

Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & COY.

BAY VIEW—Neat frame house, fronting on the lake; ten rooms, large gallery front and side; good shade trees; partially furnished. Price only \$1,900. Very easy terms. (239-B)

MONTREAL WEST—A charming frame cottage specially well built by owner for his own use, and is finished throughout in a very superior manner; heated by hot water furnace, hot and cold water throughout, bath, w.c., electric light. (281-B)

ROSEMERE, P. Q.—A handsome wooden country residence, on stone foundation, built for summer and winter occupation; water in kitchen, laundry, bath and w. c. Pleasantly situated on high ground, about four minutes' walk from station; close to river, and commanding an extensive view of surrounding country; wide piazza around three sides of the house. Further particulars at office. (237-B)

BEAUREPAIRE—A charming cottage on the Lake front, built for owner's occupation, two stories, galleries on three sides, large lot. (183-B)

CHAMBLY BASIN—A fine residence property, containing 28 arpents, of which five arpents are beautifully wooded. River frontage on two sides; about one mile from Richelieu station. (C. V. R.). Solid stone three story house, fifty feet square; hot water furnace; large stable and coach house and other out-buildings; good boating and fishing; telephone in house; only 1½ hours' drive from Longueuil. Moderate price. (119-B)

COTE-DES-NEIGES—That beautifully situated property known as "Fern-grove," bounded by Cedar, Crescent and Lakeview Ave., between Cote St. Luc Road and Westmount. Particulars at office. (167-B)

DIXIE—Several choice lots at this popular summer resort. Easy terms to suit purchasers. (158-B)

DIXIE, now called **SUMMERLEA**—We have some choice villa lots within three minutes' walk of the railway station, and within two minutes' walk of the River St. Lawrence with boating privileges, varying in price from 5 cents a foot up. And there are also a few choice lots on the river front for sale at 25 cents a foot. A few pretty cottages, substantially built with stone foundations and extension kitchen with cellar, for \$2,500, including 7,500 feet of land on the principal avenue. Terms easy. (64-B)

LOWER LACHINE ROAD—A choice piece of suburban property adjoining that of the late Mr. Sippell; one of the most desirable frontages on the river. Very easy terms. (119-A)

NOTRE DAME DE GRACE—A beautifully situated lot of land on Cote St. Antoine Road, 48 feet by 178 feet, running back to an avenue on which electric cars are now running. Commands a magnificent view. (145-A)

VERBATIM COPY OF (TRANSLATION) OF AN OLD DEED OF THE THOMSON FARM BEAUREPAIRE CEDED TO JEAN GUENET IN 1678 NOW SUBDIVIDED INTO LOTS FOR SUMMER RESIDENCES.

We Francois Lefebvre, one of the priests of the Seminary of St. Sulpice of Paris, Seigniors and proprietors of the Island of Montreal, Superior of the said Seminary of the said Montreal, having power generally for everything concerning the said Seignior from Monsieur Tronson, Superior of the Seminary of St. Sulpice of Paris, have given and granted to Sieur Jean Guenet the quantity of eighty arpents of land at Lake St. Louis of Lachine and at the Point of Beaurepaire to begin on the edge of the forest on the Grande Riviere four arpents in width and to continue of the same width by such depth as will give the quantity of eighty arpents running north and south, and adjoining on both sides unconceded lands. Likewise we have given and granted to the said Guenet six arpents of meadowland to be taken as near the said concession as can be. To have and to hold the said concession and meadowland to the said Guenet in full ownership on the following charges and conditions, that is to say work there without interruption and to put them into a state of culture, and to live there and to pay for each property to the said Seigneurs at their Seigniorial Mansion in Montreal, six deniers Tournois of Cens for each of the said eighty arpents, together with a Seigniorial rent of two bushels of good marketable wheat, for all the said concession, also six deniers Tournois of Cens for each arpent of meadow, and eighteen deniers also Tournois of Cens of annual perpetual, and irredeemable rent for each arpent of meadow, the whole payable on the feast day of St. Martin, with the other Seigniorial rights when they may arise according to the custom of Paris followed in this country. To open such roads as the said Seigneurs may think necessary for public convenience, to take their firewood and other wood they may require, even that required for public purposes in the said island without being obliged to pay him anything and to have his wheat ground at the mills of the said Seignior in the said island, and not at any other on pain of confiscation of said wheat and fine at their discretion. The said grantee will have a road of thirty-six feet in width across the whole width of the property that he will keep in good order so that carts may pass. The said grantee and his successors shall not sell in mortmain, nor sell, exchange, cede or transfer to any community, or again cede it in seignior without the consent of ourselves or of those who may have like authority from the Superior of the said Seminary of St. Sulpice of Paris, nor sell, give or alienate in any manner, either for money or otherwise, before the said concession is built, or has at least four arpents of land in cultivation, on pain of forfeiting said property which will return into the possession of the said Seigneurs without any legal procedure, and to be disposed of by them

