

Technical and Bibliographic Notes / Notes techniques et bibliographiques

The Institute has attempted to obtain the best original copy available for filming. Features of this copy which may be bibliographically unique, which may alter any of the images in the reproduction, or which may significantly change the usual method of filming, are checked below.

- Coloured covers/  
Couverture de couleur
- Covers damaged/  
Couverture endommagée
- Covers restored and/or laminated/  
Couverture restaurée et/ou pelliculée
- Cover title missing/  
Le titre de couverture manque
- Coloured maps/  
Cartes géographiques en couleur
- Coloured ink (i.e. other than blue or black)/  
Encre de couleur (i.e. autre que bleue ou noire)
- Coloured plates and/or illustrations/  
Planches et/ou illustrations en couleur
- Bound with other material/  
Relié avec d'autres documents
- Tight binding may cause shadows or distortion along interior margin/  
La reliure serrée peut causer de l'ombre ou de la distorsion le long de la marge intérieure
- Blank leaves added during restoration may appear within the text. Whenever possible, these have been omitted from filming/  
Il se peut que certaines pages blanches ajoutées lors d'une restauration apparaissent dans le texte, mais, lorsque cela était possible, ces pages n'ont pas été filmées.

Additional comments:/  
Commentaires supplémentaires:

L'Institut a microfilmé le meilleur exemplaire qu'il lui a été possible de se procurer. Les détails de cet exemplaire qui sont peut-être uniques du point de vue bibliographique, qui peuvent modifier une image reproduite, ou qui peuvent exiger une modification dans la méthode normale de filmage sont indiqués ci-dessous.

- Coloured pages/  
Pages de couleur
- Pages damaged/  
Pages endommagées
- Pages restored and/or laminated/  
Pages restaurées et/ou pelliculées
- Pages discoloured, stained or foxed/  
Pages décolorées, tachetées ou piquées
- Pages detached/  
Pages détachées
- Showthrough/  
Transparence
- Quality of print varies/  
Qualité inégale de l'impression
- Continuous pagination/  
Pagination continue
- Includes index(es)/  
Comprend un (des) index

Title on header taken from:/  
Le titre de l'en-tête provient:

- Title page of issue/  
Page de titre de la livraison
- Caption of issue/  
Titre de départ de la livraison
- Masthead/  
Générique (périodiques) de la livraison

This item is filmed at the reduction ratio checked below/  
Ce document est filmé au taux de réduction indiqué ci-dessous.

10X	12X	14X	16X	18X	20X	22X	24X	26X	28X	30X	32X
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Real Estate Record

Entered according to Act of the Parliament of Canada in the year 1893 by James Cradock Simpson at the Department of Agriculture.

Vol. XIII.

Montreal, July, 1900.

No. 7

## The Liverpool and London and Globe INSURANCE CO.

Total Assets, over \$58,553,908      Invested in Canada, \$2,110,000      Losses paid, \$169,017,187

HEAD OFFICE, CANADA BRANCH:

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

INSURANCE EFFECTED AT LOWEST CURRENT RATES.

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

## ALLIANCE ASSURANCE COMPANY

OF LONDON, ENGLAND

Head Office for Canada

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



Established 1824.

Capital \$26,000,000.

P. M. WICKHAM,      -      -      -      -      Manager.  
FRED'K T. BRYERS.      -      -      -      -      Inspector.

## ROYAL INSURANCE COMPANY.

Largest Fire Office in the World

QUEEN INSURANCE COMPANY of America.

Unlimited Liability.

Absolute Security.

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

## WESTERN ASSURANCE COMPANY.

FIRE and MARINE.

HEAD OFFICE,      -      -      -      -      Corner Wellington and Scott Streets, TORONTO.

MONTREAL BRANCH,

ROBT. BICKERDIKE, Agent.

J. J. KENNY,

ROUTH & CHARLTON, Montreal City Agents.

Managing Director.

Canada Life Building.

**Arthur J. Cooke,**  
ARCHITECT

**FRASER BUILDING,**  
43 St. James Street  
MONTREAL  
TELEPHONE 1-4347

**WILSON BROS.**  
Builders & Contractors,  
Office & Yard: 30 St. Louis St.

**H. GUERTIN,**  
Stable Supplies - Feed, Etc.  
OFFICE: 246 Stanley Street  
MONTREAL  
FARM at St. Hubert.

Insurance advertisement text.

**INSURE**  
Your **Plate Glass**

**DOMINION PLATE GLASS INS. CO.**  
A strong, reliable company, with large stocks of plate on hand to replace breaks without loss of time.  
CAPITAL - \$50,000.00  
Deposited to Am of Montreal  
**A. RAMSAY,** - President  
77 Royal Street  
MONTREAL

**ESTATE REPAIRS**  
IN ALL BRANCHES  
PERSONALLY ATTENDED TO  
**THOS. LIGHT**  
854 Mackay St. MONTREAL  
478 VITTEL STREET, WASHINGTON  
CORPORATION ONLY JOINERS  
TELEPHONE 3187

**LAURENTIAN SAND AND GRAVEL CO.**  
SPECIALIZED QUANTITIES OF SAND, GRAVEL, CRUSHED STONE, CURBING STONE, CURBING GRANITE, GARDEN SETTING  
4, rue de la Paix, St. J. 1914-15  
Post Office Box 12 St. Jean Street  
Telephone 2115

**Robert Neville, Jr.,**  
CARPENTER AND BUILDER,  
Joining of all kinds, repair, alterations to houses, etc. for all districts of work.  
122 St. Antoine St. Telephone 3115

**T. CHRISTY,**  
Sanitary Plumber,  
STEAM AND GAS FITTER,  
No. 125 Binery St., MONTREAL

Advertisement for a business or service, partially obscured.

**Houses to Let**

**REDUCED RENTS.**

**PARTICULARS**  
THE S. OSABOOK SIMPSON,  
Real Estate & General Co.  
181 ST. JAMES ST.

**DAVID R. BROWN,**  
ARCHITECT  
Canada Life Building

**R. M. RODDEN,**  
ARCHITECT  
50 St. James Street  
MONTREAL

**J. P. B. CASGRAIN,**  
Civil Engineer in Dominion Legal Service  
SUBDIVISIONS OF PROPERTIES & SPECIALTY  
100 St. James Street, MONTREAL

**L. A. MARCIE,**  
ARCHITECT  
111 St. James Street  
MONTREAL

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

**D. H. MULLINAW,**  
Lumber and Timber of all kinds  
HARVEY & Co. Bldg.  
120 St. James Street

**F. ESCOFFIER & Co.,**  
PLASTERERS  
and Contractors  
25 St. James Street  
Tel. 2115



## RENTING HOUSES.

Tenants and Landlords

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

### WALL PAPERS.

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

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

## GEO. S. KIMBER,

HOUSE, SIGN & FRESCO PAINTER,

All kinds of Paper-Hangings in Stock.

2466 St. Catherine Street, MONTREAL.

Bell Telephone Up 1287.

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

REPAIRS PROMPTLY ATTENDED TO.  
Estimates Given.

879 ST. PAUL STREET.  
Tel. Main 1665.



Elevator Cars,  
Gates. Railings,  
Staircases,  
Sidewalk lights

...AND...]

Architectural Iron Work.

Quick supply from stock  
patterns.

Designs and Estimates promptly furnished.

THE MALLEABLE IRON CO.,  
19 Mill Street, Montreal.

TEL. Up 1139.

## H. BAILLIE,

. . Plumber, etc. . .

168½ PEEL ST.

TELEPHONE Main 841

## WM. WHYTOCK, CARPENTER and JOINER

(SUCCESSOR TO R. WEIR & SON)

704 DORCHESTER STREET.

JOBGING PROMPTLY ATTENDED TO

Estimates for Complete Building  
Contracts given when required.

# Real Estate Record

## THE Real Estate Record

IS PUBLISHED MONTHLY

- AT -

181 St. James Street, Montreal.

The J. GRADDOCK SIMPSON  
Real Estate & Agency Co.  
Proprietors.

ADVERTISING RATES furnished on application  
at this Office.

THE

## CALEDONIAN

Oldest Scottish Fire Office

1724 NOTRE DAME STREET.  
MONTREAL.

LANSING LEWIS, Manager.

J. W. HUGHES,

The Practical Sanitarian

Anti-Septic Plumbing, Heating,  
General Jobbing.

Cor. of Craig & St. Antoine Street.  
Telephone 648.

MELDRUM BROS.,

Coal Merchants and  
General Carters.

Office, Stable and Yards: 32 Wellington St.

BRANCH: MAISONNEUVE.

Bell Tel. Main 742.

O. TERRIAULT,

Plumber, Gas and Steam Fitter.

SPECIALTY: HOT WATER FITTING.

172 St. Dominique Street, near St. Catherine.

BELL TEL. EAST 1282.

J. H. AIME BLAIS,

CONTRACTOR.

Steam and Hot Water Fitting,  
Plumbing, Roofing, Etc.

Full line of Builders' Hardware, Paints, Oils, &c.  
Stoves, Refrigerators.

BELL TEL. 8165. 69 ST. ANTOINE STREET.

### MONTHLY REVIEW.

The real estate transactions during the month of June have not developed any especially interesting features, the course of the market tending evidently to the mid-summer dulness that is sure to come, and it is the knowledge of this, that makes the sea shore and the forest more attractive at his time to the real estate dealer and broker, than the chances of earning precarious profits or commissions that do not often materialize in hard cash.

Apart from the actual transactions recorded (the details of which can be seen in other columns of this issue), an improved inquiry for business properties for actual use is a redeeming feature in the situation, and it is one that will likely assume more importance later on when the inquiry has advanced another stage, and negotiations are in progress.

There is no change in the real estate market as regards auction sales or mortgage loans, and in the former branch there is no probability of any improvement until after the middle of September.

It must be gratifying to all persons interested in Montreal real estate to note that a "Business Man's League" is being organized under the auspices of the Montreal Board of Trade and that there is every prospect of the new organization receiving liberal support. A great deal can be done to develop the best material possibilities of the city of Montreal, and if its leading citizens are broad-minded and progressive, and devote themselves faithfully to the work, they can accomplish wonders.

The sales recorded during the month of June in the undermentioned suburban municipalities amount to \$116,369, and are as follows:—Mai-

## Notes and Drafts

(Loose or Bound.)

CASH RECEIPTS,

PARCEL RECEIPTS,

RENT RECEIPTS,

DELIVERY BOOKS,

PRINTED FORMS,

BLANK BILL HEADS

and STATEMENTS.

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

All kinds of forms printed on the premises.

MORTON, PHILLIPS & Co.

Stationers, Blank Book Makers  
and Printers

1755 & 1757 Notre Dame St. - - Montreal.

JOHN DATE,

SANITARY PLUMBER.

Heating, Drainage, Ventilation.

Electric Bell and Light Wiring,

Manufacturer of Diving Apparatus,

Patent Dry Earth Closet Commodes, &c

654 and 656 Craig Street,  
MONTREAL

TELEPHONE (MAIN) 2492.

ISAACSON & HUTCHESON,  
NOTARIES.

Commissioners for Provinces of Que-  
bec, Ontario, New Brunswick  
and Nova Scotia.

MARRIAGE LICENSES ISSUED.

Mechanics' Insti-  
tute Building, 204 St. James St.,  
MONTREAL.

John Walter Isaacson.

E. J. Hutchison, B.C.L.

# ROOFING AND ASPHALTING

of Every Description.

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

Pneumatic System of  
Conveying Mill Stock.

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

## JACKSON & CHEESMAN

CARPENTERS, BUILDERS & CONTRACTORS.

Jobbing promptly attended to.

OFFICE & WORKSHOPS: **331-5 Hibernia Road**  
Telephone MAIN 1608.

## Valuable Corner Property For Sale.

22,500 FEET.

### ST. JAMES STREET,

Westerly Corner of Victoria Square.

#### A SPLENDID BUSINESS SITE.

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

ALEXANDER MACDONALD,

ST. JOHNS. P. O.

or to

The J. CRADOCK SIMPSON  
Real Estate & Agency Co.  
MONTREAL.

