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# Real Estate Record

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

Vol. XII.

Montreal, December, 1899.

No. 12

## The Liverpool and London and Globe INSURANCE CO.

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

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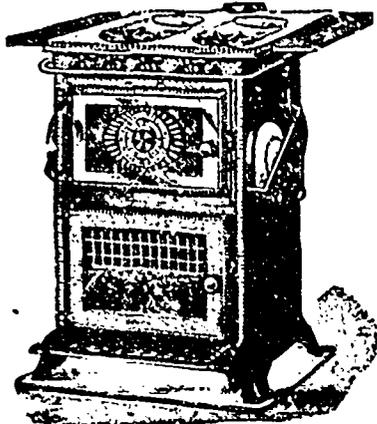
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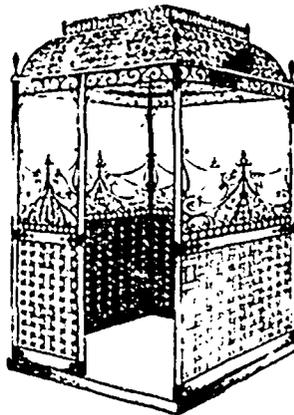
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(SUCCESSOR TO R. WEIR & SON)

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# Real Estate Record

Vol. 12.

MONTREAL, DECEMBER 10th, 1899

No. 12.

## THE Real Estate Record

IS PUBLISHED MONTHLY

- AT -

181 St. James Street, Montreal.

J. CRADOCK SIMPSON & CO.

Proprietors.

ADVERTISING RATES furnished on application at this Office.

## Monthly Review.

People who are interested in Montreal real estate have had no reason for complain about the business done during the month of November, and the manner of development of the market. The recorded transfers show a greater volume of business for this month than has been seen for a long time, but this showing is largely due to an exceptionally heavy transfer of the building of La Banque du Peuple on St. James street, with the other assets of the Bank, for \$460,000. Even with this consideration deducted, the average of the month is satisfactory, and better than at the corresponding period of last year. In fact, the business at private contract has been fairly good, and the inquiry quite as favourable as could have been expected, but taking into account the depressed state of the market for the last few years, and the many indications of improvement from time to time, even such results as those of this month are not a safe guide for the future.

In the auction branch there is also an indication of better things. The public sale of the properties on Shuter street, of the Estate W. B. Hamilton, attracted a large audience, and the bidding was spirited. The selling prices were low, but it was encouraging to see once more an interested audience at a real estate auction sale.

The sales recorded during the month were pretty well distributed over the three classes of business and residential properties and building lots. The largest transfer recorded in St. Antoine Ward was that of the property, No. 2411 St. Catherine street, near Peel street, — about 31 feet front, with an area of 3,780 feet.

## Notes and Drafts

(Loose or Bound.)

CASH RECEIPTS,  
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RENT RECEIPTS,  
DELIVERY BOOKS,  
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Acre Property

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We have several high-class investment properties now for sale at low prices.

J. Cradock Simpson & Co.,  
181 ST. JAMES ST.,  
MONTREAL.

covered by a building. The price was \$33,500.

Speaking generally, conditions have improved, but the promise of investment buying is still a promise. In this line, a good deal will depend upon the result of the civic elections on the first of February. It would be well if every property owner and taxpayer were to consider that it is as much his duty to see that the money he pays for taxes is honestly expended, as it is to pay his taxes promptly.

Money has stiffened somewhat, and loans are not so easily placed. It is thought, however, that this will not last very long, and with easier money, and with many public improvements in view, it is agreed that real estate business can hardly help improving.

The sales recorded during the month of November in the under-mentioned suburban municipalities amount to \$109,140, and are as follows: Maisonneuve, \$18,095; De Lorimier, \$4,000; Mile End, \$30,950; Outremont, \$8,125; Cote des Neiges, \$5,100; Montreal West (Junction), \$3,500; Verdun, \$2,321; Village Turcot, \$110; Cote St. Paul, \$1,037; St. Henry, \$22,152; and Ste. Cunegonde, \$13,750.

There were 192 real estate transfers in the city wards and Town of Westmount recorded at the Registry Offices, during the month of November, the particulars of which are given in other columns, amounting to \$1,355,782.65.

St. Antoine Ward . . . . .	27	\$204,309.50
St. Ann's Ward . . . . .	7	42,268.75
Centre Ward . . . . .	1	460,000.00
St. James Ward . . . . .	12	59,439.46
St. Louis Ward . . . . .	15	102,240.00
St. Lawrence Ward . . . . .	7	66,481.00
St. Mary's Ward . . . . .	12	56,685.64
East Ward . . . . .	1	3,600.00
St. Jean Baptiste Ward . . . . .	28	57,521.72
St. Denis Ward . . . . .	44	52,175.22
St. Gabriel Ward . . . . .	6	17,434.77
Hochelaga Ward . . . . .	10	83,551.71
Westmount . . . . .	22	150,074.88

192 \$1,355,782.65

During the corresponding month of last year, 154 transfers were recorded, amounting to \$827,160.49.

The real estate mortgage loans recorded during the month of Novem-

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AGENTS

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Decorating, &c.

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Tining and Repairing  
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## House for Sale.

SHERBROOKE STREET.

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

J. CRADOCK SIMPSON & CO..

181 St. James St.

# Houses for Sale,

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104 St. Francois Xavier St.  
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Send for Catalogue and Bargain list

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

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

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

**BLEURY STREET.** — Stone front building, two shops and dwelling above. Lot 48 1-2 ft. by 163 ft., just above St. Catherine st., well rented. (892 C 3).

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

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

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

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

ber, in the registration division of Montreal West amounted to \$213,475; of this amount \$4,700 was placed at 4 per cent.; \$10,400 at 4½ per cent.; \$74,600 at 5 per cent.; \$3,000 at 5½ per cent.; \$10,950 at 6 per cent.; \$1,400 at 7 per cent.; and \$11,425 at a nominal rate.

The 4 per cent. loan was in one amount of \$4,700; the 4½ per cent. were in six amounts of \$3,500, \$60,000, \$1,400, \$15,000, \$2,500 and \$25,000, and the 5 per cent. were in seven amounts of \$7,500, \$5,000, \$30,000, \$7,600, \$15,500, \$2,500, and \$6,500.

The lenders were:

Estate and Trust Funds .. . . .	\$86,350
Insurance Companies .. . . .	48,900
Building and Loan Companies .. . . .	21,025
Individual .. . . .	57,200
	\$213,475

In Montreal East, the loans recorded amount to \$96,318; of this amount \$1,100 was placed at 4 per cent.; \$12,000 at 4½ per cent.; \$14,200 at 5 per cent.; \$19,700 at 5½ per cent.; \$34,993 at 6 per cent.; \$625 at 7 per cent.; \$2,000 at 8 per cent.; and \$11,700 at a nominal rate.

The 4 per cent. and 4½ per cent. loans were in two amounts of \$1,100. and \$12,000 respectively, and the 5 per cent. loans were in seven amounts of \$3,000, \$4,000, \$700, \$1,000, \$3,000, \$2,000 and \$500.

The lenders were:

Estate and Trust Funds .. . . .	\$22,500
Building and Loan Companies .. . . .	7,000
Individuals .. . . .	\$66,818
	\$96,318

## TO LET.

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

## TO PURCHASERS.

J. Cradock Simpson & Co. are always ready to place their services at the disposal of any intending purchaser of real estate, who need have no hesitation in availing himself of them, it being the regularly understood custom in Montreal that the

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

**BISHOP STREET.** — A handsome stone front house, 29 feet front, near St. Catherine street; has all modern improvements, in perfect order. (837-3). order. Price \$8,750. (72-B).

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

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

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

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

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

**COURSOL STREET.** — A cut stone front cottage of nine rooms, in first-class order, Daisy furnace and electric light, &c. Would exchange for somewhat larger house. (887d3).

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

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

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

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

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

**DORCHESTER STREET.** — A 2½ storey house, situated on the corner of one of the best West End streets, near the "Windsor," no stable; house is nicely laid out, and has been newly decorated, &c. Is suitable for a physician, or family residence. Particulars at office. (2-4).

