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Real Estate Record

Entered according to Act of the Parliament of Canada in the year 1898 by James Craddock Simpson and Henry Lester Putnam at the Department of Agriculture.

Vol. XI.

Montreal, August, 1898.

No. 8

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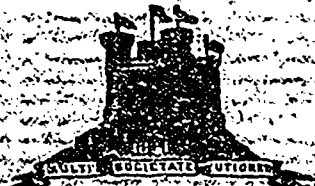
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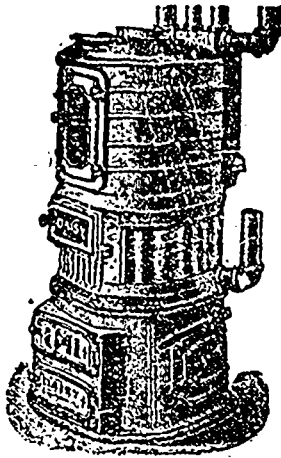
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Real Estate Record

Vol. II.

MONTREAL, AUGUST 10th, 1898

No. 8

THE Real Estate Record

IS PUBLISHED MONTHLY

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MONTREAL

Monthly Review.

Although there is usually not much to be said of the real estate market at the mid-summer time of the year, the transactions recorded and the business done during the month of July give evidence of a revival of interest in realty matters that must lead to more activity a little later on. There is no doubt that the situation is already improved, and that the outlook for the future is bright. The present improvement consists in a larger inquiry for property, chiefly for residence purposes, and a number of sales of medium-priced properties, which are indications of returning prosperity that do more to encourage the majority of brokers than an occasional big deal.

The business done during the month has been pretty well distributed, St. Antoine Ward leading in the amount, and St. Denis Ward in the number of recorded transfers, the latter consisting chiefly of sales of low-priced building lots. In Westmount the sales of land to the Town for park purposes form one of the principal features of the month's business, the other transactions not being of any special importance.

The auction branch of the market also gives evidence of summer dullness. Apart from the sale of the Alfred Joyce building lots on Chausse street at from 13 to 17 cents per foot, and two lots on Delorimier Avenue and Chausse street at 28c per foot, as detailed in the list of recorded transfers, there has been very little done.

There are signs of an improvement in the renting of houses, and from the inquiries now being made

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a comparatively good fall business may be anticipated. It is not likely however that any marked improvement in renting conditions will take place until next year, and even then it is the newly improved or renovated property that will rent first, and not the old-style buildings with their inferior equipments.

The proposed new city charter is a subject the discussion of which cannot be commenced too soon. There are many good points about it and some bad ones, and as the question will likely come before the Quebec Legislature next session, it is highly important that those interested (and what real estate owner is not?) should become acquainted with its provisions before it is too late.

The sales recorded during the month of June in the under-mentioned suburban municipalities, amount to \$124,273, and are as follows: - Maisonneuve, \$15,819; De-Lorimier, \$27,900; Mile End, \$4,510; Montreal Annex, \$22,235; Outremont, \$9,900; Cote des Neiges, \$380; Notre Dame de Grace, \$240; St. Henry, \$40,895; and St. Cunegonde, \$2,394.

There were 160 real estate transfers in the city wards and Town of Westmount recorded at the registry offices during the month of July the particulars of which are given in other columns, amounting to \$798,028.07.

St Antoine Ward	20	\$180,261.80
St Ann's Ward	5	84,049.50
Centre Ward	1	65,278.00
St James Ward	20	89,449.94
St Louis Ward	12	68,982.15
St Lawrence Ward	4	20,470.00
St Mary's Ward	25	58,674.35
East Ward	1	8,000.00
St. Jean Baptiste Ward	14	52,625.00
St. Denis Ward	26	28,042.16
St. Gabriel Ward	4	23,346.00
Hochelaga Ward	10	22,435.00
Westmount	18	83,917.17

160 \$798,028.07

During the corresponding month of last year, 151 transfers were recorded amounting to \$649,020.52.

The real estate mortgage loans recorded during the month of

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ST. LUKE STREET.—A handsome stone front house, in good order, built by the owner for his own occupation, 26 ft. by 35 ft., and extension, Daisy furnace, 7 bedrooms. Will be sold at city valuation. (277½ B.)

BLEURY STREET. — Stone front building, two shops and dwelling alone. Lot 48½ ft. by 163 ft., just above St. Catherine St., well rented. (892 C 3.)

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ST. HYPOLITE STREET.— A good brick cottage, eight rooms, daisy furnace, open plumbing, in A 1 order throughout. Possession can be had this fall, if desired. Price \$2,400. (279 B.)

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

BISHOP STREET, No. 268.—One of the handsomest modern terrace houses in the city, specially built for and by Mr. R. Wilson, contractor. It comprises all the modern features of a house of its class, and includes two flats of bedrooms. Excellent stable, coach house, and man's quarters attached. Lot 23 x 129. Price \$15,500. (885-3)

BISHOP STREET.—A handsome stone front house, 29 feet front, near St. Catherine street; has all modern improvements, in perfect order. (887-3)

BISHOP STREET.—A cosy stone front cottage, extension kitchen, hot water furnace with all improvements, nice order. Price \$9,250. (72-B)

July in the registration of Montreal West, amount to \$217,320; of this amount \$12,000 was placed at 4½ p.c.; \$34,400 at 5 p.c.; \$15,000 at 5½ p.c.; \$17,100 at 6 p. c.; \$120 at 7 p.c.; \$101,500. at 8 p.c; and \$7,200 at a nominal rate.

The 4½ p.c. loan was in one amounts of \$12,000; and the 5 p.c. in eight amounts of \$14,000, \$3,400, \$12,000, \$17,000, \$6,000, \$3,000 \$5,000 and \$4,000.

The lenders were:

Estate and Trust Funds.....	\$15,900
Local Institutions	26,600
Building & Loan Companies.	132,400
Individuals.....	42,420
	<hr/>
	\$ 217,320

In Montreal East the loans recorded amount to \$113,884. Of this amount \$58,100 was placed at 5 p.c.; \$16,550 at 5½ p.c.; \$39,234 at 6 p.c.

The 5 p.c. loans were in eleven amount of \$1,600, \$3,000, \$3,500, \$4,000, \$2,000, \$20,000, \$1,000, \$5,000, \$4,000, \$7,000, and \$7,000.

The lenders were:

Estate & Trust Funds.....	\$15,000
Local Institutions.....	5,000
Building & Loan Companies	40,550
Individuals.....	47,884
	<hr/>
	\$113,884

Notes.

New York seems to have been having trouble with her harbor front too, as appears from the article printed in another column, but with vigorous and united action the difficulties and inequalities seem to have been overcome. Some of the figures, notably the cost of collections are interesting and instructive.

The ambition of the Vanderbilts is not to be satisfied with anything less than the removal bodily of a portion of the old Napoleonic palace of Malmaison so rich in historical associations. He is having portions of it (notably the dining hall) erected in his summer palace on the Hudson where he will entertain the elect within the very walls which have looked down upon the great

BISHOP STREET.—A first-class stone front residence, near Sherbrooke st., concrete cellar 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 furnace, all modern improvements. The interior arrangement and workmanship leave nothing to be desired. Particulars and permits to view at office. (76-B)

BURNSIDE PLACE.—A large pressed brick residence, corner of Guy street, built three years ago by owner for his own occupation; has all modern conveniences, plumbing and drainage exceptionally good; electric light throughout. Call or send for permit to view. (758-3)

CADIEUX STREET.—A 1½ story brick cottage, nine rooms, in good order, situated near Prince Arthur street. Price only \$2,600. (885a-8)

CATHEDRAL STREET.—Two old wooden buildings, present rental \$860 per annum—would be sold at price of vacant land. (220-B).

CATHEDRAL STREET.—Cut stone front double house, near Dominion

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CHARLEVOIX STREET.—A block of brick encased tenements, corner of Ryde street, containing eleven dwellings and one shop, on lot 90 feet front. (78-B)

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-8)

COURSOL STREET.—A comfortable brick cottage with extension kitchen, all newly done over this spring, 10 rooms. Price \$2,900. (198-B)

CHOMEDY STREET.—Stone front cottage, ten rooms, hot water furnace, in good order. Price only \$4,500. (889-3).

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

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

CRESCENT STREET, NO. 116.—One of those red stone houses near Sherbrooke Street. Modern in every respect with good accomodation for a small family. Everything on two floors. (250B).

DESRIVIERES AVENUE—Two solid brick tenements, containing four dwellings, all occupied by good paying tenants, easily rented. Must be sold. (177-B).

DORCHESTER STREET—A modern stone front cottage with deep extension; specially built for present owner, and containing ten rooms, five on each flat, with high roomy cellar, basement entrance, etc. Price, \$9,250. (288-3)

DORCHESTER STREET—A large terrace house west of St. Matthew st., with a good stable and lane in the rear. Lot 26 x 158, outlook and surroundings the very best. House in perfect order and recently decorated. Has handsome library or dining room extension. (183-B)

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

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

DUROCHER STREET—Close to Sherbrooke. A handsome modern cottage home, with side lights, specially built for present owner and comprising all modern approved features. Living rooms specially fine. Tiled bathroom and vestibule. Excellent stable, coach house and man's house attached. Price \$12,000. Offers solicited. (858-3)

DUROCHER STREET—An attractive cottage, near Sherbrooke. Nine rooms, heated by hot water furnace. Price \$5,000. (28-B)

HERMINE STREET — A block of wooden tenements and shop on lot 35 x 75 ft., rented for \$780 per annum.

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

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

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 two storey stone front cottage, extension kitchen, cellar basement, with servants w. c., stationary wash tubs, coal room and pantry, basement entrance, five bedrooms on one floor. Built and occupied by owner. (823-3)

LAVAL AVENUE—Two brick cottages with high basement. Stone foundation, solid brick and in good order. Prices \$2,800, and \$2,000. (355B),

figures which crossed the stage of that history making epoch.

But this transference of old structures has been a favorite trick of men since the flood. Who knows but the pyramids were built from some old ruined temple of prehistoric times perchance the fabled cities of Atlantis.

St. Lambert and the transfluvian shares generally are picking up their ears now that the Great Central Span of Victoria Bridge is nearing completion.

