



# Real Estate Record

378

Entered in accordance with the Act of the Parliament of Canada in the year 1895 by James Cradock Simpson at the Department of Agriculture.

Vol. XIII.

Montreal, January, 1900.

No. 1.

## The Liverpool and London and Globe INSURANCE CO.

Total Assets, over \$58,553,900 Invested in Canada, \$2,110,000 Losses paid, \$169,017.187

HEAD OFFICE, CANADA BRANCH:

16 PLACE D'ARMES, Corner of St. James Street, MONTREAL.

INSURANCE EFFECTED AT LOWEST CURRENT RATES.

G. F. C. SMITH, Chief Agent and Resident Secretary.

## ALLIANCE ASSURANCE COMPANY

OF LONDON, ENGLAND

Head Office for Canada

Standard Life Building, 157 St. James Street,  
MONTREAL.



Established 1824.  
Capital \$25,000,000.

P. M. WICKHAM, Manager.  
FREDK T. BRYERS, Inspector.

## ROYAL INSURANCE COMPANY.

Largest Fire Office in the World

QUEEN INSURANCE COMPANY of America.

Unlimited Liability.

Absolute Security.

CEO. SIMPSON, Manager. WM. MACKAY, Assistant Manager.  
J. CRADOCK SIMPSON & CO., Agents.

## Western Assurance Company

FIRE and MARINE.

HEAD OFFICE, Corner Wellington and Scott Streets, TORONTO.

MONTREAL BRANCH,  
J. H. ROUTH & SON, Agents.  
Canada Life Building.


J. J. KENNY,  
Managing Director.

**Arthur J. Cooke,**  
ARCHITECT.

FRASER BUILDING,  
43 St. Sacrament Street,  
MONTREAL.  
TELEPHONE MAIN 617.

EXPRESS WAGGONS,  
CARTS, SLEIGHS, ETC.  
Repairs Quick, Cheap and Good.  
**J. BONHOMME, Maker,**  
840 ST. JAMES STREET,  
(Between Gray and Richmond)

**Z. C. ST. AMOUR,**  
GRAVEL ROOFER.  
670 Mullin Street  
Office: 2169 Notre Dame St.  
(Opposite Eleanor)  
MONTREAL. Telephone 5430.  
Repairs and new work promptly executed at low  
Prices.

INSURE   
Your **Plate Glass**  
IN  
**DOMINION PLATE GLASS INS. CO.**  
A strong, reliable company, with  
large stocks of plate on hand to re-  
place breaks without loss of time.  
CAPITAL - \$50,000.00  
Incorporated by Act of Parliament.  
**A. RAMSAY,** - - President.  
OFFICE  
57 Beaulieu Street, - - MONTREAL.

**LAURENTIAN SAND and GRAVEL CO.**  
CRUSHED QUARTZITE is highly recom-  
mended for CONCRETE WORK, ROOFING  
and GRAVELLING GARDEN WALLS.  
A specialty for Sidewalks.  
Send for Samples and Prices. 13 St. John Street.  
Telephone Main 1150.

**Robert Neville, Jr.,**  
CARPENTER AND BUILDER.  
Jobbing of all kinds promptly attended to.  
Estimates given for all classes of work.  
120 1/2 St. Antoine St. Near Windsor Street.  
Telephone No. 832.

**Wm. McLea Waibank,**  
B.A.S., M.C., D.C.E.  
Civil Engineer, Architect,  
AND  
Provincial Land Surveyor,  
Office No. 214 St. James St.  
Telephone Main 1672.

**SURVEYS.**—Plans and Books of reference of subdivi-  
sions of property prepared for registration purposes.  
PLANS for Auction Sales, &c.  
**PLANS.**—Specifications and Estimates for proposed struc-  
tures and for improvement of existing buildings.  
Real Estate valued in City or Suburbs.  
Fire Losses adjusted.

**Houses to Let**  
— AT —

**REDUCED**  
**RENTS.**  
CALL OR SEND FOR  
**PARTICULARS.**  
**J. Cradock Simpson & Co.,**  
181 ST. JAMES ST.

**D. R. Brown,**  
ARCHITECT.  
ROOM 72  
Canada Life Building  
Tel. Main 1303

**R. M. RODDEN**  
and **C. DUFORT**  
Architects  
Rooms 21, and 22 Waidell Building,  
30 St. John street.  
MONTREAL

**R. PERCY BARNES,**  
Architect \* and \* Valuator  
Valuations for Mortgages, &c.  
530 Board of Trade Bldg.,  
MONTREAL.

**J. P. B. CASGRAIN,**  
Civil Engineer & Dominion Land Surveyor.  
SUBDIVISIONS OF PROPERTIES A SPECIALTY.  
180 ST. JAMES STREET, MONTREAL.

**J. A. KARCH,**  
MEMBER OF S. U. S. A.  
ARCHITECT.  
3 PLACE D'ARMES HILL, - - - MONTREAL.  
ALEX. C. HUTCHISON Geo. W. Wood  
W. B. HUTCHISON

**HUTCHISON & WOOD,**  
ARCHITECTS.  
181 St. James Street,  
MONTREAL.

**JOHN MORISON & SON,**  
PLASTERERS  
and Contractors.  
NEAR 110 MANFIELD ST.  
Bell Telephone 4

**ESTATE REPAIRS**  
IN ALL BELLSCHES  
PERSONALLY ATTENDED TO  
**THOS. LIGHT**  
86 1/2 MARGAT STREET, MONTREAL.  
AND 478 VICTORIA AVENUE, WESTMOUNT.  
CARPENTER AND JOINER  
TELEPHONE 3526.

**JOHN B. OWENS.**  
FLORIN & DECORATIVE PAPER HANGING  
100 SIGN  
NATURAL FINISH SPECIALS  
DECORATIVE PAINTER  
117 BLEURY ST.  
MONTREAL  
Bell Telephone Main 2537

# FOR SALE—"ELMBANK."

No. 1100 DORCHESTER STREET.

Between St. Matthew and St. Mark Streets.

Superficial area: about 82,000 feet.



We have been instructed by the Executors of the Estate of the late Andrew Robertson to offer FOR SALE this commodious and desirable Residence and Grounds, with Gardener's House, Vineries, Conservatory, Stables, Coach-house, and other outbuildings.

The Property has a frontage of about 234 feet on Dorchester Street, and, having a private Street on the easterly side, is well adapted to subdivision purposes.

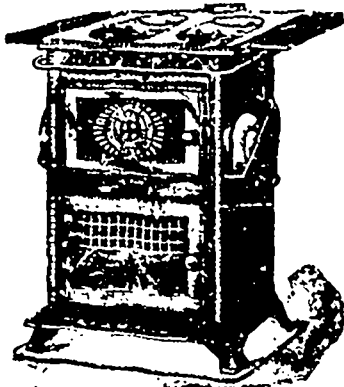
For further particulars apply to

J. CRADOCK SIMPSON & CO.,

*Real Estate Agents.*

181 St. James Street, - - - - MONTREAL.

**McClary's "Famous" GAS STOVE**



is the most economical in consumption of Gas, and lower in price than any other Gas Stove made . . . . .

ASK YOUR DEALER

For  
**McClary's "Famous"**  
... Gas Stove.

WHOLESALE ONLY

McClary Mfg. Co., 93 St. Peter St., MONTREAL.

**RENTING HOUSES.**

Tenants and Landlords

See that all the walls are properly decorated with the latest styles in . . . . .

**WALL PAPERS.**

Now is the time for landlords to attend to this. Remember first impressions are everything. Houses frequently rent at first sight when the artistic features in house decoration are properly attended to. Tenants, remember you have a right to look for a comfortable home. We have brought the best talent in the United States, Great Britain and Canada in Wall Papers right in the centre of Montreal. Thousands and thousands of rolls in Wall Papers to be seen at

**G. A. Holland & Son's,**  
2411 ST. CATHERINE ST.

**GEO. S. KIMBER,**

HOUSE, SIGN & FRESCO PAINTER,

All kinds of Paper-Hangings in Stock.

2466 St. Catherine Street, MONTREAL.

Bell Telephone Up 1287.

**D. NICHOLSON & CO.,**  
Gravel, Slate and Metal  
**ROOFERS.**

REPAIRS PROMPTLY ATTENDED TO.

Estimates Given

679 ST. PAUL STREET.

el Main 1665.



Elevator Cars,  
Gates, Railings,  
Staircases,  
Sidewalk lights

...AND...

Architectural Iron Work

Quick supply from stock patterns.

Designs and Estimates promptly furnished.

**THE MALLEABLE IRON CO.,**

19 Mill Street,

Montreal.

TEL. Up 1139.

**H. BAILLIE,**

.. Plumber, etc. . .

168 1/2 PEEL ST.

**LAMBERT & SON,**

Carpenters, Joiners and Builders,

Estimates given at short notice for General Repairs.

360 PROVIDENCE STREET.

Bell Tel. East 1443.

Merch't Tel. 255.

**ANDREW BAILE,**

OFFICES :

69 McGill Street,

Tel. Main 521.

2257 St. Catherine St.

Tel. Up 948.

MONTREAL.

TELEPHONE Main 841

**WM. WHYTOCK.**

**CARPENTER and JOINER**

(SUCCESSOR TO R. WEIR & SON)

704 DORCHESTER STREET.

JOBBING PROMPTLY ATTENDED TO

Estimates for Complete Building  
Contracts given when required.

# Real Estate Record

## THE Real Estate Record

IS PUBLISHED MONTHLY

- AT -

181 St. James Street, Montreal.

J. CRADOCK SIMPSON & CO.

Proprietors.

ADVERTISING RATES furnished on application at this Office.

THE

## CALEDONIAN

Oldest Scottish Fire Office

Temple Building, 185 St. James St.,

MONTREAL.

LANSING LEWIS, Manager.

## MONEY TO LEND

on city property and improved farms, at low rates and on very desirable terms

**CREDIT FONCIER, F. C.**

80 St. James Street.

**J. W. HUGHES,**  
The Practical Sanitarian

Anti-Septic Plumbing, Heating,  
General Jobbing.

Cor. of Craig & St. Antoine Street.  
Telephone 548.

**W J. MURRAY**

**ELECTRICIAN**

Bank of Halifax Chambers, 2642 Notre Dame St.

LIGHTING-ALARMS.  
GUESTS' CLOCKS.

ELECTRICAL APPARATUS of every description.

## MONTHLY AND ANNUAL REVIEW.

There was a perceptible improvement in the real estate market during the month of December, and while this may be attributed partly to the usual desire in the closing month of the year to complete and record purchases under negotiation, the facts still remain that the inquiry for property was good, and the business transacted was satisfactory. The recorded transfers, amounting to over one million dollars, and the varied character of the transactions, show that the month was not altogether a holiday one. St. Antoine Ward was by far the largest contributor to the business of the month, and with St. James Ward, furnished about one-half of the sales recorded.

Mortgage loans have been somewhat more difficult to place for the last two or three months, and lenders are disposed to be very conservative as to margin of security.

Taking it altogether the year 1899 was a dull one from a real estate point of view, but there were in it all through, elements of encouragement, and it was better than the previous year. Business had improved in almost every other line, and every one interested in real estate in this city, felt that the time was near at hand when the realty market would also feel the effects of the general improvement in business. There has been no speculative demand, and very little of a purely investment nature. All purchases have been for actual use, either for residential occupation, or to meet mercantile needs arising from improvement in business. This improvement has at last made itself felt in a better renting demand for warehouse, store, and office accom-

## Notes and Drafts

(Loose or Bound.)

CASH RECEIPTS,  
PARCEL RECEIPTS,  
RENT RECEIPTS,  
DELIVERY BOOKS,  
PRINTED FORMS,  
BLANK BILL HEADS  
and STATEMENTS.

Stock Subscription Books, Stock Ledgers and other printed forms in stock.

All kinds of forms printed on the premises.

## MORTON, PHILLIPS & Co.

Stationers, Blank Book Makers and Printers

1755 & 1757 Notre Dame St. - - Montreal.

## JOHN DATE, SANITARY PLUMBER.

Heating, Drainage, Ventilation.  
Electric Bell and Light Wiring,

Manufacturer of Diving Apparatus,  
Patent Dry Earth Closet Commodes, &c

654 and 656 Craig Street,  
MONTREAL

TELEPHONE (MAIN) 2492.

## ISAACSON & HUTCHESON, NOTARIES.

Commissioners for Provinces of Quebec, Ontario, New Brunswick and Nova Scotia.

MARRIAGE LICENSES ISSUED.

Mechanics' Institute Building, 204 St. James St.,  
MONTREAL.

John Eider Isaacson.

R. B. Hutcheson, B.C.L.

# ROOFING AND ASPHALTING

of Every Description.

Metal Cornices and Skylights,  
Cement and Tile Floors,  
Cement Wash Tubs,  
REFRIGERATORS and OIL CABINETS.

Pneumatic System of  
Conveying Mill Stock.

**GEO. W. REED & CO.,**  
785 Craig Street.

## JACKSON & CHEESMAN

CARPENTERS, BUILDERS & CONTRACTORS.  
Jobbing promptly attended to.  
Office & Workshops: 331-5 Hibernia Road.  
Telephone MAIN 1668

Valuable Corner Property For Sale.  
22,500 FEET.

### ST. JAMES STREET,

Westerly Corner of Victoria Square.

A SPLENDID BUSINESS SITE.

161 feet on St. James Street, 102 feet 5 in. on  
Victoria Square. Rear entrance from Craig St  
Annual rental about \$10,000. For particulars  
apply to

ALEXANDER MA DONALD,  
ST. JOHNS. P. Q.

or to

**J. Cradock Simpson & Co.,**  
MONTREAL.

Dominion Square.

## House for Sale

BY AUCTION  
JANUARY 31st

About two hundred feet from St. Cath-  
erine Street. Lot about 23 ft. by 100 ft.  
deep to a lane. Sure to increase in value.

**J. Cradock Simpson & Co.,**

181 St. James St.

W. M. KEARNS, Auctioneer.

modation, which will undoubtedly  
lead to investment buying later on,  
when other conditions are favorable,  
including that of better civic govern-  
ment.

There were 1,631 sales recorded  
during the year 1899 in the city  
wards, amounting to \$7,660,952, and  
232 sales of Westmount property  
amounting to \$1,613,389. In the  
previous year (1898) there were 1,530  
transfers in the city wards, amount-  
ing to \$6,665,992, and 266 of West-  
mount property amounting to \$1,-  
736,688.

The total amount of mortgages re-  
gistered in 1899 was \$4,411,250. The  
rates of interest were from four to  
seven per cent., about one-third of the  
whole amount being at five per cent.

The registered sales during the  
year 1899 in the municipalities ad-  
joining Montreal (and not including  
Westmount), amount to \$1,795,277.

The assessed valuation of city pro-  
perty in 1899 shows an increase of  
\$4,577,214, over the previous year,  
out of which \$668,081, is exempt  
from taxation.

Interesting statistics will be found  
in other columns of this issue, which  
will well repay careful perusal.

