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Real Estate Record

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

Vol. X.

Montreal, November, 1897.

No. 11.

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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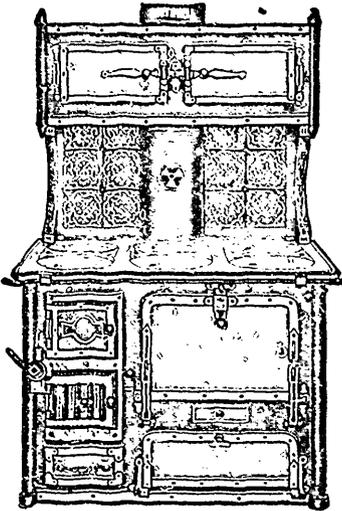
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Real Estate Record

Vol. 10.

MONTREAL, NOVEMBER 10th, 1897

No. 11.

THE Real Estate Record

IS PUBLISHED MONTHLY

— AT —

181 St. James Street, Montreal.

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Monthly Review.

The best that can be said of the real estate market during the month of October is that it has apparently entered upon an upward tendency towards improvement. Some business was done,—a good deal more in point of fact than there was a year ago, but not so much as seemed to be in prospect earlier in the season. There is no doubt that the market has passed its lowest ebb and is gaining ground steadily. The prevailing opinion is that general business is improving, and the feeling of confidence engendered by the more hopeful outlook is having a wholesome effect upon real estate.

Of the transfers recorded during the month the most activity has been displayed in Westmount, where the sales have been nearly equally divided between dwelling houses and building lots, the largest transaction being that of the lot at the corner of Dorchester street and Atwater avenue for \$28,000—or about \$1.10 per foot. Of the city wards, St. James and St. Jean Baptiste show up the largest in amount, while the heaviest single transaction recorded was the sale in Centre Ward of the Place Royale property to the Montreal Sailors' Institute for \$32,500. The only sale of any consequence in St. Antoine Ward was that of a Crescent street house for \$16,000.

First class mortgage loans in large amounts are being placed at four and a half per cent, and even moderate amounts can be had for choice loans at the same rate. The continued elasticity of the loan

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branch of the real estate market is encouraging the operations of professional dealers and builders. Some of them have selected Westmount as the most popular field for their work.

The sales and loans (in the city and at Westmount) recorded during the month of October, for the last ten years are as follows ;

Octr.	No. of Sales.	Amounts.	Mortgage Loans.
1888	157	\$ 599,504	\$352,734
1889	209	936,307	297,272
1890	186	1,014,052	300,266
1891	203	917,300	495,483
1892	127	423,628	537,936
1893	113	572,865	440,864
1894	113	287,414	301,787
1895	127	390,736	503,935
1896	97	261,438	753,244
1897	133	555,026	414,993

There is very little to be said of the real estate auction market. Practically no business was transacted during the month, and it looks as if not much would be done this fall. Buyers often miss good opportunities by not attending auction sales, as the chances for securing bargains are more likely to be met with there than at any other time.

The sales recorded in Maisonneuve, de Lorimier, Mile End, Montreal Annex, Outremont, Cote des Neiges, Notre Dame de Grace, St. Henry and St. Cunegonde amount to about \$114,500. Of this amount Montreal Annex contributed \$53,000, which includes a transfer of the McLaren grist mill property for \$35,000.

There were 133 real estate transfers in the City Wards and Town of Westmount recorded at the registry office during the month of October, the particulars of which are given in other columns, amounting to \$555,-026 60.

St Antoine Ward	12	\$54,888 35
St Ann's Ward	4	39,660 00
Centre Ward	1	32,500 00
St James Ward	14	72,390 00
St Louis Ward	9	37,305 00
St Lawrence Ward	11	33,316 00
St Mary's Ward	15	37,761 00
St. Jean Baptiste Ward.	16	70,335 00
St. Denis Ward	19	14,358 93
St. Gabriel Ward	8	2,434 33
Hochelaga Ward	9	82,985 00
Westmount	20	127,142 99
	133	\$555,026 60

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J. C. SIMPSON. H. L. PUTNAM.

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

ST. DENIS STREET—A handsome and well built stone front tenement property, facing St. Louis Square, heated by hot water furnace, gas and electric light throughout. (198-B).

ST. HYPOLITE STREET—Two good brick cottages, in good order, rented to good tenants for over \$300 a year. Price for the two only \$3,300. (807-3).

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

BEAVER HALL HILL—A stone front house on this popular thoroughfare, suitable to convert into a shop. Price \$10,000. (436-a).

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

BISHOP STREET—A first-class stone front residence, near Sherbrooke street, concrete cellar basement, slate wash tubs, hot water furnace, extension kitchen, seven bedrooms. Price \$15,000. (8-B)

BISHOP STREET—A handsome stone front double residence, 40 feet front, cemented cellar basement, hot water furnace, all modern improvements. The interior arrangement and workmanship leaves nothing to be desired. Particulars and permits to view at office. (75-3).

During the corresponding month of last year 97 transfers were recorded, amounting to \$261,438.78.

The real estate mortgage loans recorded during the month of October, in the registration division of Montreal West, amount to \$183,196.33. Of this amount \$43,500 was placed at 4½ p. c. \$29,548 at 5 p. c.; \$17,000 at 5½ p. c.; \$3,400 at 5¾ p. c., \$64,618.33 at 6 p. c.; \$7,500 at 8 p. c.; and \$17,600 at a nominal rate.

The 4½ p. c. loans were in three amounts of \$14,500, \$20,000, and \$7,000 and the 5 p. c. were in nine amounts of \$3,000, \$2,000, \$2,000, \$4,300, \$5,000, \$2,148; \$2,500, \$800, and \$5,000.

The lenders were:

Estate and Trust Funds.....	\$21,000 00
Insurance Companies.....	49,500 00
Local Institutions.....	24,723 33
Building & Loan Companies..	24,025 00
Individuals.....	63,248 00
	\$ 183,196 33

In Montreal East the loans recorded amount to \$231,797, of this amount \$50,000 was placed at 4½ p. c. \$24,000 at 4½ p. c.; \$9,000 at 4¾ p. c.; \$84,200 at 5 p. c., \$21,300 at 5½ p. c.; \$23,310 at 6 p. c.; \$23,310 at 6 p. c.; \$8,118 at 7 p. c.; \$200 at 8 p. c., and \$11,069 at a nominal rate.

The 4½ p. c. loan was in one amount of \$50,000, the 4¾ p. c. in two amounts of \$8,000 and \$10,000; the 4¾ p. c. in one amount of \$9,000, and the 5 p. c. in fourteen amounts of \$10,000, \$4,000, \$6,000, \$8,000, \$3,700, \$10,000, \$3,000, \$5,000, \$3,000, \$3,000, \$7,500, \$6,000, \$10,000 and \$5,000.

The lenders were:

Estate & Trust Funds.....	49,100 00
Insurance Companies.....	50,000 00
Building & Loan Companies	44,000 00
Individuals.....	88,697 00
	\$231,797 00

Real estate owners who wish to offer their properties for sale *By Auction*, are requested to communicate with J. Cradock Simpson & Co., Real Estate Auctioneers, 181 St. James Street.

BISHOP STREET—A cosy stone front cottage, extension kitchen, hot water furnace with all improvements, nice order. (73-B).

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

BURNSIDE PLACE, corner University street.—A brick shop, with dwelling above, on the corner, and a good brick house adjoining, yielding a net revenue of \$140 per annum. A good investment property. (72-B).

CADIEUX STREET—A comfortable nine-roomed brick cottage, in good order; walls all oil painted; marble mantel; gas fixtures throughout. Price only \$2,300. (117-3).

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

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)

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 Apply on premises.

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CATHEDRAL STREET.—Cut stone front double house, near Dominion Square, heated by Daisy furnace, gas fixtures and electric light wires throughout, bathroom tiled, exposed plumbing; cemented basement. (861-B).

COURSOL STREET—A comfortable brick cottage with extension kitchen, all newly done ever this spring, 10 rooms. Price \$2900. (193-B).

CHERRIER STREET—A block of stone front tenements, corner of Berri street, heated by hot water furnaces, rented for \$1368 per annum. A good investment. (61-2B).

CHAMPLAIN STREET—Four solid brick cottages, and two tenement buildings containing six dwellings close to Ontario street car line. Lot 111 feet x 114 feet. Rear portion of lot could be built on. (S).

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

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

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

DELISLE STREET—A brick encased tenement property, contains four dwellings, rented for \$252 per annum. Price only \$3,000. (155-B.)

DESRIVIERES AVENUE—Two solid brick tenements, containing four dwellings, all occupied by good paying tenants, easily rented. Price \$4000. (177-1).

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

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DORCHESTER STREET—A stone front house on full sized lot west of Mountain street. Suitable for a young doctor. (665-3).

DORCHESTER STREET—A large terrace house west of St. Matthew street, with a good stable and lane in the rear. Lot 26 x 158 outlook and surroundings the very best. House in perfect order and recently decorated. Has handsome library or dining room extension. (193-B)

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

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

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A fine cut-stone house on Ste. Famille street, in perfect order, and heated by hot-water furnace. Will be sold cheap for special reasons.

Also, a stone-front house on Lorne avenue, with extension kitchen.

MR. JOHN A. GROSE.

The departure of our friend and neighbor, Mr. Grose, for the Klondyke is another example of that restless spirit which has driven the Anglo-Saxon from his snug fireside to the four corners of the earth in search of treasure, conquest, adventure, change, or a hundred other good reasons for not staying quietly at home. The only justification for such moves is success, and we are confident that our stalwart townsman will achieve that, if pluck, perseverance, foresight, physique and equipment can do it. We wish him God-speed.

Notes.

We understand that there is a change of programme in connection with the building of the new theatre on Guy street, which may necessitate an act of incorporation before the work can proceed. The promoters are still confident that the scheme will go through.

