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Real Estate Record

Entered according to Act of the Parliament of Canada in the year 1893 by James Oradock Simpson and Henry Lester Putnam at the Department of Agriculture.

Vol. X.

Montreal, February 1897.

No. 2.

The Liverpool and London and Globe INSURANCE CO.

Assets, over \$38,000,000. Invested in Canada, \$1,000,000. Losses paid, \$110,000,000

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WESTERN ASSURANCE COMPANY, FIRE AND MARINE.

Head Office: Corner Wellington & Scott Streets, Toronto.

ASSETS	\$1,500,000
GENERAL INCOME	1,800,000
LOSSES PAID SINCE ORGANIZATION OVER	14,000,000

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J. J. KENNY,

J. H. ROUTH & SON, Agents, Canada Life Building, Montreal. Managing Director.

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OF AMERICA.

SPECIAL CITY
AGENTS.

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Dominion Deposit - - - - - 250,000

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HUGH W. WONHAM,
N. R. MUDGE,
THOS. J. QUINLAN
MAURICE GABIAS.

The QUEEN paid \$549,462 for losses by the conflagration at St. John, N. F., 8th July, 1892.

LONDON & LANCASHIRE LIFE ASSURANCE COMPANY.

Head Office for Canada.

Place D'Armes, MONTREAL.

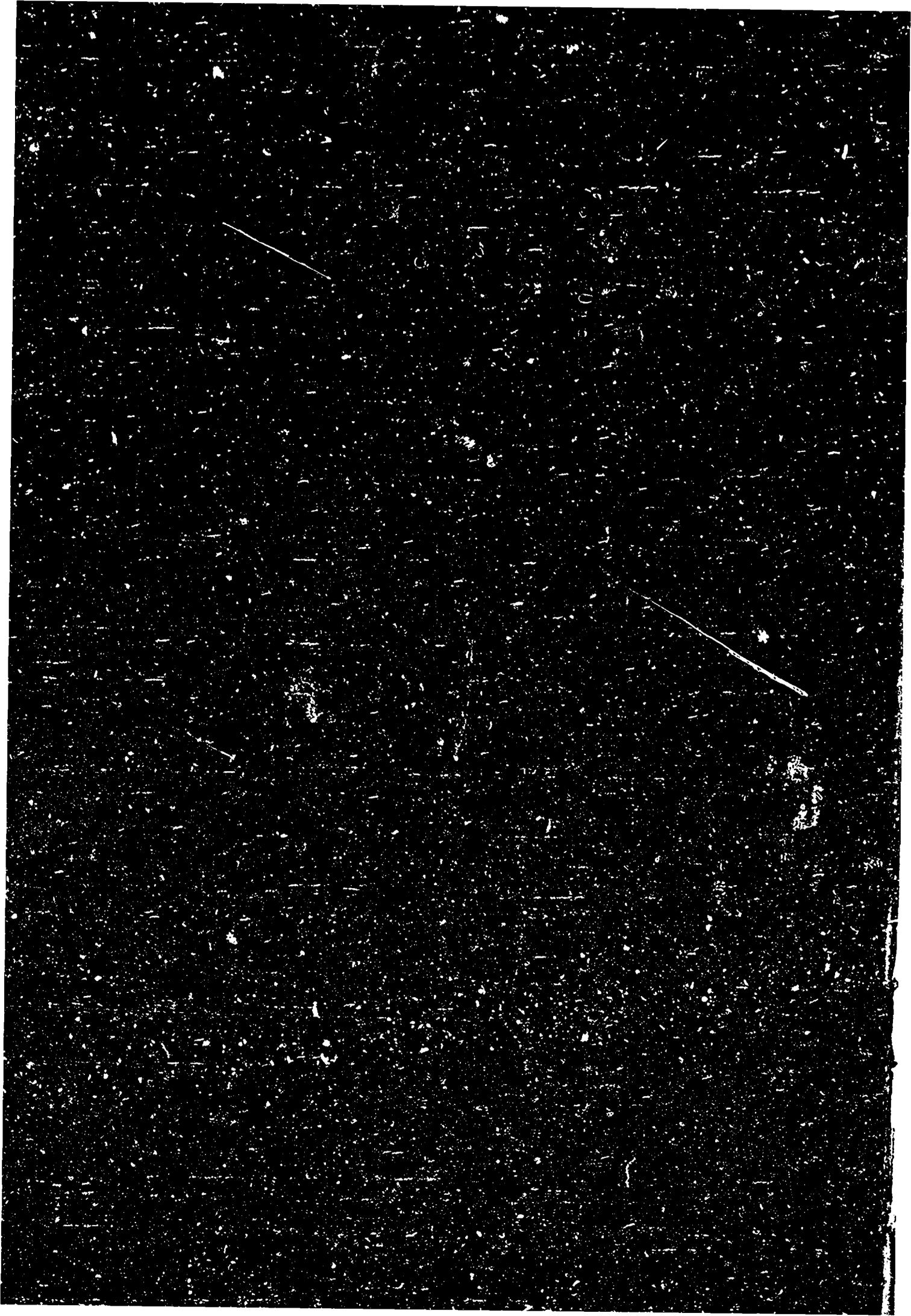
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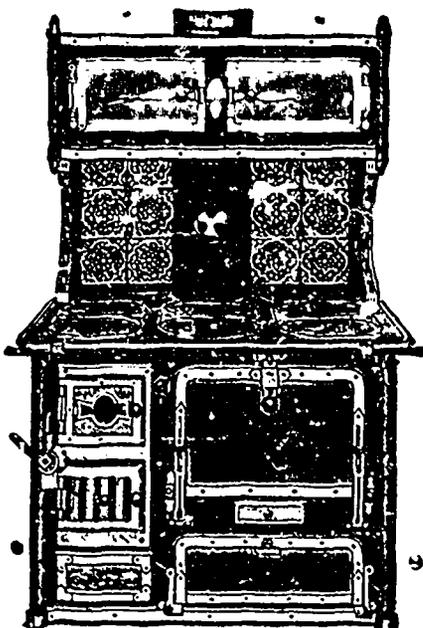
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J. CRADOCK SIMPSON & CO'S.

Real Estate Record

Vol. 10.

MONTREAL, FEBRUARY 10th, 1897

No. 2.

THE
Real Estate Record

IS PUBLISHED MONTHLY

- AT -

181 St. James Street, Montreal.

J. CRADOCK SIMPSON & CO.

Proprietors.

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41 ST. ANTOINE ST.,
MONTREAL.

Monthly Review.

The tendency in the real estate market since the beginning of the year has been distinctly in the direction of improvement. The general feeling is that we have turned the corner,—that the period of depression is passing away, and that the conditions of the immediate future are all apparently favorable to an increase of activity in all branches of the market, depending somewhat upon the expected improvement in general business.

The actual transactions in the real estate market during the month of January evinced a certain degree of activity, but not so much so as one would imagine from the total amount of the transfers recorded during the month making up \$896,638. The intention of the Quebec Government to remove the tax on transfers of real estate has been known for the last six or eight months, so that sales made months ago were only registered in January in order to save the Government tax.

The season for business renting has not been satisfactory, and concessions are being made involving quite a heavy loss in rentals in some sections. The supply of stores, warehouses, and offices appears to be somewhat in excess of the demand at the present time, and this state of affairs will continue until there is a change for the better in commercial lines of business. Well situated modern houses with new plumbing and heating are taken up fairly well, and good flats continue to attract the attention of the house hunter. This however is a tenant's year, and owners generally are dis-

BENEDICTS'

Lightning Day Indicator and Holiday Guide . . .

For computing number of days from one date to another within the year or the following year.

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Builders' Work a Specialty.

posed to make reasonable concessions to secure or retain good tenants.

The real estate auction market has not turned out as well as was expected earlier in the season. There is still time for it to retrieve itself, and the sales of the next month or two may make a better showing.

Five per cent. is still the ruling rate for first-class mortgages in moderate amounts, and sixty per cent. of the cash value is in most cases the lender's limit. Money is plentiful enough, and really good loans are easily placed.

The sales recorded in January in Maisonneuve, DeLorimier, Mile End, Montreal Annex. Outremont, Cote des Neiges, St. Henry, and Ste. Canegonde, amount to about \$159,000, of which about one-half that amount was contributed by St. Henry.

There were 154 real estate transfers in the city wards and Town of Westmount recorded at the registry offices during the month of January, the particulars of which are given in other columns, amounting to \$890,038.81.

St Antoine Ward	17	\$186,429 85
St Ann's Ward	4	100,000 00
West Ward	2	68,735 00
St James Ward	15	73,224 00
St Lawrence Ward	5	27,382 75
St Louis Ward	13	61,077 44
St Mary's Ward	12	28,650 59
St. Jean Baptiste Ward	26	95,060 00
St. Denis Ward	15	13,162 96
St. Gabriel Ward	6	43,017 42
Hochelaga Ward	13	27,362 67
Westmount	26	171,686 13

154 \$890,038 81

During the corresponding month of last year 123 transfers were recorded amounting to \$414,747.80.

The real estate mortgage loans recorded during the month of January in the registration division of Montreal West amount to \$157,350. Of this amount \$15,000 was placed at 4½ per cent., \$89,000 at 5 per cent.; \$28,000 at 5½ per cent., \$11,450 at 6 per cent., \$400 at 6½ per cent., \$1,000 at 8 per cent., \$1,000 at 10 per cent., and \$12,000 at a nominal rate.

The 4½ per cent. loan was in one amount of \$15,000, and the 5 per

C. R. G. JOHNSON,

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Dressed and Prepared Lumber of every Description

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Real Estate, Insurance
and Investment Agents
 161 ST. JAMES ST.,
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J. C. SIMPSON. H. L. PUTNAM.

CRESCENT STREET—A handsome stone front house, above St. Catherine street, in thorough order, all improvements and conveniences. House was built by owner for his own occupation, and workmanship and material is guaranteed of the best. (144-B)

CRESCENT STREET—A two story stone front cottage with extension kitchen, concrete cellar basement, Daisy furnace, five bedrooms on one flat; a thoroughly comfortable modern residence. (142-B.)

HUTCHESON STREET, MONTREAL ANNEX—A good stone front cottage, with extension kitchen, just

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ARCHITECTS.
 new Canada Life Building,
 Montreal

LAMBERT & SON
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Estimates given at short notice for general repairs.

