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Real Estate Record

Entered according to Act of the Parliament of Canada in the year 1895 by James Cradock Simpson and Henry Lester Putnam at the Department of Agriculture.

Vol. X.

Montreal, June, 1897.

No. 6.

The Liverpool and London and Globe INSURANCE CO.

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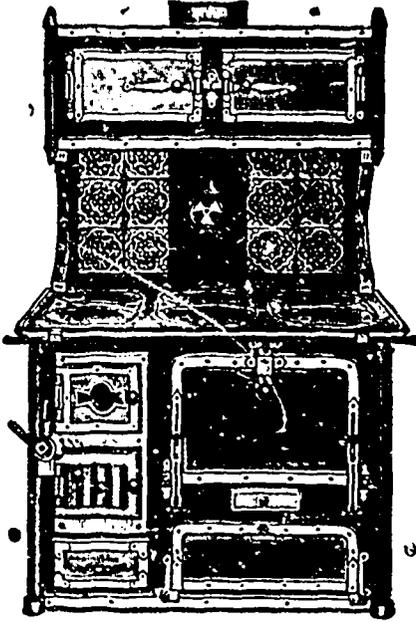
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Real Estate Record

THE Real Estate Record

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Monthly Review.

The expected improvement mentioned in the review of transactions in the month of April, has been somewhat more distinctly manifested in the real estate market during the month of May. According to the records, a considerable volume of business has been transacted, but upon close examination it appears to be made up in larger proportions than usual of trades or exchanges of properties. Trading is of course a legitimate part of the real estate business, but it does not figure in importance with sales of vacant land for improvement, or sales of improved property for occupancy and use. There being no tax now on private sales of real estate, the prices mentioned in deeds, where exchanges are made, are not always on a cash basis, and are therefore in some instances misleading. Taking everything into consideration it is safe to say that, while it is well not to place too much reliance on surface conditions, there is a perceptible improvement in the tone of the market, sufficient to give a promise of more activity in the fall, after our two outing months of July and August are over.

Of the sales recorded in the month of May amounting to \$1,158,011 about one-half of that sum was contributed by St. Antoine Ward and Westmount, a large majority of the sales being of improved property. There were a fair number of transfers in St. Jean Baptiste and St Denis Wards, and of the 22 sales recorded in the latter ward, 17 were of vacant lots.

The renting of suburban and country houses this spring has not

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been what it was expected to be. The lateness of the spring, and the continued cold wet weather has kept this season back, but a few warm days now will probably develop a disposition to spend the next few months in the country. Not a few will wait until the Jubilee holidays are over.

There is a growing complaint among the owners of old business buildings that the incomes from their properties are gradually getting less. In the competition with new buildings they are the severest sufferers. In some instances the point has been reached at which the property ceases to pay fixed charges, and there seems to be no other course open but to sell or build. One assuring feature of the situation is that there is apparently plenty of capital ready and waiting for the return of better times when it will be willingly invested.

In the auction branch of the market the results fell far below expectation. This will likely be the case until properties are sold strictly upon an actual income basis for values.

The sales recorded in May in Maisonneuve, Mile End, Montreal Annex, Outremont, St. Henry, St. Cunegonde, and Montreal West (junction) amount to about \$125,000, of which \$78,000, was contributed by St. Henry.

There were 169 real estate transactions in the city wards and Town of Westmount recorded at the registry offices during the month of May, the particulars of which are given in other columns, amounting to \$1,156,041.27.

St Antoine Ward	23	\$277,893 45
St Ann's Ward	3	4,975 00
West Ward	1	8,600 00
Centre Ward	1	34,000 00
St James Ward	11	96,123 00
St Louis Ward	14	91,761 20
St Lawrence Ward	8	55,679 68
St Mary's Ward	9	30,432 53
East Ward	5	79,573 93
St. Jean Baptiste Ward	22	74,025 00
St. Gabriel Ward	1	7,200 00
St. Denis Ward	22	66,784 50
Hochelaga Ward	12	26,194 95
Westmount	37	301,898 03

160 \$1,156,041 27

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OVERDALE AVENUE—A stone front tenement, in good order, well rented, and three self contained stone front houses. Very moderate prices, will sell en bloc or separately (S).

VICTORIA STREET—A good solid brick house, well rented, on lot 26 feet front. Low price to a prompt buyer. (S).

CHAMPLAIN STREET—Four solid brick cottages, and two tenement buildings containing six dwellings close to Ontario street car line. Lot 111 feet x 114 feet. Rear portion of lot could be built on. (S).

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DESRIVIERES AVENUE—Two brick encased tenements, containing four dwellings, all occupied by good paying tenants, easily rented. Price \$4000. (177-B).

ST. MAURICE STREET—The centrally situated property forming corner of St. Henry street. Lot has a frontage of 80½ feet on St. Maurice and 44 feet on St. Henry street, with the solid brick buildings thereon, suitable for warehouse or any business purpose, would be sold at city valuation. (175-B).

PEEL STREET—Close to St. Catherine, a large house, specially laid out for a dress-making business, or for a professional man. Will be sold under pressing circumstances at a great bargain

ST. LUKE ST.—Two stone-front apartment houses close to Guy Street, costing over \$12,000 rented (at low rentals) for \$900; will be sold for the mortgage and charges amounting to \$9,500. An opportunity for a small capital—only \$3,000 cash required.

AQUEDUCT STREET—A pressed brick modern tenement, in perfect order; would be a good investment; always sure to rent. Price \$6,750. (577-3).

During the corresponding month of last year 113 transfers were recorded, amounting to \$407,661.81.

The real estate mortgage loans, recorded during the month of May in the registration division of Montreal West amount to \$166,500; of this amount \$30,000 was placed at 4 per cent. \$20,000 at ½ per cent. \$74,000 at 5 per cent. \$10,800 at 5½ per cent. \$24,500 at 6 per cent. \$1200 at 7 per cent. and \$8000 at a nominal rate.

The 4 per cent loan was in one amount of \$30,000, the 4½ per cent. in one amount of \$20,000, and the 5 per cent in ten amounts of \$7500, \$5000, \$5000, \$500, \$4,000, \$18,000, \$3000, \$20,000, \$5000 and \$8000.

The lenders were:

Estate and Trust Funds.....	\$ 20,500 00
Insurance Companies.....	20,000 00
Building & Loan Companies	5,000 00
Individuals	112,000 00
	\$166,500 00

In Montreal East the loans recorded amount to \$169,937, of this amount \$3000 was placed at 4 per cent; \$17,000 at 4½ per cent; \$46,700 at 5 per cent; \$43,000 at 5½ per cent; \$43,087 at 6 per cent; \$2,150 at 7 per cent; and \$15,000 at a nominal rate.

The 4 per cent loan was in one amount of \$3000, the 4½ per cent in one amount of \$17,000, and the 5 per cent in six amounts of \$20,000, \$1,000, \$5,000, \$3,000, \$11,000, and \$8,000.

The lenders were:

Estate and Trust Funds.....	\$11,000 00
Insurance Companies	36,000 00
Local Institutions	20,737 00
Building & Loan Companies..	36,900 00
Individuals.....	65,300 00
	\$ 169,937 00

NOTICE.

The publishers of the REAL ESTATE RECORD would like to get the correct address of any reader of the REAL ESTATE RECORD who has moved this spring.

BEAVER HALL HILL—A stone front house on this popular thoroughfare, suitable to convert into a shop. Price \$10,000. (13C-a).

BISHOP STREET—A handsome stone front house, 29 feet front, near St. Catherine street; has all modern improvements, in perfect order. (837-3.)

BISHOP STREET—A handsome stone front double residence, 40 feet front, cemented cellar basement, hot water furnace, all modern improvements. The interior arrangement and workmanship leaves nothing to be desired. Particulars and permits to view at office. (75-B).

BISHOP STREET—A cozy stone front cottage, extension kitchen, hot water furnace with all improvements, nice order. (73-B).

BURNSIDE PLACE—A large pressed brick residence, corner of Guy street, built three years ago by owner for his own occupation; has all modern conveniences, plumbing and drainage exceptionally good; electric light throughout. Call or send for permit to view. (753-3).

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BURNSIDE PLACE, corner University street.—A brick shop, with dwelling above, on the corner, and a good brick house adjoining, yielding a net revenue of \$1140 per annum. A good investment property. (72-B).

CADIEUX STREET—A comfortable nine-roomed brick cottage, in good order; walls all oil painted; marble mantel; gas fixtures throughout. Price only \$2,300 (117-3).

CANNING STREET—A block of four brick tenements containing twelve dwellings, rented to good tenants for \$1,958 per annum. A good investment property. (721-3).

CHARLEVOIX STREET—A block of brick encased tenements, corner of Ryde street, containing eleven dwellings and one shop, on lot 90 feet front (73-B)

CHERRIER STREET—A block of stone front tenements, corner of Berri street, heated by hot water furnaces, rented for \$1868 per annum. A good investment. (61-2B).

CHOMEDY STREET—Stone front cottage, ten rooms, hot water furnace, in good order. Price only \$4,500. (830-3)

COURSOL STREET—A block of solid brick tenements on stone foundation containing twelve dwellings, all in good order; easily rented; is a good investment property. Price \$14,000. (40-B).

COURSOL STREET—A brick encased building containing shop and three dwellings in good order; good renting locality. (40-B).

DELISLE STREET—A brick encased tenement property, contains four dwellings, rented for \$252 per annum. Price only \$3,000. (155-B.)

DORCHESTER STREET—A semi-detached three-story stone front house, with good stable and coach house, on lot 37½ feet front, situated on the best part of Dorchester street, near Drummond street. House has all modern conveniences. (54-B)

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DORCHESTER STREET—A handsome detached stone villa residence on a lot having a frontage of 107 feet on Dorchester street by a depth of over 218 feet on St. Mark street; grounds nicely laid out in lawn and fruit trees. House contains 13 rooms, conveniently laid out and replete with every convenience. One of the best and most comfortable family residences in the city. Call or send for permit to view. (781-3).

DORCHESTER STREET—A modern stone front house heated by hot water, fronting Weredale Park; the rear view commanding the whole mountain side, a minute walk from one of our prettiest city squares. Price only \$7500. (457).

DORCHESTER STREET—One of the handsomest stone front cottages on the street, near Crescent street, would be a good residence for a doctor; 10 rooms in first-class order. Daisy furnace and all improvements. Call or send for permit. (665-3).

DORCHESTER STREET, WEREDALE Park—That splendidly situated block of land, with the stone front double house, stables and outbuildings. A grand chance for speculators or investors, 70,000 feet of land suitable for sub-division. Price and particulars at office. (71-B).

Notes.

The pleasing announcement is at last made that the city has succeeded in living within its income but at the cost of wretched streets and evils, and in spite of high taxation.

Simultaneously plans are on exhibition for a new civic building to occupy the site of the Chateau de Ramezay. This will cost the price of much paving. Not one dollar should be spent upon it until our streets are placed in at least a respectable condition. We have spent nearly seven millions of dollars on our streets during the past ten years, and the present state of affairs is all we have to show for it, this in spite of annual expenditures of from \$250,000 to half a million for maintenance. We can afford to do without luxuries such as new police offices, but we cannot afford to do without good streets.

In spite of the fact that there is lots of land out of doors, the energetic widening of the Victoria bridge is naturally causing more inquiry for lots in St. Lambert, which will be a much more comfortable place of residence when the work is complete. The crossing of the Canal is one of the drawbacks to the bridge, so that the next scheme calling for government aid will be a Canal Subway, which could be no doubt constructed for less than the cost of the Curran bridge if done by honest men and methods.

In connection with St. Lambert improvements it may be interesting to note that

“St. Lambert municipal council awarded the contract for the water and drainage franchise to Mr. T. J. Drummond of Montreal, his being the lowest tender. The figure was \$2,000 yearly for fifty-three hydrants, and \$2,165 for sewerage system, the latter to become the property of the municipality at the expiration forty years, with the privilege of having the right to purchase every

DORCHESTER STREET—A handsome full-sized stone terrace house, with extension. Specially suitable for a doctor's house, including good stable; overlooks the handsome grounds of the Robertson estate. House heated by hot water and in perfect order. Terms easy. Very low price. (133-B).

DRUMMOND STREET—A good brick terrace house, near Osborne street, in good order, centrally situated. Price only \$6,750. (155 B.)

DUFFERIN STREET—Three neat brick-encased cottages, within fifty yards of Logan's Park, six rooms, bath and w. c., cellar, etc. Price only \$4,500 for the three, or would be sold separately on easy terms. (128-B).

DUROCHER STREET—A first-class stone front tenement, heated by hot water furnace, in thorough repair. Will yield 7½ per cent. net on selling price. (583-3).

