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Real Estate Record

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

Vol. XI.

Montreal, January, 1898.

No. 1.

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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JAMES ...

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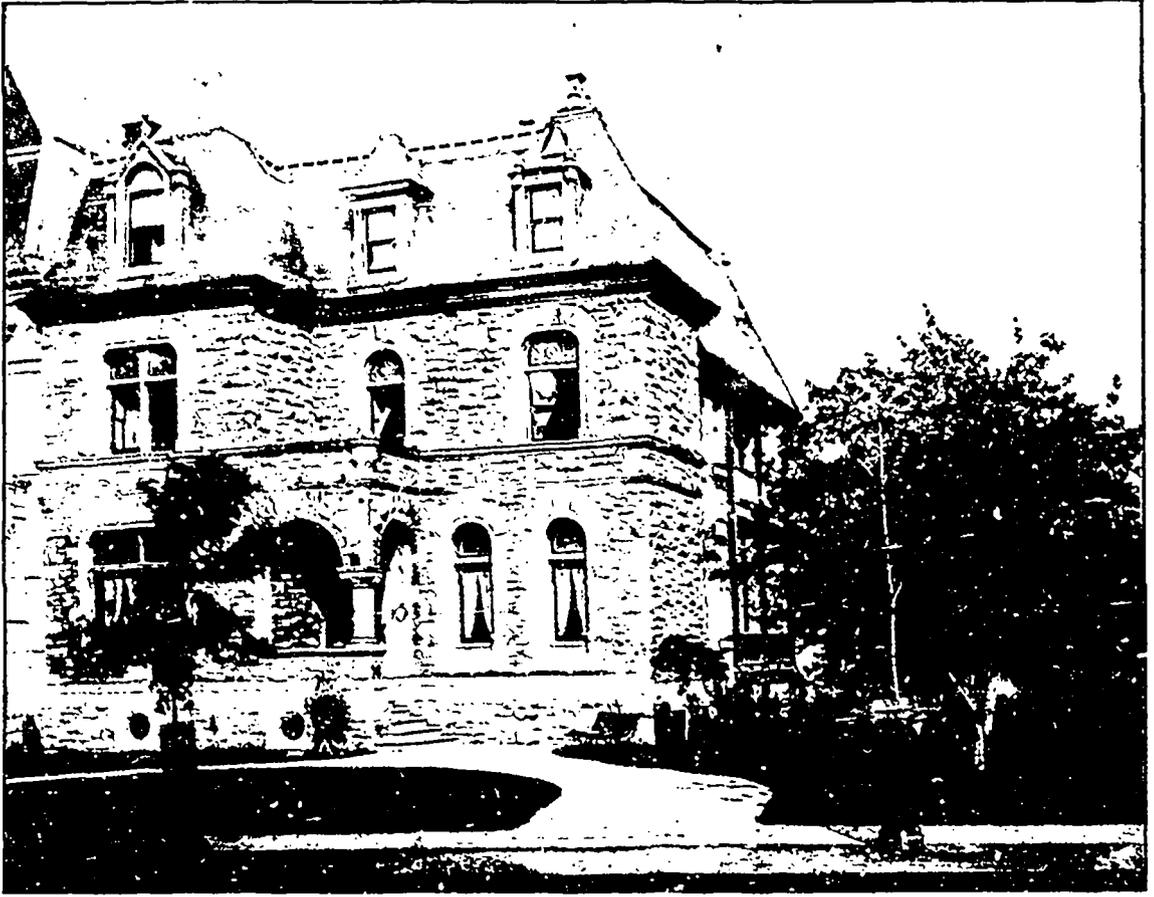
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ESTATE REPAIRS

1000 St. James St. Montreal

RESIDENCE AND GROUNDS FOR SALE.



18 Macgregor Street, Montreal.

This attractive residence property, owned by the Rev. Dr. Warden, who is removing to Toronto, has a frontage of 75 feet on the south side of Macgregor Street, by a depth of 220 feet, the total area being 16,500 feet. The residence was built seven years ago by a leading architect, under the personal supervision of the owner, is in every respect first-class, and one of the most comfortable and commodious houses in the city. It is heated by hot water (Daisy Boiler) and was redecorated a few months ago. It contains the following:

Basement. – Bright Kitchen, Laundry, Servants' Parlor and Bed Rooms, Coal Rooms, Pantry, Cold Storage Cellar, and W. C. Owing to the slope of the land the kitchen and servants' rooms are well lighted, being completely above ground.

Ground Floor. Drawing Room, Library, Dining Room, Butler's Pantry, Cloak Room, Lavatory, and large Gallery off Dining Room and Drawing Room. Open fire-places in Hall, Library, Dining Room and Drawing Room. This flat is magnificently finished in polished hard woods, with hard wood dados, etc.

Second Floor. Three large Bed Rooms, one with Dressing Room and Private Bath, etc., attached, Parlor, W. C., etc. Large wide gallery on south-west with one of the finest views in the city.

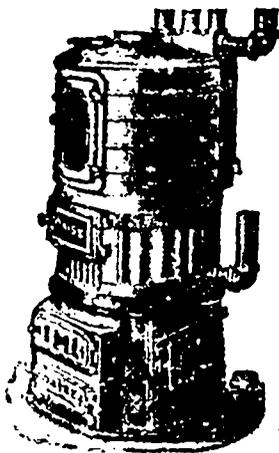
Third Floor. Two Large Bed Rooms, Billiard Room, Trunk Room, Bath Room, and W. C.

Particular attention has been given to the Heating, Plumbing, Ventilation and Drainage of the house, so that its sanitary condition is perfect. The rooms are large, well proportioned and well lighted. Large closets off each bed room.

The grounds are laid out in Orchard, Garden and Lawn Tennis Court, giving the whole place an air of quiet beauty and refinement. The neighboring properties are all first-class private residences, and the situation on the hill slope is in every respect one of the best in the city. The new street railway line up Cote des Neiges will bring the electric cars within three minutes' walk of the house.

For permits to view, terms and particulars, apply to J. CRADDOCK SIMPSON & Co.,

181 St. James St., Montreal.



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 HAS PLACED THE
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 Contracts given when required.

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41 ST. ANTOINE ST.,

MONTREAL.

J. CRADOCK SIMPSON & CO'S.

Real Estate Record

Vol. 11.

MONTREAL, JANUARY 10th, 1898

No. 1.

THE Real Estate Record

IS PUBLISHED MONTHLY

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Cedar Posts.

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Monthly and Annual Review.

Considering that December is the month broken in upon by the most universally observed of all the holidays, the amount of business transacted in the real estate market was all that could be desired, and came up to every reasonable expectation. In some directions it has exceeded these, and in a general way the results achieved, combined with the increased inquiry, and the improvement visible in almost every other line of business, have the effect of restoring confidence in the market, and of reviving interest in realty dealing. It would be too much to say that the market is in a thoroughly satisfactory condition, for this is not the case, but there is none now to deny that the outlook is favorable, and that the entire situation is improving.

Of the sales recorded during the month, St. Antoine ward makes a big showing, over one-half of which was contributed by the recorded transfer of a St. Catherine street property, near Peel street for \$224,000. Of the other wards, St. Jean Baptiste, St. James and St Mary's displayed the most activity, the sales of building lots showing that prices are well maintained. This was also the case in Westmount where there were seven transfers of building lots, and nine of dwelling houses.

The year 1897 was a fairly satisfactory one from a real estate point of view, inasmuch as the business done was fully up to, if not more than, what was expected, and that it was sufficient to show that the market had taken a decided turn for

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Metal Cornices and Skylights,
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the better, and must soon develop into reasonable activity.

One of the comparative tables given in other columns of this issue shows a steady decline in the annual volume of transfers from \$11,196,352 in 1891 to \$4,959,431, in 1896, when the lowest point was reached. In 1897 the sales recorded in the first six months amounted to \$5,180,707 and in the latter half of the year \$4,140,238 making \$9,320,945, as the result of 1853 transfers of real estate (in the city and at Westmount) recorded during 1897. Of course the recorded transfers are not an infallible guide as to the volume of business transacted, and care must be taken in drawing conclusions from appearances of favorable conditions, but from them some idea of the year's showing can be had. The removal about a year ago of the tax on transfers of real estate has had some effect on the gross amount of the transfers in 1897, and it must be said that recorded sales at high prices are often exchanges of what are called attenuated equities. The object of the exaggerated prices in some cases is to take in an unwary purchaser, or to create the impression that values are advancing in order that lenders may be induced to increase their loans on the properties. On the other hand the consideration mentioned in deeds of sale is sometimes one dollar, so that the aggregate amounts may not be so far from the truth after all.

The total amount of mortgages registered in 1897 is \$5,378,547, as compared with \$5,560,779 in 1886. The rates of interest were principally from 4 to 6 per cent. the largest amount of business being done at 5 per cent.

The registered sales during the year 1897 in the outside municipalities adjoining Montreal (and not including Westmount) amount to \$1,527,900.

Renting was very unsatisfactory during the year, especially for stores and warehouses, but with more prosperous conditions of business a change for the better is expected this spring.

C. R. G. JOHNSON,
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MAHOGANY,
QUARTERED OAK,
QUARTERED SYCAMORE
and ALL HARDWOODS.

Kiln-Dried Maple Flooring,

Dressed and Prepared Lumber of every Description

JOHN A. BULMER & CO.

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—BY—

J. CRADOCK SIMPSON & CO.,
Real Estate, Insurance
and Investment Agents
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MONTREAL.