DORVAL

## Residence & Grounds FOR SALE.

THE BEAUTIFULLY SITUATED Residence and fine Grounds formerly occupied by the late Henry E. Murray. Large frontage on Lake St. Louis. One of the most desirable suburban properties about Montreal. For particulars apply to

The J. CRADOCK SIMPSON  
Real Estate and Agency Co.  
181 St. James Street.

sonneuve, \$16,200; Delorimier, \$325; Mill End, \$27,003; Outremont, \$12,100; Cote des Neiges, \$10,300; Notre Dame de Graces, \$375; Montreal West, \$3,301; Verdun, \$2,250; St. Henri, \$30,705; Ste. Cunegonde, \$13,100; and Cote St. Paul, \$410.

There were 146 real estate transfers in the city wards and town of Westmount recorded at the registry offices during the month of June, the particulars of which are given in other columns, amounting to \$695,406.

St. Antoine Ward.. . . .	23	\$224,190
St. Ann's Ward.. . . .	3	18,000
Centre Ward . . . . .	1	35,000
St. James Ward . . . . .	17	53,918
St. Louis Ward . . . . .	8	49,054
St. Lawrence Ward . . . . .	8	37,914
St. Mary's Ward.. . . .	13	43,279
St. Jean Baptiste Ward ..	23	90,112
St. Gabriel Ward . . . . .	4	14,094
St. Denis Ward.. . . .	30	62,318
Hochelega Ward . . . . .	9	14,025
Westmount . . . . .	7	53,502
	146	\$695,406

During the corresponding month of last year 149 transfers were recorded amounting to \$707,498.24.

The Real Estate mortgage loans recorded during the month of June in registration division of Montreal West amount to \$147,450; of this amount \$32,500 was placed at 4½ per cent.; \$82,800 at 5 per cent.; \$13,000 at 5½ per cent.; \$13,400 at 5½ per cent.; \$3,900 at 6 per cent.; \$1,250 at 7 per cent.; and \$600 at a nominal rate.

The 4½ per cent. loans were in two amounts of \$10,000 and \$22,500, and the 5 per cent. were in fourteen amounts of \$1,000; \$5,000; \$5,000; \$3,000; \$10,500; \$2,000; \$12,000; \$7,500; \$3,000; \$19,000; \$3,800; \$9,000; \$500 and \$1,500.

The lenders were:

Estate and Trust Funds . . . . .	\$43,500
Insurance Companies . . . . .	22,500
Local Institutions . . . . .	35,000
Building and Loan Companies ..	1,550
Individuals . . . . .	44,900
	\$147,450

In Montreal East the loans recorded amount to \$126,858. Of this amount \$10,000 was placed at 4½ per cent.; \$36,200 at 5 per cent.; \$15,000 at 5½ per cent.; \$57,358 at 6 per cent.; \$1,000 at 6½ per cent.; \$6,300 at 7 per cent.; and \$1,000 at 10 per cent.

# Evans and Johnson,

AGENTS

## Fire Insurance

BROKERS

1723 Notre Dame Street.

Contracts for Sprinklers. Lowest Current Rates  
Correspondence with Mill Owners solicited.

Bell Telephone MAIN 1807.

### FOR ESTIMATES

— FOR —

Painting, Tinting,  
Paper Hanging,  
Decorating, &c.

First-Class Work at Lowest Prices.

L. J. MATHIEU,

247 Richelieu Street.

BELL TELEPHONE MAIN 2115.

# MONEY TO LEND

WE HAVE ALWAYS Money to lend on First Mortgage on city real estate. Low rates of interest on large amounts. Expenses kept down in all cases. Loans put through quickly when required.

THE

J. CRADOCK SIMPSON

Real Estate and Agency Co.,

181 ST. JAMES STREET.

## House for Sale.

SHERBROOKE STREET.

A well-built commodious Residence containing sixteen rooms, heated by hot water throughout, and fully equipped in every respect. The lot is 30 feet front, by about 188 feet deep, and the vacant lot adjoining of the same dimensions can also be had at a moderate price.

The J. CRADOCK SIMPSON  
Real Estate & Agency Co.

181 ST. JAMES STREET.

# Houses for Sale,

—BY—

The J. CRADOCK SIMPSON  
Real Estate & Agency Co.

Real Estate, Insurance,  
and Investment Agents.

181 ST. JAMES ST.,  
MONTREAL.

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

DEVELOPING and PRINTING

MONTREAL PHOTO. SUPPLY.

R. F. Smith,

1756 Notre Dame St.  
148 Peel Street.

Send for Catalogue and Bargain list

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

BERRI STREET.—A good revenue-producing property, being a well-built stone front tenement, with six dwellings; all in good order and yielding a revenue of \$720 per annum, which could be increased. Price, only \$8,500. (18-4).

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

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

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

BURNSIDE PLACE.—A 2½ storey stone front house, near University street; contains 11 rooms in good order; good central locality, near street cars and centre of town. Price only \$3,100. (22-4).

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

CATHEDRAL STREET.—A block of wooden buildings on lot 78 ft. x 79 ft.; rented for \$38 per month. Good site to build a block of tenements or flats. Will be sold at value of land only. (28-C).

The 4½ per cent. loan was in one amount of \$10,000; and the 5 per cent. were in nine amounts of \$6,000; \$3,000; \$12,000; \$4,000; \$2,000; \$800; \$2,400; \$2,000; and \$4,000.

The lenders were:

Estate and Trust Funds . . . . .	\$14,000
Insurance Companies . . . . .	41,000
Building and Loan Companies . . . . .	20,350
Individuals . . . . .	51,508
	\$126,858

## NOTES.

Mr. A. J. Cooke, architect, is overseeing the following buildings:

Mr. H. W. Walker's new residence Summerville Avenue, Cote de Neiges Road, which is to have all modern conveniences with chiselled limestone front.

The new building of the Point St. Charles Baptist Church, corner of Wellington and Liverpool streets, is to be built of Laprairie pressed brick, with limestone trimmings.

The residence of Dr. J. W. Shaw, St. Catherine street, Westmount, will be built of Ormstown pressed brick and Ohio sandstone trimmings.

## NOTICE.

The REAL ESTATE RECORD will be delivered free of charge, to any one interested enough in Montreal real estate to leave his or her address at this office. Those of our readers who have "moved" this spring, will oblige the publishers of the RECORD by stating their present address.

## TO LET.

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

## TO REAL ESTATE BROKERS.

The J. Cradock Simpson Real Estate and Agency Co.'s list of properties for sale is open to all regular real estate agents who wish to get customers for the firm and receive one-half the commission. The sale in every case to be negotiated through this office.

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

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

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

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

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

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

CRESCENT STREET.—A handsome semi-detached stone front house, hot water furnace, all conveniences, plumbing and sanitary arrangements perfect; 11 rooms and unfinished attic; this house was built by the owner for his own occupation and nothing was spared to make it attractive and comfortable; we can recommend it to anyone wanting a good family house. (899-3).

CRESCENT STREET.—Handsome stone-front house with all modern conveniences. Open plumbing, hot water heating, Daisy No. 4. This house was built for owner's occupation; contains 12 rooms and is most suitable for a family residence. (29-4).

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

DORCHESTER STREET.—A 2½ storey house, situated on the corner of one of the best West End streets, near the "Windsor;" house is nicely laid out, and has been newly decorated, &c. Is suitable for a physician or family residence. Particulars at office. (2-4).

DORCHESTER STREET.—A large stone double residence, situated on the very best part of Dorchester street, with a frontage of 234 feet, and an area of about 82,000 feet; grounds are nicely laid out, and there are a number of fine old trees, besides ornamental trees and shrubs; there are also gardener's house, vineries, conservatory, stables, coach-house and other buildings. House was built and occupied, during his lifetime, by the late Andrew Robertson, and both house and grounds are in a thorough state of repair, making this one of the most desirable residential properties ever offered for sale in Montreal, or could be advantageously subdivided, having a private street at the side. This property is in our hands for positive sale, and at a price that ought to insure its sale. (22-C).

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-D).

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

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

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

**ERNEST STREET.**—Stone front three-storey tenement, containing six dwellings, all well rented; furnace in each flat; close to St. Louis square and St. Denis street cars; will always rent well. (17-4).

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

**FULLUM STREET.** — A three-storey solid built tenement, contains three dwellings; well rented; all in perfect order. Owner forced to sell and is offered at a bargain. (36-C).

**HUTCHISON STREET, MONTREAL ANNEX.** — A stone front cottage of seven rooms, almost new. Would exchange for building lots. Price, \$3,000. (829b-3).

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

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

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

**LATOUR STREET.**—A block of two brick tenements and one self-contained house, with a frontage of 133 ft. on Latour street, and 24 feet on St. Monique street. Good site for factory. (25-C).

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

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

**LAVAL AVENUE.**—A well built three-storey tenement building, near St. Louis square, four dwellings heated by hot water furnace; built about three years ago, well rented to good tenants and always in demand. (25-4).

**LATOUR STREET.**—A four-storey brick tenement on stone foundation, two dwellings, strong and substantially built. Property in this locality is

## TO PURCHASERS.

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

## ESTATE RAYNES

Subdivision Westmount.

### Choice Building Lots For Sale

ON THE FOLLOWING AVENUES:

FORDEN, MURRAY, MONTROSE, CHURCHILL and COTE ST. ANTOINE ROAD.

Beautiful Situation. Moderate Price.

**THE J. CRADOCK SIMPSON**  
Real Estate & Agency Co.,  
181 St. James Street.

The most trifling actions that affect a man's credit are to be regarded. The sound of your hammer at five in the morning, or nine at night, heard by a creditor, makes him easy six months longer; but if he sees you at a billiard table, or hears your voice at a tavern, when you should be at work, he sends for his money the next day; demands it before he can receive it in a lump.—Franklin.

### A REAL ESTATE ADVERTISEMENT.

A correspondent from somewhere—I have mislaid his letter—calls my attention to an enclosed ad, part of which I herewith reproduce:

**SOME MEN WANT THE EARTH.**  
Some men want a white-washed fence around it. I can't deliver the goods all at once, but I can give you more pieces of all sizes, shapes and locations than any one in the business. Here are some samples: On that "Dam" car line—Eight ten-aeres lots or tracts of lovely oak grove, on the electric line to the new Dam, at \$100.00 each, on long time and easy terms.

Then follows some ten or twelve more real estate listings, closing with "I can fix you up in your own home so easy it will surprise you." The ad was published by T. M. Wier, of Tampa, Florida, and is considered good, inasmuch as it gets out of the stereotyped real estate ad form.—"All Sense."

rapidly being utilized for business purposes. (154-B).

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

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

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

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

**MANCE STREET.**—A 3-storey house, containing twelve rooms, heated by hot water. Price \$4,500. (43-C).

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

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

**McGILL COLLEGE AVE.** — A handsome cut stone front house, heated by Daisy furnace, plumbing and sanitary arrangements perfect; has just been put in perfect order; two-storey solid brick shed in rear. (897-3).

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

**METCALFE STREET.** — A well-built three-storey brick house; in good order, good situation, facing Dominion Square; could be profitably turned into shop or tenements. (385-B).

**METCALFE STREET,** above Burnside—A full sized stone front house with all modern conveniences and in good order, well rented. Price, \$10,000. (228-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, Near SHERBROOKE.**—A choice modern house, built for owner. Full size; extra deep; outlook and surroundings specially good. Ground floor contains drawing room, library, dining-room, pantry, kitchen, backstairs, etc. Upper floors, seven bedrooms and two servants' rooms. (136-B).

**MOUNTAIN STREET.** — Solid brick house, on stone foundation, standing in lot about 55 feet wide by 73 feet deep, and being about 65 feet back from street. The house has high basement, well lighted, and two full stories and a half. Basement: Kitchen, servants' rooms, pantry, wine cellar, furnace, etc. 1st Floor: Large drawing room, dining room, parlor, library and pantry. 2nd Floor: Sitting room, 3 bedrooms and bathroom. Upper story: Billiard room, and four bedrooms.

**MULLINS STREET.** — Brick encased tenement, two dwellings, rented for



\$192 per annum. Good stable in rear. Price, \$2,650. (8-C).

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

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

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

**PEEL STREET.**—Three storey stone front house, bay window, hot water furnace; in good order throughout; basement entrance; 12 rooms. Good modern stable in rear. (213-B).