**DORCHESTER STREET.**—A 2½ story stone front house on north-west side just west of Fort street. Lot, 23 ft. 6 in. by 102 ft. deep to a lane. The house can be had at a low price, and immediate possession will be given, as the owner who occupies it, is leaving the city. Price, \$6,000. (10-C).

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

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

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

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

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

**GUY STREET**—A detached corner house, roomy and comfortable, with pleasant outlook; lot 90ft. x 105ft.; good stables and coach house; house is heated by furnace, has 16 rooms; in good state of repair. (898a-3).

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

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

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

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

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

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

agent's commission is paid by the seller in the event of a sale.

**FOR SALE**  
**'ELMBANK'**

DORCHESTER STREET WEST.

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

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

**J. CRADOCK SIMPSON & Co.,**  
181 St. James Street

**THE MODERN DWELLING.**

**DEVELOPMENT OF THE NEW YORK TYPE.**

What is Demanded Nowadays by the Best Buyers—Improvements that Are Furnished—Passing of the "Four-Storey High-Stoop Brown-Stone."

Four years ago the "high-stoop" house, which, as a New York product, had for many years been known the country over as the "four-story high-stoop brown-stone dwelling," was still in favor in this city. The "American-basement" was a novelty, and builders were fearful lest it would not prove popular. As an evidence of this, a builder, who now builds nothing but the "American basement," unless ordered to do otherwise, to-day cited his experience three and a half years ago, when, of two rows of fine houses erected by his firm, three-quarters of them were of the "high-stoop" pattern. But all this is changed now. Few "high-stoop" houses are built—only enough to supply the demand of those buyers who cling to the old style—and the present certainly marks the passing of the "high-stoop" dwelling.

The reasons for the change to the "American basement" type are apparent when its merits are fairly considered. In the first place, it can be built on the front line of the lot, thus giving the entire depth of the lot for construction purposes, while the "high-stoop" dwelling, with its entrance so high above the curb as to necessitate quite a flight of steps, must be set back five or eight feet from the building line. And when the residence is to front on Fifth Avenue the

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

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

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

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

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

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

**MACGREGOR STREET**—Two red Scotch sandstone houses, each 35 ft. by 61 ft., including extension, 13 rooms all on two flats, cemented cellar, with laundry, coal room, wine cellar, larder, &c. Reception hall finished in quartered oak, with oak floor, mantel and gas grates; bath-room and w. c. is floored and wainscoted with tiles. Everything finished in the best possible manner. (316-B).

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

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

**MANSFIELD STREET**—A 2 1-2 storey stone front house, contains 12 rooms, heated by hot water furnace. A bargain at \$8,000. (217-B).

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

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

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

**METCALFE STREET**—A well-built three-storey brick house; in good order, good situation, facing Dominion Square; could be profitably turned into shop or tenements. (365-B).

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

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

**MOUNTAIN STREET, near SHERBROOKE**—A choice modern house, built for owner. Full size; extra deep; outlook and surroundings specially good. Ground floor contains drawing room, library, dining room, pantry, kitchen, backstairs, etc. Upper floors, seven bedrooms and two servants' rooms. (136-B).

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

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

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

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

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

**PARK AVENUE**—A handsome stone front apartment house 27 feet front by 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, above Sherbrooke st., bay window, stone steps, hot water furnace, &c.; one of the best terrace houses on the street. Particulars and permit to view at office. (360-B)

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

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

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

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

sacrifice of five feet of ground is quite costly.

The other differences pertain to the interiors. The hall of the "high-stoop" house is very narrow, with no conveniences or attractions whatsoever, and is simply a long, unattractive passage to and from the rear of the house. But in the "American-basement" entrance hall, beauty and utility are aimed at. The hall consists of a spacious room occupying the full width of the interior of the house and being about forty feet deep. It is finely finished in rich wood panellings or wainscoted in imported marble or in imported French freestones. In it are built a large, elaborate mantel and open fire-place and a prominent staircase, usually composed of marble, while an electric elevator and a coat-room and lavatory open from it. Adjoining this hall is generally the billiard-room, which is sometimes used in case of receptions as a cloak-room, and in the rear of this room is the kitchen and servants' dining-room.

The main floor of the "high-stoop" house is to-day very much out of favor, on account of the long, narrow, tunnel-shaped drawing-room, made necessary by the cutting off of the entrance-hall. On the contrary, the "American - basement" drawing - room occupies the full width of the house, and is, therefore, a better proportioned room, allowing more suitable decorations. On the same floor in the rear of the drawing-room is a large open square hall, with winding staircase, and open fireplace, back of which is the dining-room. This room and the hall are all separated from each other by very wide sliding doors, which can be pushed back into pockets, thus making one large open suite the full depth of the house, a result which cannot be obtained in the "high-stoop" house.

This is of distinct advantage in entertainments, and the desire for a change from the old to the new type is probably due, in a large measure, to the fact that people in New York entertain more and more each year, and in so doing demand a house-arrangement which is best adapted for social purposes.

"We sell many houses to Westerners," said one prominent builder, "and they want to entertain lavishly, for they hope by so doing to 'get into society.' I recall one instance of an Ohio man, who had 'risen from the ranks,' so to speak, had made a fortune, and wished to get into society. He went first to Williamstown, Mass. and lived there three years. Then he went abroad and travelled for two

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

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

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

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

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

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

**PRINCE ARTHUR STREET** — A comfortable stone front house, with all improvements, Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price \$7,000. (595-3).

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

**QUESNEL STREET.** — Stone front, brick encased tenements, rented for \$522 per annum; rented to good tenants. Price, \$5,000. (377-B).

**ROUSSEAU STREET, corner of St. Andre street.**—Lot 51 ft. 6 in. front by about 90 ft. on St. Andre street; area, 4,720 feet; with the three-self-contained brick houses thereon. Situated between Notre Dame and Craig sts., and near C.P.R. station. (369-B.)