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H. L. PUTNAM.

DRUMMOND STREET—A handsome detached brick residence, in the best part of the Street. Lot 137 ft. x 152 ft. Daisy furnace; all conveniences. Call at office for particulars. (200-B.)

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

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

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

LAMBERT & SON

CARPENTERS, JOINERS
and BUILDERS

Estimates given at short notice for general repairs
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GRAVEL & BOULARD.

Bulldozers Hardware,
House Furnishings,
Stoves & Graniteware,
306 & 308 St. Lawrence St. TEL. 1457

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

BISHOP STREET, No. 268.—One of the handsomest modern terrace houses in the city, specially built for and by Mr. R. Wilson, contractor. It comprises all the modern features of a house of its class, and includes two flats of bed rooms. Excellent stable, coach house, and man's quarters attached. Lot 23 x 129. Price \$15,500. (885-8.)

BISHOP STREET—A handsome stone front house, 29 feet front, near St. Catherine street; has all modern improvements, in perfect order. (887-8.)

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. (198-B)

Taking everything into consideration the prospects for business in Montreal real estate this year are good, and the principal dangers to be feared are—municipal extravagance, and the doings of the Quebec Legislature.

The sales recorded during the month of December in Maisonneuve, Delorimier, Mile End, Montreal Annex, Outremont, Cote des Neiges, Notre Dame de Grace, St. Henry and St. Cunegonde amount to about \$180,400 of which St. Henry contributed \$45,000, and Maisonneuve about \$28,500.

There were 142 real estate transfers in the City Wards and Town of Westmount recorded at the registry office during the month of December the particulars of which are given in other columns, amounting to \$1,040,574.08

St Antoine Ward	24	\$422,423.51
St Ann's Ward.....	2	3,250.00
West Ward	1	48,110.00
Centre Ward.....	1	10,601.59
St James Ward.....	15	98,181.99
St Louis Ward.....	2	4,250.00
St Lawrence Ward.....	8	71,928.75
St Mary's Ward	22	95,585.09
St. Jean Baptiste Ward..	22	108,688.25
St. Denis Ward....	16	21,694.58
St. Gabriel Ward	7	29,454.00
Hochelaga Ward.....	6	40,055.00
Westmount	16	87,854.80
	142	\$1,040,574.08

During the corresponding month of last year 56 transfers were recorded, amounting to \$159,313.48.

The real estate mortgage loans recorded during the month of December, in registration division of Montreal West, amount to \$135,219.92. Of this amount \$32,500 was placed at $4\frac{1}{2}$ p. c.; \$31,318.10 at 5 p. c.; \$19,700, at $5\frac{1}{2}$ p. c.; \$29,725 at 6 p. c.; \$8,036.82 at 7 p. c.; \$2,100 at 8 p. c.; \$1,500 at 10 p. c.; and \$10,340 at a nominal rate.

The $4\frac{1}{2}$ p. c. loans were in three amounts of \$20,000, \$2,500, and \$10,000, and the 5 p. c. were in eight amounts of \$2,000, \$4,750, \$1,000, \$2,000, \$6,800, \$4,000, \$4,000, and \$6,768.10.

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

BISHOP STREET—A cosy stone front cottage, extension kitchen, hot water furnace with all improvements, nice order. (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. (758-3).

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 \$1140 per annum. A good investment property. (72-B).

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

FOR SALE

725 Craig Street.

Vacant corner lot 81.4 x 210 ft.
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 In whole or in part.
 Apply on premises.

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Civil Engineering, Land
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107 St. James Street. Tel. 1969.

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

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.(861.8

COURSOL STREET.—A comfortable brick cottage with extension kitchen, all newly done ever this spring, 10 rooms. Price \$2900. (198-B).

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

CHAMPLAIN STREET—Four solid brick cottages, and two tenement building, 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. (830-3)

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.)

DESRIVERES AVENUE—Two solid brick tenements, containing four dwellings all occupied by good paying tenants, easily rented. Price \$1,000. (177-B).

DORCHESTER STREET—A semi-detached three-story 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 modern stone front house heated by hot water, fronting Weredale Park; the rear view commanding the whole mountain side, a minute walk from one of our prettiest city squares. Price only \$7500. (457-3).

DORCHESTER STREET—A stone front house on full sized lot west of Mountain street. Suitable for a young doctor. (665-8)

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. (188-B)

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

The lenders were :

Estate & Trust Funds.....	\$23,800.00
Local Institutions.....	2,500.00
Insurance Companies.....	23,500.00
Building & Loan Companies	10,500.00
Individuals.....	70,410.92
	<hr/>
	\$135,210.92

In Montreal East the loans recorded amount to \$297,357; of this amount \$236,700 was placed at 5 p. c.; \$35,200 at 5½ p. c.; \$10,007 at 6 p. c.; \$4,500 at 7 p. c.; \$1,350 at 8 p. c..

The 5 p. c. loans were in ten amounts of \$850.; \$175,000; \$300.; \$300.; \$4,000; \$10,000; \$15,000; \$3,250; \$5,500 and \$22,500.

The lenders were :

Estate and Trust Funds.....	\$178,800
Local Institutions	7,000
Insurance Companies	83,250
Building & Loan Companies..	11,100
Individuals.....	62,707
	<hr/>
	\$ 297,857

Property owners who wish to place their houses or business properties in the hands of J. Cradock Simpson & Co., "to let," are requested to furnish particulars at once. For this purpose one week before the 1st. Feb. is worth two after.

We would again direct the attention of house buyers to the advantage of securing now the houses they want before they are rented for another term.

J. Cradock Simpson & Co.,

Real Estate Auctioneers.

181 St. James Street,

MONTREAL.

Notes.

Among the things that appear to be coming our way in the form and in the wake of English capital is a new down town hotel. It is for experts in hotel management to decide the location and requirements of such an enterprise. It is well known that a down town merchant has long expressed his willingness to aid in such a venture, provided it is in strong and capable hands, which seems to be the case with the

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

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. (588-3).

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. (248-a).

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Shaping and
Joiners' Work.**

M. TREMBLAY,

LUMBER MERCHANT,
PLANING AND SAW MILLS.

400 WILLIAM STREET,

Bell Telephone 8426. Merchants Telephone 626.

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 \$980. 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. (468-A) and (753-B)

HERMINE STREET.—A block of wooden tenements and shop on lot, 85 ft. x 75 ft. rented for \$780 per annum. Price \$7,500. (840-3).

HUTCHISON STREET.—A well built stone front house, forming corner of Milton street, 25 feet x 40 feet, heated by Daisy furnace, has five bedrooms; built and occupied by owner. Price \$8,500. (201-B).

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 \$8,500. (152-B).

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

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).

LORNE AVENUE.—A stone front tenement containing two dwellings, heated by hot water furnace in good order throughout. Price \$5,500. (75-3).

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).

MACGREGOR STREET, No. 20.—The handsome detached residence of the late Mr. Fairman, occupying one of the finest sites in the city. The house was built by Mr. Dunlop, architect, and is admittedly one of the finest designs both for exterior and interior. The main floor is finished in polished oak, and the house throughout is in keeping with its design and requirements. Lot 75 x 220. Please call at our office for price and particulars. (881-3.)

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 to be sold en bloc to close an estate. Price and terms easy. (845-3)

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. (878-a).

present proposal. Another reported advantage of it is that it will remove a present eye-sore from great St. James street and fill up one of the gaps in our main thoroughfare.

We are confident from present indications that a few years will show important changes in St. James street and possibly Notre Dame street. The influx of foreign capital, and the general impulse given to trade will certainly result in a demand for down town properties either on leases, or for new buildings.

Montreal is beginning to feel like a large city. The hustle in the principal streets is becoming more continuous—the number of strange faces and strange names is constantly increasing—we begin to know less and less of our next door neighbors, and to care less. The men who can afford handsome new houses are stepping briskly up out of the ranks in surprising numbers. The old standards of social comparison are losing their significance—the old centres of trade are losing their pre-eminence. If we can succeed in establishing a clean and economical city government and get abreast of the times, we need not have a pessimist in the whole city.

A prominent corner property on St. Catherine street was under discussion recently on the basis of twenty-five dollars a foot, which of course had been established as a prohibitory price. But as that figure had been seriously considered by some men of means, the possibility of a revenue on such a land value with the cost of a modern building on top of it, was calculated. To the surprise of those discussing it, a revenue seemed actually in sight on ordinary business conditions. This is another evidence that Montreal is "getting a big boy now."

We are pleased to see that Mr. J. B. Clearihue, a resident and property owner of St. Lawrence ward has been induced to offer himself for election as Alderman to replace Ald. Harper

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.)

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 McGill 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 (195 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, 23½ 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 specially good. Ground floor contains drawing room, library, dining-room, pantry kitchen, backstairs, etc. Upper floors, seven bedrooms and two servants' rooms. (130-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 \$450 per annum. Price \$5100. (143-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. (842-3)

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. \$11-3.

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

PEEL STREET (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,

who is retiring in his favor and will give him his full support. Mr. Clearihue is a sound and successful business man, and eminently qualified for the position. He speaks both languages, will work hard and vote rightly every time. Being retired from active business, he will have ample time to devote to the interests of the city.

The good work of good roads is being actively pushed in the Eastern Townships. The men who are engaged in it are enthusiasts who deserve well of the community. They are the apostles of the new order of civilization, and happily are fast gaining new disciples. The economy of good roads is even yet only partially understood, but only needs to be made clear to the average intelligence to insure its adoption.