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DUROCHER STREET—An attractive cottage, near Sherbrooke. Nine rooms, heated by hot water furnace. Price \$5000. (28-B).

DUROCHER STREET—A good stone front tenement below Prince Arthur street, heated by hot water furnace, in good order; well rented. Price \$7750. (777-3).

DUROCHER STREET—Four very desirable stone front cottages, heated by hot water furnace, all conveniences at prices ranging from \$5250 to \$5600. (243-a).

ESPLANADE AVENUE—A handsome red stone front house, well built, new, with extension kitchen, hot water furnace; fine view facing the Park. Price \$6200. (111-B).

FORT STREET—A very comfortable stone front house, heated by hot water furnace, in good order. Lot 25 feet by 184 feet. Stable in rear. Price only \$6500. (4-B).

GAIN STREET—A block of brick tenements, containing eight dwellings, in good order, rented to good tenants. City valuation, \$9000. Annual rental \$960. Price \$8600. (747-3).

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 88 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)

MCGILLI. 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.

MAGGREGOR 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.)

PARK AVENUE, ST. HENRY—A stone and brick tenement, with brick eucaused extension, containing two dwellings, rented for \$300 per annum. Would be sold on easy terms, small cash payment and balance by monthly payments. (140-B)

PARK AVENUE—A first-class stone tenement house in thorough order, heated by hot water furnace, all modern conveniences. Drainage and ventilation in perfect order. A good investment. (84-B).

PARK AVENUE—A handsome stone front apartment house 27 feet front by 92 feet deep, containing three dwellings, one on each flat, heated by hot water furnaces has all modern conveniences, material and workmanship first-class. Is a splendid investment property, easily rented to good class of tenants. Would exchange for desirable building lots. S11-3.

PEEL STREET—A handsome stone front house specially designed and built for owners' occupation, has all conveniences and improvements. Owner is out of the country and would be prepared to accept any reasonable offer. Particulars at our office. (115-B).

PEEL STREET—A handsome stone front house above Sherbrooke street, with all modern improvements, in good order, inspection invited. Apply at office for particulars and permit to view. (83-B).

311 PEEL STREET—That fine cut stone house, 28 feet wide; lot 130 feet deep, with lane in rear. Situates just on the rise of the hill and in the best part of the street. Everything in perfect order. This is one of the best values as a family house we have on our hands. Price \$14,000. (S19-3).

PEEL STREET—A commodious stone front house, just above Sherbrooke street, the only medium priced house now for sale in this locality. Lot 24 ft. x 136 ft.; lane in rear; good brick stable. Easy terms. (153-B)

PEEL STREET—A full size stone house above Sherbrooke street, in good order, two story brick stable. Any one wanting a good family house should see this one. (757-3).

PINE AVENUE—A new red Scotch sandstone, semi-detached house, extra well finished; basement (floor cemented), contains laundry, larder, bath, w. c., wash-tubs, coal cellar and furnace. Main floor, drawing and dining-room, pantry, kitchen, etc. Two upper floors contain eight bedrooms, dressing and trunk room, bath and small conservatory. Two main floors finished in butternut, wired for electric light. 669-3.)

PINE AVENUE—A handsome stone front house, on lot 24 by 100 feet, extension kitchen, three flats, six bed-rooms. Daisy furnace, all improvements. Moderate price. (71-B).

We are continually being consulted by young men who have been induced to buy blocks of land outside the city in the hope of selling to some other fellow at an advance. We cannot afford them much consolation. As a rule the only man who makes a profit on such land is the one who buys it in the raw state as farm land, subdivides and sells in lots. Naturally there is a limit to this sort of thing. We think the limit has been reached.

We hear of the Vanderbilts and Astors who have held land for several generations while cities grew around them. We do not hear of the cases where injudicious purchases have caused heart break during long years.

The Turnpike trust should be one of the institutions ruled by fit and practical persons not by political placemen. The farmers and others who realize what good roads mean to the country surrounding Montreal, have a right to demand practical men to look after them, and if we mistake not they intend to do so now that the matter is under discussion. There are many more eyes now on the roads and road masters, since the bicycle came to the front.

Plan No 6 is certainly receiving ample discussion which only tends to show that the practical sense of the whole shipping trade favors the quick development of the Central harbor portion. It may be a pity that Montreal was not originally built at Hochelaga but the fact remains it was not, and all shipping will inevitably tend towards the centre of the city. A single berth near the Custom house is worth a half mile of wharfage at Hochelaga. The influences pulling in the other direction are too well known to need discussion.

If the present government is really desirous of doing Montreal justice let them make it a free port. That is a banner to attract notice every where. No greater service could be

PRINCE ARTHUR STREET—A comfortable stone front house, with all improvements, Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price \$7000. (595-8).

RICHMOND SQUARE—A 2½ story solid brick house, on stone foundation, containing twelve rooms, in good order, heated by Daisy hot water furnace. Convenient to St. Antoine street cars. Low price. (641-3).

RICHMOND SQUARE—A nicely situated solid brick tenement house, heated by Daisy furnace, hoist for coal, etc., newly painted and papered and in good order throughout. Rental, \$504 per annum. (605-8).

SANGUINET STREET—A well built stone front tenement, near St. Louis Square, lower dwelling contains six, and the upper eleven rooms. Less than a year built, well rented. Price \$5800. (637-3).

SEYMOUR AVENUE—A handsome stone front cottage with extension kitchen, cemented cellar baser it, stationary wash tubs, Daisy furnace. Finished in cottonwood, natural color. Price only \$7250. (80-B).

SEYMOUR AVENUE—Two stone front cottages extension kitchens, cemented basement, Daisy furnaces, four bed-rooms. Price only \$7000 each. (71-B).

SHERBROOKE STREET WEST—A handsome corner house, containing all modern improvements, and in perfect order from top to bottom. A splendid position for a doctor, and in every way a comfortable and elegant house. Price only \$16,500. (815-3).

SHERBROOKE STREET—A handsome stone front house, on the best part of the street; extension kitchen, Daisy furnace, basement entrance, laundry, fuel cellar and w.c. in basement; all modern improvements. (793-3).

SHERBROOKE STREET—A full size stone front residence, on lot 26½ feet by 120 feet solidly built and in first-class condition throughout. Particulars at office. (40-B).

SHERBROOKE STREET—A new stone house, carefully built under owner supervision, on lot 25 feet by 18½ feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (775-3).

SHERBROOKE STREET—A very comfortable stone front house, substantially built and in thorough order. Lot 25 feet x 128 feet. Price, only \$9,000. (120-B).

SHERBROOKE STREET—Two self-contained stone front houses, near University street would be sold at a very low price to a prompt purchaser. 110 B),

SHUTER STREET—A first-class stone front house, corner of Milton street, on lot 29½ x 114 feet; house is 29½ x 50 feet and two story extension, heated by Daisy furnace, has all conveniences and improvements, ten rooms on two floors, finished cellar basement. (106-B).

SHUTER STREET—A well built stone front tenement, in good order, heated by hot water furnace, rented for \$516 per annum. Would be a good investment. (12-B).

SOUVENIR STREET—A handsome stone front cottage built three years ago for owners' occupation, has all conveniences, hot water furnace, etc. Only \$5750. (807-3).

ST. ANTOINE STREET—A 2½ story stone front house in best part of the street, in good order, will be sold on very easy terms, small cash payment down. Price only \$4000. (85-B).

ST. ANTOINE STREET—A well built stone front tenement, in good order, and rented for \$540 per annum. A good investment. Price \$6775. 541-3).

ST. ANTOINE STREET—A substantially built 3½ story solid stone house, 29 feet wide by 40 feet deep with 30 foot extension; the lot is 29 feet by 140 feet, with good stable and coach-house, wide lane in rear. House is very strongly built and suitable for an institution, factory, etc. Price only \$6,500. (129-B).

ST. CATHERINE STREET—, comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6000. (705-3).

ST. CATHERINE STREET—That valuable corner property of the First Baptist Church, having a frontage of 86 feet 4 inches on St. Catherine Street and 137 feet 10 inches on City Councillor street. The immediate vicinity of Phillips Square, which is now established as an important business centre, is rapidly coming into demand for business purposes. This property is the first corner east of Morgan's and on the same side of St. Catherine Street. Price and particulars at this office. (573-3).

ST. CATHERINE STREET—A handsome stone front cottage, opposite Douglas Church, 9 rooms, hot water furnace, all improvements, in thorough order; well built and nicely laid out. Price only \$6,500. (150-B).

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 2½ story rough stone front house, 25

done the great shipping port of the Dominion and nothing that would reflect greater credit on the government conferring it. Sir Wilfrid Laurier should make this the crowning act of the Jubilee year for Montreal. It would prove a lasting and glorious monument of far seeing statemanship.

Where is the Guy street line going to stop Sherbrooke street or Pine avenue, or the hill top, and when is it going to get started?

Where is the new Jubilee Opera House going to be built? The west end or the dividing line? We understand that the money is all ready on certain conditions. These conditions will be fulfilled if energy and shrewdness can accomplish them.

We consider that the new Windsor loan of \$450,000 at 4½ per cent was well placed by Mayor Smith. He has a way of doing things which is so easy when you know how, very much like Hermann's old tricks.

By the way two or three small hotels are projected for up town, one is under way now.

PROFIT AND LOSS.

AMERICAN INVESTMENTS.

That man is rich who has no debts.
Giving brings love; lending scatters it.
Only the fool brags of his bank account.
Order is from above, disorder from below.
Better go to bed hungry than rise in debt.
The worst enemy some men have is prosperity.

Put the brakes on the investment that hurries you.

As a pillow a clear conscience will beat goose feathers:

He who accumulates does well, but he who preserves does better.

Measure the length of your quilt before endeavoring to stretch your legs.

Every man's door has received the knock of fortune at least once. Most failures were of those too lazy to get up and let her in.

feet by 88 feet, hot water furnace, 18 rooms, all in good order, good stable and coach house. Lot 25 feet by 150 feet. Price only \$9000. (723-3).

ST. CATHERINE STREET—Five tenements and shop near St. Denis street, well rented to good tenants for \$900 per annum. A good investment property. (701-3).

ST. CHARLES BORROMME STREET.
A brick building, forming corner of Lagouchetiere street, suitable for retail shop, and dwelling above. Lot 37½ feet by 48 feet. Price \$7000. (59-B).

ST. DENIS STREET—A well built stone front tenement, containing two dwellings, near St. Louis square. Price \$6,600. (841-3).

ST. DENIS AND ONTARIO STREET.
A fine property comprising a first-class stone house on St. Denis street and two apartment buildings on Ontario street, the latter just completed under the supervision of one of our best builders. Dwelling for seven families, great opportunity for an investment of a small capital, as present owner acquired the property under mortgage and does not wish to hold as he lives abroad. Less than cost would be accepted. Call for particulars, Terms easy. (121-B).

ST. DENIS STREET—A first-class stone front tenement forming corner of Roy street; four flats and good cellar, all modern conveniences, stable and coach-house heated by hot water furnace; specially built to suit medical man. Low price and easy terms. (111-B).

ST. DENIS STREET—A well built stone front tenement house, in first-class order, well rented to good tenants. Price only \$7000. (693-3).

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

ST. DOMINIQUE STREET.—Two brick cottages and small brick one in rear, good yard and stabling: good investment for a master carter. (142-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. 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. (819-3).

ST. FAMILLE STREET—A substantial stone front house, three stories, bay window, in good order throughout. Price only \$6000. (797-3).

ST. FAMILLE STREET—Two substantial stone front houses, one of them a corner, twelve rooms each, heated by hot water furnaces, every

convenience and in good order throughout, always well rented. (40-B).

ST. FAMILLE STREET—A stone front English cottage house in the upper part of this street, in good order. Price \$5800. (521-3).

ST. LOUIS SQUARE—A full sized stone front house, 27 x 40 feet and extension, heated by hot water furnace, dining-room, and small conservatory on ground floor 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (535-3.)

WESTERN AVE.—Two new houses in pressed brick with stone trimmings of latest design and thoroughly well built, adjoining red stone house corner of Elm Avenue. A very convenient locality. Inspection and offers solicited. (781-3).

ST. MARK STREET—A good stone front corner house, in good order, well rented, heated by furnace. Would be sold at a very low figure. (153-B.)

ST. MARE STREET—A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (375-a).

ST. MARK STREET—A well built 2½ story rough stone front house, with freestone trimmings, containing 11 rooms, store room, pantry, etc., two fire-places and marble mantels, heated by furnace; floors deafened throughout, drainage perfect. Fuel shed and stable in rear, with covered passage from house. Price only \$6500. (639-3).