It is time we were starting a Brooklyn opposite our big city and we are fortunate in not having to wait longer for our Brooklyn bridge.

New uses are being suggested for the Trolley car every week. One of the latest is as a sort of house-boat on wheels to be side tracked in some Sylvan solitude for a day, a night, a week or month. No doubt this will become a popular fad as our country side becomes interlaced with trolley lines. What next.

The success met with by LaBanque du Peuple management in the exchange of their lots at Maison-neuve for deposit receipts has induced them to adopt the same methods for the disposal of the Prudhomme farm in Notre Dame de Grace. A new subdivision is being made to meet the requirements of the case and the exchange is effected over the counters of the Bank. The customer walks in with his receipt and walks out with a deed of a lot.

Dominion square, that up town breathing space, sought by so many during the warm summer evenings, has become the rendezvous of numerous young blackguards who impudently chirrup to, or pass audible remarks about ladies who may chance to be sitting or promenading there. A glance at the physiognomy of these young hoodlums is sufficient to indicate from what section of the city they have strayed.

LATOUR STREET—A four-story brick tenement on stone foundation, two dwellings, strong and substantially built. Property in this locality is rapidly being utilized for business purposes. (154-B)

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

LORNE AVE.—A stone front tenement containing two dwellings, heated by hot water furnace, in good order throughout. Price \$5,500 (875-3)

MAGREGOR STREET, No. 20. — The handsome detached residence of the late Mr. Fairman, occupying one of the finest sites in the city. The house was built by Mr. Dunlop, architect, and is admittedly one of the finest designs both for exterior and interior. The main floor is finished in polished oak, and the house throughout is in keeping with its design and requirements. Lot 75 x 220. Please call at our office for price and particulars. (281-3)

MAYOR & BERTHELET STREETS—A fine block of property situated in this most central position, consisting of two handsome stone houses on Berthelet street, and some smaller buildings on Mayor street. The whole to be sold en bloc to close an estate. Price and terms easy. (845-3)

MCGILL COLLEGE AVE.—A stone front terrace house, in good order, very roomy, close to St. Catherine street. Price only \$7,000. (188-B)

MCGILL COLLEGE AVENUE—A three storey front house, near Burnside Place, heated by furnace; 1½ storey brick shed in rear. (171½-B)

MCGILL COLLEGE AVE. — A stone front three storey house, adjoining above, rented for \$500, heated by furnace. (171a-B)

MAGREGOR 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; bathroom and w.c. is floored and wainscoted with tiles. Everything finished in the best possible manner. Possession of one can be given this spring. (216-B).

MACKAY STREET—A handsome stone front house, near Sherbrooke Street, in thorough repair and having all conveniences. A bargain to anyone wanting a house for their own occupation, must be sold to close an estate. (195-B)

MACKAY STREET—Two good houses above St. Catherine street, in good order, nicely laid out; good value for anyone wanting a medium priced house. Price only \$7,000 (195-B)

MACKAY STREET—A full sized stone front house with extension kitchen, bay window, hot water furnace, &c. Built for present owner. All in good order, owner anxious to sell. Price \$8,500. (798-3)

MANCE STREET.—First class stone front cottage; extension kitchen, five bedrooms, well built and in thorough repair. Price, \$7,400. (280-B.)

MARIN STREET, ST. HENRY.—Brick encased 3 dwellings, lately built, rent \$835 per annum. Price \$8,500. (221-B).

MANSFIELD STREET — A 2½ storey stone front house, contains 12 rooms, heated by hot water furnace. A bargain at \$8,000. (217-B).

MANSFIELD STREET—A well built stone front house near Sherbrooke street, heated by hot water furnace, and with all conveniences. (195-B)

MANSFIELD STREET—A good stone front house, well rented to good tenant, in A1 order, will be sold at a bargain to a prompt buyer. (195-B)

MANSFIELD STREET—A stone front terrace house, above St. Catherine street; heated by hot water furnace, all conveniences. Price only \$3750. (697-3)

METCALFE STREET, above Buraside. —A full sized stone front house with all modern conveniences and in good order, well rented. Possession May 1899. Price, \$10,000. (238-B)

METCALFE STREET—Stone front full size house, in good order throughout, heated by Daisy furnace, has all conveniences, would make a comfortable family residence. (205-B)

MOUNTAIN STREET, above St. Catherine—Those elegant and highly finished pressed brick houses adjoining the residence of Mr. Ayer, and overlooking the handsome grounds of Mr. Melghe's residence. No expense has been spared to make these houses models of convenience, taste and comfort. The halls, stairways, dining rooms, bath rooms and dressing rooms are special features which will repay inspection. Containing six to seven bedrooms each they afford ample accommodation for a full sized family. For prices and particulars call at the office (241-B)

MOUNTAIN STREET, NEAR SHERBROOKE—A choice modern house, built for owner. Full size; extra deep; outlook and surroundings especially good. Ground floor contains drawing room, library, dining-room, pantry, kitchen, backstairs, etc. Upper floors, seven bedrooms and two servants' rooms. (186-B)

PARK AVENUE—A handsome full sized family house extra wide and roomy, and in perfect order, fitted with all modern conveniences, will be sold at a reasonable price as owner has bought a larger property. (251B).

PARK AVENUE, Montreal Annex — Solid brick house on stone foundation, ten rooms, heated by hot water furnace. Price, \$5,000. (281-B)

PARK AVENUE—Stone front tenement, well built and nicely laid out, heated by Daisy furnace, in thorough order throughout. A good investment property. (848-3)

PARK AVENUE—A handsome stone front apartment house 27 feet front by 92 feet deep, containing three dwellings, one on each flat, heated by hot water furnaces, has all modern conveniences, material and workmanship first-class. Is a splendid investment property, easily rented to good class of tenants. Would exchange for desirable building lots. (811-3)

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; basement entrance; twelve rooms. Good modern stable in rear. (218-B)

It should be intimated to them that people on the higher levels have not yet been educated up to a point where they can appreciate slum wit and slum etiquette. This intimation might best come through the medium of a club with an officer at the end of it.

The steep grades on several of our streets render eternal vigilance on the part of street railway officials and employees absolutely necessary, if accidents are to be averted.

Powerful brakes, capable of quick application, should form part of the equipment of every car, and to render these more effective each car should have its sand box and supply of thoroughly dry sand. Hatchet breaks, such as are used in Montreal, are not the thing for heavy motor cars in any city, much less here in Montreal. They're out of date, yes, long since, out of date, and every one should be discarded.

To say that the condition of the walks on St. James street west, between Victoria Square and the Grand Trunk Ry. station is a disgrace, is putting it very mildly. Deep depressions of considerable area, here and there, fill up with water, rendering the walks almost impassable for days at a time. Dogs wallow in them; cool off in them, then considerably shake their coats on the passing pedestrians.

We to whom such experience have become second nature, rather look forward to them. But what of the stranger, even should he have escaped a drenching, what impression must he form on encountering on one of our principal thoroughfares, these catch basins, these cess-pools, these evidences of our higher civilization.

Of all the shabby run-down-at-the-heel cities, the Canadian metropolis, this Montreal of ours is, in some sections, the worst.

PEEL STREET—A 2½ storey, stone front house, above Sherbrooke St., in good condition throughout; first class locality. Price only \$9,000. (215 B).

PEEL STREET—A full sized cut stone house, below Sherbrooke street, well situated and in good order, heated by hot water furnace. Lot 24x116ft. a thoroughly comfortable family house. Price only \$11,000. (661-3).

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)

PINE AVENUE—A new red Scotch sandstone, semi-detached house, extra well finished; basement (floor cemented) contains laundry, larder, bath, w. c., wash-tubs, coal cellar and furnace. Main floor, drawing and dining-room, pantry, kitchen, etc. Two upper floors contain eight bedrooms, dressing and trunk room, bath and small conservatory. Two main floors finished in butternut, wired for electric light. (869-3)

PINE AVENUE. — A fine lot 24 x 119 ft., near Oxenden Avenue, good locality, near Street Car line. Low price. (206-b)

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

PRINCE ARTHUR STREET—A 2½ storey solid brick house on stone foundation, in good order. Plumbing is in A1 order; small cottage in rear, with entrance on St. Dominique street. (208-B).

PRINCE ARTHUR STREET—A good stone front house, near University street; fourteen rooms all in good order. Price \$10,000. (214-B).

PRINCE ARTHUR STREET—A first-class stone residence; corner house; none better built in Montreal; containing sixteen rooms; equipped with modern conveniences; handsome drawing-rooms and library; two baths; extra cupboard room, pantries, stone laundry tubs; drainage perfect; first-class stable and coach-house in rear. Terms low to prompt buyers. (222B)

PRINCE ARTHUR STREET—A comfortable stone front house, with all improvements, Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price \$7000. (595-3)

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

SEYMOUR AVENUE—Two stone front cottages, extension kitchens, cemented basement, Daisy furnaces, four bed-rooms. Price only \$7,000 each. Would exchange, (71-B)

SHERBROOKE STREET WEST—A handsome corner house, containing all modern improvements, and in perfect order from top to bottom. A splendid position for a doctor, and in every way a comfortable and elegant house. Price only \$16,500. (815-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. (798-B).

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

SHERBROOKE STREET—A new stone house, carefully built under owner's supervision, on lot 25 feet by 189 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (218-B)

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

SHUTER STREET—Two very pretty stone front cottages, close to Sherbrooke street, one having a small conservatory in rear; in good order throughout, heated by hot water furnaces. Will be sold at city valuation. (248-B)

SHUTER STREET—Two double tenements, stone front, in good order and well rented. A first-class investment property; will be sold cheap to close an estate. (244-B)

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

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

SOUVENIR STREET—A handsome stone front cottage built three years ago for owner's occupation, has all conveniences, hot water furnace, etc. (807-B)

ST. ANTOINE STREET—A full size stone front house, in good order, contains fourteen rooms. Lot 21½ ft. by 189 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. CATHERINE STREET—A comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6,000. (705-B)

ST. CATHERINE STREET—That valuable corner property of the First Baptist Church, having a frontage of 86 feet 4 inches on St. Catherine Street and 137 feet 10 inches on City Councillor street. The immediate vicinity of Phillips Square, which is now established as an important business centre, is rapidly coming into demand for business

ARCHITECTURAL NOTES.