**SEIGNEURS STREET.**—A two-storey brick encased double tenement, on stone foundation, containing two

- dwellings, of 5 rooms each. These houses are in first-class order and well rented; owner would exchange for a property in Westmount. Price \$6,000. (7-C).
- SEYMOUR AVENUE**—Two stone front cottages; extension kitchens, cemented basement. Daisy furnaces, four bed-rooms. Price only \$7,000 each. Would exchange. (71-B).
- SHERBROOKE STREET**—A handsome stone front house, on the best part of the street; extension kitchen, Daisy furnace, basement entrance, laundry, fuel cellar, and w.c., in basement; all modern improvements. 793-3).
- SHERBROOKE STREET**—A handsome detached villa residence and stables, with grounds containing 43,000 ft., on the corner of one of the best streets in vicinity of St. Denis. Built by the owner for his own use, only the very best material and workmanship employed and no expense spared to have the house up to date in every respect. (277-B).
- SHERBROOKE STREET**—A new stone house, carefully built under owner's supervision, on lot 25 feet by 139 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (218-B).
- SHERBROOKE STREET**—A fine property west of Park Ave., and comprising a fine block of land, with a substantial residence thereon. A splendid block for an apartment house, church, college or any other institution wanting a high class residential site centrally situated. (B-382).
- SHERBROOKE STREET**.—A four-storey stone front residence, (west of Peel street), with oriel windows on second storey, heated by hot water furnace, has all modern improvements; sixteen rooms, besides ample closets, wardrobes, linen and cloak rooms, &c., &c. This is a house specially suited to any one with a large family, or for entertaining. Adjoining lot 30ft. x 188ft. would be sold with house or separately. Permits to view at our office. (386-B).
- SHERBROOKE STREET**.—A handsome stone front and side corner house, in the West End of Sherbrooke st. House, 26 ft. by 72 ft. Everything modern; all living rooms on two floors. Price, \$15,000. Additional land if desired. (380-B).
- SHERBROOKE STREET**.—A detached commodious residence, in a central situation with first-class surroundings. The residence is in fine order, with modern equipment. The land comprises an area of about 15,000 ft., with frontages on two streets. If more land is required, about 34,000 feet in all with frontages on three streets, can be had in one block. Particulars at this office. (382-B).
- SHUTER STREET**—Two substantial stone front houses containing ten rooms, each, in perfect order. Hot water heating. Price only \$7,500 each. (319-B).
- SUMMERHILL AVENUE**—A handsome stone front house, with two storey extension; cellar basement asphalted; hot water furnace and all modern improvements, plenty of closet accommodation. (855-3).
- years: and finally he bought a house in this city. He was known abroad and here, as from New England, which gave him a certain standing, he thought. Now he is trying to 'entertain his family into society.' Such people as these demand the best that money can buy in the way of a house, which must be complete in every detail."
- "Americans travel so much abroad nowadays," continued the builder, "that we have to be more particular than ever before with the designs of our houses. People are educated up to good architecture; they have seen the difference between European architecture and the variety which is an eyesore to this country, and they demand a pure type in the facades of their residences. They are especially partial to French architecture, and this accounts for the many examples of this school which you see in the most recently constructed houses. We have recognized this demand by bringing over from Paris a competent architect, who does nothing but design dwelling-house elevations for us."
- As to the construction, the demand for fire-proof houses is increasing. The recent fire in the Andrews house is largely responsible for this, and where one or two floors were made fireproof a year ago, there are now orders for houses which are proof against fire throughout. Furthermore, some people insist on the building of an iron staircase, running from the top to the bottom of the house in the rear.
- The newest mode of heating houses is the indirect steam-heating system, and this is regulated by thermostatic control. Electric lighting is also provided, and the electric push-button elevator, which is raised or lowered to any floor and operated entirely by the passenger, is a feature of the best dwellings. In addition might be mentioned the ventilating plant, whereby the air in every room is rapidly changed by means of ducts and fans; the refrigerating plant, the filter which purifies every drop of water used in the house, and the telephone system connecting every room.
- In the matter of interior finish, although there is a tendency to elaboration, much good taste is displayed, and it is possible for artistic people, nowadays, to "live with the decorations" provided by builders, where formerly a change was imperative. The white-enamelled finish is a very popular treatment for wood-work. Often, in halls and chambers, it is combined with mahogany doors—the Colonial treatment—but in many cases the white is used for doors as well. Red mahogany is
- SOUVENIR STREET**—A stone front two storey cottage, 24 ft. x 40 ft., heated by hot water furnace, in good state of repair. Price, only \$5,500. (890A-3).
- ST. ALEXANDER STREET**.—A brick semi-detached house, with four brick dwellings, in rear, all in good state of repair; and in a good central position for renting. Particulars at office. (11-C).
- ST. ANTOINE STREET**.—A substantially built house, containing three dwellings of one flat each. Nicely laid out; heated by hot water furnace. All conveniences. Well rented and yielding a good revenue. (900-F-3).
- ST. ANTOINE STREET**—A two-storey stone front house, in good order, on the best part of the street; must be sold to close an estate. (900B-3).
- ST. ANTOINE STREET**—A full size stone front house, in good order, contains fourteen rooms. Lot 21 1-2 ft. by 139 ft. Price \$6,000. (210-B).
- ST. ANTOINE STREET**—A stone front corner house, self-contained, and a tenement house adjoining, would be sold at very moderate prices. (885c-3).
- ST. ANTOINE STREET**—A substantial solid built house, near Guy st., in good order, heated by Daisy furnace, 16 rooms, moderate price \$8,750. (194-B).
- ST. ANTOINE STREET**.—Solid brick tenement, on stone foundation, with good brick outbuildings, all well rented to good paying tenants, yielding an annual rental of \$876. A good investment property. (378-B).
- ST. ANTOINE STREET**.—A substantial stone front corner house, on the very best part of the street, nicely laid out; would be a good situation for a physician; house contains 12 rooms; heated by hot water furnace. Lot is about 36 ft. front by 177 ft. deep, to a wide lane in rear, thus giving plenty of depth to build two good tenement houses on rear of lot. (6-4).
- ST. CATHERINE 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 AND MARLBOROUGH STREETS**.—A block of 4 brick, 2 wooden tenements, and stone cottage, in good state of repair, on lot 125ft. x 200ft.; rented for \$840 per annum. (390-B).
- ST. CATHERINE STREET**—A comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6,000. (705-3).
- ST. CATHERINE STREET**—A good stone front house, near Fort street, in good order; would be a good investment property. (152-B).
- ST. CATHERINE STREET**—A brick block containing 6 dwellings

- and 2 shops, situate on the eastern part of the street. Rented for \$1,090 per annum. (891-3).
- ST. DENIS STREET.**—Two lots of 50 feet frontage each, in St. Denis Ward, only 45 cents per foot. A bargain. (392-b-B).
- ST. DENIS STREET.**—A very attractive cut stone front tenement, containing two dwellings, near Sherbrooke street; nicely laid out; heated by hot water furnace; modern plumbing, &c.; in A1 order. (343-B).
- ST. DOMINIQUE STREET**—A solid brick tenement, comprising two dwellings, and a solid brick cottage in rear. Would be sold at a moderate price. (148-B).
- ST. DOMINIQUE STREET**—A solid brick tenement near Pine Avenue, two dwellings, lower heated by Daisy furnace and in good order, will be sold at \$500 less than city valuation; also small cottage adjoining above at a very low price. (128-B).
- ST. FAMILLE STREET**—A handsome stone-front house; kitchen and dining room on ground floor; heated by hot water furnace; in perfect order; built and occupied by owner. We can recommend this house to any one wanting a good comfortable home at a moderate price. Convenient to two lines of street cars; ten minutes' walk from business centre of the city. Price only \$6,150. (328-B).
- ST. FAMILLE STREET**—A very handsome stone front house, very tastefully laid out, extension kitchen, high basement cellar, with laundry and servants' accommodation. Up to date in every respect, (818½-3).
- ST. FAMILLE STREET**—A stone front full size house, in good order, heated by furnace, good central situation, close to Sherbrooke street. Price, \$8,000. (242-B).
- ST. GEORGE STREET**—Two brick houses, just below Dorchester street, well rented; owner has left the country and must sell. A prompt offer will secure them at a reasonable price. (339-B).
- ST. HYPOLITE STREET**—Brick encased tenement, two dwellings and shop, rented for \$378 per annum, Price \$4,300. (887-3).
- ST. HYPOLITE STREET**—A comfortable brick house of eight rooms, hot water furnace, open plumbing, in good order. Price only \$2,400. (279-B).
- ST. LAWRENCE AND ST. CHARLES BORROMEE STS.**—A very desirable business property comprising 2 stores on St. Lawrence street, and 5 dwellings on St. Lawrence and St. Charles Borromeo sts. Rented for over \$2,500 per annum. (285-B).
- ST. LOUIS SQUARE**—A full sized stone front house, 27 x 40 feet and extension, heated by hot water furnace, dining-room, and small conservatory on ground floor, 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (835-3).
- ST. MARK STREET.**—A 1½ storey stone front cottage, 26 ft. wide, nine rooms; heated by hot water furnace; in good order throughout. Price, \$6,500. (9-C).
- the popular wood for dining-rooms, while oak, particularly the darker varieties, is employed in halls. In chambers and boudoirs white mahogany, bird's-eye maple, and curly birch are much used.
- A plan often followed in the interior decoration is to 'do up' certain rooms after some particular "period," such as Empire, Louis Quatorze, or Louis Quinze, and in many dwellings, each of these periods will be represented in a drawing room, a chamber, and a boudoir, or other rooms, with perhaps a colonial dining-room, library, or hall. This idea of decoration has been condemned by one architectural critic, who insists that a Louis Quinze room, filled with people dressed in the styles prevailing at the present day, is an incongruity. Doubtless he would have the hostess provide the appropriate apparel to be worn in her drawing-room or engrave on the cards to her function:—"Louis Quinze costumes." This criticism has no great influence, it is needless to say.
- Houses built and finished in the manner described, and provided with all the latest conveniences are the most expensive type of dwelling put on the market in this city. They are not numerous, for their sale is naturally limited. But all strictly "modern" houses aspire to the same general excellence, and in one or more particulars they reach it. They may not be so elaborately decorated, but they are finished in the best materials, and in equally good—sometimes better—taste. They many not have an electric elevator, but a shaft for such a convenience is often provided, so the owner can install one if he sees fit. In brief, they are well built, of artistic design and finish, and well arranged. And in the majority of cases they are the "American-basement" type of house.—N.Y. Evening Post.