ST. MARK STREET—A neat stone front cottage, containing 10 rooms, heated by hot water furnace, in first class order. Price only \$5500. (83-B).

ST. MARTIN and MORELAND STS.—Eight stone front cottages, all fully let to prompt paying tenants, low price, or might exchange. (283-a).

ST. MATTHEW STREET—Two stone front cottages, near Sherbrooke street, well built and comfortable, nine rooms each, Daisy furnace, in good order. Price \$3,250 and \$3,500. (165-B.)

ST. MATTHEW STREET—A well-arranged and roomy stone front house, with two story extension, heated by hot water furnace, in thorough order; good stable and coach-house. (131-B).

ST. URBAIN STREET—A well built stone front cottage, with extension kitchen, heated by Daisy hot water furnace; everything in first-class order. Built for owners' occupation. Lot 25 feet by 100 feet. Good stables; moderate price. (763-3).

ST. URBAIN STREET—Two brick houses near Dorchester street, could

HOME THOUGHTS.

GARDENING AS A SOURCE OF PLEASURE TO WOMEN AND CHILDREN.

While thinking of the children's happiness it has occurred to me that perhaps to some of their mother or elder sisters the bliss of gardening may be an unknown possibility. I do not mean the possession of a garden in which to walk about and admire what your gardener's taste and skill have produced, but the ownership of however small a bit of land from which by care and watchfulness and enlightened fostering you have seen the growth and enjoyed the blossoming of flowers that you love.

There is no way of putting into words the sort of joy this gives, or of describing the healthful delight it ensures to body and mind. A really ridiculous complacence takes possession of you, and you almost count yourself the author of these wonders of growth and expansion into perfect bloom. At a critical time you grow quite aware that God's sun and rain and dew and frost have really primal influence in your triumph, but taking the good results as they arrive day by day, you begin involuntarily to wear the peculiar self-satisfied smile of a successful gardener, and hand a rosebud to a friend with the air of one who had been an original creator. The failures are apt to be laid to nature's mistakes, but the successes always are added to the credit side of your own account.

And this perhaps is a reason why the occupation is so absorbingly delightful. There is really a sense in which one has a right to be proud for the price of perfect flowers is "eternal vigilance," intelligent watchfulness, and not uncommonly a tired body.

Some of the things easiest of cultivation and most delightful in possession cannot well be planted now. Hardy roses are far stronger and more prolific if planted in the early autumn, and almost all the lilies and irises come under the same law. The sweet peas ought to be in the ground as soon as frost relents enough to till it, but there are so many charming things which can neither be sown or planted yet, that there is a wide field of choice.

To those who live in the country all the year a small propagating-house is an immense source of pleasure and for the most part easily within feminine control; the heating is the only thing in which you require masculine aid after your "benches" are filled with earth. The unending interest in "starting" and potting and repotting young plants, and the charm of seeing seeds germinate and spread their young leaves ready for transplanting to the border, can hardly be exaggerated.

If you are making a claim in an already established garden and this is your first attempt, a narrow bit of border is a wise choice; or if you are only cutting into a small lawn to have a new bed made, keep in mind that it is best to make a modest start, and never have a bed cut which is too wide for you to reach to its centre.

Mark out a square. From the centre take a circle from which to form a mound-like bed elevated in the middle. Surround this with a

be converted into four dwellings at very little expense, and would rent readily. (675-3).

TORRANCE STREET—A two-story solid brick house, extension kitchen, nice family house at a very low price, 6 bed-rooms, price only \$4,500. (769-3).

UNION AVENUE—One of the best positions in the city for a medical man; a fine cut stone front house, 30 feet wide, with bay window and stone steps; all conveniences, steam-heating; in perfect order. Call at office for permit to view and particulars. (411-A).

UNIVERSITY STREET—A stone front, semi-detached residence, well built and in good order throughout. Lot 37½ feet by 120 feet, running back to McGill College grounds. House is conveniently laid out, and would be sold for \$9000 to a prompt buyer.

UNIVERSITY STREET—A well built brick house, above St. Catherine street, on lot 24½ feet by 100 feet, in thorough order, extension dining room, hot water furnace, dumb waiter, etc., eight bed-rooms. (653-3).

UNIVERSITY STREET—A good stone front house, containing 12 rooms, combination furnace, in good order. (168-B.)

UNIVERSITY STREET—A stone front corner house, beautifully situated on the best part of the street, heated by hot water furnace; all modern improvements. (791-3).

UPPER UNIVERSITY STREET—A magnificent residence property situated at the corner of Pine Avenue and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is specially adapted to subdivision purposes, and there is money in it for any enterprising capitalist or sub-divider. A splendid site for an institution. Particulars at this office. (B-67).

VICTORIA STREET—A 2½ story stone front house, in good order, heated by hot water furnace, concrete basement. Lot 23½ feet x 96 feet, 18 foot lane in rear. (171-B.)

VICTORIA STREET—Solid brick three story house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4000. (829-3)

VICTORIA SQUARE—Two stone front stores with dwellings above, rented to good tenants; in very good order. (17-B).

VICTORIA SQUARE—A fine business site now occupied as warehouse, well rented in the meantime. (24-B).

Business Properties And Building Lots FOR SALE

—BY—

J. CRADOCK SIMPSON & Co
Real Estate Agents.

ST. JAMES STREET.—One or two centrally situated properties, between Post Office and McGill Street. Particulars at Office. (445-3.)

ALBERT STREET.—Thirty lots, some of them fronting on G. T. R. track, would make excellent manufacturing sites. Only 40 cents per foot. (611-8).

ATWATER AVENUE, corner St. Patrick street—A block of land with a frontage of 100 feet on two streets, suitable for factory sites. (183-a).

BEAVER HALL HILL.—Choice lot of land, with small wooden building, occupied by C. Mariotti Esq. Particulars at office. (96-B).

BEAVER HALL HILL AND LAGAUCHETIERRE STREET.—The large centrally situated warehouse occupied by Messrs. E. A. Small & Co. one of the best business premises in the city and vacant lot adjoining, occupied by C. Mariotti Esq. with small wooden building. Also a good cut stone front house on Lagauchetierre Street, near Beaver Hall Hill, and the buildings known as the "Waverly House", all centrally situated and fine revenue producing property. Would be sold en bloc or separately. Full particulars at office. (181½-B)

BLEURY STREET.—A fine block of land above Ontario street, will eventually form the corner of Concord street; frontage about 150 feet, area about 24,000 feet, with large cut stone house. A good property for development and speculation. (388-A).

BLEURY STREET.—A very favorably situated block of land, near Sherbrooke street, suitable for business and residence purposes; 79 feet front and about 80 feet deep. (388-A).

BOYER STREET, AMHERST PARK.—A well situated lot of 25 feet x 118 feet. Price only \$250. (171-B).

CEDAR AVENUE.—A magnificently situated block of land for villa residences, over 300 feet frontage, commands a view of all the western part of city.

CHATHAM STREET.—A block of land with a frontage of about 125 feet and a depth of 105 feet on Hunter street; desirable manufacturing site. (8-B).

path two feet wide and leave the angular corners of the square for smaller divisions; this will give you a useful and practicable little garden. With heliotrope in one corner, mignonne in a second, sweet alyssum in a third, and rose geranium in the fourth, you have established a store of sweets. The small, almost forgotten Bon Silene and Hermosa, so-called "monthly" roses, are really ever blooming, ensuring you a bud on almost every day of the summer, and the pretty dwarf polyanthus rose clusters fit in delightfully to the corsage bouquets and all the dainty combinations one like; to gather from her own beds to give a friend. This year the beautiful new rose, "President Carnot," promises, with its exquisite coloring and extreme refinement of growth and form, to be suitable to such pleasure spots as those of which I am now talking, and the florists say that it will be a constant bloomer. I could go on suggesting names and plants indefinitely, but remind myself that to the initiated this is rehearsing the alphabet of their science, and that those whom I seek to interest and make proselytes will only be deterred by too large a detail. I must add, however, that a good strong plant of sweet-scented verbena (*Verbena citriodora*) makes an excellent choice for the apex of your circular mound, and is the exact thing you need to add perfection to the mingled odors of the blossoms already named. The spicy fragrance of its young leaves is especially acceptable to an invalid.

For myself, having been very fortunate with hardy perpetual roses, I have a great enthusiasm for them, but I shall have to wait to try to tempt others to seek the same pleasure until autumn comes; now it is simply an aggravation to talk of what a joy a big bed of these robust, generous plants will give.

For a woman to work in a garden with comfort and pleasure there are certain "properties," to use a theatrical phrase, which ought to be provided. Usually one thinks first of spade and hoe and rake; for the first two you have little need. Spading needs a good masculine arm and foot, and a hoe is little used on a small plot kept well weeded. A small fine rake is often useful.

First you need a pair of good, stout, comfortable shoes, and a short, scant, storm-serge skirt, to wear with a calico or gingham shirt-waist; a wide-brimmed light-weight straw hat; a pair of thin India-rubber gloves, and all your old "gants de Suede," the thinner and more flexible the better. Stiff so-called gardening gloves only tempt you to pull them off and use your bare hand whenever you have any delicate operation to perform.

Then you want a common uncovered splint basket with a handle, for your trowels (one large, one small), knife, scissors, strings labels, syringe, etc., etc. To these add some "grass matting" to tie up your plants; this any florist will sell you, and it can be used when twine will injure, and with it have some long narrow strips cut from the arms of your evening gloves, which are of great value. And be sure to provide something to kneel upon; India-rubber

COLBORNE STREET.—A vacant lot adjoining property of Munn Cold Storage Co. (168-B).

COLLEGE STREET.—Two lots near the corner of Duke street, on the south side, with brick building, renting for \$425. Suitable for light manufacturing or other business purposes. (510-3).

DORCHESTER STREET.—A vacant lot 30 feet by 110 feet, just west of the Windsor, the only one for sale in the vicinity. Particulars and

DRUMMOND AND MOUNTAIN STS.—A block of land with a frontage of 150 feet on each of these popular residential streets, 130½ feet deep to a lane in rear, and adjoining the residence of Lord Mount Stephen, almost the only piece of ground in the vicinity, suitable for building high class residences. Particulars at office. (97-B).

DELSLE STREET.—Forty vacant lots, suitable for building blocks of tenements or factory sites. (671-3).

DORCHESTER STREET (corner of Mansfield).—A splendid corner lot with a frontage of 32 feet on Mansfield street and about 108 feet on Dorchester street. A unique location, for price call at office. (113-2).

DRUMMOND STREET.—Three choice building lots, above Dorchester St., 78 feet by 127½ feet, with lane at side and in rear; very low price. (103-B).

FRONTENAC STREET.—A block of land with an area of 36,000 feet, with the three-story brick incased factory building thereon, 150 feet by 50 feet and 25 feet extension. First class factory property. (19-B).

FOLLUM STREET.—A block of land, near Ontario street, 188 feet by 217 feet, suitable for factory site. (369-3).

GREY NUN STREET.—A block of land having a frontage of 144½ feet on Grey Nun street by a depth of 98 feet, with the stone buildings thereon, suitable for warehouse or manufacturing purposes. (448-a).

GREY NUN STREET.—A large substantial stone property occupied as warehouse and factory, with boiler and engine complete. Would be sold at less than corporation valuation, to close an estate. Particulars at office. (765-3).

GUY STREET.—Three good building lots, above Dorchester street, each 25 feet 3 inches front; very few vacant lots left in this section. (297-A).

LE ROYER STREET.—A very desirable building lot for warehouse, etc.. 34 feet by 60 feet. No waste ground. (79-B).

McGILL STREET.—That fine block of land having four frontages, McGill, Grey Nun, Common and Youville streets, and containing an area of

over 46,000 feet. Suitable for warehouses, cold storage, or public buildings. Reasonable offers solicited. (126-B).

GUY STREET—Several fine lots just above St. Catherine street. Frontages of various sizes and depth from 100 feet to 172 feet.

MILTON STREET—A choice piece of land near University street having a frontage of 110 feet by a depth of 124 feet. Will be sold free of special tax at a reasonable price. (32-B).

NOTRE DAME STREET—A lot of land near Mountain Street, 47½ feet front by 85 feet 8 inches deep, with the wooden buildings thereon occupied as shops. Price \$7000. (98-B).

NOTRE DAME STREET—Two stone front shops, with dwellings above; heated by hot water furnaces; dwellings have nine rooms each; newly built. City valuation \$12,000, will sell for \$10,500. (755-3).

NOTRE DAME STREET—Two very desirable lots in the best part of St. Henry, each 30 feet by 94 feet. Low price to a prompt buyer. (9-B).

NOTRE DAME STREET—A good stone front warehouse, near McGill street, 30 feet front, splendid situation for any kind of wholesale business. (688-3).

