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Gregor

VICTORIA, B. C.

## E NAILS

ABOVE NAILS, THESE GOODS ND POPULAR.

DMPANY,

W. J. GRIFFIN. BOX 683

a cannot possibly have a better Cocoa than PPS'S

cious drink and a sustaining Fragrant, nutritious and nical. This excellent Cocoa ains the system in robust , and enables it to resist winter's extreme cold.

y Grocers and Storekeepers in 1-lb. and 1-lb Tins.



## PALITY OF THE DISTRICT

hereby given that the Court Assessment Roll. All com-be filed at least ten cays be-

carriages were, first used in 1580.

## Merely Some Which Has Not Been Advertised.

REAL ESTATE ADVERTISEMENTS.

REPLIES TO ADVERTISEMENTS.

wait claimants as follows: 9. LETTERS—A., A. E., A. B. C., B., luggy, C. E., C., D., F., G., H. G., L X. b, R. R., S. J. H., T. J. O., Y.

ertisements under this head a cont a word each insertion. WANTED — Experienced bookkeeper, good prospects for capable and reliable man. Apply, stating salary, to P. O. Box 154, Victoria, B. C.

ENERGETIC MEN WANTED—In every locality throughout Canada to advertise our goods, tacking up showcards on trees, fences and along roads; also distributing small advertising matter. Commission or salary, \$33 per month, and expenses \$4 per day. Steady employment; no experience necessary; write for particulars. Wm. R. Warner Medicine Cop. London, Canada.

ANY INTELLIGENT PERSON may earn \$75 to \$100 monthly corresponding for newspapers; sure, steady work; no canvassing; experience unnecessary. Send for particulars. Press Syndicate, Lockport, N. Y.

WANTED-FEMALE BELP. vertisements under this head a cent a word each insertion.

WANTED—At once, experienced skirt and waist makers; also sewing girls and apprentices. Apply Miss Macnillan (3rd floor), care of Spencer's. floor), care of Spencer's.

NY INTELLIGENT PERSON may earn \$75 to \$100 monthly corresponding for newspapers; sure, steady work; no canvassing; experience unnecessary. Send for particulars. Press Syndicate, Lockport, N. Y.

VANTED—Sewing machine operators, shirt and overall factory, electric power, shourd aday, union wages. Apply Turner, Beeton & Co., Ltd., factory, Bustion Square. Square.

WANTED—Ladies to do plain and light sewing at home, whole or spare time; good pay; work sent any distance, charges paid; send stamp for full particulars. National Manufacturing Company, Montreal.

SITUATIONS WANTED-MALE. Advertisements under this head a cent a word each insertion.

AN EXPERIENCED BOOKKEEPER, with first-class Victorian references, has portion of day at liberty. Address P. O. Box 340, city. P. U. BOX 340, city.

CONTRACTORS—We can furnish you with laborers, or any kind of men, at short notice; Poles, Slave, Huns, Italians, Lithunians, etc. Boston Shipping Co., 18 Norfolk street, New York

WANTED-MISCELLANEOUS.

ENT'S BICYCLE WANTED-Must be

D-Timber, in large or small tracts. Send complete descriptions, with prices, terms and locations. M. C. Knowles, Duluth, Minnesota, U. S. A. WANTED—For month of July, a furnished house, with five bedrooms. Apply, with terms, Box 1627, Times Office.

WANTED—To purchase, 20 acres or more for poultry and dairying; vicinity Comox, Alberni, Duncans. Particulars regarding soil, timber, markets, terms, etc. Address Box 109, Times Office. VANTED—One or two milch goats. Apply L., Times Office. WANTED-Old cotton rags; must be clein. Times Office.

WANTED—To rent for one year or more, by a gentleman from the East, a FURNISHED HOUSE of at least 12 rooms, with 4 or 5 acres of ground preferred. Apply to Gavin H. Burns, Room 20, Five Sisters' Block.

WANTED—To purchase, about 3 acres of land suitable for poultry, a few miles from city; must be reasonable. Apply E. T., 146 Johnson street.

WANTED—Old coats and vector.

