

GUY STREET, corner LINCOLN AVE.—A substantial, detached brick house, stone basement, 16 rooms, in good order. Lot has an area of over 6,000 feet; a comfortable family residence. Good stable. Moderate price. (468-A).

HUTCHISON STREET—A handsome, well built and conveniently arranged cottage, with all modern improvements, in thorough order. First-class opportunity for anyone wanting a good house for their own occupation. Price \$6,500. (152-B.)

HUTCHESON STREET—A two story stone front cottage, extension kitchen, cellar basement, with servants W. C., stationary wash tubs, coal room and pantry, basement entrance, five bedrooms on one floor. Built and occupied by owner. (823-3)

LAGAUCHETIERE STREET—A full size stone front house near Beaver Hall Hill, in good order. Price \$5,000. (98-B).

LATOUR STREET—Two good brick houses, near Victoria Square, on lot 38 feet by 88 feet 9 inches. Price only \$5000. (68-B).

LATOUR STREET—A four-story brick tenement on stone foundation, two dwellings, strong and substantially built. Property in this locality is rapidly being utilized for business purposes. (154-B.)

LINCOLN AVE.—A handsome stone front cottage, in first-class order and with all modern improvements. Price only \$5,000. (170-B.)

LORNE AVENUE—A comfortable stone front house, with extension kitchen, hot water furnace, etc. Price only \$4250. (119-B.)

LUSIGNAN STREET—A good stone front tenement near St. Antoine street, on lot 24 feet by 100 feet, brick fuel sheds in rear. Rent, \$408 per annum. Price only \$4700. 74-B.)

MCGILL COLLEGE AVENUE—A substantially built house, 28 ft. wide, in first-class order, heated by steam, on the best part of the street. Price only \$7000. (373-a).

MCGILL COLLEGE AVE.—A stone front terrace house, in good order, very roomy, close to St. Catherine street. Price only \$7000. (138-B)

MCGILL COLLEGE AVENUE—A large and convenient residence 27 feet front in the portion of this street likely to become business property at a very early date. In the meantime the building is in good order as a residence. Anxious to sell. (1013).

MCGILL COLLEGE AVENUE—A three story front house, near Burnside Place, heated by furnace; 1½ story brick shed in rear. (17½-B)

MCGILL COLLEGE AVE.—A stone front three story house, rented for \$500, heated by furnace. (171a-B.)

two years on giving six month's notice, plus ten per cent. The by-law will be submitted to the proprietors at an early date, and if carried work will be undertaken without delay. The plant is to be first-class, with separate drains for cellars. The water will be conveyed by an intake-pipe to a well from the river several hundred feet out, and pumped into a tank on a steel tower one hundred feet high.

This, which should be the harvest time of the country property owner is rather a dreary season to work up any enthusiasm in that direction. Such a continuous succession of wet cold days and nights at this season has not been known within the memory of the oldest inhabitant unless we continue the summer into October, this fall the season is bound to be short. This is only the summer residents view of the matter, a more serious affair is the farmers late ploughing and seeding which threatens grave danger to the crops.

Montreal has already as ample suburban railway accommodation as the most sanguine promoter could have anticipated. From Lachine to Point aux Trembles, and from Sault aux Recollets to St. Lambert and Longueuil embraces land enough to accommodate New York and Brooklyn, and while we have every confidence in the steady and permanent growth of Montreal we do not anticipate that all the land embraced in the limits named will become city property within any reasonable time or have anything more than a prospective advance beyond farm values taking into account their proximity to the city.

The magnitude of the area involved should make this self evident and yet in many cases fictitious values are being placed upon these lands as prospective building sites. As before, stated "there is lots of land out of doors," and only in special places where natural or artificial advantages are offered can any material advance on farm prices be maintained.

MACGREGOR STREET—A handsome modern residence, semi-detached, sandstone front; the lot is 75 feet by 220 feet, and is one of the finest residence sites on the island. The house was built under owners' supervision and for his own occupation; finished throughout in hardwood, ground floor in oak. Permits and particulars at the office. (795-8).

McTAVISH STREET—A handsome semi-detached residence, on lot 45 ft. x 145 ft., first class stable and coach house. Situation, opposite McGill College Grounds, is unexcelled. (148-B)

MACKAY STREET—A neat two story stone front house, modern conveniences. Daisy furnace. A bargain for any one wanting a small house in good locality. Offers solicited (817-3).

MANSFIELD STREET—A three story cut stone front house, above St. Catherine street, in thorough order, new hot water furnace, all improvements. (688-8).

MANSFIELD STREET—A stone front terrace house, above St. Catherine street, heated by hot water furnace, all conveniences. Price only \$9000. (697-3).

MOUNTAIN STREET, NEAR SHERBROOKE—A choice modern house built for owner. Full size; extra deep; outlook and surroundings specially good. Ground floor contains drawing room, library, dining-room, pantry kitchen, backstairs, etc. Upper floors, seven bedrooms and two servants' rooms. (186-B).

MOUNTAIN STREET—A substantial stone self-contained house, and stone double tenement, near Osborne street. Would be sold at a bargain. (815-3).

NOTRE DAME STREET, ST. HENRY—A block of brick tenements, on large lot, four dwellings, rented for \$456 per annum. Price \$5100. (148-B)

NOTRE DAME STREET—22,000 feet of land with about 154 feet frontage, on Notre Dame Street, and 150 feet deep to the Harbor Commissioners' wharf line. Nearly opposite to Moreau street, Hochelaga Ward, and one story brick stable. Call for particulars. There is a well-built two story stone dwelling house, with hot water heating and good outbuilding, on the northeast side of the property. The vacant land would be sold separately if desired. (241-3).

ONTARIO STREET—Two solid brick double tenements on the best part of this street, a few yards from the Bleury street electric cars, and one of the best renting properties in the city, no trouble to secure tenants. In first-class order throughout. Present rental \$1,008 per annum. (347-a.)

PARK AVENUE—Stone front tenement, well built and nicely laid out, heated by Daisy furnace, in thorough order throughout. A good investment property. (848-3.)