NOTRE DAME STREET—Twelve building lots each 30 feet front in the best part of St. Henry. (611-3).

PAPINEAU AVENUE—A block of land with a frontage of about 200 feet by a depth of 155 feet on Lafontaine street. Splendid manufacturing site. (441-a).

PARTHENAIS STREET—Nine good building lots, near Ontario, each 38 feet front, 15 cents per foot. (112-B).

ROBERVAL STREET, HOCHELAGA—A number of fine lots immediately adjoining the bridge works and the Canadian Pacific Railway. Suitable for workmen's dwellings or a factory site. A low price will be taken. (99-3).

RICHELIEU STREET—Thirty good building lots ranging from 20 feet to 30 feet front. Price 50 cents per foot. (611-3).

RICHMOND STREET, corner of Basin street—A large property with two street frontages and lanes on the other two sides containing an area of 14,000 feet, including a corner building suitable for office, dwelling or tenements. Splendid factory property with light on four sides. Will be sold to close out a mortgage. Call for particulars. (255-3).

cloth is the best thing, and can be folded handily and laid over your basket when your work is done. These are all the material essentials, but for myself I needed some one to quicken my conscience as to neglected duties, or else I should have been a gardner and nothing else. I should like to make a convert who could find a similar joy in this God-given occupation.

If you have flowers enough to make something in which to carry them a help and comfort, have a contrivance like mine, a sharp-pointed stick like an alpenstock thrust through a circular basket. You can put the strong ferul into the earth firmly so that it stand upright and steady, and as you cut them lay your flowers lightly in the basket where they will keep fresh, unharmed by your warm hand or from pressure one against another.

And just here let me say that the precaution to lay all summer flowers which you wish to keep fresh loosely, one by one (not a mass), in a deep basin of water, in a dark, cool place for a couple of hours before you arrange them, and you will find that they will last twice the usual time and resist the effects of gas or any artificial light. Even heliotrope, that most disappointing of delightful things, will generally live when thus treated. For wild flowers it is sometimes worth the trouble of carrying a small tin pail containing enough water to help them to bear their removal from the woods.

Oddly, children often enjoy a vegetable garden more than they do flowers. Boys especially seem to care for the practical results of their labors and to be in high triumph if their gardens contain currant bushes, a few blackberries and a miniature strawberrie bed. Peas and beans afford such easy harvests having few insect enemies to fight, that they are generally in great favor. I have seen a dozen miniature string beans or as many weakly filled pea-pods brought for "papas's dinner" with intense pride and enjoyment. That cook should prepare them carefully and serve in small dishes was rigorously required, and a father would scarcely be worthy of his name who did not pronounce them to be better than any other of their tribe.

To the boys a spade is a very valuable implement, and they are generally proud of the professional air with which they handle it and put their small feet vigorously down just in the right place. As far as may be they are happier and better off to do the whole work themselves, have a cord and reel for making straight lines, and be thorough throughout. Care of their tools is not a small item in the educational part of this useful fun, and the insistence that neglect forfeits the right to the land is important. Preparing for next year, too, is fruitful far beyond the range of the small garden.

The English use of what they call "hollands" meaning what with us is brown linen, is worthy of wide imitation for children who live true country lives—it is so neat-looking and stands such hard usage without tearing or other injury. It seems just the material we need. And another English garment for children—"pinafores" for little girls, such as Du Maurier used almost always to put on his irresistible children in

SEIGNEURS STREET—A block of land just below St. Antoine street, about 75 feet by 116 feet, with the old brick and wooden buildings thereon. Splendid site for a block of tenements. (12-B).

SIMPSON STREET—A fine villa lot, 50 feet by 140½ feet, with a small brick building thereon; delightfully situated adjoining the Trafalgar Institute. Moderate price. (435-A).

SHERBROOKE, corner ST. ANDRE STREETS—A first-class block of land, 110 feet frontage on Sherbrooke street. Plan in office. (135-B).

ST. LAWRENCE STREET—That valuable lot forming the north-east corner of Ontario street, containing an area of 21,724 feet. Particulars at office. (137-B).

ST. ANTOINE, CORNER ST. GENEVIEVE STREET—A block of land forming corner of above streets, with the frame and brick buildings thereon. One of the best business sites on the street. About 100 feet square. (327-a).

ST. AMBROISE, ST. JOHN, HARRISON STREETS AND LACHINE CANAL—This valuable manufacturing site, having an area of 27,555, could be easily sub-divided, having four frontages. Plan and particulars at office. (293-A).

ST. CATHERINE STREET, corner Marlborough street, a fine lot with a frontage of 100 feet on St. Catherine Street, by a depth of 40 feet on Marlborough. (117-B).

ST. CATHERINE, corner St. Matthew street—One of the best situated corner lots in the street, 25 feet 4 inches in front, by only 75 feet deep, no waste ground, just the right size for a shop. (307-A).

ST. CATHERINE STREET—The block forming the corner of Stanley street, having an area of 15,000 feet, with the new brick shops. Total frontage on St. Catherine street of 125 feet. Would be divided; for full particulars apply at our office. Terms easy and price moderate. (44-B).

ST. CATHERINE STREET—A lot of land in vicinity of Peel Street, 53 feet by 102 feet 6 inches, with two-story brick encased building in rear and two brick shops in front, rented for \$1450 per annum. A choice speculative property. (469-3).

ST. CATHERINE STREET—Three choice lots on the north side of the street, near Comedy street, 25 feet by 102 feet. (417-A).

ST. CATHERINE STREET, corner of Mackay street—A very suitable lot 123 feet by 111 feet 9 inches. Area 13,745 square feet. (235-a).

ST. CATHERINE ST.—A very desirable revenue producing property S. south-east side of St. Catherine street between Bleury and St. Alexander streets, and extending through to St. Edward street. Frontage 48

feet 6 inches and area 5,235 feet. Comprises two shops and dwellings on St. Catherine street and two first-class dwelling houses on St. Edward street. Easy terms. (38-8).

ST. CHARLES STREET—A good building lot, 50 feet x 110 feet, near Napoleon St. Would be sold cheap to a prompt buyer, close to Centre St. cars. (165-B).

ST. DENIS STREET, facing St. Louis Square—choice building lots, five of them are 72 feet deep and four 100 feet deep. Amongst the best moderate priced lots on the market. (117-B).

ST. ELIZABETH STREET—Two building lots, each 24 by 76 feet, lane in rear. Price 30 cents per foot. (114-B).

ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1533 feet; will be sold at a moderate figure, owner must sell. (759-3).

ST. JAMES STREET—A 3-story stone front building, comprising two stores and dwelling, well rented to good tenants. Lot 28½ x 105 feet. Would be sold at corporation valuation—\$14,000. (827-3.)

ST. JAMES STREET—Corner of St. Lambert Hill; one of the finest pieces of investment property (at the price) in the street; 115 feet 9 inches frontage on St. James street; about 66 feet on St. Lambert Hill, and about 118 feet on Fortification Lane. Area 10,164 feet. Within 100 yards of the New York Life Building; sure to increase in value. (236-a).

ST. PAUL STREET—A substantial stone warehouse, forming the corner of a lane 28½ feet front, suitable for any sort of wholesale business. Particulars at office. (88-B).

ST. PAUL—A good business site, 28½ ft. by 121 ft., with the brick building thereon used as a workshop. Price \$4,500. (881-3.)

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Circumstances compel the sale of a fine property, comprising three acres of land beautifully wooded, with flower and kitchen garden, lawns, fruit trees, stone stables and outbuildings. The house is substantially built of stone and is fitted with the most modern hot water heating, plumbing, &c., with ample accommodation for a moderate sized family.

This property is not in the vicinity of Montreal.

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his nursery pictures—is a blessing that we do not appreciate properly in this country.—*N. Y. Evening Post.*

THE POSITIVE VALUE OF QUIET AND BEAUTIFUL STREETS.

By J. W. Harvard.

Many and diverse motives cause men to undertake a great variety of tasks. Whatever they seek be it pleasure, profit, or the necessities of life they are compelled, directly or indirectly, to use city streets. The supplies which are needed for the existence of thousands of people in each city pass through some portion of the streets; either under them, in conduits or pipes, as water and gas; or upon them, in vehicles or carried by hand; or above them through electric wires conveying light or bearing information by telegraph or telephone. The products of our labor pass to their destination through many channels of transportation, but almost always a portion of the way over the pavements of streets.

Modern conditions have changed the problem so completely that the old solutions are no longer adequate. To carry conviction of this fact, pictures often appeal to a reader better than too much text. With this in mind, the illustrations of this article have been chosen; not with a view to showing the most beautiful streets of the world, but to exhibit certain facts carefully explained under each picture. Many articles have been published concerning good roads and pavements, but too few pictures have appeared. They speak louder than words.

City streets, with their pavements and other equipments, effect each man, woman, and child. The air and daylight come to the dwellers in cities principally by means of the spaces provided by the streets. We rely on the streets for so many necessities, comforts and conveniences that to properly construct, equip, pave, and maintain a city street requires a careful consideration of many other needs than those of horses and vehicles. Comparatively few persons own or use horses. Electric and other powers have so reduced the number of horses that the horse is to be considered less than heretofore in our street-paving problems.

Consider for a moment a few of the many questions involved in modern street construction. Each of the following matters must be provided for, and their relative importance and position kept in mind, by our city engineers and others who attempt to administer our thoroughfares.

They must provide for air; natural light by day and other light by night; surface drainage; sewers; pavements of roadways and sidewalks; water pipes; hydrants; posts and poles for various purposes; wires and their arrangements, above ground when necessary, and under ground when possible; and boxes for post office, police, fire-alarm, and other purposes. We have need of places of public comfort so necessary to the health and convenience of the dwellers in dense populations and so lacking in too many American cities.

Houses and Building Lots

FOR SALE

—AT—

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

ARLINGTON AVE.—A pressed brick cottage, extension kitchen, finished in white-wood. Price \$7,500. (169-B.)

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

ARGYLE AVENUE—Three good lots with a frontage of 50 feet each in this fine Avenue. (13-2).

BELMONT AVENUE—Four blocks of land above Cote St. Antoine Road, three containing 346,364 feet and the other 253,485 feet; well situated and commanding a magnificent view; the best speculative blocks in the

BURTON AVENUE—A good building lot, 50 ft. by 79 ft., would be sold very cheap. (156-B 1.)

CAMPBELL STREET—Two very desirable lots each 63 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 residence lots in the Cote; it commands magnificent views which cannot be interfered with. (286-2).

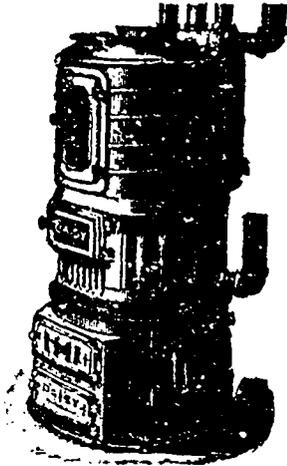
COTE ST. ANTOINE ROAD, corner Mountain Avenue—A splendid block of land, 64 feet front by about 150 feet deep, well situated for a villa residence, and surrounded by some of the best properties in Cote St. Antoine. (437-3).

COTE ST. PAUL—Corner of Upper Lachine Road—A fine block of land, situated at the junction of these two main thoroughfares. Offers solicited. (221-a).

DORCHESTER STREET—Two handsome stone front houses, just west of Greene Avenue, each 26 feet front, with all modern improvements, kitchens on ground floor (799-3).

DORCHESTER STREET and COLUMBIA AVENUE—Choice corner lot 26 feet by 138 feet. Other lots 25 feet front and from 92 to 102 feet deep at 45 to 55 cents per foot. One of the best situations in the Cote, close to street cars. (447-a).

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



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also collect interest on mortgages, stock dividends, and manage estates for those who are prevented by absence, want of time, or otherwise, from attending to those matters themselves.

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 A Wool Felts,
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 Our Patent Victoria
 Cement a Specialty



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).

ELM AVENUE—A handsome red sand stone house, beautifully finished, ground floor in oak and upper floors in cottonwood, natural finish, stained glass windows; Daisy furnace, workmanship and material unexcelled. (92-B).

ELM AVENUE—Handsome grey stone front cottage; extension kitchen, all conveniences, Daisy furnace. For sale or would exchange. (162-B).

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 \$8000. (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 \$5000. (880-A).

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

MELBOURNE AVENUE—Handsome modern, detached cottage in this favorite locality, recently built for owners occupation. Lot 50 by 100 house 38 by 42. Owner leaving city. Price \$7500. (788-3).