Architect, Saxe and Archibald have recently completed the following works:—

A six storey factory and warehouse building for Jas. Thomson & Co. on Peel street. It is built in a very substantial manner, on a pile and concrete foundation, the floors being constructed on "slow-burning" principles. The ground floor ware room is finished in the Tudor style, with heavy beam ceiling and canvas panels, the windows and doors-openings being treated with molded pilasters and arched heads; a special feature of this room is the large fireplace with mantel panelled with antique tapestries.

Among the works at present in course of erection are:—

Residence on Grosvenor Avenue, Westmount, for Mr. T. A. Lynch. The exterior is designed after the French Gothic school, the material being of red and buff pressed brick with Bath-stone dressings. The interior will be carried out throughout in the Colonial style finished with white enamel, the doors being of polished cherry. The interior is laid out in a very picturesque manner, with a large wainscot hall running the full width of house and having a fireplace alcove at one end; the dining-room is oval in shape and access is to be had to the conservatory from this room. The ceiling of entrance-porch is treated with groined arches, the floor being of mosaic.

The residence on Grosvenor Avenue for Mr. Charles Manhire is also designed externally in French Gothic. The ground floor will be finished in whitewood, with exception of reception hall and staircase which will be in quartered oak of "antique" finish. This hall is of Tudor design having high wainscot and polished oak floors; the wall above wainscot will be hung with figured burlap.

Residence on Columbia Avenue for Mr. A. Davidson. The exterior is of rock faced limestone relieved,

purposes. This property is the first corner east of Morgan's and on the same side of St. Catherine Street. Price and particulars at this office. (578-B)

ST. CATHERINE STREET—A handsome stone front cottage, opposite Douglas Church, 3 rooms, hot water furnace, all improvements, in thorough order; well built and nicely laid out. Price only \$6,500. (150-B)

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

ST. ANTOINE STREET—A substantial solid built house, near Guy st., in good order, heated by Daisy furnace, 13 rooms, moderate price \$8,750. (194-B)

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

FOR SALE OR TO LET

919 Sherbrooke Street.

with extensive GROUNDS, GREENHOUSES, VINERY and FARM BUILDINGS all in perfect order. Also LARGE ORCHARD and PASTURE; in all fifty-four arpents.

Beautiful situation at the head of the ISLAND OF MONTREAL, on LAKE OF TWO MOUNTAINS. Good boating and shelter for yachts drawing six feet.

Full particulars with illustrated pamphlet furnished to intending purchasers by

JOHN B. ABBOTT, Advocate,
163 St. James Street,
Montreal.
Telephone 1642.

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—A cut stone front double tenement house, situated in the upper part of St. James ward, in good order; upper tenement rented, and lower tenement occupied by owner. Price \$4,800. (B-195)

ST. DENIS STREET—A handsome and well built stone front tenement property, facing St. Louis Square, heated by hot water furnace, gas and electric light throughout. (192-B)

ST. DENIS STREET—A well built stone front tenement, containing two dwellings, near St. Louis Square. Price \$6,500. (841-B)

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

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

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

ST. FAMILLE STREET—A very handsome stone front house, very tastefully laid out, extension kitchen, high basement cellar, with laundry and servants' accommodation. Up to date in every respect. (819-3)

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

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

ST. HYPOLITE STREET—Two good brick cottages, in good order, rented to good tenants for over \$300 a year. Price for the two only \$3,300 (867-3)

ST. LOUIS SQUARE—A full sized stone front house, 27 x 40 feet and extension, heated by hot water furnace, dining-room, and small conservatory on ground floor, 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (835-3)

ST. LUKE STREET. — Two story stone front house, with two story extension. Larder, laundry, servants' room and w. c. in basement. Daisy furnace. In first-class order throughout. Price \$6,500. (857-3)

ST. LUKE STREET—Two stone-front apartment houses close to Guy street, costing over \$12,000, rented (at low rentals) for \$900; will be sold for the mortgage and charges amounting to \$9,500. An opportunity for a small capital — only \$3,000 cash required. (575-3)

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

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

ST. MATTHEW STREET — Two 1½ story stone front cottages, near Sherbrooke street, well built and comfortable, nine rooms each, Daisy furnace, in good order. Price \$5,250 and \$5,500. (165-B)

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

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

ST. URBAIN STREET—A well built stone front cottage, with extension kitchen, heated by Daisy hot water furnace; everything in first class order. Built for owner's occupation. Lot 25 feet by 100 feet. Good stables; moderate price. (768-3)

where necessary, with cut stone. The interior is laid out in a neat and economical manner.

Block six houses on Greene Avenue for Mr. M. S. Foley. The aim of the architects has been to impart to each house that individuality of appearance so loved by the tenants of a terrace house, and yet they have not lost sight of the necessity of making each house appear as part of the whole. The exterior, which is of pressed brick with cut limestone dressings, is in the Elizabethan style. The interior will be in "Colonial" and although the houses are comparatively small, the architects have been careful to introduce those works and alcoves which make interiors in this style, so interesting.

Work has now been commenced on the erection of two houses for Mr. H. A. Hutchins, on Rosemount Avenue. Owing to the nature and plan of the site the architects were confronted with a rather difficult problem which, after a good deal of study, has been solved very successfully. The houses will be faced on all sides with Don valley red pressed brick and the interior will be finished throughout in white-wood.

House for Mr. J. E. Smith at Cousins Island near Portland, Me. This is a summer residence of baloon frame covered with shingles.

Workmen have now completed the extensive additions and repairs to houses 50 Fort street, for Mrs. H. G. Folson of St. Albans, Vt. The whole house both externally and internally has been thoroughly overhauled and a kitchen extension with basement added at the rear.

The firm has also prepared the preliminary studies for a large apartment house to be erected in St. Albans, Vt.; the building will cover an area of eighty feet square and will be three storeys high.

Also studies for a seven storey apartment houses to be erected in the neighborhood of Dominion Square. The building will be entirely fire-proof supported on steel columns, the walls being supported on steel

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

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 bed rooms, pantry. Upper floors contain eight bedrooms; w. c. on each bedroom flat. (\$71-1)

TUPPER STREET—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$4,250. (284-B)

TUPPER STREET—Stone front cottage, nine rooms, furnace, dumb waiter, etc., in good order, brick stable in rear. Price only \$4,400. Terms to suit purchaser. (205-B)

UNIVERSITY STREET — A stone-front full sized family house, just below Sherbrooke street. Ground floor contains double parlor and extension dining room. In perfect order throughout. Owners anxious to sell. (859-3)

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

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

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 \$2,200. (212-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 \$5,200. (219-B)

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

VICTORIA STREET—Solid brick three story house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4,000. (829-3)

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. (208-b)

VICTORIA STREET—Stone front house, in good order and well built; will be sold at a low figure to close an estate. (195-B)

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

WELLINGTON STREET—A good brick house, near the subway; heated by hot water furnace, and in good order throughout. Only \$8,500. (879-3)

Business Properties And Building Lots FOR SALE.

—BY—

J. CRADOCK SIMPSON & Co
Real Estate Agents.

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

ALBERT STREET—Thirty lots, some of them fronting on G. T. R. track, would make excellent manufacturing sites. Only 40 cents per foot (611-3)

ANN & SHANNON STREETS—A fine piece of land having a frontage on Ann street of 121 ft and on Shannon st. 147 ft, with stable buildings in good condition. This property is offered at a very low price en bloc. Call for prices and particulars.

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

BISHOP STREET.—Three choice building lots, each 20 ft. x 120 ft. 3 in. on the best part of the street, Moderate price. (270-B).

BEAVER HALL HILL AND LAGAUCHETIERE STREET—The large centrally situated warehouse lately occupied by Messrs. E. A. Small & Co. one of the best business premises in the city and vacant lot adjoining, occupied by C. Mariotti, Esq., with small wooden building. Also a good cut stone front house on Lagauchetiere Street, near Beaver Hall Hill, and the buildings known as the "Waverly House," all centrally situated and fine revenue producing property. Would be sold en bloc or separately. Full particulars at office. (1814-B)

BLEURY STREET—A fine block of land above Ontario street, will eventually form the corner of Concord street; frontage about 150 feet,

girders at each floor level as is customary in buildings of this class of construction. It is expected that operations will be begun on these apartment houses this fall.

Tenders are at present being called for two houses to be erected on Grosvenor Avenue for Mr. R. C. Henderson.

The following operations are in hand or accomplished by Messrs. Hutchison & Wood:—

Dwelling house, Mrs. E. F. Smith, Crescent street, three storeys high, and basement, lime-stone front, first-class interior finish.

Dwelling house, Olivier Avenue, Westmount, three storeys high, pressed brick front with sand stone trimmings.

Lecture Hall, Melville Church, Stanton street. This building intended for the Sunday School, is to be used as the church until the church proper is erected. It is about 90 x 60, and will seat between 500 and 900. The front is designed on the Italian Romanesque style, and in keeping with the design of the future church. It is of buff pressed brick, with red sandstone trimmings. It is expected to be ready for occupation about the end of September.

Cottage on Ontario street, Maisonneuve, for the Watson Foster Co. Two storeys high, pressed brick front with sandstone trimmings.

Addition to the Watson Foster Co's wall paper factory, Maisonneuve, of a colour room, and fire proof store for printing rolls.

Dwelling house on Pine Avenue, for Mr. A. Hodgson; three storeys high, cut limestone front, first-class finish.

Two warehouses, Grey Nun street, converted into cold storage warehouses for the Gould Cold Storage Co.

Plans in preparation for *La Presse* Building, to be commenced next spring, on the lot corner of St. James street and St. Lambert Hill. Size 117 0. x 80 0. Four storeys high, on St. James st., besides high basement and sub-basement. Basement and first storey, stone, upper stories

area 24,000 feet, with large cut stone house. A good property for development and speculation. (388-A)

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

CEDAR AVENUE—A magnificently situated block of land for villa residence, over 300 feet frontage, commands a view of all the western part of city. (7-3)

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

COTE DES NEIGES ROAD—Choice building lot, just above Sherbrooke street, 31 ft. 9 in. x 115 ft. deep. Price \$1.25 per foot. (184-B)

CRAIG AND ST. URBAIN STREETS.—Just at the foot of Place d'Armes Hill, a large property having 52 ft. frontage on Craig St. and 82½ ft. on St. Urbain street, area 15,710 ft. with good commercial building on Craig street, brick dwelling on St. Urbain. A fine site for a large business requiring large floor space at a moderate cost. This is the very centre of the city, one block from the post office. (276-B).