It is good hearing that both Aldermen Prefontaine and Rainville disclaim any intention of applying for increased borrowing powers. What they say usually goes in that direction. We hope that Mr. Prefontaine is getting into a judicial frame of mind, preparatory to taking the Mayor's chair; for it goes without saying that no serious opposition will be forthcoming when he announces his intention of offering his services as chief magistrate. The civic elections are not so far off that all voters should not be on the alert for the event. Unless we are prepared to lose some of the headway we have gained toward better civic administration, every honest voter

DUROCHER STREET—A block of modern stone front cottages on the upper part of the street, all well rented, would be sold separately or en bloc. Owners anxious to sell on account of ill health. (243-A)

DUROCHER STREET, close to Sherbrooke.—A handsome modern cottage home, with side lights, specially built for present owner and comprising all modern approved features. Living rooms specially fine. Tiled bathroom and vestibule. Excellent stable, coach house and man's house attached. Price \$12,000. Offers solicited. (853-3)

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

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

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

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

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

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

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

GUY STREET—A corner house roomy and homelike close to Sherbrooke St. Outlook and surroundings first class in every respect. Price moderate and terms easy. (403-A) and (768-3)

HERMINE STREET—A block of wooden tenements and shop on lot, 35 ft. x 75 ft. rented for \$780 per annum Price \$7,500. (847-3).

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

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

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

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

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

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

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

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

MAYOR & BERTHELET STREET.—A fine block of property situated in this most central position consisting of two handsome stone houses on Berthelet street, and some smaller buildings on Mayor street. The whole is sold on bloc to close an estate. Price and terms easy. (845-8)

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

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

McGILL COLLEGE AVENUE—A large and convenient residence 27 feet front in the portion of this street likely to become business property at a very early date. In the meantime the building is in good order as a residence. Anxious to sell. (109-3.)

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

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

must be prepared to protect his vote and not leave it to the mercy of the stuffer and colonizer, who may invalidate the honest vote by dozens of false votes manufactured for that purpose.

It is a timely and welcome decision from the legal office of the city that the contractor's deposits in the hands of the city may be used after forty-eight hours' notice for the repairing of the roads. It may, of course, lead to litigation, but it is one thing to have the money in hand as a guarantee, and let the contractor sue, and quite another thing to sue the contractor and then go to look for the money.

We think the city can afford to consider the question of accepting the proposition to build the street railway line to Cedar avenue, provided certain grading and cutting is done by the city. The mystery is, why the railway people do not care to go farther. Even if the traffic is not there already, it would quickly come; and if not a paying line in itself, the company can afford to be generous, even if only to appease public sentiment, which is evidently very strongly against them on this question; and some day that public may find an opportunity for reprisal.

It begins to look as though we might have the Grand Trunk offices in Victoria Square. The indicating straws are blowing that way; and while we think it might be a bad precedent, there is, apart from that, much in its favor. It might tend to reestablish Radegonde street and Beaver Hall Hill, which have of late not maintained their rightful place in the progress of the city. Owners might then be encouraged to build in that vicinity, and thereby increase the revenue of the city.

We surely do not want a twenty-thousand-dollar morgue for this city. It looks as though somebody wanted the city to want it. All that is needed is a small, unpretentious building in some small side-street

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

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

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

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

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

MACKAY STREET—A full sized stone front house with extension kitchen, bay window, hot water furnace &c. Built for present owner. All in good order, owner anxious to sell. Price \$9,500. (788-3).

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

MANSFIELD STREET—A good stone front house, well rented to good tenant in A1 order will be sold at a bargain to a prompt buyer (196-B)

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

MANSFIELD STREET—A stone front terrace house, above St. Catherine street, heated by hot water furnace, all conveniences. Price only \$8750. (697-3).

METCALF STREET—Stone front full sized house, 29½ ft. front, with good stable and coach house, in good order. (847-3.)

MOUNTAIN STREET, NEAR SHERBROOKE—A choice modern house built for owner. Full size; extra deep; outlook and surroundings especially good. Ground floor contains drawing room, library, dining-room, pantry kitchen, backstairs, etc. Upper floors, seven bedrooms and two servants' rooms. (188-B).

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

NOTRE DAME STREET, ST. HENRY—A block of brick tenements, on large lot, four dwellings, rented for \$456 per annum, Price \$5100. (148-B)

ONTARIO STREET—Two solid brick double tenements on the best part of this street, a few yards from the Bleury street electric cars, and one of the best renting properties in the city, no trouble to secure tenants. In first-class order throughout. Present rental \$1,008 per annum. (847-a.)

OVERDALE AVENUE—A stone front tenement, in good order, well rented, and three self contained stone front houses. Very moderate prices, will sell en bloc or separately (S).

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

PARK AVENUE, ST. HENRY—A stone and brick tenement, with brick encased extension, containing two dwellings, rented for \$300 per annum. Would be sold on easy terms, small cash payment and balance by monthly payments. (140-B)

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

PARK AVENUE—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.

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

PEEL STREET (Special)—A well built, stone front house with bay window and deep extension a short distance above St. Catherine street, will be sold cheap. Suitable for private residence or for a medical man. Would also make a specially good stand for a milliner or dressmaker. This property is worth looking into. It is on the bargain counter. (115-B)

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

PEEL STREET—A handsome stone front house, on the very best part of the street, above Sherbrooke street; the house has been designed and built for owners' occupation, and is filled with every convenience; has stone steps, basement entrance, electric light; good stable in rear. (180-B)

convenient to the water-side and the centre of the city, and which should not cost, building and land, over five thousand dollars at the outside, and might be got, perhaps, for three thousand. This making of civic politics out of every petty matter is ridiculous.

The assessors' office is having difficulty squaring revenue and expenditure these days, and requires all its tact and ingenuity to strike a balance. There are many cases of apparently glaring inequality in valuation which should be fairly and patiently discussed by both sides. The argument by comparison should be admitted by the assessors, seeing that it must of necessity be taken into account by them, in making up their figures. They have thus far refused to hear argument on that ground, but with declining rents and high taxes, it is not to be wondered at that serious differences arise.

It begins to look as though Canada was to receive its full share of foreign population from this time on. Those formerly vague expressions as to the mineral wealth of our territory have suddenly become explicit and emphatic, and from the four winds of heaven are heard the coming footsteps of gold-seekers. This is an opportunity to show, in every legitimate way, the goods on our national bargain counter. To be sure, the magic metal is away up where the mercury is away down, but the Anglo-Saxon race is better fitted to endure cold than heat, and the men who have conquered India and South Africa need not fear the rigors of Alaska.

Architects tell us that most of the new cottages that are being built are having more attention given to the porches. The piazzas are three or four times as wide as they used to be and are furnished with adjustable screens or shades, so that free access may be had from any point. Rugs are prodigally spread upon all sides, and tables and easy chairs lend comfort to the place.—*The Upholsterer.*

PEEL STREET ABOVE SHERBROOKE—A modern stone front house only a few years built—specially constructed for owners' occupation. This site is one of the best on the street, overlooking handsome grounds. The house is 28 feet wide and has the extra advantage of side lights. Price \$18000 (821-3)

PEEL STREET—A commodious stone front house, just above Sherbrooke street, the only medium priced house now for sale in this locality. Lot 24 ft. x 130 ft.; lane in rear; good brick stable. Easy terms. (163-B.)

PEEL STREET—Close to St. Catherine, a large house, specially laid out for a dress-making business, or for a professional man. Will be sold under pressing circumstances at a great bargain.

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, lichen, etc. Two upper floors contain eight bedrooms, dressing and trunk room, bath and small conservatory. Two main floors finished in butternut, wired for electric light. 669-3.)

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

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

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

SHUTTER STREET—A well built stone front tenement, in good order, heated by hot water furnace, rented for \$516 per annum. Would be a good investment. (13-B).

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

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

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

RICHMOND SQUARE—A nicely situated solid brick tenement house, heated by Daisy furnace, hoist for coal, etc., newly painted and papered and in good order throughout. Rental, \$50½ per annum. (605-3).

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

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

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

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

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

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

SHERBROOKE STREET—A new stone house, carefully built under owners' supervision, on lot 25 feet by 139 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (775-3).

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

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

SHUTER STREET—A first-class stone front house, corner of Milton street, on lot 29½ x 114 feet; house is 29½ x 59 feet and two story extension, heated by Daisy furnace, has all conveniences and improvements, ten rooms on two floors, finished cellar basement. (108-B).

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

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

HOME THOUGHTS.

The Value of a Home of One's Own—The Possibility of Attainment to Men of Small Incomes—The Woman's Responsibility.

Napoleon said that a man who had a wife and children had "given hostages to fortune"; in a yet stronger sense have the man and woman made a beginning towards permanent success who have found for themselves a home, for the possession of which they are both willing, unwaveringly and steadfastly, to use systematic self-denial. When a young couple have ceased to roam about from one undesirable flat to another, and need no longer talk "when we lived in East — Street or West — Street," but can cosily speak of "our little place," they have risen twenty per cent. in their own self-esteem, and are at least a hundred per cent. richer in the true joy of living. Insensibly my illustration takes a financial form, since money, the power to obtain this blessing, lies at the root of the matter.

Always a strong adherent to the advantages of country living, it is to me natural to associate the very idea of home-making with rural surroundings. When God created our primal progenitors we are told that He placed them in a garden as the best the happiest, environment the divine wisdom could devise for their development. Amid things which have grown with their growth and perfected under their care, men and women still find a peculiar peacefulness that no one can define, and a happiness impossible elsewhere.