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

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

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

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

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

**PRINCE ARTHUR STREET.**—A 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. (208B).

**PRINCE ARTHUR STREET.**—A comfortable stone front house, with all

#### LAWNS AND THEIR CARE.

The care of the lawn is a very simple matter to those who understand its requirements, and, while we acknowledge the great advance that has been made in recent years—there being now in many sections of the country, and in all large cities, examples of well developed and well kept lawns, which for extent, neatness and fine, dark green verdure are worthy competitors of those famous lawns of the old world—still, in many places there is room for improvement, more especially in those small rural villa grass plots and places where no regular gardener is employed.

Assuming the lawn to be in a fair average condition, it should be regularly mown from May to October, earlier and later, according to how the weather conditions vary in different latitudes. The greatest mistake made, and the one most frequently noticed among amateurs, is the habit of cutting the grass too close, giving it a shaved, bald, close cropped, and unnatural appearance, as well as doing much injury to the roots. By this practice there is nothing whatever left to protect the roots from the drying influence of the sun, and all sources of vitality and strength giving are taken away. In order to avoid this condition as much as possible the lawn mower should be set to cut as high as possible, without leaving those untidy ridges, so often seen, where the side wheel of the mower travels on the uncut grass, and which does not rise up enough to permit the mower to cut it off even with the rest. There is a happy medium to be aimed at in this operation as well as in all other undertakings. A height of about two inches above the bare surface is about the proper and most satisfactory for the machine to cut above the ground. Such a body of grass regularly mowed will always have that pleasing green color that makes a well kept lawn so pleasingly beautiful and natural.

A mistake is often made, too, in having set days each week for the mowing of the lawns: no matter what the conditions of weather and moisture may be, these specified days are those upon which the grass must be cut. There is much need of good judgment as to the proper time to mow grass. Instead of mowing the lawn once a week whether it needs it or not, we should endeavour to do the work when it ought to be done. If it not always that a gardener can give as much regular attention to the lawn as is desirable, owing to pressure of other work, but whenever it is possible to do so, it is always better to run the machine over

improvements. Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price, \$7,000. (595-3).

**RUSHBROOKE STREET.**—A neat and substantial stone front cottage, cemented cellar, hot water furnace; built only three years by owner for his own occupation. Will be sold on very easy terms. Small cash payment and balance by quarterly or yearly payments. (30-C).

**SEIGNEURS STREET.**—A two-storey brick encased double tenement, on stone foundation, containing two dwellings, of 5 rooms each. These houses are in first-class order and well rented; owner would exchange for a property in Westmount. Price \$6,000. (7-C).

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

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

**SHAW STREET.**—A solid brick two-storey tenement, in very good order; well rented; close to C.P.R. workshops. (21-4).

**SHERBROOKE STREET.**—One of the handsomest semi-detached stone residences in the city, situated in the vicinity of St. Denis street, built by a wealthy contractor for his own use, who died before the interior was finished; will be sold in its present condition, with plans and specifications for interior finish, at a good reduction from cost. Lot is 50 x 160 ft., with 18 ft. lane in rear; house is 41x47 ft. and 17 x 34 extension. Copper double roof. Photo and further particulars at office. (21-C).

**SHERBROOKE STREET.**—A handsome detached villa residence and stables, with grounds containing 43,000 ft., on the corner of one of the best streets in vicinity of St. Denis. Built by the owner for his own use, only the very best material and workmanship employed and no expense spared to have the house up to date in every respect. (277-B).

**SHERBROOKE STREET.**—A new stone house, carefully built under owner's supervision, on lot 25 feet by 139 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (218-B).

**SHERBROOKE STREET.**—A four-storey stone front residence, (west of Peel street), with oriel windows on second storey, heated by hot water furnace, has all modern improvements; sixteen rooms, besides ample closets, wardrobes, linen and cloak rooms, &c., &c. This is a house specially suited to any one with a large family, or for entertaining. Adjoining lot 30ft.x188ft. would be sold with house or separately. Permits to view at our office. (386-B).

**SHERBROOKE STREET.**—A detached commodious residence, in a central situation with first-class surroundings. The residence is in fine order,

- with modern equipment. The land comprises an area of about 15,000 ft., with frontages on two streets. If more land is required, about 34,000 feet in all with frontages on three streets, can be had in one block. Particulars at this office. (382-B).
- SHERBROOKE STREET.**—A very well built stone and brick house, in good order throughout; heated by hot water furnace; modern conveniences. Price only \$8,500. (30-C).
- SHUTER STREET.**—Two substantial stone front houses containing ten rooms, each, in perfect order. Hot water heating. Price only \$7,500. each. (319-B).
- SUMMERHILL AVENUE.**—A handsome stone front house, with two storey extension; cellar basement asphalted; hot water furnace and all modern improvements, plenty of closet accommodation. (855-3).
- SOUVENIR STREET.**—A stone front two storey cottage, 24 ft. x 40 ft., heated by hot water furnace, in good state of repair. Price, only \$5,500. (890A-3).
- ST. ANTOINE STREET.**—A substantially built house, containing three dwellings of one flat each. Nicely laid out; heated by hot water furnace. All conveniences. Well rented and yielding a good revenue. (900-F-3).
- ST. ANTOINE STREET.**—A two-storey stone front house, in good order, on the best part of the street; must be sold to close an estate. (900b-3).
- ST. ANTOINE STREET.**—A full size stone front house, in good order, contains fourteen rooms. Lot 21½ ft. by 139 ft. Price \$6,000. (210-B).
- ST. ANTOINE STREET.**—A stone front corner house, self-contained, and a tenement house adjoining, would be sold at very moderate prices. (885c-3).
- ST. ANTOINE STREET.**—A substantial solid built house, near Guy st., in good order, heated by Daisy furnace, 16 rooms, moderate price, \$8,750. (194-B).
- ST. CATHERINE AND MARLBOROUGH STREETS.**—A block of four brick, two wooden tenements, and stone cottage, in good state of repair, on lot 125 ft. x 200 ft.; rented for \$840 per annum. (390-B).
- ST. CATHERINE STREET.**—A first-class brick, double house, situated western part of the street, business is rapidly extending this way, and this property will rapidly increase in value. Lot, 58 ft. x 100 ft. Room for two large stores, building has all modern conveniences, 11 large rooms, would yield a good revenue in its present shape, until wanted for business purposes. (26-4).
- ST. CATHERINE STREET.**—A good stone front house, near Fort street, in good order; would be a good investment property. (162-B).
- ST. CATHERINE STREET.**—A brick block containing 6 dwellings and 2 shops, situate on the eastern part of the street. Rented for \$1,090 per annum. (891-3).
- ST. DENIS STREET.**—A first-class stone front tenement, containing six dwellings, each heated by hot water furnace, wired for electric light and piped for gas. Yields a revenue of \$1,260 per annum; is a really good investment property. (16-4).
- as soon as the grass has attained about three inches in height independently of whether this would necessitate repeating the operation three times or nine times in a month. By following this plan the grass is always from two to three inches high, of a pleasing green color, and all clippings quickly disappear as a mulch for the roots, avoiding the unpleasant and cumbersome task of raking off the big grass, every handful of which means the taking away so much of the manurial elements of the soil. Hence it will be clear to every one that at certain times, when there is ample warmth and moisture in the soil, the grass will grow quickly; at such times I have frequently mown the lawn three times in one week, then again, when conditions are varied as in a drought, it may only be necessary to mow once in two weeks.
- It is well to remember that there is less labor expended when the grass is cut before the clippings are so heavy as to necessitate raking away. I prefer to mow the lawn three times and avoid raking, rather than to mow once and be compelled to rake it over. This latter operation, unless very carefully done, will leave the grass uneven and disheveled, and at all times when obliged to rake do it in the same direction as the machine travelled.
- The more frequently lawn grass is cut when growing quickly, the flatter it becomes. Use the mower just as often as is necessary to maintain a uniform appearance so it could not be noticed that the operation had been done. The grass will then always look nice and well kept, and present as good an appearance after cutting as it did before. Don't allow the grass to look yellow three days and green four days in the seven.—Cloverley.

---

#### CHEAP POWER.

##### Facts Relative to Long-Distance Transmission of Electricity.

Considerable interest is being manifested throughout the United States over the practical results of the transmission of the electric current of the Standard Electric Co., of which Prince Poniatowski is president, from the generating plant at the foot of the Sierra Nevada Mountains to San Francisco, and the neighboring cities and towns. The reason is that the voltage will be the highest in the country, and the commercial transmission the longest of any in the world. There are very many interesting details associated with this work, the most striking, however, being in connection with the insulators. The electric current will be transmitted

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

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

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

**ST. FAMILLE STREET.**—Two first-class stone front houses, one of them a corner; heated by hot water furnaces; all modern conveniences, open plumbing; in good order throughout. For sale at a low price to close an estate. (89-C).

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

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

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

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

**ST. HUBERT STREET.**—A well-built stone front house, situated on the best part of the street, 28 ft. front, heated by furnace; modern plumbing, small conservatory in rear; in thorough repair. Lot 28ft. x 180ft. (15-4).

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

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

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

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

- ST. MARK STREET. — A good stone front corner house, in good order, well rented, heated by furnace. Would be sold at a very low figure. (153-B).
- ST. MARK STREET. — A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (375-a).
- ST. MATTHEW STREET. — A well-arranged and roomy stone front house, with two storey extension, heated by hot water furnace, in thorough order; good stable and coach-house. (131-b).
- ST. MATTHEW STREET. — Two neat  $1\frac{1}{2}$  storey stone front cottages, containing nine rooms each; heated by hot water furnace; in good order throughout. Situated on the best part of the street; close to electric cars; both well rented to good tenants; possession can be given on 1st May. Will be sold to a prompt buyer for less than \$5,000 each. (18-C).
- ST. MATTHEW STREET. — A two and a half storey stone front house on the best part of the street. The house is in good repair and contains nine rooms and has a garden lot in rear of about 63 ft. by 70 ft., which also can be had. Particulars at this office. (42-C).
- ST. PATRICK STREET. — A two-storey solid brick tenement; good-sized lot; suitable for a carter. Will be sold at a very low price. (23-4).
- ST. URBAIN STREET. — Brick encased tenement, on stone foundation, two dwellings, well rented. Reduced price, \$2,800. (316-B).
- ST. URBAIN STREET. — A brick encased cottage in good order. Price only \$2,200. (265-B).
- ST. URBAIN STREET. — A comfortable, well built brick house, well situated in vicinity of St. Martin's Church, in good order, large garden. Would make a very nice family residence. (307-B).
- ST. URBAIN STREET. — Stone front tenement building, contains 5 dwellings in fair order. Rents for \$540 per annum. Price, \$6,250. (9-4).
- ST. URBAIN STREET. — A well built stone front cottage, with extension kitchen, heated by Daisy hot water furnace everything in first-class order. Built for owner's occupation. Lot, 25 feet by 100 feet. Good stables; moderate price. (763-3).
- SUSSEX AVENUE. — Stone front tenement building, in good repair. Lower dwelling has hot water heating, and sanitary conditions are perfect. Both dwellings are well rented and should invite inspection. (25-4).
- SUSSEX STREET. — A handsome stone front cottage; well built and in good order; heated by hot water furnace; good modern plumbing; dining room on ground floor; five bedrooms; ample storage room, etc., in basement; brick shed in rear. This house is for positive sale, and will be sold on terms to suit purchaser. Permit to view at our office. (17-C).
- TORRANCE STREET. — A two-storey solid brick house, extension kitchen, nice family house at a very low price. 6 bedrooms. Price, only \$4,500. (769-3).
- TOWLET STREET. — A handsome pressed brick double house, on lot 50 ft. by 100 ft., with two storey extension, fitted with all modern improvements;

from the power house of the Standard Company, two miles east of the county road between Jackson, in Amador Co., and Mokelumne Hill, in Calaveras Co., by means of aluminum cables, three-quarters of an inch in thickness, composed of thirty-seven wires laid one over the other in a series of twists in opposite directions, and then bound together. The service of carrying 60,000 volts to be imposed upon them is something unexampled, and therefore the tests to which they have been subjected are extraordinary. The tests proved entirely satisfactory, sustaining sixteen times the pressure to which they will be put in actual transmissions. (These aluminum cables, which weigh in the aggregate over one million pounds, are being supplied by the Pittsburgh Reduction Company, the greatest transmission system will consist of two wires, who are now erecting several extensive factory buildings at Shawinigan Falls, where aluminum will be manufactured in great quantities for the Canadian and foreign market). The transmission system will consist of two cross sections. The first installation will be from the power house along the mother lode, for the use of the mines and mill towns, thence to the power house at Stockton, from that place to the Mission San Jose, to Oakland, from the Mission San Jose to Alviso, and to South San Francisco. The line from Alviso along the west side of the bay to South San Francisco will be exploited by another company, to which the current will be supplied by the Standard Electric Company. It is expected that this section of the work will be in operation by next July. The second installation will be to San Francisco, and will be placed in operation early next year, if all goes well. The main trunk for transmission will be about 150 miles in length, with numerous branches. The Standard Electric Company has expended nearly two million dollars in this enterprise.—Electricity.