CRESCENT STREET—Three fine building lots on the best part of this street, each lot 20 ft. front x 109 ft. deep. Low price to a prompt buyer. (182-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 AND MOUNTAIN STS.—A block of land with a frontage of 150 feet on each of these popular residential streets, 130½ feet deep to a lane in rear, and adjoining the residence of Lord Mount Stephen, almost the only piece of ground in the vicinity, suitable for building high class residences. Particulars at office. (97-B)

DELISLE STREET—Forty vacant lots, suitable for building blocks of tenements or factory sites. (611-3)

DELORMIER 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)

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

FULLUM STREET—A block of land near Ontario street, 188 feet by 217 feet, suitable for factory site. (869-3).

GREY NUN STREET—A block of land having a frontage of 144½ feet on Grey Nun street by a depth of 98 feet, with the stone buildings there-

on, 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. (705-3)

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

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)

HUTCHISON STREET, MONTREAL ANNEX. — Building lot, 50 ft. x 100 ft. Price \$800. (261-B.)

MILTON STREET — A choice piece of land near University street having a frontage of 110 feet by a depth of 124 feet. Will be sold free of special tax at a reasonable price. (82-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 St., 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 buyer. (256-B.)

NOTRE DAME STREET (East) — A large block of land with harbor frontage as well, containing 22,000 feet of land, with substantial building 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)

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

NOTRE DAME STREET. — Nos. 792 to 800, three brick houses of three stories, and two frame houses, valued by the city at \$10,000, would be sold on easy terms. We believe this property has a good future. (256B.)

ONTARIO STREET. — A piece of land in rear of Ontario street, near Bleury, 44 ft. x 91 ft., with lane on three sides. A good opportunity for a contractor to get site for a shop or yard at a low price, in a good central locality. Only 35 cents per foot. (274-B.)

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)

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.)

buff brick, and sandstone trimmings, specially designed as a printing house. Three-fourths of the whole building will be occupied by the presses and offices of *La Presse*.

House on Dorchester street, near St. Mark st., for Rev. J. Williamson, to be occupied as class-room in connection with Abingdon School. Two storeys high; pressed brick front with sandstone trimmings.

Foundry and machine shop, Jurors street, for Messrs. Warden King & Son. Foundry, one story high; machine shop two storeys. Pressed brick fronts. Both buildings well lighted, and fitted with all modern appliances.

Hotel Cadillac, now known as the Grand Union, Notre Dame street. Office and lavatories remodelled and improved.

Mission Church, at Verdun, — sketches for several country churches. Alterations of old buildings.

BEAUTY IN THE HOME.

From The House Beautiful.

The principles underlying the selection of furniture and textiles and precisely the same as those governing all other departments of art. They are not only true of architecture and decorative art, but with slight modifications in the wording, of painting and of literary art as well. This should be clearly understood, because, when in illustrating such principles, pictures are seen of expensive furniture and of grand homes, it should be remembered that the principles exhibited in these pictures are quite as applicable to the cheapest furniture and the humblest surroundings. Space does not allow for the treatment of either the historical or technical aspect of the subject, but what will be attempted will be to explain what beauty is and how one may, in a measure, achieve it, and by showing as standards, because they illustrate general principles, a few good examples obtainable of beautiful pieces of furniture. Any one really interested can, without technical education, train his eye and mind to appreciate what is really beautiful.

The beauty of a room depends not nearly so much on the expense of its furnishings as on thoughtful arrangement. The most beautiful things in the world have not been made of the richest materials. The Italian frescoes are done on the rough plastered walls of old brick churches. The Greek vases are made of clay. A little water color and a piece of paper can be made by a skilful Japanese into a screen beside

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

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

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

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

SHAW AND GAIN STREETS. — A block of lots on to 80 feet deep very valuable of lots only 52 to 80 feet deep, very favourable for building, will be sold cheap en bloc or separately. Price 30c per foot upwards. (241B.)

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, Corner ST. ANDRE STREET — A first-class block of land, 110 feet frontage on Sherbrooke St. Plan in office. (185-B)

ST. AMBROISE, ST. JOHN, HARRISON STREETS AND LACHINE CANAL — This valuable manufacturing site, having an area of 27,535 feet, could be easily sub-divided, having four frontages. Plan and particulars at office. (298-A)

ST. CATHERINE STREET, MAISON-NEUVE. — 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. (117-B)

ST. CATHERINE, corner St. Matthew Street — One of the best situated corner lots in the street, 25 feet 4 inches in front, by 120 feet deep, with a brick house on St. Matthew St. No waste ground, just the right size for a shop; lane in rear. (807-A)

ST. CATHERINE STREET — A lot of land in vicinity of Peel Street, 56 feet by 102 feet 6 inches with two-story brick encased building in rear and two brick shops in front, rented for \$1450 per annum. A choice speculative property. (409-3)

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

ST. CATHERINE STREET. corner of Mackay street—A very suitable lot, 123 feet by 111 feet 9 inches. Area 18,745 square feet. (235-a)

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 110. (885B-3).

ST. CATHERINE STREET.—That exceptionally fine property forming the corner of Stanley street and comprising four large stores well rented to good and permanent tenants and producing a revenue of \$7,400. The lot has a frontage of 125 feet on St. Catherine street and a depth of 120 feet with 18 foot lane in rear. Total area 15,000 square feet. This is one of the best purchases on the street to-day. We invite inquiries and offers. (230B).

ST. CHARLES STREET—A good building lot, 50 feet x 110 feet, near Napoleon St. Would be sold cheap to a prompt buyer. Close to Centre 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 stone building, east of St. Lambert Hill, occupied as offices, area 1588 feet; will be sold at a moderate figure, owner must sell. (759-3)

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

ST. JAMES STREET—Corner of St. Lambert Hill; one of the finest pieces of investment property (at the price) in the street, 115 feet 9 inches frontage on St. James street; about 66 feet on St. Lambert Hill, and about 118 feet on Fortification Lane. Area 10,164 feet. Within 100 yards, of the New York Life Building; sure to increase in value. (286-a)

ST. JAMES STREET—The magnificent Bank premises and office building of the most modern description, is offered for sale definitely at a low price, affording an opportunity for a Bank or insurance company to acquire suitable quarters at a fraction of the cost. Plans and particulars at our office.

ST. JAMES STREET, LITTLE ST. ANTOINE AND CRAIG STREETS—The property formerly largely occupied by The Witness and having a frontage on St. James street of 89 feet, on Little St. Antoine street of 68½ feet and on Craig street of 91 feet, with commercial and manufacturing buildings yielding a good revenue. Will be sold at a great sacrifice either en bloc or subdivided as far as practicable. Inquiries and offers solicited.

ST. HENRI, CANAL BANK AND St. AMBROISE STREET—This large and splendidly equipped foundry property recently built on the most modern plans, with substantial buildings and plant suitable for manufacturing

which velvet and satin and gold, combined by the unskillful, would seem dull and vulgar. What is chiefly wanted is thoughtful arrangement, general intelligence aesthetically applied. This aesthetic intelligence, although recognized in painting and sculpture, we have very much undervalued in its application to every-day matters of household arrangement, whereas we have given exaggerated importance to a supposed harmony existing between objects of equal expense. It is not absolutely necessary that satin shall go with mahogany; cambric curtains of the right color are more beautiful with damask covered furniture than silk curtains of the wrong color,

Neither does the beauty of a room depend so much on the individual interest of its furnishing as on the arrangement. It is not enough that each one of the several objects shall be beautiful both in form and color; it must be appropriate for its place and suitable for its use. We cannot imagine a massive oak cabinet blackened with age, looking well in a gold and white drawing room, however fine may be the cabinet. Perhaps some of us remember, when at a large children's party the unexpected necessities of some games called for more chairs, how spindle-legged and shivering the bedroom chairs looked when brought down from their dainty surroundings; from where they were suitable to where they were not suitable.

What is a beautiful room?

A place pleasant to live in.

This means that it shall be convenient for the purpose for which we use it; that it shall be restful to the eye and interesting to the mind. We all know rooms full to distraction, where one threads a circuitous way between unsteady tables and uneasy chairs amid a confusion of useless objects called bric-a-brac. Such rooms are darkened for the sake of the furniture; the people using them are given the least consideration. The time will come, I hope, when it will seem as barbarous to crowd one's drawing-room with a senseless multitude of things, even if in themselves attractive, as it now would seem to put all the contents of the china closet on the dinner table at once, when but a few pieces could be used. A room should not remind one of either a museum or a household furnishing shop, but all its variety and interest should be strictly subordinated to its uses and to its effect as a whole. It should be a background to those who live and visit there, and should form an attractive setting to those scenes of our home and social life which we would wish to remember. It should, in short, form a harmony complete in itself, yet secondary to the living occupants.

I am going to divide the more detailed treatment of my subject into three parts:

- Beauty of Construction,
- Beauty of Ornament, and
- Beauty of Color.

Beauty of construction is that beauty which a thing has by being directly and perfectly suited to its use in a manner visible to the eye. It must not only do its work, but without waste of energy or material it must appear to do it. A

business. Will be sold as a whole or in parts at a fraction of its cost. Inspection and offers are solicited. Plans and details on file at our office.

ST. LAWRENCE STREET—That valuable lot forming the north-east corner of Ontario street, containing an area of 21,724 feet. Particulars at office. (187-B)

ST. LAWRENCE STREET—Choice blocks of land on this and cross streets, will be sold in single lots or en bloc. Suitable for dwellings, stores, factory sites, etc.; electric cars pass through the property. Sidings can be had from C.P.R.

ST. PATRICK ISLAND AND LA-CHINE CANAL.—A block of land with a frontage of 1,550 ft. on the canal, 270 ft. on Island street and over 1,500 ft. 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 28½ feet front, suitable for any sort of wholesale business. Particulars at office. (38-B)

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

REDPATH STREET.—One of the finest building sites in the market above Sherbrooke street. Frontage 46 feet, depth 145 feet, surroundings of lots only 52 to 80 feet deep, very the very best. (257B).