Great country places, where lovely lawns cover acres of perfectly tilled ground, and noble trees print their deep shadows on the smooth, green turf, are royal possessions, splendid to own and full of proud pleasure to the owner, who however, loses detail in vastness, and commonly has to ask his head gardener the name of the shrub or blossom which attracts the notice of his guest and not infrequently cannot tell what tree overshadows his roof. These stately domains belong to him who has paid for them, but are not his own in the sense I mean. That heart ownership which comes only to the man and wife who have won and made their home, is oftenest found in suburban towns and villages, and rarely extends to the dimensions of an acre. The tree that shades the door, the vine that climbs over the porch, the pretty little garden in the rear, and loved not as inanimate things, but as part and parcel of their lives, and the falling of the leaf and the fading of a bud are a sorrow. It is quite a different home-coming to a man who sees his children standing at his pre- ygate ready to run down the safe and quiet street and find his wife at the open door, than when he is lifted by a creaking elevator to some unknown height, where danger threatens the young lives if the door is but left ajar and he has to look for a number to tell whether he is on his own (rented) floor. From the hour a man and wife own their individual, personal home, a thousand new interests enrich their lives, and the dwelling and its

ST. ANTOINE ST.—A substantial solid built house, near Guy Street, in good order, heated by Daisy furnace, 16 rooms, moderate price \$8,750.—(194-B)

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

ST. CATHERINE STREET—A comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6000. (705-3).

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

ST. CATHERINE STREET—A hand some stone front cottage, opposite Douglas Church, 9 rooms, hot water furnace, all improvements, in thorough order; well built and nicely laid out. Price only \$6,500. (156-B.)

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 2½ story rough stone front house, 25 feet by 38 feet, hot water furnace, 13 rooms, all in good order, good stable and coach house. Lot 25 feet by 150 feet. Price only \$9000. (723-3).

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

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

ST. DENIS STREET—A cut stone front double tenement house situated in the upper part of St. James ward, in good order; upper tenement rented, and lower tenement occupied by owner. Price \$3000. Something less might be taken if sold by 1st August. (B-193)

ST. DENIS STREET—A cut stone front double tenement, well situated, easily rented and in good order. Price only \$4,800. (193-B.)

ST. DENIS STREET—A well built stone front tenement, containing two dwellings, near St. Louis square. Price \$6,600. (841-3.)

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

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

ST. DENIS STREET—A well built stone front tenement house, in first-class order, well rented to good tenants. Price only \$7000. (692-3).

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

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

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

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

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

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

ST. 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. (885-3.)

surroundings are so a part of themselves that a loose shingle or a stain on the door step is of serious importance.

However extreme the theories of some of the "land for the people" philanthropists may be, there is a deep integral truth in the basis of their arguments. Men and women are happier, are morally elevated, are better citizens for owning a share of God's earth. I have long believed that the happiest people now living in our country are the skilled mechanics of our rural cities and towns, whose ambitions are limited to the acquisition of an unencumbered home, well built and set in a lot large enough to insure privacy and a garden.

While watching the long-drawn-out repairs of an old country house, I came in contact with a notably intelligent and representative body of workmen. At dinner-hour they grouped themselves under the trees, to the fruit of which they were made welcome, or found pleasant places to avoid the noontide heat. They were buoyant, heartily cheerful, with a quick readiness to laugh with sincere merriment. They discussed politics, town improvements, school taxes, and general conditions of the country; they had enthusiasm and hope. I had seen little of either quality in the young men, married or single, with whom I was constantly associated. They, the educated men with whom I was in contact, talked incessantly of "the grind" of daily life; the single were afraid to marry; the married, lovers though they were, seemed out of their groove and dulled by anxiety.

The town on whose edge this house under repair then stood was, by the careful guardianship of its sons, free from factories or any nucleus of crowded dwellings, and the work required from merchants was principally that which arises from the needs of a wealthy population building fine houses and churches. The men's wages were good and sure, without unjust demands from the laborer. They could live and they could save. They could as a happy wife once said to me, "accumulate a home." The phrase brought a smile, but the real meaning was a true one.

I talked much with these men; an eagerness possessed me to find a clue to the reasons for the wide difference in their view of life and that of my own circle of young friends. I was left in no doubt. They were, every man, either already "freeholders" or nearing that distinction; their cottages sprang up in every direction where the large landholders left half an acre to spare; they slept under their own roofs, they lay down proudly, sure that wife and children were sheltered from the power of removal or ejection, and that they were, personally, increasingly of value to the community in which they lived. The best of these workmen earned \$1,000 a year, a part of them from \$650 to \$700. It seemed to me incredible that they had been able to buy land in such a town and improve it; still less credible that they could build and furnish such cottages as they lived in. They were more than ready to explain their system of saving through the various cooperative and building schemes of

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

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

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

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

ST. MARK STREET—A well built 2½ story rough stone front house, with freestone trimmings, containing 11 rooms, store room, pantry, etc., two fire-places and marble mantels, heated by furnace; floors deafened throughout, drainage perfect. Fuel shed and stable in rear, with covered passage from house. Price only \$6500. (639-8).

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

ST MARTIN & MORLAND SREETS.—A block of stone cottages, making a compact and safe investment for a moderate capital. Would be exchanged for other suitable property. (283-A)

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

ST. MATTHEW STREET—A well-arranged and roomy stone front house, with two story extension, heated by hot water furnace, in thorough order; good stable and coach-house. (181-B).

ST. MAURICE STREET—The centrally situated property forming corner of St. Henry street. Lot has a frontage of 80½ feet on St. Maurice and 44 feet on St. Henry street, with the solid brick buildings thereon, suitable for warehouse or any business purpose, would be sold at city valuation. (175-B).

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

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

TORRANCE STREET—A two-story solid brick house, extension kitchen, nice family house at a very low price, 6 bed-rooms, price only \$6,500. (789-3).

UNION AVENUE—One of the best positions in the city for a medical man; a fine cut stone front house, 30 feet wide, with bay window and stone steps; all conveniences, steam-heating; in perfect order. Call at office for permit to view and particulars. (411-A).

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

UNIVERSITY STREET—A well built brick house, above St. Catherine street, on lot 2½ feet by 100 feet, in thorough order, extension dining room, hot water furnace, dumb waiter, etc., eight bed-rooms. (653-3).

UNIVERSITY STREET—A good stone front house, containing 12 rooms, combination furnace, in good order. (165-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).

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).

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

VICTORIA STREET—Solid brick three story house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$3000. (829-3)

VICTORIA STREET—A good solid brick house, well rented, on lot 20 feet front. Low price to a prompt buyer. (S).

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

VICTORIA STREET—Stone front house, in good order and well built; will be sold at a low figure to close an estate.—(105-B.)

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

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

which the town had many. The Building and Loan Association was a sheet-anchor to most of them, and when homes were paid for, they remained as investor in the organization which had been so obviously helpful themselves.

It has ever since remained a problem to me, increasing in complexity and interest as the years go on, why young couples, with twice the income of these thrifty and happy mechanics, remain homeless and live in cramped flats and tiny apartments which, if they have children, are but enlarged cages, while the same opportunities these men used are open to them for obtaining the treasure of a home inalienably *theirs*, on which they can expend the taste and ingenuity which are inherent in most young Americans. Perhaps it is want of understanding of the ease with which they can attain the result, a lack of comprehension of the responsibility and trustworthiness of associations of various sorts organized to this end.

I think women are largely to blame for the unprofitable, nay wasteful, mode of living, which appertains to the renting of apartments and houses. Many, accustomed to the stir and excitement of the city life, turn with repulsion from the thought of living on a village street, and enter with great enjoyment into the jokes of the illustrated papers which picture that much-derided man, the commuter, as fighting his way through unbroken snows, or staggering under his wife's parcels on his way from the railway station. To any really affectionate woman who would make a courageous, sincere trial of one year, and watch the spring come and the summer mornings and evenings wax and wane; who would learn the charm of the autumn fireside and the shelter cosiness of wintry days in a house which was *her home*, the years that have been spent in city bondage, paying tribute to landlords, would seem lost indeed. Nor is a city home beyond the reach of such home-getters. Philadelphia is full of homes so secured; so are Cincinnati and Chicago, and so might even be "smaller" New York if the pressure of trade and our limited area did not make single lot so expensive.

Said Touchstone of Audrey: "A poor thing, but mine own." True insight of him who read the deeper things in the human heart with such strange sagacity! The first dear familiarity of married life, when man and women smilingly say "us" and "we," expands into a richer significance when there comes a time in which they say "ours" and "our own." And when this grows into the sharing of a spot where birth and death, sorrow and joy, have each brought their deep emotions, a sacred spot where love has been strengthened by mutual endeavor for a mutual good, and where self-denial is only another form of happiness, because it brings each nearer a mutual possession inestimably dear and helpful to both, the highest point of married happiness has been reached.

With such homes in view, I believe the hope and cheerfulness and enthusiasm of which our young men seem to have been robbed would come back to them, and much of the lost joy of

Business Properties And Building Lots FOR SALE

—BY—

J. CRADOCK SIMPSON & Co
Real Estate Agents.

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

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

ATWATER AVENUE, corner St. Patrick street—A block of land with a frontage of 100 feet on two streets, suitable for factory sites. (188-A).

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

BEAVER HALL HILL AND LAGAUCHETIERE STREET—The large centrally situated warehouse occupied by Messrs. E. A. Small & Co. one of the best business premises in the city and vacant lot adjoining, occupied by C. Mariotti Esq. with small wooden building. Also a good cut stone front house on Lagauchetierre Street, near Beaver Hall Hill, and the buildings known as the "Waverly House", all centrally situated and fine revenue producing property. Would be sold en bloc or separately. Full particulars at office. (181½-B)

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

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

BOYER STREET, AMHERST PARK—A well situated lot of 25 feet x 118 feet. Price only \$250. (171-B).

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

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

CHURCH STREET—Two building lots, each 25 x 80 ft., well situated. Price \$1.00 per foot, on easy terms. (197-B)

COLBORNE STREET—A vacant lot adjoining property of Munn Cold Storage Co. (168-B.)

COLLEGE STREET—Two lots near the corner of Duke street, on the south side, with brick building, renting for \$425. Suitable for light manufacturing or other business purposes. (510-8).