#### RENTS IN FRANCE.

The relations between landlord and tenant in France are determined by the laws of the Code Napoleon, and the customs which have grown up around those laws. An Eastern publication contains an article summarizing these in a way which will be of interest to the same classes in this country:

The rent is payable quarterly. If it does not amount to more than \$80 per annum it is due on the 8th of January, April, July, and October, for the quarter ending on the last day of the month just elapsed. If it exceeds said sum it is due on the 15th of those

ground floor contains drawing rooms, dining room, library, kitchen, and bedroom, pantry. Upper floors contain eight bedrooms; w. c. on each bedroom flat. (871-3).

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

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

UNIVERSITY STREET. — A substantial stone front house, above Burnside Place—in good order—will be sold at a very low figure—\$300 less than city assessed value. (354-B).

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

UNIVERSITY STREET. — A stone front semi-detached residence, well built and in good order throughout. Lot,  $37\frac{1}{2}$  ft. x 120 ft., running back to McGill College grounds. House is conveniently laid out, and would be sold for \$8,500 to a prompt buyer. (36-C).

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

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

VALLEE STREET. — A  $1\frac{1}{2}$  storey wooden cottage, and dwelling in rear on a lot 35 ft. x 75 ft., for sale, at \$1,400. The price of the land only. Good situation for a carter. (20-4).

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

VERSAILLES STREET. — A neat brick encased cottage just below St. Antoine street. House is built in rear of lot, leaving the front available for building. Price only \$2,200. (212-B).

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

VICTORIA STREET. — Solid brick three storey 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. (268-b).

VICTORIA SQUARE. — A fine business site now occupied as warehouse, well rented in the meantime. (24-11).

**VICTORIA STREET.**—A good 3-storey stone front house, heated by hot water furnace; in good order, with brick shed in rear. Will be sold at a very low price to a prompt buyer. (28-C).

**VICTORIA STREET.**—A 2½ storey stone front house containing twelve rooms, in good order, brick fuel shed in rear. Easy terms. (32-C).

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

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

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

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

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

Delisle, Albert and Richelieu sts., 40 to 45 cents per foot. Two lots on Richelieu st., at 36 cents per foot; Notre Dame st., 75 cents per foot.

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

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

## Business

### Properties

#### And Building Lots

#### FOR SALE

—BY—

**The J. CRADOCK SIMPSON**  
Real Estate & Agency Co.  
Real Estate Agents.

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

**ATWATER AVENUE.**—A block of land with a frontage of 200ft. x 96ft. deep, situated between the canal and Notre Dame street; lots in rear can also be had; fine site for a factory; also three lots near St. Antoine street. (23-C).

**ATWATER AVENUE.**—Four building lots having an area of 11,000 feet. Full particulars and price at office. (47C).

**ATWATER AVENUE, Cor. ST. PATRICK STREET.**—Block of land, comprising about 120,000 feet, suitable for factory or business purposes. (49-C).

months. It is the custom to present the receipt before mid-day.

In the absence of any agreement to the contrary, the cost of drawing up the lease, as well as the registration duties thereon, are payable by the tenant. The door-and-window tax also falls on him. The water rate is usually paid by the landlord.

Every tenant is obliged to furnish the premises occupied by him to an extent sufficient to answer for the payment of one year's rent, or else give the landlord some equivalent guarantee, such as a deposit or the payment of rent in advance. Failure to meet this obligation is a ground for expulsion.

Not only must the tenant furnish the premises, but he is forbidden to remove any furniture without the landlord's consent. The landlord has the right to oppose such removal, or, in case of it having occurred without his knowledge, to claim the article removed, wherever they may have been carried, and he is not bound to reimburse any third party who may thus be dispossessed of the furniture after having bought it in good faith.

If it is a dwelling house the tenant must inhabit it, or at least have servants there who will keep it aired, warmed, etc., and he is responsible for any damage caused by damp owing to his neglect in this respect, and is not expected to call on the landlord for repairs; he is obliged to repair at his own cost.

The tenant can only use the premises; he has no right to alter them, even if he proposes to restore them to their original state at the expiration of his occupancy.

The landlord can seize the tenant's furniture 24 hours after a legal demand for payment has been served and the goods and chattels can be sold eight days after notice of the seizure has been served on the tenant.

Generally speaking, everything found on the premises can be seized—even the property of third parties.

A claim for rent ranks before any other; notably, before the claim of servants for their wages, and even before court fees.

The length of the notice to be given is usually one term. That is to say, if it is a six weeks' tenancy six weeks' notice has to be given; if it a quarterly tenancy then the three months' notice is due, and so on. In Paris, itself, for dwelling-houses or apartments rented at \$50 per annum or below, the term is six weeks. For premises of a higher rental it is either three or six months.

From the time notice has been given the landlord has the right to affix cards on the premises announcing that they

**BISHOP STREET.**—Two very desirable building lots in the very best part of the street, each 24½ft. x 129ft 3 in. Very few lots remains unsold on this street. (384-B).

**BISHOP STREET.**—Choice lots suitable for residential purposes on this street. Full particulars at office. (45-C).

**BLEURY STREET.**—A vacant lot of about 86 feet by 70 feet, suitable for business purposes on this busy thoroughfare. (43-C).

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

**CANAL AND BASIN STREETS.**—A block of land 137 feet x 192 feet, with two storey brick buildings thereon, all in A1 order. A new American water wheel was put in May, 1898, with capacity of 100 horse power. This is an opportunity very seldom offered to secure a desirable factory site with cheap water power on the canal bank, good shipping facilities, both by water and rail. (324-B).

**CARLTON ROAD.**—A magnificent block of land, about 94½ feet by 140 feet deep, area about 13,293 feet; an ideal site for a first-class residence. (40-C).

**CEDAR AND PINE AVENUE.**—A block of land 137 x 192 feet, with 161½ feet on Cedar Avenue. Delightful situation for villa residence commanding fine view, pure healthy air, easy of access, and only 50c per foot. Plan and particulars at our office. (355-B).

**HATHAM STREET.**—A block of land with a frontage of about 125 feet and a depth of 105 feet on Hunter street; desirable manufacturing site. (81-B).

**CITY COUNCILLORS STREET.**—A brick building, occupied as shop with dwelling above, in good state of repair. New roof put on this year; shed and stable in rear. (10-1).

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

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

**CRAIG STREET.**—Two well situated business properties, west of St. Lawrence street, will be sold together or separately, having a frontage of a little over 30 feet each, by a depth of 90 feet to Fortification Lane, with buildings thereon occupied as shops, yielding at present 5 per cent. on selling price. One of the finest sites in the street for warehouse or manufactory. (20-C).

**DELORIMIER AVENUE.**—A fine block of land, 120 ft. front by 360 ft. deep; first class site for manufacturing purposes; low price. (390-B).

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

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

**DORCHESTER STREET.**—A vacant lot 30 feet by 110 feet, just west of the Windsor, the only one for sale in the vicinity. Particulars and price at office. (779-3).

**DORCHESTER STREET.**—One of the finest blocks of land in the residential district of Montreal, having a frontage of 234 feet, on Dorchester street; and an area of about 82,000 feet, with a private street at the side; would be a very safe and profitable speculation, easily sub-divided; with a large stone residence, gardener's house, vineries, conservatory, stables, coach-house, and other outbuildings. Price and particulars at office. (22-C).

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

**GREY NUN STREET.**—A large substantial stone property comprising four warehouses. Would be sold at less than corporation valuation, to close an estate. Particulars at office. (765-3).

**GUY STREET.**—Three good building lots, above Dorchester street, each 25 feet 3 inches front; very few vacant lots left in this section. (341-B).

**MCGILL STREET.**—That fine block of land having four frontages, McGill, Grey Nun, Common and Youville streets, and containing an area of over 46,000 feet. Suitable for warehouses, cold storage, or public buildings. Reasonable offers solicited. (125-B).

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

**NOTRE DAME STREET.**—A large block of land on eastern part of this street, containing an area of 43,000 feet, with a large stone building thereon, would make a very desirable site for manufacturing purposes, as the proposed improvements to the harbor at the East End will probably make this more of a business and manufacturing centre. (338-B).

**NOTRE DAME AND ST. MAURICE STS**—A good revenue producing block, consisting of two stone front shops and dwelling on Notre Dame street, and four brick encased dwellings on St. Maurice street, will be sold \$1,500 less than city valuation. (256-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 Fulum street, and running back to the Harbor Commissioners' wharves. We believe this property has a good future, being situated in the neighborhood of the proposed harbor improvements. Low price to prompt 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 buildings thereon. Owner anxious to sell. (241-3).

**NOTRE DAME, CORNER BOURGET STREET.**—A very desirable building lot in this progressive locality; 90 ft. front, 75 ft. deep; no waste ground; all available for buildings. Terms to suit. (33-C).

are to let, and the tenant must permit visitors to examine the premises.

The tenant is answerable for any damage or loss which occurs during his occupancy, unless he proves that he is not to blame therefor. If a description of the state of the premises was drawn up at the time the tenant entered into possession, as is very frequently done, he is bound to give up the property in the exact state in which he found it. If no description of the state of the premises was drawn up the tenant is presumed to have received same in good condition of repair for occupancy, and must return them in the same condition, unless there is proof to the contrary.

III. PRINCIPLES OF BUSINESS.

No calling requires a greater use of brain power than business, and few requires a higher order of general ability. The great secret of success in business

the secret, in fact, of success on a large scale—is to conceive of it as a matter of principles, not merely as a series of transactions. There are great merchants as there are great statesmen, and there are small merchants as there are small politicians, and the difference between the great and the small men is very much the same in both. The small politician works by the day, and sees only one opportunity before him; the small merchant does the same thing he is looking for the next dollar. The statesman, on the other hand, is master of the situation, because he understands the general principles which control events; this knowledge enables him to deal with large questions and to shape the future. The great merchant does the same thing. His business is not a mere money-getting affair, not a mere matter of barter, but a science and an art; he studies the general laws of trade, watches the general condition of the country, investigates present needs, foresees future wants and adapts his business to the broad conditions of his time and place. He puts as much brains into his work as does the statesman, and he ends by being not a money-getter, but a large-minded capable man. An eminent successful man of the statesmanlike quality said the other day that the more he understood life the more clearly he saw that it was all done on business principles, by which he meant, not only that the universe is governed by unvarying laws, but that promptness, exactness, thoroughness, and honesty are wrought in every fibre. On these business principles all life is conducted—if not by men, at least by that Power which is behind man. It ought

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

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

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

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

**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 block of tenements. (12-B).

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

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

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

**SHERBROOKE, COR ST. ANDRE ST.**—A first-class block of land, 110 feet frontage on Sherbrooke street. Particulars and plan at office. (135-B).

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

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

**St. CATHERINE STREET, MAISON-NEUVE.**—A vacant lot, 35 feet x 110 feet, will be sold for \$825 cash, to a prompt buyer. (260-B).

**ST. CATHERINE STREET,** Corner of Marlborough street.—A fine lot with a frontage of 100 feet on St. Catherine street, by a depth of 40 feet on Marlborough. (1-C).

**ST. CATHERINE,** corner St. Matthew street.—One of the best situated corner lots in the street, 25 feet 4 inches front, by 120 feet deep, with a brick house on St. Matthew street. No

waste ground, just the right size for a shop, lane in rear. (202-B).