WANTED—Old coats and vests, pants, boots and shoes, trunks, valises, shot-guns, revolvers, overcoats, etc. Highest cash prices paid. Will call at any address. Jacob Aaronson's new and second-hand store, 64 Johnson street, two doors below Government street. WANTED—Scrap brass, copper, zinc, lead, cast iron, sacks, and all kinds of bottles and rubber; highest cash prices paid. Victoria Junk Agency, 30 and 32 Store street. Phone 1336. SUNLIGHT SOAP COUPONS WANTED

Tollet soaps given in exchange for
these coupons by C. R. King & Son, 75
Wharf street, Victoria.

FOR SALE. TOR SALE—A greenhouse plant, hot water furnace and main pipes; also a number of plants; all to be removed. For particulars, 33 Mears street, or D. C. McKinnon, Imperial Hotel.

R SALE-Gent's bicycle, in good reair. 101 Douglas street.

XTRA LARGE BELL TENT FOR SALE. Apply W. O. Wallace, family grocer, cor. Yates and Douglas. TE ON & CO., 114 Yates street, make dies' dresses to order. Cheap sale of increase silk and cotton blouses and derwear.

> carts and light wagons; carriage ting done. 56 Discovery street. W. TO LET-With good board, well furnished, large room, suitable for two persons, near sea and park. 14 Menzies streat.

ROBERTSON & GRIFFITH. THREE ROOMED COTTAGE—On North Park street, ½ block from car, \$1,100 cash.

LOTS—Just off Government street, in James Bay, beautiful location, \$925 each. With Fruit Trees, Shrubbery, Lawns,

Advertisements under this head a cent a word each insertion.

wagon, ploughs, harrows, etc., \$7,500; \$1,800 cash, balance 7 years. This is one of the very cheapest buys.

IMPROVED PROPERTY to exchange for acreage; desirable homes for sale on easy terms; Beacon Hill lots, \$475 each, en block. Address J. A. C., Clarence Hotel, Victoria.

HOUSE FOR SALE—Modern two story, well built, seven roomed residence, with 2 pantries, bath, hot water supply and electric light, close to sea; price \$3,000, easy terms. Apply 224, Simcoe street, near St. Lawrence street, James Bay. 4 BEAUTIFULLY SITU. VIED 60 ft. x 161 ft. \$ in. LOTS, being numbers 256-7-8-9, on Cook street, between Arthur and Topax a nues. These luts command a magnificent "law of the whole coast. \$600 each. Ten." 1-3 dewn, 1-3 in 1 year, 1-8 in 2 years, a. oe: cent. interest. The Dominion Rea. Estate Exchange, 22 Trounce avenue. FINE ROOMY HOUSE of 5 apartments etc., in northern district, newly painted and papered, 1,800, terms. The Cominion Real Estate Exchange, 22 T.our.com.

TWO HOUSES, on a large Pandora street lot, \$2,100, terms. The Dominion Real Estate Exchange, 22 Trounce Ave. FOR SALE—Cord wood timber, near rail way; also a few lots, cheap, terms. Se owner, F. J. Bittancourt, at his Grocer, Store, 60 King's road, off Douglas street Phone Bi336.

sements under this head a cent a word each insertion.

CARE OF 2 OR 3 CHILDREN for responsible parties; no objection to infants. For terms and particulars, 129 Cormorant steret. NOTICE TO WHOM IT MAY CONCERN

I will not pay debts contracted by
anyone in my name. William Brown,
Quadra and Tolmie streets. JAMES Mck. WILSON, City Scavenger, Phone 662.

THE LATEST sheet metal electric signs.

J. Market, maker, Victoria, B. C.
Phone B1247.

SUSSEX (PRIVATE) HOTEL, 65 Sinclair read, Kensington, London, W., Eng. Addison read station, 3 minutes' walk. Shepherd's Bush tube station, 5 min-utes. Terms, Box 340. Victoria, B. C. FURNITURE—We have secured the agency for the famous Gunn sectional book cases. Come and examine the special features, fully explained. Baxter & Johnson, Government street, opp. Post Office.

COLUMBIA LODGE, No. 2, L. O. O. F., meets every Wednesday evening at 8 o'clock in Odd Fellows' Hall, Douglas street. R. W. Fawcett, Rec. Sec., 24 South Government street.