The proposal of the Turnpike Trust to tax bicycles is one that wheelman would not oppose if the Trust would only extend its jurisdiction. Long distance is becoming more and more of a necessity as the powers of the wheel are increased, and to go and return by the same road is not up to date.

LA BANQUE DU PEUPLE

PROPERTIES

FOR SALE

En bloc or Sub-divided.

We beg to inform our readers that the valuable properties in the hands of this bank are now placed with us for disposal in whole or in part.

They embrace properties on

St. James Street,
William Street,
St. Henri,
Notre Dame de Grace.

We are prepared to receive any reasonable offer and will make easy terms to reliable purchasers.

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. (190-B)

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 136 ft.; lane in rear; good brick stable. Easy terms. (153 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, kitchen, etc. Two upper floors contain eight bedrooms, dressing and trunk room, bath and small conservatory. Two main floors finished in butternut, wired for electric light. 669-3.)

PINE AVENUE—A handsome stone front house, on lot 24 by 100 feet, extension kitchen, three flats, six bed-rooms. Daisy furnace, all improvements. Moderate price. (71-3).

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).

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. (841-3).

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

SANGUINET STREET—A well built stone front tenement, near St. Louis Square, lower dwelling contains six,

and the upper eleven rooms. Less than a year built, well rented. Price \$5800. (637-3).

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

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

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

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

SHERBROOKE STREET—A 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 189 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—A handsome well built stone front house, recently renovated for owner's occupation and fitted with every modern convenience; separate bath and w. c., also servants' w. c., in basement; grates in drawing, dining room and principal bedroom; plumbing is modern and in perfect order. Brick stable and coach house. Lot 27½ feet front x 130 feet deep to a 20 foot lane in rear. We can confidently recommend this house to any one wanting a comfortable family residence, the owner, who is leaving the City, having spared no expense to make the house first-class in every respect. Price very reasonable. (877-3).

SHUTTER STREET—A well built stone front tenement, in good order, heated by hot water furnace, rented for \$510 per annum. Would be a good investment. (18-B).

SHUTTER STREET—A first-class stone front house, corner of Milton street, on lot 29½ x 114 feet; house is 29½ x 50 feet and two story extension, heated by Daisy furnace, has all conveniences and improvements, ten rooms on two floors, finished cellar basement. (168-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. (835-).

Statement showing number and amount of Transfers in the City of Montreal and Westmount for the years 1891, 1892, 1893, 1894, 1895, 1896 and 1897.

WARDS.	1891	1892	1893	1894	1895	1896	1897	
No.	AMOUNT.	No.	AMOUNT.	No.	AMOUNT.	No.	AMOUNT.	
EAST.....	12	\$ 104,571.00	10	\$ 203,471.95	8	\$ 152,446.12	11	93,258.93
CENTRE.....	6	108,716.88	5	20,009.00	4	23,825.00	4	110,201.59
WEST.....	12	301,002.50	9	381,139.69	4	180,149.95	7	198,346.00
ST. ANN'S.....	113	688,167.00	71	342,081.37	48	310,366.79	59	401,594.44
ST. ANTOINE.....	286	2,517,703.32	275	2,750,770.97	198	1,642,987.37	228	2,040,668.10
ST. LAWRENCE.....	176	1,257,683.33	152	517,430.45	69	425,796.77	95	930,431.43
ST. LOUIS.....	142	644,222.74	125	685,191.02	105	532,421.64	123	545,432.46
ST. JAMES.....	222	746,016.00	226	1,049,894.60	178	697,771.80	150	803,412.75
ST. MARY'S.....	167	742,116.46	133	623,428.95	150	549,064.65	124	432,427
HOCHÉLAGA.....	92	1,799,476.94	65	420,556.16	54	324,787.57	120	324,787.57
ST. JEAN-BAPTISTE.....	331	748,947.40	285	666,016.35	240	523,954.77	310	1,060,719.28
ST. GABRIEL.....	215	779,839.39	149	304,696.97	90	202,107.79	89	281,545.01
ST. DENIS.....	149	757,809.06	186	1,139,827.14	147	199,764.36	256	450,732.15
WESTMOUNT.....	1923	\$ 11,190,352.08	1769	\$ 8,479,609.71	1368	\$ 5,920,403.46	1853	\$ 9,327,007.07
								\$ 49,991,431

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

ST. ANTOINE STREET—A well built stone front tenement, in good order, and rented for \$540 per annum. A good investment. Price \$6775. (641-3).

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).

ST. ANTOINE ST.—A substantial solid built house, near Guy Street, in good order, heated by Daisy furnace, 16 rooms, moderate price \$8,760.—(194-B)

ST. ANTOINE STREET—A substantially built 3½ story solid stone house, 29 feet wide by 40 feet deep with 80 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. (578-3).

ST. CATHERINE STREET—A handsome 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. (150-B.)

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

ST. CATHERINE STREET—A 2½ story rough stone front house, 25 feet by 36 feet, hot water furnace, 18 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 BORROMEE STREET. A brick building, forming corner of Lagauchetiers street, suitable for retail shop, and dwelling above. Lot 37½ feet by 48 feet. Price \$7000. (50-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 out stone front double tenement, well situated, easily rented and in good order. Price only \$4,800. (193-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. (199-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. (698-3.)

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

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

STATEMENT showing assessed valuation of Real Estate in the various wards of the city from 1885 to 1897. These amounts include exempted properties.

WARDS.	1885	1886	1887	1889	1890	1891	1892	1893	1894	1895	1896	1897	Exemptions, 1897
EAST.	4,158,000	4,230,000	4,271,000	4,603,600	4,742,700	4,749,200	4,777,500	5,526,400	5,607,100	7,911,500	5,704,300	5,580,800	2,671,900
GENT'L E.	4,500,000	5,524,000	5,754,000	6,502,600	6,721,400	6,756,500	6,920,000	7,489,600	7,515,500	7,563,300	7,601,300	7,599,000	1,824,000
WEST	8,069,000	8,700,000	8,988,000	9,059,000	9,730,500	9,759,000	9,820,500	10,529,300	10,573,200	10,584,900	10,933,900	10,913,900	314,500
ST. ANN'S	9,277,000	9,600,000	9,915,000	10,487,815	10,745,170	11,504,550	11,654,700	12,672,630	13,604,870	13,123,510	13,277,480	13,276,640	964,300
ST. ANTOINE.	31,255,000	32,000,000	33,849,000	36,456,130	41,141,060	42,452,030	45,750,375	60,082,425	62,252,990	63,300,915	63,449,615	63,053,215	16,294,700
ST. LAWRENCE.	8,600,000	8,800,000	9,210,000	9,467,000	11,176,600	11,917,680	13,251,030	15,401,270	16,101,410	16,818,975	17,354,150	16,350,800	2,830,400
ST. LOUIS	6,419,000	6,811,090	7,309,000	8,291,800	8,785,150	9,419,780	9,566,930	11,075,192	11,250,280	11,432,520	11,594,950	11,792,620	1,668,420
ST. JAMES	7,500,000	7,997,000	8,844,000	10,124,130	11,049,810	11,562,410	12,220,820	14,381,400	15,405,700	15,723,850	16,103,410	16,192,610	3,953,950
ST. MARY'S	6,821,000	7,235,000	7,956,000	8,329,080	9,533,590	10,226,655	10,674,300	12,324,640	12,289,865	13,089,995	12,994,405	13,115,755	2,974,550
HOUELAGA.	2,663,000	2,235,000	2,956,000	3,686,045	4,113,510	4,594,320	4,687,570	5,282,440	5,363,550	5,427,430	5,467,850	5,468,920	778,200
ST. JEAN BAPTISTE	1,838,000	1,838,000	2,111,000	2,806,875	3,477,570	3,822,110	4,224,550	5,426,850	5,920,630	6,344,780	6,770,230	7,086,990	933,100
ST. GABRIEL	.....	.....	1,650,000	2,040,370	2,303,120	2,434,525	2,956,820	3,330,720	3,623,455	3,803,465	3,982,255	4,011,865	590,175
ST. DENIS	87,802,000	94,478,090	101,750,000	116,503,225	123,630,520	128,731,820	136,504,795	164,983,605	171,721,475	177,447,995	177,889,820	177,817,000	36,026,795

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. (168-B.)

ST. MARK STREET—A stone front double cottage, 80 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 deaired throughout, drainage perfect. Fuel shed and stable in rear, with covered passage from house. Price only \$6500. (689-3).

ST. MARK STREET—A neat stone front cottage, containing 10 rooms, heated by hot water furnace, in first class order. Price only \$5500. (82-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. (288-A)

ST. MATTHEW STREET—Two story front cottages, near Sherbrooke street, well built and comfortable, nine rooms each, Daisy furnace, in good order. Price \$6,250 and \$5,600. (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-B).

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

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

Business Properties And Building Lots FOR SALE

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

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

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. (183-a.)

BEAVER HALL HILL.—Choice lot of land, with small wooden building, occupied by C. Mariotti Esq. Particulars at office. (90-B.)

BEAVER HALL HILL AND LAGAUCH ETIERE 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 800 feet frontage, commands a view of all the western part of city. (7-8).

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)

Statement Showing number of Mortgage Loans recorded during 1895, 1896, 1897, and 1897.