#### A FEW REALTY "DON'TS."

The irrepressible fellow who gives unsought advice and knows how to run the world, finds little favor, but somehow his contribution of "Don'ts" which wafted into The Register office recently seems timely and readable. In part he says:

- Don't overboom real estate.
- Don't inflate realty prices.
- Don't let weeds grow on vacant property.
- Don't keep up your membership in the Knocker's Club.
- Don't fail to put away your hammer.
- Don't dispute that good times are coming.

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

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

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

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

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

**ST. URBAIN STREET**—Brick encased tenement, on stone foundation, two dwellings, well rented. Price, \$3,000. (316-B).

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

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

**ST. URBAIN ST.**—Stone front tenement building, contains five dwellings in fair order. Rents for \$540 per annum. Price, \$6,250. (9-4).

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

**SUSSEX STREET**—A handsome stone front cottage, two stories and extension kitchen, cellar basement, 8 rooms, hot water furnace, in good state of repair. Price \$6,000 (344-B).

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

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

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

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

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

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

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

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

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

VERSAILLES STREET — A neat brick encased cottage just below St. Antoine street. House is built in rear of lot, leaving the front available for building. Price only \$2,200. (312-B).

VICTORIA STREET — A good stone front house, in perfect condition, on lot 20 ft. by 96 ft.; lane in rear; new Daisy furnace; plumbing all new. Price, \$5,200. (219-B).

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

VICTORIA STREET — A three storey stone front, semi-detached house in first-class order throughout. Seven bedrooms; heated by furnace. Lot, 25ft. by 100ft. Lane at side and in rear; near Sherbrooke street. Price, \$5,750 to a prompt purchaser. (B-392).

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

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

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

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

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

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

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

Don't wear that long face hereafter. Don't advertise, "For rent or sale, cheap." It sounds bad.

Don't fail to encourage municipal reform.

Don't fail to attend election primaries.

Don't neglect voting sound business men into office.

Don't vote for the professional politician.

Don't fail to favor cycle paths.

Don't miss Prosperity's band wagon.

Don't misrepresent realty valuations to the stranger.

Don't fail to support a real estate exchange.

Don't neglect to encourage the Torrens System.

Don't expand so far as to live beyond your income.

Don't allow an old rickety fence on vacant lots.

Don't fail to advertise liberally.

Don't deal with professional sharks and promoters.

Don't spend all your new-gotten gains in Europe.

Don't go daft on "prospects."—American Title Register.

#### THE HELPFULNESS OF VACATIONIZING.

A. L. Foster.

There can be no question but what the average business man is like any other machine. It is said often of large manufacturing establishments that it is necessary at intervals to give the machinery an opportunity to rest. The large engine may do its work for a certain number of months without showing any evidence of weakness, but with the continual labor coming into its life after those few months it shows that it needs a rest. By letting it stop for a few days, on starting again it shows renewed vigor, which is essential to the life of either man or machine.

The successful business man gets into a rut if nothing but one idea comes into his life. He is successful by observation, and as a man goes up and down the path of life he rubs shoulder to shoulder with the world. He gets new ideas, new thoughts are introduced into his mind which he applies to his business. He enters into conversation with the people that he meets, and that conversation leads up to new methods of doing business. It is a fact beyond dispute that every man is seeking in this time of large competition something new to fit into his business that may do to it some of the things that competition is forcing him to do all the time.

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

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

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

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

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

### Business Properties And Building Lots FOR SALE

—BY—  
J CRADOCK SIMPSON & Co  
Real Estate Agents.

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

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

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

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

CEDAR AND PINE AVENUE.—A block of land 137 x 192 ft., with 161 1-2 feet on Cedar Ave. Delightful situation for villa residence—commanding fine view, pure healthy air, easy of access, and only 50c per foot. Plan and particulars at our office. (355-B).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

It is without question a time of struggle in every man's life who is at the head or is one of the heads, of a large or small successful business. As we go along the broad road that leads to the end we find the wrecks at the wayside are numerous, and a great many of them are attributed to men's lack of ability, whereas perhaps it is due to their lack of gathering ideas to incorporate into business that may make it successful.

It is a long road that has no turning, so it is said, and we come to those turns in our life every day, and if we are not very careful of how we turn we run against some of the wrecks that have gone before, and therefore are a wreck ourselves, either in a financial or a physical way. So it is my opinion that a little trip abroad, or a short time in the woods, or something that gives time for rest and reflection, will bring back to the house with which one is connected renewed vigor, renewed efforts, and change of thought, all of which to-day must be used to the fullest capacity by every man that wishes to be successful.

#### PARKS AND REALTY VALUES.

It has grown to be a common belief among thinking men that parks are a great agency in enhancing real estate valuation. Aside from the artistic feature, the health, comfort and convenience to citizens, no greater factor exists in the matter of making more saleable and valuable the surrounding property than the location and proper care of a beautiful city "breathing place."

As the study of municipal conditions becomes more widespread, it becomes a matter of wonder and regret that parks are not more numerous, that in the days ago our forefathers did not give heed to the great importance of an open square here, a wide water front there, a field, a common, a wide connecting boulevard, and a comprehensive general system of public open places. In large cities, where the open is most needed, the latter-day cost is in all too many cases prohibitory. Again, in so many cities the apathy towards the necessity of parks and acquirement of park sites is a lamentable commentary upon the intelligence of a community.

One of the greatest students of "the city of beautiful" was Napoleon III. Under the supervision of his great engineer, Baron Haussmann, Paris became and has ever since remained the most beautiful and finished city in the world. The great work accomplished is too well known to require extended mention. Its cost was prodigious, but the

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**ST. LAWRENCE STREET**. — A good revenue-producing property, consisting of two stores, forming corner St. Lawrence and Ontario streets, with dwelling above, yielding a revenue of \$1,700 per annum. This property has always been well kept up and is in first-class order. Good stable and coach house in rear. (13-C).

results—the world has applauded, the city benefited beyond calculation.

In western cities, where growth is rapid and values fast increasing, too much thought can not be given the subject. There should be saved, before it is too late, many down-town squares, triangles, nooks and corners. A fountain, statue, or monument, a bit of greensward, and wide-spreading shade trees, running water for not only mankind, but horses, dogs, and birds, a floral design, what a relief to humanity, a welcome to the eye, from brick and stone, from the sun's glare.

The water front, be it lake or river, should be given over to the people, a long, narrow strip, if better can not be had, with shade everywhere, and then the larger parks, in the outskirts, the broad shaded driveway, connecting all and leading direct from the city's midst.

Save the park sites now, lay out the boulevards, improve when improvements can be made. — American Title Register.

**BUSINESS HABITS.**

The man of business habits will be almost certain to achieve success in the business enterprise in which he may be engaged. The more closely he can approach to a regular and systematic method of governing his affairs, the more surely will he be able to shape his business destiny. It is certainly easier for some persons to conform to methods which develop into clock-work habits, but few persons are naturally so constituted that they are exempt from learning the lessons which experience teaches by costly methods.

The habits of prudence, industry, self-denial, and frugality are not learned in a day, but only result from the formation of good and strong resolutions, evolved from the intricacies of reflection. Of all habits, those needed in the pursuit of business are the most difficult to acquire. The man of business must be affable, genial, attentive, watchful, industrious, cautious, frugal, and be ready and willing at all times to adapt himself to the opportunities for advancement which may happen in his way. In business affairs sentiment gets but scanty consideration—the survival of the fittest is a truism which is fittingly applied, and it is rarely applied to the individual who is lacking in the qualities above mentioned. The true business man makes as many friends and as few enemies as possible. He early learns to realize that the display of a little attention to his customers is appreciated, and that

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

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

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

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

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

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

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

**Houses and Building Lots**

**FOR SALE**

—AT—

**WESTMOUNT.**

**J. CRADOCK SIMPSON & CO.**

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

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

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

**ARGYLE AVENUE**—Three choice building lots; well situated on this popular avenue, commanding a magnificent view; owner has left the country and will sell them at a bargain, to a prompt buyer. (134-B)

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

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

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

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

**COTE ST. ANTOINE ROAD.**—Semi-detached brick cottage with stone trimmings; on lot about 30 x 140 feet. This cottage contains nine rooms (six bedrooms), heated by "Daisy" furnace; extension kitchen; wired for electric light and pipe for gas; transoms above all chamber doors, and all modern conveniences. The owner desires every intending purchaser to thoroughly inspect this well built house. Price, \$9,500. (15-C).

