

ST. CATHERINE, corner St. Matthew Street—One of the best situated corner lots in the street, 25 feet 4 inches in front, by 120 feet deep, with a brick house on St. Matthew St. No waste ground, just the right size for a shop, lane in rear. (807-A)

ST. CATHERINE STREET—A lot of land in vicinity of Peel Street, 58 feet by 102 feet 6 inches with two-story brick encased building in rear and two brick shops in front, rented for \$1450 per annum. A choice speculative property. (469-B)

ST. CATHERINE STREET—Three choice lots on the north side of the street, near Chomedy street, 25 feet by 102 feet. (417-A)

ST. CATHERINE STREET, corner of Mackay street—A very suitable lot, 123 feet by 111 feet 9 inches. Area 13,745 square feet. (235-a)

ST. CATHERINE STREET. A valuable corner property in the very best business section of the street, producing a substantial revenue. Suitable for a first-class well established business capable of paying a substantial price. Lot 32 x 119. (885B-3).

ST. CATHERINE STREET.—That exceptionally fine property forming the corner of Stanley street and comprising four large stores well rented to good and permanent tenants and producing a revenue of \$7,400. The lot has a frontage of 125 feet on St. Catherine street and a depth of 120 feet with 18 foot lane in rear. Total area 15,000 square feet. This is one of the best purchases on the street to-day. We invite inquiries and offers. (230B).

ST. CHARLES STREET—A good building lot, 50 feet x 110 feet, near Napoleon St. Would be sold cheap to a prompt buyer. Close to Centre Street cars. (163-B)

ST. JAMES STREET.—A block of brick stores, with dwellings above, rented for \$2,400 per annum. A good investment. (261-B.)

ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1528 feet; will be sold at a moderate figure, owner must sell. (753-B)

ST. JAMES STREET—A 3-story stone front building, comprising two stores and dwelling, well rented to good tenants. Lot 28½ x 105 feet. Would be sold at corporation valuation — \$14,000. (827-3)

ST. JAMES STREET—Corner of St. Lambert Hill; one of the finest pieces of investment property (at the price) in the street, 115 feet 9 inches frontage on St. James street; about 66 feet on St. Lambert Hill, and about 118 feet on Fortification Lane. Area 10,164 feet. Within 100 yards of the New York Life Building; sure to increase in value. (236-a)

ST. JAMES STREET—The magnificent Bank premises and office building of the most modern description, is offered for sale definitely at a low price, affording an opportunity for a Bank or insurance company to acquire suit-

ably beautiful effect can be achieved with small expense, and there is no one thing which influence one's mind and affects one's temperament more than color.—*In The House Beautiful.*

ALFRED H. GRANGER.

CONCERNING FLOORS.

The horror of the conventional house cleaning has, of late years, been greatly mitigated by the substitution of rugs for carpets. There was but little to recommend the old style of covering the floor completely; it surely led neither to health nor convenience, while only in exceptional cases had it any merits from the standpoint of beauty. Even nowadays, under certain circumstances, a carpet of a plain color or very unobtrusive pattern may be used to good advantage. This is more likely to be advisable in a bedroom where, for the sake of warmth, it is better to have no part of the floor uncovered.

In old houses, where the floors are not well laid or of soft wood, a plain colored carpet can also be used successfully. It is usually advisable, however, in such cases to spread a few goodrugs upon it, not only to add tone to the floor, but to prevent the wear in spots. Dark green, red, or blue make excellent effects when used in this way, and, barring the expense and trouble of taking them up and periodically beating them, it is quite to be recommended. Rugs, of course, are cleaned more frequently, and thus become advisable from a sanitary standpoint. Once a week or once a fortnight they should be taken out of doors, if possible, and swept thoroughly on both sides, but not beaten. At long intervals they should be cleaned, but should never be beaten. They are very serviceable, and will outwear many carpets if simply walked upon, but are never as closely knit together as these latter, and cannot stand beating and violent shaking. In a general way, small rugs are to be preferred to large ones, not merely because only in the smaller sizes are the finest and most beautiful pieces to be secured, but because they give to the floor the more variety and interest than where one huge rug almost fulfills the function of a carpet by covering the entire floor.