357 BERRI STREET.
 Bell Tel. 6443. Merch't tel. 256.

completed, all modern improvements, Daisy furnace. (149½-B)

HUTCHESON STREET—A two story stone front cottage, extension kitchen, cellar basement, with servants W. C., stationary wash tubs, coal room and pantry, basement entrance, five bedrooms on one floor. Built and occupied by owner. (828-3)

MCGILL COLLEGE AVE.—A stone front terrace house, in good order, very roomy, close to St. Catherine street. Price only \$7000. (138-B)

MCTAVISH STREET—A handsome semi-detached residence, on lot 45 ft. x 145 ft., first class stable and coach house. Situation, opposite McGill College Grounds, is unexcelled. (148-B)

NOTRE DAME STREET, ST. HENRY—A block of brick tenements, on large lot, four dwellings, rented for \$456 per annum. Price \$5100. (143-B)

OVERDALE AVE—A good cut stone front house, seven bedrooms, in good order; stable and shed in rear, covered way to house. Price only \$4500. (138-B.)

cent. loans were in six amounts of \$1,000, \$3,000, \$4,000, \$50,000, \$8,000 and \$23,000

The lenders were:

Estate and Trust Funds.....	\$ 19,400 00
Local Institutions.....	85,000 00
Insurance Companies.....	39,000 00
Building & Loan Companies	1,200 00
Individuals.....	13,250 00
	<hr/>
	\$157,850 00

In Montreal East the loans recorded amount to \$227,004. Of this amount \$108,774 was placed at 5 per cent, \$16,000 at 5½ per cent, \$9,500 at 5¾ per cent, \$50,980 at 6 per cent, \$9,400 at 7 per cent., \$17,450 at 8 per cent., \$1,500 at 10 per cent., and \$15,400 at a nominal rate.

The five per cent loans were in nine amounts of \$22,000, \$3,000, \$13,000, \$30,000, \$3,774, \$5,000, \$3,000, \$19,000 and \$8,000.

The lenders were:

Estate and Trust Funds.....	\$37,000 00
Local Institutions.....	20,000 00
Insurance Companies.....	43,000 00
Building & Loan Companies..	85,800 00
Individuals.....	35,204 00

\$ 227,004 00

An important auction sale of building lots on Peel street, near Sherbrooke street, and on Stanley street below Burnside street, will take place at J. Cradock Simpson & Co.'s sales rooms on Wednesday, 17th February, at 11 a. m., and on the following Wednesday (24th February), the stone front house, 292 Peel street, above Sherbrooke street, will be offered for sale at the same place, 181 St. James street. Both of these sales ought to receive general attention.

Real Estate

BUILDING LOTS on
**PEEL STREET and
 STANLEY STREET.**

Reid Taylor, Esq., has finally decided to sell all those magnificent lots of land remaining of the estate.

9 lots on PEEL STREET (above Burnside) of a frontage of 24 and 25 feet each.

3 lots on STANLEY STREET (below Burnside), of a frontage of 22 feet 6 in. each.

These lots will be sold separately if required. Terms, one third cash, balance at 5 per cent.

Sale at our rooms, 181 ST. JAMES ST.,

WEDNESDAY, February 17th,

At 11 o'clock.

These lots are probably the choicest building lots in St. Antoine Ward, and are put up for imperative sale.

J. CRADOCK SIMPSON & CO.,
 Real Estate Auctioneers

PARK AVENUE, ST. HENRY—A stone and brick tenement, with brick encased extension, containing two dwellings, rented for \$800 per annum: Would be sold on easy terms, small cash payment and balance by monthly payments. (140-B)

BEUTER ST.—A 2½ storey rough stone front house, three finished flats and a good high cellar; heated by hot water furnace, in good order throughout. Price only \$5500. (141-B)

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

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

ST. MONIQUE STREET—A handsome stone front cottage, nicely situated on the high ground above Lagachetiere st., fitted with all improvements; 8 rooms. (825-3)

VICTORIA STREET—Solid brick three story house, 11 rooms, newly painted and papered throughout. Price only \$3700. (829-3)

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

BEAVER HALL HILL—A stone front house on this popular thoroughfare, suitable to convert into a shop. Price \$10,000. (432-a).

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

BISHOP STREET—A cosy stone front cottage, extension kitchen, hot water furnace with all improvements, nice order. (78-B).

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

BURNSIDE PLACE, corner University street.—A brick shop, with dwelling above, on the corner, and a good

brick house adjoining, yielding a net revenue of \$1140 per annum. A good investment property. (72-B).

CADIEUX STREET—A comfortable nine-roomed brick cottage, in good order; walls all oil painted; marble mantel; gas fixtures throughout. Price only \$2,800. (117-3).

CADIEUX STREET—A neat brick cottage, no basement, on lot running through to St. Hypolite street; good stable, in nice order. St. Hypolite street front could be built on. (46-B).

CANNING STREET—A block of four brick tenements containing twelve dwellings, rented to good tenants for \$1,858 per annum. A good investment property. (721-3).

CATHEDRAL STREET—Stone front, well built tenement, three stories, contains three dwellings, heated by Daisy furnace, w.c. and bath on each flat; hot water pipes throughout. Rents for \$768 per annum to good tenants. A nice investment. (458-a).

Joseph O'C. Mignault,
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MONTREAL.
Ornamental Metal Ceilings a Specialty.

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

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

CHERRIER STREET—A substantial stone front cottage, near St. Louis Square, containing 10 rooms. Daisy furnace, special attention paid to sanitary arrangements in construction; electric light and gas in house; mantles and hearths put in by Reid. Beautifully finished throughout. Permits to view at office. (78-B).

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

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

292 PEEL STREET.

The only medium-priced house now for sale above Sherbrooke street will be offered

BY AUCTION

At our rooms, 181 St. James Street.

Wednesday, Feb'y. 24,

AT ELEVEN O'CLOCK.

Lot, 34 ft by 136 ft. to lane in rear—Stone Front House in good order throughout. Brick stable. Easy terms.

J. Cradock Simpson & Co.,
Real Estate Auctioneers.

Notes.

Among the suggestions for the celebration of the Jubilee year is the establishment of a vice-regal residence. Some enduring monument of the event is called for (unless we find it overshadowed as the famine year in India and make our subscriptions monumental to offset it.)

It is only in keeping with Montreal's position as the metropolis to keep open doors for the representative of the Sovereign. We have a long winter which needs enlivening and we believe that Montreal has not done its part in the past in encouraging our Governors General to assume their natural functions as leaders of society. For one thing it would do much to bring together our separate nationalities and for this reason alone it would be worth doing.

And it would not be difficult to get suitable quarters at bargain prices—(always provided it was not known before) hand which property was coveted.

Another good man has been added to the City Council in the person of Alderman Laporte, and what a tribute (although most ungracious) to his honesty was the contemptible manner of setting up Mr. Cadieux for a nominal opponent until the new Committees were formed so as to exclude him from a seat on the more important ones. This is the kind of trick which "the gang" excels in and which will bring down

CRAIG AND MONTCALM STREETS—A fine block of stone stores and dwellings, built about four years ago, on lot 84 feet by 98 feet, forming corner of Montcalm street. This is a very desirable investment property; annual rent, \$3,500. (703-B).

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

DORCHESTER STREET—A handsome semi-detached corner residence in the west end of this street, with stable and coach house, specially well built by present proprietor for his own occupation. Expensive interior finish. House 82 feet x 66 feet; lot 110 feet deep. Plans in office. (119-A).

DORCHESTER STREET—A comfortable brick cottage, with gateway at side, near German street, rented for \$300 per annum. Price only \$3500. (440-a).

Doors, Sashes, Blinds, Mouldings, Turnings, Shaping and Joiners' Work.

R. TREMBLAY,

LUMBER MERCHANT,
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400 WILLIAM STREET,

Bell Telephone 6426. Merchants Telephone 623.

DORCHESTER STREET—A handsome detached stone villa residence on a lot having a frontage of 107 feet on Dorchester street by a depth of over 218 feet on St. Mark street; grounds nicely laid out in lawn and fruit trees. House contains 18 rooms, conveniently laid out and replete with every convenience. One of the best and most comfortable family residences in the city. Call or send for permit to view. (781-3).

DORCHESTER STREET—A commodious stone front house, situated a little west of St. James Club. Has all modern conveniences, hot water furnace, etc. Good stable and coach house. Lot 33 feet by 175 feet. (717-3).

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

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

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

1127 DORCHESTER STREET—A handsome full-sized stone terrace house, with extension. Specially suitable for a doctor's house, including good stable; overlooks the handsome grounds of the Robertson estate. House heated by hot water and in perfect order. Terms easy. Very low price. (133-B).

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

DROLET STREET—A well built stone front tenement, near St. Louis Sq., on lot 24 feet x 72½ feet; in first-class order; rented to good tenants for \$324 per annum; a very good investment. Price \$4000. (285-A).

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

DRUMMOND STREET—A 2½ storey stone front house on lot 24 feet by 123 feet, with two story solid brick stable, with all conveniences, hot water furnace, etc., etc. Roof and plumbing new, and drainage perfect, twelve rooms in thorough order. (381-3).

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

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

DUROCHER STREET—Two new red stone and pressed brick houses, finished in hard wood; extension kitchens, concrete basements, hot water furnaces, all improvements. (430-a).

DUROCHER STREET—A well built stone front tenement house, in good order. Rented at \$550. A good investment property. Price \$8000. (495-3).

retribution on their head some not far distant day. St. Antoine ward will not forever consent to remain the victim of misrule and injustice. It is too large a Shareholder in this Corporation and will not much longer be juggled out of its rights and votes by irresponsible tricksters.

The Mayor's dinner was one of the most imposing and appropriate functions ever inaugurated by the chief magistrate of Montreal, and sets a pace for our future Mayor which they will do well to maintain. Montreal has been notoriously barren in public gatherings of such a type. As the leading City of the Dominion, we should focus and reflect the thought of the country. Why should we not have our annual Mayor's banquet with the Governor and the Prime minister as chief speakers—as London has—It should come to be recognized as one of the institutions and its utterances as the most important of the year. At all events it cannot be said of our present portly Mayor that he has ever been unequal to the occasion—even if the Jubilee year does come only once in a lifetime.

St. Lambert has declared naturally in favor of the improvement of the Victoria Bridge—and we think they are right—for weighing all disadvantages of the two schemes there seems to be less against the improvement of the old bridge. A high level bridge for Montreal seems unavoidable and unsuitable and should only be resorted to as an unavailable unsuitable. There is only one New York on this continent—and there is no Brooklyn at Longueuil—and we must remember that Brooklyn was a large city for a long time before a bridge was thought of.

Dr. Selwyn is getting some hard knocks for his outspoken utterances on the mining prospects of Canada. He probably feels that the booming interest can more than take care of itself and that the other side needs

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

DUROCHER STREET—A comfortable detached family residence, hot water furnace, with good stable and coach house, on a lot 109 feet front by 140 feet deep. Terms to suit purchaser. (98-B).