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

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

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

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

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

a bow, a smile, and an obliging expression will go a long way toward peopling his store with customers. Pleasant habits are as easily acquired as unpleasant ones, and the results to be obtained from their use are so prolific in personal benefits that no excuse can be allowed for the churl who feels that all the world owes him and he owes nothing. The world owes us all that we can get out of it by honest and tactful means.

#### KEEP ACCOUNTS COLLECTED.

An old and successful merchant, in speaking of keeping accounts collected, says: "I have made it an invariable rule to present my accounts regularly every month, and while I was doing a strictly retail business I made it a point to secure a promise of payment at a certain date, or at least a checking up of the account. This obviated much trouble in collecting the bill later on, and was worth all the time taken. If, however, a bill has been running for six months, without any plausible excuse for non-payment, I turned it over to a reliable attorney or agency for collection. I found that this process cost me less and brought quicker returns than my own collectors could make when the bills had been long due, as the debtors seemed very often to have become accustomed to standing off a man to whose visits they were hardened. In this way I keep my books cleaned up, and during a series of years I figured that the net saving to me was fully five per cent. on my gross business. This, of itself, was a good profit, and I have never hesitated to recommend the same course to my young friends when starting in trade for themselves." This is good advice, and it will pay our friends in the trade to act on it. It is little use to sell goods even at a profit if payments are long deferred.—Trade Magazine.

#### THE EASE OF GROWING BULBS.

Varieties that Blossom Readily in the Window.

I am puzzled at the widespread idea of the difficulty of growing bulbs in the window. People say, "I should like very much to grow some bulbs this winter, but I know it is of no use for me to try. I should not succeed." And not a few add that they have tried and failed. It is much more difficult to fail than to succeed in growing the more common bulbs, unless indeed you plant them wrong end up, as I knew one person to do, or bury them so deep that they can never get to the light, or give them no water, or drown them,

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

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

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

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

**DORCHESTER STREET** — Three choice lots near Clandeboye Avenue, each 25 feet front. (205-2).

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

**DORCHESTER STREET**—Just west of Greene Ave., two choice lots on the south side of the street, commanding uninterrupted view towards the south, with two mitoyen walls available for building; size of piece, 57 x 150. Offers solicited. (274-b).

**4140 DORCHESTER STREET,** (Westmount)—A well situated, comfortable, medium-sized, stone front house. The accommodation comprises large dining room, drawing room, reception room, five bedrooms upstairs, and one in basement, kitchen, store rooms, large cupboards and pantries. Owner anxious to sell. Price this month under \$6,000. (336-B).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

or keep digging them up to see if they have started; all of which processes are, of course, fatal.

The easiest and most satisfactory bulbs to grow are the freesias. I have seldom known them to fail, provided the bulbs are good ones. It is best to get the giant variety, as they are sure to be strong and sound. It seems as if they needed almost no care beyond regular watering. And what a graceful, fragrant, exquisite flower they produce from their delicate grass-like stalks! Another simple bulb to grow is the Roman hyacinth, which is more rapid than the freesias in growth, and swings out its tiny bells for Christmas, with the most charming haste, as if anxious to celebrate the Nativity, with their purity and fragrance. The Dutch hyacinths are more deliberate and phlegmatic, as all things Dutch are, but they are not difficult to force, when he has actually induced such a vision of loveliness to open in his window that he overlooks minor blemishes in the stalk.

Outside of these more familiar bulbs I seldom venture, and am usually sorry when I do, although I know others—raise tulips and anemones, and lilies of the valley, and various other varieties indoors, and indeed I have succeeded, but with those that I have mentioned, except perhaps, the lilies, the amateur may venture with perfect safety if he observes the directions so often repeated. And having once seen one of these bright faces in his window cheering the gloom of winter, he will never pass another winter without their charming company.—J.W.B.

#### THE FUTURE OF THE MEDICAL PROFESSION.

Those who judge the outlook of the profession of medicine from the side of medical politics may be tempted to take a somewhat gloomy view of the immediate future. The ever-multiplying demands of medical education and the ever-increasing torture and uncertainty of the examination processes through which the different medical and surgical qualifications are acquired make the work of the student anxious and exacting beyond all precedent. To practitioners the prospect is little more reassuring. Great judges tell us that the profession has a great future; and certainly their prognosis should be provided one can let them alone long enough for their roots to form in the darkness, so that they will not bloom prematurely, as it were, and so fail of their full stature. As to the narcissus, it is as easy to grow indoors, in some varieties at least, as the freesia or the

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

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

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

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

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

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

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

**ROSEMOUNT AVENUE**— A substantial detached residence, fitted with all improvements, grounds have a frontage of 169 ft. on Rosemount and 134 feet on Mount Pleasant avenue, by a depth of about 140 feet. Also three good brick houses, two on Rosemeunot Ave., and one facing on Mountain Ave., all well rented to good tenants, on lot fronting on both avenues, and with an area of 36,894 feet. (178-B).

**ROSEMOUNT AVENUE**— A handsome stone front residence; lately built and replete with every convenience, Daisy furnace, laundry, etc., five bedrooms. (180-B).

**SHERBROOKE STREET**— A well situated lot, just east of Westmount Park. 50 ft. x 104 1-2 ft. deep; no waste depth. (337-B).

**SHERBROOKE STREET** — Two semi-detached houses in the best part of Westmount. Modern and thoroughly well built, one is occupied by owner, the other well rented. Suitable for two friends. Both houses have side lights and one is a corner house and commands a fine open view. (124-B).

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

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

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

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

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

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

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

**ST. CATHERINE STREET.**—A comfortable, well-built stone front cottage, with extension kitchen, Daisy furnace, and all improvements; five rooms on ground floor. Would exchange for a smaller house. Price only \$8,000. (833-3).

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

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

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

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

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

Roman hyacinth. The paper-white is as rapid and accommodating, and withal as fragrant and beautiful, as mortal could desire, and all it asks is water. The lilies themselves, the majestic, the glorious, are not especially difficult to grow in the window. They are not so straight and stocky as the florists, to be sure, but one feels such an intense satisfaction and delight realized. For the scientific basis of all true medical service is being strengthened every day and at every point, and with this the value of medical service should be daily more and more appreciated! Yet experience witnesses almost a daily deterioration in the popular estimate of medical service. To get it charitably or to get it on altogether inadequate terms is the effort of large classes of the community who are not unreasonable in their estimate of other things which they need and for which they are prepared to pay the market price.

It is devoutly to be hoped that the growth of education amongst us will make the public more intelligent as to the value of true medical service as distinguished from all quack varieties of the same. But how rare is the education that enables men to truly estimate the science and art of medicine! It is notorious that the most cultivated classes have always shown a weakness towards quackery, and the same weakness is not unknown in the more gifted men. No doubt, the defects and limitations of medical knowledge have given some excuse in the past for this attitude of mind towards legitimate medicine. But it is daily becoming more and more unreasonable.

Of course, medicine still has its limitations. There are whole classes of disease before which we stand very humbly. We are not able to cure them. We can only in a very limited sense control them. Some of them are as yet undefined or unintelligible to the highest medical intelligence. But two considerations are to be urged here. First, that even with regard to those classes of disease medicine and surgery are able occasionally to do wonders in the way of relief of suffering, and the prolongation of life, and that with regard to the great mass of human ailment and disease the powers of the medical practitioner are very important and daily becoming more and more so. This much is clear, that on whatever scale the unknown and difficult matters of disease are in the eyes of the medical men, they must loom much larger to him who has not studied medicine or to him who has only studied the arts of deceiving the public with unrealizable pretensions. If the

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

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

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

## Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & CO'Y.

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

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

**BORDEAU, SAULT AU RECOLLET.**—An attractive 1-2 story stone front house, close to C.P.R. station, about a mile from electric cars; contains 7 rooms and extension kitchen. Lot about 87 feet x 169 feet; price \$3,500, or would exchange. (352-B).

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

**CHAMBLY.**—A very desirable country residence, situated in the best part of Chambly. Large frame house and extension, coach-house and stable; all in good order; grounds contain four acres; low price to prompt buyer. (356-B).

