

Houses and Building Lots

FOR SALE

-AT-

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

ARGYLE AVENUE—Three very desirable building lots, each fifty feet front, on the best part of the avenue. (51-B)

BURTON AVENUE—A good building lot, 50 ft. by 79 ft., would be sold very cheap. (156-B)

CAMPBELL STREET—Two very desirable lots each 68 feet by 175 feet; fine situation. (109-B)

COTE ST. ANTOINE ROAD, corner of Victoria Avenue—A fine block of land, having a frontage of 135 feet on Cote St. Antoine Road, and about 250 feet on Victoria Avenue. This is one of the finest villa residences lots in the Cote; it commands magnificent views which cannot be interfered with. (286-2)

COTE ST. ANTOINE ROAD, Corner McTavish Avenue—A splendid block of land, 64 feet front by about 150 feet deep, well situated for a villa residence, and surrounded by some of the best properties in Cote St. Antoine. (487-3)

COTE ST. PAUL—Corner of Upper Lachine Road—A fine block of land, situated at the junction of these two main thoroughfares. Offers solicited. (224-a)

DORCHESTER STREET—A modern stone front house, heated by hot water, fronting Wendeale Park; the rear view commanding the whole mountain side, a minute's walk from one of our prettiest city squares. Price only \$7,500. (457-3)

DORCHESTER STREET—Two handsome stone front houses, just west of Greene Avenue, each 26 feet front, with all modern improvements, kitchens on ground floor. (798-3)

DORCHESTER STREET—Three choice lots near Clarendon Avenue, each 25 feet front. (205-a)

DORCHESTER STREET—A handsome corner stone front house, in first-class order, all conveniences, hot water furnace, a comfortable family house, vacant lot adjoining would be sold if desired. (61-B)

DORCHESTER STREET—Two 2½ story grey cut stone houses, just completed, each 25 feet x 45½ feet, and extension 15 feet x 32 feet, full height; cemented cellar, basement contains furnace, coal storage, laundry and servants' w. c. Principal floor, drawing, dining and breakfast rooms and kitchen; five bedrooms separate bath and w. c. Sanitary and plumbing work of the finest description. Vestibule has mosaic floor and Tennessee marble dado. All front windows are of heavy plate-glass. All material and workmanship of the very best, electric bells, wired for

reception-rooms and boudoirs. Both burlap and grass cloth are now made with good designs printed upon them. The hanging of walls with other stuffs than these is hardly to be recommended from the standpoint of healthfulness, with the exception of English chintz, which has a surface glaze, which prevents it from holding dust and dirt.

The ceilings may be paneled off in squares, or broken into rectangles, one within the other, but all these are purely decorative effects and never as truly good as where the beams of an upper floor are made to be an ornament while actually serving a necessity of the construction.

It cannot be overlooked that the wainscoting should be of the same height as some other feature of the room, a mantel or built in bookcase, for example. If this is not high enough, run it to the top of the doors and windows; this to the end that the wall space should have certain well defined horizontal lines and be not cut up into zigzags up and down.

Leather has also been used to decorate chimney-breasts, and even in the greater houses, walls and ceilings as well. Some very good effects are obtainable in this way, but it seems like a perversion of use, as leather is hardly an architectural material—neither is paper, it is true, but printed paper is a recognized substitute for frescoed and stenciled walls, sanctioned by good use and by its effectiveness at small expense. Leather is expensive, and the money it costs might better be spent on beautiful paneled woodwork.

A wooden cornice or one of plaster at the joint of the ceiling and walls is frequently a great addition; the same effect is somewhat obtained by a "coved" ceiling, which joins the walls with a gentle curve, and not at right angles. Here a moulding of wood or plaster is frequently run around the room about twelve inches from the wall.

The subject is a very broad one, and the allowable variations quite infinite; but the ease with which an entire room may be absolutely ruined by bad wall treatment, makes it one that cannot be approached too carefully.—From "The House Beautiful."

OLIVER COLEMAN.

BUSINESS MAXIMS.

Do not wait for trade; hustle—go after it.

Push in busy seasons, and in dull seasons still push.

Have enough system to aid your business, not to cripple it.

Keep courteous clerks; be kindly and courteous yourself.

A pleasant word will often bring back a straying customer.

Be honest from principle as well as from policy.

Pay promptly, and collect as promptly as you pay.

Be ambitious without limit, other than the ability to pay.

Make your advertisements absolute truths; they will reap gold dollars.

electric light. Anyone wanting a first class residence at a moderate price should inquire about these houses. (888-3)

ELM AVENUE—A choice building lot, having an area of about 2,700 feet; moderate price to a prompt buyer. (208-B)

ELM AVENUE—A double detached stone-front cottage, near Sherbrooke street. Lot 50 x 108. Side lights and entrance on each side. Good garden and stable with lane in rear. House heated by hot water and in good order. Price \$7,750. (851-3)

ELM AVENUE—A choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and conservatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$8,000. (709-3)

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)

HILLSIDE AVENUE—A desirable block of land 90 feet deep, adjoining the corner of Metcalfe Avenue. (180-B)

IRVING 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 AVE.—A charming brick cottage on large lot forming the corner of Sherbrooke street. Heated by Daisy furnace, 3 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 38 by 42. Owner leaving city. Price \$7,500. (783-3)

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, fine nicely situated building lots, each 50 feet front by about 115 feet deep, with in two or three minutes walk of street cars. (180-B)

ROSEMOUNT AVENUE—A detached brick residence on lot 87½ ft. x 156 ft., fitted by all modern improvements, 8 bedrooms; in good order throughout. Particulars at office. (178-B)