ESPLANADE AVENUE—A handsome stone front tenement, containing three dwellings, heated by Daley hot water furnace, well built and finished in every respect, good stables and fuel sheds in rear. (785-3).

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

ESPLANADE AVENUE—A handsome red stone front tenement, finished and occupied in May, 1895; interior finished in polished cottonwood. Also a first-class double tenement fronting on St. Urbain street. (104-B).

Lumber, Lath, Shingles,

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ST. HENRI.

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

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

GLADSTONE AVENUE—A neat stone front cottage containing nine rooms, heated by hot water furnace, built three years ago, convenient for street cars. Price \$5000. (380-A).

GERMAN STREET—A handsome stone front double cottage, on lot 40 feet by 100 feet, heated by hot water furnace, eleven rooms. (677-3).

GUY STREET, corner LINCOLN AVE. A substantial, detached brick house, stone basement, 16 rooms, in good order. Lot has an area of over 6,000 feet; a comfortable family residence. Good stable. Moderate price. (462-A).

GUY STREET—A very comfortable brick house, in nice order, side light; good stable; moderate price. (808-3).

LATOUR STREET—Two good brick houses, near Victoria Square, on lot 38 feet by 88 feet 9 inches. Price only \$5000. (68-B).

LAVAL AVENUE—A handsome stone front cottage, between Sherbrooke Street and St. Louis Square, contains nine rooms, heated by hot water furnace, in perfect condition; lot 24 feet by 85 feet. Owners will sell at a sacrifice to a prompt buyer. (478-3).

LAGAUCHETIERE STREET—A full size stone front house near Beaver Hall Hill, in good order. Price \$5,000. (98-B).

LORNE AVENUE—A comfortable stone front house, with extension kitchen, hot water furnace, etc. Price only \$4250. (119-B).

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St. Antoine Street.

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LUSIGNAN STREET—A good stone front tenement near St. Antoine street, on lot 24 feet by 100 feet, brick fuel sheds in rear. Rent, \$408 per annum. Price only \$4700. (74-B.)

McGILL COLLEGE AVENUE—A substantially built house, 28 ft. wide, in first-class order, heated by steam, on the best part of the street. Price only \$7000. (373-a).

McCORD STREET—Two double tenements brick encased, rented for \$384 per annum in good order. Price only \$4100. (55-B).

McGILL COLLEGE AVENUE—A large and convenient residence 27 feet front in the portion of this street likely to become business property at a very early date. In the meantime the building is in good order as a residence. Price \$7500. (191-3).

MACGREGOR STREET—A handsome modern residence, semi-detached, sandstone front; the lot is 75 feet by 220 feet, and is one of the finest residence sites on the island. The house was built under owners' supervision and for his own occupation; finished throughout in hardwood, ground floor in oak. Permits and particulars at the office. (795-3).

more looking after. It would be a great pity to check a legitimate mining movement in Canada but we must not overlook the fact that it is admitted that out of over two hundred incorporated mining claims near Rossland only four or five are paying, or may be considered legitimate ventures, and they are generally found capitalized in the inverse ratio of their value.

The same element that devastated Winnipeg and Toronto with land booms is now operating in the mining camps of the west. Eighty per cent of the money that goes in will be lost the other twenty will pay handsomely.

We do not wish to embarrass our good and capable City Surveyor in discussing the question raised about certain lands expropriated in Hochelaga ward, but we hope that on the return of the Chairman of the Road Committee the blame will be laid for such loose proceedings on the right shoulders. The autocratic management of the affairs of the City and particularly the affairs of Hochelaga ward call for decided action and must not be tolerated.

We reprint, a communication to the *Journal of Commerce* concerning the Montreal Street Railway and the city which re-iterates what we have stated in former issues on this subject which should not be lost sight of or allowed to cool until we have secured our rights.

**MONTREAL STREET RAILWAY AND
THE CITY.**

Good faith being an essential principle for the proper conduct of commercial affairs, we necessarily deprecate a departure therefrom by the Montreal Street Railway Company in its dealings with the city, in delaying the construction of the car line up Cote des Neiges Hill to the Park entrance, which should have been in operation by September 1st, 1895. Even the company's contention, that the greater power necessary to propel the cars up the hill would lessen its profits, is no sufficient excuse for its non-construction. The company undertook

MACKAY STREET—A neat two story stone front house, modern conveniences. Daisy furnace. Price only \$5250. A bargain for any one wanting a small house in good locality. (817-3).

MANSFIELD STREET—A three story cut stone front house, above St. Catherine street, in thorough order, new hot water furnace, all improvements. (689-3).

MANSFIELD STREET—A stone front terrace house, above St. Catherine street, heated by hot water furnace, all conveniences. Price only \$9000. (697-8).

MANSFIELD STREET—Full size stone front house, in good order throughout, roomy and comfortable. Will be sold in terms to suit purchaser. (B-85).

METCALFE STREET—Two substantial brick houses, facing Dominion Square, on lot 48 by 100 feet, in good order. Call for particulars. (487-a). (488-3).

MONTREAL PHOTO. SUPPLY.

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228 PINE AVENUE.

METCALFE STREET—A handsome stone front residence, near Sherbrooke Street, the house is in fine order throughout, finished in hardwood, and is complete in all its appointments. Plumbing, ventilation and drainage perfect. Good stable in rear. Offers solicited. (787-3).

MOREAU STREET (Hochelaga)—A row of six brick houses, self contained, with good yards and lanes, all well rented. Will be sold at a bargain. 110 1-2.2.

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—A substantial stone self-contained house, and stone double tenement, near Osborne street. Would be sold at a bargain. (815-3).

NOTRE DAME STREET—22,000 feet of land with about 154 feet frontage, on Notre Dame Street, and 150 feet deep to the Harbor Com-

missioners' wharf line. Nearly opposite to Moreau street, Hochelaga Ward, and one story brick stable. Call for particulars. There is a well-built two story stone dwelling house, with hot water heating and good outbuilding, on the northeast side of the property. The vacant land would be sold separately if desired. (241-3).

OVERDALE AVENUE—A good cut stone front house, seven bedrooms, good stable and sheds, lane in rear. Price only \$4,500. (138-B).

ONTARIO AND MANCE STREETS—A block of brick tenements in first-class order, all well rented, a splendid investment property. Always in demand by good tenants. (90-B).

ONTARIO STREET—A block of four stone front tenements, and three stone cottages on Platt street; central locality, always easily rented. Present rental about \$1700. An A1 investment. (15-B).

ONTARIO STREET—Two solid brick double tenements on the best part of this street, a few yards from the Bleury street electric cars, and one of the best renting properties in the city, no trouble to secure tenants. In first-class order throughout. Present rental \$1,008 per annum. (347-c).

ONTARIO STREET—A block of three solid built tenements, six dwellings, near Bleury street, with an annual rental of over \$1400. A first-class investment. These houses always rent well to a good class of tenants. (15-B).

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

PARK AVENUE, above MILTON ST. A nicely situated block of cut stone front houses in good order, and paying a good rental. (229-3).

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

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

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

to provide a car service on this, among other routes, and whether profitable or otherwise the public are entitled to this service; which for the general convenience is one of the most important in its whole system, as it was intended to enable the public, by transfer from other lines from all parts of the city, to reach the Park with ease and comfort, and to get over the steep portion of the route to the Cemetery at a single fare.

HOUSEHOLD FURNISHINGS.

Concluded.

The sensitive touch of the human hand must be in anything that holds high artistic quality, and the factory can never give us distinctive work. As we learn once more this law known thousands of years ago, each of us will want at least one piece of furniture designed by an artist—by ourselves if we have artistic perception—and in time we shall all return to the earlier ideals, learn the place of ornament, and gain once more a distinct conception of a bed, a chair, a couch, a table. The evolution of each is as clearly traced as that of the chair, and in the beautiful volume by Kuhl and Koner, on "The Home Life of the Greeks and Romans," one may find the history of all they regarded as furniture.

The most perfect adaption to the use required of it, and the utmost beauty of line and finish, characterized even the simplest and humblest piece of furniture or bit of pottery; and to gain again the beauty of these two essential points, in our modern work, we must study the creations of the past and learn the thought of the beauty-loving Greek, and of the nation that followed in his train.

In its intimate relation to human life, furniture forms a direct expression of the class, "age, sex and condition of servitude" of the user. Each class, varying in its needs, varies commensurately in its furnishing; another evidence of its place as an extension of human power and activity. As the human creature varies and develops, his furniture varies and develops in absolute relation to himself.

Poverty, luxury, intelligence, all are shown in the furniture, the upward growth manifesting itself quickly in luxuriant outburst of new things; and the downward in the slow processes of unrepaid decay.

It is our misfortune—the misfortune of those of us who have approximately what furniture we want; that our evolution into "heterogeneity" is neither "definite" nor "coherent;" that we do not grasp the principles which relate the development of furniture to life; and therefore the orderly arrangement of our rooms, and the carefulness of our dusting, does not give truth or peace to discordant collections of upholstered articles, having neither intrinsic nor relative beauty.

At this point we find, as usual, that the higher specialization of man's work has given

311 PEEL STREET—That fine cut stone house, 28 feet wide; lot 130 feet deep, with lane in rear. Situated just on the rise of the hill and in the best part of the street. Everything in perfect order. This is one of the best values as a family house we have on our hands. Price \$14,000. (819-3).

PEEL STREET—A new stone front terrace house 27 feet wide just being completed. The construction and finish is superior and tasteful in every respect and will repay inspection. The house overlooks the extensive grounds of Mr James Ross, and is in every way exceptionally situated. Permits to view at the office (821-8)

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

PEEL STREET—A three-story stone front house, near Sherbrooke street, containing thirteen rooms, heated by hot water furnace, in good order. Lot 24 feet by 116 feet. This would make a thoroughly comfortable family residence. (661-3).

PINE AVENUE—A block of six stone cottages facing the park. Houses of modern construction and almost new. Heated by hot water; well rented. A good investment property. (729-3).

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

PINE AVENUE—A handsome stone front house, on lot 24 by 100 feet, extension kitchen, three flats, six bed-rooms. Daisy furnace, all improvements. Moderate price. (72-B).

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

QUESNEL STREET—A brick incased tenement (two dwellings), rented for \$162 per annum. Price only \$2200. (679-3).

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

RICHMOND SQUARE—A nicely situated solid brick tenement house, heated by Daisy furnace, hoist for coal, etc., newly painted and papered and in good order throughout. Rental, \$504 per annum. (605-3).

ROUSSEAU STREET—A block of brick tenements, containing four dwellings all well rented to good tenants. A good investment property. (2-B).