LENDERS.	1895.		1896.		1897.	
	MONTRÉAL W.	TOTAL.	MONTRÉAL E.	TOTAL.	MONTRÉAL E.	TOTAL.
Insurance Companies	479,913.00	\$ 1,585,313.00	304,800.00	\$ 1,144,400.00	657,490.00	\$ 1,206,970.00
Local Institutions	730,507.00	1,729,098.62	385,608.00	875,754.00	559,553.00	617,415.14
Trusts and Estates	438,251.00	720,536.00	383,290.00	1,523,440.00	395,750.00	1,203,666.49
Loan Companies	349,215.00	493,260.50	323,400.00	486,717.00	485,915.00	774,515.00
Individuals	1,053,767.00	2,129,039.34	824,237.00	1,536,468.00	798,984.00	1,515,986.37
Total		\$ 6,663,247.46		\$ 5,560,779.00		\$ 5,378,547.00
Four	41,027.13	900,000.00		900,000.00		3,000.00
Four and one quarter		41,007.13		25,000.00		100,000.00
Four and one half		25,000.00		25,000.00		153,500.00
Four and five eighths		125,000.00		623,000.00		341,500.00
Four and three quarters		356,608.56		40,000.00		9,000.00
Five		345,000.00		105,000.00		1,094,947.00
Five and one quarter		38,000.00		40,000.00		20,000.00
Five and one half		1,858,410.00		1,360,626.00		24,200.00
Five and three quarters		66,600.00		682,058.00		424,258.00
Six to seven		941,107.00		25,500.00		3,400.00
Over 7 per cent and nominal.		1,509,440.00		938,167.00		1,269,388.87
		2,546,166.00		738,348.00		713,862.00
		543,016.98		338,036.00		483,027.00

TOWER STREET.—A handsome pressed brick double house, on lot 60 feet x 100, with two story extension, fitted with all modern improvements, ground floor contains drawing room, dining room, library, kitchen and bedrooms, pantry. Upper floors contains eight bedrooms; w. c., on each bedroom flat. (871-1).

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

UNIVERSITY STREET.—A stone-front 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. (559-3)

UNIVERSITY STREET.—A well built brick house, above St. Catherine street, on lot 24½ feet by 100 feet, in thorough order, extension dining room, hot water furnace, dumb waiter, etc., eight bed-rooms. (653-8).

UNIVERSITY STREET.—A good stone front house, containing 12 rooms, combination furnace, in good order. (100-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-B.)

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 \$4000. (820-3)

VICTORIA STREET.—A good solid brick house, well rented, on lot 20 feet front. Low price to a prompt buyer. (5).

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. (195-B.)

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

WELLINGTON STREET.—A good brick house, near the subway; heated by hot water furnace, and in good order throughout. Only \$3,500. (878-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).

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. (510-3).

CRESCENT STREET—Three fine building lots on the best part of this street, each lot 20 ft. front x 100 ft. deep. Low price to a prompt buyer. (184 B)

DORCHESTER STREET—A vacant lot 30 feet by 110 feet, just west of the Windsor, the only one for sale in the vicinity. Particulars and price at office. (779-8).

DRUMMOND AND MOUNTAIN STS—A block of land with a frontage of 150 feet on each of these popular residential streets, 180½ feet deep to a lane in rear, and adjoining the residence of Lord Mount Stephen, almost the only piece of ground in the vicinity, suitable for building high class residences. Particulars at office. (97-B).

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

DELORIMIER AVENUE—The well known property, known as "The Kennels of the Montreal Hunt," comprising an area of 134367 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 best lots in the west end, 40 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 86,000 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. (869-3).

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

HOME THOUGHTS.

THE EXPRESSIVENESS OF FURNITURE—THE HOUSE AS AN EXPONENT OF THE OWNER.

Regarding with sympathetic interest the lovely bed-chamber of a young girl just promoted to the possession of her own room from the sisterly sharing of the children's quarters. I could not but realize that it told its own story. The delicately papered wall, with its faint pink and white strips and frieze of budding roses; the white-ground carpet with crossing lines of pale color and flowery border; the white-enamelled furniture and soft muslin draperies on the bed-canopy and at the windows; the little fanciful desk; the pretty photographs and etchings, all said more plainly than words: "We are brought together to give appropriate and lovely surroundings to some one who is very young and sweet, some one to whom life is fresh and full of hope. We symbolize girlhood and feminine daintiness and charm."

Not long ago I had been thinking very earnestly of the effect of dress on character, and it occurred to me, more vividly than ever before, that the furniture, the material things with which we fill our houses, had precisely the same effect as our garments in the expression of the minds of those who live in them, and as an elevating or lowering influence upon those who abide in these surroundings. And out of this grew a more active belief in an old persuasion—our homes would be so much more beautiful and attractive if they were more individual, and more plainly told the story of our likes and dislikes.

In previous papers in this column I have urged this self-assertion and less dependence on decorators and upholsterers than is common in our day, but I am so much impressed of late with the sameness of houses and the inappropriate settings in which families place themselves, that I feel stimulated to be more emphatic.

It has become so well established a habit to go and see some one else's library or dining-room or even bed-chamber, and order a duplicate, or to look over plans already carried out in other people's houses and order from them, as women select designs from fashion-plates, that the majority of the dwellings are in like manner considered well furnished when they are strictly in the mode of the day.

You fancy a ruffled drapery at your windows; the salesman turns his face wearily towards the shelf or box in which he may find a few pairs, and when an expression of sincere regret for erroneous judgment tells you: "These are last season's draperies; ruffles are quite passé." It is to the average shopper as if her dressmaker had said: "Flounces are not worn this year." The ruffles are immediately relinquished; the little picture fancy had drawn of their effect in the simple room for which they were intended is expunged, and a purchase is made of something not so pretty, because the salesman in a shop has quenched the satisfaction with which it had been viewed by individual taste. Something of the latest importation is substituted, and you will see your windows multiplied by a thousand every walk you take

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 8 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. 82-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-B).

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

NOTRE DAME STREET—Two very desirable lots in the best part of St. Henry, each 80 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. (611-3).

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

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

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

RICHELIEU 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. (253-8).

SEIGNEURS STREET—A block of land just below St. Antoine street, about 75 feet by 110 feet, with the old brick and wooden buildings thereon. Splendid site for a block of tenements. (12-B).

SIMPSON STREET—A fine villa lot, 50 feet by 140½ feet, with a small brick building thereon; delightfully situated adjoining the Trafalgar Institute. Moderate price. (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. (187-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 120 feet deep with a brick house on Matthew St. no waste ground, just the right size for a shop, land in rear (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).

There seems to be lack of a starting point, a basis of advance, from which to begin the furnishing or refreshing of a house which causes this initiative dependence on our tradespeople and our neighbors for ideas.

Ruskin has bidden the bookbuyer to purchase only what he really then desires to read; not to accumulate books for their names sake, nor because they are the subject of recent discussion, but to possess one's self of the mental nourishment we crave and so fill our mind's storeroom. I knew a library purchased under this rule, and it has proved the most attractive, the most companionable, the most outgoing and influential collection of books to be found anywhere.

The principle involved is eminently practicable as applied to selecting the furniture of a house, and particularly to what one buys for a limited space like an apartment. It is a very usual method to begin by buying certain ordinary things common to all rooms used for a certain purpose; the dining-room must have this, the drawing-room must have that, etc. Of course it would be absurd not to keep to the rough outlines to which all rational purchases have to conform; but why not buy only what is fundamentally needed at first, and then let the details unfold themselves as requirement and the loving watchfulness which eternally is discovering the weak and bare places in the scheme, point the way to improvement? For illustration: A table and chairs are absolute necessities in the dining-room, but the sideboards and buffets can wait a bit, with a little contrivance, until you are sure where you are to place them and what shape and type will best suit your walls and windows and space, and often the room is far prettier for an odd bit specially adapted to a peculiar spot than if all the pieces had been bought en suite.

On entering a dwelling it would seem far more delightful to say, "This is the home of a very cultivated family," or "This is a place of rest and comfort," than to exclaim, "This house is decorated by Smith & Jones, the same firm who refurnished Mrs. —'s." To let your rooms take on their own especial lines from your own especial peculiarities, just as a man's favorite hat or coat assumes his individuality in every curve and wrinkle, is the way to make your house interesting and unique and expressive of yourself.

Elegance can only be obtained by simplicity and direct service of the article to a use; it is very easy in these days to be splendid and in the fashion, and both these attainments are possible in combination with rooms overcrowded with useless furniture. Elegance requires the concomitants of repose and sincerity which are demonstrable in the manner and behavior of a truly distinguished woman. Any uselessly crowded drawing-room is marked by the air of exhibition, and loses tone as truly and for the same reason that a woman who fidgets and remembers her clothes can never be high bred.

If we could let our homes develop themselves instead of having them made to order all at one time, we would contribute very liberally to the world's beauty and comfort. This brand-new

ST. CATHERINE STREET—A lot of land in vicinity of Peel Street, 58 feet by 102 feet 6 inches with two-story brick encased building in rear and two brick shops in front, rented for \$1450 per annum. A choice speculative property. (469-8).

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 128 feet by 111 feet 9 inches. Area 18,745 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 5,285 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 80 cents per foot. (114 B)

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

ST. JAMES STREET—A 3-story stone front building, comprising two stores and dwelling, well rented to good tenants. Lot 28½ x 106 feet. Would be sold at corporation valuation—\$14,000. (827-3.)

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

ST. LAWRENCE STREET—Choice blocks of land on this and cross streets, will be sold in single lots or en bloc. Suitable for dwellings, stores, factory sites, etc; electric cars pass through the property. Sidings can be had from C.F.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 \$4,600. (831-3.)