MELBOURNE AVENUE—A handsome solid brick house of 13 rooms, good cellar, hot water furnace, sanitary arrangements perfect, electric light and gas in the house, gas grate in parlor. Lot 50 feet front by 100 feet on Murray Avenue projected). Price \$10,000. (74-B).

METCALFE AVE.—A new terrace above Sherbrooke Street, house finished in hard wood, embracing, all modern improvements, extension, hot-water heating, electric light, etc. Owner anxious to sell. (181-B.)

MOUNT PLEASANT AVENUE—A very nice semi-detached cottage, close to Sherbrooke street, one of the choicest situations in the town. Hot water furnace and all conveniences. (112-B).

MOUNT PLEASANT AVENUE—A few choice lots, 25 by 105 feet, a block 110 feet front by 100 feet deep, and two lots 22½ feet by 95 feet. Delightful situation close to electric cars. Fine view and moderate price. (16-B).

Benches are welcome, and add more to certain streets with broad sidewalks. They can be placed, as in a few American and many European cities, at selected points near the edge of the sidewalk, and sometimes elsewhere. Drinking-fountains for man and beast should appear at reasonable intervals. Many people really suffer from thirst, when on the streets of American cities. All men are not willing to enter saloons, and, if water is desired, instead of beer, soda water, or other artificial beverages, even men who do not object to saloons do not wish to ask for water there. Many men are too poor to purchase that wherewith to quench thirst. Women and children of the middle and poor classes are the greatest sufferers in hot weather because of the lack of drinking-water easily accessible to the public. Fountains moreover, make a city home-like, and can be made after handsome patterns, thus beautifying the streets.

Special stands for affixing posters and other advertisements are in use in Paris, Berlin, Frankfurt, and elsewhere. They prevent advertising from becoming an eyesore. These stands are large enough to contain a person, who may use the lower portion for the sale of printed matter, newspapers flowers, etc.

Grass-plots, parking, and even fountains and statuary have their proper places on the surface of many streets. Trees are useful, healthful, and handsome, and should be more used in the American cities, even on a few business or semi-business streets. A visit to Washington, Buffalo, and a few other cities having trees, will convince one of the benefit and beauty of city trees. If no signs, advertisements, or wires are attached to them, trees in a street render it very attractive.

Tie-posts for horses and stepping-blocks for carriages have become a source of danger on many streets. When in a poor state of preservation, they are very unsightly. But where the population is not dense or the thoroughfare crowded with travel, such tie-posts and stepping-blocks are perfectly admissible.

The subterranean arrangement of the conduits for water, gas, steam, compressed air, electricity, and other, appliances is complex, and demands the combined experience of many men. All of these things seriously effect the pavement, and especially its maintenance or repair. When access to such conduits becomes necessary, indiscriminate destruction of the pavement too often results. Full power to regulate this matter should be placed in the hands of a single official, who, in turn, must be responsible to the elective or appointive power above him for the proper fulfillment of his duties and the maintenance of the pavements.

Street cars, their tracks and their needs, add difficulty to the problem, especially to the laying, maintaining, and cleaning of the pavements. Rails, switches, and flanges which project above the pavement prove very objectionable. They cause unequal wear and ruts in street surfaces, the proper repair of which absorbs thousands of dollars in each city. Generally the repairs are not made. Then the obstruction to traffic and

MOUNT 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).

MOUNT ROYAL VALE—Three building lots in Molsen Avenue, each 40 feet front. Price, only six cents per foot. (166-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. (180-B).

OLIVIER AVENUE—A choice building lot, just above Western Avenue, with lane at side and in rear. Moderate price. (128-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).

ROSEMOUNT AVENUE—Several choice villa lots well situated the best part of this avenue situation unexcelled in Westmount; Lots run through to Mountain Ave. and have a frontage of from 33 ft. to 91 ft. each. Reasonable price. (178-B).

ROSEMOUNT AVENUE—A substantial detached residence, fitted with all improvements, grounds have a frontage of 169 ft. on Rosemount and 134 ft. on Mount Pleasant avenue, by a depth of about 140 ft. 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 36,894 ft.

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.

SHERBROOKE STREET—A handsome pressed brick front house, lot 44 feet front, house 28 feet by 85 feet and extension just completed, contains all modern improvements. House and vacant lot, only \$8,000. (767-3).

SHERBROOKE STREET—A handsome modern house ready built for a leading architect with land adjoining, situated in the heart of the best section of the town. Everything in perfect order, comprising large drawing room, dining room, ante room kitchen and pantry, black room—on the main floor—with five good rooms on the next floor—Wood work on main floor hand polished—with solid bronze furnishing. Price \$11,000—149 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. (98-B).

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. (833-3.)

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 building lots each 27 feet by 100 feet, one of them forming the corner of Belmont Avenue. (62-B).

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. (382 & 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).

VICTORIA AVENUE—A good lot on the best part of the avenue, just above Sherbrooke street, facing Chesterfield avenue. Owner having left the city, would sell at a low figure. (43-B).

WESTERN AVENUE—About 60 yards west of Metcalfe avenue, a very desirable piece of land 48 feet front by 100 feet deep, to a 20-foot lane in rear. (132-B).

WESTERN AVENUE—Two fine building lots, corner of Elm Avenue, 27 ft. front x about 93 ft. deep, good lane in rear. These lots are exceptionally well situated, good view of the mountain, adjacent houses are all handsome, well built and occupied by owners. (176-B).

WESTMOUNT—A magnificent corner property on the uplands, with grounds containing over 100,000 feet, with a substantial three-story solid brick house, heated throughout by hot water furnace, and contains seven bed-rooms, besides other ample accommodations. This is a good opportunity to combine the purchase of a home with a speculation, as the price is about the value of the land. Would be sold in lots if required.

WOOD AVENUE—A handsome new stone front house, conveniently laid out, in perfect order. All up-to-date improvements. Particulars at office (110-B).

street-cleaning causes great expense to the private and public purse. Thirty per cent. of the cost of proper repair to pavements on streets having centre-bearing, side-bearing, or other poor rails, is caused by the presence of these rails. Traffic seeks, or is compelled to follow the rails. Ruts form, and irregular wear is unavoidable. Thirty per cent. of the cost of sweeping (not removal or disposal) of the dirt from the streets of New York in 1896 was due to the poor forms of rails and the ruts they caused.

The form of steel rail which is most efficient and economical for all concerned is a firmly-set grinder-rail with a flat upper surface containing a groove. The slight cost of the street-car companies of cleaning the groove at intervals is less than the cost arising from the delays due to vehicles obstructing the rapid passage of their cars. Grooved rails save the companies the large expense (which they should justly pay) of repairing the injury to pavements traceable directly to the presence of rails of projecting forms.

No private or other enterprise upon city streets is warranted in imposing avoidable expense upon the public, or, where pavements are laid under guarantee or maintenance contracts, in imposing upon contractors the cost of excessive repairs to pavements. In equality, as well as to provide even street surfaces, city after city is following the example lately set in New York, long since established in Washington, and for many years in vogue in Europe, of permitting only flat-surfaced and grooved rails to be used on the streets.

The construction of pavements and roads requires as close observation, study, and supervision as other technical work. France set the example in this connection, when it established during the last century its engineering school of bridges and roads. Men were trained, scientific methods were employed, and experience was recorded for the benefit of the existing and each succeeding generation. Other nations in their engineering schools have long been doing the same.

Almost every one can think of a city, or part of a city, with disagreeable streets, either without pavements or surfaced with poor pavements which absorb, breed, and disseminate germs of disease; pavements which cannot be thoroughly cleaned, obstruct traffic, cause useless noise, and are an injury to the health, comfort, and wealth of the community. Such pavements drive away successful men, and prevent new and energetic men from coming to the city and giving it the benefit of their capital and energy. A city to succeed, most properly pave its streets, keep them in repair, and clean them.

The utility, economy, and beauty of a pavement, fortunately, go hand in hand. The best pavements are those which are laid on solid foundations and have smooth or even surfaces. They either have no joints, or the joints are made impermeable to moisture. Such pavements are the best for wheel and foot traffic. They are the easiest to keep clean and in repair.

Suburban Properties

FOR SALE BY

J. GRADDOCK SIMPSON & CO'Y.

CHAMBLY BASIN—A fine residence property, containing 23 arpents, of which five arpents is beautifully wooded. River frontage on two sides; about one mile from Richelieu station, (C. V. R.) Solid stone three story house, fifty feet square; hot water furnace; large stable and coach house and other out-buildings; good boating and fishing; telephone in house; only 1½ hours drive from Longueuil. Moderate price. (119-B)

COTE DES NEIGES.—That beautifully situated property known as "Ferngrove," bounded by Cedar, Crescent and Lakeview Ave., between Cote St. Luc Road and Westmount. Particulars at office. (168-B.)

DIXIE.—Several choice lots at this popular summer resort. Easy terms to suit purchasers. (158-B.)

DIXIE, now called **SUMMERLEA**—We have some choice villa lots within three minutes walk of the railway station, and within two minutes walk of the River St. Lawrence with boating privileges, varying in price from 5 cts a foot up. And there are also a few choice lots on the river front for sale at 25 cents a foot. A few pretty cottages, substantially built with stone foundations and extension kitchen with cellar, for \$2,500, including 7500 feet of land on the principal avenue. Terms easy. (64-B).

GEORGEVILLE, P. Q.—One of the finest farms in the townships, containing 387 acres, with a frontage of 1¼ miles on Lake Memphremagog, and only a short distance from the Owl's Head Hotel. First-class House and suitable out buildings. A charming situation for summer residences. (206-C.)

LOWER LACHINE ROAD—A choice piece of suburban property adjoining that of the late Mr. Sippell; one of the most desirable frontages on the river. Very easy terms. (119-2)

MONTREAL JUNCTION—18 choice lots situated near the station, would be sold en bloc or separately. (183-a).

NORWOOD—A charming frame cottage, situated in one of the most commanding sites on the bank of the Back River, convenient to both C.P.R. Station and electric road. Cottage contains nine rooms and summer kitchen, good stable and coach house. Area of grounds about 60,000 feet. Photo and particulars at office. (423-a).

NOTRE DAME DE GRACE—A beautifully situated lot of land on Cote St. Antoine Road, 45 feet by 178 feet, running back to an avenue on which electric cars are now running. Commands a magnificent view.

OLD ORCHARD, ME.—A charming sea-side cottage, containing thirteen rooms, all well finished and nicely laid out, ample cupboards and closet accommodation. Piazza on three sides. Splendid view of beach and ocean. Photo and plans in office. Price only \$5700. (203-C)

OTTERBURN FARM—Belonging to the Estate of the late Sir Joseph Hickson, contains about 2800 acres of which 225 acres are under cultivation. The property is situated on the river Madawaska about four miles south of lake-Temiscouata, and is reached by the Temiscouata Railway which runs through the property at about half a mile from the house. The distance from Riviere du Loup on the St. Lawrence is 65 miles, and about 17 miles from Edmunston, St. Johns River, the junction of the Temiscouata and Canadian Pacific Railways. Cleared land produces large crops of hay, oats, peas, wheat and potatoes, well fenced. The uncleared land contains fine timber, principally cedar, pine, ash and tamarac which produces some revenue without depreciating the value of the property. Considerable stock has always been kept on the farm, and there are large barns, sheds and outhouses in first class condition. Good dwelling house and a farmers house, also boathouse, blacksmiths shop, carts and farm implements. There is good trout fishing throughout the whole of this district, the toulida being abundant in Lake Temiscouata. Partridge and hares are also plentiful. Other particulars at this office.

POINTE CLAIRE—A new frame house on avenue leading to lake on lot 100 feet by 165 feet. Price only \$2500. (97-B)..

SHERBROOKE, P.Q.—Some choice factory sites with water power (about 500 horse power at present available) adjoining the Grand Trunk line. Call at office for plan and particulars. (288-A).

SAULT AU RECOLLET—BACK RIVER—A farm of about 150 arpents, with a frontage of six arpents on the river, main road also runs through farm; close to electric cars. Divided up into building lots. An opportunity to purchase a good lot at this charming suburb cheap. Good car service. Call at office to see plan and get particulars. (94-B)

STRATHMORE—Four handsome frame cottages at this popular summer resort, nicely laid out, large lot, and convenient to railway. Moderate price. (100-B).

STE. ANNE DE BELLEVUE—A frame cottage situate on Grand Trunk Ave., 3 rooms, lot 200 by 150. (174-B.)

ST. LAMBERT—A semi-detached brick encased cottage, extension summer kitchen, on stone foundation, containing eight rooms, water in house, three minutes' walk from station. (352-2.)

ST. LAMBERT'S—A very handsome brick and stucco detached house, on lot 50 feet by 200 feet, extension kitchen, heated by hot water furnace. Ground laid out with fruit trees, etc. (129-B).