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

**ST. CATHERINE STREET,** corner of this part of the street, has a frontage of 123 ft. on St. Catherine street, and 112 ft. on Mackay street; would be sold on terms to suit purchaser. (8-C).

**ST. CATHERINE STREET,** corner of Mackay.—One of the best corners on the street, has a frontage of 123 feet on St. Catherine street, and 112 feet on Mackay street; would be sold on terms to suit purchaser. (8-C).

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

**ST. CATHERINE STREET.** — Between Amherst and Wolfe Streets, cut stone front business property, containing three stores, all well rented. This building stands on lot about 42 feet front by 118 feet deep, and yields a net revenue between seven and eight per cent.—(27-4.)

**ST. DENIS STREET.**—Two lots of 50 feet frontage each, in St. Denis Ward, only 45 cents per foot. A bargain. (392b-B).

**ST. JAMES STREET.**—That valuable building lot adjoining the London & Lancashire Life Building, and temporarily occupied by the "Star"; the only lot on the street, is now offered for sale at the extremely reasonable price of \$16.50 per foot. The adjoining corner lot sold for \$24 per square foot. Any corporation or person intending to build on St. James street, can now secure a choice lot without having to pay for expensive buildings to pull down. (19-4).

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

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

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

**ST. LAWRENCE STREET.**—A good revenue-producing property, consisting of two stores, forming corner St. Lawrence and Ontario streets, with dwelling above, yielding a revenue of \$1,700 per annum. This property has always been well kept up and is in first-class order. Good stable and coach-house in rear. (1-3C).

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

to be the ambition of every young man to treat his business from the point of view of the statesman, and not from that of the politician.— Exchange.

### THE CITY OF THE FUTURE.

If all things that are predicted come to pass, life will be well worth living in the city of the future. This is how a writer in the Philadelphia Press puts it:

Lighting is solved. The principle is known. A mechanical expedient is all that is now needed to make it successful. Practical light is to-day not more than five or ten years off. A glow-worm makes light with about one three hundredth part of the force used in an ordinary artificial light. When men know how to make light as cheap, streets and homes will be as light as day for a mere fraction of what light now costs. That is near. Vacuum illumination without incandescence is already in full operation, and in a year or two should cut down the price of light to a sixth of its current cost, and in five or ten years light in a city may be, like water, turned on in every house at will. Compressed air has long been known to be the best way, theoretically, to store force for use in transportation. There is no waste and no deterioration. The need is a cheap and efficient motor to apply compressed air to city transportation. If this can be done, first the trolley poles and wires will come down, next the horseless air-compressed motor-carriage will do all the work of city delivery. When these changes come the only use for gas will be for cooking—if this is not done by electricity. Factories, also, before many years, will be run by transmitted electric power. This has begun to be done, and in five or ten years will be completed, and the factory fire and boiler will be a thing of the past. The city of the future, and no very distant future, will have no trolley poles or wires and no horses. All movements will be on rails by silent air motors or by horseless carriages, equally silent. All pavements will be asphalt. Unlimited light will be as cheap as unlimited water is to-day. No coal will be delivered at private houses and no ashes taken from them. With no horses, no coal and no ashes, street dust and dirt will be reduced to a minimum. With no factory fires and no kitchen or furnace fires, the air will be as pure in the city as in the country. Trees will have a chance. Houses will be warmed and lighted as easily and cheaply as they are now supplied with water. A city will be a pretty nice place to live in

**ST. PAUL STREET.**—A substantial stone warehouse, forming 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. (631-3).

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

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

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

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

**VALLEE STREET.**—A centrally situated lot near St. George street, with two old wooden buildings thereon. Good location for a tenement, or for a master carter. Price, \$1,400. (20-4).

## Houses and Building Lots

FOR SALE

—AT—

### WESTMOUNT.

The J. CRADOCK SIMPSON  
Real Estate & Agency Co.

**ABERDEEN AVENUE.**—A well situated lot, 50 feet front. Moderate price. (368-B).

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

**ARGYLE AVENUE.**—Three choice building lots; well situated on this popular avenue, commanding a magnificent view; owner has left the country, and will sell them at a bargain, to a prompt buyer. (434-B).

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

**ARGYLE AVENUE.**—A very desirable building lot, 50 ft. front, commands a fine view of the surrounding country. (20-C).

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

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

**CLANDEBOYE AVENUE.**—A two-storey stone front cottage on lot 22 feet by 112 feet, with lane in rear. The cottage is heated by hot water, and the plumbing is first-class. First floor, drawing room, dining room, kitchen and servants' room, and five bedrooms on the second floor. Price, \$5,500; terms to suit purchaser. (40-C).

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

**COLUMBIA AVENUE.**—A very handsome, well built tenement, containing two dwellings, heated by hot water furnaces, in perfect order, first-class plumbing, well rented for \$520 per annum. Price, \$7,000. (900E-3).

**COTE ST. ANTOINE ROAD.**—A magnificently situated building lot, 100 ft. front by 135 ft. deep on Metcalfe Avenue; also a lot adjoining above 45½ ft. x about 125 ft. deep. (349-B).

**COTE ST. ANTOINE ROAD, MOUNTAIN AND CLARKE AVENUES.**—A magnificent block of land, fronting on above streets, containing an area of over 136,000 feet. There is no better block of high class residential lots than these in Westmount. We offer this en bloc at a figure which should tempt speculators. (3-C).

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

**COTE ST. ANTOINE ROAD.**—A block of land with a frontage of 103 ft. on Cote St. Antoine Road and 238 ft. on Claremont ave.; fine situation; good view, could be divided advantageously. (295-B).

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

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

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

when the first twenty years of the 20th century are passed.

#### ADVERTISING AXIOMS.

When you see a particular style of set-up that you would like to apply to your own ad, don't bother marking type. It is quicker for you and easier for the printer if you paste a bit of that style on your copy with the words "Follow this style."

Be natural. Be honest. Be sincere. Be all these to yourself in writing your advertising. The public will recognize these qualities, they are human and touch all, and will respond all the quicker.

When you set out to prepare your ad have a mental picture of the space you are to fill. Fill this space right, with neither too many words nor too little. The organ of casualty (as phrenologists call it) is very necessary in an ad writer.

The perceptive faculties must be well developed in ad writer. He ought to grasp ideas from every source, to see points that escape the average, all of which he can utilize in his profession.

The advertising writer is like a sponge, he absorbs every idea within reach. If he does not use suggestions the moment they come to him, they are absorbed in his mental receptacle, to be fished out when occasion requires.

Get out around and among people. To be successful in advertising means not only use of your head, but also of your legs and mouth, to hear and see what is going on in the great outside world of advertising affairs. The man that goes in a hole and pulls the hole in after him is soon forgotten, and he, poor fellow, becomes a victim of that dreaded disease, the desk habit.

The advertising writer must use his imagination. Imagination is the sun that lightens up dark places; it lends a charm to prosaic subjects. Bare facts are pills that are more easily digested when covered with a coating of a good writer's imagination.

Clearness, brevity, and point are the triple virtues that the advertising writer must remember. Originality in expression, beauty in typography, and all-round nicety are minor virtues, yet all are good, and should somehow be squeezed in the ad.

: Make your sentences short; likewise your paragraphs. Remember the egg in this; it is a small affair, but very meaty, and easily digested.

It takes time to make impressions. The first appearance of your ad may be scarcely noticed, the second noticed but not remembered, the third may make a slight impression, but the succeeding insertions impress by present and past appearances.

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

**DORCHESTER STREET.**—Six stone front 2½ storey well built family houses, containing five bedrooms, large drawing and dining room, library, kitchen, etc., ample cupboard accommodation. Splendid value for \$5,500 each. (287-B).

**440 DORCHESTER STREET, (Westmount.)**—A well situated, comfortable, medium-sized, stone front house. The accommodation comprises large dining room, drawing room, reception room, five bedrooms upstairs, and one in basement, kitchen, storerooms, large cupboards and pantries. Owner anxious to sell. Price this month under \$6,000. (336-B).

**DORCHESTER STREET.**—A fine block of land at corner of Gladstone Avenue, Westmount. Has 75 feet frontage on Dorchester street, and about 114 feet on Gladstone Avenue. Area 7,848 feet. A good site for self-contained houses or for an apartment house. Moderate price. (210-22).

**DORCHESTER STREET, cor. BRUCE AVENUE.**—Lot about 25 feet front by 123 feet deep. (45-C).

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

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

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

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

**GLADSTONE AVENUE.**—A neat stone front cottage, containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price, \$5,000. (386-A).

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

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

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

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

**GREENE AVENUE**.—A rough stone 1½ storey cottage, heated by hot water furnace, 9 rooms in good order, a nice comfortable house for a small family. Price, \$5,000. (225-B).

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

**DALLOWELL AVENUE**.—A good stone front tenement, well situated close to Electric cars; in good order, heated by hot water furnace; good modern plumbing; moderate price. (24-4).

**HIGH STREET, Cor. ELM AVENUE**.—Five lots about 25 feet by 116 feet deep. Suitable for residential building. (46-C).

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

**IRVINE AVENUE**.—Two 2-storey solid brick cottages, extension kitchens, heated by hot water furnaces, in good order, seven rooms in each. Price, \$3,550 each. (204-B).

**LANSDOWNE AVENUE**.—Six good building lots, near Cote St. Antoine Road, each, 21 feet x 62½ feet. (307-B).

**LANSDOWNE AVENUE**.—A charming brick cottage on large lot forming the corner of Sherbrooke street. Heated by Daisy furnace, 8 rooms. Price moderate, (\$69-3).

**LANSDOWNE AVENUE, Cor. COTE ST. ANTOINE ROAD**.—Large block of land, forming the corner of these streets; can be had at a bargain. (48-C).

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

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

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

**MOUNT PLEASANT AVENUE**.—Two storey red stone front house, with extension kitchen, Daisy furnace, 3 mantels and grates in house; finished in cottonwood throughout. Lot 50 by 105 ft. (363-3).

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

**MOUNTAIN AVENUE**. — Just above Cote St. Antoine Road, nine nicely situated building lots, each 50 feet front by about 115 feet deep, within two or three minutes walk of street cars. (130-B).

Take a thought and express it quickly and easily with one sentence. Treat the second the same way before you venture upon the third. Let each idea stand by itself; never intermingle or jumble them up.

Hard horse sense is the prime requisite of an advertising man. From the first preparation of copy till its final appearance in a newspaper, this qualification is demanded.

In the average body of the average ad small plain lower case answers very well. It makes a clean appearance, is easily read, and is used by such good advertisers as Rogers, Peet & Co., and Brill Bros., of New York.

It is not a bad plan to once in a while go around and interview the compositor or head of the composing room where your ads are set up. An interchange of ideas is mutually advantageous and welcome, and if you happen to have an extra cigar in your pocket—so much the better.

Advertising is analysis. It is an analysis of the good points of what you have to offer. Analyze your offerings carefully, bring to light all the good points, and let the full glare of publicity shine upon them.

In preparing an ad be your reporter first and editor afterward. As reporter get all your best thoughts on the subject down on paper as editor, trim, polish, and elaborate until your ad is perfect.

To write a good ad you must have a keen interest in the goods themselves. Handle them, fondle them, get acquainted with them—consider the richness, beauty and many attractions — then, when you have imbibed the right sort of impressions, let them flow naturally from your pen.—Angus Macdonald.



#### CORK FLOORS.

Cork, as every one knows, is one of the best non-conductors of heat or sound. That it has not been more widely used in building is due chiefly to the difficulty of obtaining it in an unadulterated form. A product called cork tiling has recently been placed on the market which is made of what is known to the trade as "virgin cork," ground, compressed and otherwise treated by a patented process, and which is free from the cement and glue usually employed to hold the particles together.

We are informed that tiles made of this pure, compressed cork form an admirable flooring, which, besides being noiseless, waterproof, warm and germ proof, is capable of withstanding hard usage. By varying the degree of com-

**OLIVIER AVENUE**.—A modern stone front cottage, with extension, double roof. Daisy furnace, open plumbing; close to street cars; is in first-class condition throughout. Price, \$5,750. (22-C).