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

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

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

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

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

SHERBROOKE STREET—A three story stone front corner house, in the Eastern part of the street, completed this summer, has every convenience, hot water furnace. (751-3)

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

SHERBROOKE STREET—A new stone house, carefully built under owners' 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. (775-3).

SHERBROOKE STREET—A stone front terrace house, near Shuter St., in good order, contains 12 rooms, very central situation. Price only \$8000. (86-B).

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

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

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

him more perfect furniture. A finely appointed office or study, with its desk breathing embodied business, its chair of complex possibilities and perfect comfort, and its revolving bookcase that seems so glad to serve the wish of its master; this shows a more advanced degree of furnishing than is possible in the home. To study such an office, or turn her attention with equal care to the kitchen of a buffet car or a steamship, the arrangement of a laboratory, a store, or any room devoted to special uses, would compel an intelligent woman to thought on the immense deviations found in the home, and whether such deviation is in the lines of progress or against it.

Why does a man prefer a leather-covered, stuffed easy-chair to a rattan rocker with a blue ribbon woven into its official decoration, and a tidy pinned to its back? It is not a matter of personal opinion merely, nor is it a question of sex, necessarily, for the woman of business does not admire the cobwebby rocking chair, above the smooth comfort of the other one. The leather chair rests the body, does not stick to the clothes, does not in any way obtrude upon the notice, does not fasten to the back when you get up, does not tip over when it is touched. The leather chair is a piece of true evolution, rightly modified by modern needs. It is not so nobly beautiful as the Greek or the Roman chair, but it is beautiful in its right service of existing man, and so, legitimately beautiful after all.

How came to pass that other thing with the tidy on it? What process in evolution has bestowed upon us the museum of tip-overables in these rooms of ours which should breathe only of rest and pleasure?

The process is something after this order. The life of the average woman is so spent in conflicting interests and industries that she cannot develop any true taste for large truths of relation. She is accustomed to unrelated activities and their unrelated utensils; used to going from stove to dish, from dish to duster, from duster to sewing machine, with one hand it may be, rocking the cradle all the time. It does not therefore distress her to see a ribbon on the parlor coal-hod, a gilded milking-stool painted with daisies, or a rolling-pin covered with velvet. Relation not being in her life, why should she feel the need of it in her furniture? She herself must answer a multitude of needs; why, then, should not the table carry whatever one may choose to put upon it?

Were women sensitive to the discord about them they would die sooner than they do, which is needless. Moreover, our women in their sheltered lives develop more of personality, whim, caprice, passing and changeful preference, just as children do, a thing that more general life modifies in man.

Save to the occasional artist, it is rarely that it occurs to a man to express his personality in his furniture. He does not "like it this way" and that way, and the other way; and change it about for variety's sake, as she does. He got it for a purpose, placed it for a purpose, and used it for a purpose; "liking" it only as it

SHUTER STREET—A modern stone front cottage 25 feet wide in the best part of this favorite street. All modern conveniences and in good order. (231-a).

SHUTER STREET—A first-class stone and brick house, in good order throughout; particulars at office. (37-b).

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

ST. ALEXANDER AND JUROR STS.—Five brick houses, all rented. Good general situation, good investment property. (90-B).

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

ST. ANTOINE STREET—Three stone front houses, near Cathedral street, in good order, rented for \$960 per annum, would make a good investment, as property will soon be required for shops. (453-a).

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

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

ST. CATHERINE STREET—A comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6000. (705-2).

ST. CATHERINE STREET—A good building lot, 80 feet front on St. Catherine street, with a frontage of 160 feet on Metcalfe Avenue, a splendid location for shops or residence. (93-P).

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

ST. CATHERINE STREET—A comfortable stone front house of 10 rooms, in good order. (251-a).

ST. CATHERINE STREET—A good business property, near the corner of one of the best West end streets; ce-

cupied as shop and dwelling; area about 2860 feet, (22-B).

ST. CATHERINE STREET—A 2½ story rough stone front house, 25 feet by 38 feet, hot water furnace, 18 rooms, all in good order, good stable and coach house. Lot 2½ feet by 150 feet. Price only \$9000. (723-3).

ST. CATHERINE STREET—A very neat stone front double cottage near Greene Avenue, 35 feet front, 10 rooms, heated by furnace, in good order. (237-a).

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

ST. CHARLES BORROMME STREET. Three brick cottages, heated by hot water furnaces, in good order; easy terms. Price only \$3000 each. (431-a). (A bargain).

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

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

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

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

ST. DOMINIQUE STREET—A neat and attractive solid brick cottage above Prince Arthur street (the best part of the street) in particularly good order, with shed and good lane in rear. Price \$2200. Terms specially easy, only \$200 cash meantime, balance on time. (127-B).

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

ST. DOMINIQUE STREET—A solid brick tenement in first-class order, well rented, and in good renting locality. (102-B).

serves his purpose. Therefore he does not tire of it, and it does not tire the beholder.

Is the home then, because of these facts, to be turned into a howling wilderness of leather and hardwood! Heaven forbid! Within the limits of easily learned artistic laws, this very personality and variability, the modification to multiple use and occupancy, the teeming suggestion of youth and age, and all sweet natural living—all these are precisely what gives household furniture its charm. Just as woman herself, comparatively unspecialized and so still promising all things; serving as the artist's model and the sculptors' type of great thoughts—standing for the figure of Liberty, Justice, Truth—because she is not too closely fitted for a special task, but expresses humanity in the abstract, so our household furniture which does not speak of work, but of rest; not of concentration, but of diffusion; not of where we are going to, but of where we come from—breathe calmness and beauty and peace.

Two things most needed in our conception of right house furnishing are these: 1. The elimination of all that speaks of toil. Home is peculiarly a place of rest: though the birthplace of all industries. All the special furniture that speaks of special task should be as far as possible banished or at least concealed. 2. A thing of vital importance of which we seldom think. While our home is from the beginning and essentially "the place of children" yet we do not, either in building or in furnishing, allow for their needs and pleasures. It is a peculiar oversight, and one which will be remedied when the household economist has voice in the choice and building of the home and its furniture.

On most of these points our minds are chiefly a blank, we who were brought up in homes where childhood was unplanned for, and who, going to the new nest, think more of Cupid and Hymen, and possibly of Mrs. Grundy, than we do of the family the home is meant to shelter, make no provision in our purchasing for the larger half of the occupants. At any one time there are more children than there are grown up people, and they are more important. They are "always with us."

Children as a permanent class have yet to be considered, but such they undoubtedly are. Should not then the furnishing of the child's home—all the home the child ever has—be planned with some consideration of his needs and pleasures? As it is, the most he can hope for is a "high chair" to bring him to the adult table, and possibly a little "rocker" to hug and fall down stairs with.

The children must "get up off that floor," of course, for though it is the child's natural resting-place, it is not arranged for his health and comfort. So they sit in people's laps for a while, or struggle about uneasily in big chairs and sofas, and disport themselves on stools and hassocks under protest; being hurried meantime with constant directions as to how to sit, and reiterated commands to "keep quiet," until they can go out of doors or go to bed; even when out, being usually cautioned not to sit on the ground, vainly, however—thank Heaven!

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

ST. FAMILLE STREET—A three-story stone front house, with bay window, in good order; lot 180 feet deep. Price only \$6000. (797-3).

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

ST. FAMILLE STREET—Two substantial stone front houses, one of them a corner, twelve rooms each, heated by hot water furnaces, every convenience and in good order throughout, always well rented. (40-B).

ST. FAMILLE STREET—A well built stone front house near Sherbrooke street contains twelve rooms, all improvements, in good order, on lot 25 feet by 180 feet. Price \$8000. (91-B).

ST. FAMILLE STREET—A stone front English cottage house in the upper part of this street, in good order. Price \$5300. (521-3).

ST. HUBERT STREET—A stone front tenement property built in 1890 and containing modern improvements, will be sold at cost. (523-3).

ST. HYPOLITE STREET—A comfortable brick cottage, near Prince Arthur Street, contains nine rooms, in good order. Price only \$2500. (79-B).

ST. LAWRENCE STREET—Two stores with dwellings above, in St. Jean Baptiste Ward. Price \$7500. (387-A).

ST. LAWRENCE STREET—A brick shop and two tenements in rear on St. Dominique street above Sherbrooke; rented for \$864 per annum. (481-3).

ST. LUKE STREET—Two stone front tenement houses in first-class order. Rental \$150 per annum. Price \$13,500. (575-3).

ST. LUKE STREET—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).

ST. MARK STREET—Two new red stone front houses, near Dorchester street, 29 feet by 43 feet each, lot 110 feet 10 inches deep; material and workmanship first-class, every convenience, modern improvements, moderate price. (279-a).

ST. MARK STREET—A stone front terrace house, just above Dorchester street, ten rooms, in good repair. Price only \$5000. (711-3).

ST. MARK STREET—A stone front house, just above Dorchester street and contains 12 rooms. Daisy furnace, in good order. Price \$7000. (898-A).

ST. MARK STREET—A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (875-a).

ST. MARK STREET—A comfortable cottage above St. Catherine street, 25 feet front, heated by furnace; all in good order. Price \$6200. (20-B).

ST. MARK STREET—A comfortable stone front house occupied as private dwelling, near St. Catherine street. House contains 11 rooms, heated by furnace and in good order. Price only \$6500. (281-3).

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

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

ST. MARTIN and MORELAND STS.—Eight stone front cottages, all fully let to prompt paying tenants, low price, or might exchange. (288-a).

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

ST. MURRAY STREET—Brick incased in cement, two dwellings, hot water furnace in each, newly built; good investment property. (111-B).

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

ST. URBAIN STREET—A well built stone front tenement, in good order, well rented, near Sherbrooke Street.

ST. URBAIN STREET—Two brick houses near Dorchester street, could be converted into four dwellings at very little expense, and would rent readily. (675-3).

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

UNION AVENUE—One of the best positions in the city for a medical man; a fine cut stone front house, 80 feet wide, with bay window and stone steps; all conveniences, steam-heating; in perfect order. Call at office for permit to view and particulars. (411-A).

UNIVERSITY STREET—A stone front, semi-detached residence, well built and in good order throughout. Lot 37½ feet by 120 feet, running

back to McGill College grounds. House is conveniently laid out, and would be sold for \$9500 to a prompt buyer.

Shall the human home, then, be furnished like a kindergarten? No, but there should be, so to speak, a kindergarten in every home or near one. The child should have his furniture as well as we. And furthermore, knowing that our homes are the homes of children, we should not fill them with articles of constant temptation to the normal activities of childhood. A human home is not a museum; it is a place to live in peaceably, young and old—more especially the young.

Fortunately this need is being in a degree recognized, and furniture of a good quality is being made for children's use, from the little enameled iron and brass bed, the most rational type of bedstead, to the small bureaux, tables, chairs and other fittings that belong with them.

