

TORONTO REAL ESTATE

Home at Your Own Price Furnished For \$2500

Construction Company Putting Up Two Hundred Dwellings in Choice Residential District.

Love Bros. Ltd., contractors and builders of 1000 East Gerrard-street, Toronto, are offering for sale 200 completely furnished homes at \$2500 each. These houses are being constructed in a choice residential district, within 15 minutes by car from Queen and Yonge-streets.

The firm are able to offer special inducements to purchasers, owing to their complete construction facilities, having their own sheet metal plant, mill work plant and machines for doing practically every portion of the work entering into a modern dwelling, thus saving a large part of the cost of an ordinary house.

These 200 houses are of semi-detached design, with brick fronts and cement floor in basement. Sanitary enameled plumbing is used throughout and the hot water tank is connected with the furnace in the basement. Sidelight registers are used and the furnace is the best made. The rooms are decorated with artistic wallpaper. Special enameled paper is used for the covering of the bathroom walls.

The woodwork throughout is gained in imitation oak, and every house is completely carpeted, and piped throughout for gas, with up-to-date fixtures. The furniture, bought by the careful at bottom prices, has been carefully selected by the builders. A piano goes with the equipment.

No better offer could be made for a completely furnished new home. The price, \$2500, seems ridiculously low, but the fact that the builders are able to construct by wholesale explains the reason for this. The company offer easy terms of payment, bringing these houses within the reach of anybody

who can put up the small amount necessary to guarantee the bona-fides of the purchaser.

S. A. EXTENSIONS.

Accommodation Much Too Crowded, But Plans For Future Incomplete.

The reports current regarding extensions by the Salvation Army are quite unofficial, according to Col. Gaskin. The army buildings in all parts of the city are much too crowded and there is a movement for their enlargement. This, however, is an old story, Col. Gaskin says. The army has been contemplating changes in a general way for years and some of the property reported to have been recently bought has belonged to the army for the last ten years. The army is considering the question of the establishment of a hospital in Toronto and has been invited to do so in a neighboring town, but Col. Gaskin regards such a step as quite improbable.

A tent is to be erected on Queen-street, but on property which is merely loaned to the army temporarily.

VALUABLE CORNER SOLD.

Land Security Company Gets Land on Which Building Stands.

The Land Security Co. has purchased the land upon which its building stands at Adelaide and Victoria-streets from Sir William Mulock. The property has a frontage of 47 feet on Adelaide, and 206 feet on Victoria. The assessed value of the land is \$29,925. The whole property will be offered for sale. An hotel company is after the site.



UP-TO-DATE WORKINGMEN'S HOMES.

This row of houses, on East Gerrard Street, numbers 900 to 1,000, was built by Love Bros., who offer them for sale in a unique way. They are furnished throughout with every article of household use, including a fine piano, and are being sold on an easy payment plan.

NICE PARK PROPERTY FOR BUILDING LOTS

Negotiations With Radial Railway Company For Long Branch Property Which Failed.

The sale of 40 good looking acres of lake shore land between Long Branch and Fort Credit has just been put thru, the seller being Mr. Cotton, and the purchaser being a mystery because those interested in the sale refuse to say anything about it for the time being. The property includes a nine beach and it seems that not so very long ago it was offered to the street car people at the enticing price of \$200 an acre, it being apparent that there was no amusement park for the people who like to go west.

Negotiations only reached an embryo stage and stayed there because Mr. Railway Moore and Mr. Estate Agent Pearson could not get sufficiently together at appointed times. It is even said that appointments were made for Sunday conferences and that Mr. Moore either from religious convictions or forgetfulness did not bide by the first even though there were speculations hinting toward a three-and-a-half-acre from the city for 15 cents. The land was flatly offered to the railway park people at \$200 an acre, but the opportunity did not seem to fit. Somebody else has come along and paid \$400 an acre for it and as far as can be gleaned from Mr. Pearson in his most communicative mood the holding is to be divided into 50-foot lots for summer residences, although he deeply regrets that its nice park possibilities were not appreciated by Mr. Moore and the other manipulators of the suburban service which bids fair to become famous on account of its uncomfortable and seldom available cars.

Who the man is who paid the \$400 an acre for the land is a dark secret. But the sale has been consummated. Mr. Pearson says so. The possibilities along the lake shore road for summer cottages are grand and many citizens are realizing it. Without regard to the wretched condition of the road from the murderously muddy crossing to the Hunter there is a building activity on the lake shore to the west. Some of the houses are so far incomplete, but the owners are spending their spare time working. The sale of the should-be park property at the figure secured is calculated to give an impetus to price advances all along the western line.

There is a decided reluctance on the part of many real estate agents to disclose in detail the volume of their business. In many cases their clients decidedly object to the slightest publicity. Brokers acting for banks, loan companies, etc., have to be particularly careful. Speculators generally, and naturally like to have the consideration they paid for property kept as far out of reach of the prospective buyer as possible, unless it is a forced sale. Some clients do not even want it known that they are selling their property.