J. Cradock Simpson & Co.

Real Estate Agents, and

Real Estate Auctioneers.

OFFICE AND SALESROOM—GROUND FLOOR,

181 St. James St., MONTREAL.

finished-up requirement frequently extends to such lifetime matters as the pictures on the walls; often, very often, the dealers and the artists known, the buyer gets what he wants to fill a space, not a canvas which is glowing with inspiration for him as long as he lives.

Even a church sometime reflects the character of the man who ministers at its altar. Since the day on which its cornerstone was laid, how has the dear low-roofed, rambling Church of the Transfiguration yearly told the story of its saintly rector's life! An added chapel for the simpler, more family-like morning and evening prayer to which his people were particularly faithful a baptistery to welcome the babe of the flock and commemorate some who, dying in infancy, seemed ever to attend the newly born as they were brought to the font; a home for the choir; a lych-gate for the dead; one by one, as the year went on some portion of his loving, wide-reaching ministry took share in these enduring works of added convenience or beauty, until it all now stands as a monument, not only, as many churches do, of an able use of means and energy, or even of faithful labor, but of the heart and life of a man whose love ever flowed outward to every need of humanity, without regard to creed, or color, or race, or saintliness but stood a demonstration of the all-reaching, all-comforting power of the religion he professed.

No; now, nor since his death, has the idea that that inconspicuous church might well serve as a model whereby men and women might pattern their homes first come into my mind. I am very glad here to lay my very modest tribute upon his grave, but it is chiefly to bring to the illustration of my argument an object-lesson of the charm of individual growth and expression in our homes, that I notice this very striking instance of how a building within and without can tell the story of a man and speak not only of his character, but of his opinions and his methods.

In the ordinary, all-at-once, hurried filling up of the chambers of a house there is also a very

great waste involved. We buy what we do not eventually find necessary; we buy what we eventually find distasteful, and often endure for years what we would gladly get rid of if our purses were long enough. The slow, deliberate choice which has the assistance of experience and maturing judgment rarely fails to take that which is of full value, both as regards our money and our lives, and the intrinsic worth in the estimation of our hearts and minds, is always great.

There seems no reason why, as Americans, we may not evolve new and original ways of producing beauty and comfort in our homes, and cease to enjoy such curious travesties as now are dear to many a young matron. Surely it is time to do something better than to set up a not too easy triangular seat and canopy it with cheap, gay stuff supported by imitation Moorish aunes, and call it a "cosy corner"—*N. Y. Evening Post.*

THE SLEEP PROBLEM.

We confess to having little sympathy with people who can sleep all day long, though doubtless, as the undergraduate said, they too are God's creatures. On the whole, immense legarthy is connected with a rather low intellectual development, often aided by foolish parents who allow their children to sleep longer than is good for them.

As town life extends and intellect is aroused, the problem will be more and more that of too little, not of too much, sleep. Perfect, or nearly perfect, health is of course the first condition of sound sleep. But scarcely any one is quite healthy, and so we must aid the sleepless to acquire that which is lacking. The one great thing to do is to fatigue the attention; not only to tire out the body, but to fatigue the active mind, to quiet the vaso-motor centre, and so drive the congested blood from the brain. Quiet and regular habits, a certain monotony of

light evening occupation, will tend in this direction, while a great variety of evening engagements is generally fatal to the victim of insomnia. It is unwise to go to bed on either an empty or very full stomach; a slight meal before rest is the wise course. A hot bath: the last thing, taken under the following conditions, is perhaps the very best aid to sleep: "As recommended by Eccles and others, the bath should be taken in a room with a temperature of 65 to 75 degrees Fahr. The patient should stand with his head over the edge of the tub, douching head and face with water at 100 degrees. The cooling of the body by the air and the hot sponging of the head first send blood to the brain, dilating its vessels. Then the entire body, except the head, is immersed in a bath at 98 degrees, rapidly raised to 105 or 110 degrees; in a few minutes the bath is left, and the body wrapped in blankets, which absorb the moisture, and with the least possible exertion the patient gets into his night clothes and to bed, with a warm bottle to his feet, and perhaps a little warm liquid food."

There is no better means than this for meeting the untold ills of insomnia, but the writer has also found the good old proverb of walking a mile after the last meal useful. It goes without saying that a late London dinner-party meets with absolute condemnation. On the other hand, we are glad to find the author very reasonable about sending children to bed very early and about early rising. Not a little harm has been done to mankind by forcing children to bed in broad daylight, and in routing people out of their warm beds to face the dank chill of an early winter morning. There is a mean between these applications of old "saws," and the case of a celebrated French mathematician who, in the latter years of his life, spent twenty hours in bed. The object of sleep is to restore nervous tissue; as much sleep as needful for that purpose is both good and necessary, but more is purely mischievous. The problem, the difficult problem, of modern life is to secure enough.—*London Spectator.*

Houses and Building Lots

FOR SALE

-AT-

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. (43-2).

BURTON AVENUE—A good building lot, 60 ft. by 70 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 185 feet on Cote St. Antoine Road, and about 250 feet on Victoria Avenue. This is one of the finest villa residence lots in the Cote; it commands magnificent views which cannot be interfered with. (286-2).

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

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

DORCHESTER STREET—Two handsome stone front houses, just west of Greens Avenue, each 28 feet front, with all modern improvements, kitchens on ground floor (793-3).

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

DORCHESTER STREET—Three choice lots near Clandeboye 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).

SMALL COURTESIES.

Lippincott's.

We are all born but once. Most of us marry but once. We certainly can die but once. And if we look at life "as a small bundle of great things," we shall certainly not think it worth while to practice small courtesies. But if we regard it far more truly, as a "big bundle of small things," we shall as certainly feel that few things in life are better worth doing. It may never be in our power to save anybody's life, make for anybody a fortune, shed luster upon the family name, die for our country, or set the smallest river on fire in any way what ever. But if we conscientiously and sweetly give ourselves to the practicing of small courtesies, only the recording angel can ever set down the good we shall do in our day and generation to hundreds and thousands of our fellow-creatures in the course of a life-time.

Most people despise them as not worth doing. Few people perform them with any degree of consistency of loving kindness. Fewer still are content to do them in the best way, unnoticed, unremembered, really feeling it to be emphatically a virtue that is its own reward. Yet it is a wonder that preachers do not urge it upon their congregations from a thousand pulpits—on off-Sundays, say, when they are not pitching into the Pope, if they be Protestants, or into the Protestants if they be Roman Catholics, and have time for the marrow of all creeds, and can be content to let the bones take care of themselves.

As to the people I see, the best class of all are the religious people. It teaches me again that the best of this class is the best that one will find in any class.—*Carlyle.*

Suffer if you must; do not quarrel with the dear Lord's appointments for you. Only try, if you are to suffer, to do it splendidly. That's the only way to take up a pleasure or a pain! —*Phillips Brooks.*

No man is born into this world whose whole work is not born with him; there is always work, and tools to work withal, for those who will.—*James Russell Lowell.*

Firmness, steadiness of principle, a just moderation and unconquerable perseverance are the virtues the practice of which is most likely to correct whatever is wrong in the constitution of the social system.—*Daniel Webster.*

I find the great thing in this world is not so much where we stand, as in what direction we are moving; to reach the port of heaven, we with the must sail sometimes wind and sometimes against it—but we must sail, and not drift, nor lie at anchor.—*Oliver Wendell Holmes.*

Four things a man must learn to do
If he would make his record true :
To think without confusion clearly ;
To love his fellow-men sincerely ;
To act from honest motives purely ;
To trust in God and Heaven securely.

—*Zenry Van Dyke.*

DORCHESTER STREET—Two 2½ story grey cut stone houses, just completed, each 25 feet x 45½ feet, and extension 15 feet x 82 feet, full height; cemented cellar, basement contains furnace, coal storage, laundry and servants w. c. Principal floor, drawing, dining and breakfast rooms and kitchen; five bedrooms, separate bath and w. c. Sanitary and plumbing work of the finest description. Vestibule has Mosale floor and Tennessee marble dado. All front windows are of heavy plate glass. All material and workmanship of the very best, electric bells, wired for electric light. Any one wanting a first-class residence at a moderate price, should inquire about these houses. (898.)

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

ELM AVENUE—A double detached stone-front cottage, near Sherbrooke street. Lot 50 x 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. (102-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. (700-3).

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. (180-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. (103-B).

IRVINE AVENUE—Two 2 story solid brick cottages, extension kitchens, heated by hot water furnaces, in good order, seven rooms in each. Price \$3,850 each. (204-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. (788-3).

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

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).

MOUNT PLEASANT AVENUE—A magnificent villa lot, 120 feet by 175 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. (168-B.)

MOUNTAIN AVENUE—Just above Cote St. Antoine Road, nine nicely situated building lots, each 50 feet front by about 115 feet deep, with in two or three minutes walk of street cars. (180-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. (787-3).

SHERBROOKE STREET.—A handsome modern house ready built for a leading architect with land adjoining, situated in the heart of the best section of the town. Everything in perfect order, comprising large drawing room, dining room, ante room kitchen and pantry, black room—on the main floor—with five good rooms on the next floor—Wood work on main floor hand polished—with gold 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 finished in natural colors; four bedrooms. Price only \$4,000. Easy terms; interest 5 p.c. (196-B)

The spiritual life is not knowing, [not hearing but doing. We only know so far as we can do. We learn to do by doing. What we do truly rightly, in the way of duty, that, and only that, are we.—*Frederick W. Robertson.*

GOOD COUNSEL.