The sales recorded during the  
month of December in the under-  
mentioned suburban municipalities  
amount to \$126,231, and are as fol-  
lows: Maisonneuve, \$6,097; De Lori-  
mier, \$3,750; Mile End, \$36,912; Ou-  
tremond, \$14,027; Cote des Neiges,  
\$2,084; Notre Dame de Grace, \$3,-  
268; Montreal West (Junction), \$876;  
Verdun, \$6,049; Cote St. Paul, \$500;  
St. Henry, \$25,762; and Ste. Cune-  
gonde, \$26,906.

There were 173 real estate trans-  
fers in the city and town of West-  
mount recorded at the registry of-  
fices during the month of December,  
the particulars of which are given in  
other columns amounting to \$1,011,-  
718.97.

St. Antoine Ward. . . . .	28	\$386,226.07
St. Ann's Ward . . . . .	6	22,874.43
West Ward. . . . .	1	33,000.00
St. James Ward . . . . .	21	161,743.00
St. Louis Ward . . . . .	20	93,580.93
St. Lawrence Ward . . . . .	8	33,860.00

# Evans. and Johnson,

AGENTS

## Fire Insurance

BROKERS

1723 Notre Dame Street.

Contracts for Sprinklers. Lowest Current Rates.  
Correspondence with Mill Owners solicited.  
Bell Telephone Main 1907.

## Telephone Up 2452

for ESTIMATES for

Painting, Tinting,  
Decorating, &c.

FIRST CLASS WORK AT LOWEST PRICES.

## JONES & HENRY,

5 McGill College Avenue.

## THOS. BRETHOUR

PLASTERER

146 Peel Street,

MONTREAL.

Telephone Up 1242.

Estimates given for new work—Plaster-  
ing and Cement work a specialty.

Tinting and Repairing  
Promptly Executed.

## House for Sale.

### SHERBROOKE STREET.

A well-built commodious Residence con-  
taining sixteen rooms, heated by hot water  
throughout, and fully equipped in every re-  
spect. The lot is 80 feet front, by about 188  
feet deep, and the vacant lot adjoining of the  
same dimensions can also be had at a moderate  
price.

**J. CRADOCK SIMPSON & CO.,**

181 ST. JAMES STREET.

# Houses for Sale,

—BY—

**J. CRADOCK SIMPSON & CO.,**

*Real Estate, Insurance*

*and Investment Agents*

181 ST. JAMES ST.,

MONTREAL.

**Kodaks** { FOR SALE  
TO RENT  
& EXCHANGE

DEVELOPING and PRINTING

MONTREAL PHOTO. SUPPLY.

R. F. Smith,

104 St. Francois Xavier St.

2263 St. Catherine St.

Send for Catalogue and Bargain list

AGNES ST., ST. HENRY. — A frame tenement building. Rented for \$384 per annum. Price, \$4,000. (375-B).

ALBERT, Cor. VINET STREET. — Block of wooden tenements; annual rent, \$546 per annum. Price, \$6,000. (376-B).

ARGYLE AVENUE.—A solid brick self-contained house and a tenement, containing two dwellings, in good order and well rented to good tenants. Will be sold at a low figure to a prompt buyer. (12-4).

BLEURY STREET.—Stone front building, two shops and dwelling above. Lot, 48½ ft. by 163 ft., just above St. Catherine st., well rented. (892-C3).

BURNSIDE PLACE.—A large pressed brick residence, corner of Guy street, built 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).

BEAVER HALL HILL.—A valuable property on this main thoroughfare to the west end. Sold at city valuation. (865-3).

BISHOP STREET.—A first-class stone front residence, near Sherbrooke st., concrete cella basement, slate wash tubs, hot water furnace, extension kitchen, seven bedrooms, Price, \$15,000. 198-B).

BISHOP STREET.—A handsome stone front double residence, 40 feet front, cemented cellar basement, hot water

St. Mary's Ward .. . . .	8	51,720.00
East Ward .. . . .	1	8,000.00
St. Jean Baptiste Wd..	28	84,028.00
St. Denis Ward .. . . .	20	12,068.50
Hochelaga Ward .. . . .	4	6,668.20
St. Gabriel Ward .. . . .	7	17,912.50
Westmount.. . . .	21	99,837.29
	173	\$1,011,718.97

During the corresponding month of last year 164 transfers were recorded amounting to \$823,656.92.

The real estate mortgage loans recorded during the month of December, in the registration division of Montreal West amount to \$156,953.54; of this amount \$25,000 was placed at 4 per cent.; \$16,500 at 4½ per cent.; \$9,431.54 at 5 per cent.; \$26,500 at 5½ per cent.; \$14,572 at 6 per cent.; \$1,650 at 7 per cent.; \$10,100 at 8 per cent.; and \$53,200 at a nominal rate.

The 4 per cent. loan was in one amount of \$25,000, the 4½ per cent. loans were in two amounts of \$15,000 and \$1,500 and the 5 per cent. loans were in four amounts of \$5,000, \$631.54, \$2,500, and \$1,300.

The lenders were:

Estate and Trust Funds .. . . .	\$44,200.00
Local Institutions.. . . .	51,500.00
Insurance Companies .. . . .	25,000.00
Building & Loan Companies.	15,800.00
Individuals .. . . .	20,453.54
	\$156,953.54

In Montreal East the loans recorded amount to \$189,820; of this amount \$47,500 was placed at 4½ per cent.; \$55,200 at 5 per cent.; \$30,100 at 5½ per cent.; \$49,795 at 6 per cent.; \$500 at 6½ per cent.; \$3,150 at 7 per cent.; \$1,000 at 8 per cent.; and \$2,575 at 10 per cent.

The 4½ per cent. loan was in one amount of \$47,500; and the 5 per cent. loans were in twelve amounts of \$1,400, \$2,000, \$4,000, \$1,000, \$3,300, \$500, \$8,000, \$5,000, \$3,000, \$3,000, \$18,000 and \$6,000.

The lenders were:

Estate and Trust Funds .. . . .	\$3,000
Local Institutions.. . . .	7,600
Insurance Companies .. . . .	18,000
Building & Loan Companies ..	37,150
Individuals .. . . .	124,070
	\$189,820

furnace, all modern improvements, the interior arrangement and workmanship leave nothing to be desired. Particulars and permits to view at office. (75-B).

BISHOP STREET.—A handsome stone front house, 20 feet front, near St. Catherine street; has all modern improvements, in perfect order. (837-3).

CADLEUX STREET.—A 1½ story brick cottage, nine rooms, in good order, situated near Prince Arthur street. Price only \$2,600. (885a-3).

CATHEDRAL STREET. — A block of two story solid brick tenements, on stone foundations, contains eight dwellings all well rented; a good investment property. (898c-3).

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

CHENTRE STREET.—A block of brick encased tenements in good order, rented to a good class of tenants, for \$900. Considered a low rental. Price, \$7,700. (892-E-3).

CHOMEDY STREET. — Stone front cottage, 10 rooms, hot water furnace, in good order. Price, only \$4,000. (839-3).

COURSOL STREET. — A cut stone front cottage of nine rooms, in first-class order. Daisy furnace and electric light, &c. Would exchange for somewhat larger house. (887d-3).

COURSOL STREET.—A three-storey brick-encased tenement building, on stone foundation; in good order and well rented. A bargain for anyone wanting a small investment. (19-C).

CRESCENT STREET. — One of those red stone houses near Sherbrooke street. Modern in every respect with good accommodation for a small family. Everything on two floors. (250-B).

CRESCENT STREET. — A handsome semi-detached stone front house, hot water furnace, all conveniences, plumbing and sanitary arrangements perfect; 11 rooms and unfinished attic; this house was built by the owner for his own occupation and nothing was spared to make it attractive and comfortable; we can recommend it to anyone wanting a good family house. (890-3).

CRAIG, CORNER SHAW STREET. — A block of brick houses and corner shop. All well rented; would make a good investment property. (388-B).

DORCHESTER STREET.—A well-built stone front house, near Fort street, contains twelve rooms, in good order. Would be sold to an immediate purchaser at a low figure, including most of the furniture. (10-C).

DORCHESTER STREET. — A handsome stone front cottage, with all modern improvements; hot water furnace, &c. Newly renovated. Price only \$5,000. (367-B).

DORCHESTER STREET. — A 2½ storey house, situated on the corner of one of the best West End streets, near



the "Windsor;" house is nicely laid out, and has been newly decorated, &c. Is suitable for a physician or family residence. Particulars at office. (2-4).

**DORCHESTER STREET.**—A 3/4 story stone front house on north-west side just west of Fort street. Lot, 23 ft. 6 in. by 102 ft. deep to a lane. The house can be had at a low price, and immediate possession will be given, as the owner who occupies it, is leaving the city. Price, \$6,000. (10-C).

**DRUMMOND STREET.**—Residence and grounds on the upper part of the street. One of the finest sites in the city. Grounds have a frontage of 87 feet, by 110 feet deep, with fine trees and beautiful surroundings. The house is comfortable, convenient and homelike, with good accommodation for a moderate sized family. Further particulars at office. (284-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).

**DROLET STREET.**—A desirable stone front cottage, near St. Louis Square, containing eleven rooms, in good order. Price \$3,350. (283-B).

**DROLET STREET.**—A solid brick tenement building containing three dwellings, frame stable in rear—all in first-class order, well kept up, pays over 7 per cent. net. Price, \$3,500. (900a-3).

**DROLET STREET.**—A stone front cottage of nine rooms, heated by hot water furnace. Good stable in rear. Close to St. Louis Square. Price, \$4,200. (896a-3).

**FORT STREET.**—A well built solid brick cottage, on stone foundation, with extension, heated by Daisy furnace; newly papered and painted and in good order throughout; plumbing arrangements perfect. Price, \$5,500. (19-C).

**GUY STREET.**—A detached corner house, roomy and comfortable, with pleasant outlook; lot 90ft. x 105ft.; good stables and coach house; house is heated by furnace, has 15 rooms; in good state of repair. (898a-3).

**HUTCHISON STREET, MONTREAL ANNEX.**—A stone front cottage of seven rooms, almost new. Would exchange for build'g lots. Price, \$3,000. (892b-3).

**HUTCHISON STREET.**—A handsome stone front house, stone steps, tile vestibule, marble mantels, heated by Daisy furnace, in first-class repair throughout. Price, \$7,700. (890B-3).

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

**HUTCHISON 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

Property owners who wish to place their houses or business properties in the hands of J. CRADOCK SIMPSON & CO., "To Let," are requested to furnish particulars at once. For this purpose one week before the first of February is worth two after.

We would also direct the attention of house buyers to the desirability of securing NOW the houses they want, before they are rented for another term.

CIVIC ELECTIONS.

The civic elections are again at hand and the citizens of Montreal have another opportunity of throwing their influence on the side of civic reform. It is the duty of each voter to scrutinize carefully the record of every alderman who presents himself for re-election. If the candidate has not done his duty in the past, leave him at home. We shall never get better civic administration, if the citizens continue—through personal friendship or for any other reason—to vote for candidates who have not done their duty in the past.

Increased taxation bears hardest of all upon the men of small means who have saved up money, and purchased their homes, so that the sooner we get better administration at the City Hall, the better it will be for the workingman, the tenant, the real estate owner, and all other taxpayers excepting those who make money out of the misfortunes of their fellow taxpayers.

Transfers recorded in outside municipalities during 1899:

Maisonneuve.....	\$192,811
De Lorimier .....	42,832
Mile End.....	405,023
Annex .....	17,493
Outremont .....	151,913
Cote des Neiges .....	109,316
Notre Dame de Grace .....	84,654
Montreal West .....	14,518
Verdun .....	93,942
Cote St. Paul .....	57,138
St. Henri .....	343,369
Ste. Cunegonde.....	280,386
Village Turcot .....	1,860
	<hr/>
	\$1,795,277

bedrooms on one floor. Built and occupied by owner. (823-3).

**KNOX STREET.**—Brick encased cottage, stone foundation; good order; extension kitchen. Price only \$1,250. (1-4).

**LAVAL AVENUE.**—A comfortable brick cottage of nine rooms, in first-class order throughout, hot water furnace, plumbing and drainage all

new last year. House is too large for present owner, who would sell at less than cost. (334-B).

**LAVAL AVENUE.**—A well built stone front house, close to St. Louis Sq., in good order, price only \$3,500. (319-B).

**LAVAL AVENUE.**—Two brick cottages with high basement. Stone foundation, solid brick and in good order. Prices, \$2,800 and \$2,900. (255-B).

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

**LUSIGNAN STREET.**—A neat brick cottage on stone foundation; containing nine rooms; in fair order; value, \$3,000; would be sold to a prompt buyer for \$2,200. (7-4).

**MACGREGOR STREET.**—Two red Scotch sandstone houses, each 35 ft. by 61 ft., including extension, 13 rooms all on two flats, cemented cellar, with laundry, coal room, wine cellar, larder, &c. Reception hall finished in quartered oak, with oak floor, mantel and gas grates; bath-room and w.c. is floored and wainscoted with tiles. Everything finished in the best possible manner. (816-B).

**MACKAY STREET.**—A full sized stone front house, below St. Catherine street, with extension kitchen, bay window, hot water furnace, &c. Built for present owner, All in good order, owner anxious to sell. (798-3).

**MANCE STREET.**—First-class stone front cottage; extension kitchen, five bedrooms, well built and in thorough repair. Price \$7,400. (260-B).

**MANSFIELD STREET.**—A 2 1-2 storey stone front house, contains 12 rooms, heated by hot water furnace. A bargain at \$3,000. (217-B).

**MANSFIELD STREET.**—A stone front terrace house, above St. Catherine street, heated by hot water furnace. All conveniences. Price only \$8,750. (697-3).

**MCGILL COLLEGE AVE.**—A handsome cut stone front house, heated by Daisy furnace, plumbing and sanitary arrangements perfect; has just been put in perfect order: two story solid brick shed in rear. (997-3).

**MCTAVISH STREET.**—A substantial stone front terrace house, in first-class order, well built and fitted with all modern conveniences, including new Daisy furnace, good situation facing McGill College grounds. (896c-3).

**METCALFE STREET.**—A well-built three-storey brick house; in good order, good situation, facing Dominion Square; could be profitably turn-

ed into shop or tenements. (365-B)  
**METCALFE STREET**, above Burnside—A full sized stone-front house with all modern conveniences and in good order, well rented. Price, \$10,000. (238-B).

**METCALFE STREET**—Stone front full size house, in good order throughout, heated by Daisy furnace, has all able family residence. (295-B).

conveniences, would make a comfortable  
**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. (136-B).

**MONTREAL WEST**.—A detached brick cottage, 7 rooms, hot water furnace, water in house, good stable, lot facing on two streets. Will sell at a bargain and on easy terms, \$500 cash, balance on monthly or quarterly payments. (289-B).

**MULLINS STREET**.—Brick encased tenement, two dwellings, rented for \$192 per annum. Good stable in rear. Price, \$2,650. (8-c).

**ONTARIO STREET**—A well built tenement property, containing four dwellings, heated by hot water furnace; plumbing new and perfect. Annual rental \$1,040. Price, \$10,000. (329-B).

**PARK AVENUE**, Montreal Annex—Solid brick house on stone foundation, ten rooms, heated by hot water furnace. Price, \$5,000. (231-B).

**PARK AVENUE**—Stone front tenement, well built and nicely laid out, heated by Daisy furnace, in thorough order throughout. A good investment property. (843-3).

