

fast room and kitchen on ground floor. Replete with every modern improvement, mosaic vestibule with marble dado, all doors and front windows have plate glass; latest sanitary plumbing, etc. This house is just being finished by one of the best builders in the city, and everything in connection with it can be depended on to be of the very best. (894C-3.)

GLADSTONE AVENUE—A neat stone front cottage containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price \$5,000. (880-A)

GREENE AVENUE—A rough stone 1½ storey cottage, nine rooms, in good order; a nice, comfortable house for a small family. (235-B)

GREENE AVENUE—Two well situated building lots, each 25 ft. x 102 ft., no waste ground, only 55 cents per foot to a prompt buyer. (296-B)

HILLSIDE AVENUE—A desirable block of land 90 feet deep, adjoining the corner of Metcalfe Avenue. (130-B)

IRVINE AVENUE—Two 2-story solid brick cottages, extension kitchens, heated by hot water furnaces, in good order, seven rooms in each. Price \$8,850 each. (204-B)

KENSINGTON AVENUE—A handsome brick house, with all modern conveniences, on lot 100 feet by 112 feet, nicely laid out. Would make a good family residence. (108-B)

LANSDOWNE AVENUE—Six good building lots, near Cote St. Antoine Road, each 21 ft. x 62½ ft. (307-B.)

LANSDOWNE AVE.—A charming brick cottage on large lot forming the corner of Sherbrooke street. Heated by Daisy furnace, 8 rooms. Price moderate. (869-3)

MELBOURNE AVENUE—Handsome modern, detached cottage in this favorite locality, recently built for owner's occupation. Lot 50 by 100, house 33 by 42. Owner leaving city. Price \$7,500. (788-3)

MOUNT PLEASANT AVENUE—Two story red stone front house, with extension kitchen. Daisy furnace, three mantels and grates in house; finished in cottonwood throughout. Lot 50 by 105 ft. (868-3)

MT. PLEASANT AVENUE—A magnificent villa lot, 126 feet by 175 feet, forming the corner of Campbell St., commands the finest view on the island. (107-B)

MOUNTAIN AVENUE—Just above Cote St. Antoine Road, nine nicely situated building lots, each 50 feet front by about 115 feet deep, within two or three minutes walk of street cars. (130-B)

PROSPECT STREET—Two new two-storey cottages, every convenience, close to Greene ave., fine view, etc., well built in every respect. Price only \$4,250. (437-B.)

line; you can get your shoes shined or your teeth fixed. Their prices are quoted at the lowest possible figure, and the consequence has been that many retailers, unable to meet the competition, have gone out of business. Instead of a number of stores, making up a business street and dealing exclusively in some one of the staple lines of retail trade, we have everything grouped beneath the one roof of the department store. There is no demand for the erection of new business buildings except in isolated cases for special occupancy. This condition of things must have a tendency to depreciate realty values as there are few, if any, uses to which the vacant property can be diverted. With the loss of earning capacity comes the consequent lessening of valuation, and the tax receipts are thereby diminished. July 12th, 1897, the city of Chicago passed an ordinance regulating the department stores, and a suit is now pending to test its validity, it being admitted that the firm had violated its provisions regarding the sale of meat, fish, butter, lard, cheese and intoxicating liquors. The *Register* does not desire to be misunderstood. These matters are all conditions that exist mainly through the suffrage and the patronage of the people. We simply wish to call attention to the effects that follow these conditions in their relation to real estate values.—*American Land and Title Register*.

NEXT SUMMER!

In building new country homes to be occupied during the year, it is quite common to omit the wooden and permanent roof of the piazza. Instead, an awning, securely fastened to poles that can be removed when winter comes, is used for shade and shelter. This awning is often in a pale blue or green tint, either of which contributes a wonderfully cool effect. When the autumn comes and the sun's rays are sought rather than avoided, this temporary roof is removed and a sun parlor secured. In a beautiful Saratoga home the piazza is paved with stone and surrounded with a low stone coping, around which on the inner side runs a stone seat. There is no roof of any sort to this piazza, as it faces the east, and is shaded by the house in the afternoon; ornamental large Japanese umbrellas or squares of awning, put up at one or two places in its wide extent, give protection from the morning sun. Potted plants in long boxes give an attractive touch of color that is changed each season. Beautiful rugs are spread over the stone floor, and seats, and lounging-chairs and divans, and a fine field-glass, mounted for long distance, are other features of the piazza. A still more commendable feature in this beautiful al-fresco room is that it is on the opposite side from the approach to the house, thus securing the seclusion which such a place demands.

ROSEMOUNT AVENUE—Several choice villa lots well situated on the best part of this avenue; situation unexcelled in Westmount. Lots run through to Mountain Ave., and have a frontage of from 83 ft. to 91 ft., each. Reasonable price. (178-B)

ROSEMOUNT AVENUE—A substantial detached residence, fitted with all improvements, grounds have a frontage of 160 ft. on Rosemount and 184 ft. on Mount Pleasant avenue, by a depth of about 140 feet. Also three good brick houses, two on Rosemount Ave. and one facing on Mountain Ave., all well rented to good tenants, on lot fronting on both avenues, and with an area of 88,894 feet. (178-B)

ROSEMOUNT AVENUE—Handsome stone front residence; lately built and replete with every convenience, Daisy furnace, laundry, etc., five bedrooms. (285-3)

SHERBROOKE STREET—Two semi-detached houses in the best part of Westmount. Modern and thoroughly well built, one is occupied by owner, the other well rented. Suitable for two friends. Both houses have side lights and one is a corner house and commands a fine open view. (124-B)

ST. CATHERINE STREET—A stone front cottage on lot 26 x 110 feet; well built and in good order throughout. Lane at side and rear. Price \$7,000. (211-B)

ST. CATHERINE STREET—A good building lot, 80 feet front on St. Catherine street, with a frontage of 160 feet on Metcalfe Avenue, a splendid location for shops or residence. (93-B)

At Werendale Park—Lots 8, 4, 5, 6, 7, 11, 12, 14, 15 and 17. These are among, if not the finest, building lots in the beautiful suburb of Westmount, being on the line of city limits, easy of access, fine drainage, water and all other city improvements.

ST. CATHERINE STREET—A comfortable, well-built stone front cottage, with extension kitchen, Daisy furnace, and all improvements; five rooms on ground floor. Would exchange for a smaller house. Price only \$8,000. (838-3)

ST. CATHERINE STREET—A lot of land just west of Metcalfe Avenue, with a frontage of 88 feet 10 inches, first-class locality for building. Price only 75 cents per foot. (85-B)

ST. CATHERINE STREET—Seven choice lots, one of them a corner—each 23 feet 9 1-2 inches x 115 1-2 feet deep.

ST. CATHERINE STREET—Two building lots, near Metcalfe Avenue, about 44 feet 5 inches front by a depth of 170 feet to 174 feet each, (383 & 386-2)

UPPER LANSDOWNE AVENUE—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in frontages of 50 feet with a depth of 110 to 115 feet. The situation is the most accessible of all the hillside property and commands a magnificent view. Price from 12½ cents upwards. (289-A)