

Houses for Sale,

—BY—

J. CRADOCK SIMPSON & CO.,
Real Estate, Insurance
and Investment Agents
181 ST. JAMES ST.,
MONTREAL.

J. C. SIMPSON.

H. L. PUTNAM.

DRUMMOND STREET—A handsome detached brick residence, in the best part of the Street. Lot 137 ft. x 152 ft. Dalsey furnace; all conveniences. Call at office for particulars. (200-B.)

METCALFE STREET—Stone front full size house, in good order throughout, heated by Dalsey furnace, has all conveniences, would make a comfortable family residence. (205-B.)

AQUEDUCT STREET—A pressed brick modern tenement, in perfect order; would be a good investment; always sure to rent. Price \$6,750. (577-B.)

BEAVER HALL HILL—A valuable property on this main thoroughfare to the west end. Sold at City valuation. (885-3).

LAMBERT & SON

CARPENTERS, JOINERS
and BUILDERS

Estimates given at short notice for general repairs
357 BERRI STREET.
 Bell Tel. 6443. Merch't Tel. 255.

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SUCCESSOR TO
GRAVEL & BOULARD.

Bulldozers Hardware,
House Furnishings,
Stoves & Graniteware,
306 & 308 St. Lawrence St. TEL. 1457

BEAVER HALL HILL—A stone front house on this popular thoroughfare, suitable to convert into a shop. Price \$10,000. (432-a).

BISHOP STREET, No. 268.—One of the handsomest modern terrace houses in the city, specially built for and by Mr. R. Wilson, contractor. It comprises all the modern features of a house of its class, and includes two flats of bed rooms. Excellent stable, coach house, and man's quarters attached. Lot 23 x 129. Price \$15,500. (885-8.)

BISHOP STREET—A handsome stone front house, 29 feet front, near St. Catherine street; has all modern improvements, in perfect order. (887-8.)

BISHOP STREET—A first-class stone front residence, near Sherbrooke street, concrete cellar basement, slate wash tubs, hot water furnace, extension kitchen, seven bedrooms. Price \$15,000. (198-B)

Taking everything into consideration the prospects for business in Montreal real estate this year are good, and the principal dangers to be feared are—municipal extravagance, and the doings of the Quebec Legislature.

The sales recorded during the month of December in Maisonneuve, Delorimier, Mile End, Montreal Annex, Outremont, Cote des Neiges, Notre Dame de Grace, St. Henry and St. Cunegonde amount to about \$180,400 of which St. Henry contributed \$45,000, and Maisonneuve about \$28,500.

There were 142 real estate transfers in the City Wards and Town of Westmount recorded at the registry office during the month of December the particulars of which are given in other columns, amounting to \$1,040,574.08

St Antoine Ward	24	\$422,423.61
St Ann's Ward.....	2	3,250.00
West Ward	1	48,110.00
Centre Ward.....	1	10,601.59
St James Ward.....	15	98,181.99
St Louis Ward	2	4,250.00
St Lawrence Ward.....	8	71,928.75
St Mary's Ward	22	95,535.09
St. Jean Baptiste Ward..	22	108,688.25
St. Denis Ward....	16	21,594.58
St. Gabriel Ward	7	29,454.00
Hochelaga Ward.....	6	40,055.00
Westmount	16	87,054.80
	142	\$1,040,574.08

During the corresponding month of last year 56 transfers were recorded, amounting to \$159,313.48.

The real estate mortgage loans recorded during the month of December, in registration division of Montreal West, amount to \$135,219.92. Of this amount \$32,500 was placed at $4\frac{1}{2}$ p. c.; \$31,318.10 at 5 p. c.; \$19,700, at $5\frac{1}{2}$ p. c.; \$29,725 at 6 p. c.; \$8,036.82 at 7 p. c.; \$2,100 at 8 p. c.; \$1,500 at 10 p. c.; and \$10,340 at a nominal rate.

The $4\frac{1}{2}$ p. c. loans were in three amounts of \$20,000, \$2,500, and \$10,000, and the 5 p. c. were in eight amounts of \$2,000, \$4,750, \$1,000, \$2,000, \$6,800, \$4,000, \$4,000, and \$6,768.10.

BISHOP STREET—A handsome stone front double residence, 40 feet front, cemented cellar basement, hot water furnace, all modern improvements. The interior arrangement and workmanship leaves nothing to be desired. Particulars and permits to view at office. (75-B).

BISHOP STREET—A cosy stone front cottage, extension kitchen, hot water furnace with all improvements, nice order. (73-B).

BURNSIDE PLACE—A large pressed brick residence, corner of Guy street, built three years ago by owner for his own occupation; has all modern conveniences, plumbing and drainage exceptionally good; electric light throughout. Call or send for permit to view. (758-8).

BURNSIDE PLACE, corner University street.—A brick shop, with dwelling above, on the corner, and a good brick house adjoining, yielding a net revenue of \$1140 per annum. A good investment property. (72-B).

CADIEUX STREET—A comfortable nine-roomed brick cottage, in good order; walls all oil painted; marble mantel; gas fixtures throughout. Price only \$2,300. (117-8).

CANNING STREET—A block of four brick tenements containing twelve dwellings, rented to good tenants for \$1,858 per annum. A good investment property. (721-8).

FOR SALE

725 Craig Street.

Vacant corner lot 81.4 x 210 ft.

Adjoining Victoria Sq. (East).

In whole or in part.

Apply on premises.

J. A. U. BEAUDRY.

Civil Engineering, Land
Surveying & Patents.

107 St. James Street. Tel. 1969.

CHARLEVOIX STREET—A block of brick encased tenements, corner of Ryde street, containing eleven dwellings and one shop, on lot 90 feet front (78-B)

CATHEDRAL STREET.—Cut stone front double house, near Dominion Square, heated by Dalsey furnace, gas fixtures and electric light wires throughout, bathroom tiled, exposed plumbing; cemented basement. (861-8)

COURSOL STREET—A comfortable brick cottage with extension kitchen, all newly done ever this spring, 10 rooms. Price \$2900. (198-B).

CHERRIER STREET—A block of stone front tenements, corner of Berri street, heated by hot water furnaces, rented for \$1868 per annum. A good investment. (61-2B).