The room in which much living is done—living with its innumerable modern demands—requires substantial as well as beautiful furniture. And no one has better given the essentials than William Morris, who in an essay on "The Beauty of Life," in his "Lectures on Art," describes what he regards as essential to the ordinary sitting-room of a healthy person:

"First, a book-case with a great many books in it; next, a table that will keep steady when you write or work at it; then several chairs that you can move, and a bench that you can sit or lie upon. Next, a cupboard with drawers; next, unless the cupboard be very beautiful with painting or carving, you will want pictures or engravings such as you can afford—only not stop-gaps but real works of art on the wall; or else the wall itself must be ornamented with some beautiful or restful pattern. We shall want also a vase or two to put flowers in, which latter you must have sometimes, especially if you live in a town. Then, there will be the fireplace of course, which in our climate is bound to be the chief object in the room. That is all we shall want, especially if the floor be good; if it be not, as by the way, in a modern house it is pretty certain not to be, I admit that a small carpet which can be bundled out of the room in two minutes will be useful, and we must also take care that it is beautiful or it will annoy us terribly."

This last is a trifle extreme, but for the rest I think we may admit that both children and their elders would be far more at ease if every item were carried out literally.

I have been in houses where, from top to bottom, there was absolutely not one spot where one could really live. Since beds were too fine to lie upon, chairs too frail to sit upon, tables too shaky and uncertain for comfortable writing or drawing, and all things over-ornamented, and generally calculated to spoil temper and shorten life. Can one imagine that the children with their sensitive organization are not tormented and hampered in the same way? For them, if for no other reason, we need to study the laws of furnishing and give them models that will form taste and make cheap vulgarity forever impossible.

The factor of nobility, not only in the evolution of furniture, but also in our relation to it, is an important one to the student. Remem-

UNIVERSITY STREET—A well built brick house, above St. Catherine street, on lot 24½ feet by 100 feet, in thorough order, extension dining room, hot water furnace, dumb waiter, etc., eight bed-rooms. Price \$9000. (653-3).

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

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).

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

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

VICTORIA STREET—A stone front tenement house, near Sherbrooke street, in good order, and rented for \$540 and half taxes per annum. (440-A).

Business Properties And Building Lots

FOR SALE

—BY—

J. CRADOCK SIMPSON & CO
Real Estate Agents.

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

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

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

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

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

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

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

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

BONSECOURS STREET—A block of stone front buildings, containing four stores, with dwellings above, also brick store in rear, and large ice house, fitted up for fish or produce business; yearly rental nearly \$2,000. A first-class investment. (399-A).

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

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

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

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

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

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

DORCHESTER STREET (corner of Mansfield).—A splendid corner lot with a frontage of 32 feet on Mansfield street and about 103 feet on Dorchester street. A unique location, for price call at office. (112-2).

bering the principle that the value of human production is in proportion to its durability and usability; to the number of people who can use a thing and the length of the time for which they can use it—we see that the value of a special article of furniture is greatly limited by personality. If one is peculiarly shaped, and one's chair is peculiarly shaped to fit, it is less valuable as a chair, and would sell for less at an auction. On the other hand, it would cost more to have it made, and it is of far more value to the owner because of this peculiarity.

Here is a sharp line to be drawn in reference to personality. If we do one kind of work and are accustomed to one kind of tool only, there grows up a certain intimate relationship between that tool and us, which adds greatly to its usefulness. But if it be lost and we are forced to use a slightly different tool the change detracts from our usefulness. To have comfort or power depends on one's own special furniture is a limitation of use in the line of racial retrogression.

To be localized then, and stationary, to be fixed to one's own implements is a subhuman condition and one to be guarded against. A free and easily adjusted relation to both furniture and tools is to be sought, else one is held down by material limitations. These are in outline the laws and principles of furnishing and furniture, and when they are better understood we shall find life a nobler, sweeter, easier process. The child surrounded by beauty and order will grow up smoother and rounder in character, less irritated, less rubbed away. The adult living among beautiful and orderly forms, all peacefully serving their uses, will find a clear atmosphere, either for work or rest, and the improved grade of humanity so fostered will manifest itself in kindred improvement in every other branch of sociologic progress.

HELEN CAMPBELL.

SOME EXCELLENT ADVICE.

SIR WILLIAM VAN HORNE OFFERS IT TO THE CITY OF TORONTO

MONTREAL ALDERMEN MIGHT EASILY PROFIT BY IT.

Sir William Van Horne, president of the Canadian Pacific Railway Company, sends the following letter to Mr. E. B. Osler, the past president of the Board of Trade, which explains itself:—

The Canadian Pacific Railway Co.,
Montreal, Jan. 28, 1897.

Dear Mr. Osler,—That was a wise and timely utterance of yours about Toronto in your Board of Trade speech the other day. It ought to be permanently posted on every street corner, and that the rising generation may better know than its fathers, it ought to be made a reading lesson in the public schools. Universal experience has found but one road to prosperity, and that lies straight through the encouragement of enterprise by the most ample protection of invested capital, and is hedged by prudent economy and paved with good sense. Toronto has left the weeds grow up in this road, while she has been pursuing "fads," as you say, such as the Don improvement and the Island railway, making

DRUMMOND STREET—Two fine building lots on the best part of this street. It will soon be impossible to get lots in this neighborhood and intending purchasers should inquire about these.

DRUMMOND STREET—Three choice building lots, above Dorchester St., 78 feet by 127½ feet, with lane at side and in rear; very low price. (108-B).

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

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

GAIN STREET—A good corner lot 50 feet by 77 feet for sale cheap to close an estate. (12-B).

GREY NUN STREET—A block of land having a frontage of 144½ feet on Grey Nun street by a depth of 98 feet, with the stone buildings thereon, suitable for warehouse or manufacturing purposes. (443-A).

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

GUY STREET—Five choice lots, between Dorchester and St. Catherine streets, size ranging from 23 feet 3 inches to 24 feet 9 inches front and 145 feet to 161 feet deep; very few lots left in this locality. (345-A).

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

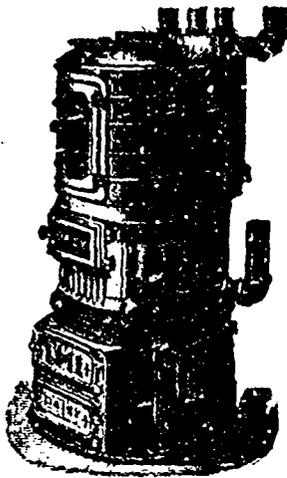
GUY STREET—Three good building lots, above Dorchester street, each 25 feet 3 inches front; very few vacant lots left in this section. (297-A).

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

KNOX STREET—A good building lot 46 feet by 90 feet, near Charlevoix street. Price 25 cents per foot. (85-B).

LE ROYER STREET—A very desirable building lot for warehouse, etc.. 34 feet by 60 feet. No waste ground. (79-3).

MCGILL STREET—That fine block of land having four frontages, McGill, Grey Nun, Common and Youville streets, and containing an area of over 46,000 feet. Suitable for warehouses, cold storage, or public buildings. Reasonable offers solicited. (126-B).



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through the roof (instead of two or three as for-
merly) as that pipe is flanged and soldered there is
no danger from leakage.

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Corner Berthelet, Street.

Wall, Stewart & Co.

Manufacturers Agents,

*Paints, Oils, Varnishes
and Window Glass.*

23 BLEURY STREET,

BELL TELEPHONE 722.

Houses for Sale

By J C RADOCK SIMPSON & CO.

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

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

NOTRE DAME STREET—A lot of land near Mountain Street, 47½ feet front by 85 feet 8 inches deep, with the wooden buildings thereon occupied as shops. Price \$7000. (93-B).

NOTRE DAME STREET—A block of land with a frontage of 102 feet by a depth of about 458 feet, with solid cut stone house 40 feet square, and a two-story frame building 40 feet by 100 feet formerly used as work-

shop. Excellent situation for contractor; house is in good order; heated by hot water furnace. (60-B).

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

NOTRE DAME STREET—A fine corner business property in the best section west of Chabollez Square comprising three stores and dwellings always rented. Rental aggregate nearly \$2200. (735-3).

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

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

NOTRE DAME STREET WEST—A block of land with a frontage of about 400 feet on Notre Dame street to a street in rear, and 175 feet on Cote St. Paul Road. Suitable for sub-division. (221-a).

NOTRE DAME STREET—Twelve building lots each 30 feet front in the best part of St. Henry. (611-8).

NOTRE DAME STREET—Two of the best stone stores on the street; central locality; the lot is 52 feet by 120 feet, and the buildings are 52 feet by 100 feet, in A1 order. Particulars at the office. (105-B).

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

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

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

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

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

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

SIMPSON STREET—A fine villa lot, 50 feet by 140½ feet, with a small brick building thereon; delightfully situated adjoining the Trafalgar Institute. Moderate price. (485-A).

ST. ANTOINE, CORNER ST. GENEVIEVE STREET—A block of land forming corner of above streets, with the frame and brick buildings thereon. One of the best business sites on the street. About 100 feet square. (827-a).

ST. ANTOINE STREET—Some choice building lots, 25 feet front and 90 feet to 100 feet deep near Greene Avenue. Terms ¼ cash, balance in ten years. (10-B).

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

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

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

ST. CATHERINE STREET—The block forming the corner of Stanley street, having an area of 15,000 feet, with

herself ridiculous and plunging into debt. No wonder that people outside hesitate about exposing their money in Toronto, or that Toronto people who have money invest it outside. It is not credible to the intelligence of the workmen that they are so easily led to believe that the poor get the benefit of the expenditures. The poor pay for them all a good many times over and with a certainty of a law of nature. Every municipal extravagance chills capital and checks enterprise, and the result falls at once upon the working classes. The wasteful expenditure of a hundred thousand dollars may, in its effect upon capital and enterprise, cost the working classes a million; for enterprise and capital cannot be confined within the limits of any city, and they are quick to get out of the reach of attack or unjust taxation. If they are unfairly treated at home they are sure to go abroad, and who suffers then? There never can be prosperity among the working classes where the employment of capital is not safe and profitable. In all communities where the conditions do not admit of profitable enterprises and the accumulation of wealth by corporations and individuals, the lot of the poor is wretched indeed.

Sincerely yours,

WILLIAM C. VAN HORNE

WESTMOUNT.