**PARK AVENUE**—A handsome stone front apartment house 27 feet front by 62 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. (811-3).

**PEEL STREET**—A handsome stone-front house, above Sherbrooke st., bay window, stone steps, hot water furnace, &c.; one of the best terrace houses on the street. Particulars and permit to view at office. (360-B)

**PEEL STREET**—Just above St. Catherine. A modern house in first-class order, and in choice situation. Suitable for a doctor, dentist or other professional man. Will be sold on easy terms to a good purchaser. The house is at present well rented but possession can be had on 1st of May. This property has not been in the market before. (304-B).

**PEEL STREET**, above St. Catherine—A stone front house, suitable for a doctor or dentist; containing basement and three flats; will be sold at a moderate price, or would be exchanged for a more expensive property. (246-B).

**PEEL STREET**.—Three storey stone front house, bay window, hot water furnace; in good order throughout;

## WHAT MAKES SUCCESS.

We are forever "going to work in earnest to-morrow," but the fact is that to-morrow, when we get to it, will be to us as to-day is now; we shall not feel any more like work, and shall not do any more work than we have done to-day. The truth is that we are dawdlers, and shy of work, and trying to get along just as easy as we can. We hate to pitch in and "go at" things. The time for us to work is now, not to-morrow, and the work for us to do is that which we have at hand. Round that up in style, do the work completely and thoroughly, and you'll be astonished to find how you'll bring it out, and what pleasure there is to be found in it. And everybody that knows about your work or is in any way concerned in, or affected by it, will be delighted for everyone likes to see work well done, whatever it is. It is the work well done at the present moment that makes success.—"The Guide."

## TALL BUILDINGS AND DARK STREETS.

The erection of sky-scraping buildings contracts the healthy space a city should spread over. Instead of open, wide, sunny streets, which are found where the buildings are two to four stories high, there would be, if all buildings were carried skywards, gloomy passage ways, unilluminated by sun, chilly as to atmosphere, excessively windy, because of the strong draught created through them, and so dark in the buildings fronting on them, that gas or electric lights would be the continuously unhealthy substitute for the god of day. In this city Market street and Van Ness avenue would be the only two thoroughfares that could have sky scrapers without the attendant evils named. The surest protection against city streets being darkened by very tall buildings is that they no longer pay even in Chicago or New York, where down-town business property is more valuable than in any other city on the continent.—San Francisco Real Estate Circular.

Sky-scrapers transform city streets into gloomy passageways, windy canyons. They dwarf the average structure, obscure light, obliterate the time-

basement entrance; twelve rooms. Good modern stable in rear. (213-B).

**PEEL STREET**—A handsome stone front house, on the very best part of the street, above Sherbrooke street; the house has been designed and built for owner's occupation, and is fitted with every convenience; has stone steps; basement entrance, electric light; good stable in rear. (190-B).

**PEEL STREET**—A full sized cut stone house, below Sherbrooke st., well situated and in good order, heated by hot water furnace. Lot 24x116 ft., a thoroughly comfortable family house. Price only \$11,000. (661-3).

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

**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 hutternut, wired for electric light. (669-3).

**PINE AVENUE**.—A handsome stone front house, forming the corner of Ozenden avenue, specially well built by one of the best contractors in the city, has large extension, contains fourteen rooms; built within the last two years. Basement contains billiard room (15x20), laundry, two servants' rooms, store rooms and w.c. Ground floor: large drawing and dining room, breakfast room, kitchen and bedroom; 2nd floor: five bedrooms and boudoir. Fitted with gas piping and electric wiring. Grate and mantle in drawing room. This house should commend itself to anyone wanting a thoroughly comfortable residence, well situated, close to business and just far enough away from electric cars. Everything is up-to-date, and will stand closest inspection. (372-B).

**PLATEAU STREET**—A solid brick house on stone foundation, containing twelve rooms. Good central situation. Five minutes walk from Post Office. Could easily be converted into tenements and yield a large revenue cost. Price only \$4,000. (327-B).

**PRINCE ARTHUR STREET**—A 2 1-2 storey solid brick house on stone foundation, in good order. Plumbing is in A1 order; small cottage in rear, with entrance on St. Dominique st. (208-B).

**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 \$7,000. (595-3).

**QUESNEL STREET**.—A well built brick-encased tenement, 3 dwellings. Rented for \$300 per annum. Lot, 30 ft x 80 ft. Price, \$3,200. (11-4).

**QUESNEL STREET**.—Stone front, brick encased tenements, rented for \$522 per annum; rented to good ten-

- ants. Price, \$5,000. (377-B).
- ROUSSEAU STREET**, corner of St. Andre street.—Lot 51 ft. 6 in. front by about 90 ft. on St. Andre street; area, 4,720 feet; with the three-self-contained brick houses thereon. Situated between Notre Dame and Craig sts., and near C.P.R. station. (369-B.)
- SEIGNEURS STREET**.—A two-storey brick encased double tenement, on stone foundation, containing two dwellings, of 5 rooms each. These houses are in first-class order and well rented; owner would exchange for a property in Westmount. Price \$6,000. (7-C).
- SEYMOUR AVENUE** — Two stone front cottages; extension kitchens, cemented basement. Daisy furnaces, four bed-rooms. Price only \$7,000 each. Would exchange. (71-B).
- 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 handsome detached villa residence and stables, with grounds containing 43,000 ft., on the corner of one of the best streets in vicinity of St. Denis. Built by the owner for his own use, only the very best material and workmanship employed and no expense spared to have the house up to date in every respect. (277-B).
- SHERBROOKE STREET**—A new stone house, carefully built under owner's supervision, on lot 25 feet by 139 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (218-B).
- SHERBROOKE STREET**.—A fine property west of Park Ave., and comprising a fine block of land, with a substantial residence thereon. A splendid block for an apartment house, church, college or any other institution wanting a high class residential site centrally situated. (B-382).
- SHERBROOKE STREET**. — A four-storey stone front residence, (west of Peel street), with oriel windows on second storey, heated by hot water furnace, has all modern improvements; sixteen rooms, besides ample closets, wardrobes, linen and cloak rooms, &c., &c. This is a house specially suited to any one with a large family, or for entertaining. Adjoining lot 30ft. x 188ft. would be sold with house or separately. Permits to view at our office. (386-B).
- SHERBROOKE STREET**.—A detached commodious residence, in a central situation with first-class surroundings. The residence is in fine order, with modern equipment. The land comprises an area of about 15,000 ft., with frontages on two streets. If more land is required, about 34,000 feet in all with frontages on three streets, can be had in one block. Particulars at this office. (382-B).
- SHUTER STREET**—Two substantial stone front houses containing ten rooms, each, in perfect order. Hot water heating. Price only \$7,500 each. (319-B).
- honored building line, are costly in construction and expensive in operation.
- On the other hand, the senseless mania of banks, for one and two-storey, squatty structures, are eyesores upon the architectural landscapes.
- The past ten years has been an age of extremes in building; happily its course seems to have been run. The contracted area of New York furnishes reasonable argument for going skyward, but in most cities there is plenty of room for expansion along terra firma. With few exceptions, the skyscraper is not a good interest-earner, in New York 2 per cent. being an average.
- In Europe the craze has failed to take root. Old Rome prohibited anything over ten stories, discouraged the tall structure generally, but few were erected. In Paris, the municipality has regulated these things, encouraging, and often insisting upon a uniform sky line. Recently, a permit was granted for a twelve or fourteen-story building, the first of its kind, a radical departure from the usages of centuries.
- While applauding the restless energies of Americans, great in all things, leading the world in all things, admiring the superb engineering and architectural triumphs which have reared these marvelous twenty-story temples, we yet believe that the climax has been reached or is near at hand, that fewer towering structures will pierce the sky in the future, that practical common-sense will welcome and approve the subsidence of building "castles in the air." It is better for property, for comfort, and convenience, for commerce, better from every point of view, that a city should spread out instead of contracting its energies in a limited space, better that there should be miles of commodious, well-lighted and ventilated six, eight and ten-story buildings than a congested group of fifteen and twenty floor "towers."
- Enormous and oftentimes fictitious valuations are placed or forced upon real estate by clustering the sky-scrapers. Unhealthful conditions are created. An unwarranted high pressure situation follows. The tenant is overtaxed, he strains to pay high rentals, the building owner struggles to make a showing of dividends, as does the ground owner. In Chicago a million dollar building on ground held at \$16,000 per foot front, in New York a similar building resting upon \$250,000 per square foot property, must needs have an enormous income to keep up maintenance, insurance and renewals and show an investment earning.
- SUMMERHILL AVENUE**—A handsome stone front house, with two storey extension; cellar basement asphalted; hot water furnace and all modern improvements, plenty of closet accommodation. (855-3).
- SOUVENIR STREET**—A stone front two storey cottage, 24 ft. x 40 ft., heated by hot water furnace, in good state of repair. Price, only \$5,500. (890A-3).
- ST. ANTOINE STREET**.—A substantially built house, containing three dwellings of one flat each. Nicely laid out; heated by hot water furnace. All conveniences. Well rented and yielding a good revenue. (900-F-3).
- ST. ANTOINE STREET**—A two-storey stone front house, in good order, on the best part of the street; must be sold to close an estate. (900b-3).
- ST. ANTOINE STREET**—A full size stone front house, in good order, contains fourteen rooms. Lot 21 x 2 ft. by 139 ft. Price \$6,000. (210-B).
- ST. ANTOINE STREET** — A stone front corner house, self-contained, and a tenement house adjoining, would be sold at very moderate prices. (885c-3).
- ST. ANTOINE STREET**—A substantial solid built house, near Guy st., in good order, heated by Daisy furnace, 16 rooms, moderate price \$8,750. (194-B).
- ST. ANTOINE STREET**.—Solid brick tenement, on stone foundation, with good brick outbuildings, all well rented to good paying tenants, yielding an annual rental of \$876. A good investment property. (378-B.)
- ST. ANTOINE STREET**.—A substantial stone front corner house, on the very best part of the street, nicely laid out; would be a good situation for a physician; house contains 12 rooms; heated by hot water furnace. Lot is about 36 ft. front by 177 ft. deep, to a wide lane in rear, thus giving plenty of depth to build two good tenement houses on rear of lot. (6-4).
- ST. CATHERINE AND MARLBOROUGH STREETS**.—A block of 4 brick, 2 wooden tenements, and stone cottage, in good state of repair, on lot 125ft. x 200ft.; rented for \$640 per annum. (390-B).
- ST. CATHERINE STREET**—A comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6,000. (705-3).
- ST. CATHERINE STREET**—A good stone front house, near Fort street, in good order; would be a good investment property. (152-B).
- ST. CATHERINE STREET** — A brick block containing 6 dwellings and 2 shops, situate on the eastern part of the street. Rented for \$1,090 per annum. (891-3).
- ST. DENIS STREET**.—Two lots of 50 feet frontage each, in St. Denis Ward, only 45 cents per foot. A bargain. (392-b-B).
- ST. DENIS STREET**.—A very attractive cut stone front tenement, containing two dwellings, near Sherbrooke street; nicely laid out; heated by hot water furnace; modern plumbing, &c.; in A1 order. (343-B).

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

**ST. DOMINIQUE STREET**—A solid brick tenement near Pine Avenue, two dwellings, lower heated by Daisy furnace and in good order, will be sold at \$500 less than city valuation; also small cottage adjoining above at a very low price. (158-B).

**ST. FAMILLE STREET**—A handsome stone-front house; kitchen and dining room on ground floor; heated by hot water furnace; in perfect order; built and occupied by owner. We can recommend this house to any one wanting a good comfortable home at a moderate price. Convenient to two lines of street cars; ten minutes' walk from business centre of the city. Price only \$6,150. (328-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, (818½-3).

**ST. FAMILLE STREET**—A stone front full size house, in good order, heated by furnace, good central situation, close to Sherbrooke street. Price, \$8,000. (242-B).

**ST. GEORGE STREET**—Two brick houses, just below Dorchester street, well rented; owner has left the country and must sell. A prompt offer will secure them at a reasonable price. (339-B).

**ST. HYPOLITE STREET**—Brick encased tenement, two dwellings and shop, rented for \$378 per annum, Price \$4,300. (887-3).

**ST. HYPOLITE STREET**—A comfortable brick house of eight rooms, hot water furnace, open plumbing, in good order. Price only \$2,400. (279-B).

**ST. LAWRENCE AND ST. CHARLES BORROMEE STS.**—A very desirable business property comprising 2 stores on St. Lawrence street, and 5 dwellings on St. Lawrence and St. Charles Borromeo sts. Rented for over \$2,500 per annum. (285-B).

**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. (835-3).

**ST. MARK STREET**.—A 1½ storey stone front cottage, 26 ft. wide, nine rooms; heated by hot water furnace; in good order throughout. Price, \$6,500. (9-C).

**ST. MARK STREET**—A well built stone front house, in a good state of repair; plumbing and drainage system renewed last year. Twelve rooms. Price only \$6,500. (325-B).

**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. MARK STREET**—A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (375A-2).

STATEMENT showing assessed valuation of Real Estate in the various wards of the city 1887 to 1890. These amounts include exempted properties.

WARDS.	1887	1888	1889	1890	1891	1892	1893	1894	1895	1896	1897	1898	1899	*Exempt, 1899
EAST.....	4,271,000	4,603,000	4,742,700	4,749,400	4,771,500	4,771,500	5,325,400	5,907,100	7,011,500	7,043,800	5,580,800	6,724,500	6,771,790	2,698,826
CENTRE.....	5,764,000	6,502,000	6,721,400	6,765,500	6,920,000	6,920,000	7,489,900	7,515,000	7,593,800	7,661,400	7,599,000	7,678,500	8,255,000	1,895,000
WEST.....	9,088,000	9,509,000	9,780,600	9,759,000	9,821,500	9,821,500	10,323,300	10,578,200	10,584,000	11,038,900	10,911,000	10,948,800	11,579,750	800,500
ST. ANN'S.....	9,015,000	10,487,815	10,745,170	11,304,650	11,454,700	12,072,080	12,072,080	18,504,870	18,133,510	18,277,489	18,276,040	19,257,076	14,879,035	902,500
ST. ANTOINE.....	88,840,000	86,468,130	41,141,000	42,452,030	45,766,375	45,766,375	69,942,425	62,259,900	63,800,015	63,440,015	63,058,215	63,282,493	68,838,120	16,084,880
ST. LAWRENCE.....	9,210,000	10,187,670	11,176,600	11,917,040	13,231,030	13,231,030	15,401,270	16,101,410	16,898,075	17,354,150	16,820,800	16,828,250	18,950,820	2,768,480
ST. LOUIS.....	7,300,000	8,291,800	8,876,150	9,419,780	9,600,930	11,075,028	11,256,280	11,432,620	15,783,850	16,192,410	16,192,620	16,834,260	12,084,180	1,725,250
ST. JAMES.....	8,844,000	10,124,180	11,040,810	11,562,410	12,220,820	14,881,400	15,405,700	16,192,410	16,192,410	16,192,410	16,192,410	16,834,260	1,655,170	2,826,950
ST. MARY'S.....	8,884,000	8,929,080	9,633,980	10,220,650	10,674,300	12,324,040	12,324,040	12,280,865	15,080,087	12,904,405	18,115,755	18,805,995	14,187,061	30,910,800
ST. MARY'S.....	2,950,000	3,925,000	4,118,510	4,604,320	4,687,570	5,282,440	5,282,440	5,863,050	6,427,486	6,467,870	5,408,520	6,335,300	6,335,300	1,016,800
HOCHELAGA.....	2,111,000	2,804,875	3,477,570	3,822,110	4,224,550	4,224,550	5,426,850	5,920,030	6,344,780	6,702,230	7,086,007	7,456,860	7,846,980	884,500
ST. J'N BAPTISTE.....	1,650,000	2,040,870	2,808,120	2,434,625	2,056,020	3,660,750	3,660,750	8,623,155	3,808,407	2,402,255	4,011,865	4,112,435	4,508,335	884,500
ST. GABRIEL.....	101,760,000	107,634,000	107,634,000	123,630,620	123,630,620	123,630,620	151,983,005	177,447,005	177,447,005	177,447,005	177,447,005	177,447,005	182,803,444	297,500
ST. DENIS.....	101,760,000	107,634,000	107,634,000	123,630,620	123,630,620	123,630,620	151,983,005	177,447,005	177,447,005	177,447,005	177,447,005	177,447,005	182,803,444	297,500

**ST. MATTHEW STREET**—Two 1-1-2 storey stone front cottages, near Sherbrooke street, well built and comfortable, nine rooms each, Daisy furnace, in good order. Price \$5,250 and \$3,500. (165-B).