WILLIAM STREET INSPECTOR STREET & ST. PAUL STREET—The old foundry property with frontage on three of the leading streets of the central manufacturing district of the city. Will be sold en bloc or in suitable sections. Plans and prices at the office.

About 90,000 feet of land fronting on Pine Avenue, immediately east of Cote des Neiges Road. There is hardly any property of this kind for sale. From its beautiful scenery, healthy situation and ease of access must, in the near future, especially for villa purposes, become the most desirable and valuable property in the city.

About 100,000 feet of land fronting on Cedar Avenue and surrounded by Mount Royal Park, delightfully situated and easy of access. The line of Street Railway when complete will go within a few yards of this property.

Buildings, 28 and 30 Hospital street, and 18 St. John street. Also large warehouse in rear of 28 Hospital street. Immediate vicinity of Board of Trade Buildings. In perfect order and well let; a perfectly secure first class paying investment with an almost certainty of a very large increase in values.

Corner of Mount Royal and Papineau Avenues, 90 lots, balance of 240 lots offered for sale last summer. The Christian Brothers recently purchased a block of 116 lots adjoining the above for the purpose of building a large college. The improvements going on immediately surrounding offers a very large profit to present purchasers. The above properties will be sold at very low prices and on easy terms.

Houses and Building Lots

FOR SALE

-AT-

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

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

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

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

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

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

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

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

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

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

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

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

DORCHESTER STREET—Two 2½ story grey cut stone houses, just completed, each 25 feet x 45½ feet, and extension 15 feet x 32 feet, full height; cemented cellar, basement contains furnace, coal storage, laundry and servants' w. c. Principal floor, drawing, dining and breakfast rooms and kitchen; five bedrooms separate bath and w. c. Sanitary and plumbing work of the finest description. Vestibule has mosaic floor and Tennessee marble dado. All front windows are of heavy plate glass. All material and workmanship of the very best, electric bells, wired for electric light. Anyone wanting a first class residence at a moderate price should inquire about these houses. (888-3)

chair with too slender legs might really be safe, but if it looks precarious it is artistically bad. On the other hand, too much support gives an appearance of lack of refinement, and in extreme cases of clumsiness.

The character of the construction is very much changed by different materials used. An arch of wood which must cut across the grain gives the appearance of weakness, whereas in stone it gives the appearance of strength. Certain lines and forms familiar to us in lamp-stands and andirons of wrought iron we recognize as utterly different from the constructional forms natural to wood or rattan. The characteristics and possibilities of different materials are evidently different. Instead, then, of imitating the peculiarities of one material in another, we should try to use each material in a way to bring out its special character.

When the construction of a piece of furniture is direct and absolutely simple, it may be said to have a severe style, such as early Gothic Henry II, and peasant furniture.

When the construction is still simple, but its directness is somewhat concealed by ornament, when the lines have become curved for the sake of grace, while their general direction is still that of the lines of support, the style becomes elegant, such as Louis XVI and Colonial.

When the construction becomes altogether indirect and there is apparent effort to conceal the fact, there is any construction at all, when the ornament instead of following the general lines is put on in bunches and excrescences, the style, although there may still remain great beauty of workmanship and detail, becomes degenerate. This is apparent in Rococo.

Beauty of ornament can never make up for the absence of constructive beauty. One might say that construction was two-thirds of the beauty of an object, as compared with ornament, one-third. By ornament or decoration, I mean the elaboration and enrichment of the surface of an object the form of which has already been decided. The very words "ornament" and "decoration" imply the existence of something to be ornamented and decorated. As the whole is more important than a part, the ornament should always be subordinate to the object ornamented. A vase has a definite outline to its shape; it may be very richly and elaborately decorated as long as the outline is not interfered with. If, however, raised flowers or dragons in full relief break the outline the ornament ceases to be subordinate and the vase becomes bad. If the ornament be raised, it should not stand out in lumps but should follow the lines of the object. It may vary these lines, enrich them, but it must not interfere with their general character.

There should be no attempt to make a flat ornament look as if it were raised. A constant familiarity with imitation dulls one's enjoyment of the real thing; and this is an imitation which can never be successful, a pretentious desire to do something not worth doing. Flat patterns have their own beauty, which would be lost. A wall, for example, should look flat, and as for a floor, the flatter the better. The most beauti-

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 masonry walls, available for building; size of piece, 57' x 150. Offers solicited. (274-b)

METCALFE AVENUE. — Three sandstone and pressed brick houses with extension kitchens, hot water furnaces, 7 bedrooms, all improvements; price, \$7,500 each. (892a-3).

ST. CATHERINE STREET. — A lot of land 49 ft. 7 in. x 160 ft., near Metcalfe Ave. Very desirable lot, only 70 cts. per foot. (272-b)

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

ELM AVENUE—A double detached stone-front cottage, near Sherbrooke street. Lot 50 x 109. Side lights and entrance on each side. Good garden and stable with lane in rear. House heated by hot water and in good order. Price \$7,750. (851-3)

ELM AVENUE — A choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and conservatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$9,000. (709-3)

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

GREENE AVENUE—A rough stone 1½ storey cottage, nine rooms, in good order; a nice, comfortable house for a small family. (235-B)

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

IRVINE AVENUE—Two 2-story solid brick cottages, extension kitchens, heated by hot water furnaces, in good order, seven rooms in each. Price \$8,850 each. (204-B)

KENSINGTON AVENUE — A handsome brick house, with all modern conveniences, on lot 100 feet by 112 feet, nicely laid out. Would make a good family residence. (108-B)

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

MELBOURNE AVENUE—Handsome modern, detached cottage in this favorite locality, recently built for owner's occupation. Lot 50 by 100, house 38 by 42. Owner leaving city. Price \$7,500. (783-3)

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

MT. PLEASANT AVENUE—A magnificent villa lot, 126 feet by 175 feet, forming the corner of Campbell St., commands the finest view on the island. (107-B)

MOUNTAIN AVENUE—Just above Cote St. Antoine Road, 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)

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

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

ROSEMOUNT AVENUE—A substantial detached residence, fitted with all improvements, grounds have a frontage of 169 ft. on Rosemount and 134 ft. on Mount Pleasant avenue, by a depth of about 140 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 86,894 feet. (178-B)

ROSEMOUNT AVENUE—Handsome stone front residence; lately built and replete with every convenience, Daisy furnace, laundry, etc., five bedrooms. (885-3)

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)

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—A good building lot, 80 feet front on St. Catherine street, with a frontage of 160 feet on Metcalfe Avenue, a splendid location for shops or residence. (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. (883-3)

ST. CATHERINE STREET—A lot of land just west of Metcalfe Avenue, with a frontage of 88 feet 10 inches, first-class locality for building. Price only 75 cents per foot. (85-B)

ST. CATHERINE STREET—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)

The Prudhomme farm situated close on the borders of Westmount just west of the Mackay Institute. Comprising an area of about 827,000 sq. feet exclusive of streets, which are all laid out and the lots sub-divided. This property, which stretches from the Upper Lachue road to the level of Cote St. Antoine road, offers one of the most tempting speculations in land on the Island of Montreal. No better investment could be made by a large capitalist willing to safely place a sum of money where it would produce a maximum of profit with a minimum of care and oversight.

TWO DETACHED HOUSES IN THE best residence section of Westmount, both built for owners' occupation. Each lot has a frontage of nearly one hundred feet, one commands a view from elevated land, the other 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 contain-

ing special features throughout. Will be sold at a reasonable price. (178-B)

ful floor coverings are Oriental rugs, not only because of their fine color, but because the patterns are geometrical and flat. In carpets all patterns of shaded flowers and scrolls are bad. The shaded parts look raised, as if you might stub you toe against them, and the scrolls look as if they were in constant motion.

Scale is important in patterns, as is, also, appropriateness of different styles of patterns to different places and materials.

Scale in furniture is practically set by the size of a human being, and modified somewhat by the size of the room. Chairs may be smaller or larger, but their variations in either directions are limited by the fact that they are made to sit on. Scale patterns, however, is practically unrestricted, and should be chosen for definite reasons and to produce definite effects. I admit that it is discouraging when you have decided that you want a paper with small pattern to be told in the shops that "they are not using them." As if the size and requirements of your room changed, and could one year need a plain paper, the next a little speckly, spotted paper, and the next enormous scrawly or big-striped pattern; whereas the beauty of any one of these papers depends on its proper use and contrast with other surfaces. You do not want flowered walls, flowered carpets, flowered table covers, cushions and curtains—everything flowered. If you have chintz curtains, choose a plain wall. If you have a figured wall, choose plain or nearly plain curtains and covers. Always have some plain or nearly plain spot to rest the eye on. This principle is invariable, irrespective of fashion.

Most of the finer large patterns are so broken and interlaced that it is difficult to tell where the unit of the pattern begins and where it ends. A paper or stuff with large or striking pattern is a decoration in itself, and should not be spoiled by having pictures hung on it. Pictures look better on plain or nearly plain colored walls. The plainer, the walls, the less the smaller pictures need mounts; which is an advantage, since a great many mats give a spotty effect to a room. It is only in very large houses that large, heavy furniture and large patterned papers should be used, as these things in a small room make it look much smaller. For small rooms one should select small, inconspicuous patterns. Whatever size the room may be, the wall covering should never be so striking as to cease to be a background for the people and furniture. If there are large figures on the wall and they come down back of the people, you don't clearly see the people in the room and you don't enjoy the wall pattern. Those who have seen the delivery room in the Public Library in Boston, with the high-paned woodwork and the Abbey decorations above, will remember how much more effective it is for being relieved by the plain surface below.