Westmount, Montreal's thriving suburb to the West, may be called justly the town of homes. In its clean, healthy tone, it is sound to the core. It has a life, a character, a civilization and even memories and traditions of its own, and all these elements combine to give it what is called—a tone. It is easily the most thriving town on the Island of Montreal. Land has doubled its value in many quarters during a few years; buildings costing from 3,000 to \$16,000 are continually being erected, and on every hand comfort and prosperity are in evidence. What then are the real names of the elements that have caused prosperity to uncover her shining face? Is it because of natural conditions? Yes, partly. Nature has been bounteous in beauty of location. Is it because of the peculiar productiveness of labor in the town? Yes, partly. For every resident of Westmount, whether he labors with his head or his hands does his share and a good share in bringing his prosperity. But, above all these, there have been always men in control of the corporation possessing that supreme distinction—known as honesty, and which many more pretentious and less prosperous civic bodies know only as a superstitious name. Honest government, strict police regulations, good schools and the provision of healthful amusements, coupled with the entire prohibition of public sale of strong drink are the elements that have made Westmount's tone one that shall dispense throughout countless generations, numberless blessings to the land she serves.—*Montreal Herald*.

PUT IT IN WRITING.

In every commercial transaction involving any semblance to a contract, it is always best to have a definite understanding between the parties, and, if possible, that understanding should be in black and white. He who borrows even \$5 should insist on giving a note therefor, and the lender ought not to refuse it. As far as possible payments should be made in bank cheques, and receipts invariably given and

the new brick shops. Total frontage on St. Catherine street of 125 feet. Would be divided; for full particulars apply at our office. Terms easy and price moderate. (44-B).

ST. CATHERINE STREET—A lot of

land in vicinity of Peel Street, 58 feet by 102 feet 6 inches, with two-story brick encased building in rear and two brick shops in front, rented for \$1450 per annum. A choice speculative property. (469-3).

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

ST. CATHERINE STREET—A very desirable lot in the western part of the street, 65 feet front; no fancy price asked. (24-B).

ST. CATHERINE STREET, corner of Mackay street—A very suitable lot 123 feet by 111 feet 9 inches. Area 13,745 square feet. (285-a).

ST. CATHERINE ST.—A very desirable revenue producing property, S. south-east side of St. Catherine street between Bleury and St. Alexander streets, and extending through to St. Edward street. Frontage 48 feet 6 inches and area 5,235 feet. Comprises two shops and dwellings on St. Catherine street and two first-class dwelling houses on St. Edward street. Easy terms. (88-3).

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

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

ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1588 feet; will be sold at a moderate figure, owner must sell. (759-3).

ST. PATRICK STREET, corner of Napoleon road—A well situated corner block, 200 by 102 feet. (221-3).

ST. JAMES STREET—Very desirable building lots for sale on easy terms, 25 feet by 100 feet, also several corner lots, best locality in St. Henry. (10-B).

ST. JAMES STREET—Corner of St. Lambert Hill; one of the finest pieces of investment property (at the price) in the street; 115 feet 3 inches frontage on St. James street; about 66 feet on St. Lambert Hill, and about 118 feet on Fortification Lane. Area 10,164 feet. Within 100 yards of the New York Life Building; sure to increase in value. (236-a).

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

Houses & Building Lots

FOR SALE

-AT-

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

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

ARGYLE AVENUE—Three good lots with a frontage of 50 feet each in this fine Avenue. (48-2).

ARGYLE AVENUE—A good building lot about 100 yards above Cote St. Antoine Road, 50 feet by 187½ feet; fine situation. (109-B).

BELMONT AVENUE—Four blocks of land above Cote St. Antoine Road, three containing 346,364 feet and the other 253,485 feet; well situated and commanding a magnificent view; the best speculative blocks in the Cote. (208-a).

BELMONT AVENUE—Some large blocks of land above the Cote St. Antoine road. Suitable for sub-division. Will be sold at a price to tempt speculators. (228-2).

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

CLARKE AVENUE—A block of land just above Western Avenue, with a frontage of 149 feet on Clarke Avenue, by a depth of 292 feet to Oliver Avenue. This lot having two frontages, could be sub-divided to good advantage. (269-A).

COTE ST. ANTOINE ROAD—A block of land forming the corner of Lansdowne Avenue, having an area of over 18,000 feet, would be divided into lots or sold en bloc. (461-a).

COTE ST. ANTOINE ROAD—A block of land with a frontage of 345 feet, and an area of 53,270 feet. Price only 50 cents per foot. (317-a).

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

COTE ST. ANTOINE ROAD, corner Mountain Avenue—A splendid block of land, 64 feet front by about 150 feet deep, well situated for a villa residence, and surrounded by some of the best properties in Cote St. Antoine. Gas and water available. (487-3).

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

required. In extending credit, it is especially necessary that a day of settlement should be fixed, and the debtor, as well as the creditor, should understand that the designated day is to be a day of settlement. No one should enter the employ of another, nor should any one receive service, until the question of remuneration has been definitely decided. In business, it does not do to take things for granted. People are very likely to form ideas of the meaning of a verbal agreement, and any man's memory is treacherous at times. If men would only insist upon understanding the contracts between them as they were made there would be no necessity for appealing to the law for an interpretation. No one knows how much litigation, and loss, and dishonesty, and trouble would be obviated if business people strictly adhered to the rule of undertaking no obligation without first arriving at a mutual conclusion as to the exact limits of that obligation.—*Trade Magazine*.

BACON'S GARDEN.

The green was pleasant to the eye because its grass was "kept finely shorn," and also because it "gave a faire alley in the midst." And because this alley would be long, and "you ought not to buy the shade in the garden by going in the sun throw the greene," there should be a covert alley on each side upon the carpenter work, about twelve feet high, by which you may go in shade into the garden. Flowers he would have all through the year, but he did not approve of knots and figures of divers colored earths; "they be but toys, as good sights you may see many times in farts." The main garden was to be square, "encompassed on all four sides with a stately arched hedge, the arches to be upon pillars of carpenters' work of some ten feet high and six feet broad." And over every arch "there was to be a little turret with a billy enough to receive a cage of birds," and between the arches "some other little figure, and broad plates of round colored glasse for the sunne to play upon."

The hedge was to be raised upon a bank, not steep, and set all with flowers, and the space within the great hedge kept for variety of device, though this was not "too busie." Bacon did not approve of "images," but he liked "little low hecges," and "pretty pyramides, and faire columnes upon frames of carpenters' worke," and arbors with seats, also fountains of various kinns, the water to be kept always clear, and free from moss and mud. Pools, he considered, "marred all," as they "make the garden unwholesome, and full of flies and frogs." Trees, too, he would not allow in the third part—the heath; there were to be thickets made only of sweetbrier and honeysuckle and wild vines, the ground being set with violets, strawberries, and primroses. Then he would have "little mole hills, such as are in the wild heathes," and these were to be planted with all the flowers common to the time, while some also were to have "standards of little bushes prickt upon their top, to be kept with cutting that they grow not out of course."

DORCHESTER STREET—A block of land forming the corner of Atwater Avenue, having an area of about 25,000 feet; could be divided very advantageously. Plan in our office. (126-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).

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

DORCHESTER STREET and COLUMBIA AVENUE—Choice corner lot 26 feet by 188 feet. Other lots 25 feet front and from 92 to 102 feet deep at 45 to 55 cents per foot. One of the best situations in the Cote, close to street cars. (447-a). Call for particulars. (251-3).

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

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

ELM AVENUE—A choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and conservatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$8000. (789-3).

GREENE AVENUE—Three choice lots each 28 feet by 110½ feet, lane in rear and on each side of block. (305-A).

GREENE AVENUE—Three elegant stone front houses of latest design and finish, including bay windows, hot water furnace; no basement, etc. Well rented; beautifully situated. (209-3).

GREENE AVENUE—A substantially built stone cottage, two stories and extension, unfinished basement; in good order; hot water furnace. Lot 140 feet deep. Price \$5200. (298-3)

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

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

LANSDOWNE AVENUE—A new house above Sherbrooke street, of special design and finish. The work has been most carefully looked after by

one of our leading architects, who has built his own house adjoining and on the same design. We can thoroughly commend this house to home-seekers in Westmount. A vacant lot adjoining can be had if required. Price \$9500. (118-B).

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

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

MONTARVILLE AVENUE—A splendid building lot, 50 feet front by 107½ feet deep, commands a fine view of the city and river. (168-A).

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

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).

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

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

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

SHERBROOKE STREET—A handsome pressed brick front house. lot 44 feet front, house 28 feet by 35 feet and extension just completed, contains all modern improvements. House and vacant lot, only \$8,000. (767-3).

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

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. Owner would sell the two for \$17,000. Call for permits. (124-B).

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

IDEAL MANHOOD.

"What the world most needs to-day is not a new theology," says the *Watchman* (Bapt.) of Boston, "but a fresh and living conception of Christian character which shall attract and win by its own supreme excellence. What kind of a man should a Christian lawyer, physician, or business man be, a Christian employer or employee, a Christian mother, a Christian school-boy? Do you know any one in the circle of your acquaintance whose life answers one of those questions? Perhaps we cannot point to any one who does so. But it is the privilege of those who seek to commend the gospel to present such an ideal of the Christian life, divested of all narrow, ascetic, gloomy, monkish notions, and made so rich and noble and wholesome, that each person shall recognize in the presentation a call and an opportunity to rise from all unworthiness of motive, and relationship and performance into the ideal manhood or womanhood."

Houses
Offices

AND

Warehouses

TO LET

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

J. CRADOCK SIMPSON & CO.

181 ST. JAMES STREET.

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

ST. CATHERINE STREET—Two building lots, near Metcalfe Avenue, about 44 feet 5 inches front by a depth of 170 feet to 174 feet each. (382 & 386-2).

UPPER LANSDOWNE AVENUE—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in frontages of 50 feet with a depth of 110 to 115 feet. The situation is the most accessible of all the hillside property and commands a magnificent view. Price from 12½ cents upwards. (289-A).

VICTORIA AVENUE—Good building lots 25 by 130; \$300 cash, balance at 5 per cent. (28-B).

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

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

WESTERN AVENUE—A handsome new pressed brick house just finished with all modern conveniences, would be sold cheap. Inspection and offers solicited. (731-3).

WESTERN AVENUE. — A handsome red sand slope house, near Elm Ave., completed last summer; beautifully finished in oak and cotton wood, natural finish. Daisy furnace, every convenience material and workmanship of the very best. Inspection invited.

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

WINDSOR AVENUE—Choice modern brick cottage, recently completed for owner, who has special reason for selling. Contains every modern improvement. Pleasing design and good workmanship. Would accept \$5000. Call and see plans. This will interest you. (128-B).

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

CRADOCK

Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & CO'Y.

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

DIXIE, now called **SUMMERLEA**—We have some choice villa lots within three minutes walk of the railway station, and within two minutes walk of the River St. Lawrence with boating privileges, varying in price from 5 cts a foot up. And there are also a few choice lots on the river front for sale at 25 cents a foot. A few pretty cottages, substantially built with stone foundations and extension kitchen with cellar, for \$2,500, including 7300 feet of land on the principal avenue. Terms easy. (64-B).