OTTERBURN FARM—Belonging to the Estate of the late Sir Joseph Hickson, contains about 2800 acres of which 225 acres are under cultivation. The property is situated on the river Madawaska about 4 miles south of Lake Temiscouata, and is reached by the Temiscouata Railway which runs through the property at about half a mile from the house. The distance from Riviere du Loup on the St. Lawrence is 65 miles, and about 17 miles from Edmundston, St. John's River, the junction of the Temiscouata and Canadian Pacific Railways. Cleared land produces large crops of hay, oats, peas, wheat and potatoes, well fenced. The uncleared land contains fine timber, principally cedar, pine, ash and tamarac, which produces some revenue without depreciating the value of the property. Considerable stock has always been kept on the farm, and there are large barns, sheds and outhouses in first-class condition. Good dwelling house and a farmer's house, also outhouse, blacksmith's shop, carts and farm implements. There is good trout fishing throughout the whole of this district, the toulida being abundant in Lake Temiscouata. Partridge and hares are also plentiful. Other particulars at this office. (186-B)

SHERBROOKE, P. Q.—Some choice factory sites with water power (about 500 horse power at present available) adjoining the Grand Trunk line. Call at office for plan and particulars. (288-A)

SAULT AU RECOLLET—BACK RIVER—A farm of about 150 arpents, with a frontage of six arpents on the river, main road also runs through farm; close to electric cars. Divided up into building lots. An opportunity to purchase a good lot at this charming suburb cheap. Good car service. Call at office to see plan and get particulars. (94-B)

STRATHMORE—Four handsome frame cottages at this popular summer resort, nicely laid out, large lot, and convenient to railway. Moderate price. (100-B)

STE. ANNE DE BELLEVUE—A frame cottage situate on Grand Trunk Ave., 8 rooms, lot 200 by 150. (178-B)

ST. LAMBERT—A detached villa residence, built of brick and stucco work, on stone foundation, 10 large rooms, bath room and closets, daisy furnace, large verandahs on ground floor, balcony on first floor. Lot 90 ft. x 175 ft., laid out in lawn and planted with apple, pear and plum trees, five minutes from station. (191-B)

ST. LAMBERT—A very handsome brick and stucco detached house, on lot 50 feet by 200 feet, extension kitchen, heated by hot water furnace. Ground laid out with fruit trees, &c. (129-B)

ST. HILAIRE—23 arpents of land, all in choice orchard and garden, with frame-house; beautifully situated for summer residence. (159-B)

ST. JOHNS, QUE.—Three solid brick cottages with extensions, well situated on Champlain street, facing Richelieu River; nine rooms, bath and w. c. in each. Area of lot about 16,700 feet. Price only \$8,000 (205-Q)

VAUDREUIL—Beautiful river point of five arpents of level land, nicely wooded; deep water, convenient to both railways. Low price (101-B)