

SUMMERHILL AVENUE.—A handsome stone front house, with two story extension; cellar basement asphalted; hot water furnace and all modern improvements, plenty of closet accommodation. (855-B).

SOUVENIR STREET—A handsome stone front cottage built three years ago for owners' occupation, has all conveniences, hot water furnace, etc. (907-8).

ST. ANTOINE STREET—A well built stone front tenement, in good order, and rented for \$540 per annum. A good investment. Price \$6775. (541-8).

ST. ANTOINE STREET—A 2½ story stone front house in best part of the street, in good order, will be sold on very easy terms, small cash payment down. Price only \$4000. (85-B).

ST. ANTOINE ST.—A substantial solid built house, near Guy Street, in good order, heated by Daisy furnace, 16 rooms, moderate price \$8,750.—(194-B)

ST. ANTOINE STREET—A substantially built 3½ story solid stone house, 29 feet wide by 40 feet deep with 30 foot extension; the lot is 29 feet by 140 feet, with good stable and coach-house, wide lane in rear. House is very strongly built and suitable for an institution, factory, etc. Price only \$6,500. (129-B).

ST. CATHERINE STREET—A comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6000: (705-8).

ST. CATHERINE STREET—That valuable corner property of the First Baptist Church, having a frontage of 86 feet 4 inches on St. Catherine Street and 137 feet 10 inches on City Councillor street. The immediate vicinity of Phillips Square, which is now established as an important business centre, is rapidly coming into demand for business purposes. This property is the first corner east of Morgan's and on the same side of St. Catherine Street. Price and particulars at this office. (578-8).

ST. CATHERINE STREET—A handsome stone front cottage, opposite Douglas Church, 9 rooms, hot water furnace, all improvements, in thorough order; well built and nicely laid out. Price only \$6,500. (150-B.)

ST. CATHERINE STREET—A good stone front house, near Fort street, in good order; would be a good investment property. (162-B.)

ST. CATHERINE STREET—A 2½ story rough stone front house, 25 feet by 88 feet, hot water furnace, 18 rooms, all in good order, good stable and coach house. Lot 25 feet by 150 feet. Price only \$9000. (728-8).

painter, the dreamers, to dream for them." How the penetrating insight of Montaigne pierced the mask of the architect: "The Merchant thrives not but by the licentiousness of youth; the Husbandman but by dearth of corn; the Architect but by the ruin of houses!"

Perhaps the easiest way out of the difficulty is to secure a house already constructed that will meet your requirements as nearly as may be. But the mere building, the foundation, construction, architectural details, and interior arrangement are only a small part of numerous vital factors that should enter into the question of the house and home. There are equally the considerations of situation, neighborhood, accessibility, and a score of like important features to be seriously meditated on. One can not afford to make mistakes in building or in marrying. "In early manhood," says Cato, "the master of a family must study to plant his ground. As for building, he must think a long time about it." The external construction is, indeed, the least part of building—there is still the decorating and the furnishing.

Wise is he who weighs and ponders ere he decides upon the location of his house, especially if he would be near the town. For in the ideal home I would unite many things, including pure air, sufficient elevation, pleasant views, the most suitable exposure, good soil, freedom from noise, and the natural protection from wind afforded by trees. "Let our dwelling be lightsome, if possible; in a free air and near a garden," is the advice of the philosopher, Pierre du Moulin. Very apposite are old Thomas Fuller's directions for a site—"Chiefly, choose a wholesome air, for air is a dish one feeds on every minute, and therefore it need be good." And again: "Light (God's eldest daughter) is a principal beauty in a building, and a pleasant prospect is to be respected." In the chapter of the Essays, on Smells and Odors, the author pertinently observes: "The principal care I take, wheresoever I am lodged, is to avoid and be far from all manner of filthy, foggy, ill-savouring, and unwholesome airs. These goodly Cities of strangely seated Venice and huge-built Paris, by reason of the muddy, sharp, and offending savours which they yield; the one by her fennie and marish situation, the other by her dirtie uncleanness and continual mire, do greatly alter and diminish the favor which I bear them."

All these desiderata are well-nigh impossible to unite in the city. There all manner of nuisances necessarily exist—manufactories which discharge noxious smoke and soot, the clangor of bells and whistles, an atmosphere more or less charged with unwholesome exhalations. This more particularly in summer; in winter I grant the city has its charms and advantages. Wealth may sometimes combine the delights of urban and rural life, as when a large residence plot is retained in a pleasant neighborhood of the town. But even unlimited means can rarely procure a place of this description, which comes by inheritance rather than by choosing, and in the end becomes too valuable to retain.

ST. CATHERINE STREET—Five tenements and shop near St. Denis street, well rented to good tenants for \$900 per annum. A good investment property. (701-8.)

ST. CHARLES BORROMEE STREET. A brick building, forming corner of Lagauchetiere street, suitable for retail shop, and dwelling above. Lot 37½ feet by 48 feet. Price \$7000. (59-B).

ST. DENIS STREET—A cut stone front double tenement house situated in the upper part of St. James ward, in good order; upper tenement rented, and lower tenement occupied by owner. Price \$5000. (B-198)

ST. DENIS STREET—A handsome and well built stone front tenement property, facing St. Louis Square, heated by hot water furnace, gas and electric light throughout. (199-B).

ST. DENIS STREET—A well built stone front tenement, containing two dwellings, near St. Louis square. Price \$6,600. (841-3.)

ST. DENIS AND ONTARIO STREET. A fine property comprising a first-class stone house on St. Denis street and two apartment buildings on Ontario street, the latter just completed under the supervision of one of our best builders. Dwelling for seven families, great opportunity for an investment of a small capital, as present owner acquired the property under mortgage and does not wish to hold as he lives abroad. Less than cost would be accepted. Call for particulars. Terms easy. (121-B).

ST. DENIS STREET—A first-class stone front tenement forming corner of Roy street; four flats and good cellar, all modern conveniences, stable and coach-house heated by hot water furnace; specially built to suit medical man. Low price and easy terms. (111-B).

ST. DOMINIQUE STREET—A solid brick tenement near Pine Avenue, two dwellings, lower heated by Daisy furnace, in good order, will be sold \$500 less than city valuation; also small cottage adjoining above at a very low price. (128-B).

ST. DOMINIQUE STREET—A solid brick tenement, comprising two dwellings, and a solid brick cottage in rear. Would be sold at a moderate price. (148-B)

ST. FAMILLE STREET—A very handsome stone front house, very tastefully laid out, extension kitchen, high basement cellar, with laundry and servants accommodation. Up to date in every respect. (819-3).

ST. FAMILLE STREET—A substantial stone front house, three stories, bay window, in good order throughout. Price only \$6000. (797-8).