CRESCENT STREET—Three fine building lots on the best part of this street, each lot 20 ft. front x 109 ft. deep. Low price to a prompt buyer. (184-B)

DORCHESTER STREET—A vacant lot 80 feet by 110 feet, just west of the Windsor, the only one for sale in the vicinity. Particulars and price at office. (779-3).

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

DELSLE STREET—Forty vacant lots, suitable for building blocks of tenements or factory sites. (611-8).

D. MORMIER AVENUE—The well known property, known as "The Kennels of the Montreal Hunt," comprising an area of 154,007 feet 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 (corner of Mansfield).—A splendid corner lot with a frontage of 82 feet on Mansfield street and about 108 feet on Dorchester street. A unique location, for price call at office. (113-2).

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

EDGEHILL AVENUE.—One of the finest lots in the west end, 49 x 160 ft.; unobstructed view. Would be sold to a prompt buyer for 80 cents per foot. (197-B)

FRONTENAC STREET—A block of land with an area of 38,000 feet, with the three-story brick incased factory building thereon, 150 feet by 50 feet and 25 feet extension. First class factory property. (19-B).

FULLUM STREET—A block of land, near Ontario street, 188 feet by 217 feet, suitable for factory site. (309-3).

GREY NUN STREET—A block of land having a frontage of 144½ feet on Grey Nun street by a depth of 98 feet, with the stone buildings thereon, suitable for warehouses or manufacturing purposes. (448-a).

life would be lost to us all. That the attainment of such homes is very readily within the reach of men who have from \$1,500, to \$2,500 a year is easily demonstratable, and the gaining and enjoyment of them are largely dependent on the acceptance of their wives of the conditions and patient steadfastness necessary to fulfil them.—*N. Y. Evening Post.*

THE FIRST FIRE—MODERN FIRE-PLACES—THE INFLUENCE OF OPEN FIRES.

"Now stir the fire and close the shutters fast,
Let fall the curtain, wheel the sofa round;
So let us welcome peaceful evening in"
—Cowper's Winter Evening.

A chilly northwester, a sombre western sky in which the sun had left dull, glowing crimson streaks, made me see that the wood was set in skilful order on the irons; briny sea-drift wood, bleached and dry by July suns upon the hot, dry sand, laid so that the keen wind could pass eagerly between the logs and fan to their full beauty those many-colored flames which driftwood holds when the salt has once penetrated its unprotected heart.

By the subtlety which flame for ever exercises, a multitude of things which fire-worshippers have said and sung in its praise came to my mind with the creeping light and flash, and I felt that it would not be a thankless task to gather into a handy volume the whole treasury of tributes which say for us, as poets will, the things we think and feel, but cannot utter.

Few of this generation have read poor Cowper's sensitively keen perceptions of the charm of winter evenings as he rehearses them from "the falling of the curtain of repose on man and beast" to "the not undelightful hour spent in winter twilight, while the glowing hearth, with faint illumination, uplifts the shadows to the ceiling, there to dance uncoolly in the quivering flame." Even Longfellow's "Fire of Driftwood" is not known to a tithe of those who think they have him all by heart, and this first blaze of the autumn of 1897 shows me that Mr. Warner's inimitably humorous "Back-Log Studies" have been little read in this last decade. No one could tell who said: "No wonder that you are ever ready to move from one fireplaceless house into another."

I have been looking among the beautiful productions of the great New York emporiums devoted to the sale of things which appertain to open fires, that I might enlighten a friend who wanted to buy a fitting shrine for her household fire-altar. I thought much of Mr. Warner. I felt like distributing the first pages of his witty book as a tract to fireplace makers. The merits of "gas-logs," their minute imitativeness, their laborious irregularities, were so set forth to me that I, with difficulty, resisted startling the clever salesman by inquiring, in Mr. Warner's own words: "Can you poke it?" No one has entered the inner court of the fire worshippers who does not understand the joy of sitting dreamingly before the blaze, and poking and stirring it into ever-increasing warmth and

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. (765-8).

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

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

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

NOTRE DAME STREET (East)—A large block of land with harbor frontage as well containing 22000 feet of land, with substantial building thereon. Owner anxious to sell. (241-8)

NOTRE DAME STREET—A lot of land near Mountain Street, 47½ feet front by 85 feet 8 inches deep, with the wooden buildings thereon occupied as shops. Price \$7000. (98-15).

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

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

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

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

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

PARTHENAIS STREET—Nine good building lots, near Ontario, each 88 feet front, 15 cents per foot. (112-B).

ROBERVAL STREET, HOCHELAGA—A number of fine lots immediately adjoining the bridge works and the Canadian Pacific Railway. Suitable for workmen's dwellings or a factory site. A low price will be taken. (99-8).

- RICHIEU STREET**—Thirty good building lots ranging from 20 feet to 80 feet front. Price 50 cents per foot. (611-3).
- RICHMOND STREET**, corner of Basin street—A large property with two street frontages and lanes on the other two sides containing an area of 14,000 feet, including a corner building, suitable for office, dwelling or tenements. Splendid factory property with light on four sides. Will be sold to close out a mortgage. Call for particulars. (255-3).
- SEIGNEURS STREET**—A block of land just below St. Antoine street, about 75 feet by 116 feet, with the old brick and wooden buildings thereon. Splendid site for a block of tenements. (12-B).
- SIMPSON STREET**—A fine villa lot, 50 feet by 140½ feet, with a small brick building thereon; delightfully situated adjacent to the Trafalgar Institute. Moderate price. (435-A).
- SHERBROOKE**, corner ST. ANDRE STREETS—A first-class block of land, 110 feet frontage on Sherbrooke street. Plan in office. (185-B).
- ST. LAWRENCE STREET**—That valuable lot forming the north-east corner of Ontario street, containing an area of 21,724 feet. Particulars at office. (137-B).
- ST. ANTOINE, CORNER ST. GENEVIEVE STREET**—A block of land forming corner of above streets, with the frame and brick buildings thereon. One of the best business sites on the street. About 100 feet square. (327-a).
- ST. AMBROISE, ST. JOHN, HARRISON STREETS AND LACHINE CANAL**—This valuable manufacturing site, having an area of 27,555, could be easily sub-divided, having four frontages. Plan and particulars at office. (298-A).
- ST. CATHERINE STREET**, corner Marlborough street, a fine lot with a frontage of 100 feet on St. Catherine Street, by a depth of 40 feet on Marlborough. (117-B).
- ST. CATHERINE**, corner St. Matthew street—One of the best situated corner lots in the street, 25 feet 4 inches in front, by only 75 feet deep, no waste ground, just the right size for a shop. (307-A).
- ST. CATHERINE STREET**—The block forming the corner of Stanley street, having an area of 15,000 feet, with the new brick shops. Total frontage on St. Catherine street of 125 feet. Would be divided; for full particulars apply at our office. Terms easy and price moderate. (44-B).

brilliance. Nor is he more than a neophyte who has not at midnight reluctantly covered the glowing mass of embers, and perhaps a half-charred end of a hickory log, with a mantle of red-gray ashes, piling up the mound against the smoky back, while the warm bark of the stump sent out a fragrant "Good night." Here again I chance to find myself in good company: Longfellow's sonnet to Charles Sumner, inspired by this very act, goes straight to the heart of the initiated.

I gazed about me in the various waterrooms with much admiration and some wonder, but with ever-increasing doubt whether the designers were true lovers of the blaze. The mantelpieces were certainly extraordinarily beautiful and in fascinating variety, but many of them were simply developments of general architectural designs, and the chief idea was to produce a harmonious ornament to rooms or halls, built on distinctive lines and finished in varying woods. To be in themselves decorative and ornamental was the sole object.

One exquisite white and gold mantle was enriched with groups of mahogany pillars, with very perfect old English capitals. There were two admirably proportioned pillars and two pilasters against the frame; the wood was of the finest, glowing with the unique color of old mahogany, which nothing can rival; the pillars upheld the edge of the high shelf; the pilasters, a foot or more in the rear, seemed to uphold the back. The effect was very fine. The frame of the fireplace was of most harmonious dark-red Numidian marble; the tall andirons were of French gilt of seventeenth-century design, with little garlands hung about the urn-shaped tops, in miniature production of those equally delicate, which were looped across the face of the mantle, and all this beauty enclosed an iron fireplace and a pair of gas-lugs!

"Rosalind always lights the fire, and one of the pleasant impressions of the annual ceremonial is the glow of the first blaze upon her fair face and waving hair. Two little heads mingle their wealth of golden tresses at one end of the rug, intent upon the quiet, mysterious contagion of the flame." Mr. Mabie was generous to give us this lovely picture. No such magnetic contact with the comforting spirit of the blaze awaits the owner of this princely fireplace; John Thomas will turn the gas-key and apply the match on the ashesless hearth, and nobody's heart will be soothed by its visionless light.

No pains are taken—no conception of it even seems to have entered the artist's mind—to exalt the glory of the fire or to kindle the imagination by its warmth to see visions or dream dreams, now that summer has fled. Black and dark red are the two hues which by right ought to be the background to flame. The poet's fire must have a sooty background, and this is also the true environment for the twilight blaze beside which old people love to sit and meditate and remember, and this the sort of fireplace around which home-returning boys love to sit and smoke and tell stories, or looking into which lovers grow silently happy.

ST. CATHERINE STREET—A lot of land in vicinity of Peel Street, 53 feet by 102 feet 6 inches, with two-story brick encased building in rear and two brick shops in front, rented for \$1450 per annum. A choice speculative property. (460-3).

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

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

ST. CATHERINE ST.—A very desirable revenue producing property S. south-east side of St. Catherine street between Bleury and St. Alexander streets, and extending through to St. Edward street. Frontage 48 feet 6 inches and area 5,235 feet. Comprises two shops and dwellings on St. Catherine street and two first-class dwelling houses on St. Edward street. Easy terms. (38-3).

ST. CHARLES STREET—A good building lot, 50 feet x 110 feet, near Napoleon St. Would be sold cheap to a prompt buyer, close to Centre St. cars. (165-B).

