

the "Windsor;" house is nicely laid out, and has been newly decorated, &c. Is suitable for a physician or family residence. Particulars at office. (2-4).

DORCHESTER STREET.—A $3\frac{1}{2}$ story stone front house on north-west side just west of Fort street. Lot, 23 ft. 6 in. by 102 ft. deep to a lane. The house can be had at a low price, and immediate possession will be given, as the owner who occupies it, is leaving the city. Price, \$6,000. (10-C).

DRUMMOND STREET.—Residence and grounds on the upper part of the street. One of the finest sites in the city. Grounds have a frontage of 87 feet, by 110 feet deep, with fine trees and beautiful surroundings. The house is comfortable, convenient and homelike, with good accommodation for a moderate sized family. Further particulars at office. (284-B).

DRUMMOND STREET.—A good brick terrace house, near Osborne street, in good order, centrally situated. Price only \$6,750. (135-B).

DUFFERIN STREET.—Three neat brick-encased cottages, within fifty yards of Logan's Park, six rooms, bath and w.c., cellar, etc. Price only \$4,500 for the three, or would be sold separately on easy terms. (128-B).

DROLET STREET.—A desirable stone front cottage, near St. Louis Square, containing eleven rooms, in good order. Price \$3,350. (283-B).

DROLET STREET.—A solid brick tenement building containing three dwellings, frame stable in rear—all in first-class order, well kept up, pays over 7 per cent. net. Price, \$3,500. (900a-3).

DROLET STREET.—A stone front cottage of nine rooms, heated by hot water furnace. Good stable in rear. Close to St. Louis Square. Price, \$4,200. (896a-3).

FORT STREET.—A well built solid brick cottage, on stone foundation, with extension, heated by Daisy furnace; newly papered and painted and in good order throughout; plumbing arrangements perfect. Price, \$5,500. (19-C).

GUY STREET.—A detached corner house, roomy and comfortable, with pleasant outlook; lot 60 ft. x 105 ft.; good stables and coach house; house is heated by furnace, has 15 rooms; in good state of repair. (898a-3).

HUTCHISON STREET, MONTREAL ANNEX.—A stone front cottage of seven rooms, almost new. Would exchange for building lots. Price, \$3,000. (892b-3).

HUTCHISON STREET.—A handsome stone front house, stone steps, tile vestibule, marble mantels, heated by Daisy furnace, in first-class repair throughout. Price, \$7,700. (890B-3).

HUTCHISON STREET.—A handsome well built and conveniently arranged cottage, with all modern improvements, in thorough repair. First-class opportunity for anyone wanting a good house for their own occupation. Price \$6,500. (152-B).

HUTCHISON STREET.—A two-story stone front cottage, extension kitchen, cellar, basement, with servants' w.c., stationary wash tubs, coal room and pantry, basement entrance, five

Property owners who wish to place their houses or business properties in the hands of J. CRADOCK SIMPSON & CO., "To Let," are requested to furnish particulars at once. For this purpose one week before the first of February is worth two after.

We would also direct the attention of house buyers to the desirability of securing NOW the houses they want, before they are rented for another term.

CIVIC ELECTIONS.

The civic elections are again at hand and the citizens of Montreal have another opportunity of throwing their influence on the side of civic reform. It is the duty of each voter to scrutinize carefully the record of every alderman who presents himself for re-election. If the candidate has not done his duty in the past, leave him at home. We shall never get better civic administration, if the citizens continue—through personal friendship or for any other reason—to vote for candidates who have not done their duty in the past.

Increased taxation bears hardest of all upon the men of small means who have saved up money, and purchased their homes, so that the sooner we get better administration at the City Hall, the better it will be for the workingman, the tenant, the real estate owner, and all other taxpayers excepting those who make money out of the misfortunes of their fellow taxpayers.

Transfers recorded in outside municipalities during 1899:

Maisonneuve.. . . .	\$192,811
De Lorimier	42,832
Mile End.. . . .	405,023
Annex	17,493
Outremont	151,913
Cote des Neiges	109,316
Notre Dame de Grace	84,654
Montreal West	14,518
Verdun	93,942
Cote St. Paul	57,138
St. Henri	343,369
Ste. Ceneconde.. . . .	280,386
Village Turcot	1,860

\$1,795,277

bedrooms on one floor. Built and occupied by owner. (823-3).

KNOX STREET.—Brick encased cottage, stone foundation; good order; extension kitchen. Price only \$1,250. (1-4).

LAVAL AVENUE.—A comfortable brick cottage of nine rooms, in first-class order throughout, hot water furnace, plumbing and drainage all

new last year. House is too large for present owner, who would sell at less than cost. (334-B).

LAVAL AVENUE.—A well built stone front house, close to St. Louis Sq., in good order, price only \$3,500. (319-B).

LAVAL AVENUE.—Two brick cottages with high basement. Stone foundation, solid brick and in good order. Prices, \$2,800 and \$2,900. (255-B).

LA FOUR STREET.—A four-story brick tenement on stone foundation, two dwellings, strong and substantially built. Property in this locality is rapidly being utilized for business purposes. (154-B).

LINCOLN AVENUE.—A handsome stone front cottage, in first-class order and with all modern improvements. Price only \$5,000. (170-B).

LUSIGNAN STREET.—A neat brick cottage on stone foundation; containing nine rooms; in fair order; value, \$3,000; would be sold to a prompt buyer for \$2,200. (7-4).

MACGREGOR STREET.—Two red Scotch sandstone houses, each 35 ft. by 61 ft., including extension, 13 rooms all on two flats, cemented cellar, with laundry, coal room, wine cellar, larder, &c. Reception hall finished in quartered oak, with oak floor, mantel and gas grates; bath-room and w.c. is floored and wainscoted with tiles. Everything finished in the best possible manner. (816-B).

MACKAY STREET.—A full sized stone front house, below St. Catherine street, with extension kitchen, bay window, hot water furnace, &c. Built for present owner. All in good order, owner anxious to sell. (798-3).

MANCE STREET.—First-class stone front cottage; extension kitchen, five bedrooms, well built and in thorough repair. Price \$7,400. (260-B).

MANSFIELD STREET.—A 2 1-2 storey stone front house, contains 12 rooms, heated by hot water furnace. A bargain at \$8,000. (217-B).

MANSFIELD STREET.—A stone front terrace house, above St. Catherine street, heated by hot water furnace. All conveniences. Price only \$8,750. (697-3).

McGILL COLLEGE AVE.—A handsome cut stone front house, heated by Daisy furnace, plumbing and sanitary arrangements perfect; has just been put in perfect order: two story solid brick shed in rear. (997-3).

McTAVISH STREET.—A substantial stone front terrace house, in first-class order, well built and fitted with all modern conveniences, including new Daisy furnace, good situation facing McGill College grounds. (896c-3).

METCALFE STREET.—A well-built three-storey brick house; in good order, good situation, facing Dominion Square; could be profitably turn-