In dining-rooms, a square of some solid colored carpet, or one having a small, unobtrusive figure, is usually to be preferred, or here one rug of the proper size is best. In this room the necessary moving back and forth of chairs precludes the use of smaller pieces, but in the drawing-room, library, living-room, or hall they are preferable. For bedrooms everywhere, and in a country house for all rooms, mattings are very attractive. Those from Japan, in which the wool is twine, are more flexible than the Chinese variety, which are woven upon straw but wear better. Mattings are not suitable for heavy wear, and where subjected to it, should be protected by mats and small rugs.

Hardwood floors in conjunction with rugs of one kind or another, are now used almost to the exclusion of other treatments; and where the floor is of soft wood, but even and true, if stained or painted it will frequently be more satisfactory from all standpoints than a carpet.

able quarters at a fraction of the cost. Plans and particulars at our office.

ST. JAMES STREET, LITTLE ST. ANTOINE AND CRAIG STREETS—The property formerly largely occupied by The Witness and having a frontage on St. James street of 89 feet, on Little St. Antoine street of 68½ feet and on Craig street of 91 feet, with commercial and manufacturing buildings yielding a good revenue. Will be sold at a great sacrifice either en bloc or subdivided as far as practicable. Inquiries and offers solicited.

ST. HENRI, CANAL BANK AND ST. AMBROISE STREET—This large and splendidly equipped foundry property recently built on the most modern plans, with substantial buildings and plant suitable for manufacturing business. Will be sold as a whole or in parts at a fraction of its cost. Inspection and offers are solicited. Plans and details on file at our office.

ST. LAWRENCE STREET—That valuable lot forming the north-east corner of Ontario street, containing an area of 21,724 feet. Particulars at office. (187-B)

ST. LAWRENCE STREET—Choice blocks of land on this and cross streets, will be sold in single lots or en bloc. Suitable for dwellings, stores, factory sites, etc.; electric cars pass through the property. Sidings can be had from C.P.R.

ST. PAUL STREET—A substantial stone warehouse, forming the corner of a lane 28½ feet front, suitable for any sort of wholesale business. Particulars at office. (38-B)

ST. PAUL STREET—A good business site, 28½ feet by 121 feet, with the brick building thereon used as a workshop. Price \$4,500. (881-3)

REDPATH STREET—One of the finest building sites in the market above Sherbrooke street. Frontage 46 feet, depth 145 feet, surroundings of lots only 52 to 80 feet (e/p, very the very best. (257B).

WILLIAM STREET INSPECTOR STREET & ST. PAUL STREET—The old foundry property with frontage on three of the leading streets of the central manufacturing district of the city. Will be sold en bloc or in suitable sections. Plans and prices at the office.

About 90,000 feet of land fronting on Pine Avenue, immediately east of Cote des Neiges Road. There is hardly any property of this kind for sale. From its beautiful scenery, healthy situation and ease of access must, in the near future, especially for villa purposes, become the most desirable and valuable property in the city.

About 100,000 feet of land fronting on Cedar Avenue and surrounded by Mount Royal Park, delightfully situated and easy of access. The line of Street Railway when complete will go within a few yards of this property.

Buildings, 28 and 30 Hospital street, and 18 St. John street. Also large warehouse in rear of 28 Hospital street. Immediate vicinity of Board of Trade Buildings. In perfect order and well let; a perfectly secure first class paying investment with an almost certainty of a very large increase in values.

Corner of Mount Royal and Papineau Avenues, 90 lots, balance of 240 lots offered for sale last summer. The Christian Brothers recently purchased a block of 116 lots adjoining the above for the purpose of building a large college. The improvements going on immediately surrounding offers a very large profit to present purchasers. The above properties will be sold at very low prices and on easy terms.