Young men of an inventive turn of mind could be constantly on the alert, observant in everything. Note where a saving of time or material can be affected by improved methods. If you cannot make two blades of grass grow in the place of one, invent some method to do certain things quicker and better than by present methods. Time is money, and any method by which time is saved has a commercial value. If the operation is performed better and quicker, the commercial value of the method or means enhances accordingly. The simplest inventions are of the most value, comparatively. A recent report from the Patent Office states that the majority of successful patents were for articles that retailed for one dollar or less.—*Rural Mechanic.*

A CHEAP WAY TO MAKE OZONE.

Whether ozone plays an important part in the hygiene of nature is a moot point. Pure ozone is unquestionably poisonous. In air which is largely polluted with organic matter, as in the air of London and other large towns, small quantities of ozone cannot obviously live long. It is, of course, a powerful oxidizer, and the oxygen with which it is surcharged is soon absorbed. It is found, however, in distinct quantity in the pure air of the country, and, as everybody knows, in sea air. Its occurrence in air is invariably connected with the existence of water generally in motion. Thus the wind blowing over the sea waves or over the waves of a lake or the air in the immediate neighborhood of a waterfall or spray contains a notable amount of ozone. Of course, it is due to some extent exert a purifying influence upon the air, but this can only be of importance when the ozone occurs in distinct quantity or when it is being constantly evolved, as over the surface of the sea.

Doubtless sea air and mountain air owe their beneficial qualities to their purity, which, in some measure, is due to the action of ozone. This fact has led to the devising of apparatus for the simple and easy production of ozone in hospitals and large buildings. It may not be generally known that a very simple and effectual way of bringing ozone into the house consists in first suspending moist linen sheets in a keen, dry wind, and afterwards hanging them up in the house. The air in the room will thus become considerably charged with ozone, and its presence will be easily detected by its peculiar smell, while a moistened starch iodide paper will instantly turn blue. Why ozone is accumulated in wet clothes in this way is not quite understood, but it may be due to the rapid

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

ST. CATHERINE STREET—A comfortable, well-built stone front cottage, with extension kitchen, Daisy furnace, and all improvements; five rooms on ground floor. Would exchange for a smaller house. Price only \$8,000. (883 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. (83-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. (882 & 886-2).

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. (287-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-).

UPPER LANSOWNE 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. (280-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. (48-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, 18 rooms and a fine cellar, Daisy furnace. Sanitary arrangements perfect. Electric Light and gas in house, gas grate in parlor. Corner lot with 100 feet frontage on the beautiful new Park. Size of lot 50 x 100. Price, \$10,000. (74-B).

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

WESTMOUNT—A magnificent corner property on the uplands, with grounds containing over 100,000 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 & COY.

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

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

COTE DES NEIGES 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 "Fern-grove," bounded by Cedar, Crescent and Lakeview Ave., between Cote St. Luc Road and Westmount. Particulars at office. (168-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).

passage of the oxygen in air over a large wet surface. It is not improbable that this interesting phenomenon plays an important part in the real hygienic cleansing of our linen articles of clothing. In big laundries, when the not quite dry linen is brought in after having been exposed to a cold, dry air for a short time, the smell of ozone is almost more than is agreeable. *The Lancet*.

LONGEVITY AND THE BRAIN.

Speaking at Selkirk on the 8th inst., Sir James Crichton-Brown dwelt on the dangers to health involved in indolence and disuse of the brain. The medical profession, he said, adapting itself to the needs of the times, had felt it incumbent upon it during the last decade to insist mainly on the evils of misuse of the brain, on the excessive strain not seldom imposed on it in these days in the fierce struggle of the race to be rich, and more especially on the over-pressure imposed on it in the name of education when in an immature state, but they were not keenly alive to the correlative evils of the disuse of the brain.

Elderly persons who gave up business and professional men who laid aside their avocations without having other interests or pursuits plunged, in despondency or hurried into premature dotage. He did not know any surer way of inducing premature mental decay than for a man of active habits to retire and do nothing when just past the zenith of life; and, on the other hand, he did not know any surer way of enjoying a green old age than to keep on working at something till the close. It had been said that one of the rewards of philosophy was length of days, and a striking list might be presented of men distinguished for their intellectual labors which they had never laid aside, who had far exceeded the allotted span of human life. Galileo lived to seventy-eight. Newton to eighty-five, Franklin to eighty-five, Buffon to eighty, Faraday to seventy-six, and Brewster to eighty-four years. Sir James Crichton-Brown drew special attention to the great age generally attained by our judges.—*London Lancet*.

UNCONSTITUTIONAL.

THE LEGISLATURE'S INTERFERENCE IN MUNICIPAL AFFAIRS.

The 'Signal' publishes a vigorous article in connection with the now famous bill concerning the proposed improvements for the city of Montreal. The writer opens with the following remarks:

'The federal pact in reality gives to the legislatures the power to regulate the organization of municipalities, to determine their powers, to cancel or modify their prerogatives, to fix the rules which those corporations must follow in the management of their business, but nowhere can it be found that the local parliaments have the right to themselves manage such business, nowhere is it said that the provincial legislatures can take the place of the

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. (206-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. (110-2)

MONTREAL JUNCTION—18 choice lots situated near the station, would be sold en bloc or separately. (188-a).

NORWOOD—A charming frame cottage, situated in one of the most commanding sites on the bank of the Back River, convenient to 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. (42½-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 sea-side 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 Hickson, 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 boathouse, blacksmiths shop, carts and farm implements. There is good trout fishing throughout the whole of this district, the trout 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 plans and particulars. (299-A).

Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

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 90 ft. x 175 ft. laid out in lawn and planted with apple pear and plum trees, five minutes from station. (191-B)

ST. LAMBERT'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. (159-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 \$700. (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.)

aldermen and substitute for the latter's formally expressed wishes their own discretion, and too often their caprice, their arbitrariness or their levity.' He then declares that those members who favor autonomy, that is to say, the principal by which each portion of our government system can freely act within its legitimate sphere of action, and should refuse to play such a new and dangerous part, and he adds that if the Quebec Legislature can now tell Montreal that it must widen St. Antoine street, enlarge the Bonsecours market and expropriate Notre Dame street, it may just as well order it to-morrow to pave such a street, to construct such a sewer, to have the scavenging done by such a contractor, to secure the services of such a firemen or such a constable, and if the legislature can logically do all these things in Montreal, what will prevent it from extending its action to all the other town, village and parish corporations? When ratepayers want to make any improvement whatever, although disapproved by the local council, all they will have to do will be to go to Quebec, and Quebec will take upon itself to order such improvements and to impose and collect taxes therefor, if necessary.'

The article winds up as follows: 'Is it not evident that by assuming powers which are refused it both by the letter and the spirit of the act of union, the legislature has acted unconstitutionally? Anyway, the question is sufficiently important, serious, full of danger and peril for our municipal institutions, that we are entitled to ask the lieutenant-governor-in-council not to sanction such a law, but to submit the legality thereof to the Governor-General-in-Council.'

LABOR AND WORRY.

Labor is life, but "worry is killing. It is bad management that kills people. Nature will let no man overwork himself unless he plays her false—takes stimulants at irregular times, smokes too much, or takes opium. If he is regular and obeys the laws of health and walks in the way of physiological righteousness, nature will never allow him or any other person to work too much. I have never yet seen a case of breaking down from mere overwork alone; but I admit that it is necessary above all things to cultivate tranquillity of mind. Try to help your patients exercise their wills in regard to this—for will counts for something in securing tranquillity—to accept things as they are, and not to bother about yesterday, which is gone forever; not to bother about to-morrow, which is not theirs; but to take the present day and make the best of it. Those affectionate women who will continually peer into what lies beyond never have any present life at all—they are always grizzling over the past or prying into the future, and this blessed to-day, which is all that we are sure of, they never have."—*Charlotte Medioul Journal*. . . .

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

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

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

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 \$3750 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 \$3750. This is an exceptionally good opportunity for a capitalist or a well-to-do politician to acquire a fine country residence, within an hour's ride of Montreal, with all the advantages accompanying the position of Seigneur. (47-B).

ST. ANNES—That unique property formerly known as Beckers Island, One of the most picturesque spots in the vicinity of Montreal, comprising a large island in a high state of cultivation completely walled, beautiful lawn shade trees, gardens, fruit trees, etc. A handsome residence completely furnished, wharf, boat, house and out-buildings. Splendid train service, satisfactory reasons for selling. Price only \$7000. (81-B)

ST. HUGHES—Domain of 159 arpents, with small wooden house and large barn; a beautiful situation for a country house, magnificently wooded, fencing in perfect order. Price only \$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 \$3100 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 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 points between Dorval and Pointe Claire. (32-B)

UNSELFISHNESS THE BASIS OF TACT.

Tact has its basis in unselfishness. It grows out of thinking of another while you are talking or dealing with him. Even though a man may be exercising tact for selfish purposes, he must give the other person the first place in his thoughts and plan for the time being, in order to enable him to be tactful. Tact grows out of and indicates consideration for the rights and feelings of others; a lack of tact shows a lack of consideration for their feelings and their rights. —S. S. Times.