All expenses considered, they are the most economical, and at all times handsome and attractive.

No single pavement is suited to all cities, or to all streets of one city. Asphalt, granite, brick, wood, macadam, and other materials have their proper places. The problem is to decide upon the materials and methods for each street.

The construction of pavements, their maintenance or repair, and their relation to street cleaning have lately been ably treated by others in this magazine. This article is an attempt to show the importance and difficulty, as well as the advantages and beauty, of well-equipped and properly-paved streets.

Street engineers of true worth are as much needed as bridge, sanitary, hydraulic, landscape, and other engineers. All are sub-divisions of civil engineering. Such men are steadily replacing mere politicians and the ignorant or apathetic employees of cities or contractors. They accomplish maximum results with expense. They unite theory and practice of the past and present. They have access to the recorded experience of others, and thus avoid useless experiments.

The results tell the story. Compare the new asphalt and granite pavements of New York with those of 1887. Examine the streets of Washington, Paris, London, Berlin, and a few other cities, and you will find the good results of honest administration, with trained men in charge of pavements. Every thinking man can name other cities, where the poor pavements indicate either that honesty is not present, or that trained, educated men are not in charge of street-construction.

Examples of attractive pavements and handsome streets are easily found in America for great progress has been made here, although it is but a grand beginning. European cities are generally more complete, but it is no longer necessary to cross the Atlantic to see what can be done in the matter of pavements.

The sale or rental value of real estate increases beyond the expense of the improvement when a good pavement has been laid, especially when noise has been guarded against by proper choice and laying of material. Noise was formerly regarded by many as a necessary evil in connection with durable pavements. The asphalt, wood, and brick are used with success in reducing noise. Some brick pavements, however, when laid in cold weather and with rigid base, often give forth a disagreeable, hollow, rumbling sound.

Another marked improvement is the elimination of cross-walks or bridge stones where they are useless and unsightly, because a street if properly paved with asphalt, wood, or even granite, can be crossed on foot at any point.

The narrowing of paved roadways of residence-streets, away from the centers of cities, is advisable, especially when smooth pavements are used. This is because such a surface facilitates rapid traffic; as the vehicles pass in less time, less width of roadway is needed. Not only is the expense of much extra pavement saved, but

ST. LAMBERT.—A very nice brick encased house on Victoria Ave., close to Station, heated by furnace, hot and cold water in house. Lot 90 by 174 feet. Moderate price. (157-B.)

ST. HILAIRE.—23 arpents of land, all in choice orchard and garden, with frame-house; beautifully situated for summer residence. (160-B.)

St. JOINS, QUE.—Three solid brick cottages with extensions, well situated on Champlain street, facing Richelieu River; nine rooms, bath and w. c. in each. Area of lot about 16700 feet. Price only \$3000. (205-C).

VAUDREUIL—Beautiful river point of five arpents of level land, nicely wooded; deep water, convenient to both railways. Low price. (101-B). price. (154-s).

SIMPLICITY IN ARCHITECTURE.

At this day there is coming, even if slow, a general recognition that the best and most imposing effects in architecture are provided by simple and chaste designs. In house buildings the external ornamentation may safely be left to the competent architect. When one of these offend, it is usually because a particular patron objects to too much plainness and wishes to carry out his own fancies.—*Chicago Record.*

ADVERTISING BRIEVITIES.

JED SCARBORO.

When you have a line of goods with tempting prices give them a prominent position where people can't miss seeing them as they pass your window. That is the sort of advertising that never fails to sell goods. There is no experiment about such a method.

There are times when it pays to make a mistake in advertising, and frankly confess it. The confession is what does the trick, however. An honest confession is not only good for the soul, but it is a tonic to weakened confidence.

Because a merchant is honest it doesn't necessarily follow that he should keep spouting the fact in so many words through his advertising. If he's fair and square folks will find it out at his counter.

The power of a wedge is in proportion to its sharpness. The same can be said of an advertisement. It should have point enough to force its way into public indifference and the friction of facts to make it stick after it has entered.

LAKE ST. LOUIS.

Farm for Sale.

With good lake frontage, situated between Dorval and Pointe Claire. Would sell a part of the river front, which is one of the best point between Dorval and Pointe Claire. (32-B)

Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

BROCKVILLE, ONT.—A handsome white pressed brick villa residence, with Ohio sandstone facings, with grounds of about three acres, having a frontage of 80 feet on the best residential street in the town, and a frontage of 250 feet on the River St. Lawrence, with stable, coach and boat house; the house is two stories and mansard, and fitted with all modern conveniences. Photos at office. (154-B.)

A COUPLE OF FARMS on the Lake front, suitable for sub-divisions, choice location for summer residences. Particulars at office. (32 by 30-B.)

MACHINE—A brick encased building, containing six dwellings; all rented; on a lot with a frontage of 52 feet on College street, 81 feet wide in rear by 100 feet deep; cost \$6000; would sell for \$4000 to close estate. (106-B.)

SEIGNIORY FOR SALE—A fine seigniorial property, beautifully situated within twenty miles of Montreal; comprising the Manor House on six arpents of land laid out with ornamental trees and shrubs. The house contains twenty rooms, heated by hot water, and there is excellent stabling. There is also a well wooded domain of 150 arpents; a grist mill; water power; water works and aqueduct; three islands, etc. The total revenue is about \$3750. This is an exceptionally good opportunity for a capitalist or a well-to-do politician to acquire a fine country residence, within an hour's ride of Montreal, with all the advantages accompanying the position of Seigneur. (47-B.)

ST. ANNES—That unique property formerly known as Beckers Island. One of the most picturesque spots in the vicinity of Montreal, comprising a large island in a high state of cultivation completely walled, beautiful lawn shade trees, gardens, fruit trees, etc. A handsome residence completely furnished, wharf, boat, house and out-buildings. Splendid train service, satisfactory reasons for selling. Price only \$7000.

ST. HUGHES—Domain of 159 arpents, with small wooden house and large barn; a beautiful situation for a country house, magnificently wooded, fencing in perfect order. Price only \$3200. (56-B.)

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often space is obtained for grass plots between the sidewalk and curb of the street.

It is natural and proper that people should take pride in a street well furnished with all that serves the needs of high civilization. Such streets and their pavements benefit those living upon them. They cause an improvement in the appearance of the people—especially in tidiness of houses, dress, and even manners—in the poorer part of cities.

The health of the people is improved, and the death rate diminished, were impermeable pavements are used. The dust and dirt which get into our houses come from the street. Disease germs are thus brought to us when a kind of pavement which absorbs or retains matter is used in a densely populated city.

Good pavements and attractive streets have an ever-increasing army of friends. The general use of the bicycle has helped to spread knowledge of this subject, especially because the possessor of the propelling power (the legs) can feel the superiority of smooth roadways, and can talk. The horses have long suffered while drawing heavy loads over rough streets, but could not complain. If they could have talked, we would have learned, generations ago, what too few people were then willing to observe. When motor vehicles or horseless carriages shall be at last in practical daily use a new army of advocates will be added to the common cause of good pavements.—*Engineering Magazine.*

THE FOLLY OF SCHOOL EXAMINATIONS.

The promotion examination is a test of memory rather than of power. It may show some things that the pupil does not know, but it cannot show what the pupil does know; it destroys and prevents broad and intelligent teaching, makes of the teacher a grind and turns out pupils by machinery. It forces pupils to go over far more work than they can grasp or understand, and it causes many to leave school. It brings senseless worry to the nervous, who often fail to pass, while the least worthy succeed. It is, moreover, a great temptation to deceit. It demands one-third more time than is necessary to impart the same knowledge and to give better training. It puts a premium not upon the work done day by day during the year but upon the amount of "stuffing" that can be done at the end of the term. These are a few of the many reasons why it has been condemned as a moral injustice to pupils and teachers, and is one of the greatest blunders.—William J. Shearer in the *Atlantic*.

PROTECTING WATER PIPES.

Water pipes in use about the farm often give trouble in winter through freezing. There are situations where a device illustrated in the New York Tribune will prove efficacious in keeping a water-pipe from freezing.

Where the pipe emerges from the ground it is surrounded by two or more lengths of 8 inch drain pipe, the joints being tightly cemented.

This gives a dead air space about the pipe that is very effective in keeping out frost. If the pipe be wound with strips of felt and tarred paper before putting in the tilting, so much the better. If the water pipe comes up under a building, as a barn or stable, let the tilting come close up to the floor. Then box the whole about with boards, from the surface of the ground to the floor, and two air spaces will be secured, to the great security of the water pipe.

THE GROWTH OF LANGUAGE.

No committee can tell whether a word is a good word or a bad word, or whether it is wanted or not. Old fashioned people will always tell you that a new word is not wanted, and that there are plenty extra equivalents for it already in the language. This seems conclusive, yet experience often proves that they were wrong, and that there was a shade of meaning which they did not perceive, but which was nevertheless pressing eagerly for expression. Thousands of words which we now consider absolutely essential to the language were when they were first introduced, described as quite unnecessary, and that the mere surplussage of pedantry or affectation. Let any one turn to that most humorous of Elizabethan plays, "The Poetaster" and read the scene in which the poet (Marston is the subject of the satire) is given an emetic, and made to bring up all the new-fangled words which he has used in his works. The character who is watching the results keep on calling out that such and such a monstrosity "has newly come up." This was thought a brilliant piece of satire at the time, and yet now half the condemned words are admitted by all readers and writers. In truth there can be no censorship in literature. The only possible plan is to give every word its chance, and allow the fittest to survive. It was in this sense that Dryden declared that he proposed new words, and if the public approved, "the bill passed," and the word became law. Instead of a writer being on the lookout to throttle and destroy any and every new word or phrase that may be suggested, it ought to be his business to encourage all true and fitting developments of his native tongue. Dryden in the admirable passage from which we have quoted already uses the memorable phrase, "I trade both with the living and the dead for the enrichment of our tongue.—*London Spectator*."

TO LET

We have a large list of desirable houses in our books to rent and intending tenants would do well to call for a printed list.

J. CRADOCK SIMPSON & Co

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A LANDLORD'S PRIVILEGE.

The majority of the Court of Review confirmed yesterday the judgment of the Superior Court in the case of Dame J. McDonald vs. C. Meloche. The plaintiff having obtained a judgment against the defendant for rent due took out a seizure in the hands of a third party where some of Meloche's household goods and effects were alleged to have been removed. The tiers-saisi denied having the goods and meanwhile the delays within which the seizure should be expired. Nevertheless the plaintiff then took out a seizure before judgment against the tiers-saisi, who when examined under oath, declared that he had the goods. This seizure was contested on the ground that the proprietor's privilege no longer existed, the goods having been away from his house more than eight days. However, both the Superior Court and the Court of Review held that as the declaration of the tiers-saisi that he had not the goods was the cause of the proprietor of the house not proceeding within the delays, the seizure must be declared good and valid. Judge Taschereau dissented from the majority of the Court of Review.

A GOOD ROADS CAMPAIGN.

Simcoe, Ont., May 31.—C. Stan Allan, chairman of the Roads and Touring Committee of the C. W. A., is planning an active campaign to further the interests of that branch of the work. Good roads rubber stamps are being scattered broadcast over the country and soon all mail matter sent out by C. W. A. members will bear the inscription 'We want good roads.' A guide board day is one of the proposals of the committee, and it is expected that arrangements will be made for the erection of all these C. W. A. mile posts, of which so much has been heard and so little seen. As soon as the organization of the committee is completed the work in all its branches will be aggressively taken up.

HABITS AND HEALTH.

There is another kind of asceticism which is nearly as foolish as neglect of food, and which is enforced not by one's own well-guided or misguided judgment, but by external opinion. Almost all men have certain "ways" of living which they have found conducive either to health or work, and a very large section of them suffer greatly from a torrent of criticism for those ways. There are men who never need exercise, or, as Mr. Chamberlain says in his case, do much better without it, and if they escape a minatory lecture once a week they are greatly favored by fortune. There are other men, quite numerous, who benefit by exercise in big draughts but not in homeopathic doses, who exert themselves furiously once a week or during an annual holiday, but for the rest of their time benefit most by bodily torpor. They are not scolded because as a rule they are considered too far gone for that operation to be

beneficial, but they are habitually and very openly disbelieved. They are talking nonsense, it is held, on a matter they know nothing about.

