and stone building.

\$60,000-WELLINGTON STREET, west, 6-story warehouse on lot 24 by 120 feet to lane, room for another building, good value. Easy terms arranged.

\$27,000-ADELAIDE WEST, corner of Portland, 15 frontage on Adelaide, splendid corner for factory or warehouse.

\$1,500 PER FOOT, York street, 95 x 208 feet to lane, good revenue, easy terms, this property will double in three months.

\$200 PER FOOT, central site for garage, close to Yonge, lot 50 by 81. Present rentals \$576 per year. Easy terms.

VACANT LAND.
\$275 PER FOOT, Queen street west, 88 feet, on prominent corner, in Parkdale, good location for stores and apartments, plenty of light and air space.

\$200 PER FOOT, Yonge street, near Spadina, 40 x 125.

\$125 PER FOOT, St. Clair, near Spadina, 48 x 123.

\$100 PER FOOT, Dunvegan road, 76 x 176.

\$100-GLEN ROAD, near Roxborough, 60 x 105.

\$79 PER FOOT, St. Andrew's, detached, 40 x 118 feet; builders' terms. Cash lot in district.

\$70 PER FOOT, Rose Hill avenue, 25 x 143, north side of street, beautifully wooded.

\$45-HIGHBOURNE ROAD, 35 x 100 feet, a good buy.

\$45-RUNNYMEDE ROAD, near Bloor, 50 x 190 feet; easy terms.

\$45 PER FOOT, Glenwood and Woodside avenues, about 300 feet frontage.

\$40 PER FOOT, Gillard avenue, east side, near Mountjoy, 100 x 116 feet; easy terms.

\$35 PER FOOT, Windermere avenue, 40 x 150, east side; \$300 cash.

\$34 PER FOOT, Durl street, east side, 175 x 160, exceptionally good buy for investor.

\$33 PER