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

**PROSPECT AVENUE**.—Three storey dwelling, situated on lot about 22 feet front, has hot water heating, open plumbing, and both electric light and gas. This house is nearly new and is in good order, owner would exchange for suitable country property not too far from Montreal.—(39-C).

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

**ROSLYN AVENUE**.—A semi-detached pressed brick and Ohio sandstone house, on lot 30 feet front by 111 feet deep. This house has all modern conveniences, hot water heating; concrete basement, plumbing new and open; main halls finished in oak; sidelight. Ground floor contains drawing room, dining room (oak sideboard), extension kitchen, mantels in drawing and dining rooms, upper floors four rooms. Particulars at this office. (41-C).

**ROSLYN AVENUE**. — A semi-detached pressed brick and stone house on lot 27 feet wide by 111 feet deep. The house consists of nine rooms and is modern in every respect; hot water heating; extension kitchen; concrete basement, open plumbing and first-class drainage system. Price \$7,500. (41-C).

**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 109 feet on Rosemount and 134 feet on Mount Pleasant avenue, by a depth of about 140 feet. Also three good brick houses, two on Rosemount Ave., and one facing on Mountain Ave., all well rented to good tenants, on lot fronting on both avenues, with an area of 30,894 feet. (178-B).

**ROSEMOUNT AVENUE**.—A handsome stone front residence; lately built and replete with every convenience, Daisy furnace, laundry, etc.; five bedrooms. (889-3).

**SHERBROOKE STREET**.—A well situated lot, just east of Westmount Park, 50 ft. x 104½ feet deep; no waste depth. (337-B).

**SHERBROOKE STREET**.—Two semi-detached houses in the best part of Westmount. Modern and thoroughly well built, one is occupied by owner,



the other well rented. Suitable for two friends. Both houses have side lights and one is a corner house, and commands a fine open view. (124-B).

**SHERBROOKE STREET**—Two very desirable building lots, nearly opposite the park, each 50 x 117; one of them being a corner. Very reasonable price. (7-C).

**SHERBROOKE STREET**. — A very handsome cut stone corner house, near Greene Avenue, 26ft. front by 72ft. deep; kitchen on ground floor; Daisy furnace; cellar basement. This house was built for owner's occupation, and is warranted first-class in every respect. Two lots adjoining, each 25ft. x 125ft., would be sold with house or separate. (380-B).

**SHERBROOKE STREET**.—A handsome well-built corner residence; 3 storeys, extension kitchen, front and side of stone. Twelve rooms, laundry, servants' bath and w.c., in basement; modern open plumbing; hot water furnace; wired for electric light; speaking tubes, &c. Finished throughout in hardwood; windows in front and side are of plate glass. Would exchange for smaller house. (8-4).

**ST. ANTOINE STREET, Cor. GREENE AVENUE**. Large block of land forming this corner is now for sale. Full particulars, etc., at office. (49-C).

**ST. CATHERINE STREET**.—A two-storey solid brick cottage, with kitchen on ground floor, in good order throughout; heated by hot water furnace. Lot 41 x 172. (5-4).

**ST. CATHERINE STREET**.—A two-storey brick cottage, with gray stone trimmings; heated by hot water; 4 bedrooms. Price, \$4,000, to a quick buyer. (16-C).

**ST. CATHERINE STREET**.—A stone front cottage on lot 26 x 110 feet; well built and in good order throughout. Lane at side and rear. Price, \$7,000. (211-B).

**ST. CATHERINE STREET**.—A good building lot, 50 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. (833-3).

**ST. CATHERINE STREET**.—Two building lots, near Metcalfe Avenue, about 44 feet 5 inches front, by a depth of 170 feet to 174 feet each. (328 & 386-2).

**ST. CATHERINE STREET**.—Lot of land about 89 feet front by 150 feet deep; just west of Metcalfe Avenue. Suitable for residential or business purposes. (48-C).

**SUMMERHILL AVENUE**. — A choice building lot, 25 ft. x 100 ft.; fine situation; magnificent view. Reasonable price. (37-C).

**UPPER LANSLOWNE AVENUE**.—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in frontages of 50 feet with a depth of 110 to 115 feet. The situation is the most accessible of all the hillside property and commands a magnificent view. (289-A).

pression and modifying the manufacturing process slightly, sheets of cork different in color and density are obtained, which, when sawed and finished, in the form of panels, can be used for wainscoting alone, or in connection with cork tile floors.

#### \$95 A SQUARE FOOT IN NEW YORK.

The Fifth avenue property on Broadway and Twenty-third streets, New York, was lately sold for \$1,225,000. This was at the rate of \$95 a square foot. The highest price (\$350,000) ever paid in San Francisco was for the old Hibernia bank lot, say 60x62½. That was nearly \$88 per square foot, but that lot was all front, and had very few square feet in it. The price paid by Mr. James L. Flood for the old Baldwin hotel lot, now vacant, was \$1,425,000. There were 34,427 square feet in all in the parcel, facing Market, Powell and Ellis streets. The price paid was a fraction over \$41 a square foot only. The front feet in the Baldwin lot was greater proportionately than in the case of the Fifth avenue lot.

#### EASY DUTIES.

"New devices for making money or for making the parish popular will never take the place of a quickening faith that shows itself in good works," says the New York Churchman (P.E.). "No one would return to the crude life of our forefathers any more than to their barren and unadorned worship or to their crudities in education. Resorting to their methods will not give us back their old-time vigor and power to endure hardness. The world has never put up any monument to a man who did an easy thing. The world's heroes and the church's heroes are those who have done hard things. No true man wants an easy religion, or, for that matter, anything else for the mere reason that it is easy. To offer men a cheap salvation; a Gospel that asks for no sacrifice; a faith that is not to be contended for and defended; to hold out any motive for becoming Christians but the highest; to preach the economy of religion, and then show how 'it pays' is to bring contempt upon it. The Christian religion is what it is because of what it exacts."

#### HEALTH OF ENGLISH BOYS AND GIRLS.

If there is a fact that is certain in our social life, it is that the girls of our day in almost every class are bigger, healthier, and stronger in every way than their mothers ever were. They

**VICTORIA AVENUE**.—Good building lot, 50 ft. x 132 ft.; situated above Sherbrooke street, (35-C).

**WESTERN AVE.**—Two new houses in pressed brick with stone trimmings of latest design and thoroughly well built, adjoining red stone house corner of Elm Avenue. A very convenient locality. Inspection and offers solicited. (731-3).

**WESTERN 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).

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

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

**WINDSOR AND PRINCE ALBERT AVENUE**.—A well situated block of land, 150 ft. x 146 ft.; forming corner of above streets; would exchange for small house. (38-C).

## Country and Suburban Properties

FOR SALE BY

The J. CRADOCK SIMPSON  
Real Estate & Agency Co.

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

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

**BORDEAU, SAULT AU RECOLLET**.—An attractive 1½ storey stone front house, close to C.P.R. station, about a mile from electric cars; contains 7 rooms and extension kitchen. Lot about 87 feet x 169 feet; price \$3,500; or would exchange. (352-B).

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

**CHAMBLY**.—A very desirable country residence, situated in the best part of Chambly. Large frame house and extension, coach-house and stable; all

- in good order; grounds contain four acres; low price to prompt buyer. (356-B).
- CHAMBLY BASIN.**—A fine residence property, containing 23 arpents, of which five arpents are beautifully wooded. River frontage on two sides; about one mile from Richelieu station (C.V.R.). Solid stone three-storey house, fifty feet square; hot water furnace; large stable and coach house and other outbuildings; good boating and fishing; telephone in house; only 1½ hours' drive from Longueuil. Moderate price. (110-B).
- COTE DES NEIGES.**—That beautifully situated property known as "Fern-grove," bounded by Cedar, Crescent, and Lakeview Ave., between Cote St. Luc Road and Westmount. Particulars at office. (167-B).
- COTE VISITATION.**—A valuable farm of from 66 to 70 arpents, within a short distance of the electric cars; will soon be in demand for sub-division. Particulars at our office. (900-C-3).
- DIXIE.**—Several choice lots at this popular summer resort. Easy terms to suit purchasers. (158-B).
- DORVAL.**—A semi-detached brick house between the road and river, heated by hot water furnace, five bedrooms; built for winter occupation. Ice-house, laundry, etc. Grounds extend to river. Would exchange for city property. (282-B).
- LONGUEUIL.**—Two building lots well situated, will be sold at the extremely low price of \$150 each, to a prompt buyer. (17-C).
- LOWER LACHINE ROAD.**—A choice piece of suburban property adjoining that of the late Mr. Sipelli; 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 ft. by 178 ft., running back to an avenue on which electric cars are now running. Commands a magnificent view. (145-A).
- OUTREMONT.**—A nice brick encased house, on a lot having frontage of 80 ft. on St. Catherine Road by 225 ft. deep. Water in house; bathroom, etc. Grounds laid out in ornamental and fruit trees, kitchen garden, and small fruits. (320-B).
- BLOOMFIELD AVENUE.**—Large block of land having an area of 23,250 feet. This is one of the most promising spots in Outremont. (46-C).
- OUTREMONT.**—A beautiful villa situated on the St. Catherine Road, just outside the limits of Outremont, five minutes' walk from electric cars. Ground nearly five acres in extent, is mostly in orchard, containing a large variety of appliances, pear and plum trees, several hundreds of currants, gooseberries, and grape vines, all in full bearing. House is built in A1 style. Has all city conveniences. Daisy furnace, hot and cold water, bath, w.c. etc. (322-B).
- are so much taller that the great shops have altered their "stock sizes"; they are so much heavier that they are rather ashamed of it, as destroying their claim to etherealness; and they are so much stronger that they enjoy walks, rides on the bicycle, and gymnastic exercises which their mothers would have pronounced, and, in fact, do pronounce, impossible or injurious. If this is the fact—and no one who has eyes seriously disputes it—the question is not, why our children do not profit by all the science brought to bear on their protection, but only why our boys do not.
- We suspect, without being entirely convinced, that the truth is something of this kind. We are far too careless as to what our boys eat at preparatory schools, being content if they are content, without sufficient inquiry as to the nutritiousness of their food, the hours at which it is taken, and their supply of milk; and when we allow them to be worn out by an injudicious mixture of work which is for them severe, and exercise which would do them twice as much good if it were not quite so continuous. The brainwork by itself would not hurt them, or the energetic play, but the mixture of both before either brain or muscles are fully formed wears them out with weariness. They get "stale," as the athletes say. The old notion that hard work and hard study can go on together without injury to the average young man has long ago been discarded. The experiment was tried under most favorable circumstances at Cornell University, and was abandoned; all the ablest teachers, many of them prejudiced in its favor, confessing that it had failed.
- We now tax the brains of boys of thirteen pretty severely in order that they may be "prepared" for public-school life, and, while they are studying, encourage them to play games which involve what is really violent and exhausting exercise. They are, in fact, physically and mentally worked hard, and unless they are exceptionally strong, or as many boys do, refuse to let their minds exert themselves, they lose weight, grow too fast, and do not acquire the capacity of chest necessary to health. They want more rest, and do not get it, partly, of course, by their own fault, their instinctive restlessness making them regard all rest as tedious. The nervous power, too, becomes impaired. In the schoolroom and the playground a fierce spirit of competition is generated, "eagerness" is abnormally developed, and the lad goes home for his holidays in a condition of half-conscious lassitude. The holidays recover him, an increase of age recovers him, the lounging habit of eighteen or nineteen recovers him; and the pronotion who grow out of the "delicacy" of the earlier period is very considerable; but still a good many suffer through life from what is practically overstrain hardly noticed by parents, and watched with interest only by the few masters who have time to spare for noticing such a detail.—London Spectator.
- RICHMOND, P.Q.**—A delightfully situated residence, built for summer and winter occupation, on the banks of the St. Francis River; one acre of ground nicely laid out, in kitchen garden, fruit trees and lawn, with a handsome brick house, two storeys; heated by furnace; electric light, water in house; ample cupboards; good large cellar; has wire doors and window screens for summer. Property has been lately fenced. Good stable, coach-house, shed, summer kitchen, etc. This house was built by the late Principal Howe for his own occupation and is a model country home. Further particulars at office. (31-C).
- ROSEMERE, P.Q.**—A handsome wooden country residence, on stone foundation, built for summer and winter occupation; water in kitchen, laundry, bath and w.c. Pleasantly situated on high ground, about four minutes' walk from station; close to river, and commanding an extensive view of surrounding country; wide piazza around three sides of the house. Further particulars at office. (237-B).
- ST. LAMBERT.**—A detached villa residence, built of brick and stone work, on stone foundation, 10 large rooms, bath room and closets. Daisy furnace, large verandas on ground floor, balcony on first floor. Lot 90 ft. x 175 ft., laid out in lawn and planted with apple, pear and plum trees, five minutes from station. (191-B).
- ST. LAMBERT.**—A very handsome brick and stone detached house, on lot 50 ft. by 200 feet, extension kitchen, heated by hot water furnace. Ground laid out with fruit trees, etc. (129-B).
- ST. LUKE STREET, Cor. WOOD AVE.**—Four choice lots, each about 27 feet front and about 108 feet deep, having an area in all of about 12,869 feet. (47-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. (273-b).
- VAUDREUIL.**—A beautifully situated block of land, known as the Lotbiniere property, containing over 160,000 feet, with large river frontage on two sides; and two very pretty islands containing about 16,000 feet. This would make a delightful site for a summer residence, or a first-class hotel. Plan and fuller particulars in office. (9-C).
- COTE ST. LUKE ROAD.**—A splendid piece of land, 283 ft. x 383 ft., with a nice frame house, stable and shed. Ground laid out in garden, orchard, etc. (4-4).
- A COUPLE OF FARMS** on the Lake front, suitable for sub-division, choice location for summer residences. Particulars at office. (30-B).