There are thousands of Englishmen who are never at peace if they are not warm, and are told by all sincere friends that they are killing themselves with "coddling" and tens of thousands who can neither think nor work unless they are cool, and who are pestered by every one who knows them about wraps. We used to lecture one old gentleman ourselves because he would ride on omnibuses, wanting he said "full air," and the lectures did not stop when at eighty-four he was more hale than the lecturer at forty-five. Modern biographers are particularly impervious to reason on this point. They note at once the smallest departure from the usual in the habits of daily life, as if it were an aberration, never thinking that their victim probably knows himself a great deal better than they can know him, or is obeying an instinct as deeply planted and as beneficial as that which induces a dog occasionally to eat grass. There are men, Scotchmen and Scandinavians no doubt mostly, who simply must "get into the cold" for a few weeks every year, who thirst for it like a Swiss for mountains; and there are thousands of women who would live to a hundred if they could only have a month a year in a place where they were warm all through. To condemn such instincts as self-indulgences, unless they conflict with clear duties is foolish.—*London Spectator*.

"BUSINESS" APHORISMS

Carlyle wasn't a man of business, but he would have made a success of it had he tried it. In his writings one finds these lines of solid business truth:

A laugh is worth a hundred groans in any market.

Have a smile for all, a pleasant word for everybody.

To succeed, work hard, earnestly and incessantly.

All honest men will bear watching. It is the rascals who cannot stand it.

Better have the window empty than filled with unseasonable and unattractive goods.

When you hang a sign outside your place of business let it be original in design and of good quality.

Wondrous is the strength of cheerfulness; altogether past calculation its power of endurance. Efforts to be permanently useful must be uniformly joyous.

COURTESY AND FAIRNESS.

There are men in business who think that ability must be demonstrated by discourtesy, harsh ways and words, arrogance, and an irritable exaction of every right and privilege. Some ever go beyond this, and count no transaction a real success if they have failed to claim and secure something which lessons an-

father's just due and gives them an unjust advantage.

Such men are not strong but weak; not able simply incapable of self-control; not wise, but foolish in matters indispensable to true success, not capable of great things, but only of petty acquisitions by methods which often bring ruin, and always injure their influence and standing.

The good buyer, whether wholesaler or retailer, should always be courteous and polite, capable of saying "no" graciously, and "I am busy" politely, anxious to see everything which may be made valuable in his line of business, and considerate in his rejection of such goods and offers as may be in his opinion undesirable. He has a right to cut short imprudence and unwise solicitation, but he can often afford to be charitable and courteous in consideration of the inexperience and anxiety of very many of those with whom he comes in contact. Every man has a legal and business right to exact every scruple in his just due, and he should not accept goods not up to sample or description unless he has given the seller some description in substitution or choice of goods. When, however, there have existed long and satisfactory business relations, it is poor policy to be over-exacting on one side, where loss and inconvenience must most heavily fall on the other. If the friendship and anxiety to please of the seller has for years been beneficial to the buyer, helping him to enlarge and improve his business, and perhaps favoring him in temporary embarrassments and matters of personal accommodation, it is very poor policy to utterly ignore these things, and to act without regard to the pleasant relations and mutual kindness of the past.

"It isn't business to return unordered or unsatisfactory goods by express, when there is no need of saddling extra expense upon the seller. If he has failed by mistake it is unkind and unjust; if purposely, it is better to be firm and outspoken in remonstrance; and, if it is necessary to avoid constant annoyances, to buy elsewhere. "It isn't business" to return goods bought and shipped, and to throw upon another what the law says is your burden. If you have bought unwisely, you thereby confess your own imprudence, and if done because of purchases elsewhere, your own want of sincerity and justice. If by special agreement these things are done, there can be no question as to the right to do them, but even that right should be exercised sparingly, and with due regard to one's own dignity, honor and self-respect.

Humility becomes all men, when it consists in recognizing the interdependence of all humanity, and the propriety of giving to every reasonable being the courtesy and consideration which one deems due to himself. Nearly all departures from politeness and kindness are due to selfishness and vanity, although it must be said that overwork and needless feverish "worry" are the causes of many of the unpleasant experiences of American business life. They yearly carry down to the grave many naturally generous and kindly men, whose over-weighted brains and exhausted nervous force have left the heart unsatisfied, and many life and life's activities a consuming fire. To all such pity is due, and all that forbearance and patience which a strong and manly soul can give to its weaker and over-burdened fellows.

But all who claim exemption from such weakness should look into their own hearts and lives, and ask themselves if they are really wise, far seeing, strong and prudent when they fail to be just, courteous and considerate to those with whom they must do business. He who has no belief in anything except the acquisitions of petty gains, or the avoidance of small losses, regardless of the means used, may not care for these things, but will in due season realize their value and his own weakness.—*St Pauls Trade Journal*.

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ARCHITECT and
230 St. Andre Street *EVALUATOR.*
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REAL ESTATE TRANSFERS RECORDED IN MAY, 1887.

MONTREAL EAST

STREET AND NO.	WARD.	CAD. No.	SUB. No.	DIMENSIONS.		AREA.	PRICE PER FOOT	BUILDINGS.	TOTAL PRICE.	REMARKS
				FRONT.	DEPTH.					
St. Denis, 411-413.....	St. James....	1199	26	25	80	2000	.....	Buildings.....	5100 00	
" 431-437.....	"	1199	20 & 21	50	80	4000	.....	" .....	15000 00	
St. Hubert, 669-675.....	"	1203	294 & 295	50	109	5450	.....	" .....	2000 00	
Off St. Denis.....	"	1200	33a	24	72	1728	52	Vacant.....	900 00	
Beaudry, 660-664.....	"	1143	5	42 9	57	2436 9	.....	Buildings.....	30 00	Sheriff's Sale
Cherrier, 88	"	1203	pt. of 89 & 90	22 6	120	2700	.....	" .....	5000 00	
"	"	1207	227 to 229	75	120	9000	70	Vacant.....	6300 00	
"	"	1207	225 & 226	50	120	6000	70	"	4200 00	
Marie Joseph, 1-17 & 2-26 } L. Hypolite, 1-25 & 2-24. }	"	530	N. W. part.	irreg.	irreg.	28521	.....	Buildings.....	10993 00	
St. Andre, 218	"	532								
St. Hubert, 669-675	"	1203	294 & 295	50	129	6450	.....	" .....	2000 00	
Berri, 694-704.....	"	1203	pts. of 17 to 19	47	86	4019	.....	" .....	8600 00	
Notre Dame, 1580-1590	East.....	113		82 3	77	5304	.....	" .....	34000 00	
St. Paul, 219-225.....	"	94		irreg.	irreg.	4843	.....	" .....	3412 50	Undivided 1/3 of
"	"	94		irreg.	irreg.	4843	.....	" .....	3848 93	Undivided 1/3 of
"	"	94		irreg.	irreg.	4843	.....	" .....	3412 50	Undivided 1/3 of
St. Paul, 91-99.....	"	59 & 60		irreg.	irreg.	6626	.....	" .....	
Visitation, 177-177 1/2... }	St. Mary's... }	739		82	80	6560	.....	" .....	34900 00	
DeMontigny, 994-1004. }	St. Louis.... }	776	S E pt.	57	80	4560	.....		
St. Dominique, 283-287 }	St. Lawrence. }	108						Buildings.....	14300 00	and ground rent.
St. Urbain, 447-451..... }	"	18	23 & 24	50 10	82 6	21098	.....	Vacant.....	2300 00	
St. Chs. Borrom, 448-450 }	"	168	part 30	25	irreg.	4168	35	"	4000 00	& obligations.
Areade	"	44	27	28	136	2837	1.40	Buildings.....	300 00	
Sherbrooke	"	252		irreg.	irreg.	7863	.....	" .....	1700 00	Undivided 1-5 of
Park Avenue, 179-183.....	"	44	pts. of 47 & 48	22	136	2992	.....	" .....	7000 00	
Park Avenue, 201-225.....	"	44	32 & 33	56 3	irreg.	7792	.....	" .....	21500 00	
Lagauchetiere, 625-631 .. }	St. Antoine. }	568		97 6	irreg.	14486	.....	Buildings.....	4679 68	Vendors rights in
McGill College Ave., 71. }	St. Louis.... }	1315		28 3	95	2705	.....		
St. Catherine, 1891-1893 1/2 }	"	524		130	190	24700	.....	Theatre Francais	60000 00	
St. Dominique, 185-193. }	"	535		45	71	3195	.....	Buildings.....	2000 00	
St. Hypolite, 99.....	"	895	4	24	85	2040	.....	" .....	3500 00	
Laval, 8	"	740	21	24	irreg.	2426	1.20	Vacant.....	2911 20	
Ontario	"	903	18 & 19	50	72	3600	.....	Buildings..	3000 00	
Sanguinet, 512	"	1054		43	74	3182	.....	" .....	2550 00	Sheriffs Sale.
St. Dominique, 647	"	1054		43	74	3182	.....	" .....	2600 00	
" 647.....	"	590		35	71	2485	.....	" .....	300 00	Suc. Rights.
St. Hypolite, 45-47..... }	"	614		40 3	95	3824	.....	" .....	1800 00	Sale & Retrocession.
HoteldeVille Ave, 392-394 }	"	903	144	20	72	1440	.....	" .....	4000 00	
Drolet, 166.....	"	923		36 3	75	2719	.....	" .....	1000 00	
Cadieax, 791-797.....	St. J. Baptiste }	89		12 6	77	962	.....	" .....	200 00	
St. Hypolite, 148.....	St. Louis.... }	971	7	30	75	2250	.....	" .....	1000 00	
Roy	"	941	N. E. part 4	24	24	576	.....	Vacant.....	200 00	
Laval, 138-140.....	"	906	22	21	82	1722	34 1/2	Buildings	5450 00	
St. Hypolite 167.....	"	941	part 4	24	48	1152	.....	" .....	2450 00	
Champlain, 63a-65.....	St. Mary's... }	416 420		irreg.	irreg.	6528	.....	" .....	11500 00	
DeMontigny, 635-639.....	"	499	5	24	81 4	1953	.....	" .....	1500 00	
St. Ignace, 33 to 37a.....	"	68	N. E. part	43 6	87	3784 6	.....	" .....	4022 98	A Reméré.
Fullum, 545-547	"	1465 & 1466		56 6	irreg.	11828	.....	" .....	10000 00	
Papineau Ave., 136.....	"	638	19	24 4	89 9	2183	.....	" .....	1800 00	
Dufresne, 152-154	"	1359	parts of	33	80	2640	.....	" .....	107 55	Undivided 2-9 of
DeSalabery, 11-13.....	"	74		24 6	77 6	1843	.....	" .....	obligations.	
Parthenais	"	1297, 98, 99		irreg.	irreg.	158825	Ground	1400 00	Undivided 1/2 of
"	"	1297, 98, 99		irreg.	irreg.	168825	"	2 00	& other considerations

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MONTREAL WEST.

STREET & NO	WARD.	CAD. NO.	SUB. NO.	DIMENSIONS		AREA.	PRICE PER FT.	BUILDINGS.	TOTAL PRICE	REMARKS.
				FRONT.	DEPTH.					
Guy, 456.....	St. Antoine.	1683		30	2	irreg.	3844	Building	150 00	Vendor's rights in
Drummond, 64.....	"	1521		22	124	2728		"	7000 00	
Simpson, 9-11.....	"	1739	N. W. part.	55	122	6738		"	42500 00	
Dorchester, 1225.....	"	1642	parts of	irreg.	irreg.	45275		"	20000 00	
Pine Ave.....	"	1726	part. of 6	25	irreg.	2471	1.31	Vacant	3250 00	
Shuter, 55.....	"	1844	S. E. p. 16	21	6	82	1763	Buildings	6000 00	
Stanley, 294.....	"	1759	part of 17	36	116	9	4203	"	13500 00	
Sherbrooke, 795.....	"	1836	A. B.	25	147	3675		"	25000 00	
Cathcart, 62-64.....	"	1360		27	10	57	1593	"	10000 00	
St. Mark, 24.....	"	1628	part of Q & T.	44	1	62	2736	"	6000 00	
Seigneurs, 523-529.....	"	347		41	116	4756		"	888 45	Undivided 1/4 of
Dorchester, 943.....	"	1536	part of 13	26	7	irreg.	3190	"	126 00	Sheriff's Sale
Mackay.....	"	1567	3	20	9	80	1820	"	800 00	
"	"	1567	2	20	9	80	1820	New Buildings	8500 00	
Cathcart, 66-68a.....	"	1361 & 1364		irreg.	irreg.	2443		"	6000 00	
Guy, 151-155.....	"	469	9 to 12	67	74	4958		Buildings	2500 00	
Crescent, 93.....	"	1703	81	24	9	100	2475	"	10500 00	
St. Leon, 7.....	"	547		24	40	960		"	500 00	
Lusignan, 39-41.....	"	478 & 479		30	94	2820		"	2000 00	
Victoria, 14.....	"	1340	N. W. p.	18	8	95	1782	"	6625 00	
Union Ave., 111-125.....	"	1205		irreg.	irreg.	5490		"	40000 00	
Sherbrooke.....	"	1204		129	90	11610		"		
Shuter, 117.....	"	1822	18	22	120	2640		"	5000 00	
St. Catherine, 2709-2715.....	"	1654	74, 21 to 24	86	6	irreg.	5671	"	18880 00	
Wellington, 405-407.....	St. Anns.	626		24	65	1560		"	1650 00	
"	"	371-371 1/2		20	85	1700		"	2725 00	
Grand Trunk, 27.....	"	675		irreg.	irreg.	3383		"	600 00	
St. Paul, 441.....	West.	40		irreg.	irreg.	1373		"	8500 00	
Notre Dame, 1674-76.....	Centre.	71		49	1	irreg.	5294	"	34000 00	Sheriff's Sale.