Quite as important as intrinsic beauty is appropriateness of pattern. Let us imagine a pattern of bunches of roses tied with fluttering ribbons, with here and there a butterfly—charming in itself, but as a carpet to walk on utterly

ing special features throughout. Will be sold at a reasonable price. (178-B)

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 60 feet with a depth of 110 to 115 feet. The situation is the most accessible of all the hillside property and commands a magnificent view. Price from 12½ cents upwards. (289-A)

WESTERN AVENUE—About 60 yards west of Metcalfe Avenue, a very desirable piece of land, 43 feet front by 100 feet deep, to a 20-foot lane in rear. (132-B)

WESTMOUNT PARK—A handsome solid brick house, 13 rooms and a fine cellar, Daisy furnace. Sanitary arrangements perfect. Electric light and gas in house, gas grate in parlor. Corner lot with 100 feet frontage on the beautiful new Park. Size of lot 50 x 100. Price \$10,000 (74-B)

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

WOOD AVENUE—A three story red stone front, semi-detached house, with two story extension; cemented cellar with laundry, store-room, Daisy furnace, etc. Seven bedrooms, ample cupboard accommodation, four fire places, electric wires and gas throughout; hardwood floors, on ground and first floor. Interior finished in cottonwood. Particulars at office. (209-B)

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

WESTMOUNT—A magnificent corner property on the uplands, with grounds containing over 100,000 ft., with a substantial three-story solid brick house, heated throughout by hot water furnace, and contains seven bedrooms, besides other ample accommodations. This is a good opportunity to combine the purchase of a home with a speculation, as the price is about the value of the land. Would be sold in lots if required. (25-3)

FOR SALE OR TO LET—At Weredale Park, Dorchester West, corner Atwater Avenue; by Street Railway about 15 minutes from City Post Office, a large very fine house, stables, &c. &c., lately occupied by Mr. Sergeant of Grand Trunk Railway. Has all modern improvements, conservatory, vineyard, tennis courts, lawns, kitchen-garden with very best of small-bearing fruits, beautiful scenery, and a most desirable gentleman's residence. Will be sold en bloc or in separate parcels at a great bargain, or let for a term of three years at a nominal rental.

At Weredale Park—Lots 3, 4, 5, 6, 7, 11, 12, 14, 15 and 17. These are among, if not the finest, building lots in the beautiful suburb of Westmount, being on the line of city limits, easy of access, fine drainage, water and all other city improvements.

Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & CO'Y.

BAY VIEW—Neat frame house, fronting on the lake; ten rooms, large gallery front and side; good shade trees; partially furnished. Price only \$1,900. Very easy terms. (239-B)

MONTREAL WEST—A charming frame cottage specially well built by owner for his own use, and is finished throughout in a very superior manner; heated by hot water furnace, hot and cold water throughout, bath, w.c., electric light. (231-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)

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

CHAMBLY BASIN—A fine residence property, containing 28 arpents, of which five arpents are beautifully wooded. River frontage on two sides; about one mile from Richelleu station, (C. V. R.). Solid stone three story house, fifty feet square; hot water furnace; large stable and coach house and other out-buildings; good boating and fishing; telephone in house; only 1½ hours' drive from Longueuil. Moderate price. (119-B)

COTE-DES-NEIGES—That beautifully situated property known as "Fern-grove," bounded by Cedar, Crescent and Lakeview Aves., between Cote St. Luc Road and Westmount. Particulars at office. (167-B)

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

DIXIE, now called SUMMERLEA—We have some choice villa lots within three minutes' walk of the railway station, and within two minutes' walk of the River St. Lawrence with boating privileges, varying in price from 5 cents a foot up. And there are also a few choice lots on the river front for sale at 25 cents a foot. A few pretty cottages, substantially built with stone foundations and extension kitchen with cellar, for \$2,500, including 7,500 feet of land on the principal avenue. Terms easy. (64-B)

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

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

unsuitable. On floors you want patterns that give the impression of solidity and flatness.

Free and naturalistic patterns are better used where they are broken by folds than where they are not. When repeated, they are much less satisfactory than one might suppose, because accidental features when recurring over a large surface are much trying than are symmetrical forms. There is nothing so monotonous as variety, if only you get enough of it. I saw not long ago a beautifully drawn wall paper—sprays of roses; from one rose two petals were dropping. In the store where one saw only a small piece, people said, "How natural! how lovely!" On the wall that rose dropped its two petals at distances of two feet in horizontal and vertical lines all over the room; there was no escape. One wished that all the petals would drop, be swept up, and so finished.

Light and gay and frivolous patterns, with sprays and garlands and bouquets, though charming in themselves, are suitable for muslin and silk curtains, chintz covers, and other furnishings of a temporary character, only wherever the effect of permanence and solidity is not sought.

To be Continued.

THE SUMMER FIREPLACE.

SUGGESTIONS FOR THE ARTISTIC COVERING UP OF THE WINTER CONVENIENCE.

The fireplace of living and sleeping room forms an unlovely point at this time of the year, says the *Philadelphia Press*, and the filling of its void is a question, much mooted, with the housewife.

Japanese ideas form one way out of it. A parasol of this style chosen in coloring to match the decoration of your room, is charming during the hot weather. There is no arranging for this effect. The sunshade is opened and laid upon the hearth in such a way as to hide the opening and the thing is done. A large Japanese fan can be used in the same manner, and is also chic.

Another way to cover it, is to suspend a brass rod directly above the opening and upon this to gather a tiny curtain as is done in making a low bookshelf. The curtain should combine well with the color scheme of the apartment and should not be too bright as this would call attention to the covered cavity.

If the place be new and pretty it should not be hidden. In this case choose instead of a covering, a huge vase in faience ware, a tint which matches your room, and fill this with a quantity of some long stemmed flowers.

Wild flowers are charming for this purpose. Field daisies, black-eyed Susans, golden rod, tiger lilies, etc., chrysanthemums, green margarets, clover carnations and other old fashioned flowers look well and often last from one to two weeks.

Growing plants are attractive for fireplaces which are old or much discolored. A prominent London florist says a word for the rex begonia in this connection. This, he says, as it

OTTEBURN FARM—Belonging to the Estate of the late Sir Joseph Hickson, contains about 2800 acres of which 225 acres are under cultivation. The property is situated on the river Madawaska about 4 miles south of Lake Temiscouata, and is reached by the Temiscouata Railway which runs through the property at about half a mile from the house. The distance from Riviere du Loup on the St. Lawrence is 65 miles, and about 17 miles from Edmundston, St. Johns River, the junction of the Temiscouata and Canadian Pacific Railways. Cleared land produces large crops of hay, oats, peas, wheat and potatoes, well fenced. The uncleared land contains fine timber, principally cedar, pine, ash and tamarac, which produces some revenue without depreciating the value of the property. Considerable stock has always been kept on the farm, and there are large barns, sheds and outhouses in first-class condition. Good dwelling house and a farmer's house, also boathouse, blacksmith's shop, carts and farm implements. There is good trout fishing throughout the whole of this district, the toulida being abundant in Lake Temiscouata. Partridge and hares are also plentiful. Other particulars at this office. (183-B)

SHERBROOKE, P. Q.—Some choice factory sites with water power (about 500 horse power at present available) adjoining the Grand Trunk line. Call at office for plan and particulars. (238-A)

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

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

STE. ANNE DE BELLEVUE—A frame cottage situate on Grand Trunk Ave., 8 rooms, lot 200 by 150. (173-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 verandahs 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. (129-B)

ST. HILAIRE—23 arpents of land, all in choice orchard and garden, with frame-house; beautifully situated for summer residence. (159-B)

ST. JOHNS, QUE.—Three solid brick cottages with extensions, well situated on Champlain street, facing Richelleu River; nine rooms, bath and w. c. in each. Area of lot about 16,700 feet. Price only \$8,000 (205-C)

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. (374-b)

Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

BROME, P. Q., SMALL FARM FOR SALE.—About 50 acres, beautifully situated, and with frame dwelling house, good stables and other out-buildings. Farm about half a mile from "Brome Corner," and about four miles from Knowlton, a fashionable summer resort, and Brome lake, with its well known fishing grounds; only a few minutes walk from good stores, telephone and telegraph offices, church and post office. Also close to cheese factory, wheelwright and blacksmith's shop, and furniture factory. Sugar bush, orchard and garden, etc. on the farm. Price \$2,750.

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

FOR SALE OR TO LET

Boisbriant Manor House,

MAGNIFICENT modern TOWN MANSION, with spacious stables. Beautiful staircase, dining room and library. **LARGE RECEPTION ROOMS** with silk hangings, curtains and principal rugs designed and made for the house by MORRIS, LONDON. **LARGE VACANT LOT** adjoining the house will be sold with the house if desired.

Apply to

JOHN B. ABBOTT,
163 St. James St.,
Montreal.

Telephone 1642.

A COUPLE OF FARMS on the Lake front, suitable for subdivision, choice location for summer residences. Particulars at office. (80-B)

DRUMMONDVILLE, QUE.—A farm of about 100 acres, near the centre of the town, partly divided into building lots; the house is 30 x 40 ft., with wide verandah on all sides, heated by furnace, and in good order. The property is situated within 15 minutes' walk of the Intercolonial and Canadian Pacific Railways. Plan and further particulars in office. (263-B).

GRIMSBY, ONT.—A charming modern homestead in the finest fruit section of the garden of Canada, in perfect order within and without. A small earthly paradise. Price \$6,000. (259 B).

grows with the whole plant turned one way is excellent for the purpose. Ivy leaf geraniums are also well worth considering: If the hearth be filled with some substance congenial to its growth, this geranium will trail luxuriantly over it. This plant comes in many forms and colors.

There are several ferns which serve prettily for the fireplace. A small fern may be chosen, a dracaena, or the grevillea robusta, a small, feathery plant which stands well the dry indoor temperature.

Zinc troughs are much used to hold fireplace green things, as they facilitate the operation of watering. Double the amount of plants required to fill the place should be kept on hand. These can be formed into two relays, and alternated with each other every few days. While one portion is within doors the second instalment is placed in sun and open air. In this way the health of the entire number is secured. Branches with leaves—non-poisonous—of pretty coloring may be discovered, even at this early season, in woods and country lanes. These by means of a flatiron, can be waxed on the mother bough and preserved for months. A fireplace filled with these and containing also a high vase of golden rod—which will soon be in blossom now—is an ideal arrangement.

To the woman who wants the thing done once and for all, run two narrow gilt curtain rods at top and bottom, and fix a sash curtain of Japanese silk. This is a Washington idea, and is effective and cool.