From the office of the assessment commissioner it is learned that the real estate situation is holding its own very admirably, there being a still noticeable demand for good building lots and also for the smaller class of houses. There are no big sales of downtown property lately, such as there were during this period of last year. Down town prices are away up.

Assessment Commissioner Forman says there has been some activity in tax sales of lands and he is making a report of all recent transactions which he will submit to the board of control at the end of this month.

A feature of this year's business has been the exceedingly good demand at the island, where things are booming at what are considered sufficiently reasonable prices to bring about transactions with far less than customary trouble. E. A. English had rented 80 houses on the island before the sad chilly season asserted itself so forcibly.

Some Buildings of the Year.

Thru the courtesy of G. F. W. Price, assistant to the city architect, The World has obtained the following record of some of the important works completed this year, or in progress:

Factory, Gordon-MacKay Co., Queen and Crawford-streets	\$ 58,600
United Empire Bank, Yonge and Cottenham	14,350
Public Library (Central), College and St. George	250,000
Factory, Dominion Radiator Co., Dufferin and Lappin	160,000
Grand Stand, Exhibition Board, Exhibition Park	216,465
Horticultural Building, Exhibition Board, Exhibition Park	90,000
Warehouse, M. Granatstein, Wellington-place	14,000
Ten buildings, Toronto Park Co., Queen-st. East and Leuty-ave.	77,000
Factory (add.), Charles Rogers & Co., Deane-street	10,000
Warehouse, J. B. Scott, Queen and Sackville	8,000
Factory, Queen City Vinegar Co., River-street	20,000
Warehouse (add.), E. G. Todd, Wellington-street W.	50,000
Factory, Dominion Bridge Co., Scarboro-avenue	30,000
Warehouse (add.), Nerlich & Co., Front-street W.	35,000
Church, St. John's Presbyterian Church, Simpson and Broadview	45,000
Garage, Hyslop Bros., Shuter and Victoria	30,000
Store, T. Eaton Co., Yonge and Albert-streets	170,000
Warehouse (add.), W. E. Brock, Bay and Wellington	8,000
Office Building, Confederation Life Association, Queen and Victoria	300,000
Factory, Minerva Manufacturing Co., Bathurst and College	44,000
Warehouse (add.), John Kay, Son & Co., King-street W.	20,000
Warehouse, Thos. Ogilvie & Sons, Bay and Wellington-streets	125,000
Machine Shop, King Radiator Co., St. Helen and Don-streets	70,000
Warehouse, Musson Book Co., Richmond and Duncan	25,000
Warehouse, Andrew Darling, Spadina-ave and Adelaide-street	150,000
Apartment House and Stores, H. Wineberg, Agnes and Elizabeth	75,000
Warehouse, D. McCall & Co., Wellington-street	70,000
Factory (add.), Otto Higel Co., King and Bathurst-streets	30,000
Machine Shop, King Radiator Co., St. Helen and Don-streets	70,000
Factory (add.), H. Disson & Son, Adelaide-street	10,000
Factory (add.), Christie, Brown, Frederick-street	37,500
Factory (add.), T. A. Lytle Co., Sterling-road	35,000
Factory (add.), G. B. Reid, Sherbourne and Britton	12,000
Apartment House, M. M. Cohen, Madison-avenue	35,000
Bank, Bank of Commerce, King and Jarvis	30,000
Church, St. Mary Magdalene, Manning and Ulster	40,000
Warehouse, H. S. Howland & Sons, Front-street W.	7,000
Factory, General Brass Co., Sterling-road	9,000
Warehouse (add.), E. W. Gillett & Co., King and Duncan	12,000
Apartment House, Mr. M. Cohen, Madison-avenue	35,000
Factory, Phillips Manufacturing Co., Carlaw-avenue	85,000
Theatre, Toronto Theatre Co., Richmond-street W.	70,000
Warehouse, H. C. Bond, Simcoe and Wellington-streets	80,000
Exhibition Building, Exhibition Board, Exhibition Park	38,000
Theatre and Warehouse, F. W. Blair, Temperance-street	150,000
Bank, Sovereign Bank, King East	35,000
Stores and Apartments, E. J. McCarthy, Queen East	20,000
Rink, A. Butler, College-street	10,000
Factory, J. Clark, Farley-avenue	10,000
Store, Home Furniture Co., Queen and Parliament	15,000
Apartment House, Mr. M. Cohen, Madison-avenue	35,000
Factory (add.), Jas. Morrison, Pearl-street	10,000
Warehouse, F. C. Daniels, Eastern-avenue	10,000
Blacksmith's Shop, John Inglis, Strachan-avenue	10,000
Laundry, J. Archer, Lansdowne-avenue	6,000
Warehouse, McGregor, & McIntyre, Pearl-street	6,000
Warehouse, Queen City Oil Works, Esplanade	14,000

Many new houses have been erected on the island and they are all of the better class. Almost any property on the island is in demand, but to the class of house. Lots of money. That is the reason there is a demand for vacant lots.