**CHAMBLY BASIN.**—A fine residence property, containing 23 arpents, of which five arpents are beautifully wooded. River frontage on two sides; about one mile from Richelieu station, (C.V.R.). Solid stone three storey house, fifty feet square; hot water furnace; large stable and coach house and other outbuildings; good

boating and fishing; telephone in house; only 1 1/2 hours' drive from Longueuil. Moderate price. (119-B).  
**COTE-DES-NEIGES** — That beautifully situated property known as "Ferngrove," bounded by Cedar, Crescent and Lakeview Ave, between Cote St. Luc Road and Westmount. Particulars at office. (167-B).

**COTE VISITATION** — A valuable farm of from 66 to 70 arpents, within a short distance of the electric cars; will soon be in demand for subdivision. Particulars at our office. (900c-3).

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

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

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

**MORRISBURG, ONT.** — A neat two-storey frame house, situate on the river front, on a lot 154 ft. x 165 ft.; nicely laid out; verandas on two sides of house; carriage house and stable, etc. Price \$2,500. (357-B).

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

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

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

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

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

**ST. LAMBERT** — A detached villa residence, built of brick and stucco work, on stone foundation, 10 large

medical man is puzzled by disease and occasionally led into error, how much more must the amateur dabbler in hearing go astray!—London Lancet.

If thou intend and seek nothing else but the will of God and the good of thy neighbour, thou shalt thoroughly enjoy inward liberty.—Thomas a Kempis.

An educated man on the street with his hands in his pockets, is not one whit more benefit to society than an ignorant man on the street with his hands in his pockets.—B. T. Washington.

What we wish to do for our fellow-creatures we must do first for ourselves. We can give nothing save what God has already given us. We must become good before we can make them good, and wise before we can make them wise.—Charles Kingsley.

The responsibility for the possession of money is immense; and it is this responsibility which points the blame which we all bestow on the use of it. Money is too serious a thing to be spent on unworthy and trifling uses; it is a part of God's endowment which we could no more waste with reverence, remembering its purchasing power, than we could cast loaves of bread into the river, unblamed before the face of a starving multitude, because we were pleased to call them our own, and liked to hear them splash.—Canon Newbolt.

rooms, bath room and closets, Daisy furnace, large verandas on ground floor, balcony on first floor. Lot 90 ft. x 175 ft., laid out in lawn and planted with apple, pear, and plum trees, five minutes from station. (191-B).

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

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

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

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

## Country Properties

FOR SALE BY

### J. Cradock Simpson & Co

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

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

**BELLEVUE, P. Q.** — Solid stone houses 40 feet square, built in 1895, covered gallery all round, finished throughout in hardwood, 12 rooms. Grounds in a good state of cultivation, small fruits, vines, etc. 20 minutes' walk from R.R. station in Beauharnois. (313-B).

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

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

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

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

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

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

# REAL ESTATE TRANSFERS RECORDED IN NOVEMBER, 1899

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

STREET AND NO	WARD.	CAD. NO.	SUB. DIV. NO.	DIMENSIONS		AREA.	PRICE PER FT	BUILDINGS	TOTAL PRICE	REMARKS
				FRONT.	DEPTH					
Carriere and St. Louis...	St. Denis...	204	Part	irreg.	irreg.	6200	82	Vacant	\$2000	
St. Hubert	"	7	728, 782	125	100	12500		"	500	
"	"	7	854	25	109	2725		"	95 88	
"	"	7	644	25	109	2725	5½	"	149 89	
Christophe Colomb	"	5	889, 890	50	125	6250		"	800	undivided half
Garnier	"	339	55-62, 67-70	304	91	27064	14½	"	4050	
"	"	339	63-66	100	91	9100	15	"	1400	
Labelle, 1950-1952	"	8	747	25	102	2550		Buildings	800	
Marquette	"	339	882-891	250	103	25750	10	Vacant	2375	
Chambord	"	331	½ of 170	25	73.6	1837		Buildings	884 50	
Brebœuf	"	331	N. pt 107	22	86	1892	10	Vacant	189 20	
" 435	"	331	SE ¼ 114	25	86	2150		Buildings	215	
Carriere, 131-137	"	821, 322	Part	65	133	8645		"	7500	
St. André	"	7	523	25	87	2175	6	Vacant	141	
DuPalais, 401-423	"	197	27-33	149	93	13950		Buildings	300	
St. Hubert	"	7	825	25	109	2725		Vacant	122 68	
Rivard	"	108	Parts 67-68	irreg.	irreg.	2810	28	"	800	
" 757	"	199	Parts 67 68	irreg.	irreg.	2810		Buildings	2200	
St. Hubert	"	7	643	25	108	2700	5½	Vacant	148 50	
"	"	7	423	25	87	2175	6½	"	141 38	
Huntley	"	8	507	50	100	5000	11½	"	575	
Carriere, 352	"	7	38	60	irreg.	20220		Buildings	3000	
Brebœuf, 245	"	329	164	25	80	2000		"	1100	Sheriff's sale
St. Hubert	"	7	374	25	87	2175	9	Vacant	195 74	
Mount Royal	"	328	552	25	100	2500	50	"	1250	
Dufferin, 277	"	329	77	25	80	2000		Buildings	378	
" 285 287	"	329	78	25	80	2000	24	"	1100	
Labelle	"	7	985-986	50	100	5000	24	Vacant	1200	
St. Denis	"	196, 209	Parts of	25	127	3175		"	150	and other consideration
Drolet, 898	"	194	Part	40	75	3000		Buildings	500	
St. Hubert	"	7	815	25	109	2725		Vacant	122 68	
"	"	7	790 791	50	109	5450	5½	"	299 75	
"	"	7	101	25	109	2725	9	"	231 63	
Brebœuf	"	381	Half of 118	25	86	2150	10	"	215	
Chambord	"	331	S. E. ¼ 129	25	86	2150		Buildings	625	
Christophe Colomb	"	5	502-504	15	125	9375	6½	Vacant	620	
"	"	5	502-504	75	125	9875	13½	"	1300	
Perrault	"	325	88	24	85	2040	20½	Vacant	425	
Mount Royal	"	325	50	24	90	2160		New Buildings	6500	
St. Hubert	"	7	449	25	87	2175	27	Vacant	600	
Resther, 41, 43, 45, 47	"	325	21-22	46	72	3312		Buildings	5425	
St. Francois Xavier, 24 26	"	273		40 6	80	3240		"	800	
Berri, 1187	"	162	5	22	75	1650		"	800	
St. Hubert	"	7	710	25	99 10	2494	10	Vacant	250	
Colerane, 3	St. Gabriel.	3239	Part '83	irreg.	80	1640		Buildings	2311	
Chateauguay, 148-150	"	2717		48	106 6	5112		"	3100	
Knox, 194-196	"	3399	137 138	22	71	1562		"	1100	Sheriff's sale
Reading, 18-20	"	3399	177	23	90	2070		"	4500	
St. Patrick, 452	"	2830	S. W. ¼	2 6	100	2250		"	400	Sheriff's sale
Charlevoix, 531-537	"	2875	4-5	irreg.	irreg.	5824		"	6023 77	Sheriff's sale
Mount Royal Avenue	St. Jean Bap	7	56	78	80	2160	27½	Vacant	600	
Marie Anne	"	1	53, 54, 59, 60	100	100	10000		"	1	
Fabre, 708-712	"	1	199	25	103	2575		Buildings	12 50	
Laval, 506	"	15	1183	20	70	1400		"	Debts.	
Mentana	"	11	31	23	94	2162	23	Vacant	500	
" 494-496	"	11	31	23	94	2162		Building	500	
St. Hubert Lane	"	12	182-183	40	44	1760	27	Vacant	480	
Sanguinet	"	15	990-1601	240	72	17280		"	00	
Rachel, 117-119	"	1	3	21 6	108	2322		Buildings	4000	Sheriff's sale.
Chambord, 187-197	"	6	129-130	48	70	3360		"	4000	
" 178-184	"	6	157 158	48	70	3360		"	2300	Sheriff's sale
Laval, 352a-354a	"	15	1245	20	70	1400		"	2900	
Mentana	"	11	27-28	40	84	3360	41½	Vacant	1400	
Dufferin, 164	"	7	175	25	80	2000		Buildings	1200	
Marianne, 76-90	"	1	2 72-27a	40	100	4000		"	1 00	
Laval, 683	"	15	Pt 124	29	80	2320		"	1400	
Drolet, 564-566	"	15	714	20	72	1440		"	1900	
Rachel, 151	"	7	3 and pt 4	50	100	5000		"	1070	Sheriff's sale.
Boyer, 17-21	"	8	130	23 6	100	2350		"	500	A reméré
St. Andre	"	11	50	23	94	2162		New buildings	2000	
" 950 952	"	10	134	24	94	2256		Buildings	900	
St. Lawrence, 941-943	"	347		irreg.	irreg.	4875		"	4550	
St. Dominique, 751-757	"	326		38	71	2343		"		
" 723-735	"	327		27	71	1917		"		
" 768	"	338		69	72	4968		"		
Duloth, 371-375	"	353		20	85	1500		"		
Rachel, 1.	"	1	441-442	52	124 6	6473		"	3519 72	
Papineau ave, 652-654	"	1	4 13	25	118	2950		"	1000	
Rachel, 443	"	15	Pts 1224-1228	irreg.	irreg.	1638		"	3000	
Mentana, 498-500	"	11	30	23	94	2162		"	2500	
St. Hypolite, 465	"	162		19	67	1273		"	650	