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

**ST. MATTHEW STREET**—Two neat 1½ storey stone front cottages, containing nine rooms each; heated by hot water furnace; in good order throughout. Situated on the best part of the street; close to electric cars; both well suited to good tenants; possession can be given on 1st May. Will be sold to a prompt buyer for less than \$5,000 each.

**ST. URBAIN STREET**—Brick encased tenement, on stone foundation, two dwellings, well rented. Reduced price, \$2,800. (316-B).

**ST. URBAIN STREET**—A brick encased cottage in good order. Price only \$2,200. (265-B).

**ST. URBAIN STREET**—A comfortable, well built brick house, well situated in vicinity of St. Martin's church, in good order, large garden. Would make a very nice family residence.

**ST. URBAIN ST.**—Stone front tenement building, contains five dwellings in fair order. Rents for \$510 per annum. Price, \$6,250 (9-4).

**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 owner's occupation. Lot 25 feet by 100 feet. Good stables; moderate price. (763-3).

**SUSSEX STREET**—A handsome stone front cottage; well built and in good order; heated by hot water furnace; good modern plumbing; dining room on ground floor; five bedrooms; ample storage room, etc., in basement; brick shed in rear. This house is for positive sale, and will be sold on terms to suit purchaser. Permit to view at our office. (17-C).

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

**TOWER STREET**—A handsome pressed brick double house, on lot 50 ft. by 100 ft., with two story extension, fitted with all modern improvements, ground floor contains drawing rooms, dining room, library, kitchen, and bedrooms, pantry. Upper floors contain eight bedrooms; w.c. on each bedroom flat. (871-3).

**TUPPER STREET**—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$4,250. (234-B).

**TUPPER STREET**—Stone front cottage, nine rooms, furnace, dumb waiter, etc., in good order, brick stable in rear. Price only \$4,800. Terms to suit purchaser. (205-B).

**UNIVERSITY STREET**—A substantial stone front house, above Burnside Place—in good order—will be sold at a very low figure—\$500 less than city assessed value. (354-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).

UNIVERSITY STREET — A good three storey brick house, near Sherbrooke street, nicely laid out, kitchen on ground floor, hot water furnace. Price only \$8,500. (301B).

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).

VERSAILLES STREET — A neat self-contained house, near St. Antoine street, in good order. Price only \$2,250. (358-B).

VERSAILLES STREET — A neat brick encased cottage just below St. Antoine street. House is built in rear of lot, leaving the front available for building. Price only \$2,900. (818-B).

VICTORIA STREET—A good stone front house, in perfect condition, on lot 20 ft. by 96 ft.; lane in rear; new Daisy furnace; plumbing all new. Price, \$2,200. (219-B).

VICTORIA STREET—A 2 1-2 storey stone front house, in good order, heated by hot water furnace, concrete basement. Lot 23 1-2 x 96 feet, 18 foot lane in rear. (171-B).

VICTORIA STREET. — Solid stone house, centrally situated on Victoria street, just below Sherbrooke. The outlook from side of house is across Sherbrooke street, and the College grounds. Very conveniently arranged inside, central hall on each floor. 6 bedrooms, small sitting room with balcony outside; drawing room, dining room, kitchen, larder, bathroom, &c., &c. Very cool in summer as house is shaded by three large trees; stands on lot 25 ft. by 100 feet with lane at side and rear. Any one wishing a comfortable house, centrally situated, here is their opportunity, as owner is leaving the city. Price, only \$5,750. (392-B).

VICTORIA STREET—Solid brick three storey house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4,000 (820-3).

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

VICTORIA STREET—Two cut-stone front houses in good order; Daisy furnaces; each rented for \$400 per annum. Price only \$6,000 each. (268-B).

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

WAVERLY STREET.—A neat stone front cottage, contains 9 rooms; built within the last year. Heated by hot water furnace. Price only \$3,000. (3-4).

STATEMENT showing number of Mortgage Loans recorded during 1897, 1898 and 1899.

LENDERS.	MONTREAL W. / MONTREAL E.			MONTREAL W. / MONTREAL E.			MONTREAL W. / MONTREAL E.			MONTREAL W. / MONTREAL E.		
	1897	1898	1899	1897	1898	1899	1897	1898	1899	1897	1898	1899
Insurance Companies	549,480.00	657,490.00	1,206,970.00	669,500.00	208,100.00	869,600.00	872,100.00	269,700.00	1,142,600.00	549,480.00	657,490.00	1,206,970.00
Local Institutions	357,862.14	259,553.00	617,415.14	359,600.00	286,613.00	646,213.00	148,900.00	468,920.00	357,862.14	259,553.00	617,415.14	
Trusts and Estates	867,910.40	305,755.00	1,263,665.40	594,490.26	811,416.00	1,405,906.26	553,566.00	289,953.00	843,519.00	867,910.40	305,755.00	1,263,665.40
Loan Companies	288,600.00	483,915.00	774,515.00	327,635.00	323,800.00	651,435.00	272,315.00	495,004.00	288,600.00	483,915.00	774,515.00	
Individuals	717,002.37	705,984.00	1,515,986.37	534,005.99	744,306.00	1,278,371.99	517,712.00	674,174.00	717,002.37	705,984.00	1,515,986.37	
Total	50,000.00	3,000.00	5,378,547.00	438,573.50	40,625.00	4,283,536.25	488,200.00	63,400.00	4,414,244.00	50,000.00	3,000.00	5,378,547.00
Four and one-eighth per cent.	53,500.00	100,000.00	153,500.00	95,000.00	25,000.00	120,000.00	144,500.00	67,500.00	144,500.00	53,500.00	100,000.00	153,500.00
Four and one-half per cent.	1,005,300.00	341,500.00	1,346,800.00	545,250.00	151,000.00	696,250.00	573,800.00	219,200.00	793,000.00	1,005,300.00	341,500.00	1,346,800.00
Four and five-eighths per cent.	863,716.10	9,000.00	9,000.00	22,500.00	8,000.00	30,500.00	4,000.00	4,000.00	4,000.00	863,716.10	9,000.00	9,000.00
Four and three-quarters per cent.	1,094,917.00	1,094,917.00	1,958,693.10	736,974.00	745,434.00	1,481,508.00	672,566.00	656,544.00	1,339,050.00	1,094,917.00	1,094,917.00	1,958,693.10
Five and one-quarter per cent.	4,200.00	20,000.00	24,200.00	13,500.00	15,400.00	28,900.00	5,000.00	9,000.00	14,000.00	4,200.00	20,000.00	24,200.00
Five and one-half per cent.	173,500.00	250,758.00	424,258.00	81,700.00	233,685.00	315,385.00	153,737.00	312,604.00	446,341.00	173,500.00	250,758.00	424,258.00
Five and three-quarters per cent.	396,402.82	872,986.00	1,269,388.82	313,618.00	489,116.00	802,734.00	155,347.00	471,791.00	637,138.00	396,402.82	872,986.00	1,269,388.82
Six to seven per cent. and nominal	230,835.00	483,027.00	713,862.00	235,974.75	70,985.00	326,959.75	195,929.00	170,622.00	366,621.00	230,835.00	483,027.00	713,862.00

WELLINGTON STREET — Four solid brick tenements on lot 54 feet by 145 feet. Would make a good investment for a master carter. Price \$4,500. (314-B).

WELLINGTON STREET — A good brick house, near the subway; heated by hot water furnace, and in good order throughout. Only \$3,500. (879-3).

**CHOICE BUILDING LOTS IN CITY OF ST. HENRY.**

We have for sale some very desirable building lots on the following streets, on very easy terms and small cash payments:—

Delisle, Albert and Richelieu sts., 40 to 45 cents per foot. Two lots on Richelieu st., at 30 cents per foot; Notre Dame st., 75 cents per foot.

St. James and St. Antoine street, 50c. and 55c. per foot. Brewster, Bel-Air Aves., and Rose de Lima st., 40c. to 45c. per foot.

Lots range from 78 feet to 100 ft. deep, and are situated in the best part of the city. Specially good terms given to parties building.— (11-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 McGill. (445-8.)

BISHOP STREET.—Two very desirable building lots in the very best part of the street, each 24 1/2 ft. x 129 ft 3 in. Very few lots remain sold on this street. (384-B).

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

CANAL AND BASIN STREETS.—A block of land 137 ft. x 192 ft., with two storey brick buildings thereon, all in AI order. A new American water wheel was put in in May, 1898, with capacity of 100 horse power. This is an opportunity very seldom offered to secure a desirable factory site with cheap water power on the canal bank, good shipping facilities, both by water and rail. (324-B).

**CEDAR AND PINE AVENUE.**—

A block of land 137 x 192 ft., with 101 1-2 feet on Cedar Ave. Delightful situation for villa residence—commanding fine view, pure healthy air, easy of access, and only 50c per foot. Plan and particulars at our office. (355-B).

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

**CITY COUNCILLORS STREET.**—A brick building, occupied as shop, dwelling above, in good state of repair. New roof put on this year; shed and stable in rear. (10-4).

**COTE DES NEIGES ROAD**—Choice building lot, just above Sherbrooke street, 51 ft. 9 in. x 115 ft. deep. Price \$1.25 per foot. (184-B).

**CRAIG STREET**—A block of brick stores well situated on the best business part of the street. Annual rent \$1,500. (310-B).

**CRAIG STREET.** Two well situated business properties, near Craig street, will be sold together or separately, having a frontage of a little over 30 ft. each, by a depth of 50 ft. to Fortification Lane, with buildings thereon occupied as shops, yielding at present 5 per cent. on selling price. One of the finest sites in the street for warehouse or manufactory. (20-C).

**DELOIRIER AVENUE**—A fine block of land, 120 ft. front by 380 ft. deep; first class site for manufacturing purposes; low price. (290-B).

**DELOIRIER AVENUE**—The well known property, known as "The Kennels of the Montreal Hunt," comprising an area of 154,367 ft., of land with the buildings thereon, erected, viz.: the Club House, Stables, Kennels, etc. Full particulars at office. (192-B).

**DORCHESTER STREET**—A good building lot on the eastern part of the street, 40 x 100 ft. Price only 40 cents per foot. (196-B).

**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 price at office. (779-3).

**DRUMMOND STREET**—Three choice building lots above Dorchester st., 78 feet by 127 1-2 feet, with lane at side and in rear; very low price. (103-B).

**GREY NUN STREET**—A block of land having a frontage of 144 1-2 feet on Grey Nun street by a depth of 98 feet, with the stone buildings thereon, suitable for warehouse or manufacturing purposes. Wanted exchange. (443-a).

**GREY NUN STREET**—A large substantial stone property comprising four warehouses. 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. (341-B).

STATEMENT showing number and amount of transfers in the City of Montreal for the years 1893, 1894, 1895, 1896, 1897, 1898 and 1899.

WARDS.	No.	1893 AMOUNT.	No.	1894 AMOUNT.	No.	1895 AMOUNT.	No.	1896 AMOUNT.	No.	1897 AMOUNT.	No.	1898 AMOUNT.	No.	1899 AMOUNT.
EAST	10	\$ 92,031.20	11	\$ 203,471.95	8	\$ 152,446.12	4	\$ 22,000	11	\$ 93,258.93	7	\$ 25,650.00	4	\$ 30,200.00
CENTRE	5	117,748.50	2	20,009.00	4	23,825.00	2	10,510	4	110,201.59	2	82,273.00	8	645,359.00
WEST	9	381,139.98	6	180,203.00	4	102,140.95	4	63,200	7	198,346.00	8	202,576.20	9	186,263.00
ST. ANN'S	71	394,872.61	61	342,081.37	48	310,366.70	76	383,111	59	401,594.44	61	943,140.56	60	226,029.00
ST. ANTOINE	265	2,750,770.97	198	1,622,987.37	154	1,271,051.86	126	1,065,356	228	2,040,068.10	227	2,083,226.50	237	2,114,477.00
ST. LAWRENCE	74	517,430.45	69	462,867.58	62	425,766.77	66	405,579	95	930,431.43	72	467,915.45	87	521,531.00
ST. LOUIS	125	685,191.02	105	532,421.64	91	356,660.54	71	218,135	123	545,432.40	118	715,970.29	138	723,822.00
ST. JAMES	195	650,306.06	220	1,049,894.60	178	697,771.80	138	523,307	168	803,412.75	159	754,779.40	158	841,155.00
ST. MARY'S	158	625,428.96	158	593,732.47	156	549,064.66	124	453,427	151	553,313.38	142	649,203.89	142	667,697.00
HOCHELAGA	54	185,049.85	69	366,766.40	64	220,359.53	86	171,024	120	324,287.57	86	149,437.56	99	327,677.00
ST. JEAN-BAPTISTE	275	666,916.35	240	523,954.77	212	388,922.94	184	465,384	310	1,066,719.28	303	846,844.12	271	758,229.00
ST. GABRIEL	96	272,936.62	72	225,010.79	60	119,013.35	80	159,918	55	281,541.74	55	136,603.74	72	176,494.00
ST. DENIS	186	1,139,827.14	154	285,712.67	147	199,764.36	187	205,075	264	450,132.15	264	433,987.90	346	442,019.00
WESTMOUNT	1523	\$8,479,609.71	1500	\$7,003,314.89	1368	\$5,020,408.46	1204	\$4,950,431	1853	\$9,327,007.07	1796	\$8,402,655.29	1863	\$9,274,341.00

**LAGAUCHETIERE STREET, Cor. St. Andre Street.**—Lot 65 ft. 9 in. by 85 ft. 6 in., on St. Andre street. Area 5622 feet, with the buildings thereon including brick corner store. A good investment property. Close to Viger square and new C.P.R. Hotel. (369-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. (125-B).