WOODMEN OF THE WORLD-Victoria Camp, No. 52, Canadian Order of the Woodmen of the World, meets in K. of P. Hall, corner Douglas and Pandora streets, 1st and 3rd Fridays in the month. Wm. Jackson, clerk. QUEEN ALEXANDRA HIVE, LADIES OF THE MACCABEES, meets 2nd and 4th Monday of each month, at 8 p. m., in K. of P. Hall, cor. Douglas and Pan-dora streets. Mrs. T. Watson, record keeper.

K. OF P.-No. 1, Far West Lodge, Friday, K. of P. Hall, cor. Douglas and Pandora Sts. H. Weber, K. of R. & S. Box 544. A. O. F., COURT NORTHERN LIGHT No. 5985, meets at K. of P. Hall 2nd and 4th Wednesdays. W. F. Fullerton, Secy. VICTORIA LODGE, No. 1, A. O. U. W., meets every second and fourth Wed-nesday in month at A. O. U. W. Hall Members of Crder visiting the city cor-dially invited to attend. R. Noble, M.W. COURT CARIBOO, No. 745, 1. O. F., meets in K. of P. Hall, corner Pandora and Lougias streets, on the 2nd Tuesday and 4th Monday of every month, at 8 p. m. For information inquire of C. B. Deaville, Fin. Secy., at Melrose Co.'s, Fort street.

COURT VANCOUVER, 5755, A. O. F., meets first and third Mondays in K. of P. Hall, cor. Dougias and Pandora streets. S. Wilson, Sacy., Michigan street, James Eay, Visiting brothers cordially invited.

NATIVE SONS—Post No. 1, meets K. of P. Hall, last Tues of each month. A. E. Haynes, Secy., Bk. of Commerce Bldg. COURT VICTORIA, A. O. F., No. 8930 meets at Sir William Wallace Hall. 1st and 3rd Wednesdays. W. Noble, secre-tary, 144 Oswego street.

TO LET. Advertisements under this head a cent a word each insertion.

derwear.

Results of the state FURNISHED ROOMS TO LET-By day, week or month. Apply 40 Kane street.

A. B. McNEILL 17 TROUNCE AVENUE. 'Phone 645.

A LOVELY CHEAP HOME.

LOT 50 ft. x 150 ft., Etc.

Eight Room House, Nearly New .. All Conveniences, Modern and in Pink of Condition, Fifteen Minutes From Post Office.

It Will Pay You to Look Into This

PRICE: \$3,500.00. GOOD TERMS.

BRITISH COLUMBIALAND & INVESTMENT AGENCY, 40 GOVERNMENT STREET.

ROOMED COTTAGE AND 3 LOTS-Just off Fernwood road, brick founda-tion, \$2,500. ROOMED HOUSE AND 1 LOT-On Quebec street, James Bay, modern every respect, cheap at \$3,000. LARGE MODERN DWELLING AND 2 LOTS—James Bay, double frontage, \$4,500.

PENDER ISLAND—About 100 acres, sea front, spring of water, portion has been cleared, \$10 per acre. 275 ACRES-In Metchosin, large proportion cultivated, beautifully situated \$10,500.

SOOD 6 ROOMED STORY HOUSE—On Second street, modern, large lot, front and back entrance. 22,600; a bargain.

T. G. RAYNER & CO. NO. 18 FIVE SISTERS' BLOCK.

HOUSES.
BUILDING LOTS.
FARMS.
FRUIT LANDS.

FINE HOUSE, Caledonia Ave., Close to Quadra. MUST BE SOLD. Owner Leaving City.

H. P. WINSBY REAL ESTATE. 74 YATES ST TEL. 714.

AN INVESTMENT for \$26,000, yielding 12

H. H. JONES & CO., 46 GOVERNMENT ST., PROMIS BLOCK QUADRA (corner lot) ............\$ 2,500

PHONES 143 AND 708. ATTRACTIVE INVESTMENT. LARGE MODERN HOUSE—12 rooms, in addition to reception hall and attic, plumbing, etc., all new and modern, 100 yards from car line, 8 minutes' walk from Post Office and best part of city, rented for \$50 per month, only \$6,800;

rented for so per month, only \$0,500, terms.

21 ACRES-6½ miles from town, on Saanioh road, seven acres in crop, balance has some rock, but is mostly splendid fruit land, living stream on property, and some good timber, lovely site for a home, water can be piped through house, \$3,000; terms.