HOHELAGA, ST GABRIEL, ST JEAN BAPTISTE and ST DENIS—Continued

STREET AND NO.	WARD.	CADASTREL.	SUB DIV. NO.	DIMENSIONS		AREA	PRICE Per Ft.	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT.	DEPTH.					
Frontenac, 220-233.....	Hochelega.	166	193	44	80	3520	.....	Buildings .....	4000	
Moreau, 30-45 .....	"	80	Parts of	irreg.	irreg.	121714	.....	" .....	43280 21	
Ontario .....	"	148	1167-1168	48	120	5760	.25	Vacant .....	1440	
Notre Dame, 186.....	"	34	.....	41	136	5576	.....	Buildings .....	9500	
Jollette, 342.....	"	29	140	24	85	2040	.....	" .....	385	
Aylwin.....	"	20	003 004	50	85	4250	.15	Vacant .....	637 50	
St. Germain, 120 124 .....	"	50	30	25	90	2250	.....	Buildings .....	1600	
Notre Dame.....	"	25, 26, 27	Parts	60	irreg.	42040	.46 1/2	Vacant .....	20000	
Nicolet .....	"	23	828-830	75	121	0690	.10	" .....	900	
Frontenac, 235-237 .....	"	166	195-196	44	80	9352	.....	Buildings .....	1800	

MONTREAL EAST

STREET AND NO.	WARD.	CAD. No.	SUB. DIV. No.	DIMENSIONS.		AREA.	Price PER FOOT	BUILDINGS.	TOTAL PRICE	REMARKS.
				FRONT.	DEPTH.					
Lagauchetiere, 470-72..	St. Louis ...	122	S. W. Pt.	42 6	88	3606	.....	Buildings .....	3700	
Laval, 20.....	"	806	11	26 6	80	2120	.....	" .....	5700	
" 12-22A.....	"	796	12	irreg.	irreg.	2120	.....	" .....	5700	
Sanguinet, 587-593.....	"	903	196	40	72	2880	.....	" .....	3300	
Drolet, 148 .....	"	903	153	20	72	1440	.....	" .....	1900	
Laval, 190.....	"	903	229	20	75	1500	.....	" .....	1600	
Cadieux, 670.....	"	942	Part of 4	irreg.	irreg.	1223	.....	" .....	3300	
Sherbrooke, 513.....	"	858 & 859	Parts	irreg.	irreg.	19700	.....	" .....	23600	
Hotel de Ville Av, 530...	"	755	Part	17	81	1377	.....	" .....	1800	
Sanguinet, 637-639.....	"	903	210, 211	40	72	2880	.....	" .....	4200	
St. Denis, 662-676.....	"	903	92 to 95	100	100	10000	.....	" .....	20000	Retraction.
Sherbrooke, 493-499.....	"	860	Pts. 3, 4, 5, 9 & 10	irreg.	irreg.	5767	.....	" .....	16500	
Hotel de Ville Av, 661...	"	897	Pt. 13	19	60	1140	.....	" .....	5500	
Sanguinet.....	"	900	12 & 13	50	84	4200	84	Vacant .....	3540	
Hotel de Ville Av, 532...	"	755	Pts. of A & B	18	81 6	1463	.....	Buildings .....	2500	
Ontario, 738.....	St. Mary's ..	1259	81	31 6	86 6	2760	.....	" .....	1100	
Dufresne, 2-6.....	"	1518	.....	43 6	21 6	936	.....	" .....	1200	
Papineau Av, 210-14.....	"	857	.....	147	157	23079	.....	" .....	23159 64	
Panet, 185-189A.....	"	380	.....	50	79	3950	.....	" .....	5125	
Burnett.....	"	503	21	50	102 6	5125	.23 1/2	Vacant .....	1200	
Parthenais, 110-112.....	"	1495	20 & 21	48	70	3360	.....	Buildings .....	4500	
Fullum and Logan.....	"	1460	Parts of	irreg.	irreg.	30882	.....	Vacant .....	5500	
Dumont.....	"	1223	35	24	84	2016	.....	" .....	101	Sheriff's sale.
St. Catherine, 714-710....	"	1392	S. W. part	68	45	3360	.....	Buildings .....	3000	
DeMontigny, 854-56.....	"	639 & 640	Parts of	42	72	3024	.....	" .....	6000	
Notre Dame, 697-99.....	"	44	Part	33	96	3168	.....	" .....	2800	
Plessis, 112-114.....	"	345	.....	43 6	100	4850	.....	" .....	3000	
Amherst, 82 92.....	St. James....	281	.....	62 6	94	5891	.....	" .....	7500	
Notre Dame, 1191-97....	"	55	.....	49 5	63 2	3121	.....	" .....	6200	Undivided 1/2 of.
Sherbrooke.....	"	1165	9 & 10	20	114 4	2286	1.55	Vacant .....	3550	
Visitation, 370.....	"	1107	Part	66	106 6	6998	.....	Buildings .....	2050	Retraction.
Lagauchetiere, 247-24' }	"	392	.....	45	85	3825	.....	" .....	4550	
St. Christophe, 79-81.. }	"	524	.....	20	30	600	.....	" .....	2600	
Beaudry, 267-269.....	"	668	.....	21 3	76 6	1647	.....	" .....	2600	
St. Denis, 291-293.. }	"	832	2	24	125	3000	.....	" .....	5500	
Sherbrooke.....	"	1192	Part	26	irreg.	3054	1.07	Vacant .....	3894	
" .....	"	1192	Part	irreg.	irreg.	7295	1.00	" .....	7295 46	
Ontario, 1235 41.....	"	1146	.....	33 3	52	1728	.....	Buildings .....	4700	
Logans Park, 184-188....	"	1211	103	25	110	2750	.....	" .....	4200	
St. Hubert, 528-30.....	"	1203	177	25	109 9	2744	.....	" .....	8000	
St. Chs. Borromee, 264 272	St. Lawrence	137	.....	85	100	8500	.....	" .....	30000	
Ontario, 1831-1841.....	"	170	2 R. & S.	73 6	97	7125	.....	" .....	26000	
Vitre, 128-136.....	"	807	.....	irreg.	irreg.	5350	.....	" .....	3631	
Bleury, 174-176.....	"	240	Part	18 6	48	883	.....	" .....	7000	
St. Philip, 45 47.....	"	396	.....	64	186	8704	.....	" .....	2000	Undivided 1/2 of.
Dorchester, 700-702.....	"	543	.....	25 6	irreg.	4794	.....	" .....	600	Undivided 1-5 of.
Park Avenue.....	"	47	18	25	104	2600	1.25	Vacant .....	3250	
St. Louis, 66-70.....	East.....	164	N. W. part	63	66	4158	.....	Buildings .....	3600	

real; comprising Manor House on six arpents of land laid out with ornamental trees and shrubs. The house contains twenty rooms, heated by hot water, and there is excellent stabling. There is also a well wooded domain of 150 arpents; a grist mill; water power; water works and aqueduct; three islands, etc. The total revenue is about \$3,750. This is an exceptionally good opportunity for a capitalist or a well-to-do politician to acquire a fine country residence, with-

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

reasonable. A photographic view of the house and grounds can be seen at this office. (41-xx).  
 STRATHMORE, P.Q.—A beautiful summer residence, 40 ft. square, and extension kitchen. Lot 120 x 166 ft., situated on the lake front. Prize flower garden. Will be sold at less than cost. (262-B).  
 UPPER LACHINE—A block of 300 feet frontage on Brewster Avenue, owner anxious to sell, having acquired it through foreclosure. (253B).