**NOTRE DAME ST.**—A very desirable building lot, near Sohmer Park, 82 ft. x 60 ft.; would be sold on very easy terms. (6-C).

**NOTRE DAME STREET**—A large block of land on eastern part of this street, containing an area of 34,500 feet, with a large stone building thereon, would make a very desirable site for manufacturing purposes, as the proposed improvements to the harbor at the East End will probably make this more of a business and manufacturing centre. (338-B).

**NOTRE DAME & ST. MAURICE Sts.**—A good revenue producing block, consisting of two stone front shops and dwelling on Notre Dame st., and four brick encased dwellings on St. Maurice st., will be sold \$1,500 less than City valuation. (286-B).

**NOTRE DAME STREET.**—Nos. 792 to 800, a lot of land 107 ft. front by about 145 ft. deep, to the river front, area 15,125 ft., with three brick and two frame houses; nearly opposite Fullum street, and running back to the Harbor Commissioners' wharves. We believe this property has a good future, being situated in the neighborhood of the proposed harbor improvements. Low price to prompt buyers. (256-B).

**NOTRE DAME STREET (East)**—A large block of land with harbor frontage as well, containing 22,000 feet of land, with substantial buildings thereon. Owner anxious to sell. (241-3).

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

**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).

**PINE AVENUE**—To close an estate a specially good lot on the south side near Oxenden avenue, with a masonry wall available. (297-B).

**REDPATH STREET**—One of the finest building sites in the market above Sherbrooke street. Frontage 46 feet, depth 145 feet, surroundings the very best. (257-B).

**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-B).

SLIGNEURS 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 block of tenements. (12-B).

SHAW AND GAIN STREETS. — A block of lots only 52 to 80 ft. deep, very favorable for building, will be sold cheap en bloc or separately. Price 30c per foot upwards. (247-B).

SHERBROOKE STREET—A very desirable corner lot on the east end of the street, 50 feet by 107 feet, near Logan's Park. Close to Amherst street cars. Reasonable price. (315-B).

SHERBROOKE STREET AND LAVAL AVE.—A fine block of land forming the corner of above streets, having an area of 43,000 ft., with handsome stone residence and stable. House and stable with 10,000 ft. of land would be sold separately. (277-B).

SHERBROOKE, Cor. ST. ANDRÉ STREET—A first-class block of land, 110 feet frontage on Sherbrooke st. Plan in office. (135-B).

SHERBROOKE STREET.—A fine property west of Park Avenue and containing over 30,000 ft. of land with a substantial residence thereon. A splendid block for an apartment house, church, college, or any other institution wanting a high class residential site centrally situated. (18-382).

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

ST. CATHERINE STREET, MAISONNEUVE—A vacant lot, 35 ft. x 110 ft., will be sold for \$825, cash to a prompt buyer. (260-B).

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. (1-C).

ST. CATHERINE, corner St. Matthew street—One of the best situated corner lots in the street, 25 feet 4 inches in front, by 120 feet deep, with a brick house on St. Matthew st. No waste ground, just the right size for a shop, lane in rear. (202-B).

ST. CATHERINE STREET—A valuable corner property in the very best business section of the street, producing a substantial revenue. Suitable for a first-class well established business capable of paying a substantial price. Lot 32 x 119. (885B-3).

ST. CATHERINE STREET, corner of Mackay street—A very suitable lot, 123 feet by 111 feet 9 inches. Area 13,745 square feet. (8-C).

ST. CATHERINE, CORNER MACKAY STREET.—One of the best corners on this part of the street, has a frontage of 123 feet on St. Catherine st.,

## FIRE PROTECTION FOR COUNTRY

### 2 HOMES.

The neglect of owners of fine country residences to provide adequate fire protection for their property is much to be regretted. A valuable house is often built outside the fire limits of town or city, and provided with an ample supply of water for drinking and cleansing purposes, but no more than enough for a bucket-brigade by way of protection from fire. This is frequently the case even when plenty of water is available to control a conflagration were the necessary appliances in place. There are some difficulties, however, to overcome. The American windmill pump, with its elevated-water-tank is the most popular means of hoisting water in country places; but although its altitude makes it one of the most prominent features of a landscape, it is seldom artistic except at very long range. Any increase in size is therefore objectionable.

An English journal regrets the absence of adequate fire protection for country residences in England, through which some magnificent English homes have been ruined. If this be a regrettable condition in England, where incombustible building material is more widely used, it is certainly much more so here, where, especially in our country residences, fire-proof construction material gives way to the softer effect attainable only through the beautiful woods plentiful in America.

As a remedy, the English periodical suggests increased water facilities in the way of roof and tower cisterns, pipe connections, hose, and hand-pumps. But in this country the difficulty has been met by improved chemical fire-extinguishing hand-grenades portable chemical pumps, and piping arrangements. By these means all parts of each apartment are within reach of a spray of chemical fire-extinguishing fluid, held in check only by joints of lead amalgamated with mercury adjusted in such a way that the heat of merely a slight conflagration will melt the nearest mercurial joint. This opens a stop-cock which will spray the fire-extinguishing chemical fluid, or water if preferred, upon the flames before they can spread enough to do great damage. Where water is accessible, it is preferable for exterior fires, while a reliable chemical fire-extinguishing apparatus is most effective for indoor purposes. It has been said that in indoor conflagrations overcome by water quite as much damage is done by water as by fire.

Then, too, in winter, when water is more apt to freeze than the chemical

and 112 feet on Mackay street; would be sold on terms to suit purchaser. (8-C).

ST. CHARLES STREET—A good building lot, 50 feet x 100 feet, near Napoleon st. Would be sold cheap to a prompt buyer. Close to Centre street cars. (165-B).

ST. JAMES STREET—A block of brick stores, with dwellings above, rented for \$2,400 per annum. A good investment. (261-B).

ST. JAMES STREET—A good building lot, 56 ft. 8 in. x 99 ft., on the western part of the street, and a good locality for good paying retail shops. (333-B).

ST. JAMES STREET—A 3-storey stone front building; comprising two stores and dwelling, well rented to good tenants. Lot 28 1-2 x 105 ft. Would be sold at corporation valuation—\$14,000. (827-3).

ST. LAWRENCE ST.—Near corner of Roy, on the best side of the street, a lot 40 feet wide with good brick store and dwelling, well rented, and doing a good business, would be sold to close an estate for \$7,000. Inquiries solicited. (297-B).

ST. LAWRENCE STREET. — A good revenue-producing property, consisting of two stores, forming corner St. Lawrence and Ontario streets, with dwelling above, yielding a revenue of \$1,700 per annum. This property has always been well kept up and is in first-class order. Good stable and coach house in rear. (1-30.)

ST. PATRICK, ISLAND AND LA CHINE CANAL—A block of land with a frontage of 1,550 ft. on the canal, 270 feet on Island street, and over 1,500 feet on St. Patrick street, 150 horse-power supplied from canal. Frame and brick buildings. (271-B).

ST. PAUL STREET—A substantial stone warehouse, forming the corner of a lane 28 1-2 feet front, suitable for any sort of wholesale business. Particulars at office. (38-B).

ST. PAUL STREET—A good business site, 28 1-2 feet by 121 feet, with the brick building thereon used as a workshop. Price \$4,500. (831-3).

ST. PAUL STREET.—Stone warehouse, forming corner of St. Vincent street; well rented, in good business part of the street. (363-B).

ST. PAUL AND COMMISSIONERS STS.—Stone warehouses fronting on two streets, in the best business part of street, near McGill street; yield a good revenue; to be sold to close an estate. (364-B.)

ST. PETER AND ST. SACRAMENT STREETS.—A four-storey solidly built stone warehouse, facing Board of Trade building, and for many years occupied as a wholesale grocery. One of the best sites in the city for any kind of a wholesale establishment. Rents for \$1,200 per annum. (14-4).

ST. SACRAMENT STREET—That fine stone warehouse forming the corner of St. Peter street, Lot 50 ft. by 70 ft., all built on. A chance for a prompt buyer. (309-B).

# Houses and Building Lots

FOR SALE

-AT-

## WESTMOUNT.

### J. CRADOCK SIMPSON & CO.

**ABERDEEN AVENUE.**—A well situated lot, 60 feet front. Moderate price (368-B.)

**ABERDEEN AVENUE** — A well-built stone and brick residence, with extension kitchen, hot water heating, and modern plumbing, containing 9 bedrooms, and well equipped in every way. The lot has a frontage on Aberdeen Avenue of 206 feet, and about 93 1-2 feet on Montrose street. The residence would be sold with less land if desired. (359-B).

**ARLINGTON AVENUE AND COTE ST. ANTOINE ROAD.**—A most desirably situated block of land, fronting on Arlington Avenue, and on Cote St. Antoine Road. Will be sold en bloc, with a two-storey brick house and outbuildings; or would be divided and sold in lots. These are some of the best lots in Westmount, and at the price asked should not remain long in the market. Particulars at office. (13-4).

**ARGYLE AVENUE**—Three choice building lots; well situated on this popular avenue, commanding a magnificent view; owner has left the country and will sell them at a bargain, to a prompt buyer. (131-B)

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

**ARLINGTON AVENUE** — Handsome 2-storey stone front house, with 2-storey extension, cellar basement containing laundry, w.c., Daisy furnace, has four rooms on ground floor, five bedrooms and bath on 1st floor; finished throughout in white wood; fitted with electric fixtures, gas, grates and mantels. Price, \$7,500. (288-B).

**BELLEVUE AVENUE**—A substantial stone front house. One of the most delightful situations in Westmount, fine view of surrounding country. House fitted with every modern convenience, hot water furnace, &c. Plans and permit to view at our office. (346-B).

**COTE ST. ANTOINE ROAD** — A magnificently situated building lot, 100 ft. front by 135 ft. deep on Metcalf Avenue; also a lot adjoining above 45 1-2 ft. x about 125 ft. deep (349-B).

**COTE ST. ANTOINE ROAD.**—Semi-detached brick cottage with stone trimmings; on lot about 30 x 140 feet. This cottage contains nine rooms (six bedrooms), heated by "Daisy" furnace; extension kitchen; wired for electric light and piped for gas; tran-

soms above all chamber doors, and all modern conveniences. The owner desires every intending purchaser to thoroughly inspect this well built house. Price, \$9,500. (15-C).

**COTE ST. ANTOINE ROAD, MOUNTAIN AND CLARKE AVENUES.**—A magnificent block of land, fronting on above streets, containing an area of over 130,000 feet. There is no better block of high class residential lots than these in Westmount. We offer this en bloc at a figure which should tempt speculators. (3-C).

**CAMPBELL STREET** — Two very desirable lots each 63 ft. by 175 ft.; fine situation. (109-B).

**CLARKE AVENUE.**—A solid brick house, on stone foundation, 40 feet square, with extension; grounds 97 ft x 139 ft.; nice lawn, apple trees, &c.; good stable and coach house. House is nicely laid out, has large drawing room full depth of house, library, dining room, kitchen, and pantries, on ground floor. Price very reasonable. (900d-3).

**COLUMBIA AVENUE** — A very handsome, well built tenement, containing two dwellings, heated by hot water furnaces, in perfect order, first-class plumbing, well rented for \$526 per annum. Price, \$7,000. (900E-3).

**COTE ST. ANTOINE ROAD,** corner of Victoria Avenue—A fine block of land, having a frontage of 135 ft. 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** — A block of land with a frontage of 103 ft. on Cote St. Antoine Road and 238 ft. on Claremont ave.; fine situation; good view, could be divided advantageously. (298-B).

**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. ANTOINE ROAD**—Three magnificent building lots, facing Lansdowne Ave.; one of the finest sites in the town. (267-B).

**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** — Three choice lots near Clendoyne Avenue, each 25 feet front. (205-a).

**DORCHESTER STREET**—Six stone front 2 1-2 storey well built family houses, containing five bedrooms, large drawing and dining room, library, kitchen, etc., ample cupboard accommodation. Splendid value for \$5,500 each. (287-B).

**DORCHESTER STREET**—Just west of Greene Ave., two choice lots on the south side of the street, commanding uninterrupted view towards the south, with two mitoyen walls available for building; size of piece, 57 x 120. Offers solicited. (274-b).

**4140 DORCHESTER STREET,** (Westmount)—A well situated, comfortable,

fluid, the exteriors of buildings are less liable to catch fire than at other seasons; while the interiors, because of the winter heating and the greater illumination necessary, are at that very season most subject to danger.

External fires are usually less accessible than those in interiors of buildings, and have to be fought at longer range. For this purpose a good water power is better than chemical engines, fire-extinguishers, and hand-grenades, which are more efficient at shorter range, and more ready for instant use, their prompt application being much on the principle that prevention is better than cure.

The best protection for fire is a combination of water for external use and a chemical fire-extinguishing apparatus for interior use. Each is then at hand to substitute for the other, should the chemical apparatus clog or be inadequate, as is sometimes the case, or should the water freeze. To prevent such accidents, care should be given to the packing and to the reliability of the chemical apparatus.

Such arrangements generally pay for themselves in time, through the reduced insurance obtainable on property where they are properly installed in accordance with the requirements of insurance companies.

The builder of a new or the owner of an older country residence, where treasures of more than intrinsic value are, from the natural condition of things, exposed to peculiar danger from fire, should not fail to instruct his architect to devote particular attention to the protection of his property against such destruction.

WYLLYS S. ABBOT.

## PSYCHOLOGY.

"When scientists will come to give one-half the study to the human soul which they gladly bestow upon a beetle or an angle-worm, they will find a whole realm of facts not unworthy of their investigations," observes the Interior (Pres.) of Chicago. "The facts of psychology are as much facts as those of sensation. Why is it that the Greek tragedist personified 'avenging' justice as Nemesis and that Shakespeare represents the 'lind soul' as 'struggling' to be free? The truth is that in every age and under every form of faith the soul recognizes the question of right to be a question of personalities. Moral law is not like physical law, a fixed relation of unconscious forces; it is a free relation of personal volitions, harmonious or antagonistic. The man who has broken an arm speaks of the incident as a misfortune, but the man

4140 DORCHESTER STREET, (Westmount)—A well situated, comfortable,



medium-sized, stone front house. The accommodation comprises large dining room, drawing room, reception room, five bedrooms upstairs, and one in basement, kitchen, store rooms, large cupboards and pantries. Owner anxious to sell. Price this month under \$6,000. (336-B).

**DORCHESTER STREET**—A modern stone front house with deep extension; specially built for present owner, and containing ten rooms, five on each flat, with high roomy cellar, basement, etc. Price, \$9,250. (133-B).

**DORCHESTER STREET**—A fine block of land at corner of Gladstone Avenue, Westmount. Has 75 feet frontage on Dorchester street, and about 114 feet on Gladstone Avenue. Area 7,848 feet. A good site for self-contained houses or for an apartment house. Moderate price. (275-B).

**ELM AVENUE**—A 2-story brick house on stone foundation. All living rooms on two floors. extension kitchen. Lot, 25 ft. by 110½ ft. to lane in rear. No furnace; 8 rooms. Price, \$4,500. (394-B).