23 ACRES-With 1-3 of mile water front, on centre of Cordova Bay, new modern 6 room house, good orchard of young bearing fruit trees, good barn and other buildings, about 10 acres under crop, present price \$12,500; terms.

CORNER LOTS—Oak Bay avenue Burns and Chaucer streets, June price \$1,500, July \$1,600. \$1,500. July \$1,600.

ACRES—With ¼ mile water front on Prospect Lake, controlling under title this width across centre of lake. The property, owing to its commanding position, a summer resort, as well as a popular fishing and hunting ground. Lots are being asked for now. Present price \$100 per acre.

VANCOUVER ISLAND REAL ESTATE CO.

ROCKLAND AVENUE-PRETTY 6 ROCKLAND AVENUE—PRETTY 6
ROOMED COTTAGE, with two
lots, all modern conveniences, garden planted in fruit trees. Price...\$4,000
DOMINION ROAD, VICTORIA
WEST—NICE 6 ROOMED COTTAGE, all modern conveniences,
close to car, large lot. Price .....\$2,200
HUMBOLDT STREET—TWO WELL
BUILT MOBERN RESIDENCES,
overlooking the Convent grounds
and park. Price, each .......\$3,150
MEDANA AND MENZIES STS.—
TWO CHOICE BUILDING LOTS,
running through from Menzies to
Medana streets. Price, each ......\$1,000 good house and outbuildings, never failing stream of water running through the property, terms. Price. \$3,150 FINANCIAL AND INSURANCE AGENTS, ETC., ETC.

LOST AND FOUND. dvertisements under this head a cent a word each insertion. gold watch and chain. Reward, Bal-moral Hotel.

FOUND—A shawl. Owner can have same by applying at 78 Menzies street, proving ownership and paying for this ad. LOST-A greyhound pup, answers to name of Bell. Finder please return to W. Millington, Manitoba Saloon, and re-celve reward.

PARSONS, LOVE & CO. ESTATE, INSURANCE, LOANS, AND GENERAL FINANCIAL AGENTS.
NO. 74 DOUGLAS STREET.

ROOMED HOUSE-On car line, in James Bay, \$3,600. HOUSE AND 2 LOTS—Facing Beacon Hill, \$5,250.

ROOMED COTTAGE-On Delta street, A VERY FINE 2 STORY HOUSE-On

HOUSES-On Cook street, \$4,000 each. LOTS-In James Bay, from \$850 to \$1,500. LOTS-In the Fairfield Estate, \$300 each. LOTS-On Foul Bay road, cor. lots,

C. NEWTON YOUNG. REAL ESTATE AND INSURANCE AGENT, NOTARY PUBLIC, ETC. PHONE 6. DUNCAN, V. I, B. C.

FOR SALE, IN DUNCANS, BUSINESS AND BUILDING LOTS, GOING BUSINESSES. FARM—40 acres, 10 cultivated, 15 siashed house, barn and outhouses, orchard stock and implements, \$5,000.

ON QUAMICHAN LAKE, 2 MILES
FROM DUNCANS.
7½ ACRES—House, stable, chicken
houses, good well, all slashed and
fenced, beautiful view, \$2,500.
20 ACRES—8 acres clear, 7 roomed house,
bathroom, hot and cold water laid on,
stable, cow house and outbuildings,
\$12,500.

TOWN LOTS IN ALBERNI AND NANAIMO. FARMS IN COWICHAN VALLEY SAANICH, AND THROUGHOUT VANCOUVER ISLAND.

> 76 GOVERNMENT STREET. PHONE 497. A FEW SNAPS.

G. E. GREENE

3 LOTS on Prior St. 1 LOT on Superior St. 6 LOTS in James Bay Dist.

SEVERAL SPLENDID BUYS IN CITY ACREAGE AND SMALL FARMS

DRURY & MACGURN GOVERNMENT STREET, VICTORIA

AND HANDSOME LOTS. T. CHARLES ST. (1 or more) 

ACREAGE. RANCHES-3 to 600 acres, all over the Island ...... \$2,500 to \$40,000 Comfortable cottage with 2 lots, in

15 ACRES. Close to Car,

Having a Fine View of Oak Bay and the Olympic Range of Mountains. All Fine Level Land. PRICE \$1.350 PER ACRE.