There is no doubt about it, things are rather quiet, no matter what anybody says, is the report of several of the city market. Mr. English mentioned agents who referred particularly to a number of solid brick 6-roomed large deals. There is some selling of houses in the west end between Bloor and College-streets, which were on sale on an occasional enquiry for the better class of houses. The activity in Co. always a demand for this class of house but it was not as brisk as it should be. Another instance he gave was that of half a dozen solid brick houses on sale. The demands from these sources

Hornby & Son Offer

\$1200 Buys small house; splendid condition; very central—only \$250 down.

\$1500 Buys good six-room house; very central—a bargain.

\$1750 Buys brick front house; 7 rooms; central. This is good value.

\$2450 Brick front; 8 rooms; convenience; furnace, gas-electric light—only \$400 down. Splendid central locality.

\$2850 Brick clad; 10 rooms; well decorated; convenience; situated near Bathurst and Queen.

509 Adelaide Street.

Hornby & Son, Phone Main 7153.

"GO WEST! YOUNG MAN, GO WEST!"

That is the advice that Horace Greeley launched upon the investing public long ago. Conditions since have made Horace Greeley not only a prophet but a philosopher.

Black steries have been told about "bad crops," poor transportation and other things, that might influence the prospective investor, but the truth remains that Western Canada is still the Mecca of the small as well as the large investor.

There is no section on the North American Continent where REAL ESTATE has advanced so rapidly in the past few years as in Winnipeg and Western Canada.

There are many ways of making your dollars earn big dividends, but the most profitable, satisfactory, and comfortable of all is by anticipating the direction of population, and buying land at the low prices that always prevail before railways bring in hundreds of thousands of eager settlers and home makers. Two years from now you'll wonder why you hesitated a moment to buy Western lands from us—Choice Picked Lands—at only \$7.50 an acre, which will then be selling at more than double the figure. Or a lot in a splendid residential section—one of permanent values—in the City of Winnipeg, for only \$100.

Have you watched the Western crop reports lately? If so, you will see that the wheat is growing strong and lusty, and indications point to the biggest harvest in Canada's history. A warm July and August will do it, and that the weather man has promised. Then land prices will move up fully 25 per cent. Come in and see us, talk matters over, and get expert advice.

CENTRAL REAL ESTATE COMPANY,
512 Traders Bank Building.

Phone M. 6052.

Fifth Floor.

Real Estate Bargains!

\$14,500—Block of 8 dwellings; yearly rental \$1,630. Cash required \$4,000.

\$19,000—Block of 9 dwellings, west end, splendid locality, good investment. \$5,000 cash.

\$35,000—Central; large solid brick factory, four flats and basement, steam heated, elevators; will bring in over \$2,000 a yearly rental. Terms to suit.

\$5,000—Duchess Street, pair of 3-roomed dwellings; splendid investment; rent \$50 month.

MCCONKEY & GODDARD,
REAL ESTATE.

HEAD OFFICE:
201 Toronto Street.
M. 3220.

BRANCH:
291 Arthur Street.
P. 443.

A FURNISHED HOUSE for \$2500.00

With \$300 Down

When we say that we give you a house for this amount we mean it.

THE HOUSE

is built only as we can build it with our unequalled facilities—a sheet metal plant of our own, a modern millwork plant of our own.

We Make Everything, Even to the Furnace, the Furniture.

Every room is papered, carpeted and furnished complete.

The Parlor has a complete Parlor Suite, with a New Scale Williams Piano.

The Dining-Room has a complete set in quarter-cut oak, and sideboard built in.

The Kitchen has hot water tank connected with furnace in basement, as well as a work table under built-in cupboard, with sink at one end.

The Bedrooms are furnished with solid brass and iron bedsteads and quarter-cut oak dressers and washstands.

The Bathroom has enameled bath tub, commode, etc.

We are building and furnishing only 200 of these Houses this year, and a large number have already been arranged for.

It is only our facilities and equipment that enable us to give such an offer.

Call and inspect a sample Furnished House at 996 Gerrard St. East.

LOVE BROS.
LIMITED

1000 Gerrard St. E., Toronto

A BARGAIN

\$9,800 Pair of Flats and Auto House
—New, well rented to bring 10 p.c. on investment; this property is well situated and of modern design and heated with hot water and lighted electric light.

W. G. COOPER
60% Adelaide St. East.

have done a lot towards tying up the market as it had caused many prospective purchasers of houses to hang fire, money being pretty tight.

Mr. Williams reports land at Toronto Junction to be much in demand at present. The dearth of houses there is the cause of the many building operations going on at present. Early in the week Williams & Poole sold several prettily-

HENRY F. SWALM
Carpenter, Builder and Valuator
199 Sherbourne St., Toronto

wooded lots, which will be built upon immediately. The price was \$10 a foot, which is considered a low figure.