**ELM AVENUE**—A choice building lot, having an area of about 2,700 ft.; moderate price to a prompt buyer. (203-B).

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

**ELM AVENUE**—A two-storey stone front house, with a two-storey extension, asphalted basement, with furnace, pantry, bath and w.c. 2 slate wash tubs, double drawing room, five bedrooms with clothes cupboard in each, gas grates, and mantels throughout house, electric light and gas fixtures, etc., finished in cotton wood. (894B-3).

**GLADSTONE AVENUE**—A neat stone front cottage, containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price \$5,000. (380-A).

**GREENE AVENUE**—A brick cottage, sandstone trimmings, modern improvements, nicely laid out. Price only \$5,000. (302-B).

**GREENE AVENUE**—A very cosy pressed brick cottage, near Dorchester street, has extension kitchen, five bedrooms on one flat, servants' room in basement, heated by hot water furnace, modern plumbing and conveniences; a nice home for any one wanting a moderate priced house. Price \$5,000. (337-B).

**GREENE AVENUE**—First-class two-storey cottage, with every modern convenience, porcelain bath, stationary washtubs, Daisy furnace, asphalted basement, extension kitchen, 5 bedrooms. Price \$5,250. (287-B).

**GREENE AVENUE**—A valuable building lot, forming the corner of Prospect Ave., 90 ft., by 73 ft., only 42 1-2 cents per foot. (287-B).

**GREENE AVENUE**—A rough stone 1½ storey cottage, heated by hot water furnace, 9 rooms; in good order, a nice comfortable house for a small family. Price, \$5,000. (235-B).

who has committed a theft knows himself guilty of an 'offence.' By the hieroglyphs upon his mummy case we understand that the Egyptian did not expect to meet a book of statutes in the next world, but to come face to face with Osiris. Thus from first to last the conscience of man has been conscious of the personality of moral obligation, that is, of the fact that the sinner was not contending with law force, but opposing a will. This is not a dogma of revelation, but a truth of psychology. It is practically the same under every form of belief.

#### GOVERNMENT OF CITIES.

Too much cannot be said by the press of the United States in behalf of clean city government, in the direction of arousing the indifferent voter and taxpayer to the duties of citizenship.

It is a fact as lamentable as true that to the indifference of the masses the misrule of cities is largely due. Unquestionably there are enough honest and well disposed men in every urban center to overbalance the opposite class. But they do not act.

They neglect the primary, fail to vote, give little heed to the city's wants and needs, permit the "hinky dink" spoils-seeking element to keep the "machine" in operation, and growl at high taxes, faulty or neglected municipal work and improvements, wonder when jobs and scandals are unearthed.

It is not good citizenship nor sufficient that one pays his taxes and honestly conduct his own affairs. There is a further obligation. To secure reasonable taxes, clean municipal government, the greatest good to the greatest number and to the community the citizen owes it to himself and his fellowmen that a reasonable amount of time, thought and attention be given the affairs of the village, town or city as the case may be.

It has many times been demonstrated that an aroused community can speedily sweep aside a corrupt boodle administration. But spasmodic upheavals falls far short of what should be. The pilfering crowd are scarce overthrown ere they begin again with plans for the next election. Content with temporary victory, lulled into a false sense of supposed security the community lapses into shall we not say criminal indifference, and again for a term of years the helm is given over to men who in many cases should be behind prison bars.

Our children should be taught and

**GREENE AVENUE**—Two well situated building lots, each 25 ft. x 102 ft. no waste ground, only 55 cents per foot to a prompt buyer. (296-B).

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

**IRVINE AVENUE**—Two 2-storey solid brick cottages, extension kitchens, heated by hot water furnaces, in good order, seven rooms in each, Price, \$3,850 each. (204-B).

**LANSDOWNE AVENUE**—Six good building lots, near Cote St. Antoine Road, each 21 feet x 62 1-2 feet. (307-B).

**LANSDOWNE AVENUE**—A charming brick cottage on large lot forming the corner of Sherbrooke street. Heated by Daisy furnace, 8 rooms. Price moderate. (869-3).

**LEWIS AVENUE**—Pressed brick cottages, eight rooms, concrete cellar basement, stationary wash tubs, hot water furnace, etc. Price \$3,700 (896B-3).

**MELBOURNE AVENUE**—Handsome modern, detached cottage in this favorite locality, recently built for owner's occupation. Lot 50 by 100, house 38 by 42. Owner leaving city. Price \$7,500. (733-3).

**METCALFE AVENUE**—Semi-detached house of nine rooms on lot 33 feet front by 55 feet deep. This house has all the modern improvements. Extension kitchen, wired for electric light, gas grates, etc. Price, \$9,250. (16-C).

**MONTREAL WEST**—A new brick cottage, close to railway and electric cars, in good order; low price, easy terms. (374-B).

**MOUNT PLEASANT AVENUE**—Two storey red stone front house, with extension kitchen, Daisy furnace, three mantels and grates in house; finished in cottonwood throughout. Lot 50 by 105 ft. (863-3).

**MOUNT PLEASANT AVENUE**—A magnificent villa lot, 126 feet by 175 feet, forming the corner of Campbell or Montrose street, commands the finest view on the island. (107-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. (130-B).

**PROSPECT STREET**—Two new two storey cottages, every convenience, close to Greene avenue, fine view, etc., well built in every respect. Price only \$4,250. (287-B).

**ROSLYN AVENUE**—A handsome pressed brick house, with two storey extension, hot water furnace, open plumbing, first floor finished in cotton wood and floors are of hardwood, expensive mantels and tiling; all hot water pipes throughout the house are of copper—cemented basement cellar, stationary wash tubs—a very desirable residence in every respect. (345-B).

**ROSEMOUNT AVENUE**—Several choice villa lots well situated on the best part of this avenue; situation unexcelled in Westmount. Lots run

- through to Mountain Ave., and have a frontage of iron 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 109 ft. on Rosemount and 134 feet on Mount Pleasant avenue, by a depth of about 140 feet. 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 30,894 feet. (178-B).
- ROSEMOUNT AVENUE**—A handsome stone front residence; lately burnt and replete with every convenience, Daisy furnace, laundry, etc., five bedrooms.
- SHERBROOKE STREET**—A well situated lot, just east of Westmount Park. 50 ft. x 104 1-2 ft. deep; no waste depth. (337-B).
- 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. (124-B).
- SHERBROOKE STREET**—Two very desirable building lots, nearly opposite the park, each 50 x 117; one of them being a corner. Very reasonable price. (7-C).
- SHERBROOKE STREET**—A handsome stone front and side corner house, in the West End of Sherbrooke st. House, 26 ft. by 72 ft. Everything modern; all living rooms on two floors. Price, \$15,000. Additional land if desired. (380-B).
- SHERBROOKE STREET**—A very handsome cut stone corner house, near Greene Avenue, 26ft. front by 72ft. deep; kitchen on ground floor; Daisy furnace; cellar basement. This house was built for owner's occupation, and is warranted first-class in every respect. Two lots adjoining, each 25ft.x125ft., would be sold with house or separate. (380-B).
- SHERBROOKE STREET**—A handsome well-built corner residence; 3 storeys, extension kitchen, front and side of stone. Twelve rooms, laundry, servants' bath and w.c., in basement; modern open plumbing; hot water furnace; wired for electric light; speaking tubes, &c. Finished throughout in hardwood; windows in front and side are of plate glass. Would exchange for smaller house. (8-4).
- ST. CATHERINE STREET**—A two-storey solid brick cottage, with kitchen on ground floor, in good order throughout; heated by hot water furnace. Lot 41 x 172. (5-4).
- ST. CATHERINE STREET**—A two-storey brick cottage, with gray stone trimmings; heated by hot water; 4 bedrooms. Price, \$4,000, to a quick buyer. (16-C).
- ST. CATHERINE STREET**—A stone front cottage on lot 26 x 110 feet; well built and in good order throughout. Lane at side and rear. Price \$7,000. (211-B).
- ST. CATHERINE STREET**—good building lot, 80 feet front on St. Ca-

thine street, with a frontage of 160 feet on Metcalfe Avenue, a splendid location for shops or residence. 93-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**—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. (289-A).

**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. (731-3).

**WESTERN AVE.**—About 60 yards west of Metcalfe avenue, a very desirable lot of land, 24 feet front by 100 feet deep, to a 20-foot lane in rear. (132-B).

**WESTERN AVE.**—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).

**WESTERN AVENUE**. — Semi-detached brick houses of nine rooms, on the best part of the avenue; extension kitchen; heated by hot water; electric light, gas, and all modern improvements. The stone, brick, and woodwork, plumbing and painting all done by good workmen, with first-class materials. (15-C).

**WESTERN AVENUE**. — A handsome red-stone front house, 27 ft. front; heated by hot water furnace; modern open plumbing; concrete basement; wash tubs and w.c. in basement. First floor finished in oak; house is wired throughout for electric light. Intending purchasers will find this house well worth inspection; it was built by day's work and with the very best material. Price, only \$10,000. (12-C).

**A DETACHED HOUSE IN THE** best residence section of Westmount built for owners' occupation. Lot has a frontage of nearly one hundred feet, commands a view from elevated land, and is surrounded by magnificent trees. Particulars and permits at the office. Also a particularly handsome house 28 feet wide, beautifully furnished in oak on the main floor and containing special features throughout. Will be sold at a reasonable price. (178-B).

trained in the duty of citizenship. Much of the rubbish now befuddling the brains of school children could well give way to practical every day lessons on practical affairs such, for instance, as a reasonable amount of instruction to the future voter as to what and how to do when he shall come to take his place as a man of affairs. It would be a step in the right direction to teach the young how to protect his own and the community's interest in municipal affairs.

Good city government means lower taxes, greater improvements, better sanitary conditions, better schools, more work and better wages for the laboring classes, is a magnet which will draw desirable population, will attract industrial enterprises, and still further, the entire moral tone of the community is uplifted, it is possible for good citizenship to become a reality instead of a condition shirking irresponsibility.—American Land Register.

#### A DEFINITE AIM.

The possession of a definite aim in business is no less important than the ability to go straight for it. Some men have a distinct idea of what they want to do, but it often happens that they are unsuccessful because they hesitate or procrastinate in proceeding to accomplish their aim. Examples of failure are numerous. Persistency will accomplish wonders, but it cannot be half-hearted, for if it is, some one else will step in while there is a relaxation and gain valuable time. In these days there are many causes which tend to prevent a man from proceeding straight for his aim. Attractive and flattering proposals are made to him. His friends suggest that his aim is not the right one, as it is little suited for his ability. It is not strange that men who are constantly approached in this way very often waver in approaching the work they have picked out. The man who, in the face of all such distracting talk, can persistently plod on, always keeping his aim in sight, is sure to succeed. He may, at times, be almost convinced that his chosen work is not fitted for him, and he may hesitate, but repeated efforts and a tenacious spirit will assist him through the doubtful periods.—"Business."

#### CHARACTER vs. CAPITAL.

The man with character and capacity may more often be trusted than the man with capacity without character, even though he has ample capital.—F. R. Boocock.

# Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & CO'Y.

## TO LET.

We have always on our lists unfurnished and furnished houses, warehouses and offices to let. We shall be pleased to give any information to intending tenants.

## TO PURCHASERS.

J. Cradock Simpson & Co. are always ready to place their services at the disposal of any intending purchaser of real estate, who need have no hesitation in availing himself of them, it being the regularly understood custom in Montreal that the agent's commission is paid by the seller in the event of a sale.

## FOR SALE

### 'ELMBANK'

#### DORCHESTER STREET WEST.

We have been instructed by the Executors of the Estate of the late Andrew Robertson to offer FOR SALE this desirable residence and grounds, with gardener's house, vineries, conservatory, stables, coach-house, etc., situated between St. Matthew and St. Mark streets.

The property has a large frontage on Dorchester street, and contains an area of about 82,000 square feet. For further particulars apply to

J. CRADOCK SIMPSON & Co.,  
181 St. James St. east

on the river. Very easy terms. (110-A).

MORRISBURG, ONT. — A neat two-storey frame house, situate on the river front, on a lot 154 ft. x 165 ft.; nicely laid out; verandas on two sides of house; carriage house and stable, etc. Price \$2,500. (157-B).

NOTRE DAME DE GRACE — A beautifully situated lot of land on Cote St. Antoine Road, 46 ft. by 178 ft., running back to an avenue on which electric cars are now running. Commands a magnificent view. (145-A).

OUTREMONT — A nice brick encased house, on a lot having frontage of 80 ft., on St. Catherine Road by 225 ft. deep. Water in house; bathroom, &c. Grounds laid out in ornamental and fruit trees, kitchen garden and small fruits. (320-B).

OUTREMONT — A beautiful villa situated on the St. Catherine Road, just outside the limits of Outremont, five minutes' walk from electric cars. Ground nearly five acres in extent, is mostly in orchard, containing a large variety of appliances, pear and plum trees, several hundreds of currants, gooseberries, and grape vines, all in full bearing. House is built in Art style. Has all city conveniences. Daisy furnace, hot and cold water, bath, w.c., &c. (322-B).

PETITE COTE.—A piece of land comprising about 63 arpents, situated on the Cote de la Visitation Road. Is being sold to close an estate. A good block for investment and future subdivision. (369-B).

ROSEMERE, P.Q.—A handsome wooden country residence, on stone foundation, built for summer and winter occupation; water in kitchen, laundry, bath and w.c. Pleasantly situated on high ground, about four minutes' walk from station; close to river, and commanding an extensive view of surrounding country; wide piazza around three sides of the house. Further particulars at office. (237-B).

ST. LAMBERT—A detached villa residence, built of brick and stucco work, on stone foundation, 10 large rooms, bath room and closets, Daisy furnace, large verandas on ground floor, balcony on first floor. Lot 90 ft. x 175 ft., laid out in lawn and planted with apple, pear, and plum trees, five minutes from station. (191-B).

ST. LAMBERT—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, &c. (120-B).

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

VAUDREUIL—A nice frame summer house, with sheds, laundry summer kitchen, ice house, etc.; orchard, tennis grounds, and all country conveniences. (273-B).

VAUDREUIL—A beautifully situated block of land, known as the Lotbiniere property, containing over 160,000 feet, with large river frontage on two sides; and two very pretty islands containing about 16,000 ft. This would make a delightful site for a summer residence, or a first-class hotel. Plan and fuller particulars in office. (9-C).

## Country Properties

FOR SALE BY

J. Cradock Simpson & Co

LACHUTE.—An excellent farm of 275 acres, well situated about one mile from Lachute Station. 125 acres under cultivation; balance in pasture, bush and orchard. Good stone house and outbuildings in good order. Lots of water. Cheese and butter factories in close proximity. (5-C).

COTE ST. LUKE ROAD.—A splendid piece of land, 283 ft. x 383 ft., with a nice frame house, stable and shed. Ground laid out in garden, orchard, &c. (4-4).

BELLEVUE, P. Q.—Solid stone houses 40 feet square, built in 1895 covered gallery all round, finished throughout in hardwood, 12 rooms. Grounds in a good state of cultivation, small fruits, vines, etc. 20 minutes' walk from R.R. station in Beauharnois. (213-B).

A COUPLE OF FARMS on the Lake front, suitable for subdivision, choice location for summer residences. Par-

BEAUREPAIRE.—Two handsome semi-detached frame houses, in good order throughout, large frontage on the river; contain five bedrooms each. Lots comprise an area of over 45,000 feet. Arrangements will be made to show them to any intending purchaser. (2-C).