WESTMOUNT.

(COTE ST. ANTOINE)

STREET AND NO.	WARD	CAD. NO.	SUB. NO.	DIMENSION		AREA	PRICE PER FT.	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT.	DEPTH.					
Stanton.....	Par Montreal.	279	6	50	100	5000		Buildings	2500 00	
St. Antoine.....	"	384	158	25	110	2750		"	5500 00	
Hallowell.....	"	941	parts of 301	irreg.	irreg.	12711		"	4669 40	
Victoria Ave.....	"	215	35	50	135	6750	25	Vacant	1687 50	
Sherbrooke.....	"	230	pt. 24	21	10	140	3056 8	Buildings	5500 00	
Victoria Avenue.....	"	215	pts. of 38 & 39	87	9	70	6142 6	Vacant	2940 00	
Metcalf Ave.....	"	254	1 to 5	134	120	16080	62 1/2	"	10050 00	
Arlington Ave.....	"	230	28	50	115	3	5762 6	Buildings	7500 00	
"	"	230	12 & br2	50	122	6100		"	13000 00	
Dorchester.....	"	941	291	26	irreg.	3498		"	1 00	Nominal.
Roslyn Ave.....	"	219	59 & 60	100	110	11000	30	Vacant	3330 00	
Dorchester.....	"	941	291	26	irreg.	3498		Buildings	7000 00	
Green Avenue.....	"	384	136 & 137	55	100	5500		"	2000 00	A Reméré.
Irving.....	"	1434	35	25	95	3	2381	"	1200 00	"
Hallowell.....	"	941	301	irreg.	irreg.	1741 7		"	4375 84	
Calumet.....	"	386	167	24	110	2640		"	7108 84	
Greene Ave., 161.....	"	375	11	irreg.	irreg.	1812		"	4450 00	
Victoria Ave.....	"	248	5 & 6	40	100	4000		"	9150 00	
Projected Street.....	"	284	20	irreg.	irreg.	21330	11 1/2	Vacant	2519 75	
Springfield.....	"	244	12a	22	4	100	2233	Buildings	6150 00	
Clearmont Ave.....	"	207	part	irreg.	irreg.	24305	40	Vacant	9722 00	
Selby.....	"	384	150, 151 & 152	irreg.	irreg.	8400		Buildings	19000 00	
St. Antoine.....	"	384	166 & 167	50	108	5400		"	14000 00	
Selby.....	"	384	153	irreg.	irreg.	3850		"	5760 00	
Springfield.....	"	244	11	25	100	2500		"	4500 00	
Selby.....	"	384	123	24	84	9	2010	"	4000 00	
Staynes.....	"	384	part of 34 & 35	irreg.	irreg.	4464		"	9500 00	
York.....	"	215	50, 1, 2, 51-1, 2	50	78	3900		"	16500 00	
St. Catherine.....	"	215	63, 64 & 65	125	117	14625	54 1/2	Vacant	8000 00	
Metcalf Ave.....	"	267	A	irreg.	irreg.	9318		Buildings	6000 00	
Sherbrooke.....	"	220	72, 73 & 74	irreg.	irreg.	18960	42	Vacant	8000 00	
Selby.....	"	384	123, 144 & 145	irreg.	irreg.	7576 7		"		
Park Ave., St. Henry.....	"	1123	part	27	84	6	2281 6	Buildings	36000 00	
St. Luke.....	St. Antoine.	1624	part	irreg.	irreg.	1934		"		
Wood Ave.....	Par Montreal.	375	91a	27	108	2916		"	12500 00	
Claudeboye Ave.....	"	383	20 to 23	23	7	108	2755 6	Vacant	1885 70	
St. Catherine.....	"	375	parts of	184	irreg.	22080		Buildings	32500 00	
Lansdowne Ave.....	"	220	part of 79	25	131	3275		"	9000 00	
Elm Ave.....	"	374	52 & 53	50	105	5250	84	Vacant	4400 00	

HOCHELAGA, ST. GABRIEL ST JEAN BAPTISTE, and ST. DENIS.

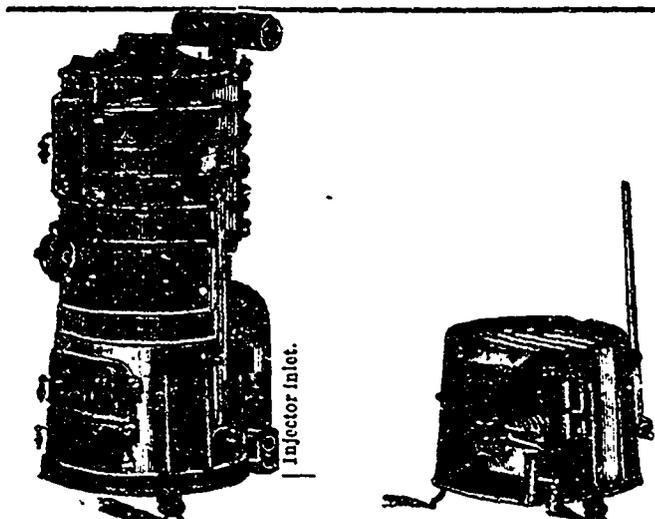
STREET AND NO.	WARD.	CAD. No.	SUB. No.	FRONT.	DEPTH	AREA.	PRICE PER FT.	BUILDINGS	TOTAL PRICE	REMARKS
Sydenham.....	St. Jean Bap.	1	195 & 196	41 8	103	4292	39 1/2	Vacant.....	1700 00	
Marie Anne.....	"	6	98	26	100	2600	27	Vacant.....	700 00	
Pantaleon, 1140-1142.....	"	39	part	irreg.	irreg.	1152		Buildings.....	1400 00	
Dufferin, 154-160.....	"	7	177 & 178	50	80	4000		".....	2000 00	
Sydenham.....	"	1	192 & 192a	41 8	103	4290	33 1/2	Vacant.....	1450 00	
Sydenham.....	"	1	200	25	103	2575	31	".....	800 00	
Sydenham.....	"	1	193 to 194	41 8	103	4290	33 1/2	".....	1450 00	
St. Andre, 1090-92.....	"	10	178	24	94	2256		Buildings.....	1525 00	
Laval, 506-508.....	"	15	1163	20	70	1400		".....	2100 00	
Rachel, 444-446.....	"	15	pts 1263-1266	42 8	80	3415		".....	2250 00	Sheriff's Sale.
Lasalle.....	"	1	27	25	91	2275	22	Vacant.....	500 00	
Cadieux, 809-811.....	"	92		19	73 6	1397		Buildings.....	2150 00	
Sydenham, 702.....	"	1	200	25	103	2575		".....	5300 00	
Mitcheson, 184-188.....	"	455	3 & pt 2	24	100	2400		".....	6500 00	
Chambord, 27.....	"	6	36, 37 & 38	72	70	5040		".....	2100 00	
Mitcheson, 178-182.....	"	455	1 & part 2	20	100	2200		".....	6000 00	
Marie Anne.....	"	1	273 & 274	40	100	4000	35	Vacant.....	1400 00	
Chambord.....	"	6	154	24	70	1680	30	".....	500 00	
Drolet, 460-474.....	"	15	765 to 768	80	72	5760		Buildings.....	7000 00	
Sydenham.....	"	1	195 & 196	41 8	103	4290	39 1/2	Vacant.....	1700 00	
Duluth ave.....	"	12	4-B					".....		
Duluth ave.....	"	12	4 pt A	42	86	3612		New Houses.....	11000 00	
St. Denis, 946.....	St. Jean Bap.	15	538 to 542	125	100	12500		Buildings.....	14500 00	
St. Denis.....	"	198	29	40	75	3000		".....		
Rivard.....	St. Denis.	198	54	40	80	3200	40	Vacant.....	2480 00	
St. Denis.....	"	198	28	40	75	3000	35	".....	1050 00	
St. Denis.....	"	209	8					".....		
St. Denis.....	"	196	95 & 96	127	50	6350	30	".....	1905 00	
St. Denis.....	"	198	29	40	75	3000	35	".....	1050 00	
Huntley.....	"	8	1/2 of 638	25	100	2500	10 1/2	".....	262 50	
St. Hubert.....	"	7	30 to 34	125	90	11375	12	".....	1400 00	
Rivard, 619.....	"	162	130	22	70	1540		Buildings.....	600 00	
Brebœuf.....	"	331	1/2 of 116	25	86	2150	10	Vacant.....	215 00	
St. Denis, 1248-58.....	"	162	242 & 243	44	99	4356		Buildings.....	6500 00	
St. Louis, 258-260.....	"	165	7 & 8					".....	2600 00	
Berri, 1175.....	"	205		42 5	128 7	5429		".....	180 00	
Carrier, Seaton and Pa- pincave.....	"	162	3	22	75	1650		Ground only.....		
Carrier, Seaton and Pa- pincave.....	Cot Visitation	1	1 to 211	irreg.	irreg.	224965		Vacant.....	14400 00	And other considera- tion.
Carrier, Seaton and Pa- pincave.....	"	211	1 to 213	irreg.	irreg.	224965		".....	14400 00	And other considera- tion.
Carrier, Seaton and Pa- pincave.....	St. Denis.	1	1 to 211	irreg.	irreg.	224965		".....		
Mount Royal Ave.....	"	325	6, 7 & 8	72	90	6480		".....		
St. Andre.....	"	11	49 to 52	91	94	8554	23	".....	8000 00	
Marie Anne.....	"	11	54 to 62	205	94	19270		".....		
Carrier.....	"	328	part 4	22	134	2948	15	".....	435 00	
Amherst.....	"	5	273	38	130	4940	13 1/2	".....	665 00	
Carrier.....	"	198	89, 90 & 91	irreg.	irreg.	9762	37	Buildings.....	3612 00	
St. Denis, 1422.....	"	198	23	72	2880			Vacant.....	3850 00	
Boyer.....	"	6	151	25	114	2850	7	".....	200 00	
Rivard, 573.....	"	162	108 & 109	44	70	3080		Buildings.....	900 00	
Brebœuf.....	"	331	117	50	86	4300	10	Vacant.....	430 00	
Mount Royal, 203-205.....	"	329	141	25	80	2000		Buildings.....	1650 00	
Notre Dame.....	Hochelaga.	166	N.E. pt to 3-7	125	47	5875	31	Vacant.....	1800 00	
Frontenac.....	"	166	568	21	80	1680	38 1/2	".....	650 00	
Frontenac.....	"	166	307	22	101 7	2235	39 1/2	".....	1600 00	
Lafontaine.....	"	166	551	22 8	80	1800		".....		
Darling, 57-67.....	"	31	63 & 64	48	91	4368		Buildings.....	6000 00	
Moreau, 477-479.....	"	80	69 & 70	96	100	9600		".....	1005 00	Sheriff's Sale
Dezery.....	"	54	65 & pt 66	irreg.	irreg.	4750	40	Vacant.....	1900 00	
Gale ave.....	"	50	part	50	256	12800	15	For Railroad track.....	1920 00	
Gale ave.....	"	53	part	50	262 8	13133	15	".....	1969 95	
St. Catherine.....	"	148	1716	52	145 9	7570		Buildings.....	1500 00	
Notre Dame, 337.....	"	80	part of 1	22 6	114	2565		".....		
Moreau, 39-45.....	"	80	7, 8 & 9	irreg.	irreg.	4667		Buildings.....	5000 00	And other considera- tion.
Moreau, 61-63.....	"	80	12, 13 & pt 11	irreg.	irreg.	2397		".....		
Moreau.....	"	80	parts of	912	irreg.	127200		".....		
Iberville, 288-290.....	"	169	21 & 22	53	irreg.	4194		".....	1850 00	
Moreau, 429-443.....	"	80	61, 62 & 63	144	100	14400		".....	2000 00	Dation inpayment.
Manufacturers.....	St. Gabriel	2996	part	182	150	27300	26	Vacant.....	7200 00	

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