SEIGNIORY FOR SALE—A fine seigniorial property, beautifully situated, within twenty miles of Montreal; comprising the Manor House on six arpents of land laid out with ornamental trees and shrubs. The house contains twenty rooms, heated by hot water, and there is excellent stabling. There is also a well wooded domain of 150 arpents; a grist mill; water power; water works and aqueduct; three islands, etc. The total revenue is about \$8,750. This is an exceptionally good opportunity for a capitalist or a well-to-do politician to acquire a fine country residence, within an hour's ride of Montreal, with all the advantages accompanying the position of Seigneur. (47-B)

TO LET

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

J. CRADOCK SIMPSON & Co
181 ST. JAMES STREET.

STRATHMORE, P.Q.—A beautiful summer residence, 40 ft. square, and extension kitchen. Lot 120x168 ft., situated on the lake front. Prizo flower garden. Will be sold at less than cost. (202-B.)

UPPER LACHINE.—A block of 300 feet frontage on Brewster Avenue, owner anxious to sell, having acquired it through foreclosure. (253B).

WINDSOR, ONT.—A choice piece of ground, 150 ft. x 250 ft., on Ouellette Ave., the principal street in the town, would exchange for Montreal or lake front property. (258-B.)

WINDSOR, ONT.—A block of 150 feet frontage on the main avenue of this thriving town, would be exchanged for city property. (258B).

KNOWLTON, "BROMELAWN."—The property of a lady living in Brooklyn, A large frame house of twelve 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. (249B).

LACHINE LOCKS.—A fine modern house on ample grounds, situated on the high land on the finest part of the road. Would be sold or exchanged for city property. (254B).

LACHINE, P.Q. FARM FOR SALE.—170 acres, of which about 40 acres are in cultivation; 50 acres in pasture, and about 40 acres in bush; ¼ mile from railway station; five minutes walk from church and school; good water supply; large sugar bush; good dwelling house, barns and outbuildings. Price \$4,500.

ST. ANNE'S.—Handsome residence and grounds fronting on the Lake of Two Mountains; grounds containing over three arpents. House one of the most tasteful summer residences of moderate cost on the island. Suitable for winter occupation. Hot water furnace; hot and cold water; nine bed rooms; everything in perfect order; photos and particulars at the office. (164-B.)

ST. ANNE'S.—That unique property formerly known as Beckers Island. One of the most picturesque spots in the vicinity of Montreal, comprising a large island in a high state of cultivation, completely walled, beautiful lawn shade trees, gardens, fruit trees, etc. A handsome residence completely furnished, wharf, boat house, and out-buildings. Splendid train service, satisfactory reasons for selling. Price only \$7,000. (81-B)

ST. HUGHES.—Domain of 159 arpents, with small wooden house and large barn; a beautiful situation for a country house, magnificently wooded, fencing in perfect order. Price only \$3,200. (56-B)

The REAL ESTATE RECORD is published by the proprietors, J. Cradock Simpson and Henry Letz, Printers, No. 181 St. James Street, Montreal and is printed for the proprietors by M. S. Foley, No. 171 St. James Street, Montreal.

REAL ESTATE TRANSFERS RECORDED IN JULY, 1898.

MONTREAL EAST

STREET AND No.	WARD.	CAD. No.	SUB. DIV. No.	DIMENSIONS.		AREA.	PRICE PERFOOT	BUILDINGS.	TOTAL PRICE.	REMARKS
				FRONT	DEPTH.					
Delorimier Ave.....	St. Mary's...	1489	50 & 3	50	irreg.	4325	.26½	Vacant.....	1199 31	
Chausse.....	"	1489	7	25	88	2202	.14	"	304 34	
Maisonneuve.....	"	820,821,822	parts	irreg.	irreg.	2561	.10	"	250 00	
Chausse.....	"	1489	5	25	87 9	2193	.13	"	284 06	
"	"	1489	8	25	88 3	2206	.13	"	285 94	
"	"	1489	10	25	88 7	2214	.15	"	335 65	
"	"	1489	28 to 38	275	94	25850	.15	"	3877 50	
Fullum.....	"	1462	8	27	80	2160	.40	"	800 00	
Papineau, 143 to 147.....	"	636	2	25	69	1725	.....	Buildings.....	2200 00	
Dorchester, 14.....	"	202	pt.	22	94	2068	.....	"	2300 00	
St. Ignace, 33-37.....	"	68	N W pt.	43 6	87	3784	.....	"	7000 00	
Panet, 427 441.....	".....	1101	142, 143	irreg.	irreg.	18677	.....	".....	13300 00	a reméré
Montcalm, 274-276.....										
Robin, 36.....	St. James.....	990						"		
St. Catherine, 1402-1406.....	St. Mary's.....	307		34 9	99	3440	.....	"	13100 00	
Laval Ave.....	St. Louis.....	897	8	23	75	1725	.....	"	2000 00	
Drolet, 156.....	"	903	149	20	72	1440	.....	"	1800 00	
St. Lawrence, 5 to 9.....	"	60		41 3	irreg.	3464	.....	"	912 15	undivided 1-12
St. Denis, 208-210.....	"	445		irreg.	irreg.	34953	.....	"	24000 00	
Sherbrooke.....	"	746	12 & 13	56	100	5600	1.88	Vacant.....	10575 00	
Sanguinet, 117-119.....	"	391		48	irreg.	4105	.....	Building.....	4000 00	
"	"	903	237	20	72	1440	.56	Vacant.....	800 00	
Drolet, 249-251.....	"	903	pt.	19 3	72	1386	.....	Buildings.....	1675 00	
" 245-247.....	"	903	130	19 3	72	1386	.....	"	1675 00	
St. Dominique, 76-78.....	"	257, 256		38 6	74	2849	.....	"	4500 00	
Sanguinet, 4 to 8.....	"	19	pt.	57 3	50 2	3474	.....	"	12500 00	
Sherbrooke, 385.....	"	899	4	irreg.	irreg.	3460	.....	"	4545 00	
Coté, 27-29.....	St. Lawrence.....	788		52	102	5304	.....	"	7000 00	
St. Chs. Borromee, 46-48.....	"	638		43 3	irreg.	6330	.....	"	7500 00	
Park Ave.....	"	47, 48	parts	75	104	7800	.63	Vacant.....	4970 00	
St. Urbain, 48½-52.....	"	648		49	56	2786	.....	Buildings.....	10000 00	
Berri, 80-82.....	East.....	175 pt. 174		irreg.	irreg.	2530	.....	".....	8000 00	
St. Louis, 38-40.....										
Labelle, 33-35.....	St. James.....	478		40	74	2960	.....	Buildings.....	considera'n	
Berri, 791.....	"	1203	parts	irreg.	irreg.	2442	.....	"	2500 00	
" 791.....	"	1203		"	"	2442	.....	"	2500 00	
Notre Dame, 1346-1348.....	"	18	2	"	"	946	.....	"	1333 45	
Rivard.....	"	1202	111 to 113	"	"	7039	.50	Vacant.....	3500 00	
St. Catherine, 1521-1527.....	".....	788		49 6	127	6286½	.....	Buildings.....	6000 00	undivided ¼
St. Timothee, 229.....										
Beaudry, 660-662.....	"	1143	5	42 9	57 6	2458	.....	"	2000 00	
Berri, 650-656.....	"	1203	28, 29	40	83	3316	.....	"	3600 00	
Dorchester, 362.....	"	414	½	22 2	86 10	1925	.....	"	6000 00	
Notre Dame, 1191-1197.....	"	55		49 5	63 2	3221	.....	"	3799 00	undivided ½
Amherst.....	"	1211	112	25	110	2750	.63	Vacant.....	1750 00	
St. Hubert.....	"	1203	230 to 235	150	109 9	16464	.60	"	9877 50	
St. Catherine, 1460-1464.....	".....	630		43 5	78 3	3402	.....	Buildings.....	21000 00	
Montcalm, 178.....										
St. André.....	"	530	9 to 14	148 8	irreg.	10857	.20	Vacant.....	2188 19	
Amherst.....	"	1211	132, 133	26	110	7720	.46	"	3556 80	
Logan Ave.....	"	1211	105	25	110	2750	.58	"	1595 00	
Mentana.....	"	1211	54, 55	49 6	106	5247	.52½	"	2750 00	
" 83 to 87.....	"	1211	54, 55	49 6	106	5247	.....	Buildings.....	4000 00	
Bivard, 64 to 70.....	"	1202	58, 59	40	70	2800	.....	"	2900 00	
St. André, 858, 864.....	"	1207	66, 67	48	94	4512	.....	"	2600 00	
Chausse.....	St. Mary's.....	1489	1 & 2	50	87 2	4358	.17	Vacant.....	750 00	
Fullum.....	"	1462	11	27	80	2160	.35	"	706 50	
Panet.....	"	907	pt.	irreg.	irreg.	162	.....	"	121 50	strip
Chausse.....	"	1270		"	"	8000	.25	"	2000 00	
"	"	1489	9 & 13	50	"	4437	.18½	"	681 62	
Dumont.....	"	1223	44 & 46	28	84	2352	.42	"	1000 00	
Ontario, 1015-1021, 1027-1029½.....	"	1101	34 & 73	irreg.	irreg.	8682	.....	Buildings.....	1500 00	& other consideration
Chausse.....	"	1489	6	25	87 11	2198	.13	Vacant.....	294 18	
Poupart, 258-268.....	"	1361	11 & 12	40	90	3600	.....	Buildings.....	3000 00	
Visitation, 207-209.....	"	749		17	64	1088	.....	"	1500 00	a reméré
Plessis, 79-81.....	"	364	pt.	27 4	101	2760	.....	"	1800 00	
Chausse.....	"	1489	11	25	88 9	2218	.17	Vacant.....	383 75	

MONTREAL WEST.