BEAUREPAIRE—A charming cottage on the Lake front, built for owner's occupation, two stories, galleries on three sides, large lot. (183-B)

BORDEAU, SAULT AU RECOLLET.—An attractive 1 1-2 story stone front house, close to C.P.R. station, about a mile from electric cars; contains 7 rooms and extension kitchen. Lot about 87 feet x 160 feet; price \$3,500, or would exchange. (152-B).

BOULEVARD ST. GERMAIN, ST. LAURENT—Three lots each 25 ft. x 121 ft., near the Park and Island Ry. Price \$475 for the three lots. (303-B).

CHAMBLY—A very desirable country residence, situated in the best part of Chambly. Large frame house and extension, coach-house and stable; all in good order; grounds contain four acres; low price to prompt buyer. (156-B).

CHAMBLY BASIN.—A fine residence property, containing 23 arpents, of which five arpents are beautifully wooded. River frontage on two sides; about one mile from Richelieu station. (C.V.R.). Solid stone three storey house, fifty feet square; hot water furnace; large stable and coach house and other outbuildings; good boating and fishing; telephone in house; only 1 1-2 hours' drive from Longueuil. Moderate price. (110-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. (167-B).

COTE VISITATION — A valuable farm of from 66 to 70 arpents, within a short distance of the electric cars; will soon be in demand for subdivision. Particulars at our office. (000c-3).

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

DORVAL — A semi-detached brick house between the road and river, heated by hot water furnace, five bedrooms; built for winter occupation. Ice-house, laundry, etc. Grounds extend to river. Would exchange for city property. (282-B).

LONGUEUIL.—Two building lots well situated, will be sold at the extremely low price of \$150 each, to a prompt buyers. (17-C).

LOWER LACHINE ROAD — A choice piece of suburban property adjoining that of the late Mr. Sippell; one of the most desirable frontages

# REAL ESTATE TRANSFERS RECORDED IN DECEMBER, 1899.

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

STREET AND NO.	WARD.	CAD. NO.	SUB. DIV. NO.	DIMENSIONS		AREA.	PRICE PER FT.	BUILDINGS	TOTAL PRICE	REMARKS
				FRONT.	DEPTH					
St. Hubert	St. Denis	7	338	25	87	2175	.07½	Vacant	103 12	
"	"	7	711	25	100	2500	.10	"	250	
Labelle	"	8	717 Part	25	25	625	.10	"	100	
"	"	7	928	25	110	2750	.08½	"	283 75	
St. Hubert	"	7	578	25	104	2600	.04½	"	117	
Breboeuf	"	329	61	25	80	2000	.17	"	340	
St. Andre, 1815	"	7	603	25	61 2	1528		Buildings	1000	
Chambord, 509	"	321	N ½ 163	25	90	2250		"	250	
Carriere, 104	"	199		44	100	4400		"	1500	
Dufferin, 328	"	329	50	25	80	2000		"	850	
Lasalle	"	381	Parts	25	91	2275	.18½	Vacant	430	
Berri, 1190 1194	"	102	86, 87	44	70	3080		Buildings	2400	
Christopher Columbus	"	5	847, 848	50	130	6500		"	2700	
Rivard	"	162	153	22	70	1540	.26	Vacant	400	
Lagarde, C	"	250		40 6	39	1580		Buildings	600	
St. Hubert	"	7	736	25	99	2475	.09	Vacant	84 88	
Massue, 2 8	"	325	24, 25	52	72	3744		Buildings	50	Sheriff's sale
Christopher Columbus	"	5	Parts	150	irreg.	19000		Vacant	276	"
Mount Royal, 227	"	329	4	25	80	2000		Buildings	600	A remrcé
Rivard	"	209	11	50	irreg.	3231		"	323 75	
Aylwin	Hochelaga	29	995	25	85	2125	.14	Vacant	300	
Logan	"	166	597	22 6	80	1800		"	1	
Joliette	"	29	139	24	85	2040	.18	"	867 20	
St. Catherine, 175 178	"	81	160, 161	50	90	4500		Buildings	5600	
Ryde, 24 34	St. Gabriel	3370	Parts	127	79 8	6075		"		
50-65	"	3370	Parts	26	78 8	4000		"	9500	
Knox, 197	"	3399	139	22	71	1491		"	1150	
Pacific, 1-11	"	3392, 3394	Parts	irreg.	irreg.	5336		Vacant	2000	and other consideration
Butler	"	3350	7	25	90	2250	.25	"	562 50	
Pacific, 8	"	3394, 3395	Parts	irreg.	irreg.	5784		Buildings	950	
Coleraine	"	8239	161, 164	90	80	7200	.28	Vacant	2050	
Ryde, 122	"	3361 2, 3340-1	Parts	51	70 5	4061		Buildings	1700	
Duluth, 163-169	St. Jean Bap	12	166, 166A	44	85	3740		"	4000	
Sanguinet, 772-774	"	15	1005, 1006	40	72	2880		"	6000	
Breboeuf, 124 126	"	7	77, 78	50	80	4000		"	1600	
City Hall Ave, 952A-956	"	79	18	20	74	1400		"	2800	Sheriff's sale
St. Denis, 945-947B	"	15	Parts	54 6	95	5177.6		"	24000	
Rivard, 204-210	"	15	447, 448	40	70	2800		"		
Sanguinet, 732	"	15	951	20	72	1440		"	8475	Sheriff's sale
St. Andre	"	11	49	22	94	2069		"	2075	
St. Dominique, 896-898	"	378	Part	30	63	1890		"	2200	
Boyer, 167-174	"	8	289, 290	51	47 6	2422		"	3100	
St. Hypolite, 325	"	106		21	71	1491		"	500	
Berri, 980 986	"	15	199, 200	40	70	1400		"	2700	
Chambord, 218 224	"	6	164, 165	48	70	3360		"	1875	Sheriff's sale
Rivard, 431-433	"	15	Parts	36	70	2520		"	2200	
Mount Royal	"	7	56	27	80	2160	.27½	Vacant	600	
Cadieux, 849A-849C	"	79	2	20	66 6	1330		Buildings	3000	
St. Dominique, 877	"	278	2	29	75	2175		"	1100	
St. Andre, 1187-1189	"	11	45	22	94	2069		"	2200	
Lasalle, 34-36	"	6	21	24	69	1656		"	1750	
Chambord	"	6	47 to 49	72	70	5040	.35	Vacant	1800	
Duluth Ave, 326	"	84	S. W. Part	37	70	2590		Buildings	1100	
Marie Anne, 516-526	"									
City Hall Ave, 1150	"	35	Part	64	48	3072		"	3750	
Laval Ave, 364-366	"	15	1243, 1244	25	70	1750		"	2700	
Drolet, 358-360	"	15	832	20	72	1440		"	2000	
St. Dominique, 933	"	250		23 6	69	1621.6		"	1000	
Labelle Ave	"	12	88	20	44	880	.28	Vacant	249	
"	"	12	187	20	44	880	.28	"	249	
Rachel, 199	"	8	64	24	irreg.	2379		Buildings	2379	
Rivard	"	15	292 to 297	120	70	8400	.43	Vacant	3626	

particulars at office. (30-B).  
**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 and mansard, and fitted with all modern conveniences. Photos at office. (154-B).

**CACOUNA**—A neat frame cottage, with detached kitchen and other out-buildings, all in good order, situated on the road to Riviere du Loup, and

one mile from the centre of Cacouna. grounds consist of about 20 acres, nicely laid out. Price only \$2,000. (348-B).

**KNOWLTON, "BROMELAWN."** — The property of a lady living in Brooklyn. A large frame house of 12 rooms, heated by furnace, running water in kitchen, etc. The grounds contain over three acres with good lawn-tennis court, garden and pasture, summer-house stable, etc. Convenient to railway and near Brome Lake. Price \$4,000. (249-B).  
**RIVER OUELLE, P.Q.**—A beautiful summer resort on the St. Lawrence,

about 80 miles below Quebec. The property consists of six acres with a large hotel, completely furnished, including piano, etc., all included in the selling price. Good fishing and shooting in season; mineral springs in the immediate neighborhood, make this an ideal resort for the invalid or pleasure seeker. Any enterprising man taking hold of this property could make it a very profitable enterprise. (330-B).

**SEIGNIORY FOR SALE** — A fine seigniorial property, beautifully situated within twenty miles of Mont

MONTREAL EAST

STREET AND NO.	WARD.	CAD. No.	SUB. DIV No.	DIMENSIONS.		ARRA.	Price Per Foot.	BUILDINGS	TOTAL PRICE	REMARKS.
				FRONT.	DEPTH.					
St. Timothee, 405-5	St. James	921		25	78	1675		Buildings	1700	
Rivard, 128-84	"	1202	44	20	70	1400		"	1800	
St. Andre, 708-800	"	1207	Parts 49, 50	20	94	1890		"	4000	
Tansley, 15-17	St. Mary's	475	Part	51	104	5804				
Jules Ave., 1-18										
Berri, 376-377	St. James	1198	15	22	97 7	2147		"	3500	
St. Hubert	"	1203	240-3	100	106	10900	.70%	Vacant	7852	
St. Andre, 824-824A	"	1207	58	24	94	2255		Buildings	1240	
St. Christophe, 47-61	"	530	1	23 5	78	1820		"	7000	A rémerc.
" 41-45	"	530	2	33 5	70 0	2350		"	7000	do
" 23-27	"	530	7	33 5	70 0	2350		"	7020	
" 19-25	"	530	8	33 0	78	2604		"	7000	
DeMontigny, 1151-8	"	851	Part	52	80	4160		"	4100	
Jubilee, 1-17 - 2-22	"	1084	Parts	Irreg.	Irreg.	10709				55000
Beaudry, 501-517										
Vilastation, 294-300										
St. Denis, 727-20	"	1202	17	25	95	2375		"	7266	do
Mentana, 259-265	"	1211	Parts	Irreg.	Irreg.	10297				23950
Duluth, 12-30										
St. Hubert, 394	St. J. Baptist	1208	116	26	109 6	2354		"	9000	
Sherbrooke	St. James	1213	5	25	97 6	2437		Vacant	4200	& prop. in Missionneuve
Berri, 431-5	"	1203	103	26	109	2334		Buildings	4500	
Wolfe, 575-579	"	974	175 & 170	44	72	8108		"	2300	
Mentana, 137-141	"	1211	65	25	106	2650		"	4400	
" 224	"	1207	133					"	60	Undivided 1/3 of.
" 224	"	1207	133					"	65	do
Lagauchetiere, 609-701	St. Lawrence	528		40	87	3480		"	2100	
St. Urbain	St. J. Baptist	10								
	St. Lawrence	60		60	183	11280	.20%	Vacant	8000	
Park Avenue	"	47	18	25	104	2600		Buildings	15000	
St. Chs. Borromeo, 4-11	"	810	Part	52 2	Irreg.	3326		"	4360	
Elgin	"	115	2 & 3	Irreg.	Irreg.	3327		"	1500	Half of.
Elgin	"	115	1 & 4	Irreg.	Irreg.	3361		"		Val. consider'n - 1/2 of.
Chenneville, 5-11	"	775-6		Irreg.	Irreg.	10180		"		No price.
St. Urbain	"	158		50	93	4650		"	8000	
Sanguinet, 202A-6	St. Louis	686		40	83	3320		"	650	Retrocession.
Cadieux, 639	"	913		80	147	11760		"	14000	
Sanguinet, 202A-6	"	686		40	83	3320		"	2250	
City Hall Ave.	"	907	2 C. & 3 C.	48 6	Irreg.	2240		"	2325 40	
St. Denis, 500	"	902	118	26	100	2600		"	4500	
St. Lawrence, 635-640	"	1022		84	70	5880		"	8000	And hypothec.
St. Elizabeth, 140	"	466		20	60	1200		"	1050	Sheriff's sale.
St. Dominique, 525	"	796		Irreg.	Irreg.	9483		"	1300	Retrocession.
St. Denis, 414 418	"	746	Parts	61	Irreg.	6070		"	8550	
Drolet, 25-47	"	902	Parts	107	74	7918		"	2500	Sheriff's sale.
City Hall Ave.	"	497		40	80	3200		"	4800	
Sanguinet, 570-572	"	903	238	20	72	1440		"	1250	
St. Lawrence, 347 1/2 351 1/2	"	787		52	88 2	4585		"	1	
Sanguinet	"	903	Parts	98	72	7056		"	7000	
St. Denis, 560	"	902	118	26	100	2600		"	4500	
Sanguinet, 420	"	902	24 to 27	96	70	6720		"	2824 65	
City Hall Av. { 607-671 }	"	897	Parts	Irreg.	Irreg.	2325		"	11000	
St. Lawrence, 635-640	"	1022		84	70	5880		"	13000	And consideration.
St. Elizabeth, 86-92	"	369		80	90	7200		"	2000	Undivided 1/2 of.
St. Lawrence, 347-311 1/2	"	787		52	88 2	4585		"	569 88	Rights in.
Papineau Av, 376	St. Mary's	1101	11	40	154 6	6180		"	3970	
Panet, 72-74	"	123		27	Irreg.	5172		"	34000	
Notre Dame, 607-613 1/2	"	1598	5, 6, 7	70	Irreg.	11298		"	250	Undivided 1/3 of.
Shaw, 123-123A	"	481-482		Irreg.	Irreg.	1166		"	3600	
Ontario, 809-915	"	1222	6, 7	47	120	5640		"	6400	
Shaw, 153	"	550	2	20 1	62 0	1059		"	2500	
Poupart, 184	"	1359-3, 1356-3	Parts	34	90	3160		"	1000	
Fullum	"	1359	Parts	349 6	Irreg.	38879		"		For hypothec.
Claude, 15-27	East	63	S. E. part	100	50	5000		"	8600	Sheriff's sale.

real; comprising 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 \$3,750. This is an exceptionally good opportunity for a capitalist or a well-to-do politician to acquire a fine country residence, with-

in an hour's ride of Montreal, with all the advantages accompanying the position of Seigneur. (47-B).  
**TADOUSAC, P.Q.**—Three acres of land and a large roomy Cottage for sale with wing and outbuildings in good order. The house is beautifully situated having a grove of trees on one side, and the Government Salmon Pond in full view on the other. The place is now offered for sale owing to the age and declining health of the owner. Terms very

reasonable. A photographic view of the house and grounds can be seen at this office. (41-xx).  
**STRATHMORE, P.Q.**—A beautiful summer residence, 40 ft. square, and extension kitchen. Lot 120 x 166 ft., situated on the lake front. Prize flower garden. Will be sold at less than cost. (26-B).  
**UPPER LACHINE**—A block of 300 feet frontage on Brewster Avenue, owner anxious to sell, having acquired it through foreclosure. (253B).