ST. ELIZABETH STREET—Two building lots, each 24 by 76 feet, lane in rear. Price 30 cents per foot. (114 B)

ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1533 feet; will be sold at a moderate figure, owner must sell. (759-3).

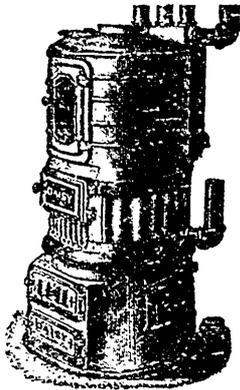
ST. JAMES STREET—A 3-story stone front building, comprising two stores and dwelling, well rented to good tenants. Lot 28½ x 105 feet. Would be sold at corporation valuation—\$14,000. (827-3.)

ST. JAMES STREET—Corner of St. Lambert Hill; one of the finest pieces of investment property (at the price) in the street; 115 feet 9 inches frontage on St. James street; about 66 feet on St. Lambert Hill, and about 118 feet on Fortification Lane. Area 10,164 feet. Within 100 yards of the New York Life Building; sure to increase in value. (236-a).

ST. LAWRENCE STREET—Choice blocks of land on this and cross streets, will be sold in single lots or en block. Suitable for dwellings, stores, factory sites, etc.; electric cars pass through the property. Sidings can be had from C.P.R. (199-B).

ST. PAUL STREET—A substantial stone warehouse, forming the corner of a lane 28½ feet front, suitable for any sort of wholesale business. Particulars at office. (28-B).

ST. PAUL—A good business site, 28½ ft. by 121 ft., with the brick building thereon used as a workshop. Price \$4,500. (381-5.)



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WESTMOUNT.

J. CRADOCK SIMPSON & CO.

ARLINGTON AVE.—A pressed brick cottage, extension kitchen, finished in white-wood. Price \$7,500. (169-B.)

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

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

BURTON AVENUE.—A good building lot, 59 ft. by 79 ft., would be sold very cheap. (156-B).

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

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

COTE ST. ANTOINE ROAD, corner Mountain Avenue—A splendid block of land, 64 feet front by about 150 feet deep, well situated for a villa residence, and surrounded by some of the best properties in Cote St. Antoine. (487-8).

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

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

DORCHESTER STREET and COLUMBIA AVENUE—Choice corner lot 26 feet by 138 feet. Other lots 25 feet front and from 92 to 102 feet deep at 45 to 55 cents per foot. One of the best situations in the Cote, close to street cars. (447-a).

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

DORCHESTER STREET—One of the finest pieces of property in Westmount for speculative and residence purposes situated close to the city limits. House and grounds in perfect order, will be sold for less than the price of the land. Terms, one third cash, balance at 5 per cent. (71-B)

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

Out of perhaps a hundred really beautiful fireplaces I did not see one lined with firebrick, which holds the heat through long cold nights, and which, though it may look bare and plain when the space is new and empty, takes on the best possible tone when once the logs are lighted and the genius of the hearth enthroned.

There were many beautifully tiled "frames," but generally of too cold and delicate a tone. Pale, exquisite blue, with ash produces a lovely piece of furniture, and the silver-toned metal fireplace is delightfully in harmony with a room finished in ash wood and decorated in blue; but in it a genuine fire of either wood or coal would seem almost as much out of place as if kindled in the owner's dainty bed. I once asked a hotel-keeper about a similar grate: "Does that chimney draw well?" "I don't know," said the man, "these fireplaces are only intended for ornaments; we have steam heat all over the house."

My friend wanted a set of genuine Nuremberg fire-irons: dogs, fender, wood-basket, etc. I found only one full set in all my long search, but they were indeed most beautiful: high, finely proportioned andirons, with the deep fifteenth-century wrought bowls curving out at their heads. They would easily support six-foot logs, and one could fancy the royal glow and warmth behind their smooth blackness in some wide hall, mahogany finished and full of points of vantage to reflect the light. There was a perfect fender to accompany these, good tongs, etc., a wood holder. The American wrought iron, which I saw in this connection, was very good, especially a pair of tall griffin-shaped andirons, with a fine fender.

I saw also the most superb mantelpiece of petrified wood of Arizona, rich in light and color beyond any description. One could almost see the component parts of fire-color in these astonishing tints. There is also a special charm in surrounding the crackling wood burning below, with the imperishable setting of its kindred trees, disclosing all the rare richness of their juices and saps, held thus for ever secure from waste or decay. Let this brilliant multi-colored petrification be set in abony, and add the dark richness of wrought iron, and one would have fire-altar fit for the most splendid dwelling man could create.

I like a clock built into a high mantelpiece; a clock with a deep, soft chime, rich enough to mark the hour perceptibly and soft enough to seem sorry to strike twelve.

There were some cosy adjuncts of shining kettles which were very suggestive and attractive, but out of place beside a flame of flickering gas. The effect of a waiting kettle on the hearth with its thin breath of steam expressing readiness for any friendly use after cold walks and drives is very hospitable and charming. Where "Rosalind lights the fire" it seems especially in place, but they looked a little like exiles in these elegant and artificial surroundings.

I was especially pleased with a few admirable reproductions of high Colonial mantels. Though the narrow white tiles about the metal frames

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

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 \$8,500. (851-3)

ELM AVENUE.—Handsome grey stone front cottage; extension kitchen, all conveniences, Daisy furnace. For sale or would exchange. (162-B.)

ELM AVENUE—A choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and conservatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$8000. (799-3).

GLADSTONE AVENUE—A neat stone front cottage containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price \$5000. (880-A).

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

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

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

MELBOURNE AVENUE—Handsome modern, detached cottage in this favorite locality, recently built for owners' occupation. Lot 50 by 100 house 38 by 42. Owner leaving city. Price \$7500. (733-3).

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

METCALFE AVE.—A new terrace above Sherbrooke Street, house finished in hard wood, embracing, all modern improvements, extension, hot-water heating, electric light, etc. Owner anxious to sell. (181-B.)

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

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

MT. PLEASANT AVENUE—A magnificent villa lot, 126 feet by 176 feet, forming the corner of Campbell St., commands the finest view on the island. (107-B).

MOUNT ROYAL VALE—Three building lots in Molson Avenue, each 40 feet front. Price, only six cents per foot. (166-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. (180-B).

OLIVIER AVENUE—A choice building lot, just above Western Avenue, with lane at side and in rear. Moderate price. (123-B).

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

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

ROSEMOUNT AVENUE—A substantial detached residence, fitted with all improvements, grounds have a frontage of 169 ft. on Rosemount and 134 ft. on Mount Pleasant avenue, by a depth of about 140 ft. Also three good brick houses, two on Rosemount Ave. and one facing on Mountain Ave., all well rented to good tenants, on lot fronting on both avenues and with an area of 36,894 ft. (178-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—A handsome pressed brick front house, lot 44 feet front, house 28 feet by 35 feet and extension just completed, contains all modern improvements. House and vacant lot, only \$8,000. (767-B).

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

SPRINGFIELD AVENUE—Three handsome pressed brick cottages, just completed extension kitchen, cemented basement, with stationary wash tubs. Daisy furnaces. Ground floor finished in oak, all wood-work finishes in natural colors; four bedrooms. Price only \$4,000. Easy terms; interest 5 p.c. (196-B)

looked cold, they would have the charm of being easily cleansed from smoke, and with deep Indian-red brick for the chimney-back and hearth, and wrought iron or plain brass andirons, would be cheerful to a degree. Black mantelpieces with black or red tiles are also very effective and multiply the flames a hundred fold.

Everyone admits the physical good of an open fire; everyone acknowledges its helpfulness in the sick room and nursery. I never heard a contradiction except from a man with a patent ventilator who pointed to my wide-mouthed fire place and said solemnly: "Every particle of pure air in this room is being carried away from you up that chimney." But the good they are capable of to our minds and hearts we realize too little. What Mr. Mable calls the "moral uses of a fire on the hearth" are so patent to those who dwell beside one that they would give up many a luxury before they would deprive themselves of what is to them the type of all the wholesome influences of home. It welcomes, it cheers, it thaws the hard crust the world's coldness has formed over our hearts; it deepens the friendships of those who close around its cheerful light and warmth, and to the imaginative mind "it is a window into a most charming world."—*N. Y. Evening Post*.

HAVE ARTISTIC INTERIORS.

The importance and value of harmony and proportion in the exterior—the elevation, as architects say—of a home has frequently been dwelt upon in these pages, so that it is not just now the intention to again revert to them, though too much can not be said in their behalf.

There is a certain amount of deference due to our neighbors, which should be observed in designing the exteriors, but when the planning, the arranging and decorating of the interior is being considered, one's fancy may be as air, for if one may be independent of others' opinions, surely it is in the precincts of his own home, where his will is law and his taste more or less a result of financial condition.

It may be said that this leaves open the gap through which criticism stalks to say, "your money talks, but only of the taste you have bought with it, not of that true and innate love of the beautiful no means can command or deny."

Good or ill taste—which is another name for the lack of it—dictates the arrangement and decoration which welcomes or repels as the visitor sees it, and he has his remedy, that of declining or deferring a second visit. 'Tis not so with the exterior; it is on constant exhibition to every passer, and to the neighbor its incongruity or positively bad form is a daily if not hourly shock.

"One may do as he likes with his own," true, but there's no need to fly in the face of the world.

After the arrangement and size of the rooms and apartments of the home have been decided upon, and the architect's services are soon to be requisitioned, give thought to what you will

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

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

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

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

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

ST. CATHERINE STREET—A rough stone front double cottage, 84 feet front, contains ten rooms and cement cellar basement, heated by hot water furnace; all modern improvements; situated near Greene Avenue. (237-A)

TWO DETACHED HOUSES IN THE best residence section of Westmount, both built for owners occupation. Each lot has a frontage of nearly one hundred feet, one commands a view from elevated land the other is surrounded by magnificent trees. Particulars and permits at the office. Also a particularly handsome house 28 feet wide, beautifully furnished in oak on the main floor and containing special features throughout. Will be sold at a reasonable price. (178-1).