# REAL ESTATE TRANSFERS RECORDED IN JUNE, 1900.

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

STREET AND NO.	WARD.	CAD. No.	SUB DIV. No.	DIMENSIONS.		AREA	PRICE PER FT.	BUILDINGS.	TOTAL PRICE	REMARKS
				FRONT	DEPTH					
Rivard.....	St. Denis...	108	Part 62	40	60	2400	.....	Buildings .....	2500	A reméré.
St. Andre.....	"	7	197	25	71	1775	.8	Vacant .....	150	
Brebœuf.....	"	329	61	25	80	2000	.13	Foundations.....	440	
Drolet.....	"	167	Part 42 & 42	36	75	2700	.....	Vacant .....	350	Retrocession.
Laurier Ave, 316-334.....	"	197	1 to 4	100	82 2	8662	.....	Buildings .....	9775	
Chambord.....	"	331	169	25	73 6	2725	.....	" .....	900	Cession.
St. Hubert, 1572 74.....	"	7	118	25	109	2725	.....	" .....	1350	Retrocession.
Drolet, 900-902.....	"	193	.....	52	75	3975	.....	" .....	1000	
Rivard, 540-540B.....	"	163	179	22	70	1540	.12	" .....	260	
St. Hubert.....	"	7	443	25	87	2175	.6	Vacant .....	136 26	
" .....	"	7	858 & 859	25	100	2725	.8	" .....	431 07	
Labelle.....	"	7	930 & 951	50	110	5500	.....	" .....	4000	A reméré.
Drolet.....	"	165	31	60	75	4500	.11 1/2	Buildings in erecti-on	289 50	
Huntley.....	"	8	1/2 of 516	25	100	2500	.25	Vacant .....	2042 50	
Rivard.....	"	209	105 to 108	irreg-ular.	11770	.....	.....	.....	31000	
Mount Royal Ave, 281 303	"	325	7, 8 44 & 45	98	90	8640	.8	Buildings .....	200	
Huntley.....	"	8	1/2 of 578	25	100	2500	.10	Vacant .....	250	
" .....	"	8	1/2 of 456	25	100	2500	.....	" .....	300	& other considerations.
St. Hubert, 3015.....	"	7	742	25	95 10	2394	.7 1/2	Buildings .....	375	
Labelle.....	"	8	789	50	100 7	5035	.7	Vacant .....	163 13	
St. Andre.....	"	7	172	25	87	2175	.....	" .....	163 13	
St. Hubert, 1619.....	"	7	390	25	87	2175	.9	Buildings .....	245 25	
" .....	"	7	829 & 830	25	109	2725	.....	Vacant .....	287 50	
Huntley, 610.....	"	8	1/2 of 516	25	100	2500	.10 1/2	Buildings .....	262 50	
" 418-420.....	"	8	1/2 of 537	25	100	2500	.8	Vacant .....	147	
Chambord, 587.....	"	331	1/2 of 179	25	73 6	1837	.....	" .....	900	
Drolet, 900 902.....	"	193	.....	53	75	3975	.....	Buildings.....	1000	A reméré.
St. Denis, 1267-1273.....	"	102 & 163	Parts of	41	95	3895	.....	" .....	800	
Carillon, 127.....	"	324	Part of A	20	98	1920	.....	" .....	600	
Berri, 1255.....	"	162	27 & 28	44	75	3300	.....	" .....	3000	
Cadioux, 840B, 849C.....	St. Jean Bap	79	2	20	66 6	1330	.....	" .....	1100	
Brebœuf.....	"	7	125 & 126	50	80	4000	.27 1/2	Vacant.....	300	
Dufferin.....	"	7	176	25	80	2000	.15	" .....	5100	
Cadieux, 861-871.....	"	74	.....	38 6	71	2730	.....	Buildings.....	5700	
St. Andre, 1191-97 & 1233-35.....	"	11	34, 43 & 44	60	94	5640	.....	" .....	1500	
Mitcheson, 215.....	"	468	Rear 1/2	47 8	92	4512	.....	" .....	1000	Undivided 1/2 of.
Laval Ave, 279 285.....	"	15	916 & 917	40	75	3000	.....	" .....	1600	Sheriff's sale.
St. Lawrence, 1203, 1205.....	"	385	.....	44 6	82	3649	.....	" .....	2000	
Durham, 48-50.....	"	1	41	25	91	2275	.....	" .....	5700	
Mount Royal Ave, 484-400	"	16	3 & part 4	48 6	100	4850	.....	" .....	8175	Sheriff's sale,
Drolet, 642-648B.....	"	15	695 to 698	90	72	6480	.....	" .....	15751 60	Hypothecated.
Laval Ave, 319 339.....	"	15	964 to 969	120	75	9000	.....	" .....	15000	
St. Urbain, 949 965.....	"	457	5, 6 & 7	60	110	6600	.....	" .....	3800	A reméré
St. Denis, 979-981.....	"	15	Pts. 418, 419	20	95	1900	.....	" .....	3564	Retrocession.
" 979-981.....	"	15	Pts. 418, 419	20	95	1900	.....	" .....	2520	
Mentana.....	"	8	Pts 282 to 286	125	47 6	5935	.42 1/2	Vacant.....	3500	
" .....	"	12	178	20	44	880	.....	" .....	3090	
Berri, .847.....	"	15	88, & 104-88	20	80	1600	.....	Building.....	500	Vendor's rights in.
Cadieux, 849B,C.....	"	79	2	20	66	1320	.....	Vacant.....	1200	A reméré.
Mentana.....	"	8	pts 282 to 286	125	47	5875	.....	Buildings.....	None.	Rights in.
Hotel deVille Ave. 788-90	"	70	.....	35	60	2800	.....	" .....	5000	
Berri, 903-909.....	"	15	Parts of	40	80	3200	.....	" .....	1100	
St. Andre, 1229-1231.....	"	11	35	23	94	2162	.....	" .....	2243 84	
Dufferin, 125, & 133-5.....	"	7	101 to 103	75	80	6000	.....	" .....	3000	
Hibernia.....	St. Gabriel..	3243-3244	Part	irreg ular	.....	8895	.32 1/2	Vacant.....	2850	
" .....	"	3167	110B	.....	.....	.....	.....	" .....	2650	
Bourgeois, 326.....	St. Ann's...	167	B	irreg-ular.	2124	.....	.....	Buildings.....	6200	
Charron.....	St Gabriel..	3167	Part 120	24	88	2124	.....	" .....	4800	
St. Patrick, 258-290.....	"	3006	.....	45	125	5625	.....	" .....	2100	
Ontario, 609 610.....	Hochelaga	159	286 to 288	69	101 11	7037	.....	Buildings.....	1500	
Stadacona.....	"	23	460	25	110	2750	.12 1/2	Vacant.....	1200	
Chambly.....	"	23	661, 662 & 771	74	121 10	9004	.23	" .....	750	
Darling, 20-26.....	"	31	102	22	102	2224	.....	Buildings.....	300	
Davidson, 375 377.....	"	20	Part of 429	25	55	1875	.....	" .....	2750	
Darling, 26-26B.....	"	31	101	22	102	2144	.....	" .....	2750	
Forsyth.....	"	23	640	25	110	2750	.27	Vacant.....	300	
Duquette.....	"	23	512	23	110	2530	.12	" .....	275	
Nicolet.....	"	23	770	24	121	2904	.9	" .....	.....	

MONTREAL EAST

STREET AND NO	WARD.	CAD. No.	SUB. DIV. No	DIMEN FRONT.	SIONS. DEPTH.	ARHA.	Price Per Foot.	BUILDINGS.	TOTAL PRICE.	REMARKS.
Amherst, 201-205	St. James	582		44	81	3564		Buildings	1400	
Beaudry, 201-203	"	679		43	74.6	3203		"	653	and good consideration
Contant, 14	"	235		49	76.9	3761		"	40	Rights in.
Contant, 14	"	235		49	76.9	3761		"	25	Rights in.
Wolfe, 341-343	"	748		24.8	70	1727		"	2000	
Bonaparte, 25-29	"	320, 321		64.8	85	5503		"	3000	
Montana, 125-135	"	1211	63 & 64	50	106	5800		"	11000	
Ontario, 1235-1241	"	1146		33.3	58	1763		"	5500	
Barri, 770	"	1208	Part 5	20	80	1600		"	2000	
Montcalm, 290-292	"	993		40	53	2120		"	1600	
Beaudry, 314-316	"	714		40	72	2880		"	2200	
Ontario, 1346-52	"	870	Part of	50	78.6	3885		"	8400	
Montana, 34-36	"	1207	201	24	94	2256		"	1550	Retrocession.
Beaudry, 374-76	"	1036		42	72	3024		"	1800	
St. Hubert, 665	"	1203	286 & Pt. 205	irreg.	129	8474		"	5800	
Montana, 22-24	"	1207	206 & 207	27	94	2588		"	1550	
St. Hubert, 90	"	495	Part	26	80	2080		"	4500	
Bleury, 187-191	St. Lawrence	242		irreg.	irreg.	4086		"	10000	
Juror, 68	"	710	Und. 3-12ths	26.8	irreg.	1945		"	700	Sheriff's sale.
Prince Arthur, 92-94	"	110	Part of 6	irreg.	irreg.	2417		"	4000	
Vallee, 85-87 1/2	"	426		42.4	62.8	2652		"	1700	
Bleury, 255-257	"	171	11	44.0	92.1	4099		"	50	
St. George, 14-16	"	766		48.6	48.9	2364		"	3000	
Vitre, 157-163	"							"		
Cote, 87-41	"	658		121	78.0	8894	.78	"	6600	
Park Avenue	"	46 & 47	Parts of	126.9	104	15182		Vacant	11863.80	
Plessis, 388-390	St. Mary'e	1101	12b	89	101	8399		Buildings	1287.50	Undivided half of.
Dorchester, 17-19	"	465		irreg.	irreg.	8332		"	4585.00	
Panet, 186	"	311		22.6	irreg.	2460		"	None.	
Shaw, 112-128	"	448 & pt 440		75	52	8900		"	7000	
Maisonneuve, 292-96	"	1036		40	118	4520		"	2500	
Chausse	"	1489	11	25	76.9	1918		Vacant	2207	Vendor's rights in.
Dumont, 82-84	"	1223	47 & Pt. 46	20	83	1660		Buildings	1500	Sheriff's sale.
DeMontigny, 201	"							"		
Iborville, 122-24	"	1364	25	31	80	2480		"	2000	
Maisonneuve, 195-209	"	820 & 828		irreg.	irreg.	4096		"	8800	
Champlain, 147-147a	"	640, 641, 642	3, 2, 1	56	75	4300		"	9000	
Panet, 257-261	"	784		40	161	4040		"	3800	
Gain	"	605		50	76	8800	.16	Vacant	600	
Erie, 9-13	"	196	S. W. Pt.	47.10	44.6	2120		Buildings	1100	
St. Catherine, 1887-1889	St. Louis	534	Part	25.6	59	1500		Old Buildings	4000	
Dorchester, 484-486	"	207	1	27.2	irreg.	2254		Buildings	2500	
St. Dominique, 398	"	808		30.7	78.9	2347		"	2854	
Dorchester, 472	"	189	N. E. Pt.	20	73	1460		"	2050	
Cadieux, 119-121	"	293		26.7	135	3588		"		
Cadieux, 197	"	319		42.5	85.8	3634		"		
St. Elizabeth, 189	"	663		81.6	60.6	1906		"		
St. Elizabeth, 185-187	"	664		32.8	61	1967		"		
Sanguinet, 207-209	"	444		42.4	76	3188		"		
Marie Louise, 40-46	"	710		73.6	65.3	4976		"	26750	Sheriff's sale.
Grothe, 6-8	"	667		31.6	61.6	1937		"		
City Hall Ave., 266	"	317		irreg.	irreg.	2428		"		
St. Hypolite, 134-126	"	960	Part	40.6	73.8	3084		"	6500	
St. Hypolite, 193-199	"	930	7	48	72	3456		"	3900	
Laval Avenue	"	897	15, 16 & 17	69.6	75	5213		Vacant	500	