THIS PROPERTY Is Just Outside the City Limits, and Has a Very Low Rate of Taxation.

THIS IS ONE OF THE BEST BUYS ON THE MARKET TO-DAY, And is Well Worth Your Investigation Would Sub-Divide Splendidly.

LEEMING & CO,

GILSON & CO. Farms. City Property. Timber Limit Real Estate and Confidential Agents. No. 72 Douglas Street.

No. 72 Douglas Street.

SNAP NO. 1—On easy terms, COTTAGE, 6 rooms, 4 lots, all in garden, electric lighted, sewer and bath. Price \$3,500.

SNAP NO. 2—On easy terms. COTTAGE, on large lot, stable, and fruit trees. Price \$1,250.

SNAP NO. 3—On easy terms. BLOCK OF 10 LOTS, each 60x120, Carey road, high, dry and clear, good land. Price \$125 each. SNAP NO. 4—COTTAGE, Dallas road. Price \$750.

SNAP NO. 5—120x220, good corner, close to Parliament Buildings, with house and stables. This will increase in value very repidly. Price \$10,500.

HOTEL FOR SALE—Dothg splendid business. Saloon on a good corner. Half interest in another saloon. Also 1 or 2 more good businesses for sale. Parties wishing to go into businesses should consult us, all business strictly confidential.

F. C. R. BAGSHAWH

E. C. B. BAGSHAWE

REAL ESTATE AND FINANCIAL BROKER.
FORT ST., OPP. TOURIST ROOMS.

LEE & FRASER, REAL ESTATE AGENTS,

11 TROUNCE AVE., VICTORIA, B. C. CORDOVA BAY-Fine acreage on water BURNSIDE ROAD-7 roomed 2 story house and % of an acre, price \$4,000.

DISCOVERY STREET-9 roomed house, 58-5 acres, under crop, good soil, CALEDONIA AVE,-Off Douglas street, large lot for \$1,400; easy terms. road, 2 large lots, \$1,050. BEACON STREET-Corner lot, \$1,300.

MONEY TO LOAN on real estate secur-

11 TROUNCE AVE., VICTORIA, B. C. FIRE AND LIFE INSURANCE.

SWINERTON & ODDY 102 GOVERNMENT ST. Est. 1892.

> CHOICE LAND FOR ORCHARDS OR MARKET GARDENS

ICTORIA, LAKE AND METCHOSIN

PEMBERTON & SON 45 FORT ST.

GLANDFORD AVE. es with good 4-roomed cottage 80 ACRES—Sooke District, just insid Sooke harbor. and barn, all fenced; 2 wells, fruit trees, 1-4 acres of strawberries .\$6,300 acres and house ..... \$4,000

DALLAS ROAD. I'wo good sized lots with splendid 

COOK ST. Good lot, 60 x 120 ..... PANDORA AVE. 60 x 120 just above Douglas St... \$10,000

FAIRFIELD ROAD.

monthly payments.

MARKET ST.

HEYWOOD AVE.

CALEDONIA PARK, ST. ANDREW

STREET.

JOHNSON ST.

Thoroughly modern house with every

PRINCESS ST.

KINGS ROAD.

Two story house in good condition. Electric light, etc. Insured for

Easy Terms.

PEMBERTON & SON.

45 FORT ST.

G. B. HUGHES.

\$1,500 and will rent for \$15 per month, ......\$1,500

Modern 6-roomed house ....

Two modern bungalows, new and in good repairs, ...... \$4,725

ROCKLAND AVE. good condition. Price includes small amount of furniture, .... \$3,900 RICHARDSON ST. Well arranged 8-roomed house on lot

Well arranged 3-roomed house on lot 50 x 90. Immediate possession.. \$3,500 GLADSTONE AVE.—Choice double control of trees. \$1.850. \$500 down and the balance easy

QUADRA STREET-Five acres, very choice, \$7,500. 1½ story house on lot 50 x 130.. \$1,650 MONEY TO LOAN.

> B.C. INFORMATION AGENCY LIMITED

RESIDENCES, LOTS AND BUSINESS PROPERTY IN ALL PARTS OF THE CONSULT US for general information

ARTHUR BELL

A SNAP. 10 ACRES ON DOUGLAS STREET.

Victoria, B. C.