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. Price from 12½ cents upwards. (289-A).

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

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

WESTMOUNT PARK—A handsome solid brick house, 13 rooms and a fine cellar, Daisy furnace. Sanitary arrangements perfect. Electric Light and gas in house, gas grate in parlor. Corner lot with 100 feet frontage on the beautiful new Park. Size of lot 60 x 100. Price, \$10,000. (74-R).

WESTERN AVENUE—Two fine building lots, corner of Elm Avenue, 27 ft. front x about 93 ft. deep, good lane in rear. These lots are exceptionally well situated, good view of the mountain, adjacent houses are all handsome, well built and occupied by owners. (175-B).

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

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

Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & CO'Y.

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

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

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)

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. (188-B.)

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

DIXIE, now called **SUMMERLEA**—We have some choice villa lots within three minutes walk of the railway station, and within two minutes walk of the River St. Lawrence with boating privileges, varying in price from 5 cts a foot up. And there are also a few choice lots on the river front for sale at 25 cents a foot. A few pretty cottages, substantially built with stone foundations and extension kitchen with cellar, for \$2,500, including 7500 feet of land on the principal avenue. Terms easy. (84-B).

do with the house when built; who will occupy it; that is, study the characters of those whose lives must be passed within its walls; consider the purposes of each apartment, and how its use may affect each and every person who enters it, either to occupy or visit it. Lay all this before the architect before he draws a pencil line on the plans. His advice and educated taste will go far towards securing your future happiness and continued pleasure in your home long after his work is done, it may be forgotten, and is a part which adds nothing to the little sum he calls a fee for making the plans and design. Do not ask him to make detailed designs for all interior work at the same cost as for bare walls. It is no more reasonable than to require the dry goods merchant to "throw in" the lace because you bought the silk from him.

It takes a good architect with artistic tastes and a keen perception of your need to readily grasp your ideas and fit them partially into artistic design and form, but an interior so designed is immeasurably better, and always more harmonious than if "hit upon" by a novice, no matter how much innate refinement of taste is possessed. If you are so fortunate as to have him for a neighbor, his assistance in selecting and arranging pictures and other decorative matters will be invaluable, as many an interior, architecturally perfect, has been all but ruined by an utter lack of comprehension as to what was suitable for decorative purposes.

American Homes.

ADULTERATED ASPHALT.

T. W. Stanley, formerly an inspector in the employ of the Board of Public Works, has taken sufficient interest in the controversy concerning asphalt pavement to send to Europe for samples of asphalt used there, and has made a careful comparison with that used in Detroit. As he anticipated, the result was not flattering to the local pavements; the material in which he states is, in most instances, of a decidedly poor quality. In speaking of the matter he said:

"All asphalt companies can make a mix that will last the time for which the pavements are guaranteed, but they are beating the people when they do not lay the best mix possible. Instead of doing this they adulterate the asphalt, calculating only to make it good enough to last during the term of the required guarantee. No member of the Board of Public Works knows whether the companies are furnishing pure asphalt or a mixture of black oil. I have samples of asphalt, so called, from every street in Detroit. I think that even the contracts that have been let this year have not contained the proper requirements. As a citizen of Detroit I think the city should have what it pays for. It would be cheaper if the members of the Board of Public Works do not know what asphalt is, to send to Europe, if necessary, to secure an expert to supervise laying such pavements. The board has never employed an inspector on asphalt pavements because the companies to whom the contracts have been let

GEORGEVILLE, P. Q.—One of the finest farms in the townships, containing 387 acres, with a frontage of 1¼ miles on Lake Memphremagog, and only a short distance from the Owl's Head Hotel. First-class house and suitable out buildings. A charming situation for summer residences. (205-C.)

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

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

NORWOOD—A charming frame cottage, situated in one of the most commanding sites on the bank of the Back River, convenient to both C.P.R. Station and electric road. Cottage contains nine rooms and summer kitchen, good stable and coach house. Area of grounds about 60,000 feet. Photo and particulars at office. (428-a).

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

OLD ORCHARD, ME.—A charming seaside cottage, containing thirteen rooms, all well finished and nicely laid out, ample cupboards and closet accommodation. Piazza on three sides. Splendid view of beach and ocean. Photo and plans in office. Price only \$5700. (203-C)

OTTERBURN FARM—Belonging to the Estate of the late Sir Joseph Hildson, contains about 2800 acres of which 225 acres are under cultivation. The property is situated on the river Madawaska about four miles south of Lake Temiscouata, and is reached by the Temiscouata Railway which runs through the property at about half a mile from the house. The distance from Riviere du Loup on the St. Lawrence is 65 miles, and about 17 miles from Edmundston, St. Johns River, the junction of the Temiscouata and Canadian Pacific Railways. Cleared land produces large crops of hay, oats, peas, wheat and potatoes, well fenced. The uncleared land contains fine timber, principally cedar, pine, ash and tamarac which produces some revenue without depreciating the value of the property. Considerable stock has always been kept on the farm, and there are large barns, sheds and outhouses in first class condition. Good dwelling house and a farmers house, also bathhouse, blacksmiths shop, carts and farm implements. There is good trout fishing throughout the whole of this district, the toulida being abundant in Lake Temiscouata. Partridge and hares are also plentiful. Other particulars at this office. (186-B).

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

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

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

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

STE. ANNE DE BELLEVUE—A frame cottage situate on Grand Trunk Ave., 8 rooms, lot 200 by 150. (174-B.)

ST. LAMBERT—A semi-detached brick encased cottage, extension summer kitchen, on stone foundation, containing eight rooms, water in house, three minutes' walk from station. (352-2.)

ST. LAMBERT—A detached villa residence, built of brick and stucco work, on stone foundation, 10 large rooms, bath room and closets, daisy furnace; large verandahs on ground floor, balcony on first floor. Lot 60 ft. x 175 ft. laid out in lawn and planted with apple pear and plum trees, five minutes from station. (191-B)

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

ST. LAMBERT—A very nice brick encased house on Victoria Ave., close to Station, heated by furnace, hot and cold water in house. Lot 90 by 174 feet. Moderate price. (157-B.)

ST. HILAIRE—23 arpents of land, all in choice orchard and garden, with frame-house; beautifully situated for summer residence. (150-B.)

St. JOHNS, QUE.—Three solid brick cottages with extensions, well situated on Champlain street, facing Richelieu River; nine rooms, bath and w. c. in each. Area of lot about 16700 feet. Price only \$1000. (205-C).

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

have been required to guarantee to keep the pavements in repair for a certain number of years and it has not been deemed necessary.

"I would like to see Detroit own its asphalt plant, and I feel sure that the city would be well repaid for such an investment. A plant could be equipped for \$2,500, and the same engine that would run it in summer time could be used in winter to run a stone-crusher, giving employment to a number of needy persons. Besides saving the city a sum of money in laying asphalt pavements a substantial amount would be saved in the cost of crushed stone, of which a great amount is used every year."—*Detroit Tribune.*

THE CHARTER AMENDMENTS.

Much of the charter talk that is being indulged in just now cannot fail to alarm those who have labored for years to secure certain changes in the present charter which they were sanguine enough as to describe as "reforms." Thus they succeeded in cutting the reputation of each ward in the Council Chamber down from three to two; and now some are urging a return to the old state of affairs. Then we had a great fight to get rid of the plan by which the Council retired in batches, always leaving a section of the "old guard" in the fort while the others ventured down to meet the people at the polls. But the proposal is heard that a retreat be sounded to the old position and that the Council be elected a third at a time. And so all along the line the drafting of a new charter is being utilized as an excuse to endeavor to kill off the reforms we have gained, and to force radical changes of more than doubtful wisdom.

The quartette of lawyers were not appointed, however, to effect a revolution. They were only asked to revise and consolidate the charter on the general principles now in force. Any drastic changes should certainly be demanded by the people, or, at least, openly asked by the Council before being incorporated in any largely clerical revision of the charter. The task of these lawyers is legal and not legislative; and it will be time enough for them to introduce revolutionary clauses in the charter when they are directed to do so.—*Montreal Star.*

BE ENTHUSIASTIC IN BUSINESS.

Be enthusiastic over your business. Do not think you can make it a success by taking a half hearted interest in it. Confidence wins nine times out of ten. If you have no enthusiasm about your goods or your business it is time for you either to get out of your business or work up some enthusiasm. You cannot produce enthusiasm in other people about your business unless you have that enthusiasm in your own mind to start with. Do not go into business or buy merchandise unless you are fully satisfied at the time with the business or the merchandise. Get a business or get merchandise in which you can have perfect confidence yourself before you attempt to cause other people to have confidence in it.—*Printers' Ink.*

Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

BROCKVILLE, ONT.—A handsome white pressed brick villa residence, with Ohio sandstone facings, with grounds of about three acres, having a frontage of 80 feet on the best residential street in the town, and a frontage of 250 feet on the River St. Lawrence, with stable, coach and boat house; the house is two stories and mansard, and fitted with all modern conveniences. Photos at office. (164-B.)

A COUPLE OF FARMS on the Lake front, suitable for sub-divisions, choice location for summer residences. Particulars at office. (32 by 30-B).

LACHINE—A brick encased building, containing six dwellings; all rented; on a lot with a frontage of 52 feet on College street, 81 feet wide in rear by 100 feet deep; cost \$8000; would sell for \$4000 to close estate. (106-B).