STREET AND NO.	WARD	CAD. NO.	SUB. DIV NO.	DIMENSIONS		AREA.	PRICE PER P ^t	BUILDINGS.	TOTAL PRICE.	REMARKS.					
				FRONT	DEPTH										
Notre Dame, 2587-2601 }	St. Antoine..	199	.....	90	110	9900	.....	Buildings.....	consider'tn	Undivided 3/4			
Chatham, 72-78..... }				37	10	57	6	2174	.....		" .....	10000 00		
Cathcart, 62-64..... }				45	60	8	2730	.....	" .....		8500 00			
Aqueduct, 181-183..... }				26	95	2470	.....	" .....	9500 00					
St. James, 309-313..... }				22	6	123	6	2767	.....		" .....	4800 00		
Fort, 38..... }				53	150	10	6123	1.80	Vacant.....		11076 80				
Ontario Ave..... }				20	6	95	1947	.....	Buildings.....		5000 00			
St. Antoine..... }				48	124	5952	.....	" .....	3600 00					
Charham, 134..... }				16	11	96	6	1032	.....		" .....	3000 00		
Victoria, 64..... }				43	irreg.	2547	.....	" .....	7000 00					
St. Antoine, 25-27..... }				St. Ann's....	1600	Parts	irreg.	irreg.	8084		.....	" .....	16000 00	
St. Martin, 281-283..... }							1, 2, 3	irreg.	irreg.		9436	"	19500 00	
Merland, 1-9..... }							40	79	3197		"	1200 00	a reméré	
Tupper, 88-92..... }							7	24	131		6	3348	1 25	Vacant.....	4185 00
Cathedral, 7-9..... }							40	4	100		4033	Buildings.....	8200 00	
Drummond..... }	22	27	80				2160	.....	" .....	15000 00				
St. Antoine, 123-127..... }	W pt	100	irreg.				28443	.....	" .....	20000 00	Sheriff's sale			
Mackay, 9-11..... }	Parts	irreg.	irreg.				6822	.....	" .....	14900 00				
Drummond, 279..... }	Centre	1760	Parts				irreg.	irreg.	6411	.....	" .....	17500 00		
St. Luke, 250-276..... }							22	125	2750	.....	" .....	1300 00	rights in ^s	
St. Antoine, 133..... }							32	7	97	3160	"	650 00	Undivided 1/3	
Windsor, 102-114..... }							Pt.	40	96	3840	"	2500 00	Sheriff's sale	
St. Antoine, 361-363..... }							108	93	10	10098	.....	" .....	50000 00	
St. Maurice, 55-59..... }							Pt.	irreg.	irreg.	9999	.....	" .....	4999 50	
Bourgeois, 144-150..... }							1 & 2	irreg.	irreg.	4133	.....	" .....	26500 00	
Grey Nun, 96, 104..... }				Centre	1756	irreg.	irreg.	10042	6.50	Vacant.....	65273 00			
Shannon, 103..... }															
St. Paul, 632-640..... }															
St. James..... }															
St. Lambert Hill..... }															

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Mortgage Loans

181 ST. JAMES ST. MONTREAL.

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

STREET AND NO.	WARD.	CAD. No.	SUB. DIV. NO.	FRONT	DEPTH	AREA.	PRICE PER FT	BUILDINGS	TOTAL PRICE	REMARKS.
St. Andre, 1094-1096.....	St. Jean Bap.	10	173	24	94	2256	.....	Buildings.....	900 00	
Berri.....	"	15	123	22	70	1540	.....	".....	1750 00	
St. Denis, 849-853.....	" }	15	486-487	50	95	4750	.....	".....	9500 00	
Duluth Ave, 217-225...										
Marie Anne, 371-387...										
St. André, 1155-1159... }	"	11	60, 61, 62	69	99	6831	.....	".....	16500 00	
Rachel, 254 to 258.....	"	8	51 & 52	48	100	4800	.....	".....	4500 00	
Dufferin Ave., 124.....	"	7	190	25	100	2500	.....	".....	700 00	a reméré
Rachel.....	"	8	158	22	6 100	2250	71	Vacant.....	1600 00	
St. Lawrence, 1117-1119..	"	374	part	20	150	3000	.....	Buildings.....	5300 00	
Drolet, 362-364.....	"	15	831	20	72	1440	.....	".....	1800 00	
Rachel, 248.....	"	8	54	23	100	2300	.....	".....	1425 00	
Mentama, 294-298.....	"	10	13 & 14	48	94	4512	.....	".....	3100 00	
St. Hypolite, 344-346... }	" }	329	.....	27	54	1458	.....	".....	3700 00	
Duluth Ave., 360.....										
LaSalle.....										
.....	"	6	17	24	69	1650	27	Vacant.....	450 00	
.....	"	6	120 & 121	48	69	3312	42	Buildings.....	1400 00	
Dufferin.....	St. Denis	329	72	25	80	2000	.....	Buildings.....	900 00	a reméré
Breboeuf.....	"	331	111	50	86	4300	10	Vacant.....	430 00	
Huntley.....	"	8	pt. 495	25	100	2500	09	".....	225 00	
Gilford, Chambord and LaSalle	"	330	125 to 144	irreg.	irreg.	32343	22	".....	7157 10	
St. Louis.....	"	197	1 to 4	100	82 2	8200	.....	Buildings.....	5194 96	
St. Hubert.....	"	7	350	25	109	2725	06	Vacant.....	177 13	
Rivard, 582.....	"	162	166 & 167	44	70	3080	.....	Buildings.....	1300 00	
Drolet.....	"	167	35	35	75 9	2336	.....	".....	1200 00	
Breboeuf.....	"	331	pt. 115	25	86	2150	10	Vacant.....	215 00	
".....	"	331	pt. 115	25	86	2150	10	".....	215 00	
".....	"	331	pt. 114	25	86	2150	10	".....	215 00	
St. Hubert.....	"	7	855 & 856	50	109	5450	03 1/2	".....	200 00	
".....	"	7	850	25	109	2725	03 1/2	".....	100 00	
Boyer.....	"	5	399	25	114	2850	.....	Buildings.....	260 00	
Breboeuf.....	"	331	113	50	86	4300	10	Vacant.....	430 00	
Rivard, 566 570.....	"	162	171	22	70	1540	.....	Buildings.....	1350 00	
Carillon.....	"	324	29	20	84	1680	.....	".....	1000 00	a reméré
St. Hubert, 1504.....	"	7	94	25	109	2725	07 1/2	Vacant.....	204 37	
" 1575 & 1577.....	"	7	152	25	87	2175	.....	Buildings.....	1200 00	
Labelle & Huntley.....	"	7 8	parts	75	irreg.	8000	09 1/2	Vacant.....	757 50	
St. Denis, 1495-1505.....	"	209	50	25	100	2500	.....	Buildings.....	300 00	a reméré
Perrault.....	"	325	39	24	85	2040	.....	".....	3000 00	
Breboeuf.....	"	331	107	22	96	1892	10	Vacant.....	181 20	
St. André.....	"	325	225, 226	43	75	3225	30	".....	1000 00	
Chambord.....	"	331	139	50	73 6	3675	15	".....	.....
Breboeuf.....	"	331	119	50	86	4300	10	".....	430 00	
Carillon, 101.....	"	324	7 & 8	40	84	3360	.....	Buildings.....	1300 00	
Frontenac.....	Hochelaga.	166	324	25	80	2000	.....	".....	850 00	a reméré
Moreau.....	"	80	part	50	190 6	9546	.....	".....	8000 00	
St. Catherine, 632-634.....	"	166	46	23 8	100	2366 8	.....	".....	3600 00	
Moreau, 334.....	"	80	185	24	150	3600	.....	".....	1500 00	
Ontario, 601-605.....	"	159	280	22 3	117 4	2610	.....	".....	4500 00	
Joliette.....	"	23	121, 122	24	121	2904	25	Vacant.....	730 00	
Frontenac.....	"	166	345	22	80	1760	10	".....	175 00	
Logan.....	"	166	594 to 596	67 6	80	5400	30	".....	1550 00	
Moreau.....	"	80	parts	288	150	43200	27 1/2	".....	1200 00	
".....	"	80	47	48	100	4800	04 1/2	".....	210 00	
Mullins.....	St. Gabriel	2674	29	22	irreg.	2528	20	".....	501 00	
Charlevoix, 785 to 795... }	" }	2790	.....	106 6	irreg.	13898	.....	Buildings.....	15500 00	
St. Charles, 191-207... }										
St. Patrick & Atwater.....										
Manufacturers, 216-228...	"	2513	35 to 38	irreg.	irreg.	18980	25	Vacant.....	4745 00	
.....	"	2793	53	107	5679	Buildings.....	2600 00	

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STREET & NO.	WARD.	CAD. NO.	SUB. DIV. NO.	DIMENSIONS		AREA	PRICE PER FT	BUILDINGS.	TOTAL PRICE	REMARKS
				FRONT.	DEPTH.					
Belmont Ave.....	Par. Montreal	223		irre	gular	50688	9	Vacant.....	4561 92	
Victoria Ave.....	"	215	pt. of 18 & 17	55	135	7425	33	"	2500 00	
		284	16 & 19							
College & Mountain Ave {	"	374	79 to 83	irre	gular	121240	10	"	12448 90	
		283								
Western Ave.....	"	233	part	irre	gular	29783	25	"	7445 75	
Columbia Ave.....	"	941	303	25	92	2300	55	"	1265 00	
Aberdeen Ave.....	"	282	part 45	irre	gular	4631		"	price not	mentioned
Elm Ave., 367.....	"	372	132	25	108	2700		Buildings	6000 00	& other considerations
York Ave.....	"	214	55	irre	gular	4242		"	7000 00	
Bolton Ave.....	"	374	8	25	irreg.	7106		Vacant.....	1000 00	& other considerations
High, (cor. Mt. Pleasant)..	"	374-1	62, 63, 64 & 65	100	110	11000		"	2000 00	and hypothecs
Cote St Antoine Road.....	"	375	pt. of 11	18 8	110 6	2062 8		Buildings.....	1000 00	A reméré
Selby Ave.....	"	384	117	31	93	2883	42	Vacant.....	1208 00	
do	"	384	116 & 117	50	171	96087 6		Buildings..	11575 00	
Roslyn Ave.....	"	219	151	50	111	5550	30	Vacant.....	1665 00	
Prince Albert Ave.....	"	214 & 208	parts of	150	200	30000	38	"	11500 00	
Victoria Ave.....	"	215	100	20	130	2600		Building in construction...	2300 00	A reméré
Cote St. Antoine Rd.....	"	221	63 to 68	irre	gular	296754	30	Vacant.....	8847 60	
St. Antoine.....	"	383	118	26	100	2600	61½	"	1600 00	

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