CACOUNA.—A neat frame cottage, with detached kitchen and other outbuildings; all in good order, situated on the road to Riviere du Loup, and one mile from the centre of Cacouna, grounds consist of about 20 acres, nicely laid out. Price only \$2,000. (348-B).

TADOUSAC, P.Q.—Three acres of land and a large roomy Cottage for sale with wing and outbuildings in good

order. The house is beautifully situated having a grove of trees on one side, and the Government Salmon Pond in full view on the other. The place is now offered for sale owing to the age and declining health of the owner. Terms very reasonable. A photographic view of the house and grounds can be seen at this office. (41-xx).

STRAITHMORE, P.Q.—A beautiful summer residence, 40 feet square, and ex-

tension kitchen. Lot 120 x 166 ft., situated on the lake front. Prize flower garden. Will be sold at less than cost. (262-B).

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

UPPER LACHINE.—A good building lot 50 feet by 150 feet on Brewster Avenue off Broadway. (39-C).

MONTREAL WEST

STREET AND NO.	WARD	CAD. NO.	SUB. DIV. NO.	DIMENSIONS		AREA.	PRICE PER FOOT.	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT	DEPTH					
Selkirk Ave, 8	St. Antoine.	1715	4	24	60	1440	.....	Buildings	6760	
" 10	"	1715	5	24	60	1440	.....	"	6200	
Chomedey, 39	"	1654 73	pts of 39, 40 & 41	28 4	60 7	1617	.....	"	3500	
St. David, 39-49	"	951	3, 4, 5, 6	Irreg.	ular.	6314	.....	"	9471	
Sherbrooke, 1123	"	1728	.....	20	143	2860	.....	"	23000	
Busby Lane, 19-21	"	1040	.....	17 9	22	390	.....	"	300	Undivided 1/2 of.
Fort, 16	"	1653	Part 1	24	107	2568	.....	"	2600	
Sherbrooke, 1147	"	1715	25	25	116	2850	.....	"	16900	
" 1145	"	1715	24	25	116	2850	.....	"	16950	
Rear St. Luke	"	1658	part	34	50	1700	.....	"	650	
Quesnel, 73-75	"	86	part of 26	40	34	1360	.....	"	1900	
		1630	67							
Souvenir	Par of Mont.	386	205, 206	Irreg.	ular.	5280	.57	Vacant	3009 60	
McTavish, 24	St. Antoine.	1789	.....	26	134	3484	.....	Buildings	10000	
St. Catherine, 2377-2385	"	1458	3 & 4	50 2	103	5167	.....	"	77505	
Gaudry, 12-16	"	1637	part 83	22 6	90	2025	.....	"	3550	
St. Mark, 53	"	1625	pts of 25 & 26	Irreg.	115 6	2132	.....	"	4100	Sheriff's sale.
St. Catherine, 28'S	"	1653	parts of	25	116	2850	.....	"	3900	do.
" 2706	"	1625	11	21 1	120	2530	.....	"	3005	do.
Drummond	"	1757	part	10	140	1400	.....	Vacant	Valuable	consideration.
Shuter, 110-112	"	1822	33	22	80 2	1763	.....	Buildings	3500	
Drummond	"	1757	part	10	140	1400	06 1/2	Vacant	2100	
Sherbrooke, 735	"	1850	1 & 2	68 6	88	6028	.....	Buildings	24200	
Crescent	"	1706	part	25	100	2500	\$1.60	Vacant	4000	
Wellington, 590-594	St. Ann's	272	.....	58 8	93	5456	.....	Buildings	12000	
Shearer, 76-78	"	924	.....	32	80	2560	.....	"		
	"	903	.....	43	127	5461	.....	"	4000	Vendor's rights in.
Centre, 146-154	"	887	.....	43	67 8	2910	.....	"		
Congregation, 226	"	850	.....	62	90	5580	.....	"	2000	
St. Paul	Centre	34	.....	32 6	Irreg.	5881	.....	"	35000	

THE **J. CRADOCK SIMPSON**  
 Real Estate & Agency Co.,  
 181 St. James St., - - MONTREAL.

Real Estate. Insurance.  
 Mortgage Loans.

ESTATES MANAGED.  
RENTS COLLECTED.  
VALUATIONS MADE.

REFERENCES. \_\_\_\_\_  
 Rt. Hon. Lord Strathcona and Mount Royal,  
 President Bank of Montreal, and High  
 Commissioner for Canada in London.  
 W. C. McDonald, Esq., Montreal, and any  
 of the Banks in Montreal.

Special Attention to Investments for Non-Residents.

**WESTMOUNT (COTE ST. ANTOINE)**

STREET & NO.	WARD.	CAD. NO.	SUB. DIV. No.	DIMENSIONS.		AREA.	PRICE PER FT.	BUILDINGS.	TOTAL PRICE.	REMARKS
				FRONT.	DEPTH.					
Grosvenor Ave.....	par Montreal	210	93-2, 92-2, 92-1, 91-3 & 127	122	irreg.	12462	.....	Buildings .....	22000	
Lansdowne Ave. ....	"	220	part of 8	25	138	3200	.89	Vacant .....	1250	
Clarke Ave.....	"	320	Part of	170	119.6	20315	.42	" .....	5850	
Grosvenor Ave., 458-464..	"	219	93-3, 94-1, & 94-2	48	96	9608	.....	Buildings .....	13350	
Argyle Ave.....	"	282	Part of 128	82.0	187.0	6094	.....	" .....	6800	
Grosvenor Ave.....	"	219	Parts of 107, 108 & 109	80	111	8880	40.	Vacant.....	3552	
Montrose Ave.....	"	374	21	irreg.	ular.	10387	.....	" .....	1200	Sheriff's sale.

# The Trust & Loan Company of Canada.

Incorporated by Royal Charter A.D. 1845.

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

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

OFFICES IN ENGLAND:

7 Great Winchester Street,  
LONDON, E. C.

HEAD OFFICE IN CANADA:

25 Toronto Street,  
TORONTO, ONT.

BRANCH OFFICES:

MONTREAL. WINNIPEG.

BANKERS IN ENGLAND:

Messrs. Glyn, Mills, Currie & Co.

BANKERS IN CANADA:

Bank of Montreal. Merchants' Bank.

SOLICITORS IN ENGLAND:

Messrs. Wilde, Moore & Wigston

SOLICITORS IN CANADA:

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

## MONEY TO LEND ON CITY PROPERTY and IMPROVED FARMS

At Low Rates and on very desirable terms.

ADDRESS:

The Commissioner,  
**The Trust & Loan Company of Canada,**  
26 St. James Street, MONTREAL.

## JOHN CROWE & SONS,

Blacksmiths, Machinists  
and Locksmiths.

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

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

## J. A. DENIS,

236 ST. LAWRENCE STREET,

CERTAINLY THE BEST HOUSE FOR

Whitewashing, Tinting, Glazing, House and Sign

**\* PAINTING. \***

— ALSO —

House-furnishing Hardware, Paints, Oils, Varnishes,  
&c., &c., &c.

Best Assortment and Reasonable Prices.

**HECTOR LAMONTAGNE,**

Proprietor.

**THIS**

**SPACE**

**TO**

**LET.**

## Sherbrooke Street Residence

**FOR SALE.**

A WELL-BUILT, COMMODIOUS RESIDENCE, containing sixteen rooms, heated by hot water throughout, and fully equipped in every respect. The lot is 80 feet front, by about 188 feet deep; and the vacant lot adjoining, of the same dimensions, can also be had at a moderate price.

**The J. CRADOCK SIMPSON  
Real Estate & Agency Co.**

181 St. James Street.

Bell Telephone, East 6975.

**ALEXANDER MACLAREN,**

....MANUFACTURER OF....

**Rough & Dressed Lumber** IN HARD & SOFT WOODS  
of all Grades & Sizes.

Kiln dried Lumber a specialty.

107 Papineau Ave., - - MONTREAL.

**THIS**

**SPACE**

**TO**

**LET.**

**ONLY \$16 1/2 PER SQUARE FOOT.**

68 1/2 feet front on St. James Street, adjoining London & Lancashire Life Building.

**The J. CRADOCK SIMPSON  
Real Estate & Agency Co.**

181 ST. JAMES STREET.

# W. H. HOPKINS ENGINEERING & PRINTING CO.

220 N. ... ..

Lithographers Engravers  
 Type Printers Book Binders  
 Plate Printers Stationers

QUALITY AND SERVICE  
 ALWAYS RECEIVE  
 EQUAL ATTENTION

DORCHESTER, MASS.

## NEW CENTURY

POST

MEMBERSHIP OF THE ... ..

## WATSON & DOUGLAS

General Dealers

11 BLEURY STREET, DORCHESTER.

MACHINES REPAIRS AND REFINISH

Specialists in ... ..

## DORCHESTER

STREET

A FIRST CLASS ... ..

## THE J. BRADDOCK SIMPSON

Real Estate and Agency Co.

181 ST. JAMES STREET

## THE J. BRADDOCK SIMPSON

Real Estate and Agency Co.

181 ST. JAMES STREET

181 ST. JAMES STREET

## REAL ESTATE

BOUGHT AND SOLD

No Commission charged to purchasers  
 The management of Properties and Estates undertaken  
 including the ... ..

IMPROVEMENTS, REPAIRS

INSURANCE AGENTS

COLLECTOR OF RENTS

AND ALL BUSINESS, etc., etc.

Valuation of Goods ... ..

## INSURANCE

Winds of all kinds ... ..

The ... ..

## FINANCE

Loans ... ..

...

...



# PORTLAND CEMENTS

ENGLISH & BELGIAN.

**FIRE-BRICKS, FIRE-CLAY,  
LINSEED OIL, WHITING.**

Stocks on Hand and Arriving.

**T. WATTERSON & CO.,**

49 Common St.,

**MONTREAL.**

Tel. Main 1043.

# ELEVATORS

Steam,  
Hydraulic,  
Electric,  
Hydro-Steam,  
and Hand,



— FOR —

Passenger and Freight Service.

**MILLER BROS. & TOMS,**

Established 1869.

**MONTREAL.**

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

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

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

# INSURANCE AGAINST BURGLARY

Electric Bank, Store and House Protection.

Electric Fire Alarm Protection. Night Patrol Service.

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

Full particulars and rates on application to

Telephone Main 1234.

**CHAS. W. HAGAR, General Manager.**

# The Royal Electric Co.

94 QUEEN STREET, MONTREAL,

## SUPPLY ELECTRIC CURRENT

FOR LIGHT — POWER — HEAT  
STEADY — SAFE — SURE.

OUR CANVASSERS WILL BE GLAD TO CALL ON YOU.