MONTREAL WEST

STREET AND No.	WARD	CAD. NO.	SUB. DIV. NO.	DIMENSIONS		AREA.	PRICE PER FOOT.	BUILDINGS.	TOTAL PRICE	REMARKS.
				FRONT	DEPTH					
Sherbrooke, 919	St. Antoine.	1750	Parts of	125 4 1/2	160	18050	.....	Buildings	10000 0	
Mackay, 54	"	1585	2	22 0	108 8	2472	.....	"	9000	
Selgneurs, 260-273	"	1168	Part	Irreg.	128	4184 0	.....	"	5000	
Cedar	"	1722	Part	210	423 0	88850	.....	Vacant	1 00	
Carleton Road	"	1814	Parts of	94 0	Irreg.	18203	.....	"	12500	
Rolland Lane	"	552	W. W. part	46	44	2024	.....	"	1100	
Little St. Antoine, 1	}	925	Part	54 0	Irreg.	5396	.....	} Buildings	} 72024 22	
St. James		924	.....	Irreg.	Irreg.	2080	.....			
St. James, 821-320		923	.....	Irreg.	Irreg.	2576	.....			
St. James		922	Part	25	75 9	1894	.....			
Craig	"	920	Part	Irreg.	Irreg.	14100	.....	"		
Macgregor, 20	"	1726	L	75	220	16500	.....	"	82500	
St. Antoine, 440-444	"	87	77 D	25	133 5	8887	.....	"	4800	
Aqueduc, 246-248	"	504,505,506 & 504a.	15	Irreg.	117 8	5827	.....	"	14858 85	
Stanley, 161	"	1401	B 2	24 0	68 0	1680	.....	"	9650	
Shuter, 8	"	1845	.....	20 0	107	2198	.....	"	4000	
Bruchesi, 15	"	789 to 771	Part 09	Irreg.	Irreg.	2638	.....	"	3000	Undivided 1/2 of.
Chomedy	"	1654	Part	30	5	150	.....	Strip	97	
Notre-Dame	"	485	Parts of	28	59	1652	.....	Vacant	2000	
Dominion, 75-81	"	86 & 87	Part	Irreg.	Irreg.	5895	.....	Buildings	4950	
Guy, 310	"	1604	Parts of 6 & 8	24	86	2064	.....	"	2200	
Dorchester, 1117-19	"	1622	Part of 69	46 9	Irreg.	6070	.....	"	20 10	
Chomedy	"	1654	Part of E	20	5	100	.....	Strip	70	
St. Catherine, 2728	"	628	Parts of 7 & 8	24	150	3600	.....	Buildings	12000	
Dorchester, 1119	"	1622	Part of 28	23 5	Irreg.	3088	.....	"	16300	
Shuter, 160	}	1822	46	22	79 10	1757	.....	} "	} 500	} and Hypothecate.
Lorne, 25		1822	Part	20	82	1640	.....			
Guy	"	1619	Parts 80 & 81	234	42 3	9886	.....	Vacant	8000	
Tupper, 29	"	1625-J	.....	23	91	2002	.....	Buildings	1000	
St. Antoine, 74-78	}	965, 972	Parts	} Irreg.	} Irreg.	} 28690	} .....	} "	} 39350	
Notre-Dame		485	6 & 7							
Seymour, 20	"	1641	Part 14	43	92 7	4258	.....	Buildings	2175	
Essex Av., 25	"	1651	.....	Irreg.	Irreg.	4198	.....	"	3250	
Conde, 12-14	}	} St. Ann's.	Part	} 40 0	} 58	} 2885	} .....	} "	} 4500	
Grand Trunk, 1			Part of A							
Wellington, 289			Part							
Colborne	"	1460	.....	Irreg.	Irreg.	20387	.....	"	56 0	
St. Maurice, 160-162	"	1810	.....	Irreg.	Irreg.	4543	.....	"	4492	
Notre-Dame, 2234 2298	"	1286	.....	45 2	79 8	3439	.....	"	7682 48	
Basin	"	1182	.....	78 3	Irreg.	15090	.....	Ice House	Good considerations.	
Grand Trunk	"	675	.....	Irreg.	Irreg.	3248	.....	Vacant	600	
St. Sacrement	West.....	31	.....	Irreg.	70 8	5570	.....	Buildings	33000	

# J. CRADOCK SIMPSON & CO.

• Real Estate •

ESTATES MANAGED  
RENTS COLLECTED  
VALUATIONS MADE

• Insurance •

Special Attention  
to Investments for  
Non-Residents.

REFERENCES

Rt. Hon. Lord Strathcona and Mount Royal,  
President Bank of Montreal, and High  
Commissioner for Canada in London.

W. O. McDonald, Esq., Montreal, and any  
of the Banks in Montreal.

Mortgage Loans

181 ST. JAMES ST., MONTREAL.

STREET & NO.	WARD.	CAD. NO.	SUB. DIV. NO.	DIMENSIONS.		AREA	PRICE PER FT.	BUILDINGS.	TOTAL PRICE	REMARKS
				FRONT.	DEPTH					
Bruce Avenue.....	parMontreal	941	Part of 829	84	92	7728	88½	Vacant .....	2511.00	and other consid- erations.
Dorchester.....	"	941	209 and part of 298	89	147.1	5730	.....	Buildings .....	16000	
Lansdown Ave. 884.....	"	220	81	50	184.8	7162.0	.....	" .....	8700	
Bruce Avenue.....	"	941	821	88	92	8036	.....	" .....	8000	
Grosvenor Avenue.....	"	219	49	50	111	5550	80	Vacant.....	1665	
Sto Catherine.....	" }	375	Parts of 5	25.8	120	8080	.....	} Buildings .....	} 100	
Windsor & Victoria Av }		215	Parts of							
Lansdowne Avenue .....	"	220	Part of 21	25	180	3250	.....	" .....	7000	
Bruce Avenue.....	"	941	Part 884	20	92	1840	.....	" .....	4050	
" .....	"	941	230	20	92	1840	.....	" .....	5000	
Roslyn Avenue .....	"	219	179, 180 and 181	150	111	16650	81½	Vacant .....	6275.50	
Solby .....	"	384	122	23	89	2024	.....	Buildings .....	5500	
Chesterville Avenue.....	"	208	25-8 and 25D-4	50	100	5000	.....	" .....	4300	
Argyle Avenue .....	"	282	111	50	175.0	8775	42½	Vacant .....	3729.87	
Lansdowne Avenue .....	"	220	Part of 21	25	100	2500	.....	Buildings .....	7000	
Grosvenor Avenue .....	"	219	126	50	111	5550	40	Vacant .....	2220	
Argyle Avenue.....	"	282	128	50	186.0	9825	.....	" .....	2300	
St. Catherine 4612.....	"	1494	Part of 2-3	17.9	100	1775	.....	Buildings .....	4000	
Private Road.....	"	574	84	Irreg.	Irreg.	25010	19½	Vacant .....	5059.52	
Sherbrooke Street .....	"	208	29D, 28E and 29C	100	112.0	11250	49	" .....	5515	
Arlington Avenue .....	"	229	.....	Irreg.	Irreg.	7200	40	" .....	2880	
Hurtubise Avenue.....	"	217	48, 49, 61 and 69	200	Irreg.	23548.0	15	" .....	3529 80	

# The Trust & Loan Company of Canada.

Incorporated by Royal Charter A.D. 1845.

Capital Subscribed, - - - \$7,500,000  
with power to increase to \$15,000,000.

Paid up Capital - - - - - \$1,581,666  
Reserve Fund - - - - - 906,470

OFFICES IN ENGLAND:

7 Great Winchester Street,  
LONDON, E. C.

HEAD OFFICE IN CANADA:

25 Toronto Street,  
TORONTO, ONT.

BRANCH OFFICES:

MONTREAL.

WINNIPEG.

BANKERS IN ENGLAND:

Messrs. Glyn, Mills, Currie & Co.

BANKERS IN CANADA:

Bank of Montreal. Merchants' Bank.

SOLICITORS IN ENGLAND:

Messrs. Wilde, Moore & Wigston

SOLICITORS IN CANADA:

Messrs. Lount Marsh, & Cameron, - TORONTO.  
" Judah, Branchaud & Kavanagh, - MONTREAL.  
" Ewart, Fisher & Wilson, - WINNIPEG.

**MONEY TO LEND** ON CITY PROPERTY  
and IMPROVED FARMS

At Low Rates and on very desirable terms.

ADDRESS:

The Commissioner,

The Trust & Loan Company of Canada,

26 St. James Street, MONTREAL.

**JOHN CROWE & SONS,**

Blacksmiths, Machinists  
and Locksmith.

**FIRE ESCAPES AND VAULT DOORS TO ORDER.**

Tel. Main 804. 11 ST. GEORGE ST., (near Craig).

**U. Pauze & Son,**

**LUMBER MERCHANTS,**

**SASH and DOOR  
MANUFACTURERS,**

**General  
Contractors.**

Lumber Yards: - Cor. William & Richmond Sts.

Sash & Door Factory: - - 198 St. Urbain St.

Telephones: (Bell 8144 - William St.  
Merchants 1359 - William St.  
Bell Main 2615 - St. Urbain St.)

**Canadian Marble and Granite Works,**

36 Windsor Street, MONTREAL.

**T ROCHON & SON**

Successors to

**A. R. CINTRAT.**

Manufacturers and dealers in all kinds of granite, Marble and Stone Mantel  
Pieces, Tile Mantels and Flooring, Brass Fenders, Fire Sets,  
Plumbers and Furniture Tops, Etc.  
BRAD TEL. Main 2973. MERCHANTS' TEL. 753.

**LUMBER—SPECIALS**

We are able to make special offers of  
**Red Pine** of all kinds and sizes.

Very dry **WHITE WOOD**—Four cars 1st Quality  
**White Pine Deals.**

**T, PREFONTAINE & CO.**

Bell Telephone 8141.  
Merchants " 710.



**Montreal.**

Office:  
Corner Napoleon and Tracey Sts.

Lumber and Dimension Timber all kinds and sizes,  
Hardwood, etc.

MERCHANTS TEL. NO 550. BELL TELEPHONE 8025.

**EDWARD CAVANAGH CO.**

MANUFACTURERS AND IMPORTERS  
OF **OILS, PAINTS, COALS,**  
**HARDWARE, ETC.**  
(SHELF & HEAVY)  
**MONTREAL.**

2547 TO 2553 NOTRE DAME ST.  
COR SEIGNEURS ST.

Bell Telephone East 6975.

**ALEXANDER MACLAREN,**

MANUFACTURER OF

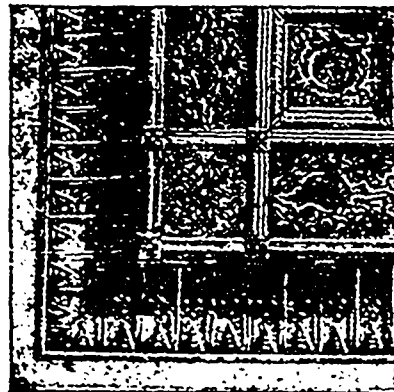
**Doors, Windows, Blinds, Mouldings,  
Etc., Etc.**

Rough and Dressed Lumber in Hard and Soft Woods  
of all grades and sizes.

**Kiln Dried Lumber a Specialty.**

107 Papineau Avenue, - **MONTREAL.**

Estimates Made on all kinds of Factory Work.



**Metallic  
Roofing**

**INTERIOR  
DECORATIONS**

Always in stock

**METAL SHINGLES  
AND  
SIDINGS.**

Designs and Esti-  
mates furnished.

**J. BENJAMIN DAGENAIS,  
CONTRACTOR**

No. 210 GUY ST. - - - Tel MAIN 3019.

**George Bradshaw & Co**

**LUMBER MERCHANTS,**

**PACKING BOX MANUFACTURERS**

**AND SAW AND PLANING MILL**

Sawdust & Kindling Wood always on hand.

41 BASIN STREET.

Bell Telephone 8016



# THE BISHOP ENGRAVING & PRINTING CO.

NEW ADDRESS: 288 St. James St., (Facing Victoria St.)

FOR BEST WORK  
UP TO DATE MACHINES  
FIRST PRICES

Engravers  
Type Printers  
Plate Printers

Engravers  
Book Binders  
Stationers

SMALL AND LARGE  
ORDERS RECEIVE  
EQUAL ATTENTION

**THE BISHOP ENGRAVING & PRINTING CO.**  
288 ST. JAMES ST. (FACING VICTORIA ST.)  
NEW ADDRESS

**PRINTING & ENGRAVING**  
ALL KINDS OF WORK

**THE BISHOP ENGRAVING & PRINTING CO.**  
288 ST. JAMES ST. (FACING VICTORIA ST.)  
NEW ADDRESS

**THE BISHOP ENGRAVING & PRINTING CO.**  
288 ST. JAMES ST. (FACING VICTORIA ST.)  
NEW ADDRESS

**REAL ESTATE**  
AND OFFICE

**281 ST. JAMES ST. (FACING VICTORIA ST.)**

**REAL ESTATE**  
**BOUGHT AND SOLD.**  
No Commission charged in purchase  
or management of property and business undertakings  
except the leading of business meetings  
and accounts.  
**IMPROVEMENTS, FINANCING,  
LEASING, ASSESSMENTS,  
COLLECTION OF RENTS,  
AND (SPECIALTY) FOR THE  
FURNISHING OF REAL ESTATE WITH  
AND DEPOSITS.**

**INSURANCE**  
Best of all kinds placed at lowest rates in First  
Class Companies.  
The interests of the insured are cared for on equal  
terms with the Association, and the  
policy of the Insurance Company is  
guaranteed.

**FINANCING**  
Loans negotiated on First Mortgage on Real Estate.  
Interest, Insurance and other charges added  
after the Mortgagee when required. Interest on  
loans is not charged.

**R. BISHOP ENGRAVING & PRINTING CO.**  
288 ST. JAMES ST. (FACING VICTORIA ST.)  
NEW ADDRESS

## SIMPSON, HALL, MILLER & CO.

... Manufacturers of ...

**STERLING SILVER OR ...  
FINE ELECTRO-PLATED WARE**

And sole proprietors and manufacturers of the  
CELEBRATED Wm. ROGERS' KNIVES, FORKS and SPOONS.

CANADA BRANCH,  
1794 Notre Dame Street,  
**MONTREAL.**

A. J. WHIMBEY, Manager.

## ELEVATORS

Hydraulic Steam,  
Electric, Hydro-Steam  
and Hand



— FOR —

Passenger and Freight Service

**MILLER BROS. & TOMS,**

Established 1869.

**MONTREAL.**

## The DOMINION BURGLARY GUARANTEE CO'Y, Limited.

Subscribed Capital, - - - - \$200,000.00.

Head Office and Operating Room, 181 St. James St.

## INSURANCE AGAINST BURGLARY

Electric Bank, Store and House Protection.

Electric Fire Alarm Protection. Night Patrol Service.

Families going to the sea-side or country should take out a policy covering the contents of their dwellings against burglary or have their houses protected by our system of Electric Protection. The large number of burglaries of late proves, beyond a doubt, that an organized gang of thieves are operating throughout the residential districts. Full particulars and rates on application to

Telephone Main 1234.

CHAS. W. HAGAR, General Manager.

## THE ROYAL ELECTRIC COMPANY

94 QUEEN ST., MONTREAL.

SUPPLIES

**ELECTRIC CURRENT**

Steady, Safe, Sure, Reliable.

EVERY HOUR, EVERY DAY—WINTER AND SUMMER