LACHINE—A very neat frame cottage built for winter occupation, in the best part of Upper Lachine; two-stories and unfinished attic, good cellar, heated by hot water furnace, wired for electric light. (21-B).

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

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

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

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

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

SAULT AU RECOLLET—BACK RIVER—A farm of about 150 ar-

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

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

ST. ANNES—Part of Isle Vallquette, comprising about two acres, beautifully wooded. Price only \$600. Easy terms. (449-a).

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

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

ST. LAMBERT—Frame house, extension kitchen, seven rooms, in nice order. Lot 60 by 100 feet. Price only \$2200. (114-B).

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

LAKE ST. LOUIS.

Farm for Sale.

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

Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

We have for sale choice farms and country residences, at Lachine, Fraserville, Chambly, River Beaudette, Beach Ridge, Hudson, Lacolle, Lake Massawippi, St. Anne, St. John, Pointe aux Trembles, Longueuil, Lower Lachine Road, Dorval and St. Hilaire, full particular of which can be had at this office.

THE REAL ESTATE RECORD is published by the proprietors, J. Cradock Simpson and Henry Lester Putnam, No. 121 St. James Street, Montreal and is printed for the proprietors by M. S. Foley, No. 171 St. James Street, Montreal.

A COUPLE OF FARMS on the Lake front, suitable for sub-divisions, choice location for summer residences. Particulars at office. (82 by 80-B).

FARM FOR SALE—About 700 arpents, beautifully situated at the discharge of Lake Long or Lake Therrien into the proposed line of the Montford Railway, which is under construction. The water power gives an additional value to the property, which comprises wood lands naturally drained; two small lakes suitable for fish breeding, and the farming lands well watered by springs. Fish and game are plentiful. A rare combination of business and pleasure can be had for the low price of \$3000. (48-B).

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

NORWOOD—Two well built frame cottages on lot having 85 feet frontage on road by a depth of 500 feet to the river. Photo in office. Price only \$8000. (53-B).

SAULT AU RECOLLET—A comfortable frame house on stone foundation, built for winter occupation, 10 minutes' walk west of C.P.R. station; good stable. Lot 96 feet by 250 feet. Runs from road to river, laid out in fruit trees and garden. Price \$3000. Another lot of land, 145 feet by 300 feet with frontage in road and river, with neat double cottage. (two dwellings) in nice order. Photos in office. Price \$4000. (53-B).

SEIGNIORY FOR SALE—A fine seigniorial property, beautifully situated within twenty miles of Montreal; comprising the Manor House on six arpents of land laid out with ornamental trees and shrubs. The house contains twenty rooms, heated by hot water, and there is excellent stabling. There is also a well wooded domain of 150 arpents; a grist mill; water power; water works and aqueduct; three islands, etc. The total revenue is about \$8750. This is an exceptionally good opportunity for a capitalist or a well-to-do politician to acquire a fine country residence, within an hour's ride of Montreal, with all the advantages accompanying the position of Seigneur. (47-B).

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

ST. HUGHES—Domain of 159 arpents, with small wooden house and large barn; a beautiful situation for a country house, magnificently wooded, fencing in perfect order. Price only \$8200. (56-B).

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Branch: 31 Cote St. Antoine Road, Westmount.

REAL ESTATE TRANSFERS RECORDED IN JANUARY, 1897

MONTREAL EAST

STREET AND NO.	WARD.	CAD. No	SUB. NO	DIMENSIONS.		AREA.	PRICE PER FT	BUILDINGS.	TOTAL PRICE	REMARKS
				FRONT.	DEPTH					
Beaudry, 641-645.....	St. James....	1126	.....	36	104	3744	.....	Buildings.....	1500	
Notre Dame, 1320-1322...	"	20	.....	43	irreg.	6914	.....	"	5000	A reméré.
Rousseau, 8.....	"	147	.....	19	4	808	.....	"	550	Sheriff's sale.
St. Andre Lane.....	"	880	22 & 23	50	75	3750	.....	Vacant.....	424	Undivided 2-4 of
Commissioners, 139-143...	"	29	.....	41	irreg	3061	.....	Buildings.....	4250	
St. Denis, 491.....	"	1200	14	25	100	2500	.....	"	4000	
Visitation, 104-104A.....	"	682	.....	34	79	2694	.....	"	4500	
Montcalm, 270-272.....	"	989	.....	42	75	3150	.....	"	6000	
Dubord, 73-75.....	"	211	.....	21	142	2982	.....	"	11500	
Berri, 375-377.....	"	1198	.....	22	97	2146	.....	"	8000	
St Hubert, 350-354.....	"	1195	pt of 15 & 16	24	145	3480	.....	"	10300	
Visitation, 252-256.....	"	1076	part	69	10	5626	.....	"	4500	
Wolfe, 191-193a.....	"	608	.....	41	9	2599	.....	"	2500	A reméré.
Amherst, 251-259.....	"	774	.....	21	74	1554	.....	"	5000	
Beaudry, 213-213b.....	"	676	.....	31	74	2309	.....	"	5200	
St Denis, 345-347.....	"	838	9	24	6	3062	.....	"	6800	
Hutchison, 32.....	St. Lawrence.	44	186	23	85	1955	.....	"	1017 75	Usufruct for 5 years.
" 15-19.....	"	44	106	26	89	2314	.....	"	2665	
St Chs Borromee, 478.....	"	106	part	19	4	73	9	1425	.....
" 297-303 1/2	"	122	.....	53	irreg.	63c4	.....	"	14000	
St. Lawrence.....	"	106	part	19	11	88	2	1761	.....	2900
St Chs. Borromee, 482...	"	845 & 845a	.....	56	74	4134	.....	"	527 44	Suc. rights.
St. Hypolite, 38-40.....	St. Louis.....	845a	.....	26	74	1914	.....	"	.....	Vendors rights.
" 38.....	"	845	.....	30	74	2220	.....	"	.....
" 40.....	"	8:0	.....	25	4	68	3	1729	.....
" 32 1/2.....	"	835	part	30	74	6	2235	.....	5000	
" 64a C4b.....	"	740	5	22	80	1760	.....	"	5000	
Sanguinet, 287-289A.....	"	805	part	41	74	3034	.....	"	5500	
St. Lawrence, 479.....	"	19	part 9	irreg.	60	3	3474	.....	7600	
Sanguinet 4-8b.....	"	838	.....	60	74	6	4470	.....	6000	
St. Dominique, 379-401...	"	209	.....	44	6	84	3738	.....	400	Vendors rights.
St. Elizabeth, 52 58.....	"	837	part	42	67	2814	.....	"	5800	
Hotel de Ville Av, 373-379	"	906	9 to 15	irreg.	irreg.	18357	21 1/2	Vaan	4000	
Laval Avenue.....	"	93	.....	42	190	8090	.....	Buildings.....	18000	
St. Dominique, 47-49.....	"	1049	45 & pt 46	31	67	1	2082	.....	2300	
St. Hypolite, 220.....	"	939	19	25	73	1825	.....	"	950	Sheriff's sale.
Cadieux, 720.....	St. Mary's....	977	part	42	123	5166	.....	"	3875	
Panet, 330-334.....	"	1359	pt of 17	32	9	98	3210	.....	850	
Logan, 150.....	"	687	.....	40	113	4520	.....	"	6470	
Plessis, 145-147.....	"	508	15 & 16	48	80	3840	.....	"	229 59	A reméré.
Huron, 17-19.....	"	1364	10	irreg.	irreg.	2814	.....	"	2800	
Poupart, 129.....	"	1384	15	34	3	93	3185	.....	.....	Vendors rights.
Iberville.....	"	7	.....	irreg.	irreg.	1073	.....	"	200	
Notre Dame, 1148, 1152...	"	503	25 & 26	47	102	6	4816	.....	3500	
Burnett, 33-37.....	"	262	part	18	72	1296	.....	"	2200	
Plessis, 27.....	"	984	"	20	78	1560	.....	"	4621	Sheriff's sale.
Ontario, 1124-26.....	"	1361	C	57	78	4456	.....	"	1600	"
Poupart, 251-255.....	{ Hochelega.	169	35 & 36	24	80	1920	.....	"	300	
Huron, 17-19.....	St. Marys....	508	15	24	80	1920	"	1005	Sheriff's sale.
Ontario, 1064-66.....	"	1044	part	75	86	2150	"	

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STREET & NO	WARD.	CAD. NO.	SUB. NO.	DIMENSIONS		AREA	PRICE PER FT.	BUILDINGS.	TOTAL PRICE	REMARKS.		
				FRONT.	DEPTH							
Beaver Hall Hill, 57.....	St. Antoine	1155	.....	114	6	115	9	13253	.....	Metropolitan Club.....	26500 00	Sheriff's Sale
Argyle Avenue, 53-65.....	"	1567	.....	161	6	86	.....	13889	.....	Building.....	25100 00	
St. Dominique, 879-879b.....	St. J. B.	277	.....	20	72	1440	.....	.....	.....	"	1500 00	and Hypothecs
Notre Dame, 2171.....	St. Antoine	755	.....	45	80	3400	.....	.....	.....	"	.....
Metcalfe, 126.....	"	1460	17 & 18	56	116	6496	.....	.....	.....	"	14000 00	
Peel, 331.....	"	1795	part	27	129	9	3504	.....	.....	"	14200 00	
Essex Avenue, 23.....	"	1651	part 14	49	3	75	6	3719	.....	"	5675 00	
Mountain, 287.....	"	1522	1 & pt 2	20	10	130	1709	.....	.....	"	10850 00	
Bishop.....	"	1703	14	25	129	3	3231	1.65	.....	Vacant.....	5359 25	
Metcalfe, 53.....	"	1441	part	22	9	100	2275	.....	.....	Buildings.....	6000 00	
St. Antoine 449-455.....	"	1630	7	24	110	2640	.....	.....	.....	"	4500 00	
Bishop.....	"	1702	43	23	4	103	2403	1.40	.....	Vacant.....	3364 60	
St. Alexander, 20.....	"	1067	part	75	79	9	5881	.....	.....	Buildings.....	1 00	and good consideration
Stanley, 127.....	"	1474	"	irreg.	irreg.	.....	.....	13004	.....	"	16255 00	
McGregor, 26.....	"	1726	M	"	"	.....	.....	22000	.....	"	16000 00	
Duquette Lane.....	"	517	.....	50	70	3500	.....	.....	.....	"	1008 00	
Drummond.....	"	1758	part A	26	130	3380	.....	.....	.....	New Buildings.....	22000 00	
St. Catherine.....	"	1524	" 8	25	113	2825	5.00	.....	.....	Vacant.....	14125 00	
Bourgeois, 291-293.....	St. Ann's	174	3 & 4	29	11	87	3502	.....	.....	Buildings.....	1800 00	
Wellington, 241.....	"	1477	.....	irreg.	irreg.	.....	.....	32500	.....	"	85000 00	
Barré, 205.....	"	1206	22 & pt 21	32	2	74	2380	.....	.....	"	2100 00	
Notre Dame, 2500-2504... }	"	1167	parts of	irreg.	irreg.	.....	.....	4279	.....	"	12000 00	
St. Helen, 10-10a.....	West.....	76	.....	30	102	11	3087	6	.....	"	16500 00	
Craig, 638-642-644.....	"	207	2 to 4 & pt 5	irreg.	irreg.	.....	.....	5731	.....	"	52235 00	

WESTMOUNT.