R.S. DAY & B. BOCCS

FRUIT-5 acres, all in fruit, 600 trees, nearly all bearing, about 3 acres straw-berry vines, all very choice. This is in the best part of Gordon Head. 60-100-acre farm, with a fine orchard and very good buildings ......\$15,000 good buildings, stock, implements and furniture .......\$ 6,000

3-5 acres, very good soil, cleared and fenced, good buildings ....\$ 3,500 7-155 acres, partly improved, good buildings, very cheap ......\$ 5,000 each, on terms. 47—35 acres, good land, beautiful locality ...... 3,500

> ORDON HEAD-7% acres. all cleared and cultivated, cottage and barn, good well. Price \$3,500. DWELLING-In nice locality, nearly new, 8 rooms, furnace, and modern in every way, price \$5,250.

56-Large, well built corner store, very cheap, only ...... \$ 3,000 VICTORIA WEST-Business lot, north-west cor. Catherine and Esquimalt road, price \$1,000.

LAKE HILL-1½ miles from tram, 5½ acres, all cultivated, 200 fruit trees, numerous small fruits, 4 room cottage, barn, etc., price \$3,500. 8 METROPOLITAN BLOCK, OPP. POST OFFICE.

JAMES BAY-Handsome dwelling, con-taining 10 rooms, modern in every way, pretty grounds, close to tram and beach. Price and order to view on application. 2. Building sites, unexcelled view, best residential portion.

2. Good water front acreage, just outside city boundary.

4. 3 acres, water front, good soil, near city. GORDON HEAD-5 acres, fruit land, nearly clear, price \$1,500; terms, 1-3 cash, 1-3 one year, 1-3 two years. ELFORD STREET-Bungalow, 6 rooms, modern, brick foundation, price \$3,700.

SAANICH ROAD—S acres fruit land, sloping to southwest, cultivated, and can be planted at once, price \$400 per acre.

J. STJART YATES, 22 BASTION STREET, VICTORIA.

HEISTERMAN & CO. REAL ESTATE AND INSURANCE. 75 GOVERNMENT STREET.

A. WILLIAMS & CO., LTD.

Established 1885.

REAL ESTATE AGENTS,

104 VATES STREET, VICTORIA, B. C.

PHONE 1286.

REALTY CO.

Good acreage for sub-division, Fort street, near St. Charles, will make good investment, cheap and on easy terms.

I. STUART YATES

LABOUCHERE STREET-Full sized city lot, on sewer, southerly aspect. ONE HUNDRED ACRES of good land, with a small clearing, for \$1,000. \$1,100—Will buy a good cottage, with mod-CORDOVA BAY-2 water lots, with good five room cottage, finest beach frontage, only \$2,000.

FIRE INSURANCE WRITTEN.

78 DOUGLAS STREET. 200 ACRES—About 70 acres under cultiva-tion, railway and wagon road running through the place, house and buildings stock and implements, good timber plenty water, close to school, \$12,000. convenience. Stone foundation and hot air furnace ........... \$5,250 acres ready for plough, good buildings, stock and all necessary farm implenents, near rallway, close to school, \$26,000.

ROOM HOUSE—Large lot, in good condition, close in, \$4,500.

PHONE 1386. 91 YATES STREET

BEFORE BUYING, it will pay you to look into our Oak Bay proposition. The prices and terms are made to suit the most careful buyers. It is selling ast and the prices will be advanced shortly. Buy now and get in on the ground floor.

LIST YOUR PROPERTY with us for quick sale. We are represented in most of the towns in the East, and in the last week have been asked by them to send a new list. If you list your property before Wednezday it will go out on this new list all over the East, and in all probability will be sold quickly.

REAL ESTATE AGENTS
42 FORT STREET.
Established 1890. Ph

LAKE FRONTAGE—14 acres, about 10 planted, nice frontage on "Lost Lake," 2½ miles from tram. Price \$400 per acre, on easy terms. ESQUIMALT—Six acres choice land, suitable for sub-division. Price \$6,000, on easy terms.

ESQUIMALT-Large lots on Lyall, Nelson and Wellington streets. Price \$300 ESQUIMALT—Two lots, cor. Liverpool and Aberdeen streets. Price \$600. OAK BAY AVENUE-Modern bungalow, with extensive grounds, orchard, stable, etc. Price \$6,000.