CACOUNA—The cottage and grounds of A. F. Gault Esq., situated on the highlands of this favorite watering place. The grounds contain over three acres of land beautifully situated from the main road to the back. The surroundings of the cottage are the very best. The owner wishes to sell and would accept a moderate price. (189-B)

SEIGNIORY FOR SALE—A fine seigniorial property, beautifully situated within twenty miles of Montreal, large grounds, stabling, etc., also a well wooded domain of 150 arpents, grist mill and aqueduct, three islands, would yield a revenue of about \$2750 per annum. Exceptionally good opportunity for a capitalist. (47-B)

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

ST. ANNES—That unique property formerly known as Beckers Island, One of the most picturesque spots in the vicinity of Montreal, comprising a large island in a high state of cultivation completely walled, beautiful lawn shade trees, gardens, fruit trees, etc. A handsome residence completely furnished, wharf, boat, house and out-buildings. Splendid train service, satisfactory reasons for selling. Price only \$7000. (31-B)

ST. HUGHES—Domain of 159 arpents, with small wooden house and large barn; a beautiful situation for a country house, magnificently wooded, fencing in perfect order. Price only \$3200. (56-B).

NOTICE.

The publishers of the REAL ESTATE RECORD would like to get the correct address of any reader of the REAL ESTATE RECORD who has moved this spring.

SPECIAL.

Our bargain counter this month contains two properties which call for special mention and should attract the attention of bargain hunters.

One is a stone front tenement property in the west end, only built a few years and situated in good street, within a block of the cars, this property is forced to sale for benefit of the mortgagees will be sold \$3000-under cost. Terms easy.

The other is a large and well built stone front house in the neighborhood of Dominion Square, with extra deep extension suitable for business or professional purposes or as a first class residence. We are prepared to convince the most skeptical that this is a bargain.

LAKE ST. LOUIS.

Farm for Sale.

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

GIVING ACCURATE INFORMATION.

The habit of giving accurate information is a rare and valuable one. Not one person in ten can give definite, clear directions on any stated subject of which they have full knowledge. Yet this is a habit which successful business men are compelled to acquire. The trained specialist in any branch of art or science is chiefly valuable because he has learned to crystallize his information and reduce it from vaporous theory to something that can be made practical. From their earliest childhood, children can be taught to be exact and clear. Indefiniteness is a crying fault of youth. It is an easy thing to get into slipshod habits of thought and work. Such work may be brilliant, but unless work is directed toward a definite purpose it is valueless. Thought that appears in brilliant flashes is as useless for guidance as the light of a jack-o'-lantern. A beacon-light must be steady and certain. The value of a fixed, definite purpose in life, steadily adhered to, cannot be overestimated. It is the secret of success, and so fully is this recognized that genius has been defined merely as the power of persistence. He who has ability to maintain a fixed purpose in spite of disappointments and apparent failures, must, in the end, win, if he is guided by honor and truth. Exact habits are best formed in youth. It is next to impossible for a man who has grown up in happy-go-lucky habits of work to turn back and learn to be exact.—*Geyer's Stationer.*

A WEEKLY REST.

"The fourth commandment is the working-man's palladium, his best defence against oppression, and was so intended from the first," says the *New York Independent* "Masters, employers, can take rest when they please; rest must also be provided, both by law and religion, for those whom constant enforced labor would otherwise imbrute. Every provision to guard against excessive hours of labor on the week-day is in the very spirit of this commandment. We are to maintain a rest-day equally out of honor to God, according to Exodus, and out of mercy to man, according to Deuteronomy. The two versions give us illustrated, in concrete duty, the double command of love to both God and man, on which our Lord tells us hang the law and the prophets. 'That thy manservant and thy maidservant may rest as well as thou.' How this purpose and command of God condemns the heartlessness, too often the brutality, of masters of industry and mistresses of household! For the workman's sake the wheels and the hammers and the ploughs must cease to move on the day of rest. For the sake of the servant-girl, the slave woman, the spinning and the weaving and the cooking were to cease on the Sabbath day. Men may doubt whether an old Jewish law is binding now on Christians, and they may declare that the world was not made in six days; but the reason of humanity will never grow obsolete, 'that thy manservant and thy maidservant may rest as well as thou.'"

SPECIALS.

2 CHOICE corner lots, Westmount. One nearest to the city—small area, excellent surroundings—economical to build—owner anxious to sell. The other on the high land, corner of Cote St. Antoine road, commanding fine view.

3 HOUSES.—Must be sold. One semi-detached residence above Sherbrook street. One modern cottage house above Sherbrooke street—specially built. One terrace house in West end above St. Catherine st. Owners all leaving the city.

SPECIAL.

Opportunity for a Gentleman

RETIRED FROM BUSINESS.

Residence with 3 Acres of Grounds

FOR SALE, - \$9,000

Circumstances compel the sale of a fine property, comprising three acres of land beautifully wooded, with flower and kitchen garden, lawns, fruit trees, stone stables and outbuildings. The house is substantially built of stone and is fitted with the most modern hot water heating, plumbing, &c., with ample accommodation for a moderate sized family.

This property is not in the vicinity of Montreal

J. CRADOCK SIMPSON & CO.

TO LET

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

J. CRADOCK SIMPSON & Co

181 ST JAMES STREET.

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Bells and Annunciators Fitted.

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Branch: 31 Cote St. Antoine Road, Westmount,

REAL ESTATE TRANSFERS RECORDED IN OCTOBER, 1897.

MONTREAL EAST

STREET AND No.	WARD.	CAD. No.	SUB. No.	DIMENSIONS.		AREA.	PRICE PER FOOT	BUILDINGS.	TOTAL PRICE.	REMARK
				FRONT.	DEPTH.					
Wolfe 309-317.....	St James.....	974	129 & 130	44	72	3168	.....	Buildings.....	2650 00	
St. Timothé 328-328.....	"	901	.....	51	67	3417	.....	"	4550 00	
St. Hubert.....	"	1203	.....	171	25	109 9	2744	67 1/2 Vacant.....	1850 00	
Cherrier 47.....	"	1207	S. W pt 11	23	6	100	2350	Buildings.....	11000 00	
Berri 738-748.....	"	1203	8 & 9	40	89	3560	.....	"	1500 00	Retrocession
Berri 738-748.....	"	1103	8 & 9	40	89	3560	.....	"	11000 00	
Visitation.....	"	1108	part	89	105	7245	20	Vacant.....	1449 00	
Craig 334-336.....	"	180	.....	46	6	48 8	2263	Buildings.....	15000 00	
Berri 431-435.....	"	1203	103	20	109	2334	.....	"	4900 00	
Notre Dame.....	"	132, 135	.....	68	6	irreg.	4593	.....	.....
Cherrier 98-100.....	"	1203	69 pt 70	50	71	3583	.....	"	9200 00	Rights in.
Laval Ave. 209-213.....	St. Louis.....	903	285, 286	40	75	3000	.....	.....	.....
Ernest.....	St. James.....	1200	part	94	6	71 6	6742	50 Vacant.....	3371 00	
Beaudry 609.....	"	1108	S. 1/2	33	9	107 6	3498	Buildings.....	850 00	
Beauty 660-664.....	"	1143	5	42	9	57 6	2458	"	1400 00	
St. Pubert 672.....	"	1203	182	25	109	9	2744	"	3670 00	
Anderson.....	St. Lawrence	534	11 & 12	46	6	irreg.	2915	50 Vacant.....	2312 00	
Mance.....	"	43	Pts 27 & 28	50	92	3	4812	1.10	5084 00	
St. Urbain 481A.....	"	19	80 A, 90 C	17	4	223	2065	Buildings.....	3300 00	
St. Chas. Borromée 480.....	"	106	.....	irreg.	irreg.	1411	.....	"	3000 00	
Church 52-59.....	"	168	19	25	83	2075	.....	"	6600 00	
Dorchester 700-702.....	"	543	.....	25	6	irreg.	2198	"	700 00	Undivided 1-5.
St. Chas. Borromée.....	"	107	6	20	100	2000	.....	"	500 00	Retrocession
St. Famille 80-80 1/2.....	"	76	7	25	89	4	2233	"	6300 00	
Vallee 21.....	"	432	N. E. 1/2	13	58	9	764	"	900 00	
St. Lawrence 372-390.....	"	316	.....	irreg.	irreg.	6534	.....	.....	600 00	à remétre.
St. Chas Borromée 248-250.....	"	331	.....	42	6	58 6	2487	"	4000 00	
St. Alexander 7-9.....	"	719	.....	irreg.	irreg.	2966	.....	"	.....
Craig 41-44.....	St. Mary.....	38	.....	22	74	1628	.....	"	600 00	Retrocession.
Fullum 514-516.....	"	1468	17	45	81	6	3668	"	7800 00	
St. Catherine 1258-1264.....	"	398	.....	40	113	45 0	.....	"	3000 00	
Maisonnette 231-255.....	"	893	.....	33	irreg.	7831	.....	"	400 00	Rights in.
Panet 48-50.....	"	100	.....	21	10	87 6	1910	"	1400 00	
Fullum 672-674.....	"	1335	N. W. 1/2	21	10	87 6	1910	"	1400 00	
Fullum 608-670.....	"	1335	S. E. 1/2	40	80	3200	.....	"	2500 00	
Papineau 229-223.....	"	633	6 & 7	71	irreg.	6045	.....	"	200 00	Rights in.
Notre-Dame 985-993.....	"	43 pt 44	.....	irreg.	irreg.	8634	.....	"	5211 00	
Notre-Dame 741-743.....	"	1524	Parts.	40	125	5000	.....	"	2500 00	
Visitation 249-253.....	"	958	.....	irreg.	irreg.	3600	.....	"	2750 00	
Gain 45-47.....	"	216	.....	40	103	4120	.....	"	1800 00	
Champlain 249-253.....	"	1089	.....	25	4	42	1063	"	600 00	
St. Pierre Lane 24.....	"	751	.....	irreg.	irreg.	6091	.....	"	7500 00	
Notre-Dame 593-609.....	Hochelaga.....	1598 } 166 }	part	.....	.....	.....	.....	.....	.....
St. Hypolite 13-15.....	St. Louis.....	860	7 & 8	irreg.	irreg.	2290	.....	.....	200 00	Un'v'd 6-7. sheriff's sale
Lavel.....	"	906	23	23	82	1886	1 00	Vacant.....	1850 00	
St. Dominique 215-217.....	"	520	.....	43	6	81	3523	Building.....	2400 00	Undivided 1/2.
St. Hypolite 39-41.....	"	1050	.....	38	2	49 6	1770	"	2000 00	
St. Emery 30 32.....	"	715	.....	21	6	80	1720	"	.....
St. Etienne 303-203A.....	"	658	.....	21	6	62	1333	"	.....	Hypothects.
St. Catherine 1873-1873A.....	"	530	.....	23	129	2967	.....	"	12000 00	
Sherbrooke.....	"	746	12 to 16	irreg.	irreg.	13305	1.08	Vacant.....	14355 00	
St. Elizabeth 205-207.....	"	657	23	60	1380	Building.....	2400 00	
Sanguinet 36.....	"	141	28	102	6	2870	"	2100 00	

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MONTREAL WEST.

