

SHERBROOKE STREET.—A fine property west of Park Ave. and comprising a fine block of land, with a substantial residence thereon. A splendid block for an apartment house, church, college or any other institution wanting a high class residential site centrally situated. (B-382).

SHERBROOKE STREET.—A four-storey stone front residence, (west of Peel street), with oriel windows on second storey, heated by hot water furnace, has all modern improvements; sixteen rooms, besides ample closets, wardrobes, linen and cloak rooms, &c., &c. This is a house specially suited to any one with a large family, or for entertaining. Adjoining lot 30ft. x 188ft. would be sold with house or separately. Permits to view at our office. (386-B).

SHERBROOKE STREET.—A detached commodious residence, in a central situation with first-class surroundings. The residence is in fine order, with modern equipment. The land comprises an area of about 15,000 ft., with frontages on two streets. If more land is required, about 34,000 feet in all with frontages on three streets, can be had in one block. Particulars at this office. (382-B).

SHERBROOKE STREET.—A very well built stone and brick house, in good order throughout; heated by hot water furnace; modern conveniences. Price only \$8,500. (30-C).

SHUTER STREET.—Two substantial stone front houses containing ten rooms, each, in perfect order. Hot water heating. Price only \$7,500. each. (319-B).

SUMMERHILL AVENUE.—A handsome stone front house, with two storey extension; cellar basement asphalted; hot water furnace and all modern improvements, plenty of closet accommodation. (855-3).

SOUVENIR STREET.—A stone front two storey cottage, 24 ft. x 40 ft., heated by hot water furnace, in good state of repair. Price, only \$5,500. (890A-3).

ST. ANTOINE STREET.—A substantially built house, containing three dwellings of one flat each. Nicely laid out; heated by hot water furnace. All conveniences. Well rented and yielding a good revenue. (900-F-3).

ST. ANTOINE STREET.—A two-storey stone front house, in good order, on the best part of the street; must be sold to close an estate. (91-B-3).

ST. ANTOINE STREET.—A full size stone front house, in good order, contains fourteen rooms. Lot 21½ ft. by 139 ft. Price \$6,000. (210-B).

ST. ANTOINE STREET.—A stone front corner house, self-contained, and a tenement house adjoining, would be sold at very moderate prices. (885c-3).

ST. ANTOINE STREET.—A substantial solid built house, near Guy st., in good order, heated by Daisy furnace, 16 rooms, moderate price. \$8,750. (194-B).

ST. ANTOINE STREET.—A substantial stone front corner house, on the very best part of the street, nicely laid out; would be a good situation for a physician; house contains 12 rooms;

most important function, lending such dignity and effective presence to the building that, unless some special peculiarity of the ground prevents, it is the lawn that secure the most admirable and rational setting for the house. For a similarly deduced reason, on comparatively flat territory, the erection of the house on a lawn rising partly in terrace shape gives the home a distinction that adds greatly to its attractiveness. The use of the terrace effect needs handling with extreme skill and care. The proportions, shape, and construction of terraces, formal or otherwise, on rugged sites will have to be managed with good judgment and adroitness. It is so easy to do violence to the most attractive suggestions of the ground itself.

Many devices of curving banks and irregular low masses of shrubs may be so employed as to produce the effect of a terrace, without disturbing the essential character of the region. Whereas, by setting flower beds and specimen plants here and there, just because one likes flowers or rare plants, is pretty surely apt to work to the detriment of the effect of the general expanse of the lawn. Haphazard and unformulated planting, whether thick or slight, is sure to work against simplicity and beauty. Of course, one single specimen of trees and shrubs may find points suitable to receive them near the house, and so may flowers, but their choice of place must be indicated by the nature of the ground in that special neighborhood. In a general way, they had best be kept some distance away, or located near some mass of foliage, so as not to mar the open character of the space which is really the heart of the home grounds.

As the expanse of turf leaves the house, the spread and breadth of the lawn should, if possible, increase. It is wonderful how, on a very small place, the landscape idea being kept strictly in view, the most picturesque effect can be obtained by a few skilfully arranged shrubs and trees and a skilfully graded lawn.

By undulating the surface of the lawn towards the trees and shrubs on either side, and keeping the planting territory elevated, and grouping the bordering foliage into points and bays of green, pictures can be created upon a limited space that would delight the eye of a painter.

The grading of the lawn is a delicate operation. It is not difficult to grade a lot level, or sufficiently level for good effect, the production of a mathemati-

calculated by hot water furnace. Lot is about 36 ft. front by 177 ft. deep, to a wide lane in rear, thus giving plenty of depth to build two good tenement houses on rear lot. (6-4).

ST. CATHERINE AND MARLBOROUGH STREETS.—A block of four brick, two wooden tenements, and stone cottage, in good state of repair, on lot 125 ft. x 200 ft.; rented for \$840 per annum. (390-B).

ST. CATHERINE STREET.—A first-class brick, double house, situated western part of the street, business is rapidly extending this way, and this property will rapidly increase in value. Lot, 58 ft. x 100 ft. Room for two large stores, building has all modern conveniences, 11 large rooms, would yield a good revenue in its present shape, until wanted for business purposes. (26-4).

ST. CATHERINE STREET.—A good stone front house, near Fort street, in good order; would be a good investment property. (152-B).

ST. CATHERINE STREET.—A brick block containing 6 dwellings and 2 shops, situate on the eastern part of the street. Rented for \$1,000 per annum. (891-3).

ST. DENIS STREET.—A first-class stone front tenement, containing six dwellings, each heated by hot water furnace, wired for electric light and piped for gas. Yields a revenue of \$1,260 per annum; is a really good investment property. (16-4).

ST. DENIS STREET.—A very attractive cut stone front tenement, containing two dwellings, near Sherbrooke street; nicely laid out; heated by hot water furnace; modern plumbing, &c.; in A1 order. (343-B).

ST. DOMINIQUE STREET.—A solid brick tenement, comprising two dwellings, and a solid brick cottage in rear. Would be sold at a moderate price. (148-B).

ST. DOMINIQUE STREET.—A solid brick tenement near Pine Avenue, two dwellings, lower heated by Daisy furnace and in good order, will be sold at \$500 less than city valuation; also a small cottage adjoining above at a very low price. (128-B). \$5,750 (22-C).

ST. FAMILLE STREET.—Two first-class stone front houses, one of them a corner; heated by hot water furnaces; all modern conveniences, open plumbing; in good order throughout. For sale at a low price to close an estate. (29-C).

ST. FAMILLE STREET.—A handsome stone-front house; kitchen and living room on ground floor; heated by hot water furnace; in perfect order; built and occupied by owner. We can recommend this house to any one wanting a good comfortable home at a moderate price. Convenient to two lines of street cars; ten minutes' walk from business centre of the city. Price, only \$6,150. (34-C).

ST. FAMILLE STREET.—A very handsome stone front house, very tastefully laid out, extension kitchen, high basement cellar, with laundry and servants' accommodation. Up to date in every respect. (818½-3).

ST. FAMILLE STREET.—A stone front full sized house, in good order, heated by furnace; good central situation,