56-Very good 6 roomed house, very good condition (cheap) ....... 1,800 PANDORA STREET—No. 231, 2 story dwelling, price \$1,800.

JAMES BAY—Lot, cor. Niagara and Rendall streets, price \$1,000. 3-2 good business lots, some buildings, very good investment ...\$ 6,000

COWICHAN-We have a large list of Cowichan farms which is open to in-spection at our office. A competent guide will be furnished by us at any time.

ROCKLAND AVENUE — Dwelling, & rooms, near Government House, immediate possession, stable and garden, price \$4,750.

which 60 acres are cultivated, 1,200 feet sea frontage. This is one of the best and cheapest properties in the district. Terms easy. FINE SEA FRONTAGE-At Esquimalt, ORDOVA BAY-Cottage, on water front, 2 acres, garden, orchard and pas-ture, water piped to house, barns, etc., price \$3,500. JUDSON BAY LANDS—On "Viewfield Farm," Macaulay Point, blocks of 1 to 2 acres; these lots were selected from the H. B. Co. and can be secured at low prices and easy terms. NORTH DARY FARM-SW acres close to pumping station and Rockside, orchard, choice fruit land, mostly cleared and ploughed; price \$3.000.

COWICHAN RIVER-25 scres, having over half mile frontage on river, only half mile from Duncans, 3 acres cultivated, 4 acres pasture, all park land, small cottage; price \$2,100.

THE ROYAL GUARANTEE &

TRUST CO., LTD. REAL ESTATE, FARM LANDS, TIM-BER LIMITS, BUSINESSES. COR. GOVERNMENT AND YATES STS. PHONE 1187. ADELPHI BUILDING.

NEW HOUSE—On Esquimalt road, containing 5 rooms and space for 3

oms upstairs, stone foundati

out in garden, 50 fruit trees, ½ cash ..... A BUNGALOW AT OAK BAY—The choicest site left, having a frontage of 120 feef to the prettiest bay, with uninterrupted sea view, containing 5 rooms, etc., city water, close to car. This is about the only choice position left on the market.

CADBORO BAY—Some very choice acreage, cleared, and with fine view of bay, at per acre CHOICE LOT-Blanchard street, 50x175, very chéap at ... LOT-Bay street, near Douglas, 70x38, a snap, terms ...... 675

S. A. BAIRD REAL ESTATE AND FINANCIAL AGENT.
NEW ADDRESS. 70 DOUGLAS ST. COTTAGE AND 2 LOTS Electric light, etc., good stable, \$4,000. LOTS ON EDMONTON ROAD From

LOT-Victoria West, \$350, near Methodist church. HILL STREET-Five roomed cottage, LINDEN AVE.—Eight romed house, with two lots, good tennis court, \$10,000.

\$250 to \$300 per lot.

WINNIPEG BROKERS.

OLD ESQUIMALT ROAD—One acre good land, \$2,000.

\$1,500-HOUSE, 5 rooms, sewer connec tion. Lot 47 x 130. Centrally located. \$1,200-Each, TWO COTTAGES, 5 rooms, sewer.

RESIDENCES; FRUIT LANDS: LOANS AND INSURANCE.

\$ 500-LOT on Francis Ave., 60 x 120

\$1,200 Each, TWO FINE LOTS on CHOICE LOTS IN OTHER PARTS OF

8 ACRES-Partly cleared, 4 miles from town, \$2,400.
8 ACRES-Partly cleared, 4 miles from town, \$3,000.
10 ACRES-Partly cleared, 3 miles from town, this is a snap, \$300 per acre; easy terms.
THESE are only a few, they are good, we have many others just as good buys. 3 NEW, UP-TO-DATE HOUSES-Near Beacon Hill park, close to car line, 7 rooms each, prices \$4,300, \$4,500 and \$5,300; terms. 9 good building lots, near the hospital, only \$5,600. Good 8 roomed house, all modern conveniences, in splendid repair, full lot, on Second street, only \$2,300. 2 7-10 acres, Cook street, near Fairfield road, only \$1,900 per acre. Acreage in Foul Bay, Oak Bay and Cadboro Bay. Some very choice farms for sale near the city. ALSO FARMS AND RANCHES. List your properties for sale with me. THE TIMES is THE small REAL ESTATE AGENT.