GOV. TILDEN ON PARTY RASCALS AS CANDIDATES

Now, men of Buffalo, I ask you to-day to consider what is to be your part in this work. While about your various callings and industries, you leave the government to take care of itself, and men who mean to make money by plundering, you give their nights and days to study out the methods they are always at conventions, they go to the Legislature, and, while you are reposing in fancied safety, and plotting against your interests and rights.

If you will permit me to offer a suggestion—I do not assume to advise I only say that when bad men combine, good men should unite. And if you will be an earnest and determined and persistent in demanding that the right shall be done, politicians will court your favor, and not the favor of the canal ring or any other thing.

What concern have you by what name a man is called who goes to Albany to misrepresent your interests and duties? Is it any satiric faction for a Republican that the man is called a Republican, or a Democrat that he is called a Democrat? Does it make any difference what livery he wears to serve the devil in? I say you have but to assert your rights, and they will be respected, and when the parties to which you belong come to make their nominations, if there be on the tickets any one not true to you, you have but to exercise the reserved right of the American citizens—to vote for somebody else. —Speech of 1875, reproduced by the Buffalo Courier.

JOY OF LIFE.

"The real joy of life has little to do with comfort; it comes from the consciousness of strength to suffer and bear and achieve; it comes from the consciousness that one is doing a man's work and earning a man's wages in the world. The thrill of the mountain climber as he comes suddenly upon the vision of habit a continent spread out before him contains more real joy, more true life, than a year brings to the sluggish comfort-seeker in the valley below; the scholar, as he surveys fields of knowledge opening in broader vistas before him, forgets the day and nights of unbroken study behind him; the great leader in statesmanship, as he notes the steady movement of opinion toward him, feels a joyous sense of mastery which the memory of defeat and misconception does not embitter."

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

Circumstances compel the sale of a fine property, comprising three acres of land beautifully wooded, with flower and kitchen garden, lawns, fruit trees, stone stable 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.

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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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ARCHITECT and
VALUATOR.

230 St. Andre Street
Montreal.

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Bargains in Dimension Timber SPECIAL LOT.

Having Bought END. METAYER & CO'S stock of Lumber at
auction, we are able to offer Splendid Value from

**Bone Dry Selected Stock,
Pine, Spruce, Hemlock, &c.**
All Dimensions.

Laths, Shingles and all Building Materials.

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MANUFACTURERS OF AND DEALERS IN

Electrical Apparatus

OF EVERY DESCRIPTION.

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TELEPHONE 3087.

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766 CRAIG STREET.

Branch: 31 Cote St. Antoine Road, Westmount.

REAL ESTATE TRANSFERS RECORDED IN DECEMBER, 1897.

MONTREAL EAST

STREET AND NO.	WARD.	CAD. No.	SUB. No.	DIMENSIONS.		ARBA.	PRICE PER FOOT	BUILDINGS.	TOTAL PRICE.	REMARK
				FRONT.	DEPTH					
Berri, 666-680	St. James	1203	22 to 25	80	88	7040		Buildings	1000 00	a reméré.
St. Andre, 859-861	"	1207	89	24	44	2356		"	1900 00	
Berri, 663, 667	"	1203	193	25	100	2725		"	4050 00	
Wolfe, 541, 548	"	1155	62 pt. 63	58	65	470		"	1695 33	
St. Denis, 447-449	"	1199	17	25	80	2000		"	1200 00	
Duluth	"	1211	pt. 134	39	25 6			"	595 00	Sheriff's sale
Berri	"	1203	153	25	109	2725	65	Vacant	1768 00	
Dorchester, 277	"	618		38 6	77 6	2984		Buildings	50 00	Rights in.
Rivard, 61-81	"	1202	parts	90	irreg.	6379		"	6700 00	
" 67-73	"	1202	98 & 99	40	71 5	2850		"	3583 66	
Montcalm	"	646	pt.	2	80	160		Vacant	128 00	Strip
Sherbrooke, 217-223	"			117 7	irreg.	8201		Building	14000 00	
Amherst, 638-642	"	1210		117 7	irreg.	8201		"	31000 00	
Sherbrooke, 217-223	"	1211		56	114	15720	52	Vacant	2964 00	
Amherst, 638-642	"			100	109	10900		Buildings	27500 00	
Berri, 699-707A	"	1203	199, 200, 203, 205	17 4	123	2132		"	3300 00	
St. Urbain, 477	St. Lawrence	19	92A, 92B	37 6	92	3450		"	3400 00	
St. Lawrence, 890	"	11	38 pt. 36	irreg.	irreg.	10083		"	25000 00	
Bleury, 23-33	"	748	Pl. 747	150	92	13800	1 10	Vacant	15053 70	
Jurors, 20-22	"	43	57 to 62	100	92	9200	1 10	"	10092 50	
Mance	"	43	53 to 56	125	72	9000		Buildings	10000 00	
Mance	"	19	34 to 38	irreg.	irreg.	12852		"	3408 76	Rights in
St. Chs. Borromee, 531-533	"	331	N. E. pt. 316	irreg.	irreg.	12852		"	1671 79	Rights in
St. Lawrence, 372-390	"	331	N. E. pt. 316	irreg.	irreg.	12852		"		
St. O. Borromee, 225-239	"	331	N. E. pt. 316	irreg.	irreg.	12852		"		
" 250	"							"		
St. Lawrence, 372-390	"	331	N. E. pt. 316	irreg.	irreg.	12852		"		
St. C. Borromee, 225-239	"	331	N. E. pt. 316	irreg.	irreg.	12852		"		
" 250	"							"		
Cadieux, 242-238	St. Louis	525		47 9	130	5590		"		Ground rent
City Hall ave., 262-266	"	318		42	115	4830		"	4250 00	Sheriff's sale
Shaw	St. Mary	565		50	62	3100	25	Vacant	780 00	
Fullum, 249-251	"	1460	8, 10 & 11	irreg.	100	9587		Buildings	5000 00	
Visitation, 239-239 1/2	"	951		40	120	4800		"	3000 00	
De Montigny, 641-645	"	499	6	24	81 6	1961		"	1300 00	
St. Hubert, 21-23	"	1429	pt.	36 6	60	3015		"	2000 00	
De Montigny, 512	"	1493	14, 15	50	96 6	4804		"	2011 40	
Poupart, 235-249	"	1362	19 to 22	irreg.	irreg.	4575		"	5050 00	Sheriff's sale
De Montigny, 629-933	"	499	4	24	80 7	1946		"	1200 00	
" 629, 633	"	499	4	24	80 7	1946		"	5200 00	& other properties
Gain	"	1177		50	76	3800	20	Vacant	750 00	
Dufresne, 232, 240	"	1359	60 & 61	62	80	5040		Buildings	6500 00	
De Montigny, 623-627	"	499	3	24	80 9	1938		"	1900 00	
St. Catherine, 1387-1367	"	718		84 9	85 3	7250		"	39890 00	Sheriff's sale
Allard, 1810	"	717		41 8	110	4533		"	1400 00	
Shaw, 386-388	"	1189	S. E. 1/2	25	76	1900		"	1660 00	
Poupart, 170-172	"	1363	pts. 52, 33	22	75	1650		"	1500 00	
Lafontaine, 257	"	1401		20	47	940		"	4655	
De Lorimier	"	503	13	49	95	4750		"	6602 09	
" 220-224	"	503	19	50	95	4750		"		
Burnett	"	503	21	50	200 6	10025		"		
Panet, 313-313 1/2	"	930		40	102	4040		"	525 00	Sheriff's sale
Panet, 263	"	783, 797		40	118	4720		"	2100 00	
De Salaberry, 36	"	136		119	88 6	10487		"	5825 00	
Gain	"	1148		50	80	4000	30	Vacant	1200 00	
Gain	"	624		4 6	78 4	3528		"	141 60	Strip

MONTREAL WEST.

STREET & NO	WARD.	CAD. NO.	SUB. NO.	DIMENSIONS.		AREA	PRICE PER FT	BUILDINGS.	TOTAL PRICE	REMARKS.
				FRONT.	DEPTH					
Dominion, 71-73.....	St. Antoine..	86	18	30	90	2700	.....	Buildings.....	2613 81	
Little St. Antoine to 16...	"	935	Part.	irreg.	irreg.	3510	.....	"	1-	
Shuter, 67.....	"	1842-1843	parts	20	11 98	2050	.....	"	4650	
Dorchester, 927-929.....	"	1507	Parts 4 & 5	26	84	2024	.....	"	7875	Authority of Justice.
Drummond, 212.....	"	1758	Pt. A. & B.	ir g.	irreg.	11483	.....	"	11046	
Drummond, 212.....	"	1758	Pt. A. & B.	56	irreg.	5652	.....	"	27000	
Stanley.....	"	1461	20, 21, 22	64	6 76 9	4950	.....	"	20000	
Mountain, 243.....	"	1511	.....	28	132 6	3710	.....	"	7000	
Dorchester, 924.....	"	594	Pt.	24	89 4	2144	.....	"	8200	
Mountain, 99, 101.....	"	675	Pt.	37	9 76 11	2900	.....	"	3150	
Shuter, 84.....	"	1653	Parts	53	8 irreg.	5560	90	Vacant.....	5033.70	
St. Martin.....	"	1857	.....	55	irreg.	5565	.....	Buildings.....	6955	Sheriff's Sale.
St. Vincent.....	"	334	S. E. Pt.	15	100	1500	.....	"	good con-	sideration, cession
St. Martin, 146-156.....	"	1703	54	24	6 103 9	2541 9	1 70	Vacant.....	4321	
St. Louis, 49-53.....	"	332-333	.....	70	102	7140	.....	Buildings.....	10925	
Dorchester, 931-933.....	"	1507	Parts 3, 4	26	84	2184	.....	"	8050	Sheriff's Sale.
St. Pierre Ave, 38.....	"	1822	65	20	82	1640	.....	"	1000	Authority of Justice.
Mountain, 291.....	"	1523	N. W. Pt. 2	21	6 130	2792	.....	"	12750	A Reméré.
Dorchester, 871.....	"	1368	Pt.	29	6 150	4425	.....	"	16000	
Bishop.....	"	1703	S. E. Pt. 17	24	6 129 3	3231	1.83	Vacant.....	5900	
St. Catherine, 2366-70.....	"	1456, 1457	Parts	126	1 170 2	19168	.....	Buildings.....	224000	
Dorchester, 917.....	"	1507	9	25	84	2100	.....	"	12300	
Dorchester, 826-830.....	"	1123	.....	49	10 82	4086	.....	"	20000	
Hanover, 26.....	"	1722	Pt.	40	irreg.	4920	60	Vacant.....	2952	
Pine Ave.....	St. Ann's	420	.....	25	100	2500	18	"	450	
Britannia.....	"	177, 178	Parts.	19	87	1653	.....	Buildings.....	2800	
Bourgeoise.....	West.	158	S. W. Pt.	32	7 30 10	3033	.....	"	4800	
St. James, 184-186.....	Centre.	143	.....	43	irreg.	4000	2.65	Vacant.....	10601 52	
St. James, 27.....										