(COTE ST. ANTOINE)

STREET AND NO.	WARD	CAD. NO.	SUB. NO.	DIMENSION		AREA	PRICE PER FT.	BUILDINGS.	TOTAL PRICE.	REMARKS.	
				FRONT.	DEPTH.						
Western Ave.....	Par Montreal	248	.....	123	100	12300	60	Vacant.....	7380	
Belmont Ave.....	"	1434	188b 189a & b & 190a	39	114	4446	.....	Brick House.....	7200	
Argyle Ave., Greene Ave., and Montrose. }	"	375	15 & 16	irreg.	irreg.	55925	.....	Vacant.....	4600	Sheriff's Sale
Sherbrooke.....	"	375	170	26	110	4	2920	Stone and Brick House	9100	
Grosvenor.....	"	219	105	50	111	5550	15	Vacant.....	832 50		
Stayner.....	"	384	51	26	120	3120	.....	"	1 00	& other considerations
Dorchester.....	"	208	75	23	112	9	2593 3	Stone Brick House.....	6000	
Elm Ave.....	"	375	133	25	108	2700	80	.....	2160	
Lewis.....	"	1434	35	irreg.	irreg.	1661	.....	Brick House.....	3600	
Victoria Ave.....	"	215	pt. 37, 38, 39	irreg.	irreg.	7693	48 1/2	Vacant.....	3746		
Argyle Ave.....	"	282	14b & 15a & b	75	114	8550	.....	Stone & Brick Build'gs	22500	
Sherbrooke & Prince Albert	"	214	25 dh 26 & 26d	irreg.	irreg.	13912	70	Vacant.....	9771 30		
St. Antoine.....	"	384	171 & 172	irreg.	irreg.	550	.....	Stone & Brick Build'gs	16000	
St. Catherine.....	"	219	part of 5 & 6	60	150	9000	30	Vacant.....	2700		
Bellevue Ave.....	"	282	parts of	irreg.	irreg.	36508	7 1/2	"	2725		
"	"	282	parts of	irreg.	irreg.	8900	8 1/2	"	775		
Metcalfe Ave.....	"	261	9-3 & 10-3	22	4 1/2	100	2238	Stone & Brick House..	8000	
St. Antoine.....	"	941	320	235	6	250	58875	30	Vacant.....	17662 50	
Victoria.....	"	215	pt. of 37 & 38	irreg.	irreg.	11080	.....	"	1007 83	
Grosvenor.....	"	219	98, 99 & 100	irreg.	irreg.	19425	25 1/2	"	4995		
Western Ave.....	"	350	6	.....	.....	.....	.....	.....	.....
"	"	351	1	.....	.....	.....	.....	.....	.....
"	"	358	1 & 2	50	67	3350	.....	Wood & Brick Build'gs	6750	
"	"	329	5 & 6	.....	.....	.....	.....	.....	.....
Elm Ave.....	"	375	38	irreg.	irreg.	3094	.....	Stone & Brick Build'gs	11250	
"	"	375	78 to 81	100	108	10800	67	Vacant.....	7230		
Greene Ave.....	"	384	112	25	100	2500	.....	Brick & Stone Build'g.	7000	
"	"	384	113	25	100	2500	50	Vacant.....	1250		
Arlington Ave.....	"	230	14 & 14 b.	25	122	3050	.....	Stone & Brick Build'g	7400	

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

STREET AND NO.	WARD.	CAD. NO.	SUB. NO.	DIMENSIONS.		AREA.	PRICE PER FT.	BUILDINGS	TOTAL PRICE	REMARKS.
				FRONT.	DEPTH					
Panet.....	St. Jean Bap.	6	26	24	69	1656	42	Vacant.....	700	
Duluth, 39-41.....	"	10	pts. of 4 to 6	24	72	1728	.....	Buildings.....	2275	
St. Andre, 1105-1107.....	"	10	pt. of 69	22	95	2090	.....	".....	1400	
" 916-918.....	"	10	126	24	94	2256	.....	".....	2000	
Berri.....	"	15	212 to 215	75	70	5250	42	Vacant.....	2200	
Dufferin.....	"	7	195	25	80	2000	15	".....	300	
St. Dominique, 879-879b..	"	277	.....	21	75	1575	.....	Buildings.....	.....	Consideration
St. Andre, 996-1000.....	"	10	147 to 148	48	94	4512	.....	".....	3150	
Chambord.....	"	6	161	24	70	1680	29 1/2	Vacant.....	500	
Rivard.....	"	15	pts. 314 & 315	22	70	1540	42 1/2	".....	660	
".....	"	15	pts. 315 & 316	22	70	1540	42 1/2	".....	660	
Sydenham.....	"	1	Parts of	irreg.	irreg.	51195	15 1/2	".....	8000	
Marie Anne.....	"	15	577 to 580	83 4	100	8333	.....	Buildings.....	32000	
St. Denis, 948-960.....	"	15	310 & pt 3:1	22	70	1540	42 1/2	Vacant.....	660	
Rivard.....	"	6	79, 80 & 153	72	70	5040	29 1/2	".....	1500	
Chambord.....	"	15	794 & 795	40	72	2880	.....	Buildings.....	2400	
Sanguinet, 795-801.....	"	248	.....	23 6	69	1622	.....	".....	1050	
St. Hypolite, 544.....	"	15	358 & 359	50	95	4750	.....	".....	15000	
St. Denis, 1097-1101.....	"	15	pt. of 3:4	22	70	1540	.....	".....	2700	
Rivard, 520-522.....	"	15	358 & 359	50	95	4750	.....	".....	.....	Debits
St. Denis, 1097-1101.....	"	7	151	25	80	2000	.....	Vacant.....	1400	Cession
Dufferin.....	"	456	7	22 6	106	2343	.....	New Stone House.....	5500	
St. Urbain.....	"	12	126	22	85	1870	.....	Buildings.....	6500	
Rachel, 327-327a.....	"	15	271	20	70	1400	46	Vacant.....	650	
Berri.....	"	13	710	20	72	1440	.....	Buildings.....	1550	
Drolet, 580-582.....	"	15	634	20	72	1440	.....	".....	2305	
" 511-513.....	"	2563	.....	45	80	3600	.....	".....	2500	
St. Charles, 225-231.....	St. Gabriel	2675	7	26	135 3	3516	.....	".....	.....
Mullins, 692, 694.....	"	2697	Parts.	irreg.	irreg.	4128	.....	Buildings.....	11500	
Grand Trunk, 477-483.....	"	2698	.....	48	80	3840	.....	".....	.....
Ropery, 120.....	"	3239	45	22 6	80	1800	.....	".....	1750	
Liverpool, 324.....	"	3399	Parts.	253	71	17963	.....	".....	13400	
Ryde, 182-184-198-218.....	"	3239	180	23	90	2070	22 1/2	Vacant.....	467 42	
Reading.....	"	3399	97 to 101	.....	.....	.....	.....	Buildings.....	15400	
Ryde, 198-218.....	"	3399	105 & 106	229	71	16259	.....	".....	.....
" 182-184.....	"	3399	120 to 122	.....	.....	.....	.....	".....	.....
" 205-215.....	"	162	220 to 222	irreg.	irreg.	1973	.....	Buildings in Erection.....	250	
St. Denis.....	St. Denis	208	.....	74	77	5698	.....	Buildings.....	2200	Right of Redemption
St. Louis, 302.....	"	167	24	irreg.	irreg.	3954	.....	".....	2500	
Drolet, 680-682.....	"	7	798	25	109	2725	.....	Vacant.....	95 38	
St. Hubert.....	"	8	North 1/2 505	25	100	2500	11 1/2	".....	287 50	
Huntley.....	"	196-209-6	91-2	25	103	2575	46	".....	1200	
St. Denis.....	"	7	799	25	109	2725	.....	".....	95 38	
St. Hubert.....	"	330	87	24	70	1680	29 1/2	".....	500	
Chambord.....	"	196	82 & 83	irreg.	irreg.	5254	38	".....	2002 07	
St. Louis.....	"	330	88	24	70	1680	29 1/2	".....	500	
Chambord.....	"	7	112	25	109	2725	8 1/2	".....	231 63	
St. Hubert.....	"	7	152	25	87	2175	.....	Buildings.....	900	
" 1575-1577.....	"	7	816 & 817	50	109	5450	.....	Vacant.....	401	Sheriff's Sale
St. Denis.....	"	162	213	22	95	2090	47	".....	1000	
".....	"	162	213	22	95	2090	47	".....	1000	
Several Streets.....	Hochelaga.	23	No Measure	ments	given.	.....	.....	Ground.....	2500	Vendors Rights in
Dezer, 219-221.....	"	54	92	25	100	2500	.....	Buildings.....	3000	
Chambly.....	"	23	303	24	122	2928	10	Vacant.....	3 0	
Duquette, Davidson, &c.....	"	30	Parts of	irreg.	irreg.	37941	.....	For Railway Purposes.....	8729	
".....	"	148	Parts of	irreg.	irreg.	39091	.....	".....	4886 37	
Chambly.....	"	23	109 to 111	57	122	6954	15 1/2	".....	1100	
Frontenac.....	"	148	Part	50	113 6	5700	.....	Vacant.....	75	Sheriff's Sale
Poupart, 251-255.....	"	169	35 & 36	57	78	4446	.....	Buildings.....	1600	
Rouville, 54-56.....	"	49	51 & 52	37 6	75	2812	.....	".....	543 46	
Stadacona.....	"	76	48 & 49	52	96	4992	27	Vacant.....	1347 84	
Ontario.....	"	159	273 & 274	irreg.	irreg.	5467	".....	625	Sheriff's Sale
".....	"	159	275 & 279	irreg.	irreg.	2685	".....	280	
".....	"	23	151, 152 p. 150	73	110	8030	29 1/2	".....	2376	

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