MONTREAL WEST

STREET AND NO.	WARD	CAD. NO.	SUB. DIV. No.	DIMENSIONS		AREA.	PRICE PER FOOT.	BUILDINGS.	TOTAL PRICE	REMARKS.
				FRONT	DEPTH					
McGill College Av, 40...	St. Antoine.	1402	.....	80	100	3000	.....	Buildings	7500	
St. Antoine, 409c 409F...	"	1687	8 & 9	48	112	5376	.....	"	2500	
Mountain, 44-46.....	"	580	.....	30 0	64	1952	.....	"	4500	
St. Felix, 19-27.....	"	760	.....	188 9	irreg.	11782	.....	"	18500	
Rolland Lane, 82-46.....	"	583	.....	68 8	175	22026	.....	"	16500	
Tupper, 89-99.....	"	1653	Parts	53 8	irreg.	5547	.....	"	23000	
St. Monique.....	"	1368	Part	40	8	320	.....	Strip	416	
McGill College Av, 43...	"	1826	.....	24 6	95 6	2340	.....	Buildings	6500	
Albert East, 86.....	"	773	.....	irreg.	irreg.	1884	.....	"	3708	
Rolland, 21.....	"	582	Part	21 6	44	946	.....	"	1825	
" 23.....	"	582	Part	21 6	44	946	.....	"	1550	
" 12-28.....	"	584	Part	58	irreg.	1537	.....	"	10000	
St. Felix, 80-82.....	"	741	Part	45	65	2925	.....	"	5400	
Mackay, 15.....	"	1583	Pt. 29 & 23	irreg.	irreg.	1104	.....	"	3130	Sheriff's sale.
St. Catherine, 2411.....	"	1474	Part	31 6	120	3780	.....	"	39500	
St. Felix, 29-31.....	"	761	.....	44	121 6	5346	.....	"	6682	
Mountain, 40-42.....	"	579	.....	25	60	1500	.....	"	5000	
Tupper, 77-87.....	"	1653	14 & 15 & 15A & 15B	53 9	103 3	5378	.....	"	22600	
Guy, 458.....	"	1684	.....	30	115	3450	.....	"	5062	50
St. Martin, 220.....	"	305	Part	18 10	102 3	1925	.....	"	2200	
Pine Avenue.....	"	1733	Pts. of 6 & 7	irreg.	irreg.	1075	.....	"	2300	
Sherbrooke, 749.....	"	1847	Part	30	135	4050	.....	Buildings	6000	
McGill College Av, 63.....	"	1319	.....	27 6	95 9	2622	.....	"	1 00	Other consideration
Overdale, 7.....	"	1574	7	20	80	1600	.....	"	2300	
St. James.....	"	{ 723 & 726	Parts of	irreg.	irreg.	8592	.....	"	100	Sheriff's sale.
Bruchesi, 17.....	"	{ 769, 770 & 771	Undiv. 1/4 of	75	36	2700	.....	"	3075	
St. Martin.....	"	1599	Part	irreg.	irreg.	18710	.....	"	11000	
Dalhousie, 33.....	St. Ann's...	1502	N. W. part	38	95 6	3620	.....	Buildings	1565	
Colborne, 156-162.....	"	{ 13' 4	.....	{ 45	90	4050	.....	"	.....	
William, 194 198 1/2.....	"	{ 1316 }	Part	{ 26	96	2496 }	.....	"	12500	
Conde, 20.....	"	686	.....	22 6	44	990	.....	"	260	Sheriff's sale.
Manufacturers, 53-59.....	"	1032	.....	45	100	4500	.....	"	2850	"
Barre, 81-83.....	"	1255	.....	irreg.	104 6	5525	.....	"	3700	
Magdalen, 288 294.....	"	197 & 198	.....	irreg.	irreg.	6307	.....	"	4000	
Colborne, 39 1/2.....	"	1487	Part	50	295	14750	.....	"	17393	75
St. James, 85-97.....	Centre.....	{ 153	1 & 2	irreg.	irreg.	4805	.....	Buildings & Assets of Bank	460000	
		{ 154	N. E. part							

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STREET & NO.	WARD	CAD No.	SUT DIV No.	DIMENSIONS		AREA	PRICE PER FT	BUILDINGS	TOTAL PRICE	REMARKS
				FRONT	DEPTH					
Metcalf Avenue.....	parMontreal	261	4 and 5	90	Irreg.	11337.6	.....	Buildings .....	30000	
Columbia Avenue.....	"	941	303	25	92	2300	.....	" .....	6500	
Prince Albert Avenue..	"	214	17-3 and 16-3	Irreg.	Irreg.	2066	.....	" .....	6000	
Springfield Avenue ..	"	244	5-1	5	81.3	435	42½	Vacant Strip....	194 88	
" .....	"	242	1					" .....		
" .....	"	244	11	Irreg.	Irreg.	2360	62	Vacant .....	1467.50	
Wood Avenue.....	"	574	3, 17 and 18	50	115	5750	.....	Buildings .....	Payment of Mortgage.	
Victoria Avenue .....	"	215	34	50	135	6750	.....	" .....	2600	
Grosvenor Avenue .....	"	219	43 and part of 42	75	111	8325	40	Vacant .....	3330	
Prince Albert Avenue..	"	214	34D, 35C, 36C, & 38D,	50	140.6	7025	.....	Buildings .....	3260	
Roslyn Avenue .....	"	219	Part of 61 and 62	33	111	3663	.....	" .....	7500	
" .....	"	219	Part of 42	25	111	2775	40	Vacant .....	1110	
" .....	"	219	63	50	111	5550	30	" .....	1665	
" .....	"	219	Pt of 62 and 63	49	111	5439	.....	Buildings .....	8000	
" .....	"	219	146	50	111	5550	.....	" .....	12000	
Grosvenor Avenue .....	"	219	98 to 100	150	111	16650	42	Vacant .....	7000	
Sherbrooke Street.....	"	214	25D, 3 and 35 II, 2,	23.2	101.4	2381	.....	Buildings .....	8500	
Winchester Avenue..	"	308	76, 79 to 98, 60, 61,					" .....		
" .....	"	214	62 and 63	141.6	72	10188	.....	" .....	10 00	
Clarke Avenue.....	"	319		150	120	18000	.....	" .....	15 00	
Argyle Avenue .....	"	282	153 and 156	50	187.6	9375	44	Vacant .....	4132 5	
" .....	"	283	155 and 154	50	187.6	9375	44	" .....	4125	
Western and Elm Ave	"	375	{ 69-2 3, 70-1-2, 71-1-2 }	54	93 2	5031	67½	" .....	3400	
Western Avenue.....	"	256	and 72-1-2 } Part	24	100	2400	75	" .....	1800	

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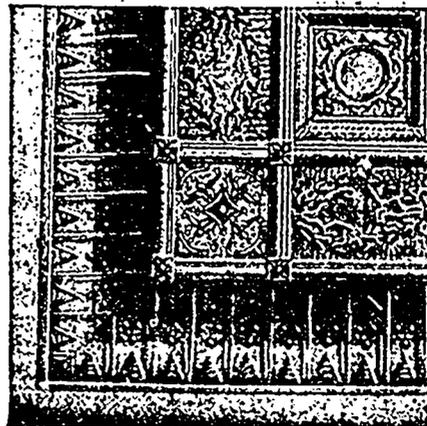
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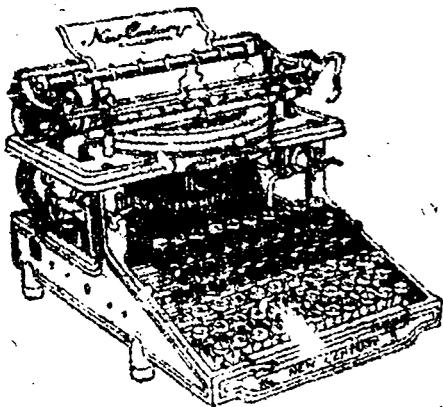
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