STREET & NO	WARD.	CAD. NO.	SUB. NO.	DIMENSIONS.		AREA	PRICE PER FT	BUILDINGS.	TOTAL PRICE	REMARKS.
				FRONT.	DEPTH					
Aylmer 26-26½	St. Antoine.	1225		21 6	76 9	1650		Building	\$1	& other consideration.
Dominion, 71-73	"	85	18	30	90	2700		"	2313	
Richmond Sq. 37	"	1611		24 3	81 6	1963		"		Retrocession.
Victoria, 12	"	1340		18 3	95	1773		"	7500	
Coursol 85	"	86	74	20	86	1720		"	3500	
Canning 57-59	"	191	S. E. Part.	47	124	5828		"	2500	Sheriffs Sale
Gny 466 468	"	1685	N. W. pt.	42 9	97	4185		"	9000	
St. Luke 144-148	"	1654	pt. 69	21	100	2100		"	4750	
Albert 617	"	41		30	irreg.	2048		"	1500	
Crescent 139	"	1702	pt. 69 and 70	23 4	100	2333		"	16000	
Guy	"	1681	parts	irreg.	irreg.	2538		Ice House	2920 50	
Sherbrooke	"	1663	29	27	121 8	3235 6	1.50	Vacant	4853 85	
Prince Royal 2-8	Centre	7		irreg.	irreg.	4614		Buildings	32500	
Wellington 595½-597	St. Ann's	845, 846	Part	irreg.	irreg.	2500		"	7000	
St Patrick 81-93	"	606 to 610		198 6	115 9	22960		"	30000	
Bourgeois 176-178	"	61	S.E.¼	23 4	96	2302		"	60	Sheriffs sale.
Colborne 39-41	"	1667	S.E.P.	33	90	2970		"	2600	

WESTMOUNT.

(COTE ST. ANTOINE)

STREET AND NO.	WARD	CAD. NO.	SUB. NO.	DIMENSION		AREA	PRICE PER FT	BUILDING	TOTAL PRICE,	REMARKS.
				FRONT.	DEPTH					
Prince Albert Avenue	Par Montreal.	214 & 208	55b, 75 c&d	31	111 3	3449		Buildings	6000	
Wind-or Avenue	"	208	13a	30	100	5000	} 45½	Vacant	3650	
Notre Dame de Grace	"	187	4-14	35	100	3000				
Windsor Avenue	"	208	part of 13	25	100	2500	50	"	1250	
York Avenue	"	208	75b		irregular	3320		Buildings	6000	
Dorchester	"	941	283	25	irreg'r	3046		"	12000	
Dorchester	"	380	11	25	120 4	3006		"	10000	
Greene Avenue	"	384	84	25	102	2550		"	5500	
Greene Avenue	"	374	1-68	20	107 9	2155		"	6000	
Elm Avenue	"	374	1-48	25	105	2625		"	5775	
Sherbrooke	"	244	20	50	122 9	6137	91	Vacant	5579 39	
Dorchester & Atwater Ave.	"	382	1 & 2		irregular	25300	1.10	"	28000	
St. Catherine	"	252	10		irregular	2310		Buildings	5500	
Victoria Avenue	"	215	part of 40-3		irregular	540	39	Vacant	210	
Hallowell, 61 and 63	"	941	part of 301	19 7	88 5	1731		Buildings	1150	Sheriffs Sale.
Victoria Avenue	"	215	36	50	135	6750		"	2250	
Springfield Avenue	"	244	11	24 4	90	1830		"	4623	
Olivier	"	309	2 & 3	35	139	5865	27	Vacant	1600	A rêméré.
Chesterville Avenue	"	214	16&17, 25, 25a	} 200	100	20000	} 31	}	6025	
	"	208	24a, 24 & 23a							
Sherbrooke	"	261	11		irregular	6158	60	"	3730 60	
Wood Avenue	"	375	89-1 & 88-2	25	110	2750		Buildings	12300	

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

STREET AND NO.	WARD.	CAD. No.	SUB. NO.	FRONT	DRP1H	AREA.	PRICE PER FT.	BUILDINGS	TOTAL PRICE	REMARKS
St. Andre, 1087-1089 A	St. Jean Bap.	10	part 74 & 73	21	99	1974		Buildings	2500 00	
Chambord, 6-12	"	6	70, 71	48	70	3360		"	5500 00	
St. Andre	"	11	33	21	94	1974	25	Vacant	500 00	
City Hall Ave, 1151-1183 A	"	15	1149 '0 1148	200	64	12800		Buildings	21500 00	
Drolet, 523-529	"	13	637, 638	40	72	2880		"	7300 00	Retrecession
Marie Anne, 426-434	"	1	282, 283	50	100	5000	31	Vacant	1500 00	
Marie Anne	"	325		19	70	1330		Buildings	1500 00	Retrocession
St. Hypolite, 348-350	"	399		47	84	3948		"	2000 00	
St. Dominique 980-982	"	205		28	80	2240		"	500 00	
Mount Royal, 544-546	"	15	534	25	100	2500	1 00	Vacant	2500 00	
St. Denis	"	6	53, 54	48	70	3360	35	"	1200 00	
Chambord	"	200		51	66	3366		Buildings	1500 00	
St. Hypolite, 583-587	"	377	N W 1/2	18 9	140	2625		"	6000 00	
St. Lawrence, 1145-7	"	6	99,100 101 103	102	100	10200		"		Cession.
St. Dominique, 894	"	6	24	24	69	1656		"	1385 00	
Marie Anne	"	148	parts	23	72	1656		"	625 00	
Lasalle, 42 48	"	175, 176		40	72	2880		"	14900 00	Retro. & other prop.
Cadieux, 948	"	30	parts	irreg.	irreg.	12150	20	Vacant	2430 00	
St. Hypolite, 505-507	Hochelega.	54	parts	40	100	4000		Buildings	11000 00	
Larling	"	54	59 part 60	40	100	4000		Vacant	400 00	and val'ble consid'n
Dezery, 223-229	"	29	197, 198	52	110	5720	25	"	1430 00	
Dezery	"	22	27	25	110	2750	30	"	825 00	
St. Catherine	"	166	382, 383, 384	66	80	5280	06	"	300 00	
St. Catherine	"	124, 128, to								
Iberville	"	130; pts 116		irreg.	irreg.	14366	57	"	8200 00	Sheriff's sale
Bobillard	"	117, 125								
Duquette	"	5	81 to 90	126 6	96	12432	60	"	7500 00	
St. Catherine	"	166	30	22 6	100	2250	40	"	900 00	
St. Andre	St. Denis.	7	186, 187	72 6	68	4930	07 1/2	"	369 75	
St. Hubert	"	7	430	25	87	2175	06 1/2	"	140 00	
St. Hubert	"	7	115	25	109	2725		Buildings	231 63	
St. Hubert	"	7	313	25	109	2725	07 1/2	Vacant	204 32	
St. Denis, 1209	"	162	184	22	95	2090		Buildings		good consideration
St. Hubert	"	7	433	25	87	2175	18	Vacant	400 00	
St. Hubert	"	7	433	25	87	2175	06	"	140 00	
Mount Royal Av., 187-191	"	329	144, 145	51 6	80	4120		Buildings	3500 00	
Huntley	"	8	pt. 620	25	100	2500	11	"	284 50	
Labelle	"	8	pt. 716	25	104	2600	11 1/2	"	300 00	
Chambord, 402	"	331	pt. 123	25	86	2100		Buildings	500 00	
Rivard, 566-570	"	162	171	22	70	1540		"	125 00	
Labelle	"	8	755	50	102 2	5108	07 1/2	Vacant	383 18	
St. Denis, 1402-1408	"	198	19	40	75	3000		Buildings	4100 00	
Breboeuf	"	329	164	25	80	2000	15	Vacant	300 00	
Chambord	"	331	pt. 123	25	86	2650		Buildings	215 00	
Boyer	"	5	399	25	114	2850	07	Vacant	200 00	
Drolet, 880-882	"	194	parts	40	75	3000		Buildings	1800 00	
Carriere, 255	"	293		43 3	irreg.	5322		"	1166 00	
Butler	St. Gabriel	3399	6	25	90	2250		"	300 00	
Coleraine, 342-344	"	3399	55	25	90	2250		"	2133 33	
Mullins, 350	"	3099		irreg.	irreg.	7039		"	1 co	rights in

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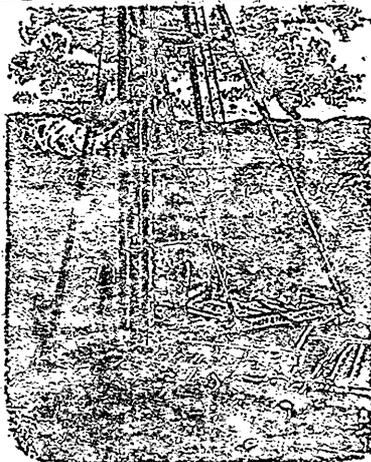
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