WESTMOUNT

(COTE ST. ANTOINE)

STREET AND NO.	WARD	CAD. NO.	SUB. NO.	DIMENSIONS		AREA.	PRICE PER FT	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT.	DEPTH					
Victoria Avenue.....	Par Montreal	215	40-1 & 41-3	23	116-5	2677 7	.....	Buildings.....	6000	
Greene Avenue.....	"	384	85	25	102	2550	.....	"	5500	
Grosvenor Avenue.....	"	219	part of 105	25	111	2775	.....	"	6000	
Sherbrooke.....	"	375	170	25	109	2725	.....	"	8100	
Cote St. Antoine Road.....	"	237	10 1	irregular	irregular	12940	50	Vacant.....	6470	
Melbourne Avenue.....	"	244	38	25	109 2	2729	.....	Buildings.....	5750	
Metcalf Avenue..... 480	"	244	13	22-4	100 9	2249 10	.....	"	6350	
Clandeboyne Avenue.....	"	383	64, 55, 56 & 56	irregular	irregular	12077	30	Vacant.....	3638 10	
Grosvenor Avenue.....	"	219	105	25	111	2775	.....	Buildings.....	5500	
Lansdowne Avenue.....	"	220	part of 8	25	108	3200	35	Vacant.....	1120	
St. Catherine.....	"	355	9a, 24	25	92 6	2312 6	\$1.30	".....	3016 50	
	"	354	9 & 10							
	"	384	6							
Wood Avenue.....	"	374	part of 3-7 & 3-6	25	115	2875	.....	Buildings.....	8000	
Helton & Rosemount Av..	"	336	part of	irregular	irregular	36700	35	Vacant.....	12845	
Columbia Avenue.....	"	941	305 & 306	21	92	1932	60	"	1157 20	
Selby.....	"	384	142	25	112	2800	.....	Buildings.....	5605	
Western Avenue.....	"	219	17 & pt. of 18	54	irreg'r	5770	45	Vacant.....	2605 50	

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

STREET AND NO.	WARD.	CAD. No.	SUB. No.	FRONT	DEPTH	AREA.	PRICE PER FT.	BUILDINGS	TOTAL PRICE	REMARKS
City Hall ave., 1151-1183.	St. Jean Bap.	15	1149 to 1158	200	64	12800	.....	Buildings	21500 00	
Dufferin, 142.....	"	7	183	25	80	2000	.....	"	800 00	
St. Denis, 1049-1051	"	15	404	25	95	2125	.....	"	5000 00	
St. Andre	"	11	34 & 46	44	94	4136	24	Vacant	1000 00	
"	"	11	49	22	94	2068	2	"	500 00	
Drolet, 336-338.....	"	15	837	20	72	1440	.....	Buildings	1590 00	
Chambord	"	6	162, 163	48	70	3360	30	Vacant	1000 00	
Papineau, 742-744.....	"	1	355, 356	52	118	6136	.....	Buildings	1200 00	
Breboeuf, 159.....	"	7	51	25	80	2000	.....	"	900 00	
Sydenham	"	1	197	25	103	2575	20	Vacant	500 00	
City Hall ave.....	"	79	13 to 16	80	70	5600	.....	Buildings	21000 00	
Marie Anne	"	11	56	23	99	3267	.....	"	4800 00	
Chambord, 19.....	"	6	38	24	70	1680	.....	"	650 00	
Marie Anne	"	11	60, 61, 62	69	99	9801	.....	"	2100 00	
St. Dominique, 933	"	250		23	69	1621	6	"	1200 00	
St. Denis, 971-981	"	15	419, 420, pt 418	60	95	5700	.....	"	12000 00	
St. Andre, 963-965	"	10	106	24	94	2256	.....	"	1500 00	
St. Andre.....	"	10	175	24	94	2250	26 1/2	Vacant	600 00	
City Hall ave.....	"	79	13 to 16	80	70	5600	.....	In Erection	21000 00	
Sydenham, 752-754	"	1	190	25	103	2575	.....	Buildings	1346 25	
Cadieux, 810-812A.	"	99		21	72	1511	.....	"	3000 00	
Rivard, 307-309	"	15	227	20	70	1400	.....	"	3500 00	
St. Catherine.....	Hochelaga.	166	31	22	6	100	2250	Vacant	1 00	
Iberville.....	"	166	382, 383, 384	66	80	5280	07	"	383 00	
Joliette, 325	"	23	124	24	121	2904	.....	Buildings	350 00	
Lafontaine.....	"	166	555 to 559	112	6	80	9000	10 1/2	Vacant	950 00
"	"	166	555 to 559	112	6	80	9000	09	"	896 00
Notre Dame, 431-451	"									
St. Catherine.....	"	148	parts	irreg.	irreg.	140441	.....	Buildings	38075 00	
St. Denis, 1231	St. Denis.	162	193	22	95	2090	.....	"	2800 00	Sheriff's sale
Chambord.....	"	330	87	24	70	1680	30	Vacant	500 00	
Amherst & Carriere	"	328	pt 4	132	irreg.	18744	.....	Buildings	800 00	
Breboeuf, 395	"	331	pt 107	22	86	1892	.....	"	500 00	a réméré
" 499	"	331	60	50	86	2150	.....	"	480 00	
"	"	331	pt 61	25	86	1075	20	Vacant	215 00	
Boyer.....	"	5	400	25	114	2855	07 1/2	"	213 75	
St. Hubert.....	"	7	346	25	109	2725	06 1/2	"	177 13	
Chambord.....	"	331	pt 122	31	2	86	2686	10	"	268 20
"	"	331	pt 122	31	2	86	2680	10	"	250 00
St. Denis	"	209	59	50	100	5000	10	"	500 00	
Boyer.....	"	5	510, 511	50	114	5700	07	"	400 00	
Mt. Royal ave.....	St. Jean Bap.	11	104, 105	24	84	6	2028			
Perrault.....	St. Denis.	325	255 to 263	207	85	17595				
St. Andre	"	325	265	21	94	1974				
"	"	325	266, 271	132	94	12408			13500 00	
Mentana.....	"	325	287	21	94	1974				
"	"	325	288, 292	110	94	10340				
Durham.....	"	339	63 to 66	100	91	9100	12	"	1100 00	
St. Andre.....	"	7	602	25	61	1525	06 1/2	"	99 13	
St. Hubert.....	"	7	439	25	87	2175	07	"	141 37	
Pacific, 1-11.....	"	3392, 3393, 3394	parts	20	5	65	1332	6	Buildings	3800 00
Centre, 395-401.	St. Gabriel	2752		48	111	9	5364		5000 00	
" 395-401.....	"	2752		48	111	9	5364		12000 00	
Paris, 118.....	"	3239	pt 113	17	80	6	1373		1244 00	
St. Patrick, 284-6.....	"	3011	parts	75	irreg	6840		"	5000 00	
Island, 246.....	"	3010		20	75	1500		"	1900 00	
Rushbrooke, 5.....	"	3371	3, 4, 5	20	75	1500		"	1900 00	
Chateaugay, 255.....	"	2610 2622	parts	67	6	irreg.	5497		510 00	Sheriff's sale

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All parts of the City.

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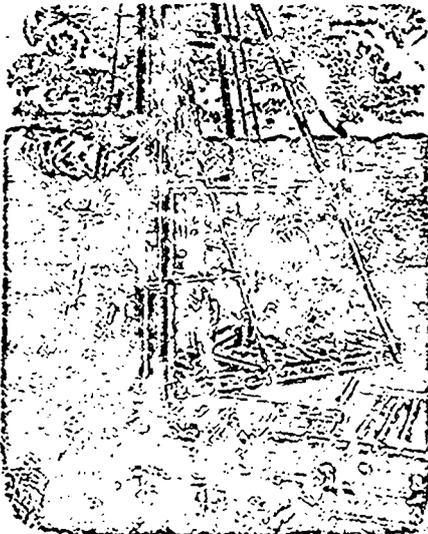
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